

## **Lochinvar Section 94 Contributions Plan 2014**

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# LOCHINVAR SECTION 94 CONTRIBUTIONS PLAN 2014

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# Table of Contents

|           |   |           |
|-----------|---|-----------|
| <b>1.</b> | <b>EXECUTIVE SUMMARY .....</b>                              | <b>4</b>  |
| 1.1       | BACKGROUND .....  | 4         |
| 1.2       | FUTURE DEVELOPMENT .....                                    | 4         |
| 1.3       | SERVICES AND AMENITIES .....                                | 4         |
| 1.4       | STRUCTURE OF THE PLAN .....                                 | 5         |
| 1.5       | SUMMARY OF CONTRIBUTION RATES .....                         | 6         |
| <b>2.</b> | <b>INTRODUCTION.....</b>                                    | <b>7</b>  |
| 2.1       | WHAT IS THE NAME OF THIS PLAN?.....                         | 7         |
| 2.2       | WHEN DOES THIS PLAN TAKE EFFECT? .....                      | 7         |
| 2.3       | WHAT IS THE PURPOSE OF THIS PLAN?.....                      | 7         |
| 2.4       | LAND TO WHICH THE PLAN APPLIES.....                         | 7         |
| 2.5       | TO WHAT TYPES OF DEVELOPMENT DOES THIS PLAN APPLY? .....    | 9         |
| 2.6       | WHAT IS THE RELATIONSHIP TO OTHER PLANS AND POLICIES? ..... | 10        |
| <b>3.</b> | <b>OPERATION OF THE PLAN .....</b>                          | <b>11</b> |
| 3.1       | HOW DOES THIS PLAN OPERATE? .....                           | 11        |
| 3.2       | TYPES OF CONTRIBUTIONS .....                                | 11        |
| 3.3       | WHEN ARE CONTRIBUTIONS PAYABLE?.....                        | 15        |
| 3.4       | COMPLYING DEVELOPMENT .....                                 | 16        |
| 3.5       | CONSTRUCTION CERTIFICATES .....                             | 17        |
| 3.6       | GOODS AND SERVICES TAX.....                                 | 17        |
| 3.7       | REVIEW OF CONTRIBUTION RATES.....                           | 17        |
| 3.8       | ADJUSTMENT OF CONTRIBUTIONS AT THE TIME OF PAYMENT.....     | 18        |
| 3.9       | REASSESSMENT OF CONTRIBUTIONS.....                          | 19        |
| 3.10      | REVIEW OF THE PLAN .....                                    | 19        |
| 3.11      | FUNDING AND TIMING OF WORKS.....                            | 19        |
| 3.12      | POOLING OF CONTRIBUTIONS .....                              | 20        |
| 3.13      | SAVINGS & TRANSITIONAL ARRANGEMENTS.....                    | 20        |
| <b>4.</b> | <b>ADMINISTRATION OF THE PLAN.....</b>                      | <b>21</b> |
| 4.1       | MANAGEMENT COSTS OF THE PLAN .....                          | 21        |
| 4.2       | EXPLANATION OF CONTRIBUTION FORMULAE.....                   | 21        |
| 4.3       | ALLOWANCES FOR EXISTING DEVELOPMENT.....                    | 21        |
| 4.4       | WHAT ARE THE OCCUPANCY RATES .....                          | 22        |
| 4.5       | ESTIMATED LAND VALUES .....                                 | 22        |
| <b>5.</b> | <b>STRATEGY PLANS .....</b>                                 | <b>24</b> |
| 5.1       | RECREATION AND OPEN SPACE .....                             | 25        |
| 5.2       | COMMUNITY FACILITIES .....                                  | 28        |
| 5.3       | ROAD AND TRAFFIC FACILITIES .....                           | 31        |
| 5.4       | CYCLEWAYS/SHARED PATHS .....                                | 33        |
| 5.5       | STORMWATER MANAGEMENT .....                                 | 35        |
| 5.6       | PLAN MANAGEMENT & ADMINISTRATION .....                      | 37        |
| <b>6.</b> | <b>REFERENCES.....</b>                                      | <b>38</b> |
| <b>7.</b> | <b>SUPPORTING DOCUMENTATION .....</b>                       | <b>39</b> |
| 7.1       | DEMOGRAPHICS .....  | 39        |
| 7.2       | MAPS .....  | 41        |
| 7.3       | WORK SCHEDULES.....   | 43        |

# **1. EXECUTIVE SUMMARY**

## **1.1 BACKGROUND**

Section 94 of the Environmental Planning and Assessment Act 1979 is the principle legislation enabling Council to require, through a condition or conditions of development consent (including Complying Development) development contributions towards the provision of public services and facilities, required as a consequence of that development. In levying these Contributions there must be a clear nexus between the proposed development and the demand for such public services and facilities. Contributions may be in the form of cash payments, transfer or dedication of land to Council, or the provision of a Material Public Benefit or Works in Kind.

## **1.2 FUTURE DEVELOPMENT**

Lochinvar is situated along the New England Highway in the Lower Hunter Valley to the west of Maitland. Its location on the Highway and in close proximity to the Great Northern rail corridor and the link to the Hunter Expressway, presents a valuable opportunity for the expansion of the existing Lochinvar community.

The Lochinvar Structure Plan, approved by Council in 2007, encourages the forward planning and implementation of infrastructure such as roads, services and community facilities in the Lochinvar release area. The Structure Plan provides for future growth in the development catchment of approximately 5,000 lots or up to 13,500 people over a 16 to 20 year timeframe.

## **1.3 SERVICES AND AMENITIES**

The future population stemming from new development in the Lochinvar release area will result in the need for new and/or augmented infrastructure and services. In accordance with this Plan, the facilities for which Council will require specific Lochinvar development contributions include the following:

- Road and Traffic Facilities;
- Community Facilities;
- Recreation and Open Space Facilities;
- Cycleways;
- Stormwater Management

A detailed technical background study has been undertaken to accurately determine the range of road and traffic infrastructure needed to improve access to housing, jobs and services in the Lochinvar urban release area over the life of this Plan. Similarly, demand for services such as community facilities and recreation and open space will have regard to the Maitland Community Facilities and Services Strategy, the Open Space Review and accepted practices. A stormwater hydrology study has also been undertaken to examine flow peaks, volumes, and time distributions of stormwater runoff across the development site. The analysis of these parameters has been fundamental in the design of stormwater management facilities for the URA.

The demand and standards identified in these studies have informed the basis of levying contributions specifically set out in this Plan.

New development will also generate the need for planning, administration and management activities associated with this Contributions Plan, in order to regularly review and update the identified works and manage the future provision of infrastructure.

## **1.4 STRUCTURE OF THE PLAN**

This Plan is arranged into 6 parts:

1. Executive Summary: a summary of the essential components of the Plan, including summaries of the actual contribution rates
2. Introduction: outlines the purpose and area to which the Plan applies
3. Operation of the Plan: describes the way in which the Plan applies and the timing of payments
4. Administration of the Plan: describes the management and administration of the Plan
5. Strategy Plans: provide the details of each category of public services and amenities in the Plan, including details of the nexus, catchments, standards of provision required, what will be provided and when, apportionment and calculation of contributions
6. Supporting Documentation: Information which supports the contents of the Plan, including key demographic data, maps and works schedules.

## 1.5 SUMMARY OF CONTRIBUTION RATES

The following table summarises the Development Contribution rates for the Lochinvar release area:

| FACILITY                              | PER PERSON     | MEDIUM DENSITY HOUSING < 3 B/ROOM UNITS/FLATS ETC. | PER NEW LOT, SEPARATE DWELLING OR 3(+) B/ROOM MEDIUM DENSITY HOUSING |
|---------------------------------------|----------------|--|--|
| Lochinvar Recreation and Open Space   | \$2,978        | \$5,957  | \$8,041  |
| <i>Dedication of Land (m2)</i>        | <i>18.8</i>    | <i>37.6</i>  | <i>50.8</i>  |
| Lochinvar Community Facilities        | \$952          | \$1,906  | \$2,571  |
| <i>Dedication of Land (m2)</i>        | <i>0.7</i>     | <i>1.4</i>   | <i>1.9</i>   |
| Lochinvar Road and Traffic Facilities | \$2,085        | \$4,170  | \$5,630  |
| Lochinvar Cycleways / Shared Paths    | \$295          | \$589  | \$796  |
| Lochinvar Stormwater Management       | \$459          | \$918  | \$1,239  |
| CW Aquatics                           | \$358          | \$716  | \$966  |
| CW Competition Netball Courts         | \$83           | \$166  | \$224  |
| CW Recreation & Open Space            | \$299          | \$598  | \$806  |
| CW Road & Traffic Facilities          | \$1,184        | \$2,368  | \$3,198  |
| CW Cycleways/Shared Paths             | \$211          | \$422  | \$570  |
| Plan Management & Administration      | \$223          | \$446  | \$601  |
| <b>TOTAL</b>                          | <b>\$9,127</b> | <b>\$18,256</b>                                    | <b>\$24,642</b>  |

Table 1: Summary of Contribution Rates



## **2. INTRODUCTION**

### **2.1 WHAT IS THE NAME OF THIS PLAN?**

This Plan is referred to as the Lochinvar Section 94 Contributions Plan 2014.

This Contributions Plan has been prepared in accordance with the provisions of Section 94 of the Environmental Planning and Assessment Act 1979, as amended.

### **2.2 WHEN DOES THIS PLAN TAKE EFFECT?**

This Contributions Plan takes effect on 21 April 2016. Development Applications and applications for complying development certificates determined on or after this date will be subject to the provisions of this Plan as will rezoning applications for the purposes of Planning Agreements.

### **2.3 WHAT IS THE PURPOSE OF THIS PLAN?**

The primary purpose of this Plan is to authorise the levying of contributions that will assist Council to provide quality public services and amenities to meet the needs of incoming residents in the Lochinvar release area. The Plan enables Council to require a contribution from development towards the provision, extension or augmentation of public services and public amenities that will, or are likely to be, required as a consequence of development in the Lochinvar release area.

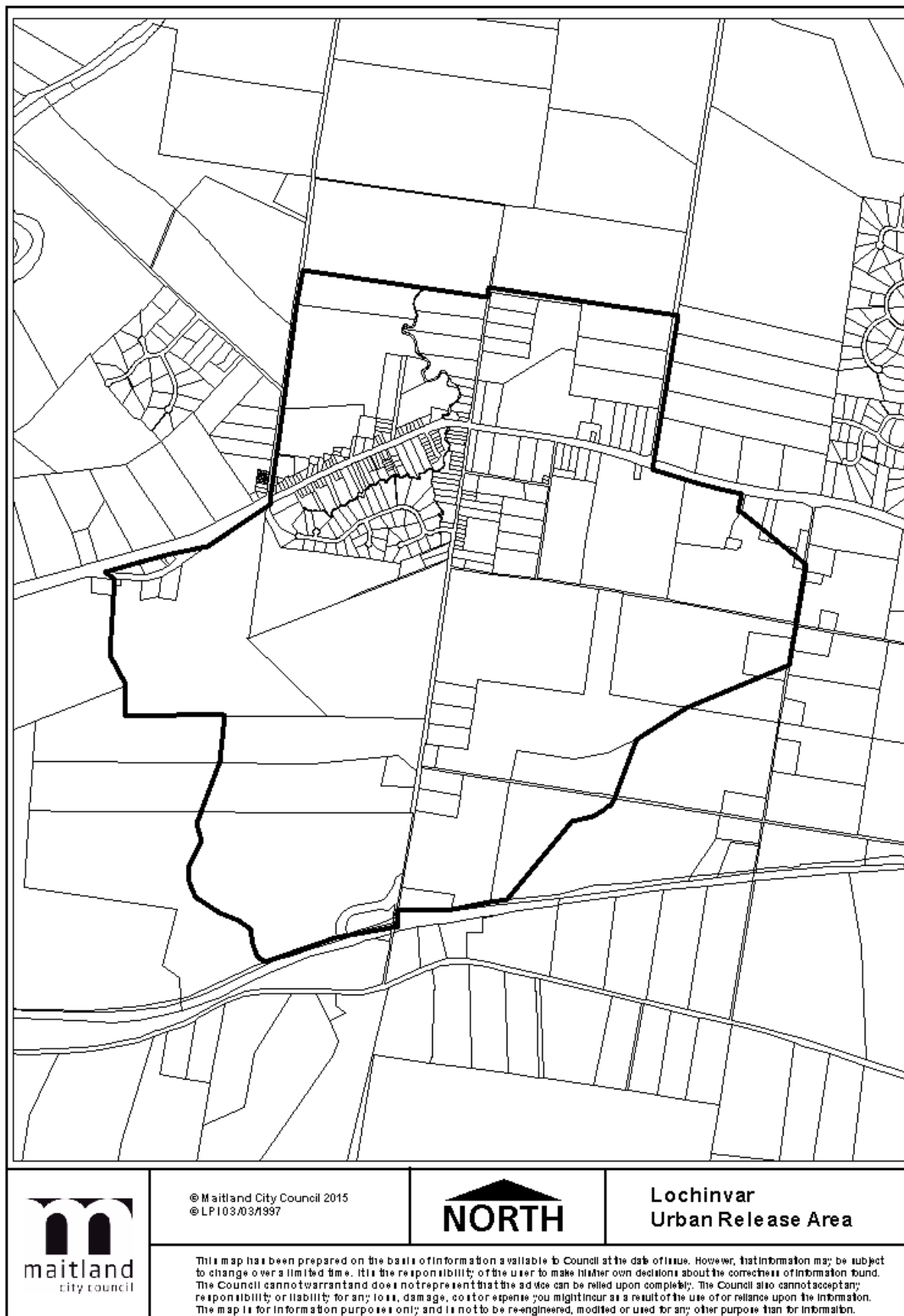
The contribution may involve the dedication of land free of cost, or the payment of a monetary contribution, or both.

