

TABLED DOCUMENT

ITEM NO. 2.2

DRAFT PORT STEPHENS FIXED LOCAL INFRASTRUCTURE  
CONTRIBUTION PLAN

ORDINARY COUNCIL MEETING  
10 SEPTEMBER 2019



**PORT STEPHENS**  
C O U N C I L



**PORT STEPHENS**  
COUNCIL

# Fixed Local Infrastructure Contributions Plan



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# 1.0 Introduction

## 1.1 Name of this Plan and Commencement

This is the Port Stephens Fixed Local Infrastructure Contributions Plan 2020 (the Plan). The Plan commences on XXXX.

## 1.2 Purpose and Objectives of this Plan

The primary purpose of the Plan is to satisfy the requirements of the *Environmental Planning and Assessment Act 1979* (the Act) and authorise the imposition of conditions of consent requiring contributions for the provision of public services and amenities as a result of the increase in demand caused by new development.

The objectives of the Plan are to:

- (a) Authorise the imposition of conditions on development consents and complying development certificates requiring the payment of a contribution pursuant to section 7.12 of the Act and in accordance with this Plan;
- (b) To assist Port Stephens Council (Council) to provide the appropriate public facilities which are required to maintain and enhance amenity and service delivery within the area; and
- (c) To identify the purposes for which contributions are required.

## 1.3 Land to which this Plan Applies

This Plan applies to all land within the Port Stephens Local Government Area (LGA) as shown in the Land Application Map below.

## 1.4 Interpretation

Words and expressions used in this Plan have the same meaning as the Act and *Port Stephens Local Environmental Plan 2013* (PSLEP), unless otherwise defined in the Plan.

## 1.5 Development to which this Plan Applies

This Plan applies to development, excluding development to which the Port Stephens Local Infrastructure Contributions Plan applies and other exclusions listed below.

This Plan does not apply to development identified as exempt from requirements to pay contributions in any applicable Ministerial Direction issued under s7.17 of the Act.

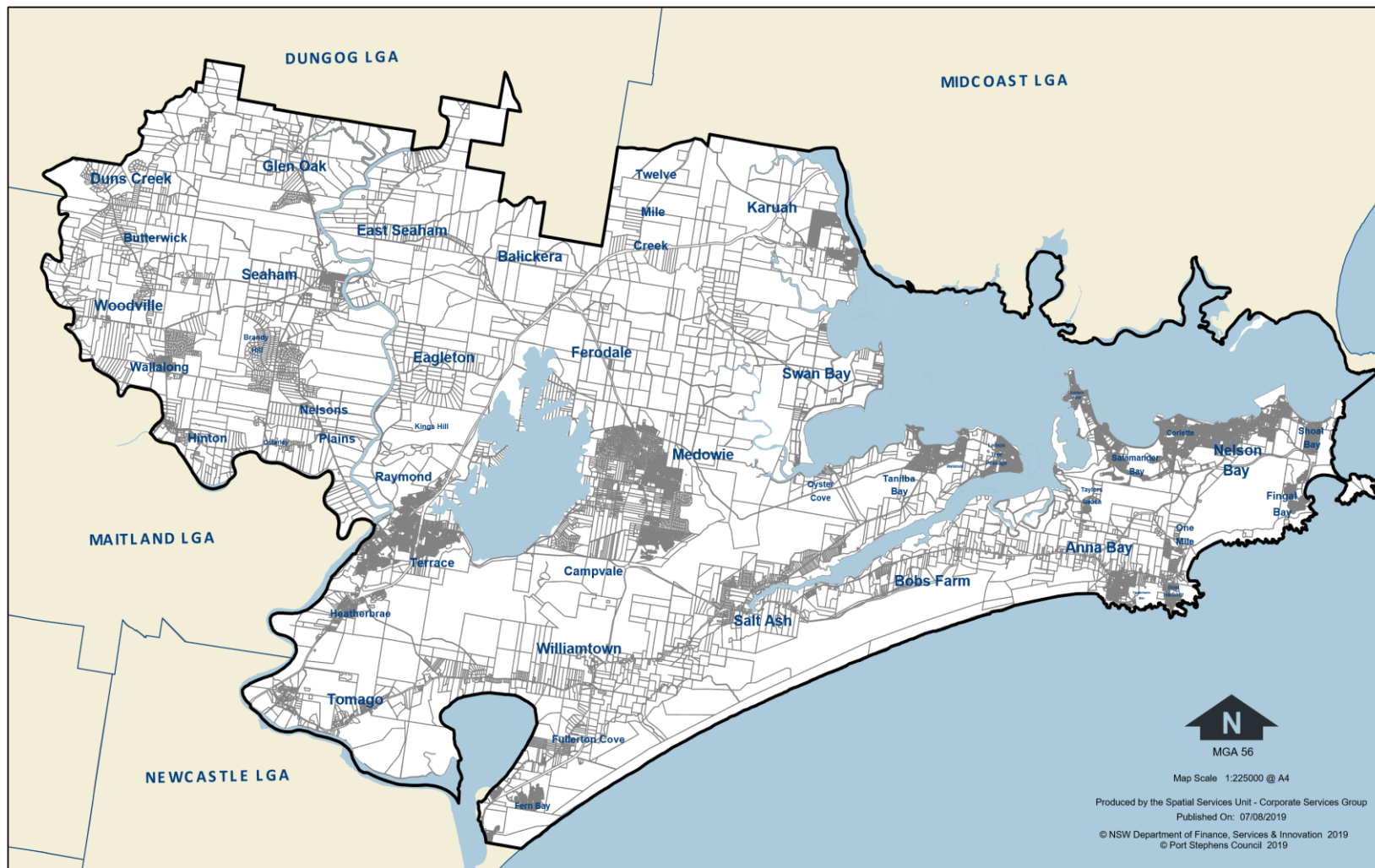
This Plan does not apply to public infrastructure carried out by or on behalf of Council, such as, but not limited to, libraries, community facilities, recreation areas and facilities, and car parks.

