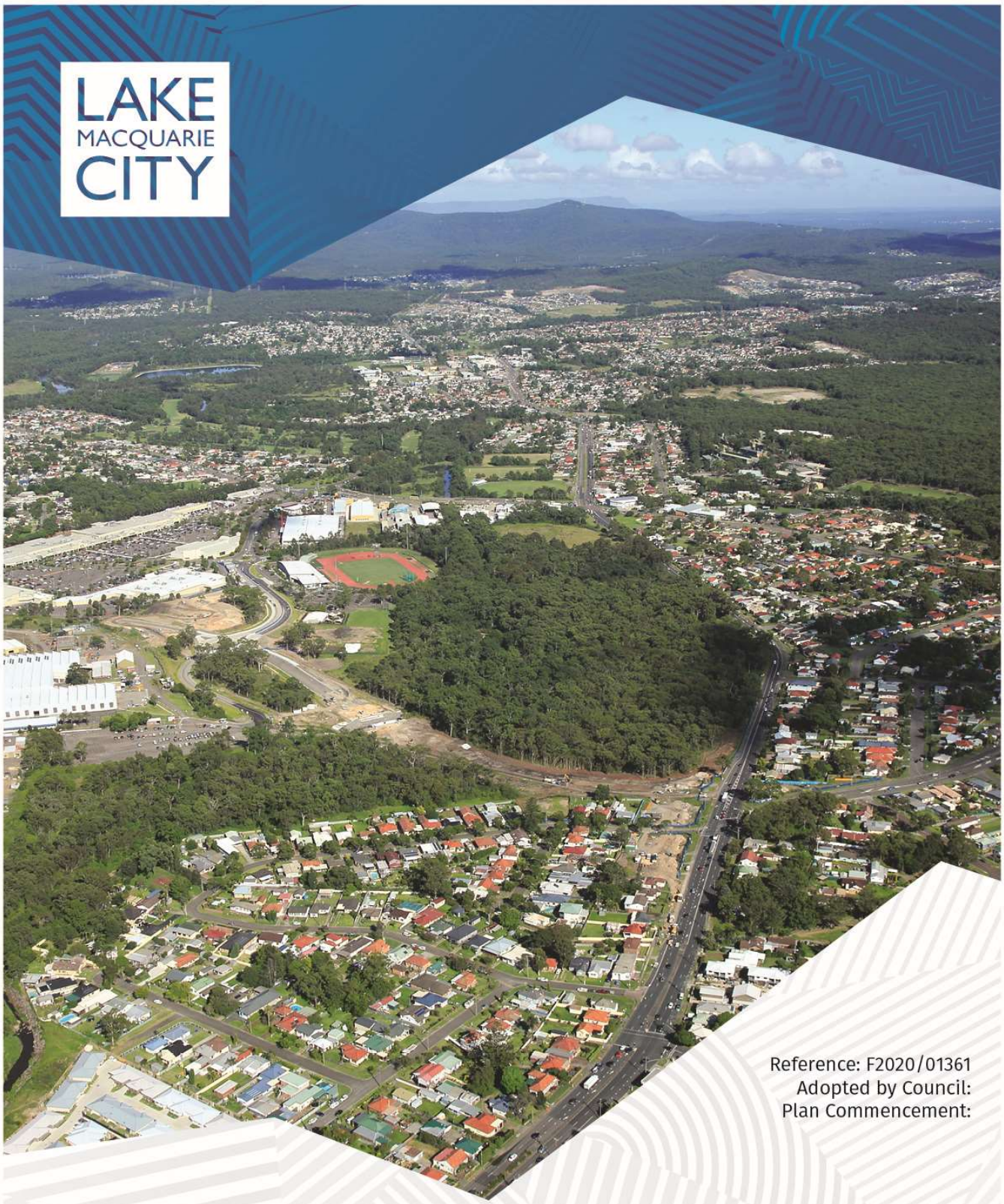


Reference: F2020/01361
Adopted by Council:
Plan Commencement:

LAKE MACQUARIE CITY COUNCIL

DEVELOPMENT CONTRIBUTIONS PLAN

GLENDALE CONTRIBUTIONS CATCHMENT-2015

Lake Macquarie City Council
Box 1906
Hunter Region Mail Centre NSW 2310

Telephone: (02) 4921 0333
Facsimile: (02) 4958 7257
e-mail: council@lakemac.nsw.gov.au
internet: www.lakemac.nsw.gov.au

Disclaimer

Every effort has been made to provide accurate and complete information. However, the authors assume no responsibility for any direct, indirect, incidental, or consequential damages arising from the use of information in this document.

Copyright Notice

No part of this publication may be reproduced in any form, or stored in a database or retrieval system, or transmitted or distributed in any form by any means, electronic, mechanical photocopying, recording, or otherwise without written permission from Lake Macquarie City Council. All rights reserved.

Copyright © 2015, Lake Macquarie City Council

Table of Contents

Executive Summary v

1	**Introduction**	**1**
1.1	Name of this Plan	1
1.2	Commencement of this Plan	1
1.3	Purpose and Objectives of this Plan	1
1.4	Land to which the Plan applies	1
1.5	Development forms to which this Plan applies	1
1.6	Operation Period of the Plan	4
1.7	Structure of this Plan	4
1.8	Glossary	4
1.9	Relationship with other plans, reports and policies	4
1.10	Savings and transitional arrangements	4
1.11	Key Considerations	4
2	**Administration and operation of this Plan**	**5**
2.1	Scope of this Plan	5
2.2	Types of community infrastructure addressed by this Plan	5
2.3	How will contributions be imposed?	6
2.4	Methods of payment	6
2.5	Timing of payments	9
2.6	Indexation of contributions and estimated costs (other than land yet to be acquired)	11
2.7	Indexation of contributions for land yet to be acquired	11
2.8	Indexation of contributions for haulage	12
2.9	Exemptions and Discounts	12
2.10	Allowances for existing development	15
2.11	Credits	16
2.12	Monitoring and review of the Plan	17
2.13	Accounting and management of funds	17
2.14	Costs Associated with Land Acquisition	18
3	**Expected development and demand for community infrastructure**	**19**
3.1	Introduction	19
3.2	Existing Population Characteristics	19
3.3	Forecast Development and Population	21

3.4	Demand for public facilities and services	24
4	**Community infrastructure and contributions**	**25**
4.1	Local roads	25
4.2	Road Haulage	29
4.3	Public transport facilities	32
4.5	Car Parking Facilities	34
4.6	Open space and recreation facilities	37
4.7	Local community facilities	39
4.8	Plan Preparation and Studies	41

Figures

1. Map – Where this Plan applies 3
2. Map – Urban Release Areas 15
3. Local Roads Sub-Catchments 28
4. Warners Bay Town Centre (Car Parking) 36

Tables

E1. Summary of Contribution Rates by Facility Type (Excluding Local Roads) vi
E2. Summary of Contribution Rates for Local Roads vi
E3. Summary of Contribution Rates by Development Type viii
E4. Summary of Works Schedule ix
A Percentage and Costs Associated with Land Acquisition 19
1. Estimated Residential Development 2011-2030 21
2. Projected Population 2011 - 2030 22
3. Forecast dwelling growth rates 2011 - 2030 22
4. Projected Demographic Profile 2011 - 2030 23
5. Forecast Employment Generating Development 2011 to 2030 24
6. [Intentionally Blank]
7. Summary Rates for Local Road Facilities by Sub-Catchment 27
8. Maximum Car Parking Spaces for which a Monetary Contribution may be accepted – Warners Bay Dress Circle 35
9. Maximum Car Parking Spaces for which a Monetary Contribution may be accepted – Warners Bay 2 Residual 35

Appendices

A. Glossary
B. Works Schedule
C. Maps of Facility Locations

D. Guideline Pro-forma Condition of Development Consent
E. Guideline Pro-forma Complying Development Certificate Condition
F. References

Executive Summary

Purpose and Objectives of the Plan

This Plan is the ***Lake Macquarie City Council Development Contributions Plan Glendale Contributions Catchment – 2015*** and has been prepared to satisfy the requirements of the *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulation 2000*, enabling Council or an accredited certifier to levy contributions from development for the provision of community infrastructure that is required to meet the demands of that development.

In order to levy these contributions Council has determined that the proposed development will or is likely to require the provision of or increase the demand for the community infrastructure for which the levy is being required.

This Plan will ensure that adequate community infrastructure is provided to meet the demands generated by any new development and that the existing community is not burdened with the provision of community infrastructure required as a result of new development.

In addition, this Plan provides an administrative framework under which specific community infrastructure strategies are to be implemented and coordinated and a comprehensive strategy for the assessment, collection, expenditure, accounting and review of development contributions on an equitable basis. In this way, Council can be publicly and financially accountable in its administration of the Plan.

Nature of future development

Between 2011 and 2030, there is forecast to be 5,278 additional private residential dwellings and 455 additional rooms/beds in non-private accommodation in the Glendale Contributions Catchment, accommodating 13,635 additional persons (Glendale Contributions Catchment Plan Residential and Employing Generating Development Estimate - 2015).

By 2030, there is projected to be an increase in employment generating development with an additional 143,566m² of commercial, and 69,412m² of industrial floor space. This floor space is anticipated to create 6,178 additional workers within the Glendale Contributions Catchment.

These future residential and employment generating populations will create a demand for new, enhanced or augmented community infrastructure and hence all new residential and non-residential development is to be levied under this Plan.

Life of the Plan

The Plan has been prepared to cater for development anticipated for 2011 to 2030 which is the period for which residential population and employment projections have been prepared. The Plan will be monitored during this time to ensure that community facilities are provided as development proceeds. The Plan may be amended over time, as it is unlikely that growth will remain exactly in accordance with that forecast in the Plan.

The cost estimates and land values within the Plan will be indexed between the date of commencement of this Plan and the date of payment of the contribution. Cost estimates and land values will also be monitored during the life of the Plan and amendments may be made to the Plan over time to reflect revised costs.

Apportionment of costs

To ensure that future development is only levied for demands it generates, the cost of some facilities in this Plan are apportioned to account for demands of the existing population. However, where the demand for facilities is solely a consequence of future development, the full costs of those facilities are to be borne by future development.

This Plan also accounts for the varying demands generated by different types of development. Where for instance, residential development generates greater demand for a particular facility than does non-residential development, it will be levied a greater proportion of the costs of that facility.

Apportionment rationales are detailed within this Plan and relate to, amongst other things, the level of traffic generation of different types of development, the use of public transport by residents as compared to workers and the utilisation of open space, recreation and community facilities by residents compared to workers. In all cases, the working population has been discounted to account for residents who also work in the Contributions Catchment, so as to avoid double-counting the demand generated by those persons.

Summary of contributions by facility type

The following **Tables E1** and **E2** summarise the facilities for which contributions are sought under this Plan and the base upon which levies are to be sought:

Table E1: Summary of Contribution Rates by Facility Type (excluding Local Roads)

Facility Type	Contribution Rate	
	Total	
Local Roads	See Table E2	per Peak Vehicle Trip (PVT)
Local Public Transport Facilities	$27.24	per person (residential development)
	$14.64	per worker (non-residential development)
Local Car Parking Facilities	$43,100.00	per car parking space not provided on-site
Local Open Space and Recreation Facilities	$5,280.44	per person (residential development)
Local Community Facilities	$1,287.37	per person (residential development)
Plan Preparation and Administration	$234.96	per person (residential development)
	$45.09	per worker (non-residential development)
Road Haulage	Per tonne per kilometre	

Table E2: Summary of Contribution Rates for Local Roads

Local Roads Sub-Catchment	Contribution Rate (per PVT)	Attributable to
1. Glendale West & 6. Glendale West URA	$0.00	All Future Development
2. Glendale Central & 7. Glendale Central URA	$2,885.95	All Future Development
3. Glendale East & 8. Glendale East URA	$1,098.75	All Future Development
4. Cardiff Heights	$591.60	All Future Development
5. Warners Bay & 9. Warners Bay URA	$370.16	All Future Development

Note:

A. Refer to Section 4.1.6 for transport sub-catchments

B. Where no contribution toward local roads infrastructure is sought for a locality under this Plan, Council may require, via condition of development consent, road infrastructure improvements to be undertaken on a case by case basis subject to an assessment (at DA stage) of demand for such infrastructure arising from a specific development.

For ease of use of applying this Plan, the rates in **Table E1** and **Table E2** are converted to typical development types and the resulting rates have been set out in **Table E3**. Other forms of development that

are not specified in **Table E3** will be assessed in accordance with Section 1.5 of this Plan and the per person (residential), per worker (non-residential) and per PVT rates specified in **Table E1** and **Table E2**.

Levies will be applied to each constituent land use type within a mixed use development. Where an activity is ancillary to the primary land use (e.g. ancillary offices within a warehouse) the floor area of the ancillary use will be deemed to be part of the primary land use and included in the total floor area calculation.

Summary of contributions by development type

Table E3 summarises the contribution rates per development type (excluding drainage) at the date of commencement of the Plan.

The rates will be indexed between the date of commencement of the Plan and the date of payment (see Section 2.6 for further details). A development consent will reflect the indexed rate that applies at that the date of granting the development consent.

Table E3: Summary of Contribution Rates by Development Type

Development Type	Base (per)	Sub-Catchment						
		1. Glendale West & Glendale West URA	2. Glendale Central & Glendale Central URA	3. Glendale East & Glendale East URA	4. Cardiff Heights	5. Warners Bay & Warners Bay URA	Warners Bay Dress Circle	Warners Bay - Residual
		Total	Total					Total
Dwelling House / Lot / Exhibition Home	Dwelling	$21,173.04	$23,626.10	$22,106.97	$22,609.83	$22,421.61	$22,421.61	$22,421.61
Secondary Dwelling	Dwelling	$10,313.32	$11,179.11	$10,642.94	$10,820.43	$10,753.99	$10,753.99	$10,753.99
Dual Occupancy	Dwelling	$14,821.12	$15,686.91	$15,150.74	$15,328.23	$15,261.79	$15,261.79	$15,261.79
Residential Accommodation[C] with 1 bedroom / bedsit	Dwelling	$8,196.01	$8,628.91	$8,360.83	$8,449.57	$8,416.35	$8,416.35	$8,416.35
Residential Accommodation[C] with 2 bedrooms	Dwelling	$11,815.92	$12,681.71	$12,145.54	$12,323.03	$12,256.59	$12,256.59	$12,256.59
Residential Accommodation[C] with 3 or more bedrooms	Dwelling	$17,348.23	$18,646.91	$17,842.67	$18,108.89	$18,009.24	$18,009.24	$18,009.24
Seniors Housing[D]	Dwelling	$9,357.12	$10,511.50	$9,796.62	$10,033.26	$9,944.68	$9,944.68	$9,944.68
Residential Care Facility	Bed	$262.20	$695.10	$427.02	$515.76	$482.54	$482.54	$482.54
Moveable Dwelling (Long-term)	Site	$10,245.02	$11,399.40	$10,684.52	$10,921.16	$10,832.58	$10,832.58	$10,832.58
Moveable Dwelling (Short-term)	Site	$5,542.64	$6,697.02	$5,982.14	$6,218.78	$6,130.20	$6,130.20	$6,130.20
Tourist and Visitor Accommodation (Small Scale)	Room [E]	$4,046.13	$5,027.35	$4,419.71	$4,620.86	$4,545.56	$4,545.56	$4,545.56
Tourist and Visitor Accommodation (Large Scale)	Room [E]	$8,591.10	$9,572.32	$8,964.68	$9,165.83	$9,090.53	$9,090.53	$9,090.53
Hostel / Boarding House / Group Home / Hospital / Educational Establishment (residential component)	Bed	$6,830.01	$7,984.39	$7,269.51	$7,506.15	$7,417.57	$7,417.57	$7,417.57
Industry (Small Scale)	Per 100m^2 GLFA	$62.72	$2,313.76	$919.74	$1,381.19	$1,208.47	$1,208.47	$1,208.47
Industry (Large Scale) and warehouses or distribution centres	Per 100m^2 GLFA	$49.58	$1,492.55	$598.95	$894.75	$784.03	$784.03	$784.03
Other Development	See Note G							
Road Haulage	See Note I							

Notes:

A. These are the occupancy rates for future residential development (excluding existing development) in the Contributions Catchment as forecast to 2030.

B. All figures exclude Warners Bay Town Centre Car Parking. Refer to Section 6.1 Local Roads sub-catchments.

C. Excluding boarding houses, group homes, hostels and seniors housing.

D. Excluding residential care facilities.

E. 'Room' means a leasable room that may be occupied by paying visitors.

G. Other development not specified in this table will be assessed in accordance with Section 1.5 of this Plan and the per person (residential), per worker (non-residential) and per PVT rates specified in Tables E1 and E2.

H. Levies specified in this Table and/or in this Plan will be applied to the extent permitted by prevailing Ministerial Directions relating to contributions thresholds.

I Applies to agriculture, extractive industry, forestry, freight transport facilities, industry, mining, rural industry, transport depots, truck depots and waste or resource management facilities (see Section 4.2).

J. Figure 2 details the urban release areas.

Rounding

For convenience, some numerical figures in this Plan such as population and dwelling numbers have been rounded which may result in minor discrepancies between figures in this Plan and figures used in supporting studies.

Summary of works schedule

The works to be provided by funds generated by this Plan are summarised in **Table E4**. A specific code has been applied to the individual projects referred to in the full Schedule of Works at **Appendix B**.

Table E4: Summary of Works Schedule

Description	Cost to New Development
Local Road Facilities	$13,255,533
Local Public Transport Facilities	$461,795
Local Open Space and Recreation Facilities	$70,335,413
Local Community Facilities	$16,890,282
Plan Preparation and Administration	$3,482,324
TOTAL	**$104,425,347**
Local Car Parking Facilities	$43,100

Note:

A. The monetary figures in this table relate to the cost attributable to future development that is to be levied under this Plan. The full costs of the facilities and the amount attributable to existing development (to be funded by Council or from other funds) is specified in Appendix B.

1 Introduction

1.1 Name of this Plan

This Plan is the ***Lake Macquarie City Council Development Contributions Plan – Glendale Contributions Catchment*** (the "Plan").

1.2 Commencement of this Plan

This Plan has been prepared pursuant to the provisions of Section 94 of the *Environmental Planning and Assessment Act 1979* (the Act) and the *Environmental Planning and Assessment Regulation 2000* (the Regulation) and takes effect from the date on which public notice was published or the date specified therein, pursuant to the Regulation (hereafter referred to as 'Plan Commencement' or 'date of commencement').

1.3 Purpose and Objectives of this Plan

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

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

Accordingly, the objectives of this Plan are to:

(a) authorise the consent authority or an accredited certifier to impose conditions under the Act when granting consent to development on land to which this Plan applies including Complying Development;

(b) ensure that adequate community infrastructure is provided to meet the demands generated by new development;

(c) provide an administrative framework under which specific community infrastructure strategies may be implemented and coordinated;

(d) provide a comprehensive strategy for the assessment, collection, expenditure accounting and review of development contributions on an equitable basis;

(e) ensure that the existing community is not burdened by the provision of community infrastructure required as a result of future development;

(f) enable Council to be both publicly and financially accountable in its assessment and administration of the Plan.