Other purposes of this Plan are to:

- provide a comprehensive strategy for the assessment, collection, expenditure, accounting and review of developer contributions towards the provision of public services and amenities.
- enable the Council to recoup funds which it has spent in the provision of amenities and services in anticipation of development;
- identify the additional services and amenities required to meet the demands of the incoming population at Lochinvar
- provide an adequate level of public facilities and services in the Lochinvar release area, as development occurs and at a reasonable cost;
- ensure that the existing community is not burdened by the provision of public services and amenities which are needed (either partly or fully) as a result of ongoing development and re-development in Lochinvar; and
- ensure that contributions are fair and reasonable, and that amenities and services nominated under the Plan are provided in a timely and cost effective manner.

### **2.4 LAND TO WHICH THE PLAN APPLIES**

This Contributions Plan applies to all land within the Lochinvar release area as illustrated in Map 1.



Map 1: Lochinvar Contributions Catchment



## **2.5 TO WHAT TYPES OF DEVELOPMENT DOES THIS PLAN APPLY?**

The expected types of development to which the Plan applies and to which contributions will be levied on, include the following:

- subdivision of land;
- medium density housing
- expansion or redevelopment of existing residential development; (infill development) that includes either subdivision or additional housing stock (eg dual occupancies)

### **2.5.1 SEPP - HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY**

All new development intensifies the use of the existing resources and adds incrementally to the demand for public amenities and services.

In this regard, development for the purposes of housing for seniors or people with a disability approved under the provisions of SEPP (Housing for Seniors or People with a Disability) 2004, with the exception of development by Department of Housing, Local Government and community housing providers, will be levied development contributions under this Plan.

It is acknowledged, however, that the occupancy rates within seniors living developments are significantly less than other residential dwelling developments. Subsequently, Section 94 contributions for developments approved under the SEPP (Housing for Seniors or People with a disability) 2004 will be calculated based on the following occupancy rates available from ABS 2006 Census of Population and Housing:

|                    |             |
|--------------------|-------------|
| 1 bedroom dwelling | 1.1 persons |
| 2 bedroom dwelling | 1.4 persons |
| 3 bedroom dwelling | 1.7 persons |

The above rates will also apply to “Granny Flats” where it can be demonstrated that the total floor area of the structure is 60sqm or less and it retains no more than 2 bedrooms. Where these requirements cannot be met contributions will be calculated based on the rates as detailed in Table 1: Summary of Contribution Rates on Page 6 of this publication.

Development of high level residential care facilities, eg nursing homes will not be levied development contributions under this plan, but will be levied contributions under the Maitland City Council S94A Levy Contributions Plan.

### **2.5.2 OTHER DEVELOPMENT NOT SPECIFIED IN THE PLAN**

There may be other types of development not specified in this Plan that generate a need for new or augmented public services and amenities. In such instances, the applicant may be requested to prepare a needs analysis for the development to determine the development contribution to be levied.

Alternatively Council may seek to negotiate with the developer to enter into a planning agreement or to provide a mutually agreeable facility(s) in lieu of a contribution to meet the additional needs as a result of the development.

### **2.5.3 DEVELOPMENT BY THE CROWN**

Crown developments, where they provide an essential community service, in accordance with the current Practice Note issued by NSW Planning & Environment, will not be charged a section 94 contribution.

Any other activities by the Crown that will contribute to the demands upon public services or facilities will be levied a contribution under this Plan subject to standard Crown Consent provisions.

## **2.6 WHAT IS THE RELATIONSHIP TO OTHER PLANS AND POLICIES?**

This Contributions Plan identifies specific requirements for the Lochinvar release area.

Council's Maitland Section 94 Contributions Plan City Wide 2016 applies to all development in the Maitland Local Government Area and accordingly this Plan operates in conjunction with the City Wide Plan. Development within the Lochinvar Release Area will be subject to the provisions of both Plans.

Specific details of the City Wide provisions that apply to the Lochinvar Release Area are detailed in the contributions summaries and work schedules of the City Wide Plan.

This Plan is consistent with Council's Delivery Plan, Maitland LEP 2011 and Maitland Urban Settlement Strategy 2012. Other planning controls apply to the land to which this Plan relates and should be referred to by prospective developers. These include:

- Lochinvar Structure Plan;
- The Maitland Development Control Plan 2011 – all chapters;
- All supplementary Section 94 Development Contributions Plans made to amend/support this Plan.

### **3. OPERATION OF THE PLAN**

#### **3.1 HOW DOES THIS PLAN OPERATE?**

In determining a development application to which this Plan applies, Council may impose a condition of consent requiring the payment of a monetary contribution and/or the dedication of land free of charge in accordance with the provisions of this Plan, or in lieu thereof accept the provision of a material public benefit or works in kind.

Similarly, when in receipt of a notice of complying development certificate that relates to land to which this Contributions Plan applies, Council or an Accredited Certifier shall apply the provisions of the Contributions Plan when considering the application.

This plan authorises the Council to grant development consent to development subject to a condition requiring the dedication of land free of cost to the Council. Such a condition may be imposed towards the specific public amenities and services to meet the development itemised in the works schedule accompanying this Plan. The proposed location of these public amenities and services are shown on the maps to which the works schedule relates.

#### **3.2 TYPES OF CONTRIBUTIONS**

There are a number of alternate methods of payment of section 94 developer contributions as follows:

- Monetary contribution
- Dedication of land
- Material Public Benefit
- Works in Kind

Where a developer negotiates a material public benefit, works in kind or the dedication of land in lieu of paying any part of the monetary contribution required under this Plan, the applicant must still pay Council's reasonable costs for the management of the Plan (plan management and administration contributions).

The Act also provides for the Council to consider entering into a voluntary planning agreement at either the rezoning or development application stage, which may be in lieu of, in addition to or instead of the payment of a monetary contribution under Section 94.

##### **3.2.1 MONETARY CONTRIBUTION**

This Plan identifies the cash contribution required for the provision of public services and amenities, usually calculated on a per bedroom, per lot, or area basis. The contribution amount payable will be included as a condition of consent on any development approval issued. Details of how and when the amount will be adjusted will be included in the consent as detailed in this Plan.

##### **3.2.2 DEDICATION OF LAND**

This Plan authorises the Council to consent to the carrying out of development subject to a condition imposed under s94 of the Act, requiring the dedication of land *free of cost* to the Council.

Such a condition may be imposed where the land is reasonably required towards the provision, extension or augmentation of a public amenity or public service as itemised in the works schedule accompanying this plan, in order to meet the demands generated by development. The proposed location of those public amenities and services are shown on the maps that relate to the works schedule to the extent to which their precise location can be identified at the time of the preparation of this Plan.

The amount of land that the Council may require to be dedicated free of cost under s94 of the Act is based on an equivalence between the market value of the land determined in accordance with the Land Acquisition (Just Terms Compensation) Act, 1991 and the monetary s94 contribution that could have been sought in relation to the same development in relation to the acquisition of the land. In other words, the Council will require the dedication free of cost of an area of land the value of which equals the monetary s94 contribution that could have been sought in relation to the same development.

More detailed planning provisions relating to the development of land giving rise to the need for the relevant public amenities or public services and hence the land required to be dedicated, are generally contained in the Lochinvar Area Plan. In some cases, the area of land required to be dedicated may exceed the reasonable dedication that could be required from an Applicant under s94 for example, where a development is staged. In such cases consent will usually not be granted to the development, giving rise to the need for the relevant public amenity or service unless prior arrangements, to the satisfaction of the Council, exist for the dedication of the land to the Council. The prior satisfactory arrangements may include an offer by the landowner to transfer the whole of the land to the Council on terms satisfactory to the Council or other satisfactory arrangements for the acquisition of the land by the Council. The satisfactory arrangements may be set out in a Planning Agreement under Section 93F of the Act or otherwise and may entail the use of any monetary s94 contributions collected elsewhere towards the acquisition of the land.

The amount of land that the Council may require to be dedicated free of cost under this Plan is determined by the following formulas:

#### Recreation & Open Space – Dedication of Land

$$\text{Dedication (m}^2 \text{ / person)} = \frac{L}{P}$$

Where:

$$\begin{array}{ll} L & = \text{Total Open Space and Recreation land requirements} \\ P & = \text{The total projected resident population} \end{array}$$

#### Community Facilities Land – Dedication of Land

$$\text{Dedication (m}^2 \text{ / person)} = \frac{L}{P}$$

Where:

$$\begin{array}{ll} L & = \text{Total Community Facilities land requirements} \\ P & = \text{The total projected resident population} \end{array}$$

Council may accept the dedication of land in lieu of, or as an offset against, making a cash contribution towards the acquisition of land, provided such a proposal forms part of a development application to Council.

Where land identified for acquisition in the Plan falls within land the subject of a development application, the land will be required to be dedicated free of cost in accordance with Section 94(1)(a) of the Act, and detailed above. A monetary contribution will only be required where additional land above and beyond that available within the land the subject of the development application is required or if no land identified for acquisition falls within the land the subject of the development application.

All costs of dedication are to be borne by the applicant. The land must be dedicated in a condition approved by Council, held in separate title, cleared of all rubbish and debris, and suited for its intended public purpose.

In considering whether to accept the provision of land as a partial offset of contributions under this Plan, Council shall have regard to the following:

1. Purpose of the land - whether it forms an identified high quality bushland linkage, drainage line, active or passive recreation, multiple use potential;
2. Needs of the community for the land, and whether or not the land is identified for open space or recreation purposes in an adopted Development Control Plan or Recreation Strategy;
3. Whether the land is to be provided in a location and in a manner which will serve the needs of the community who contribute towards it;
4. Cost to convert land to proposed use;
5. Future maintenance and management costs.

The estimated cost of the land to be acquired under this plan is the estimated average land value of the land identified for acquisition/dedication, assuming that the land concerned is available for development and services are available. Land values in the Plan have been determined in accordance with Council's Land Valuation Index, as described in Section 3.7 of this Plan, and will be subject to regular review and adjustment as necessary.

Council's objective is to ensure that the funds Council receives for land acquisition from Section 94 contributions are equivalent to the amount required to fund the purchase of all the land Council is seeking to acquire in the Lochinvar release area, including the costs incurred in acquiring the land.

### **3.2.3 WORKS IN KIND / MATERIAL PUBLIC BENEFITS**

A works in kind (WIK) is the undertaking of a work or provision of a facility that is scheduled within a contributions plan, in lieu of the part or full payment of either a monetary contribution or the dedication of land that would normally apply. WIK are generally offered and assessed as part of the development application process. Applicants seeking Council's acceptance of a WIK arrangement should initially discuss such a proposal with Council officers to determine Council's requirements.