## 1.6 Application of Money Collected under this Plan

Money paid to Council under a condition authorised by this Plan is to be applied towards meeting the costs of local infrastructure as listed within the Works Schedule.

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# Land Application Map



## 1.7 Savings and Transitional Agreements

Local infrastructure contributions required under this Plan shall be determined at the date of determination of the development application or the date of issue of the complying development certificate.

This Plan applies to applications lodged but not determined before the date of commencement of the Plan.

This Plan does not affect any conditions of consent imposed under a previous plan(s). Any application made under the Act to modify a development consent issued before the commencement date of this Plan will be determined against the plan that applied at the date the consent was originally determined.

## 1.8 Relationship to Other plans

This plan repeals the Port Stephens Fixed Development Contributions Plan 2007. The repeal of the Port Stephens Fixed Development Contributions Plan 2007 does not affect the previous operation of that plan or anything duly completed under that plan, including any indexation provisions. Development consents, including a condition requiring development contributions levied under a previous plan will continue in force.

## 2.0 Administration and Operation

### 2.1 Calculating the Contributions

Contributions will be determined in accordance with the maximum levies set out in Clause 25K of the *Environmental Planning and Assessment Regulation 2000* (the Regulation), as summarised in the table below.

Type of Development	Levy
All development with a proposed cost of up to and including \$100,000	Nil
All development with a proposed cost of more than \$100,000 and up to and including \$200,000	0.5% of that cost
All development with a proposed cost of more than \$200,000	1% of that cost

### 2.2 Calculating the Cost of Works

Clause 25J of the Regulation provides the framework for determining the proposed cost of development:

- 1) The proposed cost of carrying out development is to be determined by the consent authority, for the purpose of a section 7.12 levy, 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 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.
- 2) 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.
- 3) The following costs and expenses 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;
- (j) the costs of enabling access by disabled persons in respect of the development;
- (k) the costs of energy and water efficiency measures associated with the development;
- (l) the cost of any development that is provided as affordable housing;
- (m) the costs of any development that is the adaptive reuse of a heritage item.

For the purposes of subclause (2) above, a development application 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 Appendix A of this Plan; or
- ***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 Appendix A of this Plan of this Plan.

Council may review the valuation of works and seek to have the report independently reviewed to verify the costs. The cost of any independent review will be borne by the applicant prior to the determination of the application. No consent will be issued until such time that the costs have been paid.

## 2.3 Settlement of Contributions

Contributions must be paid at the time specified in the condition imposing the contribution. If no time is specified, the levy must be paid in accordance with the following:

- Development applications for subdivision where subdivision construction works are proposed – prior to the issue of the subdivision certificate;
- Development applications for building or other work – prior to the issue of the construction certificate;
- Development applications for both building work and subdivision – prior to the issue of the construction certificate, subdivision works certificate, or release of the subdivision certificate, whichever comes first;
- Development requiring a complying development certificate – before the commencement of any building work or subdivision work authorised by the certificate; or



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

## 2.4 Accredited Certifiers

In accordance with the Regulation, an accredited certifier must not issue a construction certificate for building work or subdivision work unless it has verified that each condition requiring the payment of levies has been satisfied.

In particular, the accredited 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 the 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 advice confirming that an alternative payment method has been agreed with the applicant.

Under section 7.21 of the Act, accredited certifiers are responsible for calculating local infrastructure contributions for complying development and imposing a condition requiring contributions on a complying development certificate in accordance with this Plan. Accredited certifiers must notify Council of their determination within two business days of making the determination, in accordance with the Regulation. Applicants must pay the monetary contribution before commencing the complying development works.

## 2.5 Indexation

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 (CPI) 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 required 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:

$$\text{Contribution at time of payment} = \text{ODC} + \text{A}$$

Where

**ODC** is the original contribution as set out in the consent  
**A** is the adjustment amount which is  
 **$\text{ODC} \times [(\text{Current Index} - \text{Base Index}) / \text{Base Index}]$**

Where

**Current Index** is the CPI Sydney - All Groups, as published by the Australian Bureau of Statistics available at the time of review of the contribution rate.

**Base Index** is the CPI Sydney - All Groups, as published by the Australian Bureau of Statistics at the date of issuing development consent or the Complying Development Certificate.

Note: In the event that the Current CPI Sydney - All Groups, is less than the previous CPI Sydney - All Groups, the current index shall be taken as not less than the previous index.

## 2.6 Deferred or Periodic Payments

Council, at its complete discretion, may permit the settlement of contributions for local infrastructure on a deferred basis. Such a request must:

- Be made in writing by the applicant with valid reasons for deferral;
- Not prejudice the timing or the manner of the provision of public facilities included in the Works Schedule; and
- In the case of a contribution being made by way of a VPA, WIKA, MPBA or land dedication in lieu of a cash contribution, Council and the applicant must have a legally binding agreement for the provision of works or land dedication.

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

- (a) 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);
- (b) The bank guarantee will be issued by an Australian bank or a bank in Australia for the amount of the total contribution or the amount of the outstanding contribution, plus an amount equal to thirteen months interest;
- (c) Any changes associated with managing the bank security are payable by the applicant;
- (d) The bank unconditionally pays the guaranteed sum to the Council, if the Council so demands in writing, not earlier than 12 months from the provision of the guarantee or completion of the work;
- (e) The bank must pay the guaranteed sum without reference to the applicant or landowner or other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development;
- (f) The bank's obligations are discharged when payment to the Council is made in accordance with this guarantee or when Council notifies the bank in writing that the guarantee is no longer required;
- (g) 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; and
- (h) Indexing will be calculated from the date the contribution was due until the date of payment.

## 2.7 Other Forms of Contributions

Other forms of local infrastructure contributions that may be considered under the provisions of the Act include:

1. Dedication of land;
2. Voluntary Planning Agreement; and
3. Works in Kind or Material Public Benefit Agreement.

The acceptance of other forms of contributions is at the complete discretion of Council and developers should refer to relevant Council policies and guidelines prior to lodging a development application.