1.4 Land to which the Plan applies

This Plan applies to land within the local government area (LGA) of Lake Macquarie City Council known as the *Glendale Contributions Catchment* as shown on the Map (see **Figure 1**).

1.5 Development forms to which this Plan applies

This Plan applies to:

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

- Development in that part of the Warners Bay Town Centre shown as Warners Bay 1 (Dress Circle) in figure 4 which is unable to provide the full on-site car parking requirement under Council's Development Control Plan due to site constraints or because it is desirable to deter vehicles from interfering with pedestrian movement and public spaces.
- Non-residential development in that part of the Warners Bay Town Centre shown as Warners Bay 2 (Residual) in figure 4 which is unable to provide the full on-site car parking requirement under Council's Development Control Plan due to site constraints or because it is desirable to deter vehicles from interfering with pedestrian movement and public spaces.

Where development is of a type not specifically stated in **Table E3** of this Plan but which would result in additional demands for community infrastructure, Council will determine an appropriate residential or non-residential occupancy rate and traffic generation rate and apply the per person (residential), per worker (non-residential) and/or per PVT rates as specified in **Tables E1** and **E2** of this Plan.

Levies will be applied to each constituent land use type within a mixed use development other than where an activity is ancillary to the primary land use (e.g. ancillary offices within a warehouse).

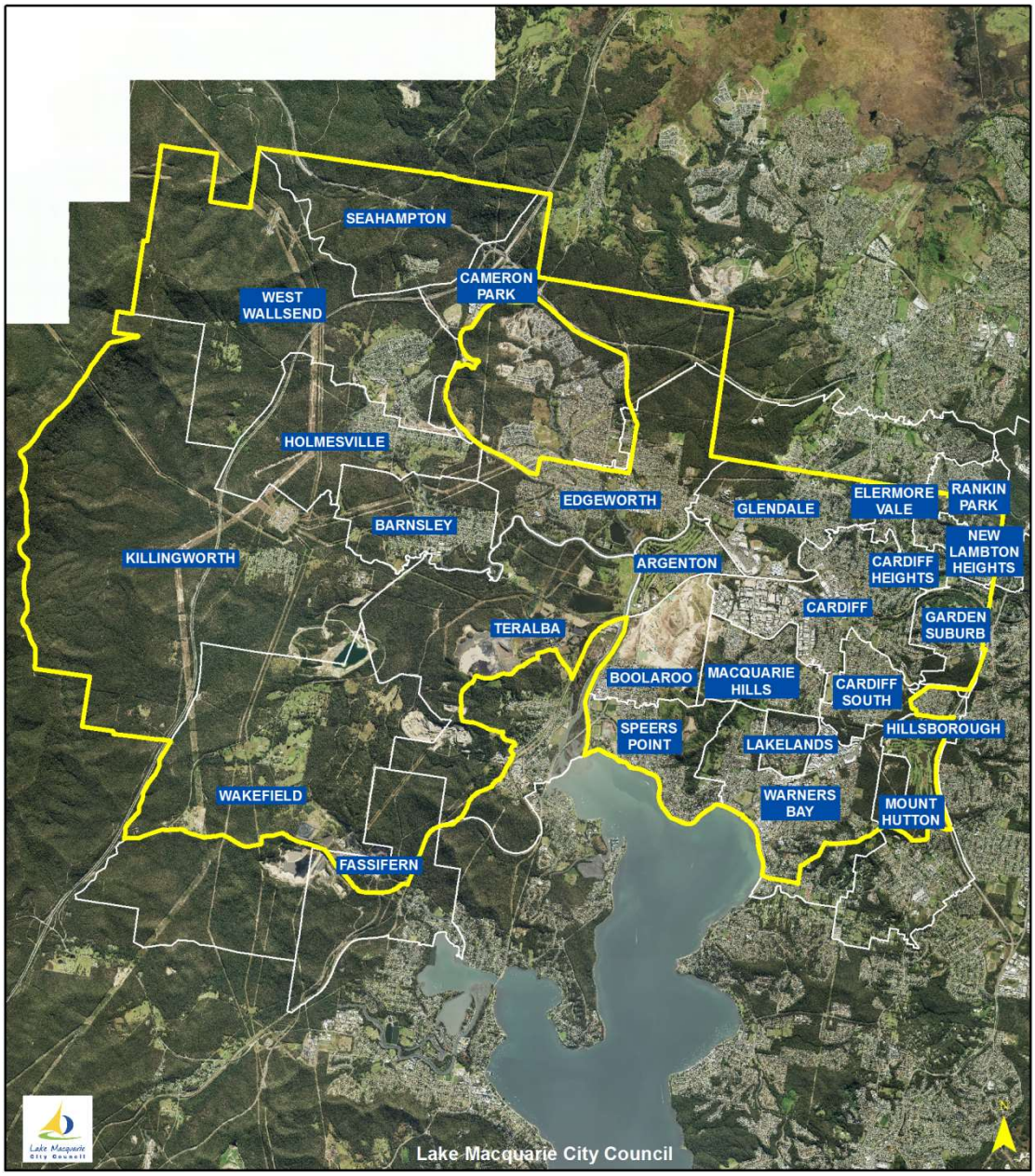


Figure 1: Map – where this Plan applies (by suburb)

1.6 Operation Period of the Plan

The Plan is intended to cater for a planning period up to the year 2030 which is the period for which residential population and employment forecasts have been prepared.

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

1.7 Structure of this Plan

This Plan is arranged into four sections:

Section 1 – *Introduction* (this section), identifies the name of the Plan, its commencement date, the purpose, aims and objectives of the Plan, the land to which the Plan applies and the Plan's relationship to other plans, reports and policies.

Section 2 – *Administration and operation of the Plan*, outlines the scope of the Plan, the forms of development to which it applies, the types of community infrastructure addressed by the Plan, describes how and when contributions are to be made and provides details regarding the ongoing management and review of the Plan.

Section 3 – *Expected development and demand for community infrastructure*, outlines the forecast future development and basis for increased demand for facilities and services.

Section 4 – *Community infrastructure and contributions*, provides details of each category of community infrastructure in the Plan, including details of existing provision, nexus, what will be provided and when, apportionment and how contributions have been calculated.

The ***Appendices*** to this Plan include a Glossary which explains the meaning of words and terms used in this Plan, detailed Works Schedule, maps showing the location of facilities, guideline pro-forma conditions for development consents and Complying Development Certificates, and assessment of the Plan against key considerations for development contributions and a list of References including the plans, policies and other information which support the contents of the Plan.

1.8 Glossary

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

1.9 Relationship with other plans, reports and policies

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

1.10 Savings and transitional arrangements

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

1.11 Key Considerations

There are a number of key considerations for development contributions that the consent authority should consider before introducing a development contributions plan or entering into a planning agreement.

These key considerations address the main principles that underpin the development contributions system and their intent is to ensure that:

- the demand for, cost and timing of infrastructure which is the subject of the proposed contribution, has been fairly assessed; and
- the proposed level of contributions will not unreasonably impact upon the affordability of the development subject to the contribution.[1]

This Plan has been prepared giving due regard to these considerations.

2 Administration and operation of this Plan

2.1 Scope of this Plan

The Lower Hunter Regional Strategy sets a target of 115,000 new dwellings and 66,000 additional jobs across the Lower Hunter from 2006 to 2031. For the Lake Macquarie Local Government Area, this includes 36,000 new dwellings comprising of 14,000 dwellings in centres and corridors, 7,000 infill dwellings, and 15,000 dwellings in new released areas.

Council prepared residential population and employment estimates for the Glendale Contributions Catchment for the period between 2011 and 2030. This Plan period is considered to be a reasonable timeframe over which to operate a contributions plan as it is sufficiently short to have an acceptable degree of confidence in development rates and sufficiently long to accommodate possible development cycles.

The development forecasts were prepared utilising a wide range of historical and current plans, policies and development application material including Council's Urban Development Program (UDP) data. Between 2011 and 2030, there is forecast to be an increase in private residential accommodation in the Glendale Contributions Catchment of 5,278 dwellings and 455 rooms/beds in non-private residential accommodation accommodating 13,635 additional persons.

The employment generating development forecasts indicate that there is likely to be an additional 143,566m² of commercial floor space employing a further 5,407 persons. In addition, industrial floor space across the Catchment is projected to increase by 69,412m², employing 711 persons. Further details of these forecasts are provided in Section 3 of this Plan. This future development in the LGA will create a demand for new, enhanced or augmented community infrastructure.

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

2.2 Types of community infrastructure addressed by this Plan

2.2.1 Community infrastructure

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

- Local roads, including:
  - Road and footpath infrastructure;
  - Road haulage; and
  - Traffic management facilities;
- Local public transport facilities including bus stop improvements;
- Public car parking facilities for development in the Warners Bay Town Centre where it is impractical or undesirable to provide the car parking on-site;
- Local open space and recreation facilities including:
  - New and embellished public open space and associated landscaping; and
  - New and embellished recreation facilities;

[1] Department of Planning, *Draft Local Development Contributions Guidelines* (November 2009)

- Local community facilities including:
  - Library buildings and resource materials;
  - Community centres and halls; and
  - Children's services.
- Preparation of this Plan and supporting studies; and
- Administration and management activities associated with this Plan.

2.3 How will contributions be imposed?

In accordance with the Act, development contributions under this Plan will be imposed as a condition of development consent (see guideline pro-forma condition at **Appendix D**) or as a condition on a Complying Development Certificate (see guideline pro-forma condition at **Appendix E**).

2.4 Methods of payment

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

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

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

2.4.1 Monetary contributions

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

2.4.2 Dedication of land

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

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

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

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

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

(a) the extent to which the works/MPB satisfies the purpose for which the contribution was sought;

(b) the works-in-kind being facilities which are already included in the Plan;

(c) the extent to which the MPB satisfies a community need or may reduce the demand for levied items;

(d) the impending need to construct the works for which the contributions are to be offset;

(e) the provision of the works/MPB will not prejudice the timing, the manner or the orderly provision of public facilities included in the works program or the financial integrity of Council's Plan;

(f) an assessment of the shortfall or credit in monetary contributions as a result of the proposal;

(g) the availability of supplementary funding to make up the shortfall in contributions;

(h) locational and other factors that may affect usability;

(i) impact of recurrent operational and maintenance costs; and

(j) the provision of the works/MPB must not result in piecemeal delivery of infrastructure or likely to result in the need to reconstruct the works due to future nearby developments (i.e. normally the works will need to relate to a whole street block or a defined precinct).

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

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

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

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

(a) provision of the work at the applicant's expense with Council recouping contributions from future development and reimbursing the applicant for costs exceeding the applicant's share, up to the total estimated cost in the Plan; or

(b) granting a credit to the applicant on the basis of the equivalent number of persons, beds or workers that the applicant may rely upon to offset contributions otherwise payable under this Plan for other development within the Contributions Catchment (see also Section 2.11).

2.4.4 Planning agreements

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

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

Council will publicly notify the draft planning agreement and explanatory note relating to the draft agreement along with the relevant application and will consider the draft planning agreement as part of its assessment of the relevant application. If Council agrees to enter into the planning agreement, it may impose a condition of development consent requiring the agreement to be entered into and performed.

2.5 Timing of payments

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

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

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

2.5.1 Deferred or periodic payments

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

(a) an application for deferred payment or payment by instalments is to be made in writing to Council explaining the circumstances of the request;

(b) the decision to allow deferred payment will be at the sole discretion of Council;

(c) the timing or the manner of the provision of public facilities included in the works program will not be prejudiced;

(d) the works project to which the request applies does not relate to public safety or health;

(e) the amount of the contribution or outstanding balance is not less than $50,000;

(f) where the applicant intends to make a contribution by way of a planning agreement, material public benefit or works-in-kind in lieu of a cash contribution or by land dedication and Council and the applicant have a legally binding agreement for the provision of the works or land dedication;

(g) the maximum period of deferred payment of the contribution is two years from the standard payment date; and

(h) the maximum period for payment by instalments is two years from the standard payment date;

(i) deferred payments and payments by instalments are subject to indexation.

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

- The Bank Guarantee(s) must be in Australian Dollars from a major Australian Trading Bank and in the name of the Council of the City of Lake Macquarie;

- The Bank Guarantee(s) must have no end date, be unconditional and irrevocable, and be in favour of the Council of the City of Lake Macquarie;
- The sum of the Bank Guarantee(s) will be the amount due to Council at the date of issue, plus an additional amount specified by Council to make provision for any anticipated indexation during the life of the Bank Guarantee until the estimated date of release;
- the bank unconditionally pays the guaranteed sum to Council if Council so demands in writing;
- the bank must pay the guaranteed sum without reference to the applicant or landowner or other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development;
- the bank's obligations are discharged when payment to Council is made in accordance with this guarantee or when Council notifies the bank in writing that the guarantee is no longer required;
- where a bank guarantee has been deposited with Council, the guarantee shall not be cancelled until such time as the original contribution, indexation and other charges are paid;
- An administration fee may apply to utilise the bank guarantee option as stated in Council's Fees and Charges.

2.5.2 Construction certificates and the obligation of accredited certifiers

In accordance with the Act and the Regulation, a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring the payment of monetary contributions has been satisfied.

In particular, the certifier must ensure that the applicant provides a receipt(s) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to Council in accordance with the Regulation. Failure to follow this procedure may render such a certificate invalid.

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

2.5.3 Complying development and the obligation of accredited certifiers

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

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

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

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

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

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

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

$$\$C_{PY} = \frac{\$C_{PC} \times CPI_{PY}}{CPI_{PC}}$$

Where:

CPY is the amount of the contribution at the date of Payment.

CPC is the amount of the contribution for works schedule items (other than land yet to be acquired) at the date of the Plan Commencement.

CPIPY is the Consumer Price Index (Sydney – All Groups) (CPI) as published by the Australian Bureau of Statistics (ABS) for the financial quarter at the date of Payment.

CPIPC is the CPI (Sydney – All Groups) as published by the ABS for the financial quarter at the date of the Plan Commencement.

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

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

2.7 Indexation of contributions for land yet to be acquired

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

$$\$C_{PY} = \frac{\$C_{PC} \times \text{LV Index}_{PY}}{\text{LV Index}_{PC}}$$

Where:

CPY is the amount of the contribution at the date of Payment.

CPC is the amount of the contribution for works schedule items involving land yet to be acquired at the date of the Plan Commencement.

LV IndexPY is the Land Value Index as published by Council at the date of Payment of the contribution

LV IndexPC is the Land Value Index as published by Council at the date of the Plan Commencement.

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

The Base Land Value Index relates to the value of land at August 2015 and has been derived by Council using a set of sample land parcels determined to be representative of the land to be acquired under this Plan.

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

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

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

NB: The land values in this Plan are an estimate of 'total compensation' and are inclusive of all heads of compensation in accordance with the Land Acquisition (Just Terms Compensation) Act 1991 *that are assumed applicable at the time of valuation. All heads of compensation may or may not be relevant for each land parcel to which the Plan relates.*

2.8 Indexation of contributions for haulage

To ensure that the value of contributions is not eroded over time haulage contributions are subject to indexation.

$$\$C_{PY} = \frac{\$C_{PC} \times CPI_{PY}}{CPI_{PC}}$$

Where:

CPY is the contribution rate at the date of Payment.

CPC is the contribution rate specified in the development consent.

CPIPY is the Consumer Price Index (Sydney – All Groups) (CPI) as published by the Australian Bureau of Statistics (ABS) for the financial quarter at the date of Payment.

CPIPC is the CPI (Sydney – All Groups) as published by the ABS for the financial quarter at the date of issue of the development consent.

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

2.9 Exemptions and Discounts

Other than as anticipated below in this clause 2.9 and other than lawful conversion of existing bedrooms in an existing dwelling to bed and breakfast rooms, Council will not provide exemption to development contributions made under this Plan.

2.9.1 In addition, exemptions and/or discounts will be afforded under prevailing direction of the Minister for Planning and Public Spaces. At the date of commencement of this Plan, these Ministerial exemptions and discounts included:

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

2.9.2 Council will allow an 85% discount on the amount of development contributions which would otherwise be payable for dwelling(s), Boarding House(s) or Group Home(s), for only Affordable

Rental Housing development approvals for the following types of development that fully meet the criteria detailed below in clause 2.9.2:

a) In-fill housing where the development site, whole or in part, is within 800 metres walking distance of land within Zone B2 Local Centre, Zone B3 Commercial Core or Zone B4 Mixed Use#, or within a land use zone that is equivalent to any of those zones.;

b) Boarding Houses where the development site, whole or in part, is within 800 metres walking distance of land within Zone B2 Local Centre, Zone B3 Commercial Core or Zone B4 Mixed Use#, or within a land use zone that is equivalent to any of those zones.;

c) Supportive accommodation (as that term is defined in the State Environmental Planning Policy (Affordable Rental Housing) 2009);

d) Residential flat buildings where the development site, whole or in part, is within 800 metres walking distance of land within Zone B2 Local Centre, Zone B3 Commercial Core or Zone B4 Mixed Use#, or within a land use zone that is equivalent to either of those zones; and

e) Group Homes.

except land within Lot 101 DP 775046, 635 Main Road Edgeworth.

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

1) The proposed dwelling(s) or Boarding House or Group Home shall be used for the purpose of Affordable Rental Housing for a minimum of 10 years from the later of either:

   a. the date of the issue of an occupation certificate (interim or final) in respect of the dwelling or any of the dwellings and/or the room or any of the rooms; or

   b. the date of first occupation of the dwelling or any of the dwellings and/or the room or any of the rooms, and

2) A restrictive covenant in accordance with section 88E of the Conveyancing Act 1919 requiring that all the dwellings and/or all or relevant parts of the Boarding House or Group Home will only be developed and used as anticipated by clause 2.9.2, will be registered over the titles to all dwellings and/or all or relevant parts of the Boarding House or Group Home in favour of Council, before the first of the dates referred to in paragraph (1) above, and

3) All proposed dwellings and/or all or relevant parts of the Boarding House or Group Home will be managed by a registered CHP, Aboriginal Housing Office, or Department of Communities and Justice for a minimum of 10 years from the later of the dates referred to in clause (1) above.

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

Should approval be issued for multiple uses on a site, then discount of contributions only applies to those dwellings and/or rooms in respect of which Council is satisfied comply with the other terms of clause 2.9.2.

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

For the purpose of clause 2.9.2 the following meanings apply:

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

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

a) has a gross income that is less than 120 per cent of the median household income for the time being for the Lake Macquarie Local Government Area (according to the Australian Bureau of Statistics) and pays no more than 30 per cent of that gross income in rent, or

b) is eligible to occupy rental accommodation under the National Rental Affordability Scheme and pays no more rent than that which would be charged if the household were to occupy rental accommodation under that scheme.

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

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

2.9.3 Applicants should note that nothing in this clause 2.9 will entitle any person to a refund for any contributions already paid.

Figure 2 identifies the urban release areas. Council does not apply discounts to the payment of development contributions unless otherwise stated in this Plan.