A material public benefit (MPB) may be offered by the developer in part or full satisfaction of a condition requiring the payment of a monetary contribution or the dedication of land. A MPB may include the provision of work that is not scheduled within a contributions plan. Council may accept the provision of a material public benefit that is not nominated in the works schedule, if it can be justified why it is of equivalent or greater benefit to the community compared to what has been identified under the Plan.

Such alternative development contributions arrangements may be negotiated with the Council in connection with the carrying out of development in the following circumstances:

### **Offer made to the Council as part of a development application**

If an applicant does not wish to pay a monetary s94 contribution in connection with the carrying out of development, the applicant may include in a development application for the development a proposal to carry out the works towards which the contribution or levy would have been applied.

The Council will consider the alternative arrangement as part of its assessment of the development application. If the Council agrees to the arrangement and grants consent to the application, it will impose a condition of consent requiring the works to be carried out. If the Council does not agree to the alternative arrangement, it may grant consent subject to a condition imposed under s94 requiring payment of the monetary contribution.

### **Offer made to Council following the grant of development consent**

If development consent has been granted to the carrying out of development subject to a condition under s94 requiring payment of a monetary contribution towards the cost of public amenities and public services, the applicant may request in writing to the Council to provide a material public benefit in part or full satisfaction of the requirements of the relevant condition. The material public benefit may be the carrying out of work or another public benefit but not the payment of money or the dedication of land free of cost.

If the Council agrees to the applicant's request, the applicant is required to comply with the alternative arrangement and is relieved of the obligation, in part or whole, as the case requires, to comply with the conditions imposed under s94. If the Council declines the applicant's request, the applicant will be required to comply with the requirements of the conditions imposed under s94.

In either case, in deciding whether to agree to the applicant's request, the Council will have regard to the requirements of the current Practice Notes issued by the Planning and Infrastructure and may consider matters such as, but not limited to, the following:

1. the need for the facility and how it achieves the outcome of what the contribution was being sought for;
2. the purpose and objectives of this Plan and any relevant plans or strategies;
3. whether the alternative will prejudice the timing or the manner of the provision of public facility for which the contribution was required; and
4. full details of the quantities, finishes and costings of the proposed works.

The acceptance of a WIK agreement or a MPB will be at Council's absolute discretion.

Unless approved by Council, no credits will be recognised for in-kind works carried out by the developer that are in excess of the approved contribution. Where the value of the WIK, MPB or dedication of land is less than the value of the required contribution, the applicant will be required to settle the balance of the contribution by way of a monetary contribution and/or land dedication.

Applicants should refer to the Council's *Works in Kind / Material Public Benefits Policy* which has been prepared having regard to the current Practice Notes issued by NSW Planning and Environment.



### **3.2.4 PLANNING AGREEMENTS**

An applicant may offer to enter into a voluntary planning agreement with the Council in connection with a development application or a rezoning application that is made for the purposes of being able to subsequently make 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 under s94 of the Act.

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

Applicants should refer to the Council's *Policy on Planning Agreements*, which has been prepared having regard to the current Practice Note on Planning Agreements issued by NSW Planning and Environment.

## **3.3 WHEN ARE CONTRIBUTIONS PAYABLE?**

### **3.3.1 TIMING OF PAYMENTS**

The time of payment of contributions shall be as follows:

- Development applications involving subdivision only – prior to the release of the subdivision certificate.
- Development applications involving building work only – prior to the release of the construction certificate.
- Development involving both subdivision and building work (eg. Integrated housing developments) – prior to the release of the construction certificate, or the release of the subdivision plan, whichever occurs first.
- Complying Development Applications – prior to the commencement of any building works.
- Development applications where no construction certificate is required – prior to occupation of the premises.

Where an application is dealt with by an Accredited Certifier other than Council, the development consent shall not operate unless and until the amount required by the consent under this Contributions Plan is paid to Council.

The amount of any monetary contribution to be paid will be the contribution payable at the time of consent, and depending upon the time of payment will be subject to reasonable adjustment due to movements in the Consumer Price Index and/or changes to the rates indicated within this Plan (refer to Section 3.7).

### **3.3.2 DEFERRED OR PERIODIC PAYMENTS**

Council may consider the deferred payment of contributions or payments made by periodic instalments.

A request for deferral or periodic payment shall be made in writing to Council, stating the proposed length of deferral, and may only be accepted where:

- there are valid reasons for the deferral or periodic payment;
- the deferral will not prejudice the efficiency and operation or cash flows of the Plan;
- the granting of the request for deferred payment will not prejudice the community needs or jeopardise the timely provision of works or land identified within the Plan;
- a suitable bank guarantee (or equivalent security) can be, and is, provided in the event that the request is accepted by Council;
- the periodic or deferred contributions are paid, including interest, at no cost to Council.

The conditions under which Council may accept **deferred payment** by way of a bank guarantee is that:

- the bank guarantee is by an Australian Bank.
- the bank guarantee is for a maximum period of twelve months.
- the amount of the bank guarantee is the sum of the total contribution or the amount of the outstanding contribution at the time of deferring payment, plus an amount equal to thirteen months interest.
- the bank unconditionally pays the guaranteed sum to Council if Council so demands in writing, no earlier than 6 months from the provision of the guarantee or completion of the work, whichever occurs first.
- 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 in accordance with the development consent.
- the bank's obligations are discharged when payment to the Council is made in accordance with the approved bank guarantee or when Council notifies the bank in writing that the guarantee is no longer required.
- Council's registration and release of bank guarantee fee is paid.

Any outstanding component of the contribution shall be indexed quarterly in accordance with the Consumer Price Index movements. Indexing will be calculated from the date the contribution was due until the date of payment.

The conditions under which Council may accept **periodic payment** for a staged development are that:

- the instalments are paid before the work commences on each relevant stage of the development.
- the amount to be paid at each stage is to be calculated on a pro-rata basis in proportion to the demand for the relevant facility being levied by the overall development, including CPI if required.

### 3.4 COMPLYING DEVELOPMENT

In accordance with Section 94EC(1) of the EP&A Act, accredited certifiers must impose a condition requiring monetary contributions in accordance with this development contributions plan for any type of development listed within Section 1.5. The amount of the contribution is to be determined in accordance with the formulas contained in the Plan and the current contribution rates.

The conditions imposed must be consistent with Council's standard section 94 consent conditions and be strictly in accordance with this development contributions plan. It is the professional responsibility

of accredited certifiers to accurately calculate the contribution and to apply the section 94 contribution correctly.

### **3.5 CONSTRUCTION CERTIFICATES**

In accordance with Section 94EC of the EP&A Act 1979, and Clause 146 of the EP&A Regulation, a certifying authority must not issue a construction certificate for building work or subdivision works under 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 the Council in accordance with Clause 142(2) of the EP&A Regulation. Failure to follow this procedure may render such a certificate invalid.

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

### **3.6 GOODS AND SERVICES TAX**

Monetary Section 94 development contributions are exempt from the Federal Government Goods and Services Tax (GST).

### **3.7 REVIEW OF CONTRIBUTION RATES**

To ensure that the value of contributions are not eroded over time by movements in the Consumer Price Index, land value increases, the capital costs of construction of facilities and administration of the plan or through changes in the costs of studies to support the Plan, the Council will index the contribution rates, at least annually, with reviewed rates to apply from the 1<sup>st</sup> February each year. Rates will be indexed quarterly if there are significant increases in construction costs or land values over any one quarter.

The contribution rates will be reviewed and subsequently indexed by reference to the following specific indices:

- Construction costs by the Consumer Price Index (All Groups – Sydney) as published quarterly by the Australian Bureau of Statistics.
- Land acquisition costs by reference to average land valuation figures or specific valuations for parcels of land that are identified in the Section 94 Plan, as published by the Council.
- Changes in the capital costs of various studies, activities and the provision of services to administer and support the plan, by reference to actual costs incurred by Council.

In accordance with Clause 32(3)(b) of the EP&A Regulations, the following sets out the means by which Council will index contribution rates that are set out in this Plan:

For changes to the *Consumer Price Index (Sydney All Groups)*, the contributions will be reviewed either annually or quarterly in accordance with the following formula:

$$\$C^A + \frac{\$C^A \times (CPI\ 2 - CPI\ 1)}{CPI\ 1}$$

Where:

$\$C^A$  is the contribution rate at the time of adoption of the Plan, expressed in dollars

CPI 2 is the Consumer Price Index Number (Sydney All Groups) available at the time of the review

CPI 1 is the Consumer Price Index Number (Sydney All Groups) at the date of adoption of the Plan, or its subsequent amendment (which was 108.9 @ 31 Dec 2015.)

If in the event that the CPI at the time of the review is less than the previous CPI, the contribution rates will remain the same.

For changes to land values, Council will publish at least on an annual basis the revised land index values that are to be used to change the base land values contained in the Plan, which will be determined in accordance with the following formula:

$$\$C^{LV} + \frac{\$C^{LV} \times (Current\ LV - Base\ LV\ Index)}{Base\ LV\ Index}$$

Where:

$\$C^{LV}$  is the land values within the plan at the time of its adoption

Current LV is the land value index as published by the Council, available at the time of the review

Based LV is the land value index as published by the Council at the date of adoption of this plan (which is at the time of adoption of the Plan)

### 3.8 ADJUSTMENT OF CONTRIBUTIONS AT THE TIME OF PAYMENT

Contribution rates will initially be calculated at the time development consent is granted. If the contributions are not paid within the calendar year in which consent is granted, the contributions payable will be adjusted and the amount payable will be calculated on the basis of the contribution rates that are applicable at the time of the payment and not at the date of the approval of the development.

Adjustments to the contributions payable will be made in the following manner:

$$\$C^P = \frac{\$C^{DC} + [ \$C^{DC} \times (\$C^Q - \$C^C) ]}{\$C^C}$$

Where:

$\$C^P$  is the amount of the contribution calculated at the time of payment

$\$C^{DC}$  is the amount of the original contribution as set out in the development consent

$\$C^Q$  is the contribution rate applicable at the time of payment

$\$C^C$  is the contribution rate applicable at the time of the original consent

The current contributions are published by Council and are available from Council Offices.



### **3.9 REASSESSMENT OF CONTRIBUTIONS**

Council may consider an application for the reassessment of the development contribution payable. This may result in the contribution being reduced or waived or modified.

Where a condition of development consent has already been imposed requiring the payment of a contribution, the applicant will need to lodge an application to review the consent (Section 82(a)) in accordance with the EP&A Act 1979, as amended.

The request shall be in writing and provide sufficient information to satisfy Council of the inappropriate nature of the contribution and the implications to Council of reducing or waiving the contribution in the particular circumstances.

The instances in which Council may consider a reassessment may include the following:

- The applicant is a registered charity, church, hospital or community organisation;
- The development satisfies a broader planning objective and the achievement of which is considered by Council to be of greater importance or priority than making a contribution;
- Where it is considered that the contribution is unreasonable;
- The application involves the development of a heritage item; and
- Applications for Tourist Accommodation (eg bed and breakfast establishments) where the demand generated from the development can be justified to be less than a single dwelling house.

### **3.10 REVIEW OF THE PLAN**

This Plan may be reviewed in full, or in respect of particular parts when considered appropriate having regard to the rate and type of development, cost of facility provision, and community response to service and facility provision.

At a minimum, annual reviews of the Plan will occur to review contribution rates, development rates and the costs of land and facilities. In the event that inflation rises sharply, the contribution rates may be reviewed quarterly by the CPI (Consumer Price Index) to reflect these market impacts.

### **3.11 FUNDING AND TIMING OF WORKS**

The contributions made to Council under the Plan may fully or partially fund the public amenities and services identified in this Plan. The contribution rates have been determined on the basis of apportionment between the expected development and other sources of demand. In circumstances where public amenities and services are not fully funded by contributions, the remaining funds will be supplied from other Council sources.

Public amenities and services are required at the time demand is created, which may be before completion of development and before sufficient contributions are received. Council's ability to forward fund these services and amenities is very limited, and consequently their provision is largely contingent upon the availability of contributions. Pooling of funds to assist with the provision of infrastructure, as detailed in Section 2.12 will be considered and used when necessary.

To provide a strategy for the implementation of the services and amenities levied for in this Plan, and to use contributions in the most effective manner, the individual work schedules may be re – prioritised.

This will take into account development trends, population characteristics, existing funds, funds from other sources (where required) and anticipated revenue flows.