## 2.8 Pooling of Contributions

This Plan expressly authorises monetary contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes. In this regard, contributions collected will be allocated to works as indicated in the schedules.



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# Appendix A

Cost Summary Reports

**Cost Summary Report**  
**Development Costs less than \$1,000,000**

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Development Application No: \_\_\_\_\_

Complying Development No: \_\_\_\_\_

Date: \_\_\_\_\_

Applicant's name: \_\_\_\_\_

Applicant's address: \_\_\_\_\_

Development type: \_\_\_\_\_

Development address: \_\_\_\_\_

**DEVELOPMENT COSTS:**

Demolition and alterations	\$
Structure	\$
External walls, windows and doors	\$
Internal walls, screens and doors	\$
Wall finishes	\$
Floor finishes	\$
Ceiling finishes	\$
Fittings and equipment	\$
Hydraulic services	\$
Mechanical services	\$
Fire Services	\$
Lift Services	\$
External works	\$
External services	\$
Other related works	\$
<b>Subtotal</b>	<b>\$</b>
<b>Subtotal above carried forward</b>	<b>\$</b>
Preliminaries and margin	\$

Consultants fees	\$
Other related development costs	\$
GST	\$
<b>Total Development Costs</b>	<b>\$</b>

I certify that I have:

- Inspected the plans the subject of the application for development consent, complying development certificate.
- Calculated the proposed cost of carrying out the development in accordance with clause 25J of the *Environmental Planning and Assessment Regulation 2000* at current prices.
- Included GST in the calculation.

**Signed:**

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**Name:**

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**Position & Qualifications:**

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**Quantity Surveyor's Cost Summary Report**  
**Development Costs greater than \$1,000,000**

Development Application No: \_\_\_\_\_

Complying Development No: \_\_\_\_\_

Date: \_\_\_\_\_

Applicant's name: \_\_\_\_\_

Applicant's address: \_\_\_\_\_

Development type: \_\_\_\_\_

Development address: \_\_\_\_\_

**Development Details:**

Gross Floor Area – Commercial	m <sup>2</sup>	Gross Floor Area – other	m <sup>2</sup>
Gross Floor Area – Residential	m <sup>2</sup>	Total Gross Floor Area	m <sup>2</sup>
Gross Floor Area – Retail	m <sup>2</sup>	Total Site Area	m <sup>2</sup>
Gross Floor Area Car parking	m <sup>2</sup>	Total car parking spaces	
Total Development Cost	\$		
Total Construction Cost	\$		
Total GST	\$		

**Estimate Details**

<b>Professional fees</b>	\$	<b>Excavation</b>	\$
% of Development cost	%	Cost per m <sup>2</sup> of site area	\$ /m <sup>2</sup>
% of Construction cost	%	<b>Car park</b>	\$
<b>Demolition and site preparation</b>	\$	Cost per m <sup>2</sup> of site area	\$ /m <sup>2</sup>
Cost per m <sup>2</sup> - site area	\$ /m <sup>2</sup>	Cost per space	\$
<b>Construction - Commercial</b>	\$	<b>Fit out – Commercial</b>	\$
Cost per m <sup>2</sup> - commercial area	\$ /m <sup>2</sup>	Cost per m <sup>2</sup> - commercial area	\$ /m <sup>2</sup>



<b>Construction Residential</b>	\$	<b>Fit out - residential</b>	\$
Cost per m <sup>2</sup> - residential area	\$ /m <sup>2</sup>	Cost per m <sup>2</sup> - residential area	\$ /m <sup>2</sup>
<b>Construction – retail</b>	\$	<b>Fit out - retail</b>	\$
Cost per m <sup>2</sup> - retail area	\$ /m <sup>2</sup>	Cost per m <sup>2</sup> - retail area	\$ /m <sup>2</sup>

I certify that I have:

- Inspected the plans the subject of the application for development consent, complying development certificate.
- Prepared and attached an elemental estimate generally prepared in accordance with the most recent Australian Cost Management Manuals published by the Australian Institute of Quantity Surveyors (AIQS).
- Calculated the proposed cost of carrying out the development in accordance with clause 25J of the *Environmental Planning and Assessment Regulation 2000* at current prices.
- Included GST in the calculation.
- Measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1, Appendix A2.

**Signed:**

\_\_\_\_\_

**Name:**

\_\_\_\_\_

**Position & Qualifications:**

\_\_\_\_\_

# Appendix B

## Work Schedule

- A.1 Depot and Administration Building
- A.2 Town Centre Upgrades
- A.3 Public Open Space, Parks & Reserves
- A.4 Sports & Leisure Facilities
- A.5 Community & Cultural Facilities
- A.6 Road Works
- A.7 Medowie Traffic & Transport
- A.8 Shared Paths
- A.9 Bus Facilities
- A.10 Fire and Emergency Services
- A.11 Flooding and Drainage Works
- A.12 Newcastle Council Cross Boundary Projects

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 annually in line with capital works programming and a full review of Works Schedules will be conducted every 5 years.

## A.1 Depot and Administration Buildings

Project No	Project Description	Estimate \$	Staging Threshold
<b>All Catchments</b>			
	Raymond Terrace Works Depot	11,250,000	2020
	Nelson Bay Works Depot	7,500,000	2022
	<b>Total Estimate</b>	<b>18,750,000</b>	

## A.2 Town Centre Upgrades

Project No	Project Description	Estimate \$	Staging Threshold
<b>All Catchments</b>			
	Medowie – Town Centre Upgrades	7,500,000	2036
	Fern Bay – Town Centre Upgrades	7,500,000	2036
	Nelson Bay – Town Centre Upgrades	15,000,000	2036
	Raymond Terrace – Town Centre Upgrades	20,500,000	2036
	<b>Total Estimate</b>	<b>50,500,000</b>	