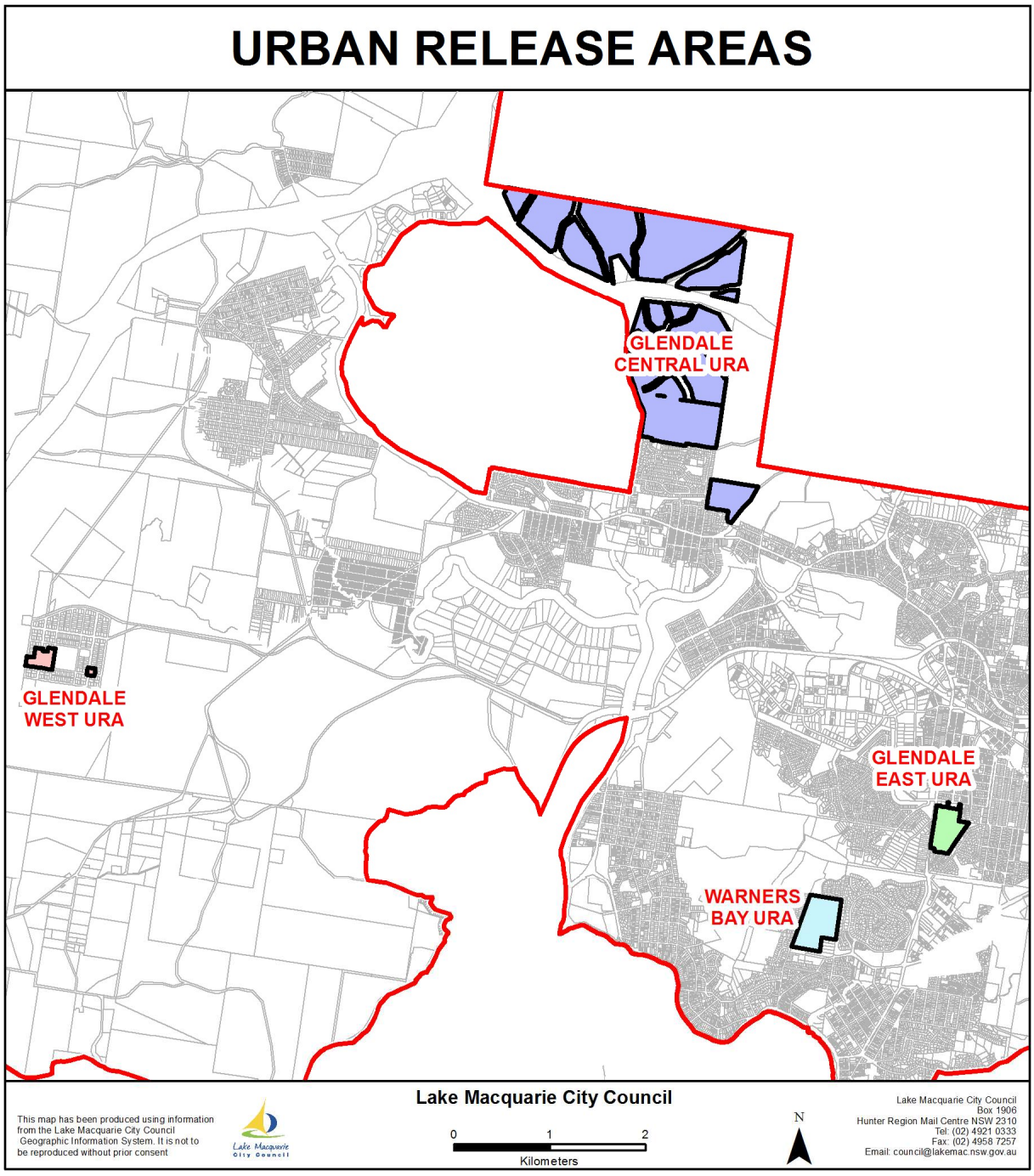


Figure 2 – Map of Urban Release Areas

2.10 Allowances for existing development

All forecasts of future development within this Plan have been calculated allowing for existing development at the time of preparing the forecasts which underpin this Plan (i.e. 30 June 2011). This estimate of existing development stated in this Plan relies upon base information from the 2011 Census, a comprehensive employment generating land-use survey, and known or anticipated dwelling and floor space completions to 30 June 2011.

Contributions required under this Plan will be levied according to the estimated net increase in demand arising from future development. An amount equivalent to the contribution attributable to the development that was operating lawfully on the site of a proposed new development at the

date of lodgement of the development application (i.e. existing lawful development) will be allowed for in the calculation of contributions.

Accordingly, if an applicant wishes to obtain an allowance against contributions payable, information must be provided with the development application which demonstrates that the development operating on the subject site at the date of lodgement of the development application is lawful.

If an applicant believes that the site was not operating at capacity or was vacant (i.e. no active use being undertaken) at the date of lodgement of the development application due to a specific event (e.g. a major renovation, installation of new plant/machinery, economic downturn or vacation pending redevelopment), evidence of this event must be provided along with details demonstrating what the lawful development operating from the site would have been if not for that event (i.e. lawful pre-existing development). Such evidence may include Notices of Determination stating approved numbers of workers, stamped approved floor plans, official employment data or other supporting material.

However, if the site of the proposed development was and has been vacant (i.e. no lawful active use being undertaken) since the date of the 2011 Census (i.e. 27 March 2011) upon which the Plan is ultimately based, the site will be deemed to have no population (i.e. generating zero existing demand) and no allowance will be given under this Plan. This is because no population from that site was counted as part of the 2011 Census population cited in this Plan and the existing standards of provision of community infrastructure undertaken at 30 June 2011 did not account for any such population.

Any allowance for existing or pre-existing lawful development will be calculated by multiplying the relevant per person, per worker and per PVT rates specified in **Table E1** of this Plan by the lawful resident and/or worker population and traffic generation of that development.

The acceptance of material demonstrating the resident/worker population and traffic generation of existing or pre-existing lawful development remains at the sole discretion of Council and in the absence of such information, Council will undertake its own assessment.

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

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

2.11 Credits

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

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

Council maintains an adequate flow of contributions across the range of facilities to be funded under this Plan to provide for the orderly and staged delivery of all categories of facilities.

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

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

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

2.12 Monitoring and review of the Plan

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

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

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

Council's aim is that all forecasts, costs and assumptions are reviewed and adjustments and/or amendments as appropriate will be made at five yearly intervals after the date of adoption of this Plan.

2.13 Accounting and management of funds

2.13.1 Accounting standards and contributions register

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

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

2.13.2 Treatment of funds received prior to the commencement of this Plan

Funds levied and received under previous plans prior to 30 June 2011 will be used to deliver community infrastructure of the same facility category identified under this Plan as 'Cost Attributable to Council' as these funds were levied to meet the demands of that prior development.

Funds levied and received under previous plans from 30 June 2011 will be used toward the delivery of community infrastructure of the same facility category identified under this Plan as 'Cost Attributable to New Development'. This is because the development forecasts which underpin this Plan rely upon estimates of existing development at 30 June 2011 and development from that date generates a demand for these facilities. Accordingly, these funds will be transferred to the account for this Contribution Plan.

2.13.3 Investment of funds

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

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

2.13.4 Pooling of contributions

This Plan expressly authorises monetary contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes. The priorities for the expenditure of the levies are shown in the works schedule.

2.13.5 Other funding sources

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

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

2.13.6 Goods and services tax

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

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

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

2.14 Costs Associated with Land Acquisition

Costs associated with land acquisition are also included in the determination of contribution rates. The costs include administration, valuation, negotiations, survey, legal, and conveyancing costs. The percentages of on-costs for the acquisition of land in this Plan is detailed in **Table A**, and include details of the individual costs associated land acquisition.

Table A – Percentage and Costs Associated with Land Acquisition

Item	Land Value					
	Up to $1m	$1m to $2m	$2m to $5m	$5m to $10m	$10m to $15m	$15m Plus
Council Valuation	$6,000	$8,000	$12,000	$14,000	$15,000	$18,000
Private Valuation	$6,000	$8,000	$12,000	$14,000	$15,000	$18,000
Sub Total	**$12,000**	**$16,000**	**$24,000**	**$28,000**	**$30,000**	**$36,000**
Administration	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000
Negotiations	$5,000	$7,000	$9,000	$10,000	$12,000	$14,000
Survey	$7,000	$8,000	$10,000	$15,000	$20,000	$30,000
Legal	$5,000	$5,000	$10,000	$10,000	$12,000	$14,000
Conveyancing	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000
Sub Total	**$25,000**	**$28,000**	**$37,000**	**$43,000**	**$52,000**	**$66,000**
Overheads	$4,929	$5,724	$7,791	$9,063	$10,653	$13,356
Sub Total	**$29,929**	**$33,724**	**$44,791**	**$52,063**	**$62,653**	**$79,356**
Total	**$41,929**	**$49,724**	**$68,791**	**$80,063**	**$92,653**	**$115,356**
Assumed Value	$1,000,000	$1,500,000	$3,500,000	$7,500,000	$12,500,000	$15,000,000
% of Value	4.19%	3.31%	1.97%	1.07%	0.74%	0.77%
Adopt Rate:	**4.20%**	**3.30%**	**2.00%**	**1.10%**	**0.75%**	**0.80%**

Notes:

1. All costs are estimates only as is it not possible to accurately define acquisition land or values.
2. GST exclusive as GST is neutral.
3. Council is entitled to the same valuation fee as that charged by a private sector valuer for the service provided.
4. Survey costs have been estimated in consultation with Survey Section.
5. Council's On Costs (Activity Based Costings - ABC) are structured at 15.9% of total costs.

3 Expected development and demand for community infrastructure

3.1 Introduction

This section outlines key aspects of the existing residential and employment development and populations within the Glendale Contributions Catchment and details the development forecasts which have been prepared in order to ascertain the demand for new and embellished community infrastructure to cater for future development from 2011 to 2030.

3.2 Existing Population Characteristics

The Glendale Contributions Catchment is located in the north-west of the Lake Macquarie LGA. The Catchment is bound by the Newcastle LGA to the north, the Cessnock LGA to the west, the Charlestown Contributions Catchment to the east, and the Toronto Contributions Catchment to the south. The Catchment does not include the area to which the Northlakes Contribution Plan applies. For information on this area, please refer to the aforementioned plan.

The Catchment includes the Emerging Major Regional Centre of Glendale - Cardiff, the Town Centre of Warners Bay, and the neighbourhood centres of Barnsley, Boolaroo, Edgeworth, Speers Point, Teralba and West Wallsend.

Based on the 2011 Census and estimated dwelling completions to 30 June 2011, the estimated total population of the Glendale Catchment was 46,811 persons. Of these, 46,284 persons lived in private dwellings, and 527 persons lived in non-private residential accommodation.

The age profile of the Glendale Catchment is considered to be more youthful than the remainder of Lake Macquarie with 51% aged under 40 years. Conversely, the Catchment has significant less people aged 65 years and over, accounting for just 15.7% of the population, compared to 18.4% for the City.

The lower age profile of the Catchment is reflected in a lower median age of 39 compared to 41 with the remainder of the City. The areas in the north-western suburbs of the Catchment are generally the youngest areas, with Barnsley, Killingworth, and Seahampton having median ages of 34, 33, and 31 respectively.

There were 19,405 private dwellings counted within the Catchment in the 2011 Census. Of these dwellings, the average occupancy rate was 2.41 persons per dwelling, which was lower than the citywide occupancy rate of 2.51. Of the 19,405 private dwellings, 88.4% were dwelling houses, with the remaining 11.6% consisting of dwellings in dual occupancies, multi dwelling housing, residential flat building, seniors living, and mixed use developments.

The dominant family type in the Census was couple with children (32%), which is significantly higher than the LGA figure of 28.9%. In 2011, 19.7% of the population lived in lone person households, which was less than the LGA average of 21.35%.

Of the 24,998 worker residents for the Glendale Catchment, 28% both live, and work in the Catchment. A considerable proportion of the workforce (3%) did not have a fixed address at the time of the Census. The remaining 69% of resident workers travelled outside of the Catchment for work purposes.

3.3 Forecast Development and Population

3.3.1 Introduction

Residential and employment generating estimates were modelled for the Glendale Contributions Catchment and have been used to inform the various tables in this section. These estimates were based on historical development trends from Council's development application and completion records, the supply of land zoned for urban purposes within Council's Local Environmental Plan and Urban Development Program, and various other relevant plans and studies.

The following subsections provide a summary of the forecast future residential and employment growth in the Contributions Catchment to the year 2030.

3.3.2 Forecast Residential Development

Table 1 provides a summary of the potential private and non-private dwelling growth to 2030 including the average occupancy rate for different dwelling types across the Contributions Catchment (i.e. not solely the occupancy rate of future dwellings).

Table 1 demonstrates that the majority of future residential development is anticipated to be medium and high density development.

Table 1: Estimated Residential Development 2011-2030

Residential Dwelling Type	Occupancy Rate [A]	# Dwellings / Rooms / Beds		Growth
		2011	2030	2011-30
Private Dwellings	2.39 [B]	**19,405**	**24,683**	**5,278**
Dwelling Houses / Lots / Exhibition Homes	3.1	17,142	19,835	2,693
Residential Accommodation [C] with 1 bedroom / bedsit	1.2	334	786	452
Residential Accommodation [C] with 2 bedrooms	1.73	1075	2,382	1307
Residential Accommodation [C] with 3 or more bedrooms	2.54	682	1,313	631
Seniors Housing [D]	1.37	172	367	195
Moveable Dwellings (Long–term Site)	1.5	0	0	0
Non-Private Dwellings (Rooms/Beds) [E]	-	**546**	**1,001**	**455**
Residential Care Facility	Bed	333	648	315
Hostels/ Boarding Houses/ Group Homes/ Hospitals	Bed	52	52	0
Educational Establishments (residential component)	Bed	0	0	0
Moveable Dwellings (Short–term Site)	1	0	0	0
Tourist and Visitor Accommodation (small scale)	0.73	37	57	20
Tourist and Visitor Accommodation (large scale)	1.55	124	244	120

Notes:

A. Forecast average occupancies across the Contributions Catchment as at 2030.

B. This is the average occupancy rate of all dwellings in the Contributions Catchment as forecast to 2030 for residential development.

C. Excluding boarding houses, dwelling houses, group homes, hostels and seniors housing.

D. Excluding residential care facilities.

E. Estimates based on 2011 ABS Census data.

Using the forecast number of additional dwellings from Table 1, a demographic model was constructed to factor in fertility and mortality of the existing and future populations in order to generate a forecast of the total number of persons resident in the Contributions Catchment at the year 2030, being the end of the Plan period.

Table 2 provides a comparison of the historical growth in population from 2006 to 2011. In addition, the table provides the projected population and highlights that there is projected to be approximately 13,635 additional persons living in the Contributions Catchment by 2030.

Table 2: Projected Population 2011-2030

	Existing Development		Projected Development
	2006	2011	2030
Total dwellings	17,647	19,405	25,138
Total Persons in dwellings	44,167	46,811	60,446

Table 3 provides a summary of the average annual growth in dwellings based on historical data and the above forecasts. This demonstrates that there is likely to be a significant increase in dwellings over the Plan period. The future residential population of these additional dwellings is likely to generate a demand for a wide range of new and embellished community infrastructure.

Table 3: Forecast dwelling growth rates 2011 - 2030

Period	Additional dwellings	Average Dwellings p.a	Growth rate (p.a.)
2011 - 2015	1,073	268	1.4%
2016 - 2020	1,425	284	1.5%
2021 - 2025	1,524	304	1.6%
2026 - 2030	1,711	342	1.8%

The demographic profile of the future population has also been forecast using a demographic model. The model utilises base demographic data for the Contributions Catchment from the 2011 ABS Census. These projects factor in the additional population occupying new housing to be constructed in the Plan period and applying fertility and mortality rates published by the ABS.

Table 4 provides a summary of the forecast demographic profile of the future population in occupied private dwellings in the Glendale Contributions Catchment.

The demographic profile projects an increase of approximately 568 persons aged 0-4 years between 2011 and 2030. The number of persons aged between 5 – 9 will increase by 737, and an increase of approximately 645 persons aged 10 – 14 years. The increase in this age brackets will have implications for the provision of child services and recreational facilities such as playground equipment.

There is projected to be an increase in the number of youths (10-24 years) of approximately 1,202 persons. This increase will have implications for the provision of active recreation facilities and place spaces throughout the life of the Plan.

In addition, it is estimated that a significant increase will occur in the number of persons aged 55 years and older. This cohort is anticipated to increase by an additional 7,908 persons with implications for both passive and active recreation facilities, community facilities, and the accessibility of public open spaces and connections to activity nodes.

Table 4: Projected Demographic Profile 2011 - 2030

Age (years)	2011		2016		2021		2026		2030		Growth 2010-2025	
	Persons	%	Persons	%	Persons	%	Persons	%	Persons	%	Persons	% Change
0-4 years	3,050	6.5%	3,038	6.1%	3,226	6.0%	3,381	5.9%	3,618	6.0%	568	19%
5-9 years	2,932	6.3%	3,024	6.0%	3,205	6.0%	3,402	5.9%	3,669	6.1%	737	25%
10-14 years	3,042	6.5%	3,077	6.1%	3,269	6.1%	3,468	6.1%	3,687	6.1%	645	21%
15-19 years	3,134	6.7%	3,225	6.4%	3,285	6.1%	3,495	6.1%	3,533	5.8%	399	13%
20-24 years	2,819	6.0%	2,966	5.9%	2,980	5.6%	3,038	5.3%	2,976	4.9%	157	6%
25-29 years	2,855	6.1%	3,061	6.1%	3,188	6.0%	3,221	5.6%	3,130	5.2%	275	10%
30-34 years	2,823	6.0%	3,321	6.6%	3,448	6.4%	3,598	6.3%	3,653	6.0%	830	29%
35-39 years	3,150	6.7%	3,260	6.5%	3,601	6.7%	3,759	6.6%	3,954	6.5%	804	26%
40-44 years	3,008	6.4%	3,412	6.8%	3,492	6.5%	3,845	6.7%	3,748	6.2%	741	25%
45-49 years	3,109	6.6%	3,351	6.7%	3,539	6.6%	3,629	6.3%	3,659	6.1%	550	18%
50-54 years	3,275	7.0%	3,338	6.7%	3,448	6.4%	3,650	6.4%	3,288	5.4%	13	0%
55-59 years	3,036	6.5%	3,336	6.7%	3,391	6.3%	3,508	6.1%	3,449	5.7%	413	14%
60-64 years	3,046	6.5%	3,002	6.0%	3,325	6.2%	3,406	5.9%	3,729	6.2%	683	22%
65-69 years	2,292	4.9%	2,765	5.5%	2,983	5.6%	3,328	5.8%	3,366	5.6%	1,074	47%
70-74 years	1,623	3.5%	2,124	4.2%	2,698	5.0%	2,942	5.1%	3,270	5.4%	1,647	101%
75-79 years	1,361	2.9%	1,546	3.1%	1,948	3.6%	2,504	4.4%	2,863	4.7%	1,502	110%
80-84 years	1,161	2.5%	1,106	2.2%	1,290	2.4%	1,660	2.9%	2,375	3.9%	1,215	105%
85 years and over	1,077	2.3%	1,116	2.2%	1,236	2.3%	1,444	2.5%	2,451	4.1%	1,375	128%
Totals	**46,789**	**100%**	**50,068**	**100%**	**53,552**	**100%**	**57,279**	**100%**	**60,417**	**100%**	**13,628**	**-**

3.3.3 Project Employment Generating Development

The quantum of employment generating development in the Glendale Contributions Catchment to 2030 has also been projected. These projections are based on historical development trends, approved developments, availability of suitably zoned land and a strategic level economic assessment of demand for retail and commercial facilities need to service the forecast residential population described above.