It is expected that the development of the Lochinvar Release Area will be achieved over the next 15 to 20 years. The scope and duration of this Plan is for the same duration. However, as the projections and timeframes for development are uncertain, the Work Schedules in the Plan include the staging of infrastructure provision and are expressed in terms of thresholds of development. Furthermore management of the Plan incorporates ongoing monitoring of development trends, actual population growth rates and regular review processes.

### **3.12 POOLING OF CONTRIBUTIONS**

This Plan expressly authorises monetary S94 Contributions paid and being held for differing purposes to be pooled and applied (progressively or otherwise) for those purposes. Priorities for the expenditure of the contributions are shown in the Works Schedules.

Note: Unless otherwise determined by Council the pooling provisions apply only to s94 funds being held by Council. This Clause does not authorise the offsetting of contributions levied and outstanding on a consent for differing purposes. Credits may only be applied in the category for which a “Works in Kind” is being undertaken.

### **3.13 SAVINGS & TRANSITIONAL ARRANGEMENTS**

A development application which has been submitted prior to the adoption of this Plan, but not determined, shall be determined in accordance with the provisions of the Plan which applies at the date of determination of the development application.



## 4. ADMINISTRATION OF THE PLAN

### 4.1 MANAGEMENT COSTS OF THE PLAN

The administration and management of S94 is an expensive and time-consuming task for Council staff.

Council considers that the costs involved with administering Section 94 are an integral and essential component of the efficient provision of facilities generated by the development in the LGA. Accordingly costs associated with the ongoing administration and management of this contributions plan will be levied on all applications occasioning a development contribution. These costs will appear as a separate element in the works schedule. The method of calculation is described in Section 5.6 which details the implementation, review, monitoring and updating procedures set out in the Plan. In addition studies are undertaken to determine the design and costings of works as well as to review the development and demand assumptions of the contributions plan.

Where a MPB or WIK agreement is negotiated between a developer and the Council, the Plan Administration and Management Contribution levy will still apply. This amount will cover plan review costs and also Council's costs associated with negotiating the MPB and supervision work undertaken.

### 4.2 EXPLANATION OF CONTRIBUTION FORMULAE

Council applies a contribution formula to each public amenity and service for the purpose of calculating the contribution rate applicable for that service or amenity. The formulae take into consideration the cost of the works to be undertaken, the cost to Council of acquiring land on which to undertake these works (if applicable) and the total projected population relevant to the facility:

$$\text{Contribution} = \frac{C \times AF}{P}$$

Where:

- C = total cost of providing the facility including land and capital costs, including costs to be recouped (if applicable)
- AF = apportionment factor
- P = projected population increase or the anticipated increase in the number of lots over the life of the Plan

### 4.3 ALLOWANCES FOR EXISTING DEVELOPMENT

As Section 94 contributions can only be levied where development will result in an increased demand for public amenities and services, contributions will not be sought in relation to demand generated for existing (or approved) development. Thus "credits" will be granted in relation to demand generated by existing development at the following rates:

- Dwelling houses and single vacant allotments = 2.7
- Other dwellings (eg medium density ) = 2 persons per dwelling

## 4.4 WHAT ARE THE OCCUPANCY RATES

For the purposes of this Plan, the following occupancy rates have been adopted:

- 2.7 persons per three bedroom or more multi-unit dwelling , separate dwelling or allotment
- 2.0 persons per other multi-unit housing (medium density, flats etc)
- Specific rate for Seniors Living – see section 2.5.1
- Granny Flats - same rate for Seniors Living, provided that the structure is no greater than 60sqm in floor area and retains no more than 2 bedrooms. Where these requirements cannot be met the rates shown in Table 1 – Summary of Contributions will apply.

Further explanation regarding how these rates have been determined is provided in Section 7.1 of this Plan.

For the purposes of this Plan, applications for houses or units which refer to a 'study', 'office' or 'sewing room' will be considered a bedroom for the basis of calculating the contributions required.

## 4.5 ESTIMATED LAND VALUES

Land values adopted in the contributions plan are based on **englobo land values**.

In considering a land value for a particular facility identified in the works schedules, the whole of the land has been considered and the Land Value Base Index as shown in the plan is reflective of value when considering influencing factors including location, topography, aspect, servicing and access.

The land identified within the Lochinvar Structure Plan comprises a number of small to medium sized gently undulating parcels, rising up from the main Northern Rail Line and extending in undulations to the northern periphery of the URA area. The valuation of the land has therefore been applied on a sliding scale relative to its proximity to the rail line as follows:

| LAND AREA - HA | VALUE RANGE - \$/HA – LOCATION WITHIN 500 METRES OF MAIN NORTHERN RAIL CORRIDOR | VALUE RANGE - \$/HA – LOCATION NO LESS THAN 500 METRES AND NO GREATER THAN 1,000 METRES NORTH FROM THE MAIN NORTHERN RAIL CORRIDOR | VALUE RANGE - \$/HA – LOCATION NO LESS THAN 1,000 METRES AND NO GREATER THAN 3,500 METRES NORTH FROM THE MAIN NORTHERN CORRIDOR |
|----------------|---|--|---|
| 0.5-1          | \$300,000 - \$500,000/ha<br>Or<br>\$30 - \$50/m2 of site area                   | \$350,000 - \$550,000/ha<br>Or<br>\$35 - \$55/m2 of site area  | \$400,000 - \$600,000/ha<br>Or<br>\$40 - \$60/m2 of site area   |
| 1-2            | \$250,000 - \$300,000/ha<br>Or<br>\$25 - \$30/m2 of site area                   | \$275,000 - \$350,000/ha<br>Or<br>\$27.50 - \$35/m2 of site area   | \$325,000 - \$400,000/ha<br>Or<br>\$32.50 - \$40/m2 of site area  |
| 2-7            | \$200,000 - \$250,000/ha<br>Or<br>\$20 - \$25/m2 of site area                   | \$225,000 - \$275,000/ha<br>Or<br>\$22.50 - \$27.50/m2 of site area  | \$260,000 - \$325,000/ha<br>Or<br>\$26 - \$32.50/m2 of site area  |
| 7-20           | \$160,000 - \$200,000/ha<br>Or<br>\$16 - \$20/m2 of site area                   | \$175,000 - \$225,000/ha<br>Or<br>\$17.50 - \$22.50/m2 of site area  | \$200,000 - \$260,000/ha<br>Or<br>\$20 - \$26/m2 of site area   |

Table 2: Land Value Ranges

Where a facility is to be located entirely on flood liable land, or land that could not otherwise be developed for residential purposes, a flood liable land rate of \$78,500/ha has been applied.

## 5. STRATEGY PLANS

This section of the Plan establishes the relationship (nexus) between the expected types of development in the Lochinvar release area and the demand for additional public services and facilities to meet the needs of that development.

Nexus is the relationship between the expected types of development in the area and the demonstrated need for additional public facilities created by those developments. The concept of nexus is often referred to in the following terms:

**Causal Nexus – ‘what’.** This is a demonstration that the anticipated development actually creates a need or increases the demand for a particular public facility.

**Spatial or physical nexus – ‘where’.** Spatial nexus requires that the proposed public facility be located so as to serve the needs of those who created the demand for it.

**Temporal nexus – ‘when’.** Temporal nexus seeks to ensure that the public facility will be provided in a timely manner to benefit those who contributed towards it.

The proposed public facilities identified in this plan are considered reasonable and are required to satisfy the expected demands of the anticipated types of development in Lochinvar. In general, the needs and increased usage of public facilities likely as a consequence of new development will exceed the capacity of existing public facilities in the area. It will therefore be necessary for new and augmented public facilities to be provided to cater for the anticipated demand of likely development.

The details establishing the nexus between the expected types of development in Lochinvar and the demand for additional public facilities to meet that development are set out in this part of the Plan under the headings of Recreation and Open Space, Community Facilities, Road and Traffic Facilities, Cycleways/Shared Paths, Stormwater Management and Plan Administration. The following types of facilities have been identified as being necessary to meet the needs of the new population:

| Category                         | Types of Services / Facilities  |
|----------------------------------|---|
| Recreation and Open Space        | Local Playgrounds and Neighbourhood Parks, Neighbourhood and District Sportsgrounds, Netball and Tennis Courts, Cricket Nets and Passive Open Space and Linear Linkages |
| Community Services               | Multipurpose Community Facilities / Buildings/Library   |
| Road & Traffic Facilities        | Arterial, Sub-Arterial and Distributor – traffic facilities, intersection works and road upgrading  |
| Cycleways/Shared Paths           | Recreational paths  |
| Stormwater                       | Stormwater management system  |
| Plan Management & Administration | Management of Development Contributions   |

Details regarding the approximate location, timing and estimated costs for each of the facilities are set out in the Work Schedules and accompanying maps attached to this Plan, to the extent to which they can be determined at this point in time. Many of these works will be subject to more detailed planning in conjunction with detailed subdivision planning and assessment

## 5.1 RECREATION AND OPEN SPACE

### 5.1.1 INTRODUCTION

Maitland City Council remains committed to the delivery of social infrastructure (including recreation and open space facilities) to service the incoming population of the Maitland Local Government Area. In doing so it is important to ensure our approach is based on objectives contained within State and Local Government Planning Policies and best practice principles for the provision of these facilities.

The *Lochinvar Urban Release Area – Community Facilities and Open Space and Recreation Requirements October 2012*, has been prepared by Maitland City Council to support and inform the preparation of a Development Contributions Plan for Lochinvar. Significant strategic planning work has gone into the formulation of this document which reflects anticipated demand and preferences while maintaining compatibility with current trends in open space planning. These findings have been translated into the recreation and open space work schedules attached to the Section 94 Plan.

The levels of provision contained in the *Community Facilities and Open Space and Recreation Requirements* are based on a total lot yield of 5,200 which includes fringe areas located outside the boundaries of the Section 94 Plan catchment. The Section 94 Plan takes this into consideration and provides for an incoming population of based on 5,000 new lots.

### 5.1.2 NEXUS

New residential development in Lochinvar will result in a clear demand for the provision of a range of Council-provided recreation and open space facilities to meet the needs of the new population.

The Review of Open Space and Recreation provisions undertaken in 2007 identified that Council had approximately 850 hectares of public land. Based on an estimated population at the time of 63,989 this represented 13.8 ha of open space per 1,000 people which included the provision of parks, sportsgrounds, wetlands, natural areas and bushland. It is however, recognised that the current provision is generous and it would be an unreasonable or unacceptable impost upon new development to maintain this level of supply.

Sportsgrounds and parks constitute approximately 340 hectares of the land that Council currently owns and /or manages for open space purposes. This equates to a level of provision of 55 m<sup>2</sup> per person or 5.5 hectares per 1000 people. The actual amount of open space land identified for acquisition under the provisions of this Plan is 18.8 m<sup>2</sup> per person. It should be noted that this is significantly less than the overall standard of provision enjoyed by the existing population and is therefore considered very reasonable.

Facilities included in the Plan have been determined based on the benchmarks for sporting grounds and recreational areas established in the *Community Facilities and Open Space and Recreation Requirements 2012*. An assessment of the demand generated by future development in the Lochinvar Catchment has been applied to the benchmarks, so that the distribution of facilities is related to the population growth and the function of the facilities.

### 5.1.3 CONTRIBUTION CATCHMENT

For section 94 planning purposes the Lochinvar recreation and open space requirements are based on a single release area catchment. The contributions for open space and recreation facilities in the Plan have been determined on this basis.

### 5.1.4 FACILITIES STRATEGY

Council has previously developed Recreation Planning Benchmarks as part of its needs based planning approach to the provision of open space and recreation areas. To ensure the recreation planning benchmarks were relevant a series of demand analyses specifically for Lochinvar were considered in the development of the *Lochinvar Urban Release Area – Community Facilities and Open Space and Recreation Requirements 2012*.

Based on population projections, age profiles and objectives contained in Council and State Government planning policies and negotiation with local developers and landowners, it has been determined that the following facilities will be required to meet the demands of the new population in Lochinvar (13,500):

- 13 Local Neighbourhood Playgrounds – 0.5 ha each in area containing playground equipment, picnic facilities, seating and landscaping;
- 1 Passive Recreation Area – 5.5 ha;
- 7 ha of trails will be required and embellished to provide pedestrian and cycleway paths, or linear linkages;
- 1 Local Planning Area Sportsground Hub – 9.9ha - Containing playing fields, tennis courts, netball training facilities, cricket practice nets and skate park/youth space;
- 2 Local Neighbourhood Sportsgrounds – Total 12.49ha – Containing playing fields, netball training facilities, and off-leash areas.