## A.3 Public Open Space, Parks and Reserves

Project No	Project Description	Estimate \$	Staging Threshold
<b>West</b>			
	Kinross Park - playground replacement	70,000	2020
	Hinton – construction of public amenities	200,000	2020
	Lakeside 2 Reserve - public amenities	150,000	2020
	Bettles Park – park improvements, entry feature, succession planting, park furniture etc.	120,000	2020
	Feeney Park – playground	70,000	2020
	Seaham Park – playground	150,000	2020
	Seaham Park – park furniture, shelters and BBQ	60,000	2020
	Kitty Hawk – playground, park furniture and shade trees	120,000	2024
	Raymond Terrace Foreshore - Riverside Park - public amenities	150,000	2025
	Wallalong – playground	150,000	2025
	<b>Total Estimate</b>	<b>1,240,000</b>	
<b>Central</b>			
	Boyd Oval - play facilities, furniture, paths and landscape improvements	70,000	2020
	Aliceton Reserve – landscaping, playground and recreation facilities	250,000	2020
	Memorial Park Upgrade – park furniture and carpark works	50,000	2020
	Kindlebark Reserve – playground	70,000	2020
	Kooindah Park to Rudd Reserve - park furniture and respite seating	50,000	2020
	Peace Park – park furniture and BBQ facilities	50,000	2020
	Aliceton Reserve – public amenities	150,000	2024
	Medowie Town Centre - playground, amenities, park furniture, paths and landscape improvements	2,000,000	2024
	Coolabah Reserve – park furniture, seating and half multi-sport court	70,000	2024
	Crichton Drive Reserve - playground	70,000	2024
	Coachwood Reserve – off-leash dog exercise area improvements	80,000	2024
	Henderson Park – masterplan and design	30,000	2024
	Henderson Park – upgraded paths, landscaping, park furniture and BBQ	150,000	2024
	Stephens Square - recreational facilities improvement	70,000	2024
	Foster Park – boat ramp	300,000	2024
	Gula Reserve - playground	70,000	2024
	Lilly Pilly Reserve - boat ramp	300,000	2025
	McCann Park - recreation facility improvements	150,000	2025
	Kooindah Park - formalise off-leash dog exercise area	80,000	2025
	Sunset Park - park furniture and upgrade works	60,000	2025
	Henderson Park - playground	150,000	2031
	Medowie South - open space land acquisition	750,000	2031
	Medowie North - open space land acquisition	750,000	2031
	<b>Total Estimate</b>	<b>\$5,770,000</b>	
<b>Tomaree</b>			
	Conroy Park Upgrades – park furniture, shelters and BBQs	80,000	2020
	Spencer Park - playground and park furniture	190,000	2020
	Taylors Beach – playground	70,000	2020

	Little Beach – playground facilities upgrade	150,000	2024
	George Reserve - playground, accessible pathways, landscaping and park furniture	250,000	2024
	Shoal Bay Foreshore Reserve – park furniture, shelters and park facilities upgrades	200,000	2024
	Anna Bay Recreation Area - facilities improvement	100,000	2025
	Angophora Park - playground and park furniture	110,000	2025
	Conroy Park – public amenities block	150,000	2025
	Barry Park - park furniture and improvements	60,000	2025
	Fisherman's Bay – park furniture and shelters	60,000	2025
	One Mile Beach – park furniture, shelters and BBQs	60,000	2025
	Bob Cairns - playground	70,000	2025
	Pearson Park – park furniture upgrade	70,000	2025
	Birubi Point Aboriginal Place -masterplan implementation	1,000,000	2025
	Boat Harbour – seating, shelters and BBQs	80,000	2031
	<b>Total Estimate</b>	<b>2,700,000</b>	
<b>All Catchments</b>			
	Boomerang Park – off-leash dog exercise area	80,000	2020
	Lakeside Aquatic Centre – facilities upgrades	500,000	2025
	Tomaree Aquatic Centre – facilities upgrades	500,000	2025
	Tilligerry Aquatic Centre – facilities upgrades	200,000	2025
	Nelson Bay Foreshore - playground upgrades and park facilities improvements	750,000	2025
	Nelson Bay Foreshore - viewing platforms, lighting, beach facilities, beach access points, landscape improvement	500,000	2025
	Apex Park redevelopment – implementation of masterplan	500,000	2025
	Boomerang Park – playground upgrade, park facilities improvements and skate park improvements	500,000	2025
	Fly Point Reserve – skate park improvements	250,000	2025
	<b>Total Estimate</b>	<b>3,780,000</b>	

## A.4 Sports and Leisure Facilities

Project No	Project Description	Estimate \$	Staging Threshold
<b>West</b>			
	Lakeside Sports Complex - Field renovation	200,000	2025
	Brandon Park - netball and tennis surface upgrades	150,000	2025
	Brandon Park – carpark upgrades	80,000	2025
	<b>Total Estimate</b>	<b>430,000</b>	
<b>Central</b>			
	Mallabulla Sports Complex - playground upgrades	100,000	2020
	Mallabulla Sports Complex - review of masterplan	50,000	2024
	Mallabula Skate Park - facilities upgrade	150,000	2024
	Medowie - new courts and carpark for tennis	150,000	2025
	Ferodale Sports Complex – additional playing field and facility improvements	2,000,000	2025
	Yulong Oval - multipurpose amenities upgrades	1,200,000	2025
	Mallabula Sports Complex - floodlighting and power upgrades	250,000	2031
	<b>Total Estimate</b>	<b>3,900,000</b>	
<b>Tomaree</b>			
	Tomaree Aquatic Centre – shade structure	150,000	2024
	Salamander Sports Complex - lighting upgrades	50,000	2024
	Salamander Sports Complex - field renovation	400,000	2024
	<b>Total Estimate</b>	<b>600,000</b>	
<b>All Catchments</b>			
	King Park Sports Complex - carpark upgrade	500,000	2020
	Tomaree Sports Complex - Don Waring field upgrade	1,535,364	2021
	Tomaree Sports Complex - sports pavilion B1	2,726,072	2021
	King Park Sports Complex - Implementation of Masterplan	7,500,000	2025
	King Park Sports Complex - Field renovation	400,000	2025
	Tomaree Sports Complex - upgrade to Oval 1	3,644,952	2027
	Tomaree Sports Complex - road realignment and new car park	786,659	2027
	Tomaree Sports Complex - entry car park	625,515	2027
	<b>Total Estimate</b>	<b>17,718,562</b>	