Specifically, these forecasts focus on commercial and industrial forms of development. However, these projections are based on additional floor space forecasts within which other forms of employment generating development may also occur. Within the commercial and industrial categories, there are several different forms of development and accordingly, the forecasts and the calculations within this Plan have given due regard to the differing demand characteristics of these development typologies. To disaggregate these typologies further is to create a level of complexity that does not aid the understanding or administration of this Plan.

The forecast non-residential development is summarised in **Table 5** which provides details of the gross floor area and number of workers anticipated within the Contributions Catchment from 2011 to 2030.

The employment generating development forecasts indicate that there is likely to be an additional 143,566m² of commercial floor space employing a further 5,407 persons. In addition, industrial floor space across the Catchment is projected to increase by 69,412m², employing 711 persons.

This non-residential floor space and workers will generate additional traffic and demands for public transport infrastructure and accordingly, this Plan seeks to levy future non-residential development to cater for this increased demand.

Table 5: Forecast Employment Generating Development – 2011 to 2030						
	2011		2030		Growth 2010-2025	
Sector	GFA (m^2)	Workers	GFA (m^2)	Workers	GFA (m^2)	Workers
Commercial Development	390,896	14,322	534,462	19,729	143,566	5,407
Industrial Development	502,030	6,811	571,442	7,582	69,412	771
TOTAL	**892,926**	**21,133**	**1,105,904**	**27,311**	**212,978**	**6,178**

3.4 Demand for public facilities and services

One of the fundamental principles of development contributions is the relationship, or 'nexus', between the expected types of development and the demonstrated demand for new, augmented or embellished public and community infrastructure created by that development. Key aspects of determining nexus are:

- whether the anticipated development actually creates a demand or increases the demand for a particular type of community infrastructure;
- whether the estimates of demand for each item of community infrastructure to which the proposed development contribution relates are reasonable;
- whether the proposed development contribution is based on a reasonable estimate of the cost of proposed community infrastructure;
- whether the community infrastructure is provided within a reasonable time period to meet the demand of the development – often expressed as timing or thresholds; and
- whether the community infrastructure is located such that it reasonably meets the demands of the proposed development.

It is also necessary to ensure that new development only contributes to its share of the total demand for community infrastructure, rather than any demand generated by the existing population, which may result out of a deficiency in existing community infrastructure. This sharing of costs is known as 'apportionment'.

The increased usage of and demand for new public facilities as a consequence of future development are likely to exceed the capacity of existing community infrastructure in the Contributions Catchment. Accordingly, it will be necessary for new and embellished community infrastructure to be provided to cater for the anticipated demand of that development.

Section 4 of this Plan establishes the nexus between the anticipated development and the demand for additional or embellished community infrastructure and if relevant, details how that nexus has been apportioned, to ensure that contributions reflect the demand of new development, rather than existing demand or past deficiencies.

4 Community infrastructure and contributions

4.1 Local roads

4.1.1 Introduction

The projected development within the Contributions Catchment will generate additional demand for use of local roads by vehicular, bicycle and pedestrian traffic and this demand will require augmentation of existing infrastructure due to the additional pressures on that infrastructure. This section outlines the nature of the existing local road environment and the rationale for the augmentation of this infrastructure.

4.1.2 Existing provision

The Glendale catchment is bounded by the Charlestown, Morisset, and Toronto contribution catchments in the east and south, the Cessnock Local Government Area (LGA) in the west, and the Newcastle LGA in the North. The Glendale catchment excludes the Northlakes Urban Release Area (NURA), which has its own contributions plan (Development Contributions Plan No.2 2004, NURA, as amended 2012).

The *Glendale Contributions Catchment Plan Traffic and Transport Study* (LMCC, 2015) identifies key sub-arterial roads, local roads and intersections within the Catchment and provides a description of their existing characteristics.

The existing road network generally operates within acceptable capacity standards as determined in the Traffic and Transport Study (LMCC, 2015).

As the Catchment experiences growth in residential and employment-generating development, parts of the existing road network will move toward a state of over-capacity and will require improvements to increase capacity to acceptable standards.

4.1.3 Nexus to development

Development within the Glendale Contributions Catchment will generate 5,278 additional private dwellings, and 455 rooms/beds in non-private accommodation. This will result an additional 13,635 new residents. In addition, future employment generating development will generate an additional 143,566m² of commercial, and 69,412m² of industrial floor space. This floor space is anticipated to create 6,178 additional workers.

Based on the Peak Vehicle Trip (PVTs) rates new development is likely to generate 11,239 PVTs in the local road network. This additional traffic demand will reduce the flow capacity of roads and intersections which may potentially result in the Level of Service (LoS) of individual roads and intersections falling below acceptable standards.

The LoS of a given road segment or intersection generally relates to the stability of the flow of traffic and delay of vehicles. The methodology adopted by the Roads and Maritime Services Guide to Traffic Generating Developments (RMS Guide) assumes the transition from LoS D to LoS E as the threshold of performance acceptability. At LoS E, traffic flows become unstable and excessive delays are experienced whilst at LoS F, delays are extreme.

Accordingly, where traffic from future development results in a road or intersection falling below LoS D (i.e. LoS E or F) and future development exacerbates the situation, there is a nexus between future development and upgrades required to maintain an acceptable LoS.

4.1.4 Strategy – proposed infrastructure

The *Glendale Contributions Catchment Plan Traffic and Transport Study* (LMCC, 2015) includes a detailed analysis of roads and intersections across the Catchment which were identified as being likely to require capacity improvements associated with increased demand from future development.

The Traffic and Transport Study outlines in detail the methodology for determining local road infrastructure works to cater for future development including:

- The adoption of Performance Standards based on the (LoS) of road segments and intersections (for this Plan LoS D or better);

- Collection of baseline traffic flow information via traffic surveys and identification of existing LoS for each identified road segment using the agreed capacity of 1,300 vehicles per lane per hour (the point where interrupted traffic flow moves from LoS D to LoS E);
- Collection of baseline traffic flow information via traffic surveys and identification of existing LoS for each identified intersection using the micro-simulation software SIDRA;
- Allocation of traffic flows from forecast future development to the network and reassessment of LoS using SIDRA;
- Where the adopted performance standard is not met, preparation of a concept design to improve capacity to an acceptable LoS is created that satisfies the above criteria.

Based on this approach, the Traffic and Transport Study recommends numerous road and intersection capacity upgrades to address the additional demands placed on the local road environment by future development. The works to be levied for under this Plan and their estimated timing are set out in the Works Schedule at **Appendix B** and the location of the proposed facilities is identified on the maps at **Appendix C** to this Plan.

4.1.5 Apportionment

Two types of apportionment are relevant to local road facilities – apportionment between different types of development (e.g. residential and non-residential) and apportionment between existing and future development.

With regard to different types of development, a vehicle trip from a residential development results in the same decrease in road or intersection capacity as a vehicle trip from a non-residential development and accordingly, there is no apportionment between residential and non-residential development other than to take into consideration the differing rate of traffic generation from the development type.

Accordingly, each development will be levied for local road infrastructure based on its gross traffic generation, calculated using the PVT rates specified in the RMS Guide. No allowance for traffic generation of existing development is to be made as part of this base calculation. Allowances for existing development will be considered in accordance with Section 2.10 of this Plan.

Where an existing street or intersection is currently operating at or near capacity, defined as being the threshold between LoS D and LoS E, but future development will increase demand causing the LoS to move from D to E or F, the full cost of any identified upgrades has been apportioned to future development.

Where an existing street or intersection is already operating beyond capacity, defined as being LoS E or F, and future development will further exacerbate this, the cost of any identified upgrades will be apportioned as follows:

$$\text{Cost Apportioned to Existing Development} = \frac{\text{Existing Traffic}}{\text{Total Future Traffic}}$$

$$\text{Cost Apportioned to Future Development} = \frac{\text{Future Development Traffic}}{\text{Total Future Traffic}}$$

Where:

Traffic	is measured in Peak Vehicle Trips;
Existing Traffic	is the level of Traffic of existing development identified in the Transport and Traffic Study underlying this Plan;
Future Development Traffic	is the forecast additional Traffic of future development identified in the Transport and Traffic Study underlying this Plan; and
Total Future Traffic	means Existing Traffic plus Future Development Traffic.

4.1.6 Calculation of contribution rate

The formula for the calculation of the contribution rate for local road works is as follows:

$$\text{Contribution rate per PVT} = \frac{\text{Total Apportioned Cost of Facilities within Local Roads Sub-Catchment}}{\text{Total Attributable PVTs within Local Roads Sub-Catchment}}$$

The 'Attributable PVTs' are the PVTs generated by residential, non-residential or both for the specific Traffic Sub-Catchment as specified in **Table 7** (see also **Figure 3**).

Table 7: Summary Rates for Local Roads Facilities by Sub-Catchment

Local Roads Sub-Catchment	Apportioned to	Cost Attributable to New Development	Attributable PVTs	Rate per PVT
1. Glendale	All Future Development	$0	0	
2. Glendale Central	All Future Development	$ 3,971,058	1376	$2,885.95
3. Glendale East	All Future Development	$8,225,231	7486	$1,098.75
4. Cardiff Heights [B]	All Future Development	$479,196	810	$591.59
5. Warners Bay [B]	All Future Development	$580,047	1567	$370.16
Total	**N/A**	**$13,225,533**		**N/A**

Note:

A. Where no contribution toward local roads infrastructure is sought for a locality, Council may require, via condition of development consent, road infrastructure improvements to be undertaken on a case by case basis subject to an assessment (at DA stage) of demand for such infrastructure arising from a specific development.

B. These sub-catchments form part of the Glendale East Sub-Catchment and the total contribution applicable is the addition of this Sub-Catchment plus the Glendale East Sub-Catchment.

Figure 3: Local Roads Sub-Catchments

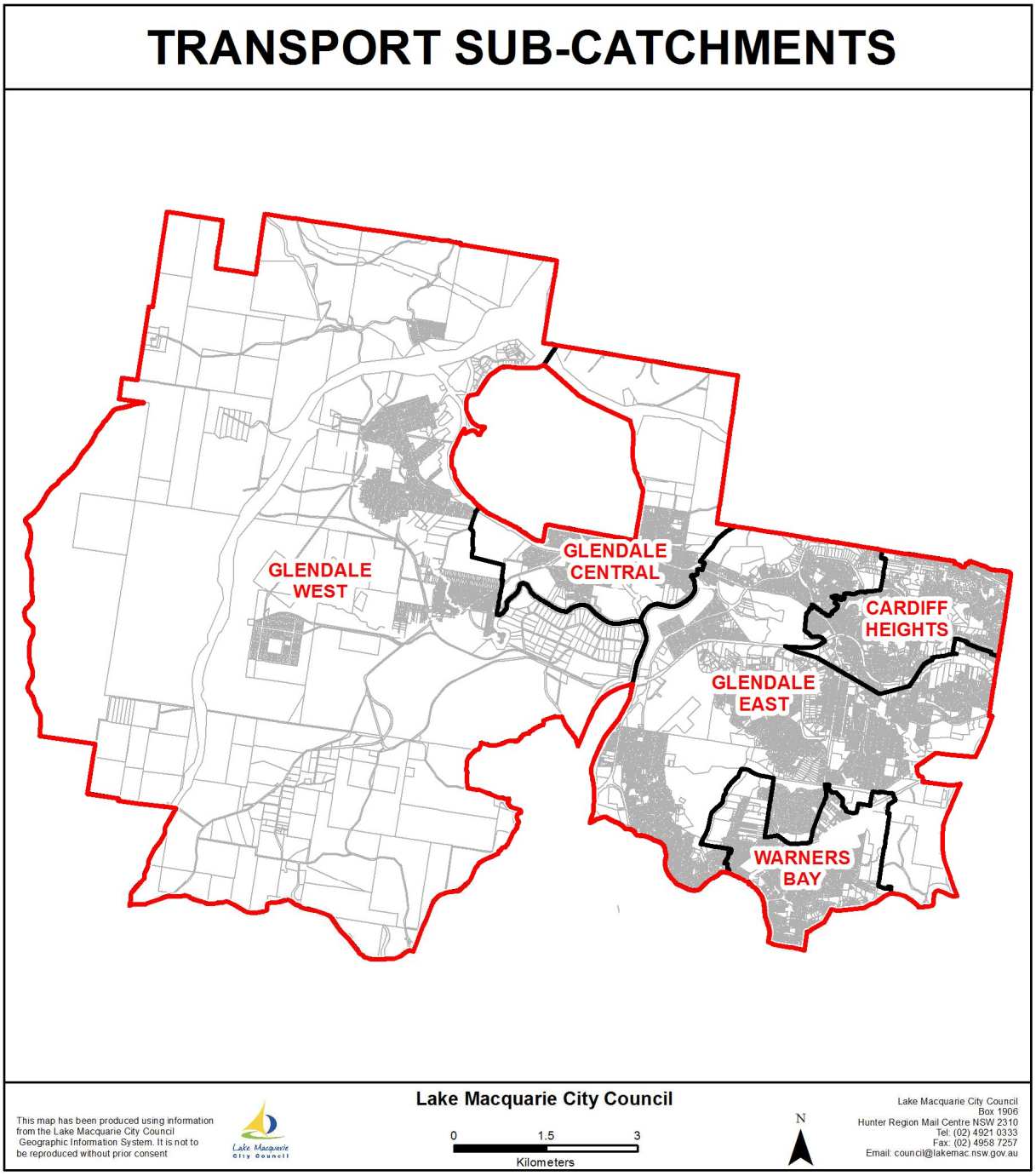


Figure 3: Local Roads Sub-Catchments

4.2 Road Haulage

Council will seek road haulage contributions from developments that generate heavy vehicle movements as a significant and integral component of their operations. Examples include heavy vehicles used to haul large quantities of goods or materials, such as those associated with mines, extractive industries, or agricultural industries. The contributions will be expended on road maintenance, repairs, and rehabilitation.

4.2.1 Nexus to Development

Heavy vehicles are the primary contributor to the consumption of a road structural capacity. Developments that generate heavy vehicle movements therefore lead to an increased burden on the existing road system. The additional heavy vehicular axle loadings on roads result in faster deterioration of the road pavement and surface, and reduction in road asset life. To keep the roads at a serviceable level there is a need to increase expenditure on maintenance, repairs and rehabilitation work, beyond what would be required without the development. The extent of this increased expenditure depends on the amount of heavy vehicular traffic generated by the development.

4.2.2 Application of Haulage Contributions

Road haulage contributions are applicable to the road network under Council's care and control within the Lake Macquarie Local Government Area (LGA). This excludes National highways, State roads and privately owned roads within the LGA.

The roads over which individual contributions are calculated will be determined on a development specific basis, based on the actual roads to be utilised for each development.

4.2.3 Haulage Contribution Rate

For development requiring a road haulage contribution in accordance with this Plan, Council will impose a condition of development consent specifying a monetary Haulage Contribution Rate per tonne of goods or materials transported to and/or from the site.

The contribution is to be paid at regular intervals as determined by Council in the condition of development consent. At any time, Council may request the operator of the site to produce records to verify the quantities of goods or materials being transported.

The contribution rate will be indexed in accordance with the provision of this Plan between the date of development consent and the date of payment in accordance with Section 2.8.

4.2.4 Calculation of Haulage Contribution Rate

A range of factors will be taken into consideration when calculating the haulage contribution rate for each applicable development including:

- The affected road sections and pavement types
- The rehabilitation costs, routine maintenance costs and programmed maintenance costs
- Existing traffic load quantified in terms of the number of equivalent standard axle loads (ESA)
- Proposed increase in traffic load as a result of the development proposal quantified in terms of ESA
- Quantity of goods or materials proposed to be transported along nominated haulage routes as specified in the development proposal

Council will calculate the haulage contribution rate for each applicable development using the following process.

1. Calculate the total lifecycle cost for the projected pavement life of the selected haulage routes:

$$TC = \left\{\frac{PR + RM + PM}{TL}\right\}$$

- TC = Total lifecycle cost ($ / km)
- PR = Pavement rehabilitation cost ($)
- RM = Routine maintenance cost ($)
- PM = Programmed maintenance cost ($)
- TL = Total length of the nominated road haulage routes (km)
- Pavement rehabilitation is major work due to substantial deterioration of the roads to restore the assets to their intended service potential. Works involve replacement and/or stabilisation of the road pavements, replacement of the wearing surfaces and ancillary works. This component also includes associated investigation, design and project management costs.
- Routine maintenance is the regular on-going work that is necessary to keep road assets operating, including instances where portions of the assets fail and need immediate repair. The work is generally of an unplanned and reactive nature, and includes pothole and edge break repairs, heavy patching of failed areas, crack sealing, joint sealing, and other minor repairs.
- Programmed maintenance is the planned repair and resurfacing work that is identified and managed through a maintenance management system based on condition assessments and cyclic programs. This includes replacement of existing wearing surfaces at nominated frequencies, for example every 12 years.

2. Determine the proportion of ESA increase as a result of proposed development:

$$P = \left\{\frac{ESAp}{ESAe + ESAp}\right\} x\ 100$$

- P = proportion of ESA increase as a result of proposed development (%)
- ESA(e) = Total existing traffic load in terms of ESA for the haulage routes
- ESA(p) = Proposed increase in traffic load in terms of ESA for the haulage routes. The proposed traffic mix should include vehicle types and typical axle loads in order to assess the increase in traffic load due to the proposed development
- ESAs are determined for the projected pavement life in accordance with the current AUSTROADS Guide to Pavement Technology Part 2 – Pavement Structural Design

3. Determine the haulage contribution rate per tonne of goods or materials proposed to be hauled:

$$CR = P \, x \left\{ \frac{TC}{DL \, x \, TQ} \right\}$$

- CR = Haulage Contribution Rate ($ / tonne / km)
- P = proportion of ESA increase as a result of proposed development (%)
- TC = Total lifecycle costs ($ / km)
- DL = Design life of the haulage route pavements (years)
- TQ = Total quantity of goods or materials to be hauled (tonnes / year)

4.3 Public transport facilities

4.3.1 Introduction

The projected development within the Contributions Catchment will generate additional demand for public transport and this demand will require upgrading of public transport facilities such as bus shelters and linkages to bus stops and rail nodes.

4.3.2 Existing Facilities

The Contributions Catchment is currently serviced by public bus and rail transport services.

- Bus services comprise routes numbers 222, 224, 226, 230, 231, 235, 260, 261, 262, 263, 267, 268, 270, 271, 334, 339, 363, with bus stops along each route;
- School bus services.
- Sydney to Newcastle rail line, with stops at Cockle Creek and Cardiff, and future stop at Glendale (Lake Macquarie Transport Interchange Stage 2).

4.3.3 Nexus to development

Future development will be responsible for 13,635, new residents and 6,178 additional workers within the Contributions Catchment.

This additional usage of public transport facilities will generate a demand for greater capacity and a higher level of amenity and accessibility at and leading to bus stop environments.

Whilst public transport rolling stock is provided by the State Government and/or through public-private partnerships, public transport services are supported by associated infrastructure such as bus stops, bus shelters and pedestrian and bicycle connections to bus and rail nodes. The responsibility for provision of this infrastructure typically falls to Council as it is often located on Council-owned land.