While specific details and work schedules for each of these facilities is comprehensively outlined in the *Lochinvar Urban Release Area – Community Facilities and Open Space and Recreation Requirements 2012* it is noted that the facilities in this plan reflect a reduction in the levels of provision in response to submissions received following exhibition of earlier drafts of the document.

Local contributions are not permitted to fund acquisition of land for riparian corridors. If land is intended to be dedicated to Council, it shall be dedicated free of cost by the developer at the time of subdivision and only following agreement by Council.

Note: It is proposed to locate the Local Planning Area Sportsground Hub on the Council owned land with facilities at the existing Lochinvar Oval on Robert Road. The work schedules allow for the upgrading and embellishment of this facility (including some land acquisition) rather than construction of a completely new facility.

### 5.1.5 APPORTIONMENT

There is a direct relationship between the development of Lochinvar and the provision of the proposed recreation and open space facilities. These facilities will service the Lochinvar area and are not provided to benefit existing communities in Maitland. The Open Space and Recreation Services to be provided under this Plan will therefore be fully funded from Section 94 (ie 100% apportionment to development).



## 5.1.6 CALCULATION OF CONTRIBUTION

### Background

The costs attributable for the provision of new recreation and open space provision are comprised of capital costs for the construction and/or embellishment of the various types of recreation facilities as outlined above, plus the costs to acquire land. Further details on the capital costs and land values adopted for this Plan are provided in Schedule 3.

### Calculations for Recreation and Open Space Facilities

For the expected population increase of 13,500 people the following facilities will be provided:

|  |                             |
|--|-----------------------------|
| 13 Local Neighbourhood Playgrounds     | (total cost = \$10,269,271) |
| 1 Local Planning Area Sportsground Hub | (total cost = \$13,224,339) |
| 2 Local Neighbourhood Sportsgrounds    | (total cost = \$14,536,076) |
| 1 Passive Recreation Area              | (total cost = \$2,178,424)  |

|                     |                     |
|---------------------|---------------------|
| <b>Overall Cost</b> | <b>\$40,208,110</b> |
|---------------------|---------------------|

The contribution formula for Local Facilities is therefore:

$$\frac{C+L}{P}$$

Where: C = Capital and Half Width Road Costs of Facility  
L = Land Acquisition Costs  
P = Benefiting No of People

$$\frac{\$32,907,641 + \$7,300,469}{13,500}$$

**The total contribution for Recreation and Open Space is therefore:**

**= \$2,978 per person**  
**= \$8,041 per lot (based on the assumed occupancy of 2.7 persons per lot)**

The formula for the Dedication of Land (m<sup>2</sup> / person) for Local Open Space is:

$$\frac{L}{P}$$

Where: L = Total Open Space and Recreation land requirements (m<sup>2</sup>)  
P = The total projected resident population

$$\frac{254,130}{13,500}$$

= 18.8m<sup>2</sup> per person  
= 50.8m<sup>2</sup> per lot  
(based on the assumed occupancy rate of 2.7 persons per lot)

## **5.2 COMMUNITY FACILITIES**

### **5.2.1 INTRODUCTION**

Maitland City Council recognises the importance of the provision of adequate and relevant community facilities and services to support the sustainable growth of the city. The magnitude of growth projected for the City of Maitland reinforces the need for a strategic approach to planning social infrastructure to ensure that growing and changing community needs can continue to be met in ways that are effective, efficient and sustainable for council and local communities such as Lochinvar.

Maitland City Council is considering new ways to plan facilities and services to better address increasingly diverse and complex community needs. The intention of this Section 94 Plan for Lochinvar is to set the framework for the timely provision of a full range of community facilities and services appropriate to the changing needs of the Urban Release Area for the next 20 years.

The *Lochinvar Urban Release Area – Community Facilities and Open Space and Recreation Requirements 2012*, has been prepared by Maitland City Council to support and inform the preparation of the Section 94 Plan for Lochinvar as it relates to the provision of Community Facilities. This Review draws on the findings of the Draft Community Facilities and Service Strategy 2012.

The range and type of new community facilities required for the future Lochinvar population will be influenced by the spatial and demographic composition of the new population. Under this Plan multipurpose facilities will be provided that have flexibility to cater for diverse community use; and contributions under the Plan will be levied accordingly.

### **5.2.2 NEXUS**

Council has provided a network of community facilities in areas throughout the city, which generally meet the needs of the current population. The Community Facilities review indicated that existing community facilities are well utilised and are operating at capacity (ie no practical spare capacity).

The existing community facilities within the suburb of Lochinvar have no capacity to offset the community facility requirements of the incoming population. Council will therefore need to provide additional community facilities space, commensurate with the projected growth within the Lochinvar release area. Council will respond to priorities by providing multi-purpose space; a flexible approach already commenced in Maitland at Ashtonfield, Thornton and Woodberry.

### **5.2.3 CONTRIBUTIONS CATCHMENT**

The western sector of the City is likely to have two major growth areas – that of Lochinvar and Anambah – resulting in a combined population in excess of 25,000 persons. For higher order facilities such as Libraries the catchment area will include Anambah and Lochinvar as a single catchment and costs for land and capital will be apportioned across both Urban Release Areas as follows:

Lochinvar – 62.5%

Anambah – 37.5%

Other community services requirements are based on the single release area catchment of Lochinvar and are apportioned 100% to development

#### 5.2.4 FACILITIES STRATEGY

General guiding principles adopted for the design and spatial distribution of future community infrastructure proposed for Lochinvar include:

- Multipurpose facilities – that can be used by a variety of groups for a range of activities throughout the day and evening hours;
- Higher order infrastructure – with future facility planning focussing on larger, better appointed, centrally located and more multipurpose facilities rather than smaller, single purpose ones;
- Shared use infrastructure – with community infrastructure being used by different groups and also funded jointly;
- Activity centres/main street design with community facilities seen as an integral component of activity centres (town, local, neighbourhood centres) with a strong street presence and high visibility;
- Flexibility – ensuring that planning and design enables growth and adaption of facility design and size to ensure facilities are able to evolve with changing needs;
- Partnerships – where Council works in partnership with others (including State Government and community organisations) to jointly fund, deliver and manage community facilities;

The Community Facilities Strategy for Lochinvar includes the creation of a community hub in the new Lochinvar town centre that will be centrally located and form a key part of the centre. This hub will include:

- a multipurpose community centre with a floor space of 1,350sqm, and
- a library with a floor space of 1,200sqm.

#### 5.2.5 APPORTIONMENT

This Plan adopts the approach of levying contributions based on demand for multipurpose community facility floor space generated by the development of the Lochinvar Release Area. As indicated above, the catchment area for the library extends over both Anambah and Lochinvar Urban Release Areas. Therefore it is proposed to apportion 62.5% of library costs to Lochinvar and 37.5% to Anambah.

#### 5.2.6 CALCULATION OF CONTRIBUTION

Based on this cost estimate and the additional floor space required to provide community buildings for the new population, half width road construction and CPI, the capital component of the facilities equates to \$11,964,459.

In addition 9,550 square metres of land will need to be acquired for the new multipurpose facilities in Lochinvar at a total cost estimated at \$396,264.

While these costs are derived from the *Lochinvar Urban Release Area Community Facilities and Open Space Requirements 2012* Study which provides a more detailed analysis of the infrastructure and associated costs it is noted that the facilities in this Plan differ from the original provisions following a review of requirements in the northern catchment of the URA.

The contribution formula for community buildings component is therefore:

$$\frac{C + L}{P}$$

Where: C = Capital Costs of Facility  
L = Land Acquisition Costs  
P = Benefiting Number of People

$$\frac{\$12,447,776 + \$412,272}{13,500}$$

= **\$952** per person

= **\$2,571** per lot (based on the assumed occupancy of 2.7 persons per lot)

The formula for the Dedication of Land for Community Facilities is:

$$\frac{L}{P}$$

Where: L = Total Community Facilities land requirements  
P = The total projected resident population

$$\frac{9,550}{13,500}$$

= 0.7m<sup>2</sup> per person

= 1.9m<sup>2</sup> per lot (based on the assumed occupancy rate of 2.7 persons per lot)

## **5.3 ROAD & TRAFFIC MANAGEMENT**

### **5.3.1 INTRODUCTION**

The road works and traffic management facilities in this Plan are required to meet the increase in traffic as a result of the Lochinvar development. The need for the facilities has been determined based upon the following background documents:

- Lochinvar Structure Plan
- Traffic and Transport Study – Lochinvar Urban Release Area

### **5.3.2 NEXUS**

The traffic generation from the Lochinvar development will result in a significant increase in traffic on the existing local and State Road network generating a need for new and/or upgraded traffic facilities, roads, bridges and intersections to:

- ensure safe and efficient traffic movement, and access
- address the potential for functional conflict
- maintain environmental amenity and level of service
- ensure continued road network connectivity and capacity

The roads and traffic management works will be undertaken both at the interface of the new development and within the existing road network.

Modelling of the traffic generated demand from Lochinvar has been undertaken and a specific schedule of infrastructure works for road and traffic management has been identified together with development thresholds. The timing of the provision of the works has been based on the projected demand for lots within the area and is therefore indicative only. Works programmes will be regularly reviewed and revised depending upon development trends, State Government planning policy and available funding.

### **5.3.3 CONTRIBUTIONS CATCHMENT**

The Section 94 contributions for the Road and Traffic Management infrastructure have been determined on the basis of single release area or contributions catchment.

### **5.3.4 FACILITIES STRATEGY**

Road works and traffic management facilities are identified in the Lochinvar Structure Plan, Area Plan (DCP) and supporting technical studies, and as amended by reviews undertaken by Council.

A summary of proposed Road and Traffic Management infrastructure works and costs within the Lochinvar release area is provided in Section 7.3 of this Plan.

### **5.3.5 APPORTIONMENT**

The Road and Traffic Management infrastructure works detailed in this Plan have been designed to meet the demands of the future development of the Lochinvar release area.

Accordingly all works required under this plan are considered to be a direct result of the Lochinvar development and are apportioned 100% to the new development.

### 5.3.6 CALCULATION OF CONTRIBUTION

Total capital costs for the proposed works were prepared by URaP Consulting Engineers in consultation with Council's Infrastructure Planning and Development Engineers and are detailed in 'Lochinvar Section 94 Strategic Road Cost Estimates' available for viewing at Council's Administration Building. These estimates do not include any allowance for staging of the intersection works. Staging will only be considered where it presents no additional costs and impact on the Section 94 Plan and the development of Lochinvar.

The contribution formula for Road and Traffic Management Facilities is therefore:

$$\frac{C + L}{P}$$

Where: C= Capital costs of facility  
L = Land Acquisition Costs  
P= Benefiting No of People

$$\frac{\$26,431,243 + \$1,716,068}{13,500}$$

= **\$2,085** per person

= **\$5,630** per lot (based on assumed occupancy of 2.7 persons per lot)



## 5.4 CYCLEWAYS/SHARED PATHS

### 5.4.1 INTRODUCTION

The Draft Maitland Bike Plan and Strategy 2012, provides an overarching strategy for provision of cycle facilities within the LGA. Its vision is to improve the extent of coverage and completeness of the bicycle facilities and details a series of *Bicycle Trunk Routes*, which form the primary citywide bicycle routes within the overall cycleway network in the Maitland LGA. These trunk routes act as “spokes” which connect to “hub” destinations such as commercial centres, industrial areas, schools and urban railway stations.

Council is committed to the development of a safe and practical cycleway network for the Maitland LGA. New development in the Lochinvar release area will increase the demand for cycleways, which will be provided on-road to an improved standard to encourage cycle use. These routes will be supported by off-road and recreational cycle routes that connect the suburb to public transport, schools and commercial areas. It has also been identified that a cycle trunk route will ultimately be required to the east of the URA to connect the suburb to Rutherford, Central Maitland and other routes throughout the LGA. However, given its trunk status it is not considered appropriate to apportion these costs entirely to the incoming population of Lochinvar.

### 5.4.2 NEXUS

The Maitland Bike Plan and Strategy 2012 is seen as integral to the city's transportation system. It recognises the bicycle as an alternative to motor vehicles and buses and in some cases is the only transport option for sections of the community. A well developed and comprehensive cycleway network can supplement the public transport system, particularly in local areas for short journeys, thus providing a cheap and efficient means of transport for the community in general.