## A.5 Community and Cultural Facilities

Project No	Project Description	Estimate	Staging Threshold
<b>East</b>			
	Anna Bay – Multi-purpose Community Facility	1,500,000	2027
	<b>Total Estimate</b>	<b>1,500,000</b>	



## A.6 Roadworks

Project No	Project Description	Estimate \$	Staging Threshold
<b>West</b>			
	Richardson Road/Halloran Way, Raymond Terrace – roundabout extension	200,000	2020
	Paterson Street, Hinton – bridge to 3 Paterson Street	108,739	2020
	Giggins Road, Heatherbrae – Hank Street to end	109,940	2020
	Duns Creek Road, Duns Creek – 124 Duns Creek Road to 185 Duns Creek Road	276,480	2020
	Clarence Town Road, Glen Oak – 1598 Clarence Town Road to 1676 Clarence Town Road	346,949	2020
	Kuranga Avenue/Dawson Road, Raymond Terrace – upgrade intersection to roundabout	950,000	2020
	East Seaham Road, East Seaham – 806 East Seaham Road to 1042 East Seaham Road	1,121,170	2020
	Glenelg Street, Raymond Terrace - 12 Glenelg Street to Adelaide Street	165,750	2025
	Adelaide Street, Raymond Terrace – 249a Adelaide Street to 251 Adelaide Street	268,497	2025
	Duns Creek Road, Duns Creek – 201 Duns Creek Road to 238 Duns Creek Road	296,352	2025
	Duns Creek Road, Duns Creek – 238 Duns Creek Road to 316 Duns Creek Road	317,952	2025
	East Seaham Road, East Seaham – 248 East Seaham Road to 248 East Seaham Road	149,532	2025
	East Seaham Road, East Seaham – 248 East Seaham Road to 318 East Seaham Road	163,218	2025
	East Seaham Road, East Seaham – 318 East Seaham Road to 348 East Seaham Road	337,634	2025
	East Seaham Road, East Seaham – 348 East Seaham Road to 407 East Seaham Road	481,257	2025
	Rees James Road, Raymond Terrace – Bellevue Street to Kuranga Avenue	768,006	2025
	Rees James Road, Raymond Terrace – Kuranga Avenue to 40 Rees James Road	427,775	2025
	Rees James Road, Raymond Terrace – 42 Rees James Road to 50 Rees James Road	354,822	2025
	Rees James Road, Raymond Terrace – 50 Rees James Road to end	666,517	2025
	Six Mile Road, Eagleton – 149 Six Mile Road to Winston Road	354,897	2025
	Six Mile Road, Eagleton – Winston Road to 401 Six Mile Road	1,245,249	2025
	Six Mile Road, Eagleton – 401 Six Mile Road to 431 Six Mile Road	570,914	2025
	Central Carpark, Raymond Terrace	729,302	2025
	Lakeside Sports Complex 1, Raymond Terrace	795,984	2025
	Lakeside Sports Complex 2, Raymond Terrace	1,475,695	2025
	King Park Sports Complex 1, Raymond Terrace	959,023	2025
	Six Mile Rd, Eagleton – 6 Six Mile Road to 149 Six Mile Road	610,546	2030
	Boomerang Park 2, Raymond Terrace	271,187	2030
	<b>Total Estimate</b>	<b>14,523,387</b>	
<b>Central</b>			
	The Bucketts Way, Twelve Mile Creek – 309 The Bucketts Way to 309 The Bucketts Way	235,104	2020
	The Bucketts Way, Twelve Mile Creek – 451 The Bucketts Way to boundary	272,256	2020
	Ferodale Road, Medowie – 51 Ferodale Road to 85 Ferodale Road	360,000	2020
	Tanilba Road, Mallabula – Fairlands Road to Mallabula Road	606,864	2020
	Ferodale Road – Campvale drain bridge upgrade	1,200,000	2020
	Richardson Road/Grahamstown Dam Road, Campvale –upgrade intersection to roundabout	2,000,000	2020
	Ferodale Road/Peppertree Road, Medowie – upgrade intersection to signalised	1,600,000	2020

	Medowie Road, Campvale – 276 Medowie Road to start of island	108,540	2025
	Ferodale Road, Medowie – Roundabout to 38 Ferodale Road	187,479	2025
	Ferodale Road, Medowie – Roundabout to 46 Ferodale Road	111,387	2025
	Ferodale Road, Medowie – 38 Ferodale Road to 44 Ferodale Road	157,783	2025
	Ferodale Road, Medowie – 21 Laverick Avenue	333,590	2025
	Avenue Of The Allies, Tanilba Bay - Diggers Drive to Lemon Tree Passage Road	664,589	2025
	Grahamstown Road, Medowie - Aquatic Centre to 8 Grahamstown Road	886,761	2025
	Tarean Road, Karuah – 233 Tarean Road to 264 Tarean Road	275,962	2030
	Tarean Road, Karuah – 264 Tarean Road to 370 Tarean Road	275,962	2030
	Tarean Road, Karuah – 423 Tarean Road to 443 Tarean Road	173,664	2030
	Tarean Road, Karuah - 443 Tarean Rd to 446 Tarean Rd	275,962	2030
	Yulong Park, Medowie	584,634	2030
	<b>Total Estimate</b>	<b>10,310,537</b>	
<b>Tomaree</b>			
	Tomaree Road, Shoal Bay – Messines Street to 42 Tomaree Road	294,910	2020
	Tomaree Road, Shoal Bay – 42 Tomaree Road to 86 Tomaree Road	522,161	2020
	Tomaree Road, Shoal Bay – 86 Tomaree Road to 136 Tomaree Road	665,355	2020
	Gowrie Avenue, Nelson Bay – Shoal Bay Road to Kerrigan Street	308,172	2020
	Tomaree Sports Complex 2, Nelson Bay	1,273,795	2020
	One Mile Beach Reserve 2, One Mile	255,024	2020
	Dowling Street, Nelson Bay –Fingal Street to 29 Dowling Street	359,558	2025
	Foreshore Drive, Corlette – 45 Foreshore Drive to 83 Foreshore Drive	418,736	2025
	Church Street, Nelson Bay – Government Road to Dowling Street	479,338	2025
	Dowling Street, Nelson Bay – parking action – bypass work	750,000	2022
	Dowling St/Fingal St – parking action – signalised intersection	1,600,000	2026
	Donald St/Stockton St – parking action – signalised intersection	1,600,000	2026
	<b>Total Estimate</b>	<b>8,527,049</b>	