4.3.4 Strategy – proposed infrastructure

Council's strategy for addressing the additional demands placed on the local public transport facilities by future development is to provide bus shelters at twelve (12) locations across the Catchment as specified in the Works Schedule at **Appendix B**.

The indicative location of the proposed facilities is identified on the maps at **Appendix C** to this Plan. The specific bus routes will be selected based on their ability to service the areas of forecast highest residential and employment population growth, generally being around the Warners Bay, Cardiff, Boolaroo and Edgeworth centres.

4.3.5 Apportionment

Work related trips (commute and work related business) equates to 19.58% of all trips in the Lake Macquarie Local Government Area. The remainder of trips (80.42%) are not associated with employment. This ratio has been utilised for the purposes of apportioning costs between residential and non-residential future development.

As the proposed public transport facilities are necessary to meet the demands of the future resident and future non-resident populations, as opposed to addressing any existing deficiency in minimum service levels, the full cost has been apportioned to future development.

4.3.6 Calculation of Contribution Rate

The formulae for the calculation of the contribution rate for local public transport facilities are as follows:

Contribution rate per new resident = $\frac{\text{Total Cost x Apportionment}}{\text{Total Additional Residents}}$

$= \frac{\$461,795 \times 80.42\%}{}$

$= \frac{\$371,375}{13,635}$

= $27.24 per resident

Contribution rate per new worker = $\frac{\text{Total Cost x Apportionment}}{\text{Total Additional Workers}}$

$= \frac{\$461,795 \times 19.58\%}{6,178}$

$= \frac{\$90419}{6,178}$

= $14.64 per worker

4.5 Car Parking Facilities

4.5.1 Introduction

The projected development within the Warners Bay Town Centre will generate additional demand for car parking. It is anticipated that most development will be capable of complying with the car parking requirements of Council's Development Control Plan.

However, there may be circumstances where site constraints, limited or unacceptable access opportunities and potential for conflict with pedestrians warrants consideration of a reduced quantum of car parking. Where this occurs, Council may consider the acceptance of a monetary contribution toward the provision of public car parking spaces elsewhere in the Town Centre.

Council may consider such an arrangement for all development (residential and employment generating) within the area of Warners Bay identified as the Dress Circle in Figure 4. For the residual area identified in Figure 4, council may consider an arrangement for employment generating development (or the employment generating development component of a mixed-use development) only. Residential development in the residual area is required to meet the parking provisions with Council's DCP.

Development proposals for a reduced quantum of car parking will be considered on a case-by-case basis. The acceptance of a contribution for car parking under this Plan is at the discretion of Council.

4.5.2 Nexus to development

It is projected that development in the Warners Bay Town Centre between 2011 and 2030 will account for an increase in approximately 16,312m² of employment generating floor space and 329 dwellings.

It is possible that some of this development will be unable to accommodate the full DCP requirement for car parking due to site constraints and/or due to potential conflicts with the pedestrian environment. Accordingly, this Plan specifies the criteria against which a monetary contribution in lieu of car parking may be considered.

4.5.3 Strategy – proposed infrastructure

Council's strategy for addressing potential car parking deficiencies within the Warners Bay Town Centre in separated into two distinct areas as shown in Figure 4. These areas are:

1. The Dress Circle
2. Warners Bay Residual

For the Dress Circle, Council may accept a monetary contribution per car space not provided within a development site for both residential and employment generating development. The contribution will be utilised to provide car parking elsewhere in the Warners Bay Town Centre.

For the Warners Bay Residual area, Council may accept a monetary contribution per car space not provided within a development site for employment generating development only. The contribution will be utilised to provide publicly accessible car parking elsewhere in the Warners Bay Town Centre.

In assessing a development application Council Officers will determine the total number of car parking spaces that must be provided on-site and the total number of car parking spaces for which a monetary contribution may be accepted in lieu of on-site provision.

The maximum number of car parking spaces for which a monetary contribution will be accepted in lieu of on-site provision shall also be determined in accordance with **Tables 8 and 9**.

Table 8: Maximum Car Parking Spaces for which a Monetary Contribution may be accepted – Warners Bay Dress Circle	
Total No. of car parking spaces required to be provided on-site	**No. of car parking spaces for which a monetary contribution may be accepted**
1 – 100+	Up to 100%

Table 9: Maximum Car Parking Spaces for which a Monetary Contribution may be accepted – Warners Bay 2 Residual	
Total No. of car parking spaces required to be provided on-site	**No. of car parking spaces for which a monetary contribution may be accepted**
1 – 10	Up to 100%
11 – 25	Up to 70%
26 - 50	Up to 50%
51 - 75	Up to 30%
76 - 100	Up to 15%
101+	Up to 10%

As the total number of car parking spaces to be provided under this Plan is uncertain and is dependent upon the extent of car parking deficiencies, a specific public car parking facility cannot be defined as at the commencement of this Plan.

It is anticipated that monetary contributions received toward car parking under this Plan will be used to provide designated public car parking within the Warners Bay Town Centre.

Car parking spaces will be provided once sufficient funds have been collected and a development proposal is available to enable provision.

Council will expend car parking contributions collected under previous development contributions plans in accordance with the strategy within this Plan.

4.5.4 Apportionment

As each car parking space for which a monetary contribution is accepted in lieu of provision on-site is required solely as a consequence of future development proposing such an arrangement, no apportionment of the required monetary contribution is applicable.

4.5.5 Contribution Rate

The monetary contribution per car parking space not provided on-site is **$43,100** which accounts for the land value ($13,573) and capital cost ($29,527) of constructing multi-level aboveground car parking space equivalent to 30m^2.

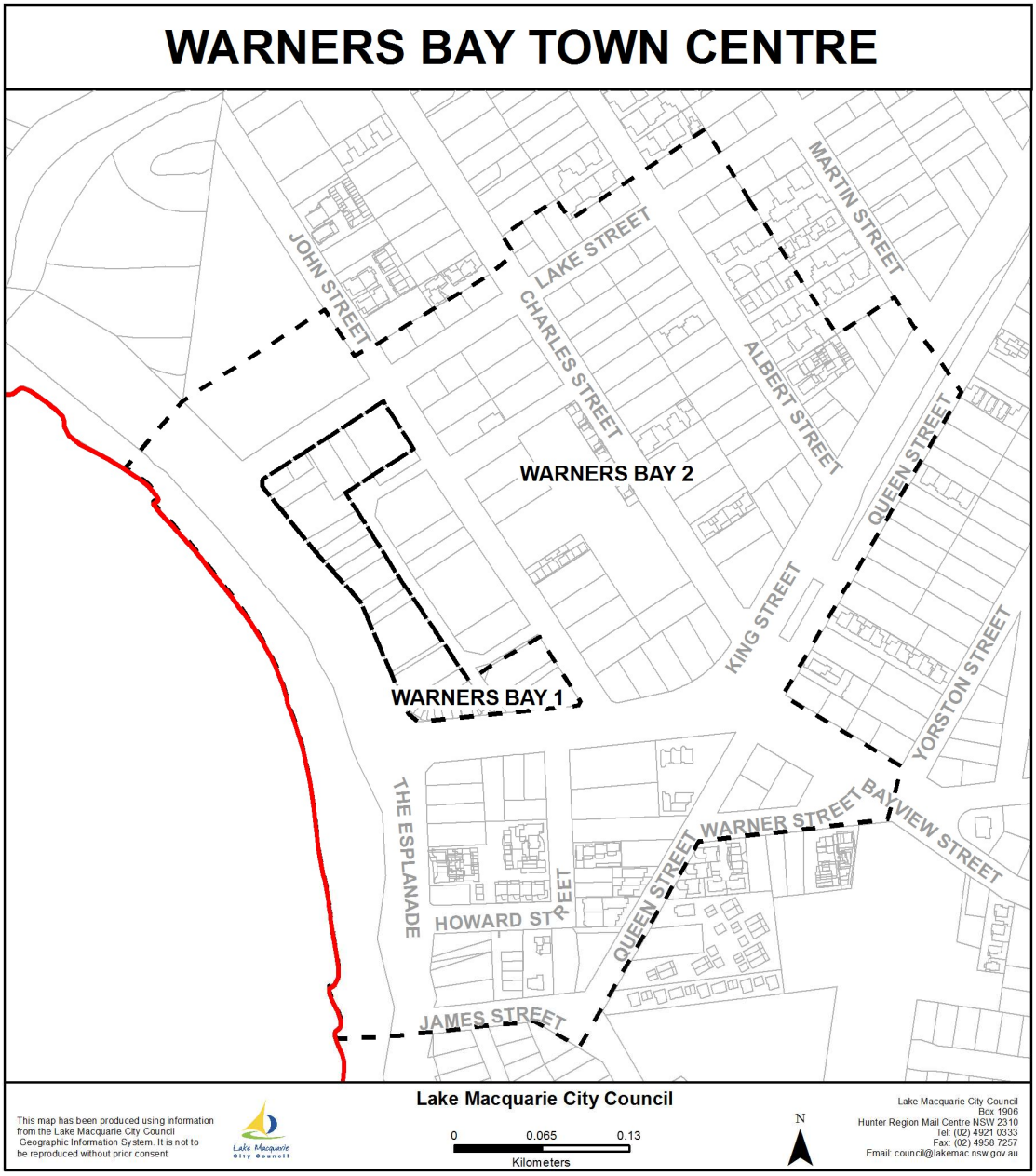


Figure 4: The Warners Bay Town Centre

4.6 Open space and recreation facilities

4.6.1 Introduction

The projected development within the Contributions Catchment will generate additional demand for local open space and recreation facilities and this demand will require additional open space and embellishment of existing facilities to cater for increased pressures on those existing facilities.

4.6.2 Existing Facilities

The *Glendale Recreation and Land Plan* prepared by Council includes a detailed analysis of the open space and recreation facilities that existed or are attributed to the Contributions Catchment at the time of preparing this Plan. These facilities include:

- 41 Sports fields
- 24 Tennis courts
- 19 Netball courts
- 3 Multi-purpose half (basketball) courts
- 34 Parks
- 27 Playgrounds
- 4 Dog exercise areas
- 1 Community gardens
- 2 Skate parks
- 1 BMX Tracks
- 60,283 Lineal metres of shared paths and tracks and trails
- 0 Surf lifesaving clubhouse
- 3 Swimming pools (at 2 swim centres)
- 1 Public boat ramp
- 3 Public jetty
- 1 Indoor sport and recreation centre.

This infrastructure is generally contained within approximately 213 hectares of community land for sportsgrounds, recreation facilities and parks which equates to a rate of provision for the existing population of 4.6 hectares per 1,000 persons, excluding all open space categorised as natural area.

In addition to these facilities, the Catchment enjoys informal foreshore areas and there are also linkages providing off-road shared pathways for pedestrians and cyclists.

4.6.3 Nexus to development

There is forecast to be an additional 5,278 private dwellings and 455 rooms/beds in non-private accommodation in the Catchment between 2011-30, which equates to 13,635 additional persons.

The *Glendale Recreation and Land Plan* (R&LP, 2015) describes the existing rate of provision of open space and recreation facilities in the Catchment and includes a normative, comparative, identified, and best practice assessment of the demand for additional and/or embellished infrastructure as a consequence of the future population growth. This analysis derives levels of service for various types of open space and recreation facilities and these have been adopted for the purposes of this Plan.

This study concludes that the future population will place a strain on the ability of existing facilities to cater adequately for the future residential population and a combination of new facilities and embellishment of existing facilities will be required to maintain the identified levels of service.

4.6.4 Strategy – proposed infrastructure

The strategy for the provision of open space and recreation facilities is based on the recommendations for specific infrastructure works outlined in the study by LMCC. For the forecast additional population this includes the following:

- New and upgraded sports fields;
- New and upgraded tennis courts, netball courts, croquet courts and multi-purpose half courts;
- New and embellished parks and playgrounds;
- New community gardens;
- New dog exercise parks;
- New skate park and BMX tracks;
- upgraded aquatic; and
- New and upgraded shared pathways, tracks/trails, and cycle ways.

The community land requirement for this infrastructure (taking into consideration the specific land requirement for each individual facility) equates to an additional 13.76 hectares of community land for open space and recreation facilities to meet the demands of the forecast additional population for the Catchment from 2011-2030. This equates to a community land provision standard for future development of 1.01 hectares per 1,000 persons.

These facilities and the estimated timing of their delivery are set out in the Works Schedule at **Appendix B** to this Plan and their location is identified on the maps at **Appendix C**.

4.6.5 Apportionment

The open space and recreation facilities identified in this Plan are primarily required as a consequence of future residential accommodation, tourist and visitor accommodation and moveable dwellings and an apportioned cost of their provision will be borne by this future development (except as specified below).

Development comprising residential care facilities (i.e. excluding self-care housing) equivalent to 315 persons, will not be levied for open space and recreation facilities as the residents of these facilities are highly unlikely to utilise such facilities. This is irrespective of whether the facility is to be provided by a social housing provider, which would be exempt from contributions by virtue of the Ministerial Direction under Section 94E of the Act, dated 14 September 2007.

Several open space and recreation facilities identified in this Plan will partially cater for existing shortfalls in service provision and in such circumstances, the cost of the individual facility will be apportioned between existing and future residential populations based on the extent of the existing shortfall. Details of apportionment are specified in the Works Schedule at **Appendix B** to this Plan.

4.6.6 Calculation of Contribution Rate

The formula for the calculation of the contribution rate for local open space and recreation facilities is as follows:

$$\text{Contribution rate per new resident} = \frac{\text{Cost of Facilities attributable to Future Development}}{\text{Additional Residents}}$$

$$= \frac{\$70,335,413}{13,320}$$

$$= \$5,280.44 \text{ per resident}$$

4.7 Local community facilities

4.7.1 Introduction

The projected development within the Contributions Catchment will generate additional demand for community facilities and this demand will require additional community facilities and upgrading of existing facilities.

4.7.2 Existing Facilities

The *Glendale Contributions Catchment Community Facilities and Services Study* includes a detailed analysis of the community facilities and services that existed within the Contributions Catchment at the time of preparing this Plan. These facilities include:

- 4 Council owned child care / pre-school facilities providing for 190 places;
- Youth facilities informally provided for in existing community centres;
- A multipurpose approach to the provision of aged services, however there are two facilities that provide dedicated aged services
- 17 general purpose community facilities
- 1 central library and 2 branch libraries; and
- The Lake Macquarie Performing Arts Centre is located within the catchment

4.7.3 Nexus to development

There is forecast to be an additional 5,278 private dwellings and 455 rooms/beds in non-private accommodation in the Catchment between 2011-30, which equates to 13,635 additional persons.

The *Glendale Contributions Catchment Community Facilities and Services Study* (CF&S, 2015) describes the existing rate of provision of community facilities in the Catchment and includes a normative, comparative, identified, and best practice assessment of the demand for additional and/or embellished infrastructure as a consequence of the future population growth.

This analysis derives levels of service provision for the various types of community facilities and these levels of service have been adopted for the purposes of this Plan.

This study concludes that there is slight under provision of existing floor space and that current provision of floor space is not necessarily suited to the nature and / or location of existing demand. Additional and/or embellished facilities are required to cater for the demand of future development to maintain the adopted levels of service provision and the slight under provision of existing floor.

4.7.4 Strategy – proposed infrastructure

The strategy for the provision of community facilities is based on the recommendations for specific infrastructure works outlined in the study by LMCC. For the forecast future population this includes:

- Provision of community space 1,064m^2 at the Hunter Sports Centre;
- Relocation of the Warners Bay childcare centre to provide additional space for 20 children;
- Expansion of either the Glendale or Edgeworth childcare centre, to provide an additional 20 spaces;
- Provision of two new men's sheds. One at Warners Bay and at Glendale, both 300 m^2;
- Relocation of Edgeworth Library to Pambulong Forest, 630 m^2, including additional library stock
- Expansion of the Art Gallery, 68m^2; and
- Expansion of the Performing Arts Centre, by 56m^2.

The community land requirement for this infrastructure attributable to future development (taking into consideration the specific land requirement for each individual facility) equates to an additional 4,950m^2 of community land.

These facilities and the estimated timing of their delivery are set out in the Works Schedule at **Appendix B** to this Plan and their location is identified on the maps at **Appendix C**.

4.7.5 Apportionment

The community facilities identified in this Plan are primarily required as a consequence of future residential accommodation and an apportioned cost of their provision will be borne by this future development (except as specified below).

Development comprising residential care facilities (i.e. excluding self-care housing), tourist and visitor accommodation and moveable dwellings (short–term sites) equivalent to 515 persons, will not be levied for community facilities as the residents of these facilities are highly unlikely to utilise such facilities.

Some of the community facilities identified in this Plan will partially cater for existing shortfalls in service provision and in such circumstances, the cost of the individual facility will be apportioned between existing and future populations based on the extent of the existing shortfall. Details of apportionment are specified in the Works Schedule at **Appendix B** to this Plan.

4.7.6 Calculation of Contribution Rate

The formula for the calculation of the contribution rate for local community facilities is as follows:

$$\text{Contribution rate per new resident} = \frac{\text{Cost of Facilities attributable to Future Development}}{\text{Additional Residents}}$$

$$= \frac{\$16,890,282}{13,120}$$

$$= \$1,287.37 \text{ per resident}$$

4.8 Plan Preparation and Studies

4.8.1 Introduction

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

4.8.2 Nexus to Development

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

4.8.3 Strategy

The proposed costs associated with this category of contributions comprises:

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

4.8.4 Apportionment

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

The ratio of residential to non-residential contributions, as a proportion of the total contributions under this Plan (excluding preparation and administration) is 92%/8% and accordingly, this apportionment has been applied to the costs associated with Plan preparation and administration.

4.8.5 Calculation of Contribution Rate

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

$$\text{Contribution rate per new resident} = \frac{\text{Total Cost x Apportionment}}{\text{Total Additional Residents}}$$

$$= \frac{\$3,482,324 \times 92\%}{13,635}$$

$$= \frac{\$3,203,738}{13,635}$$

$$= \$234.96 \text{ per resident}$$

$$\text{Contribution rate per new worker} = \frac{\text{Total Cost x Apportionment}}{\text{Total Additional Workers}}$$

$$= \frac{\$3,482,324 \times 8\%}{6,178}$$

$$= \frac{\$278,585}{6,178}$$

$$= \$45.09 \text{ per worker}$$

Appendix A - Glossary of Terms

Terms used in this Plan have the following meanings:

"ABS" means the Australian Bureau of Statistics.

"Act" means the *Environmental Planning and Assessment Act 1979*.

"applicant" means the person(s) or organisation(s) submitting a development application.

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

"backpackers' accommodation" means a building or place that:

(a) provides temporary or short-term accommodation on a commercial basis, and

(b) has shared facilities, such as a communal bathroom, kitchen or laundry, and

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

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

(a) meals are provided for guests only, and

(b) cooking facilities for the preparation of meals are not provided within guests' rooms, and

(c) dormitory-style accommodation is not provided;

"boarding house"[2] means a building that:

(a) is wholly or partly let in lodgings, and

(b) provides lodgers with a principal place of residence for 3 months or more, and

(c) may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and

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

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

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

(a) a large area for handling, display or storage, and

(b) direct vehicular access to the site of the building or place by members of the public for the purpose of loading or unloading such goods into or from their vehicles after purchase or hire,

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

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

"business premises" means a building or place at or on which:

(a) an occupation, profession or trade (other than an industry) is carried on for the provision of services directly to members of the public on a regular basis, or

(b) a service is provided directly to members of the public on a regular basis,

and includes a funeral home and, without limitation, premises such as banks, post offices, hairdressers, dry cleaners, travel agencies, internet access facilities, betting agencies and the like, but does not include an entertainment facility, home business, home occupation, home occupation (sex services), medical centre, restricted premises, sex services premises or veterinary hospital;

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

"contribution" means the same as "**development contribution**";

"Contributions Catchment" means the Glendale Contributions Catchment as depicted in Figure 1 of this Plan.