It is recognised that the Bike Plan covers a network of routes that are available to all cyclists to use, irrespective of their residence location. Whilst usage for certain segments will be generally limited to that of local residents, other segments passing through established areas will be significantly utilised by up-stream new development or by general city-wide users. For this reason the Bike Plan proposes that:

- a) cycleways within future development areas will be well designed, included in DCP's where appropriate and be constructed at no cost to Council;
- b) cycleways within the development that link future development areas to the Bicycle Trunk Route Network or hub locations, and that are required solely as a result of that development, will be well designed shared paths, included in DCP's where appropriate, and constructed at no cost to Council.

In all other cases the trunk route network will function as a citywide system with costs for the network apportioned over the entire population as detailed in Council's Citywide Contributions Plan.

### 5.4.3 CONTRIBUTION CATCHMENT

For section 94 planning purposes the Lochinvar cycleways are based on a single release area catchment. The contributions for cycleways in the Plan have therefore been determined on the same basis.

#### 5.4.4 FACILITIES STRATEGY

This Contributions Plan includes a network of off-road trails to complement the trunk cycleways connecting open space, shopping centres and transport hubs.

#### 5.4.5 APPORTIONMENT

Demand for the cycleway routes covered by this Plan arises as a direct result of the development of the Lochinvar release area. Costs for the facilities are therefore apportioned 100% to the new development.

#### 4.5.6 CALCULATION OF CONTRIBUTION

Total capital costs for the proposed works are \$2,503,044.

In addition 49,000 square metres of land will need to be acquired for the facilities in Lochinvar at a total cost estimate of \$1,321,571.

The contribution formula for cycleways is therefore:

$$\frac{C + L}{P}$$

Where: C = Capital Costs of Facility  
L = Land Acquisition Costs  
P = Benefiting No of People

$$\frac{\$2,604,157 + \$1,374,957}{13,500}$$

= **\$295** per person

= **\$796** per lot (based on the assumed occupancy of 2.7 persons per lot)

## **5.5 STORMWATER MANAGEMENT**

### **5.5.1 INTRODUCTION**

In planning for the release of major land holdings for residential use a range of concept management options is necessary to ensure that future development does not adversely impact on current flood behaviour. Undeveloped catchments have many natural deterrents to slow the flow of rainwater. In an urban catchment, the clearing of vegetation and its replacement with impervious surfaces such as roads, car parks and buildings alter natural runoff patterns.

The Lochinvar Urban Release Area Flood Study 2012 was prepared to establish the flood behaviour of Lochinvar Creek and its tributaries under current conditions, to assess the impact of future development and to devise management options to ensure that future development in the area does not exacerbate current flooding. A supplementary flood study was commissioned by Council in 2015 following a review of the adopted study which failed to address the cost of trunk drainage conveyance infrastructure. Findings contained in the supplementary study have resulted in alterations to the s94 plan reducing the overall rates in the Stormwater Management category.

A plan showing the location of basins/culverts included in the work schedules is provided in Section 7.2 of this plan.

### **5.5.2 NEXUS**

New residential development in Lochinvar will clearly impact on existing stormwater systems requiring significant upgrading measures as a direct result of the development.

While particular attention has been given to areas with known flood problems or issues the Flood Study has addressed the full range of concept management options across the URA to:

- ensure suitable measures to maintain pre-development peak flows
- improve the existing flood regime where possible

A key management option is the use of online detention basins. The use of these detention basins have been modelled to successfully lower the post-developed peak flows so that they are in many cases up to 10% lower than the pre-developed peak flows. A number of existing roads will also require upgrades of the stormwater infrastructure to enable 1% AEP flows to flow under the roads.

### **5.5.3 CONTRIBUTIONS CATCHMENT**

The Section 94 contributions for the stormwater management infrastructure have been determined on the basis of single release area or contributions catchment.

### **5.5.4 FACILITIES STRATEGY**

Stormwater management facilities are identified in the Lochinvar Area Plan and the Lochinvar Urban Release Area Flood Study 2012 prepared by ADW Johnson, and as amended by reviews undertaken by Council.

A summary of proposed stormwater management infrastructure works and costs within the Lochinvar release area is provided in the Flood Study and consolidated into the work schedule attached to this plan.

### 5.5.5 APPORTIONMENT

Stormwater management infrastructure identified in the Flood Study has been designed to meet the demands of future development of the Lochinvar release area.

Accordingly all works required under this plan are considered to be required as a direct result of the Lochinvar development and are apportioned 100% to the new development.

### 5.5.6 CALCULATION OF CONTRIBUTION

Total capital costs for the proposed works were prepared by ADW Johnston Pty Limited and reviewed by Council's Infrastructure Planning and Development Engineers. These costs and further details are contained in the Flood Study which is available for viewing at Council's Administration Building.

The contribution formula for Stormwater Management Facilities is therefore:

$$\frac{C}{P}$$

Where: C = Capital costs of facility  
P = Benefiting No of People

$$\frac{\$6,187,506}{13,500}$$

= **\$459** per person

= **\$1,239** per lot (based on assumed occupancy of 2.7 persons per lot)

## **5.6 PLAN MANAGEMENT & ADMINISTRATION**

### **5.6.1 NEXUS**

The Administration of Section 94 is an expensive task. Council employs staff to coordinate the implementation of the Plan and of works, as well as the financial accounting of contributions received. In addition consultant studies are often commissioned in order to determine design and costings of works, as well as to review the development and demand assumptions of the contributions plan.

Council considers that the costs involved with administering Section 94 are an integral and essential component of the efficient provision of facilities demanded by development throughout the Lochinvar release area. The new population should therefore pay a reasonable contribution towards the costs associated with the management and administration of the Plan.

At the time of the preparation of this Plan, it was determined that 2.5% of all development contributions payable over the life of the Plan is a reasonable contribution towards Plan Management and Administration functions.

### **5.6.2 CONTRIBUTION CATCHMENT**

Plan administration and management is based upon a single release area catchment and contributions have therefore been applied on this basis.

### **5.6.3 FACILITIES STRATEGY**

The Plan aims to provide funds to ensure the efficient management of the Section 94 planning and financial processes within Council. These processes will be ongoing throughout the life of the Plan.

Council staff accountable for facility/service planning and delivery will be involved in reviewing and updating the Plan. This may include review of the works schedules or the latest information on community needs to ensure that facility planning is current and appropriate. This may also include engaging specialist consultants (eg planning and valuation specialists) to carry out studies.

## 6. REFERENCES

The References which have been used in the drafting of this Plan include:

Census 2011, Australian Bureau of Statistics

Maitland Section 94 Contributions Plan (Citywide) 2006, Maitland City Council

Revised Maitland Urban Settlement Strategy (2010), Maitland City Council

Lochinvar Structure Plan (2007) Maitland City Council

Childcare Study for Maitland City Council (2005), Families at Work

Citywide Section 94 Contributions Plan (2006-2016) Review of Open Space and Recreation (2007), Maitland City Council

Lochinvar Urban Release Area – Community Facilities and Open Space and Recreation Requirements (2012), Maitland City Council

Development Contributions Practice Note (2005), Department of Planning

Community Facilities and Services Strategy (2012), Elton Consulting

Library Space Study (2001), David Jones

Library Services Strategic Plan, 2007-2012, Maitland City Council

Public Library Building Guidelines, State Libraries of NSW

Maitland Bike Plan and Strategy (2012), Maitland City Council

Traffic & Transport Study – Lochinvar Urban Release Area (2011), URAP

S94 Strategic Estimates of Cost for Traffic and Transport Infrastructure (2012), Maitland City Council

Lochinvar Urban Release Area Flood Study (2012) ADW Johnson

Lochinvar Urban Release Area Supplementary Flood Study (2015) ADW Johnson

Maitland Community Profile (2011) Maitland City Council

## 7. SUPPORTING DOCUMENTATION

### 7.1 DEMOGRAPHICS

#### 7.1.1 EXISTING POPULATION CHARACTERISTICS

In 2011, the Lochinvar area was home to a small rural population of approximately 353 dwellings supporting about 941 residents. This population has remained stable over many years, as most of the land is zoned for rural purposes, limiting the construction of new dwellings. However, this population can be expected to rapidly change as a result of new urban development.

In order to determine the demographics of a new population at Lochinvar, it is possible to review similar urban areas in the Maitland LGA to understand the type and amount of demand for new infrastructure and services.

The key demographic characteristics of the Maitland LGA are considered to have remained relatively unchanged over the last census period (2006-2011) and are considered to be applicable to the future development of Lochinvar and the Maitland area in general:

- The Maitland LGA has a young age structure when compared to the NSW average. However, recent changes in demographic structure show an increase in elderly age groups.
- A traditional household of two parent families is prominent.
- Maitland has a relatively stable population in terms of resident mobility.
- Separate houses continue to be the dominant dwelling type.
- Slightly higher level of home ownership and slightly lower level of home purchase in the Maitland LGA when compared to the State average.
- The population has a relatively low level of tertiary educational attainment.
- Annual household incomes are slightly lower than the State average with a higher percentage of middle-income households and a lower percentage of high-income families.

Demographic projections for the Hunter Region suggest that population structure will change over the next 25 years, with an ongoing trend towards an aging population (HVRF, 2009). The proportion of the population aged over 65 years will continue to increase with a forecast reduction in the proportion of youth and children. However the 2011 Census indicates that Maitland has a lower proportion of people at the post retirement age when compared with Regional NSW and 35% of households in Maitland are made up of couples with children when compared with 27% in Regional NSW

Table 3 below details the change in household size that has occurred in Maitland since 1986.

| Year | Population | Dwellings | Occupancy Rate |
|------|------------|-----------|----------------|
| 1986 | 44,273     | 14,071    | 3.1            |
| 1991 | 46,844     | 15,288    | 3.0            |
| 1996 | 49,847     | 17,475    | 2.8            |
| 2001 | 56,492     | 19,475    | 2.9            |
| 2004 | 61,142     | 22,300    | 2.7            |
| 2006 | 64,792     | 23,906    | 2.7            |
| 2011 | 69,646     | 24,834    | 2.8            |
| 2012 | 71,866     | 26,971    | 2.7            |
| 2013 | 73,442     | 27,480    | 2.7            |
| 2014 | 75,170     | 28,187    | 2.7            |

Table 3: Population & Household Size

The ABS data for 2013 indicates that the Maitland average occupancy rate has remained steady at 2.7 people per household. One reason for this is likely to be the influence of newly developing urban release areas where occupancy rates are actually higher such as Chisholm (3) and Aberglasslyn (3.2) as well as established areas with a high proportion of younger families such as Ashtonfield (3) and Thornton (3) which then balance out with lower occupancy rates across other areas of the LGA.

To determine an appropriate occupancy rate for the purposes of this Plan, data provided in the ABS 2011 Census of Population and Housing Community Profile has been used.

Based on this analysis, an average occupancy rate of 2.7 people per separate house or lot or 3 bedroom multi-unit dwelling has been assumed for Lochinvar.

The occupancy rate for smaller multi-unit housing (excluding seniors living and granny flats) is assumed to be 2.0 people per dwelling.

### **7.1.2 POPULATION PROJECTIONS**

Forecasting the size and characteristics of the future population is a complex matter, and predictions are more generally suitable for use in short-term planning compared with long-range predictions.

Population change is determined by two key factors (i.e. births/deaths and migration) and is more accurately calculated at a large spatial scale. At the micro scale, population is more greatly influenced by local development and factors such as migration, which are difficult to control and record.

The Maitland LGA continues to experience one of the largest inland growths in NSW. Population growth is currently 2%pa and this rate is expected to continue.