## A.7 Medowie Traffic & Transport

Project No	Project Description	Estimate \$	Staging Threshold
<b>Central</b>			
	Medowie Road – gateway treatment at entrance to Medowie north of Boundary Road	33,000	2021
	Medowie Road – gateway treatment and change in speed zone north of Kindlebark Drive,	33,000	2021
	Medowie Road – gateway treatment at entrance to Medowie south of South Street	33,000	2021
	Medowie Road – gateway treatment and change in speed zone south of Ferodale Road	33,000	2021
	Medowie Road – horizontal displacement mid-block treatment between Boundary Road and Kirrang Drive	50,000	2021
	Medowie Road//Brocklesby Road – upgrade intersection to roundabout	2,050,000	2021
	Lisadell Road and Abundance Road – pavement widening from Fairlands Road to Industrial Road	2,050,000	2021
	Lisadell Road/Fairlands Road – road widening and upgrade intersection to roundabout	802,000	2021
	Lisadell Road/Abundance Road – road realignment to create a T intersection with priority given to the through movement.	615,000	2021
	Abundance Drive – gateway treatment and change in speed zone south of Industrial Road	33,000	2021
	Abundance Drive/Ferodale Road – upgrade intersection to roundabout	902,000	2021
	Ferodale Road/Kirrang Drive – upgrade existing roundabout	820,000	2021
	Ferodale Road – upgrade entrance to commercial land at 37B Ferodale Road to roundabout	820,000	2021
	Various roads – on-road signage and line markings	16,500	2021
	Medowie Road – off road shared path from Boundary Road to Kirrang Drive	460,000	2021
	Medowie Road – off-road shared path from Federation Drive to Kindlebark Drive	515,000	2021
	Medowie Road – off-road shared path from Medowie Road to Cherry Tree Close	50,000	2021
	Medowie Road – off-road shared path from Silver Wattle Drive to Ferodale Road	205,000	2021
	Medowie Road – off-road shared path from Ferodale Road to 500m south	500,000	2021
	Various roads – on-road signage and line markings within rural-residential areas	16,500	2021
	Ferodale Rd – Off-road shared path from Kirrang Drive to Coachwood Drive	1,080,000	2021
	Ford Avenue – off-road shared path with cadastral corridor from Ford Avenue to Sylvan Avenue	50,000	2021
	Medowie Road – upgrade pedestrian refuge at Kirrang Drive/Federation Drive	24,200	2021
	Medowie Road – upgrade pedestrian refuge south of Kindlebark Drive	24,200	2021
	Medowie Road – install pedestrian refuge island at Silver Wattle Drive	24,200	2021
	Silver Wattle Drive – install pedestrian refuge island at Medowie Road	24,200	2021
	Medowie Road – upgrade pedestrian refuge island at Ferodale Road	24,200	2021
	Medowie Road – install pedestrian refuge island south of Ferodale Road	50,000	2021
	Medowie Road install pedestrian refuge island at Blueberry Road	24,200	2021
	Kirrang Drive – install pedestrian refuge island at Ferodale Road	24,200	2021
	Brocklesby Road – install pedestrian refuge island at Ferodale Road	25,000	2021
	Ferodale Road – upgrade pedestrian refuge island west of Medowie Road	24,200	2021
	Various Intersection Upgrades – kerb and gutter and ramps at Ferodale Road intersection with Waropara, Bottle Brush Avenue and Kirrang Drive	157,500	2021
	Install Bicycle Parking Facilities	50,000	2021
	Medowie Road/Kindlebark Drive – upgrade intersection to roundabout	820,000	2032
	Brocklesby Road –off-road shared path from Medowie Road to Ferodale Road	975,000	2032
	Medowie Road – off-road shared path from Ferodale Road to South Street	1,280,000	2032
	Waropara Rd – off-road shared path from Ferodale Road to Kula Road	800,000	2032
	Medowie Road/Blueberry Road – improve channelisation of intersection	176,000	2032

	Medowie Rd – improve roundabout approaches at intersections with Ferodale Road, South Street and access to Kingston site	3,000,000	2032
	Wilga Road – off-road shared path from Wilga Road to Town Centre including bridge for creek crossing	360,000	2032
	Kirrang Drive – off-road shared path from Ferodale Road to Medowie Road	870,000	2032
	<b>Total Estimate</b>	<b>19,924,100</b>	