"contributions plan" means a contributions plan referred to in the Act.

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

"Council" means Lake Macquarie City Council.

"DCP" means a Development Control Plan adopted by Council under the Act.

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

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

(a) the use of land; and

(b) the subdivision of land; and

(c) the erection of a building; and

(d) the carrying out of a work; and

(e) the demolition of a building or work; and

(f) any other act, matter or thing referred to in section 26 that is controlled by an environmental planning instrument.

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

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

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

"dwelling house" means a building containing only one dwelling;

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

(a) a school, or

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

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

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

"GFA" means the same as gross floor area.

"GLFA" means the same as gross leasable floor area.

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

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

(a) the area of a mezzanine, and

(b) habitable rooms in a basement or an attic, and

(c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

(d) any area for common vertical circulation, such as lifts and stairs, and

(e) any basement:

(i) storage, and

(ii) vehicular access, loading areas, garbage and services, and

(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and

(g) car parking to meet any requirements of the consent authority (including access to that car parking), and

(h) any space used for the loading or unloading of goods (including access to it), and

(i) terraces and balconies with outer walls less than 1.4 metres high, and

(j) voids above a floor at the level of a storey or storey above.

"gross leasable floor area" means the sum of the area of each floor of a building where the area of each floor is taken to be the area within the internal faces of the walls, excluding stairs, amenities, lifts corridors and other public areas but including stock storage area.

"group home" means a permanent group home or a transitional group home;

"group home (permanent)" or "**permanent group home"** means a dwelling:

(a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and

(b) that is used to provide permanent household accommodation for people with a disability or people who are socially disadvantaged,

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

"group home (transitional)" or "**transitional group home"** means a dwelling:

(a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and

(b) that is used to provide temporary accommodation for the relief or rehabilitation of people with a disability or for drug or alcohol rehabilitation purposes, or that is used to provide half-way accommodation for persons formerly living in institutions or temporary accommodation comprising refuges for men, women or young people,

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

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

(a) hazardous industry, or

(b) offensive industry.

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

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

(a) day surgery, day procedures or health consulting rooms,

(b) accommodation for nurses or other health care workers,

(c) accommodation for persons receiving health care or for their visitors,

(d) shops, kiosks, restaurants or cafes or take-away food and drink premises,

(e) patient transport facilities, including helipads, ambulance facilities and car parking,

(f) educational purposes or any other health-related use,

(g) research purposes (whether or not carried out by hospital staff or health care workers or for commercial purposes),

(h) chapels,

(i) hospices,

(j) mortuaries;

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

(a) residential accommodation is provided in dormitories, or on a single or shared basis, or by a combination of them, and

(b) cooking, dining, laundering, cleaning and other facilities are provided on a shared basis;

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

(a) comprises rooms or self-contained suites, and

(b) may provide meals to guests or the general public and facilities for the parking of guests' vehicles,

but does not include backpackers' accommodation, a boarding house, bed and breakfast accommodation or farm stay accommodation;

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

"industry" means any of the following:

(a) general industry,

(b) heavy industry,

(c) light industry,

but does not include:

(d) rural industry, or

(e) extractive industry, or

(f) mining;

*(NB: refer to **Table E3** for specific levies for 'industry (large scale)' and 'industry (small scale)').*

"Industry (large scale)" means an industry carried out within a singular building tenancy with a gross floor area equal to or greater than 400m^2;

"**Industry (small scale)"** means an industry carried out within a singular building tenancy with a gross floor area equal to or less than 399m^2;

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

"LEP" means a Local Environmental Plan made by the Minister under the Act.

"LGA" means Local Government Area.

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

(a) high technology industry,

(b) home industry.

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

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

"mixed use development" means a building or place comprising 2 or more different land uses.

"moveable dwelling" means:

(a) any tent, or any caravan or other van or other portable device (whether on wheels or not), used for human habitation, or

(b) a manufactured home, or

(c) any conveyance, structure or thing of a class or description prescribed by the regulations (under the *Local Government Act 1993*) for the purposes of this definition.

"moveable dwelling (long-term site) means a dwelling site on which a moveable dwelling is installed and that is specified in an approval granted under the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005* as being a long-term site.

"moveable dwelling (short-term site) means a dwelling site on which a moveable dwelling that is ordinarily used for holiday purposes may be installed and that is specified in an approval granted under the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005* as being a short-term site.

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

"PA" means planning agreement

"planning agreement" means a planning agreement referred to in the Act.

"public infrastructure" means:

(a) public amenities and public services, and

(b) affordable housing, and

(c) transport infrastructure,

but does not include water supply or sewerage services.

"Regulation" means the *Environmental Planning and Assessment Regulation 2000.*

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

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

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

"residential care facility" means accommodation for seniors or people with a disability that includes:

(a) meals and cleaning services, and

(b) personal care or nursing care, or both, and

(c) appropriate staffing, furniture, furnishings and equipment for the provision of that accommodation and care,

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

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

(a) bulky goods premises *(NB: refer to **Table E3** for specific levies for this form of retail premises)*,

(b) cellar door premises,

(c) food and drink premises,

(d) garden centres,

(e) hardware and building supplies,

(f) kiosks,

(g) landscaping material supplies,

(h) markets,

(i) plant nurseries,

(j) roadside stalls,

(k) rural supplies,

(l) shops *(NB: refer to **Table E3** for specific levies for supermarkets)*,

(m) timber yards,

(n) vehicle sales or hire premises,

but does not include highway service centres, service stations, industrial retail outlets or restricted premises.

"seniors housing" means a building or place that is:

(a) a residential care facility, or

(b) a hostel within the meaning of clause 12 of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*, or

(c) a group of self-contained dwellings, or

(d) a combination of any of the buildings or places referred to in paragraphs (a)–(c),

and that is, or is intended to be, used permanently for:

(e) seniors or people who have a disability, or

(f) people who live in the same household with seniors or people who have a disability, or

(g) staff employed to assist in the administration of the building or place or in the provision of services to persons living in the building or place,

but does not include a hospital.

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

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

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

(a) the New South Wales Land and Housing Corporation,

(b) the Department of Housing,

(c) a community housing organisation registered with the Office of Community Housing of the Department of Housing,

(d) the Aboriginal Housing Office,

(e) a registered Aboriginal housing organisation within the meaning of the *Aboriginal Housing Act 1998*,

(f) the Department of Ageing, Disability and Home Care,

(g) a local government authority that provides affordable housing,

(h) a not-for-profit organisation that is a direct provider of rental housing to tenants.

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

"supermarket" means a premises that sells at the one location, a variety of merchandise that is not limited to or exclusive of:

- Baby and toddler products,
- Bread and bakery,
- Diary, eggs and meals,
- Fresh and frozen food,
- Liquor,
- Meat, seafood and delicatessen,
- Pantry items (for example: breakfast items, snacks),
- Drinks,
- Household items (for example: bathroom items, cleaning products),
- Oils and vinegars,
- Pasta, rice and grains
- Health and beauty products,
- Pet products,
- Stationery, and
- clothing

Examples of supermarkets include IGA, Foodworks, Aldi, Coles, and Woolworths. **"tourist and visitor accommodation"** means a building or place that provides temporary or short-term accommodation on a commercial basis, and includes any of the following:

(a) backpackers accommodation,

(b) bed and breakfast accommodation,

(c) eco-tourist facilities;

(d) farm stay accommodation,

(e) hotel or motel accommodation,

(f) services apartments,

but does not include:

(g) camping grounds, or

(h) caravan parks.

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

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

"UDP" means Urban Development Programme

"URA" means Urban Release Area

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

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

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

Appendix B - Works Schedule

Fac Ref.	Description	Land Acquisition Area (m^2)	Land Acquisition Cost	Capital Cost	Total Facility Cost	Cost attributable to Existing Development - Capital	Cost attributable to Existing Development - Land	Cost attributable to New Development - Capital	Cost attributable to New Development - Land	Priority/ Timing
Local Roads										
R-001	Intersection Upgrade - Cameron Park - Minmi Rd/Northlakes Dr	43	$3,992	$1,532,139	$1,532,139	$0	$0	$1,258,812	$3,992	2015
R-002	Intersection Upgrade - Warners Bay Rd/Dunkley Pde/Bayview Rd	550	$44,930	$2,330,366	$2,375,297	$1,761,291	$33,958	$569,075	$10,972	2015 - 2020
R-003	Intersection Upgrade - Cardiff - Myall Rd/Harrison St	0	$0	$200,689	$200,689	$0	$0	$200,689	$0	2015 - 2020
R-004	Road Upgrade - Cameron Park - Widen Minmi Rd - bwn Northlakes Dr and Newcastle Link Road	1,000	$7,168	$1,191,668	$1,198,836	$0	$0	$1,191,668	$7,168	2020 - 2025
R-005	Intersection Upgrade - Garden Suburb - Gymea Av/Myall Road	0	$0	$4,674,470	$4,674,470	$3,342,246	$0	$1,332,224	$0	2015 - 2020
R-006	Intersection Upgrade - Cardiff Heights - Main Rd/Wallsend Rd	50	$12,841	$2,649,358	$2,662,199	$2,172,473	$10,530	$476,884	$2,311	2020 - 2025
R-007	Intersection Upgrade to roundabout - Edgeworth - Motherwell Pl / Transfield Ave	1,538	$268,283	$975,655	$1,243,937	$611,736	$168,213	$363,919	$100,069	2020 - 2025
R-008	Road Upgrade - Garden Suburb - Widen Myall Rd bwn Prospect Rd & Reserved Rd	5,545	$44,231	$3,469,397	$3,513,628	$0	$0	$3,469,397	$44,231	2020 - 2025
R-009	Road Upgrade - Cardiff - Widen Myall Rd bwn Macquarie Rd & Newcastle St	0	$0	$2,815,026	$2,815,026	$0	$0	$2,815,026	$0	2020 - 2025
R-010	Road Upgrade - Edgeworth - Widen Minmi Rd - bwn Northlakes Dr and Transfield Ave	1,150	$12,743	$759,359	$772,103	$0	$0	$759,359	$12,743	2025 - 2030
R-011	Intersection Upgrade - Cardiff - Myall Rd/Newcastle St	1,785	$0	$363,664	$363,664	$0	$0	$363,664	$0	2025 - 2030
R-012	General road works - Cardiff/Macqurie Hills - Carried forward	0	$0	$58,736	$58,736	$58,736	$0	$0	$0	
	Sub-Total	**11,661**	**$394,188**	**$21,020,528**	**$21,414,716**	**$7,946,482**	**$212,701**	**$13,074,046**	**$181,487**	

Fac Ref.	Description	Land Acquisition Area (m^2)	Land Acquisition Cost	Capital Cost	Total Facility Cost	Cost attributable to Existing Development - Capital	Cost attributable to Existing Development - Land	Cost attributable to New Development - Capital	Cost attributable to New Development - Land	Priority/ Timing
Local Open Space and Recreation Facilities										
OS-001	Sports field - Cardiff No.2 upgrade lighting, turf wickets	2,510	$218,302	$529,550	$747,852	$0	$0	$529,550	$218,302	2017-2020
OS-002	Sports field Ulinga Park - Cardiff South - upgrade lighting	0	$0	$391,867	$391,867	$0	$0	$391,867	$0	2025-2030
OS-003	Sports field - Edgeworth Sport Complex - relocate athletics track, car park, amenities	35,215	$893,183	$4,778,659	$5,671,843	$0	$0	$4,778,659	$893,183	2020-2030
OS-004	Sports field - Edgeworth No.2 - upgrade irrigation, drainage, lighting	0	$0	$501,641	$501,641	$0	$0	$501,641	$0	2020-2025
OS-005	Sports field - Glendale - William Bower Fields No.1 & 2 - upgrade lighting	0	$0	$374,849	$374,849	$0	$0	$374,849	$0	2020-2025
OS-006	Sports field - Speers Point - Macquarie Field - upgrade lighting	0	$0	$574,032	$574,032	$0	$0	$574,032	$0	2020-2025
OS-007	Sports field - Teralba - Archery facility (proposed Griffen Rd) - repurpose existing facility for archery upgrade amenities	0	$0	$587,801	$587,801	$0	$0	$587,801	$0	2025-2030
OS-008	Sports field - Warners Bay - Feighan Park No.1 - upgrade lighting	0	$0	$369,362	$369,362	$0	$0	$369,362	$0	2025-2030
OS-009	Sports field - West Wallsend - Johnson Park - upgrade lighting	16,020	$719,398	$317,730	$1,037,128	$0	$0	$317,730	$719,398	2025-2030
OS-010	Sports court - Boolaroo - TC Frith - 6 new croquet courts	0	$0	$2,601,874	$2,601,874	$0	$0	$2,601,874	$0	2018 - 2020
OS-011	Sports court - Cardiff Netball - Ken Booth/Nancy Dwyer - reconfigure netball, car park	0	$0	$799,590	$799,590	$0	$0	$799,590	$0	2020-2025
OS-012	Sports court - Cardiff Tennis - upgrade tennis car park	0	$0	$701,245	$701,245	$0	$0	$701,245	$0	2025-2030
OS-013	Sports court - Cardiff - Ulinga Park Netball - upgrade netball car park	0	$0	$811,349	$811,349	$0	$0	$811,349	$0	2025-2030
OS-014	Sports court - Lakelands - tennis amenities & paths	0	$0	$734,274	$734,274	$0	$0	$734,274	$0	2017-2020
OS-015	Sports court - Competition Netball Facility - new netball court, car park	0	$0	$641,382	$641,382	$0	$0	$641,382	$0	2020-2025
OS-016	Sports court - Gregory Park Tennis - West Wallsend - upgrade tennis car park	0	$0	$641,382	$641,382	$0	$0	$641,382	$0	2025-2030

Fac Ref.	Description	Land Acquisition Area (m^2)	Land Acquisition Cost	Capital Cost	Total Facility Cost	Cost attributable to Existing Development - Capital	Cost attributable to Existing Development - Land	Cost attributable to New Development - Capital	Cost attributable to New Development - Land	Priority/ Timing
Local Open Space and Recreation Facilities										
OS-017	Park - Boolaroo - Cockle Creek - new local park	0	$0	$160,346	$160,346	$0	$0	$160,346	$0	2025-2030
OS-018	Park - Cameron Park - Coal & Allied Land (St Precinct) - new local park	5,000	$1,341,901	$427,588	$1,769,489	$0	$0	$427,588	$1,341,901	2020-2025
OS-019	Park - Cardiff - Harry Ford Park - New Town Park	3,896	$1,348,357	$1,230,385	$2,578,742	$0	$0	$1,230,385	$1,348,357	2020-2025
OS-020	Park - Edgeworth Park - new neighbourhood park - repurpose athletics track	3,694	$3,265,135	$1,710,352	$4,975,487	$0	$0	$1,710,352	$3,265,135	2020-2025
OS-021	Park - Glendale - Land east of Hunter Sports Centre - new civic park	4,000	$1,507,970	$1,405,696	$2,913,666	$0	$0	$1,405,696	$1,507,970	2020-2025
OS-022	Park - Speers Point upgrade major park	0	$0	$4,483,192	$4,483,192	$0	$0	$4,483,192	$0	2017-2020
OS-023	Park - Warners Bay Foreshore - upgrade major park	0	$0	$3,639,635	$3,639,635	$0	$0	$3,639,635	$0	2017-2020
OS-024	Park - Warners Bay - Warner Park - upgrade neighbourhood park	0	$0	$347,689	$347,689	$0	$0	$347,689	$0	2017-2020
OS-025	Park - West Wallsend - new neighbourhood park	28,450	$1,284,080	$748,280	$2,032,359	$0	$0	$748,280	$1,284,080	2025-2030
OS-026	Play - Barnsley - Taylor Park - upgrade local	0	$0	$192,415	$192,415	$58,753	$0	$133,662	$0	2025-2030
OS-027	Play - Boolaroo - Cockle Creek - new local	0	$0	$192,415	$192,415	$58,753	$0	$133,662	$0	2025-2030
OS-028	Play - Cameron Park - Coal & Allied Land (South Precinct) - new local	0	$0	$192,415	$192,415	$58,753	$0	$133,662	$0	2020-2025
OS-029	Play - Cardiff - Harry Ford Park - new sculptured play	0	$0	$192,415	$192,415	$58,753	$0	$133,662	$0	2020-2025
OS-030	Play - Cardiff South - Ulinga Park - upgrade local / relocate on-site	0	$0	$192,415	$192,415	$58,753	$0	$133,662	$0	2025-2030

Fac Ref.	Description	Land Acquisition Area (m^2)	Land Acquisition Cost	Capital Cost	Total Facility Cost	Cost attributable to Existing Development - Capital	Cost attributable to Existing Development - Land	Cost attributable to New Development - Capital	Cost attributable to New Development - Land	Priority/ Timing
Local Open Space and Recreation Facilities										
OS-031	Play - Edgeworth Park - new neighbourhood (young children) - repurpose athletics track	0	$0	$534,485	$534,485	$163,202	$0	$371,284	$0	2020-2025
OS-032	Play - Holmesville - Seaham St - upgrade local	0	$0	$161,474	$161,474	$49,305	$0	$112,169	$0	2016
OS-033	Play - Macquarie Hills - Neegulbah Park - upgrade local	0	$0	$192,415	$192,415	$58,753	$0	$133,662	$0	2020-2025
OS-034	Play - Speers Point - LM All-abilities Variety Playground - upgrade - repurpose maze for bikes, shelters, BBQ, fencing	0	$0	$534,485	$534,485	$163,202	$0	$371,284	$0	2017-2020
OS-035	Play - Speers Point Park - new outdoor gym equip	0	$0	$106,897	$106,897	$32,640	$0	$74,257	$0	2017-2020
OS-036	Play - Warners Bay Foreshore - new outdoor gym equip	0	$0	$101,305	$101,305	$30,933	$0	$70,372	$0	2017-2020
OS-037	Play - Warners Bay - Warners Park - upgrade neighbourhood play	0	$0	$500,795	$500,795	$152,915	$0	$347,880	$0	2017-2020
OS-038	Play - West Wallsend Park (proposed) land east of Johnson Park - new neighbourhood play	0	$0	$534,485	$534,485	$163,202	$0	$371,284	$0	2025-2030
OS-039	Multi-purpose court - Killingworth - new - Park Street	0	$0	$96,208	$96,208	$0	$0	$96,208	$0	2020-2025
OS-040	Skate park - Glendale - land east of Hunter Sports Centre - new large	0		$1,282,765	$1,282,765	$0	$0	$1,282,765	$0	2020-2025
OS-041	BMX - Glendale - McDonalds Quarry (Reservoir Rd) - new large	0	$0	$4,382,779	$4,382,779	$2,848,807	$0	$1,533,973	$0	2017-2020
OS-042	BMX - Killingworth/Holmesville - Park St or Kevin Evans Oval - new local	0	$0	$288,622	$288,622	$187,604	$0	$101,018	$0	2020-2025
OS-043	Dog exercise area - Cardiff - Mitchell Rd - new	0	$0	$85,518	$85,518	$42,759	$0	$42,759	$0	2020-2025
OS-044	Dog exercise area - Edgeworth - Main Rd/Turnbull St - new	0	$0	$534,485	$534,485	$267,243	$0	$267,243	$0	2017-2020
OS-045	Dog exercise area - Hillsborough/Warners Bay - Vermont Pl - new	0	$0	$468,209	$468,209	$234,105	$0	$234,105	$0	2020-2025
OS-046	Dog exercise area - Killingworth - Throckmorton Sts - new	0	$0	$32,070	$32,070	$16,035	$0	$16,035	$0	2025-2030