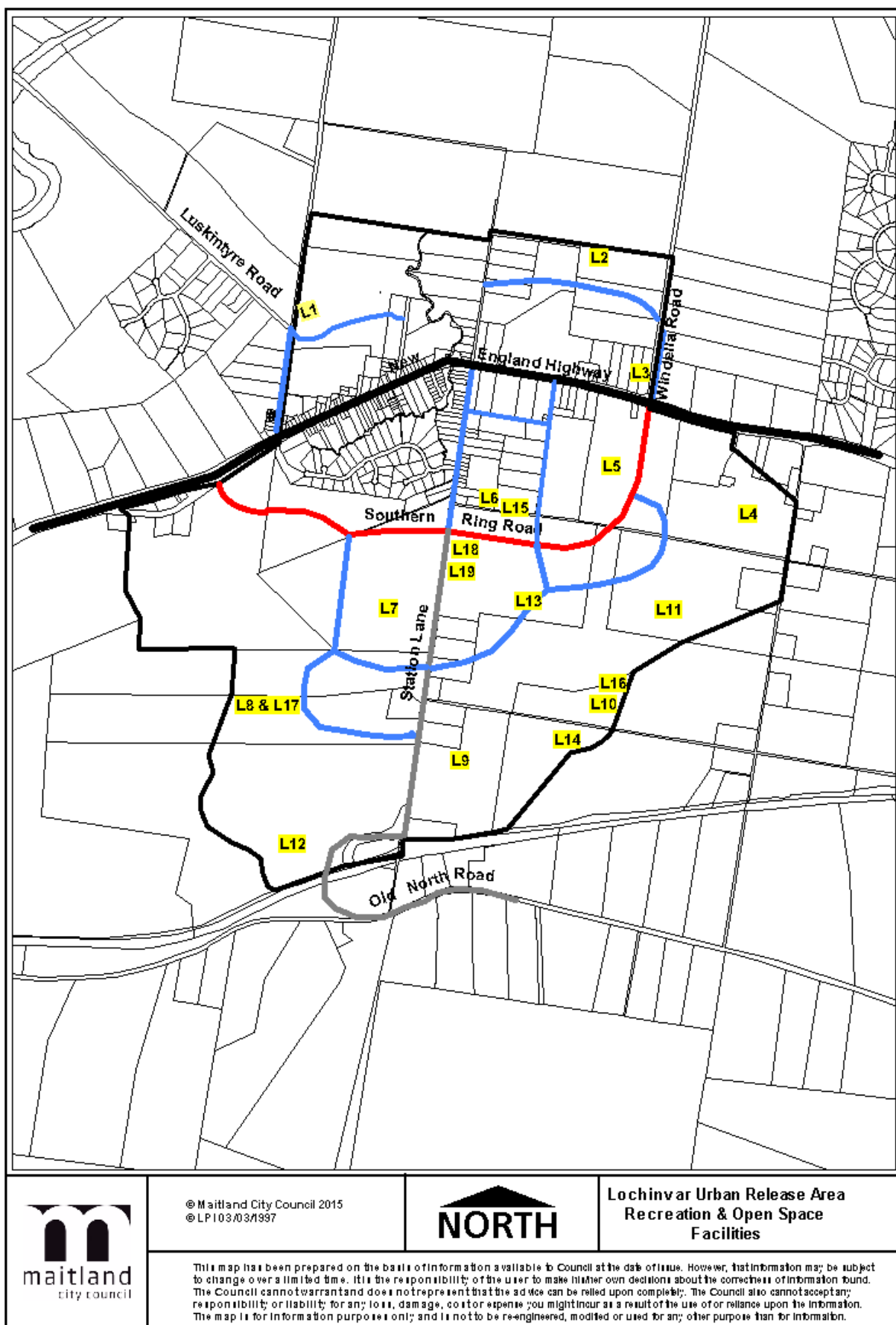
For the Lochinvar release area, a higher population growth rate is expected, owing to the locational advantages of the area, popularity of new urban areas and the pent-up demand for housing in the western districts of the Maitland LGA. A population growth of between 500 and 750 new residents is predicted annually, or on average the release of 200 – 300 residential allotments each year. For the purposes of this Plan a linear population growth is used, therefore the anticipated lot release in some years may be exceeded or not achieved.

On the basis that the Lochinvar release area contains approximately 5,000 residential lots, it is estimated that development may occur over a 16-20 year timeframe. An ultimate population of approximately **13,500 residents** may call Lochinvar home.

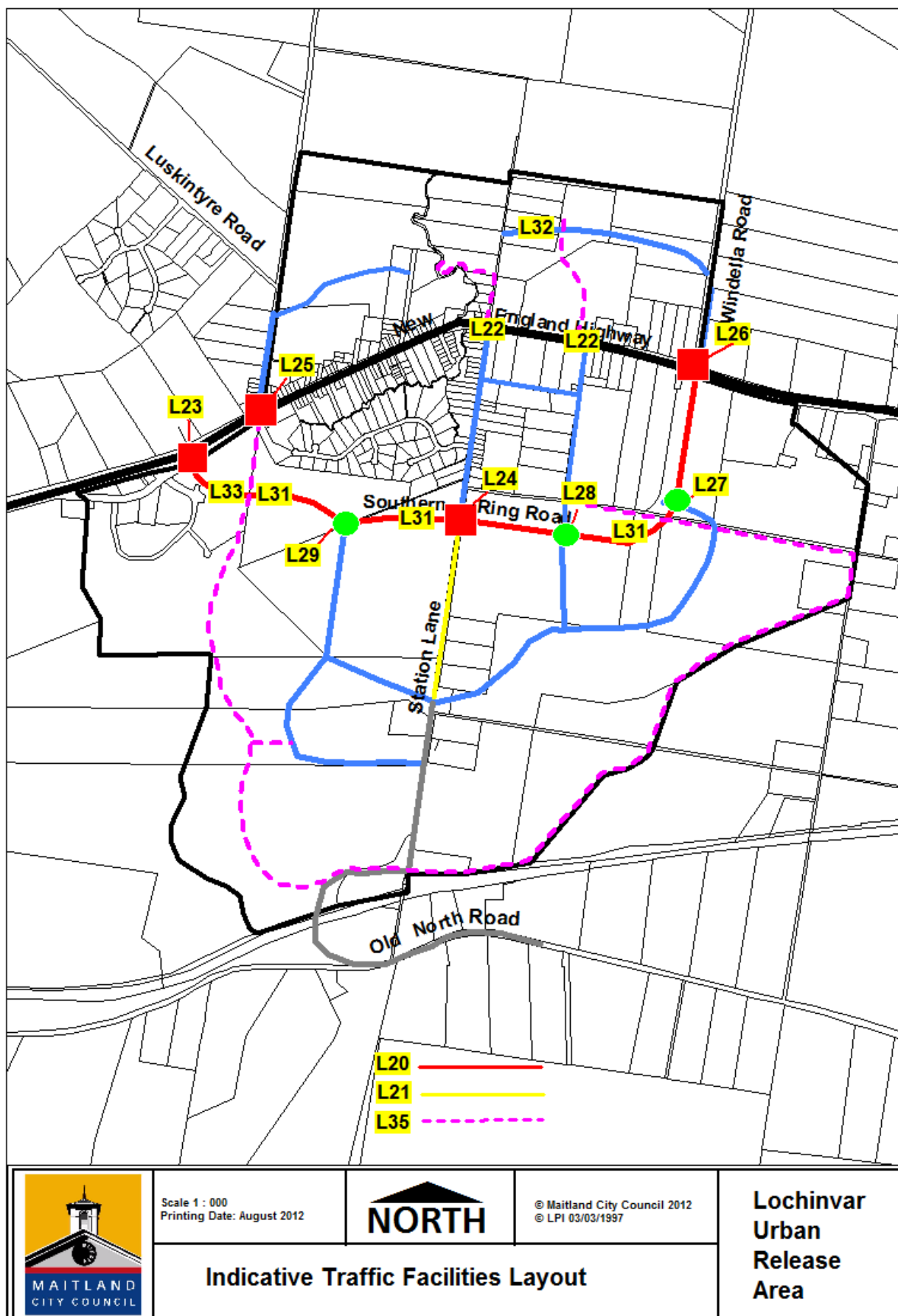
Residential development will contain a mix of separate dwellings, duplexes, townhouses and smaller lot residential housing. A target density of 10-15 dwellings per hectare is proposed for the Lochinvar release area.