## A.8 Shared Paths

Project No	Project Description	Estimate \$	Staging Threshold
<b>West</b>			
	Raymond Terrace to Lakeside, Raymond Terrace - construction of a new shared pathway	350,000	2020
	King Park waterfront, Raymond Terrace – construction of a new shared pathway	450,000	2027
	Kingston Parade, Heatherbrae – shared path from Kingston Parade to Pacific Highway	28,500	
	Pacific Highway, Heatherbrae – shared path from Kingston Parade to Hunter River High School	108,300	
	Paterson Road, Hinton – shared path from High Street to Swan Street	250,000	
	Swan Street, Hinton – footpath from Hinton Road to Stuart Park	85,500	
	Warren Street, Seaham – shared path from school crossing to community hall.	70,300	
	Lakeside No.2 Reserve, Raymond Terrace shared path from Halloran Way to Luskin Close	48,600	
	Wattle Street, Raymond Terrace shared path from Tarean Road to Engel Avenue	45,600	
	King Park Reserve, Raymond Terrace – shared path from Newline Road to Fitzgerald Bridge	315,400	
	Beaton Avenue, Raymond Terrace – shared path from Kanway Close to King Park	220,000	
	Adelaide Street, Raymond Terrace – shared path from Richardson Road to Roslyn Park	280,000	
	Mount Hall Road, Raymond Terrace – shared path from Clyde Circuit to Pacific Highway underpass	81,700	
	Glenelg Street, Raymond Terrace – shared path from Adelaide Street to Golf course	400,000	
	Hunter Street, Raymond Terrace – shared path from William Street to Barnier Lane	74,000	
	Newbury Park Reserve, Raymond Terrace – shared path from Adelaide Street to Mount Hall Road	89,700	
	Pacific Highway, Raymond Terrace – shared path from Martens Avenue to Rosemount Drive	92,000	
	Kangaroo Street, Raymond Terrace – footpath from Port Stephens Street to Carmichael Street	16,100	
	Adelaide Street, Raymond Terrace – shared path from Pacific Highway to Elkin Avenue	45,600	
	Adelaide Street, Raymond Terrace – shared path from Kangaroo Street to Sturgeon Street	49,000	
	Adelaide Street, Raymond Terrace – shared path from Rees James Road to Richardson Road	110,200	
	Adelaide Street, Raymond Terrace – shared path from Rees James Road to Bellevue Street	312,000	
	Rees James Road, Raymond Terrace – shared path from Bellevue Street to end	675,000	
	Kangaroo Street, Raymond Terrace – footpath from Carmichael Street to Sturgeon Street North	6,125	
	Kangaroo Street, Raymond Terrace – footpath from Sturgeon Street to Adelaide Street (median)	2,500	
	<b>Total Estimate</b>	<b>4,206,125</b>	
<b>Central</b>			
	Engel Avenue, Karuah – shared path From Wattle Street to Karuah MPC	39,900	
	Mustons Road, Karuah – shared path from Boronia Road to Mustons Gully	64,600	
	Mustons Road, Karuah – shared path from Mustons Gully to Tarean Road	133,000	
	Tarean Road, Karuah – footpath from Bundabah Street to Longworth Park	28,000	
	Medowie Road, Medowie – shared path from Federation Drive to Kindlebark Drive	260,000	
	Medowie Road, Medowie – shared path from Silver Wattle Drive to Ferodale Road	142,500	
	Medowie Road, Medowie – shared path from Ferodale Road to Brocklesby Road.	580,700	
	Kirrang Drive, Medowie – shared path from Yulong Oval to Ferodale Road	100,000	
	South Street, Medowie – shared path from Medowie Road to Sylvan Avenue	72,200	
	Silver Wattle Drive, Medowie – shared path from Medowie Road to Bottle Brush Avenue	19,250	
	Grey Gum Street, Medowie – footpath from Medowie Road to Bottle Brush Avenue	17,000	
	Lemon Tree Passage Road, Lemon Tree Passage – shared path from end of existing to Crawley Avenue.	40,000	
	Lemon Tree Passage Road, Lemon Tree Passage – shared path from Crawley Avenue to Blanch Street	123,500	

	Meredith Avenue, Lemon Tree Passage - from Kawarren Street to Kenneth Parade	39,900	
	Cook Parade, Lemon Tree Passage – shared path from Morton Avenue to Meredith Avenue	338,200	
	Kawarren Street, Lemon Tree Passage – shared path from Blanch Street to Kenneth Parade	171,000	
	President Wilson Walk, Tanilba Bay – shared path from Pershing Place to Diggers Drive	106,400	
	President Wilson Walk, Tanilba Bay – shared path from Diggers Drive to King Albert Avenue	68,400	
	President Wilson Walk, Tanilba Bay – footpath from Lemon Tree Passage Road to Lloyd George Grove	19,800	
	<b>Total Estimate</b>	<b>2,364,350</b>	
<b>Tomaree</b>			
	Government Road, Shoal Bay – shared path from Fingal Bay to Shoal Bay missing link	625,000	2027
	Gan Gan Road, Anna Bay – shared path from Gordon Close to Old Main Road	357,200	
	Gan Gan Road, Anna Bay shared path from existing path to existing path	250,000	
	Campbell Avenue, Anna Bay – shared path from Gan Gan Road to Robinson Street	220,000	
	Robinson Street, Anna Bay – shared path from Campbell Avenue to Robinson Reserve	165,000	
	Sandy Point Road, Corlette – shared path from Roy Wood Reserve to foreshore	19,000	
	Foreshore Drive, Salamander Bay/Corlette – shared path from Cook Street to Sandy Point Road	931,000	
	Bagnall Beach Road, Corlette – shared path from Marlin Street to crossing point	19,000	
	Bagnall Beach Road, Corlette – shared path from crossing point to Maruway Street	49,400	
	Bagnall Beach Road, Corlette – shared path from King Fisher Reserve to detention basin	103,000	
	Bagnall Beach Road, Corlette – shared path from Marlin Street to end of existing	24,700	
	Marine Drive, Fingal Bay – shared path from Boulder Bay Road to Barry Park	300,000	
	Beach Road, Nelson Bay – shared path from Gowrie Avenue to Harwood Avenue	220,000	
	Beach Road, Nelson Bay – shared path from Victoria Parade to boat ramp	85,880	
	Beach Road, Nelson Bay – shared path from boat ramp to Gowrie Avenue	45,600	
	Victoria Parade, Nelson Bay – shared path from Fly Point to Beach Road	248,000	
	Donald Street, Nelson Bay – footpath from Magnus Street to grassy knoll	7,875	
	Victoria Parade, Nelson Bay – shared path from Magnus Street to Yacaaba Street	165,300	
	Salamander Way, Salamander Bay – shared path from Port Stephens Drive to Community Close	904,500	
	Beach Road, Shoal Bay – shared path from Harwood Avenue to Shoal Bay Road	161,500	
	Government Road, Shoal Bay – shared path from Messines Street to Peterie Street	241,300	
	Government Road, Shoal Bay – shared path from Peterie Street to Sylvia Street	159,600	
	Shoal Bay Road, Shoal Bay – shared path from Beach Road to end of existing path	155,800	
	Sylvia Street, Shoal Bay – shared path from Government Road to Horace Street	36,100	
	<b>Total Estimate</b>	<b>5,494,755</b>	
<b>Fern Bay/Fullerton Cove</b>			
	Nelson Bay Road, Fern Bay – shared path from Braid Road to Bayway Village	579,000	2026
	Shared path between Seaside Boulevard and Popplewell Road	725,000	2026
	Nelson Bay Road, Fern Bay – shared path from Vardon Road to existing CoN path.	228,000	
	<b>Total Estimate</b>	<b>1,532,000</b>	