Fac Ref.	Description	Land Acquisition Area (m^2)	Land Acquisition Cost	Capital Cost	Total Facility Cost	Cost attributable to Existing Development - Capital	Cost attributable to Existing Development - Land	Cost attributable to New Development - Capital	Cost attributable to New Development - Land	Priority/ Timing
Local Open Space and Recreation Facilities										
OS-047	Community garden - Argenton - Montgomery St - new	0	$0	$21,379	$21,379	$15,548	$0	$5,831	$0	2025-2030
OS-048	Community garden - Barnsley Thomas St - new	0	$0	$21,379	$21,379	$15,548	$0	$5,831	$0	2025-2030
OS-049	Community garden - Cardiff - Fern Valley Rd - new	0	$0	$21,379	$21,379	$15,548	$0	$5,831	$0	2020-2030
OS-050	Community garden - Edgeworth - Garth St - new	0	$0	$21,379	$21,379	$15,548	$0	$5,831	$0	2025-2030
OS-051	Community garden - Glendale - Glendon Cres - new	0	$0	$21,379	$21,379	$15,548	$0	$5,831	$0	2017-2020
OS-052	Community garden - Holmesville - Asher St - new	0	$0	$4,064	$4,064	$2,956	$0	$1,108	$0	2017-2020
OS-053	Community garden - Killingworth - Park St - new	0	$0	$21,379	$21,379	$15,548	$0	$5,831	$0	2025-2030
OS-054	Community garden - Lakelands/Warners Bay - Ambleside Circuit - new	0	$0	$21,379	$21,379	$15,548	$0	$5,831	$0	2025-2030
OS-055	Community garden - Macquarie Hills - Neegulbah Park - new	0	$0	$21,379	$21,379	$15,548	$0	$5,831	$0	2025-2030
OS-056	Community garden - Speers Point - Bell St - new	0	$0	$21,379	$21,379	$15,548	$0	$5,831	$0	2025-2030
OS-057	City Farm - Teralba - Griffen Rd - new	0	$0	$192,415	$192,415	$139,938	$0	$52,477	$0	2025-2030
OS-058	Shared Path - Argenton- Glendale to Speers Point - Waratah Golf Course, Frederick St to 412 Lake Rd - Easement for access	6,115	$132,693	$1,254,971	$1,387,664	$0	$0	$1,254,971	$132,693	2016
OS-058	Shared Path - Argenton - Glendale to Speers Point - Waratah Golf Course, Frederick St to 412 Lake Rd - new (630 lm - Land has been *acquired)*	630	$411,618	$0	$411,618	$0	$0	$0	$411,618	2015
OS-059	Shared Path - Cameron Park - Newcastle Link Rd to Impala St Edgeworth along Brush Creek, C&A Northern Lands Link Rd Sth - new (3,120 lm)	0	$0	$4,898,023	$4,898,023	$0	$0	$4,898,023	$0	2020-2025
OS-060	Shared Path and Bridge - Cardiff - Fifth St to Wilkinson Park along Winding Creek - new (850 lm)	0	$0	$1,039,040	$1,039,040	$0	$0	$1,039,040	$0	2017-2020

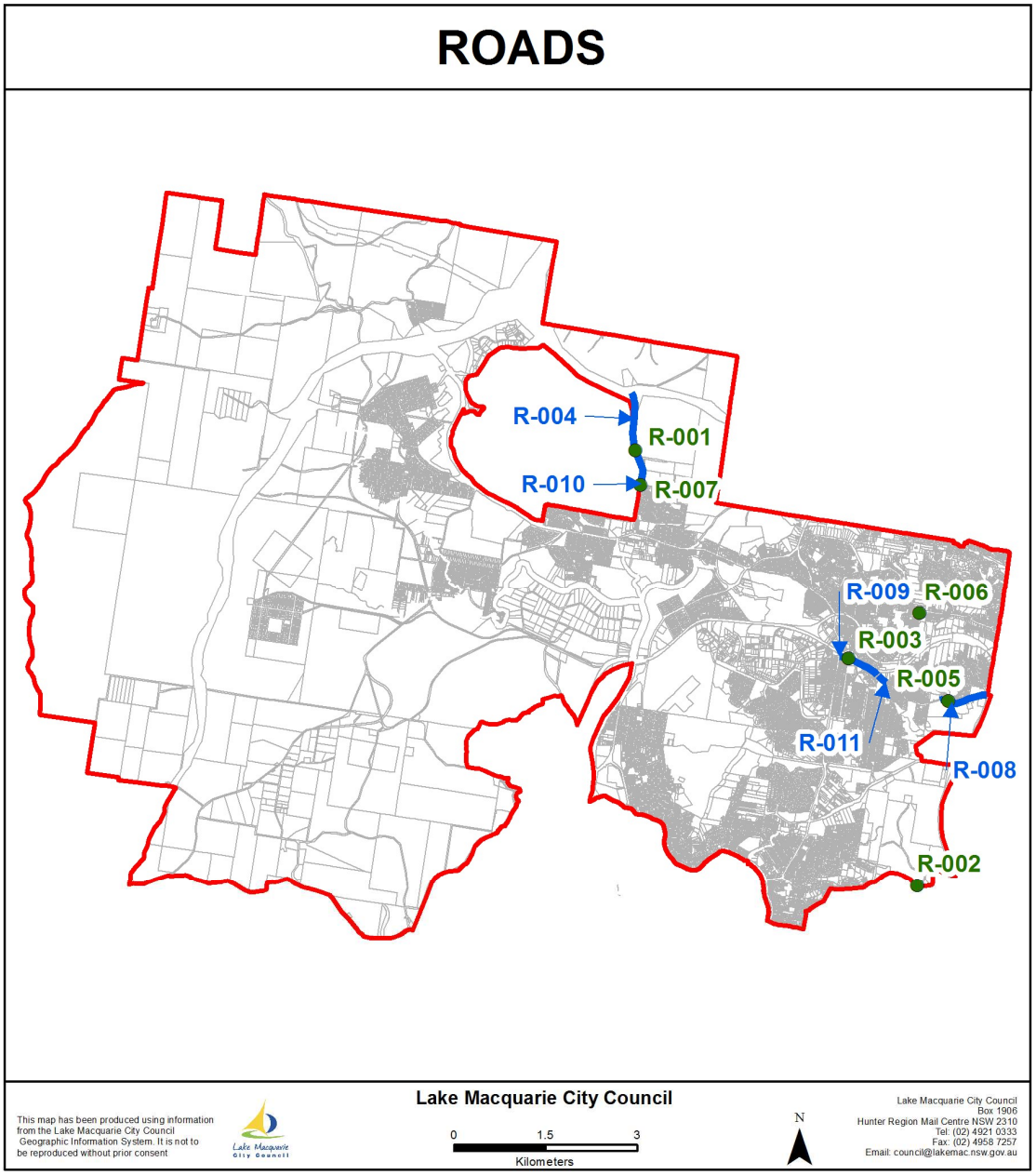
Fac Ref.	Description	Land Acquisition Area (m^2)	Land Acquisition Cost	Capital Cost	Total Facility Cost	Cost attributable to Existing Development - Capital	Cost attributable to Existing Development - Land	Cost attributable to New Development - Capital	Cost attributable to New Development - Land	Priority/ Timing
Local Open Space and Recreation Facilities										
OS-061	Shared Path - Cardiff South - 173B Myall Rd south - 17 John St, Waterview Rd, Ada St unformed, Ada St to Macquarie Rd - new (485 lm)	300	$707,698	$1,122,419	$1,830,117	$0	$0	$1,122,419	$707,698	2017-2020
OS-062	Shared Path - Edgeworth - Main Rd lights to Northlakes boundary along Cocked Hat Ck - new (1,050 lm)	0	$0	$1,828,153	$1,828,153	$0	$0	$1,828,153	$0	2017-2020
OS-063	Shared Path and Bridge - Edgeworth - Main Rd lights through sport area to Glendale along Cocked Hat & Brush Creeks - new (1,500 lm)	0	$0	$2,616,626	$2,616,626	$0	$0	$2,616,626	$0	2020-2025
OS-064	Shared Path and Bridge - Glendale - Lake Rd to Sturt Rd Cardiff along Winding Ck, Hunter Sports Centre, proposed Civic Park - new (2,190 lm)	0	$0	$3,268,912	$3,268,912	$0	$0	$3,268,912	$0	2020-2025
OS-065	Shared Path and Bridge - Glendale - Main Rd to (proposed) Civic Park - new (450 lm)	0	$0	$763,245	$763,245	$0	$0	$763,245	$0	2020-2025
OS-066	Shared Path - Warners Bay - Feighan Park to Foreshore along North Ck, Maurie Ave, John St - new (560 lm) or additional 560lm added to item OS-058	0	$0	$763,245	$763,245	$0	$0	$763,245	$0	2017-2020
OS-067	Shared Path - West Wallsend - Gregory Park swim to Cameron Park, Edden St, Fegan St, to George Booth Drive underpass - new (445 lm) or additional 445lm added to item OS-058	0	$0	$549,450	$549,450	$0	$0	$549,450	$0	2025-2030
OS-068	Tracks/Trails - Boolaroo - Munibung Hill - upgrade (4,473 lm)	30,362	$336,014	$2,116,364	$2,452,377	$0	$0	$2,116,364	$336,014	2017-2020
OS-069	Track/Trails -Charlestown/Hillsborough - Yuelarbah Track - GNW, Charlestown Golf Course to Vermont Place - upgrade (1,830lm)	0	$0	$368,870	$368,870	$0	$0	$368,870	$0	2025-2030
OS-070	Speers Point Swim Centre	0	$0	$3,463,257	$3,463,257	$1,731,629	$0	$1,731,629	$0	2020-2025
OS-071	Additional Land Acquisition - Open Space Linkages - Warners Bay & Boolaroo	8,750	$137,698	$0	$137,698	$0	$0	$0	$137,698	2020-2025
	Sub-Total	**144,942**	**$12,304,048**	**$64,750,288**	**$77,054,336**	**$6,718,923**	**$0**	**$58,031,365**	**$12,304,048**	

Lake Macquarie City Council Development Contributions Plan

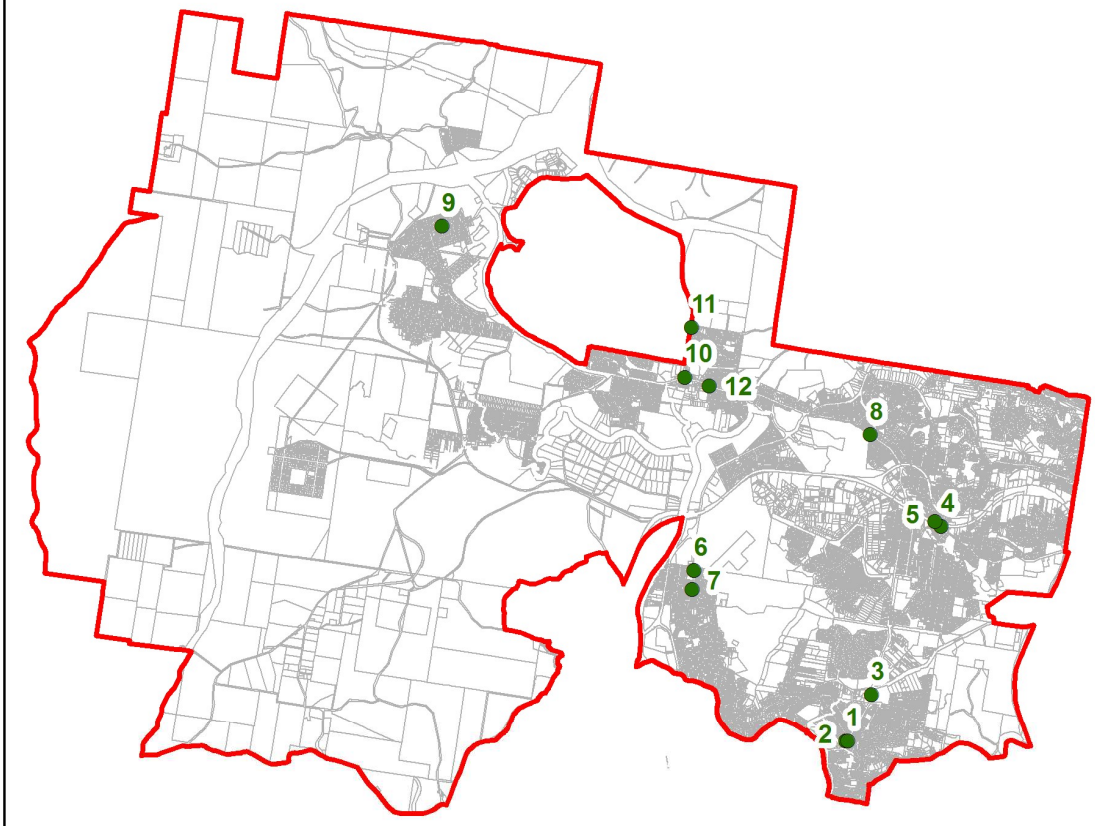
Glendale Contributions Catchment - 2015

Fac Ref.	Description	Land Acquisition Area (m^2)	Land Acquisition Cost	Capital Cost	Total Facility Cost	Cost attributable to Existing Development - Capital	Cost attributable to Existing Development - Land	Cost attributable to New Development - Capital	Cost attributable to New Development - Land	Priority/ Timing
Local Community Facilities										
CF-001	Provision of community space - Glendale - Hunter Sports Centre	0	$0	$5,114,468	$5,114,468	$72,114	$0	$5,042,354	$0	2020-25
CF-002	Relocation of existing centre, and provision of additional space at the Child Care Centre - Warners Bay Child Care Centre	2,370	$2,051,883	$4,343,687	$6,395,570	$3,138,092	$1,482,381	$1,205,595	$569,502	2020-30
CF-003	Provide an additional 20 child care spaces at either Glendale or Edgeworth Child Care Centres	0	$0	$1,205,595	$1,205,595	$0	$0	$1,205,595	$0	2025-30
CF-004	Provision of additional community space, with the library at Pambulong Forest	280	$225,779	$604,361	$830,140	$0	$0	$604,361	$225,779	2015-20
CF-005	Provision of a men's shed - Warners Bay Men's Shed	800	$521,842	$1,487,949	$2,009,791	$0	$0	$1,487,949	$521,842	2025-30
CF-006	Provision of a men's shed - Glendale Men's Shed	0	$0	$1,487,949	$1,487,949	$0	$0	$1,487,949	$0	2015-20
CF-007	Provision of library at Pambulong Forest	1,500	$954,237	$3,231,708	$4,185,945	$959,253	$283,242	$2,272,455	$670,995	2015-20
CF-008	Provision of library stock (items)	0	$0	$1,031,097	$1,031,097	$0	$0	$1,031,097	$0	ongoing
CF-009	Provision of computers	0	$0	$37,492	$37,492	$17,509	$0	$19,983	$0	2015-2020
CF-0010	Expansion of Lake Macquarie Art Gallery - Booragul	0	$0	$271,779	$271,779	$0	$0	$271,779	$0	2020-2025
CF-011	Expansion of the Lake Macquarie Performing Arts Centre - Warners Bay	0	$0	$273,047	$273,047	$0	$0	$273,047	$0	2020-2025
	Sub-Total	4,950	**$3,753,740**	**$19,089,133**	**$22,842,873**	**$4,186,968**	**$1,765,622**	**$14,902,165**	**$1,988,117**	
Local Public Transport Facilities										
PT-01	Bus Shelters on Collector Routes (x12)			$461,795	$461,795	$0	$0	$461,795	$0	2015-2030
	Sub-Total				**$461,795**			**$461,795**		
Plan Preparation and Administration										
PA-001	Preparation of the Contributions Plan			$362,398	$362,398	$0	$0	$362,398	$0	2015
PA-002	Plan Administration			$3,119,926	$3,119,926	$0	$0	$3,119,926	$0	2015-2030
	Sub-Total			**$3,482,324**	**$3,482,324**	**$0**	**$0**	**$3,482,324**	**$0**	
	TOTALS		**$16,451,976**	**$108,342,272**	**$125,256,044**	**$18,852,373**	**$1,978,323**	**$89,951,694**	**$14,473,652**	

Appendix C – Maps of Facility Locations



PUBLIC TRANSPORT FACILITIES



This map has been produced using information from the Lake Macquarie City Council Geographic Information System. It is not to be reproduced without prior consent