## 7.2 MAPS

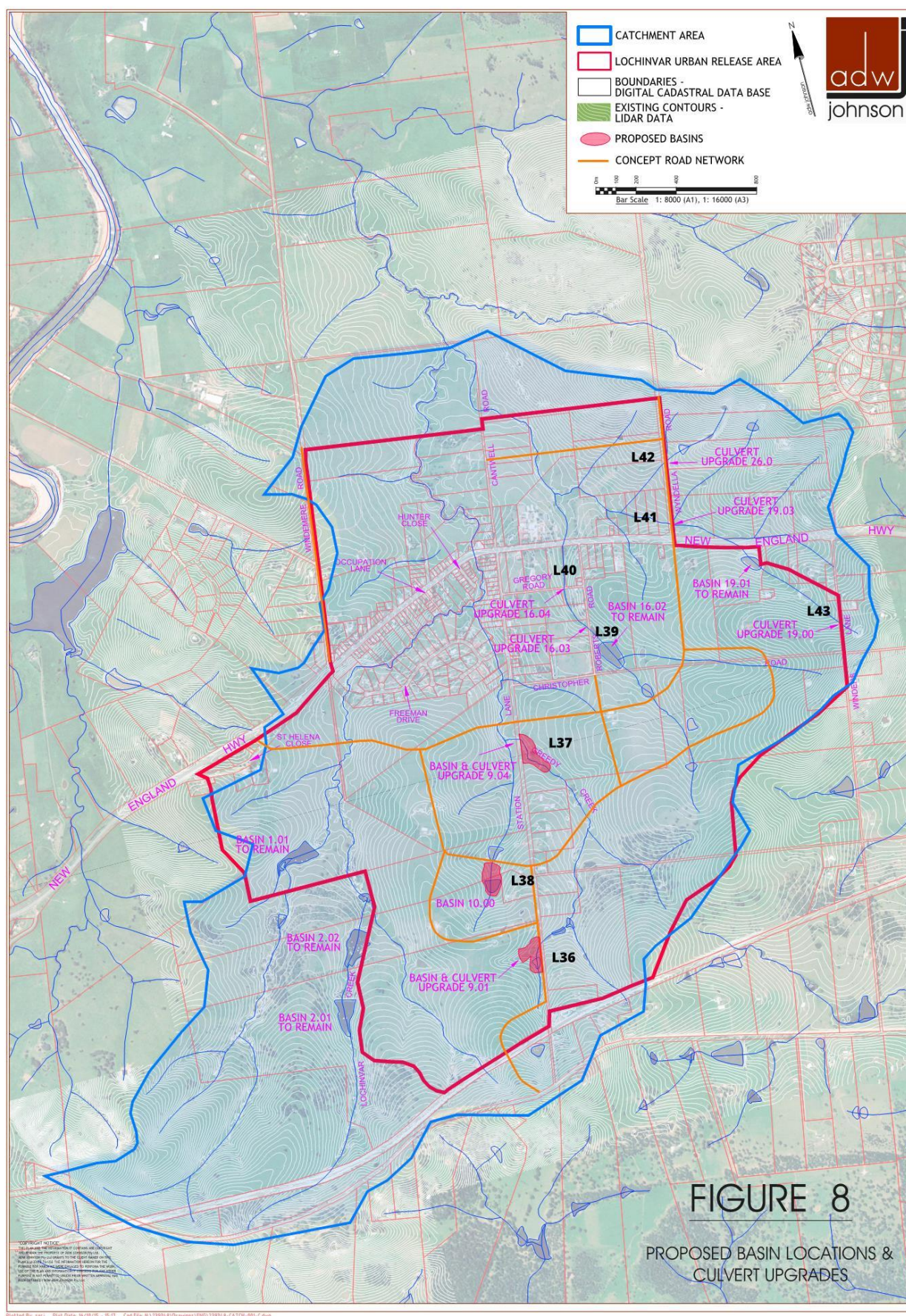


Map 2: Recreation & Open Space and Community Facilities



Map 3: Road & Traffic Facilities





### Map 4: Stormwater Basins & Culvert Upgrades

### 7.3 WORK SCHEDULES



| LAND ACQUISITION DETAILS                   |                      |  |                    |                 |                                 |             |                    |
|--|----------------------|--|--------------------|-----------------|---------------------------------|-------------|--------------------|
| Services / Facilities                      | Approximate Location |  | Land Required (Ha) | Valuation Basis | Land Value Base Index (\$ / Ha) | Total Value | Indexed Value 2018 |
| LOCAL RECREATION AND OPEN SPACE FACILITIES |                      |  |                    |                 |                                 |             |                    |
| Local Neighbourhood Playground             | L1                   | Northern catchment western precinct                | 1.4000             | Englobo         | \$400,000                       | \$560,000   | \$604,377          |
|  | L2                   | Northern catchment eastern precinct                | 0.5000             | Englobo         | \$400,000                       | \$200,000   | \$215,849          |
|  | L3                   | Northern catchment eastern precinct                | 0.5000             | Englobo         | \$400,000                       | \$200,000   | \$215,849          |
|  | L4                   | Northern catchment eastern precinct                | 0.5000             | Englobo         | \$400,000                       | \$200,000   | \$215,849          |
|  | L5                   | Northern Catchment central precinct                | 0.5000             | Englobo         | \$400,000                       | \$200,000   | \$215,849          |
|  | L6                   | Collocated with Neighbourhood Sportsground Hub L15 | No land take       | Englobo         | \$0                             | \$0         | \$0                |
|  | L7                   | Northern catchment central precinct                | 0.5000             | Englobo         | \$400,000                       | \$200,000   | \$215,849          |
|  | L8                   | Collocated with Neighbourhood Sportsground L17     | No land take       | Englobo         | \$0                             | \$0         | \$0                |
|  | L9                   | Southern catchment eastern precinct                | 0.5000             | Englobo         | \$300,000                       | \$150,000   | \$161,887          |
|  | L10                  | Collocated with Neighbourhood Sportsground L16     | No land take       | Englobo         | \$0                             | \$0         | \$0                |
|  | L11                  | Central catchment eastern precinct                 | 0.5000             | Englobo         | \$400,000                       | \$200,000   | \$215,849          |
|  | L12                  | Southern catchment western precinct                | 0.5000             | Englobo         | \$300,000                       | \$150,000   | \$161,887          |
|  | L13                  | Central catchment Central Precinct                 | 0.5000             | Englobo         | \$400,000                       | \$200,000   | \$215,849          |
| Passive Recreation Area                    | L14                  | Southern catchment eastern precinct                | 5.8750             | Englobo         | \$225,000                       | \$1,321,875 | \$1,426,626        |
| Local Planning Area Sportsground Hub       | L15                  | Central catchment central precinct                 | 1.1400             | Englobo         | \$325,000                       | \$370,500   | \$399,860          |
| Neighbourhood Sportsground                 | L16                  | Southern catchment eastern precinct                | 5.9460             | Englobo         | \$225,000                       | \$1,337,850 | \$1,443,867        |
|  | L17                  | Southern catchment western precinct                | 6.5520             | Englobo         | \$225,000                       | \$1,474,200 | \$1,591,022        |
| TOTAL                                      |                      |  | 25.4130            |                 | \$4,800,000                     | \$6,764,425 | \$7,300,469        |
| COMMUNITY FACILITIES                       |                      |  |                    |                 |                                 |             |                    |
| Town Centre Community Hub                  | L18                  | Central Catchment Central Precinct                 | 0.5700             | Englobo         | \$400,000                       | \$228,000   | \$246,068          |
| Library                                    | L19                  | Central Catchment Central Precinct                 | 0.3850             | Englobo         | \$400,000                       | \$154,000   | \$166,204          |
| TOTAL                                      |                      |  | 0.9550             |                 | \$800,000                       | \$382,000   | \$412,272          |

Table 4: Land Acquisition Details

# RECREATION AND OPEN SPACE FACILITIES WORK SCHEDULE

| Services / Facilities                 |     | Approximate Location                           | Est. Capital Cost   | Half width road construction | Est. Land Cost     | Total Cost          | Timing / Staging |
|---------------------------------------|-----|--|---------------------|------------------------------|--------------------|---------------------|------------------|
| Local Neighbourhood Playground        | L1  | Northern catchment western precinct            | \$931,649           | \$237,999                    | \$604,377          | \$1,774,025         | Stage 2          |
|                                       | L2  | Northern catchment eastern precinct            | \$420,266           | \$214,666                    | \$215,849          | \$850,781           | Stage 3          |
|                                       | L3  | Northern catchment eastern precinct            | \$420,266           | \$214,666                    | \$215,849          | \$850,781           | Stage 3          |
|                                       | L4  | Central catchment eastern precinct             | \$420,266           | \$214,666                    | \$215,849          | \$850,781           | Stage 1          |
|                                       | L5  | Northern Catchment central precinct            | \$420,266           | \$214,666                    | \$215,849          | \$850,781           | Stage 1          |
|                                       | L6  | Co-located with Sportsground Hub L15           | \$315,380           | \$0                          | \$0                | \$315,380           | Stage 1          |
|                                       | L7  | Central catchment central precinct             | \$420,266           | \$214,666                    | \$215,849          | \$850,781           | Stage 2          |
|                                       | L8  | Co-located with Neighbourhood Sportsground L17 | \$315,380           | \$0                          | \$0                | \$315,380           | Stage 3          |
|                                       | L9  | Southern catchment central precinct            | \$420,267           | \$214,666                    | \$161,887          | \$796,820           | Stage 2          |
|                                       | L10 | Co-located with Neighbourhood Sportsground L16 | \$315,380           | \$0                          | \$0                | \$315,380           | Stage 1          |
|                                       | L11 | Central catchment eastern precinct             | \$420,266           | \$214,666                    | \$215,849          | \$850,781           | Stage 1          |
|                                       | L12 | Southern catchment western precinct            | \$420,266           | \$214,666                    | \$161,887          | \$796,819           | Stage 3          |
|                                       | L13 | Central catchment central precinct             | \$420,266           | \$214,666                    | \$215,849          | \$850,781           | Stage 1          |
| Passive Recreation Area               | L14 | Southern catchment eastern precinct            | \$418,430           | \$333,368                    | \$1,426,626        | \$2,178,424         | Stage 1          |
| Local Planning Area Sportsground Hub* | L15 | Central catchment central precinct             | \$11,671,252        | \$1,153,227                  | \$399,860          | \$13,224,339        | Stage 2          |
| Local Neighbourhood Sportsground      | L16 | Central catchment eastern precinct             | \$5,097,304         | \$451,027                    | \$1,443,867        | \$6,992,198         | Stage 1          |
|                                       | L17 | Central catchment western precinct             | \$5,560,659         | \$392,197                    | \$1,591,022        | \$7,543,878         | Stage 3          |
| <b>TOTAL</b>                          |     |  | <b>\$28,407,829</b> | <b>\$4,499,812</b>           | <b>\$7,300,469</b> | <b>\$40,208,110</b> |                  |

Table 5: Recreation & Open Space Work Schedule



\* Facilities included in the Local Planning Area Sportsground Hub – 2 x double playing fields, 2 practice cricket nets, 6 tennis courts (floodlit), 4 hard surface netball courts (floodlit for training), 2 amenities buildings, 1 playground/picnic/social gathering area, 1 skate park, 180 car parking spaces

## COMMUNITY FACILITIES WORK SCHEDULE

| Services / Facilities     |     | Location                           | Est. Capital Cost   | Half Width Road Construction | Est. Land Cost   | Total Cost          | Timing / Staging |
|---------------------------|-----|------------------------------------|---------------------|------------------------------|------------------|---------------------|------------------|
| Town Centre Community Hub | L18 | Central Catchment Central Precinct | \$7,312,492         | \$529,467                    | \$246,068        | \$8,088,027         | Stage 1          |
| Library                   | L19 | Central Catchment Central Precinct | \$4,605,817         |                              | \$166,204        | \$4,772,021         | Stage 1          |
| <b>TOTAL</b>              |     |                                    | <b>\$11,918,309</b> | <b>\$529,467</b>             | <b>\$412,272</b> | <b>\$12,860,048</b> |                  |

Table 6: Community Facilities Work Schedule





| ROAD AND TRAFFIC FACILITIES WORK SCHEDULE                       |     |  |   |                   |                |              |                  |
|---|-----|--|---|-------------------|----------------|--------------|------------------|
| Services / Facilities   |     | Location   | Description   | Est. Capital Cost | Est. Land Cost | Total Cost   | Timing / Staging |
| Median Construction & Access Management Works                   | L20 | Southern Ring Road   | New England Highway to New England Highway                    | \$2,516,325       | \$392,845      | \$2,909,170  | Various          |
| Median Construction   | L21 | Station Lane   | Southern Ring Road to Southern Collector Road                 | \$548,621         | \$84,181       | \$632,802    | Stages 1/2       |
| Restricted Median   | L22 | New England Highway  | Minor Intersections with New England Highway                  | \$775,113         | \$0            | \$775,113    | Stage 2          |
| Intersections - Traffic Control Signals                         | L23 | New England Highway  | New England Highway West Intersection with Southern Ring Road | \$8,425,337       | \$3,669        | \$8,429,007  | Stage 1          |
|   | L24 | Southern Ring Road   | At Station Lane   | \$442,922         | \$0            | \$442,922    | Stage 1          |
|   | L25 | New England Highway  | At Windermere Road  | \$2,372,587       | \$0            | \$2,372,587  | Stage 2          |
|   | L26 | New England Highway  | At Wyndella Road  | \$4,098,869       | \$501,131      | \$4,600,000  | Stage 1          |
| Intersections - Roundabouts                                     | L27 | Southern Ring Road   | East Intersection with Southern Collector Road                | \$550,607         | \$30,219       | \$580,826    | Stage 1          |
|   | L28 | Southern Ring Road   | Central Intersection with Southern Collector Road             | \$550,607         | \$30,219       | \$580,826    | Stage 1          |
|   | L29 | Southern Ring Road   | West Intersection with Southern Collector Road                | \$550,607         | \$30,219       | \$580,826    | Stage 2          |
| Bus Stop Comfort Shelters                                       | L30 | Various  |   | \$561,207         | \$0            | \$561,207    | Various          |
| Major Drainage Culverts   | L31 | Southern Ring Road x 3                                       | New England Highway to New England Highway                    | \$1,727,395       | \$0            | \$1,727,395  | Various          |
|   | L32 | Northern Ring Road   | Wyndella Road to Luskintyre Road                              | \$575,798         | \$0            | \$575,798    | Stage 2          |
| Road Construction   | L33 | Connection to St Helena                                      | Southern Collector Road                                       | \$1,386,450       | \$0            | \$1,386,450  | Stage 2          |
| Land Acquisition for Widening and Construction of Road Reserves | L34 | Station Lane, Christopher Road, Gregory Road and Robert Road |   | \$1,349,243       | \$643,586      | \$1,992,829  |                  |
| TOTAL   |     |  |   | \$26,431,691      | \$1,716,068    | \$28,147,759 |                  |

Table 7: Road & Traffic Work Schedule



## CYCLEWAYS/SHARED PATHS WORK SCHEDULE

| Service/Facility |     | Location                                    | Est. Capital Cost  | Est. Land Cost     | Total Cost         | Timing Staging |
|------------------|-----|---|--------------------|--------------------|--------------------|----------------|
| Off Road Trail   | L35 | Riparian Areas Northern & Southern Precinct | \$2,604,157        | \$1,374,957        | \$3,979,114        | Various        |
| <b>TOTAL</b>     |     |   | <b>\$2,604,157</b> | <b>\$1,374,957</b> | <b>\$3,979,114</b> |                |

Table 8: Cycleways/Paths Work Schedule



# STORMWATER MANAGEMENT

| Service/Facility             |     | Location                              | Total Cost         | Timing/Staging |
|------------------------------|-----|---------------------------------------|--------------------|----------------|
| New Basin 9.01               | L36 | Station Lane South                    | \$1,966,950        | Various        |
| New Basin 9.04               | L37 | Station Lane Below Southern Ring Road | \$1,797,350        | Various        |
| New Basin 10                 | L38 | Southern Collector Road               | \$1,542,950        | Various        |
| Upgrade Existing Basin 16.03 | L39 | Robert Road                           | \$232,459          | Various        |
| Upgrade Existing Basin 16.04 | L40 | Gregory Road                          | \$232,459          | Various        |
| Upgrade Existing Basin 19.03 | L41 | Wyndella Road South                   | \$188,218          | Various        |
| Upgrade Existing Basin 26    | L42 | Wyndella Road North                   | \$143,976          | Various        |
| Upgrade Existing Basin 19    | L43 | Winders Lane                          | \$83,143           | Various        |
| <b>TOTAL</b>                 |     |                                       | <b>\$6,187,506</b> |                |

Table 9: Stormwater Work Schedule