## A.9 Bus facilities

Project No	Project Description	Estimate \$	Staging Threshold
<b>West</b>			
	Elizabeth Avenue at Bareena Street, Raymond Terrace – bus shelter	20,000	2036
	Rees James Road (near SES), Raymond Terrace – bus shelter	20,000	2036
	<b>Total Estimate</b>	<b>40,000</b>	
<b>Central</b>			
	Tarean Road at golf course, Karuah – bus shelter	40,000	2036
	Fitzroy Street at Campbell Avenue and Admiralty Drive at Caswell Crescent, Tanilba Bay – bus shelter	40,000	2036
	Lemon Tree Passage Road at Blanch Street, Lemon Tree Passage – bus shelter	20,000	2036
	Nelson Bay Road at Lemon Tree Passage Road, Salt Ash – bus shelter	20,000	2036
	Nelson Bay Road at Steel Street, Williamtown – bus shelters	20,000	2036
	<b>Total Estimate</b>	<b>140,000</b>	
<b>Fern Bay/ Fullerton Cove</b>			
	Fern Bay – relocate, replace, upgrade or remove 11 existing bus shelters and provide pedestrian refuge on Nelson Bay Road for access	515,000	2036
	<b>Total Estimate</b>	<b>515,000</b>	

## A.10 Fire and Emergency Services

Project No	Project Description	Estimate \$	Staging Threshold
<b>West</b>			
	Seaham – enclose existing carport at RFS station to provide a training room and kitchen facilities	80,000	2020
	<b>Total Estimate</b>	<b>80,000</b>	
<b>Tomaree</b>			
	Corlette – Expand current SES building by three vehicle bays	300,000	2020
	Soldiers Point - expand current facility to 3 vehicle-bay and adding a training room at Soldiers Point	250,000	2031
	<b>Total Estimate</b>	<b>550,000</b>	
<b>Fern Bay/Fullerton Cove</b>			
	Kings Hill – Erect new 3 bay RFS station	1,400,000	2031
	<b>Total Estimate</b>	<b>1,400,000</b>	



## A.11 Flooding and Drainage Works

Project No	Project Description	Estimate \$	Staging Threshold
<b>West</b>			
	Tregenna Street, Raymond Terrace – upgrading the drainage system at the intersection of Tregenna Street and Adelaide Street	650,000	2020
	Elizabeth Street, Raymond Terrace – construction of a new drainage system from Elizabeth Street to Phillip Street via Charles Street	550,000	2020
	Kingston Parade, Heatherbrae – upgrading the drainage system from Kingston Parade to the floodplain via 5 Kingston Parade	300,000	2020
	Richardson Road/Halloran Way, Raymond Terrace - detention basin with pre-treatment	850,000	2020
	Enterprise Drive, Tomago - upgrade drainage system at Enterprise Drive	350,000	2027
	<b>Total Estimate</b>	<b>2,700,000</b>	
<b>Central</b>			
	Abundance Road, Medowie - construction of a new drainage system from Abundance Road to Campvale Drain	600,000	2020
	Abundance Road, Medowie – land acquisition	2,000,000	2025
	Campvale Drain, Medowie - augmentation of Campvale Drain from pinch Point to the pumping station	500,000	2027
	James Road, Medowie - enlarge 200m of existing drain between 102 and 104 James Road, creation of trunk drainage system and easement	900,000	2027
	George Street, Karuah – construct a new drainage system	200,000	2027
	Meredith Avenue, Lemon Tree Passage – upgrade the existing drainage system	500,000	2032
	<b>Total Estimate</b>	<b>4,700,000</b>	
<b>Tomaree</b>			
	Warratah Avenue, Soldiers Point – upgrading the drainage system and construction of a new drainage channel	400,000	2020
	Magnus Street, Nelson Bay – construct drainage system from Magnus Street to Victoria Parade and construct the overflow pipe drainage system	800,000	2027
	Soldier Point Road, Salamander Bay - upgrading the trunk drainage system at the intersection of Fleet Street and Soldiers Point Road	300,000	2027
	Nelson Bay Road, Anna Bay – widening of Fern Tree Drain	800,000	2027
	Stockton Street, Nelson Bay - extending and upgrading the drainage system at 45 Donald Street to Donald Street drainage system	300,000	2027
	Gan Gan Road, Anna Bay – upgrade drainage between Morna Point Road and McKinley Swamp	3,765,000	2032
	<b>Total Estimate</b>	<b>6,365,000</b>	

## A.12 Cross Boundary Projects – City of Newcastle

Project No	Project Description	Estimate \$	Staging Threshold
<b>Fern Bay/Fullerton Cove</b>			
	South Stockton Active Hub	200,000	2020
	Stockton Local Centre Upgrade	600,000	2020
	Corroba Oval Upgrade	800,000	2021
	Stockton Tennis Court Upgrade	300,000	2021
	<b>Total Estimate</b>	<b>1,900,000</b>	