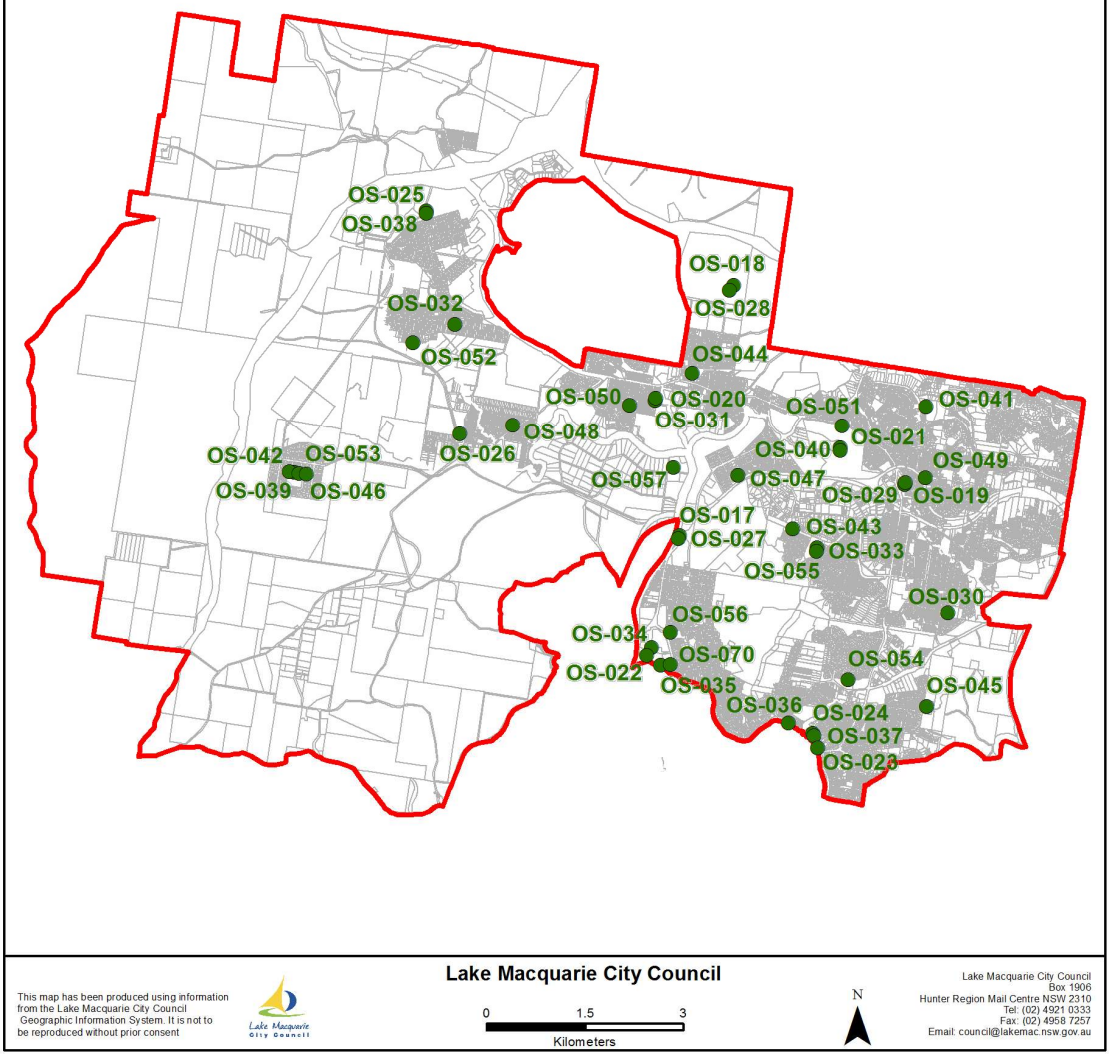
Lake Macquarie City Council

0 1.5 3
Kilometers

N

Lake Macquarie City Council
Box 1906
Hunter Region Mail Centre NSW 2310
Tel: (02) 4921 0333
Fax: (02) 4958 7257
Email: council@lakemac.nsw.gov.au

OPEN SPACE AND PARKS FACILITIES



This map has been produced using information from the Lake Macquarie City Council Geographic Information System. It is not to be reproduced without prior consent

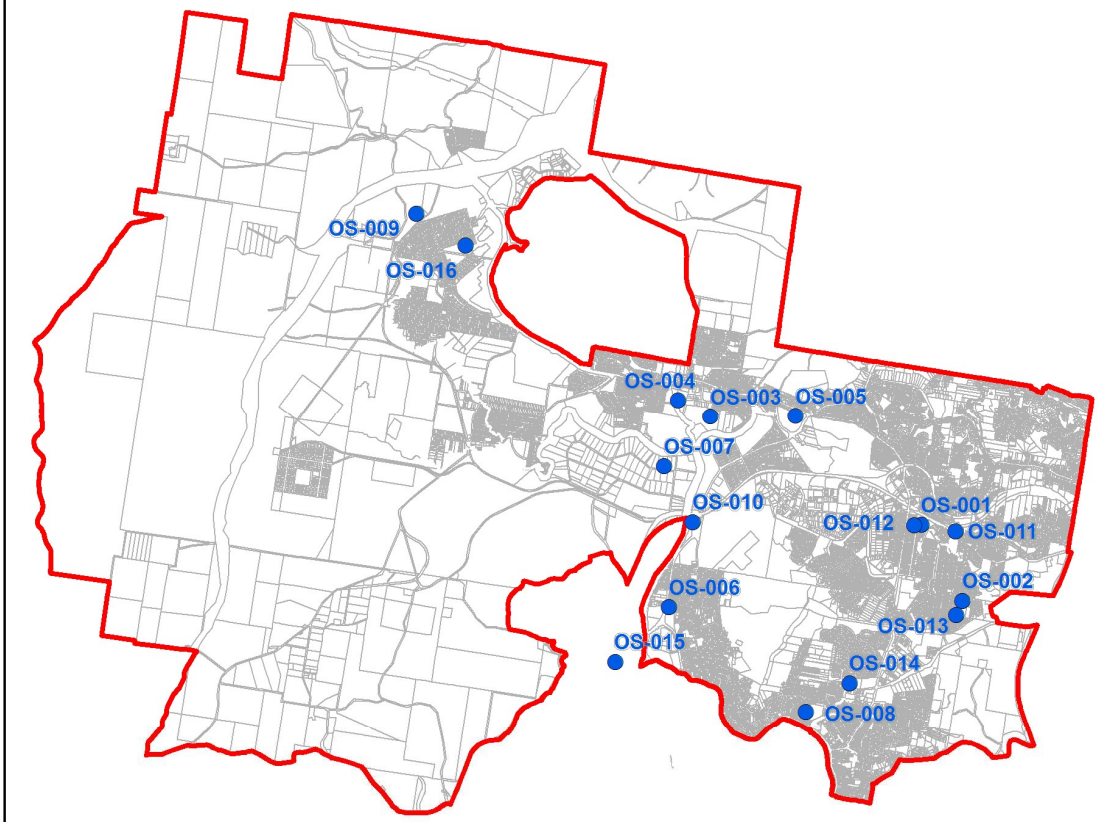
Lake Macquarie City Council

0 1.5 3
Kilometers

N

Lake Macquarie City Council
Box 1906
Hunter Region Mail Centre NSW 2310
Tel: (02) 4921 0333
Fax: (02) 4958 7257
Email: council@lakemac.nsw.gov.au

OPEN SPACE AND SPORTS FACILITIES



This map has been produced using information from the Lake Macquarie City Council Geographic Information System. It is not to be reproduced without prior consent

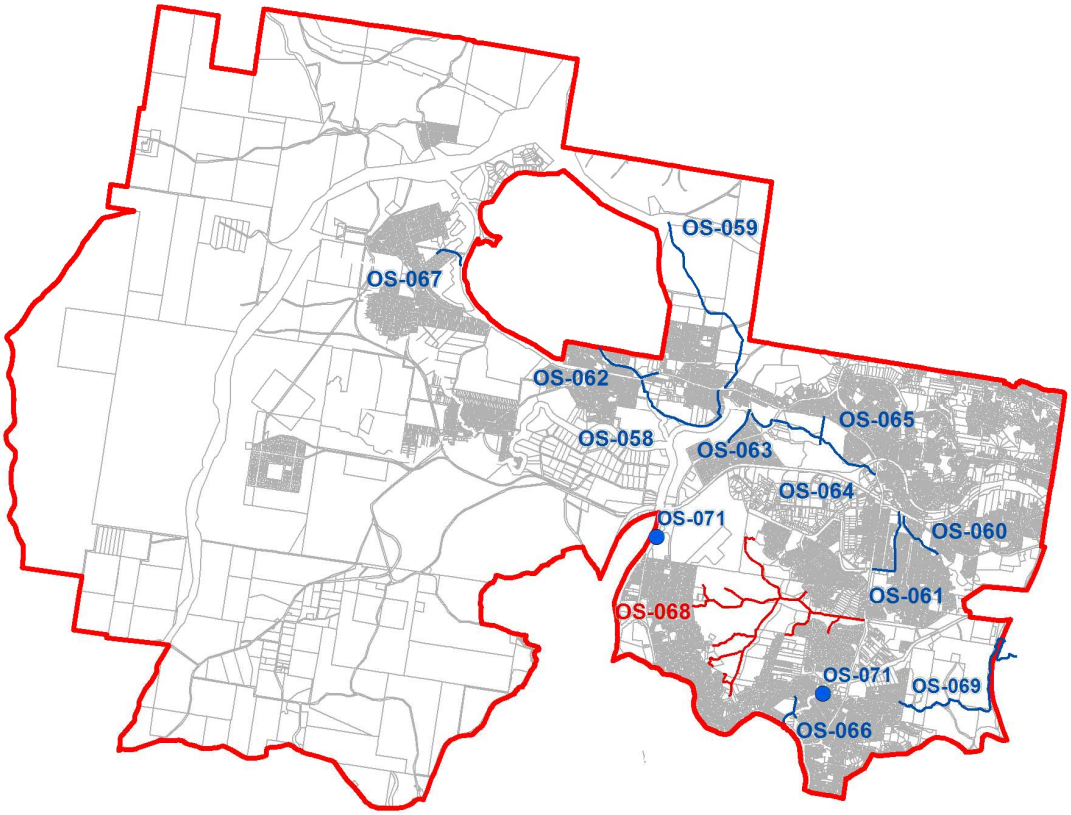
Lake Macquarie City Council

0 1.5 3
Kilometers

N

Lake Macquarie City Council
Box 1906
Hunter Region Mail Centre NSW 2310
Tel: (02) 4921 0333
Fax: (02) 4958 7257
Email: council@lakemac.nsw.gov.au

OPEN SPACE AND PATHS/TRACKS/TRAILS



This map has been produced using information from the Lake Macquarie City Council Geographic Information System. It is not to be reproduced without prior consent

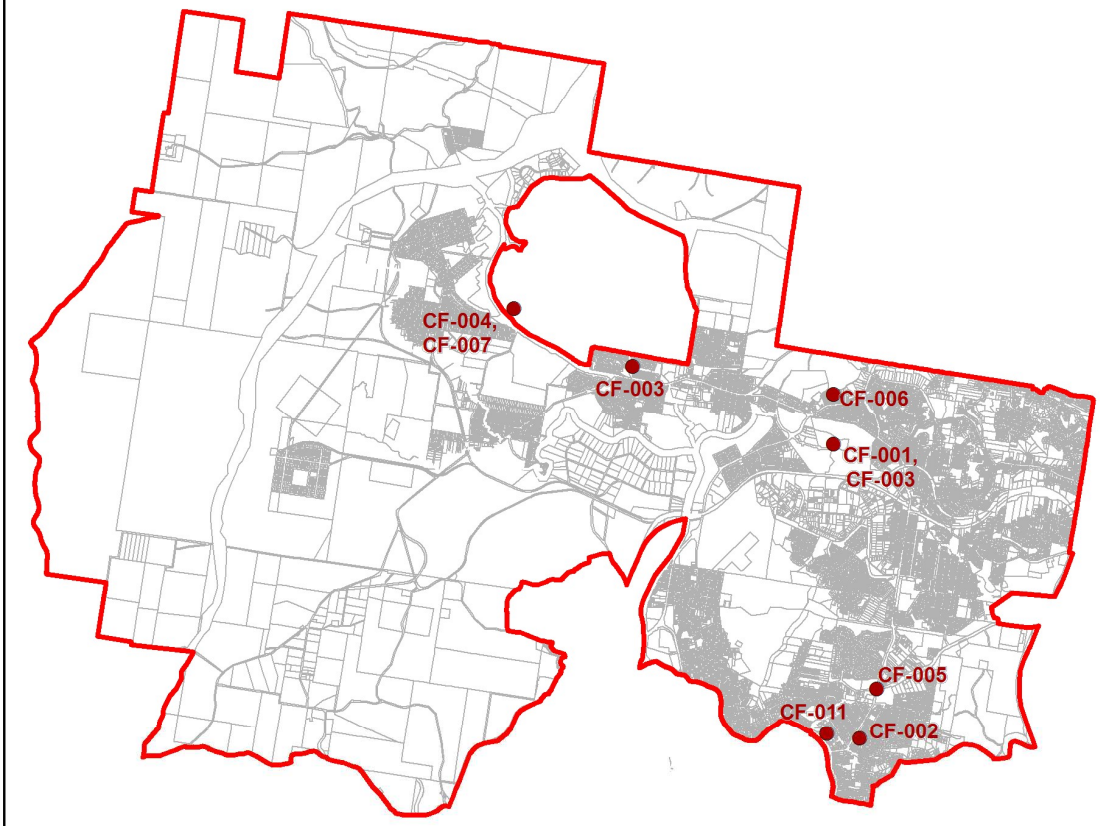
Lake Macquarie City Council

0 1.5 3
Kilometers

N

Lake Macquarie City Council
Box 1906
Hunter Region Mail Centre NSW 2310
Tel: (02) 4921 0333
Fax: (02) 4958 7257
Email: council@lakemac.nsw.gov.au

COMMUNITY FACILITIES



This map has been produced using information from the Lake Macquarie City Council Geographic Information System. It is not to be reproduced without prior consent

Lake Macquarie City Council

0 1.5 3
Kilometers

N

Lake Macquarie City Council
Box 1906
Hunter Region Mail Centre NSW 2310
Tel: (02) 4921 0333
Fax: (02) 4958 7257
Email: council@lakemac.nsw.gov.au

Appendix D – Guideline Pro-forma Condition of Development Consent

(a) In accordance with Section 80A(1) and Section 94 of the *Environmental Planning and Assessment Act 1979* and the Lake Macquarie City Council Development Contributions Plan – Glendale Contributions Catchment, the monetary contributions in the attached Contributions Schedule shall be paid to Council for the purposes identified in that Schedule.

(b) From the date this determination is made until payment, the amounts of the contributions payable under the preceding clause will be indexed and adjusted at the close of business on:

- 14 August,
- 14 November,
- 14 February, and
- 14 May

in each year in accordance with the Consumer Price Index published by the Australian Bureau of Statistics and the Land Value Index as published by Lake Macquarie City Council, in accordance with the provisions of the Lake Macquarie Development Contributions Plan – Glendale Contribution Catchment.

The first date for indexation and adjustment shall be the date above, which is closest to but follows the date on which the Notice of Determination becomes effective.

(c) The contributions payable will be the amounts last indexed and adjusted in accordance with Clause (b) above. However, if no amount has been indexed and adjusted because the first date for indexation and adjustment has not arrived, the contributions payable shall be those in clause (a) above.

(d) The contributions shall be paid to Council as follows:

(i) Development Applications involving subdivision – prior to the issue of the Subdivision Certificate for each stage.

(ii) Development Applications involving building work – prior to the issue of the first Construction Certificate.

(iii) Development Applications involving both subdivision and building work – prior to the issue of the Subdivision Certificate or first Construction Certificate, whichever occurs first.

(iv) Development Applications where no Construction Certificate or Subdivision Certificate is required – prior to the works commencing.

Please note that should payment be made by cheque or electronic transfer the release of any documentation will be subject to the clearing of those funds.

Consumer Price Index and Land Value Index details are available from Council's Community Planning Department.

It is the professional responsibility of the Principal Certifying Authority to ensure that the monetary contributions have been paid to Council in accordance with the above timeframes.

Council's Development Contributions Plan may be viewed at www.lakemac.com.au or a copy may be inspected at Council's Administration Centre during normal business hours.

CONTRIBUTION FEE SCHEDULE

DESCRIPTION	FEE AMOUNT
Fee	$
Fee	$
Fee	$
Fee	$
Fee	$
	TOTAL $0.00

Appendix E – Guideline Pro-forma Complying Development Certificate Condition

(a) In accordance with Section 85A(6) and Section 94 of the *Environmental Planning and Assessment Act 1979* and the Lake Macquarie City Council Development Contributions Plan - Glendale Contributions Catchment, the monetary contributions in the attached Contributions Schedule shall be paid to Council for the purposes identified in that Schedule.

(b) From the date this determination is made until payment, the amounts of the contributions payable under the preceding clause will be indexed and adjusted at the close of business on:

- 14 August,
- 14 November,
- 14 February, and
- 14 May

in each year in accordance with the Consumer Price Index published by the Australian Bureau of Statistics and the Land Value Index as published by Lake Macquarie City Council, in accordance with the provisions of the Lake Macquarie Development Contributions Plan – Glendale Contribution Catchment.

The first date for indexation and adjustment shall be the date above, which is closest to but follows the date on which the Notice of Determination becomes effective.

(c) The contributions payable will be the amounts last indexed and adjusted in accordance with Clause (b) above. However, if no amount has been indexed and adjusted because the first date for indexation and adjustment has not arrived, the contributions payable shall be those in clause (a) above.

(d) The contributions shall be paid to Council as follows:

(i) Consent requiring building works - prior to the works commencing.

(ii) Consent where no works are required - prior to occupation or the issue of an interim occupation certificate or issue of a final occupation certificate, whichever occurs first.

Please note that should payment be made by cheque or electronic transfer the release of any documentation will be subject to the clearing of those funds.

Consumer Price Index and Land Value Index details are available from Council's Community Planning Department.

It is the professional responsibility of the Principal Certifying Authority to ensure that the monetary contributions have been paid to Council in accordance with the above timeframes.

Council's Development Contributions Plan may be viewed at www.lakemac.com.au or a copy may be inspected at Council's Administration Centre during normal business hours.

CONTRIBUTION FEE SCHEDULE

DESCRIPTION	FEE AMOUNT
Fee	$
Fee	$
Fee	$
Fee	$
Fee	$
	TOTAL $0.00

Appendix F - References

The following legislation, plans and policies, studies, technical guides and other information have been used to formulate the contents of the Plan:

Australian Bureau of Statistics (2011). Average Weekly Earnings

Australian Bureau of Statistics (2011). Census Data

Australian Bureau of Statistics (2006). Census Data

Australian Bureau of Statistics (2001). Census Data

Australian Bureau of Statistics (2011). Consumer Price Index

Australian Bureau of Statistics (2009/10). Household Expenditure Survey

Bureau of Transport Statistics (2013) 2012 / 2013 Household Travel Survey

Australian Bureau of Statistics (2011). Household Use of Information Technology

Bureau of Transport Statistics (2011). Journey to Work Data Set

Australian Bureau of Statistics (2011). Regional Population Growth

Australian Bureau of Statistics (2011). Retail Trade

Australian Bureau of Statistics (2013). Tourist Accommodation, Small Area Data

Department of Employment (2014) Small Area Labour Markets

Department of Planning (2006). Lower Hunter Regional Strategy 2006-2031

Department of Planning (2009). Draft Local Development Contributions Guidelines

Environmental Planning and Assessment Act 1979

Environmental Planning and Assessment Regulation 2000

Lake Macquarie City Council (1997). Draft Lifestyle 2020 Strategy

Lake Macquarie City Council (2000). Lifestyle 2020 Strategy

Lake Macquarie City Council (2013). Lifestyle 2030 Strategy

Lake Macquarie City Council (2013). Community Facilities and Services Policy

Lake Macquarie City Council (2013). Community Strategic Plan 2013 - 2023

Lake Macquarie City Council (2014). Employment Generating Land Survey

Lake Macquarie City Council (2015). Lake Macquarie City Urban Development Program

Lake Macquarie City Council (2011). Development Application and Contribution Payment Dataset

Lake Macquarie City Council (2010b). Lake Macquarie Section 94 Contributions Plan Citywide No.1 2004, as Amended - Glendale Catchment

Lake Macquarie City Council (2015). Glendale Contributions Catchment Plan Residential and Employing Generating Development Estimate

Lake Macquarie City Council (2015). Glendale Recreation and Land Plan

Lake Macquarie City Council (2015). Glendale Contributions Catchment Community Facilities and Services Study

Lake Macquarie City Council (2015). Glendale Contributions Catchment Plan Traffic and Transport Study

Lake Macquarie Local Environmental Plan 2004

Lake Macquarie Local Environmental Plan 2014

NSW Roads and Maritime Services (October 2002 – Version 2.2), *Guide to Traffic Generating Development.*

For more information

lakemac.com.au

lakemaccity

02 4921 0333

ourlakemac

lakemac