



**2004**  
**(As Amended)**

**Lake Macquarie Section 94**  
**Contributions Plan**  
**Citywide – Belmont Catchment**

**1**

### **CERTIFICATION**

This Contributions Plan, the Lake Macquarie Section 94 Contributions Plan No.1 – Citywide – Belmont Catchment (2004) as amended, was approved by Council on 28 June 2010, and came into effect on 30 June 2010.

### **AMENDMENT HISTORY**

<b>No.</b>	<b>Adopted</b>	<b>Effective</b>	<b>Amendment</b>
<b>1</b>	<b>14/6/05</b>	<b>22/6/05</b>	<ul style="list-style-type: none"><li>• Re-prioritisation of land acquisition at Morisset Park;</li><li>• Changes to contributions rates to reflect current land acquisition costs;</li><li>• Inclusion of additional traffic management facilities at Cardiff South;</li><li>• Inclusion of additional roadworks at Teralba; and</li><li>• Minor formatting and wording changes.</li></ul>
<b>2</b>	<b>28/6/10</b>	<b>30/6/10</b>	<ul style="list-style-type: none"><li>• Separation into five contribution catchments.</li></ul>

# Contents

---

<b>1</b>	<b>Executive Summary .....</b>	<b>6</b>
<b>2</b>	<b>Introduction .....</b>	<b>8</b>
2.1	Name of the Plan .....	8
2.2	Purpose of the Plan.....	8
2.3	Land to Which the Plan Applies .....	10
	Expected Types of Development .....	11
2.4	Structure of the Plan .....	11
2.5	Relationship to Other Plans and Policies .....	11
<b>3</b>	<b>Management and Administration.....</b>	<b>12</b>
3.1	When does the Plan take Effect? .....	12
3.2	How does the Plan Operate? .....	12
3.3	Transitional Provisions .....	12
3.4	Dedication of Land .....	12
3.5	Formulas to be used for Determining Section 94 Contributions .....	12
	3.5.1 Open Space and Recreation .....	13
	3.5.2 Community Facilities .....	13
	3.5.3 Management .....	14
3.6	Payment of Contributions.....	15
	3.6.1 Timing of Payment .....	15
	3.6.2 Adjustment of Contributions .....	15
	3.6.3 Deferred Payment .....	15
	3.6.4 Material Public Benefit .....	16
3.7	Monitoring and Review Process .....	16
	3.7.1 General .....	16
	3.7.2 Indexation .....	17
3.8	Funding .....	17
3.9	Land Value .....	18
3.10	Goods and Services Tax.....	19
3.11	Complying Development and the Obligation of Accredited Certifiers.....	19
3.12	Construction Certificates and the Obligation of Accredited Certifiers .....	19
3.13	Seniors Living.....	20
3.14	Financial Information.....	20
3.15	Enquiries Regarding the Plan .....	20
<b>4</b>	<b>Development and Population Analysis .....</b>	<b>21</b>
4.1	Projections of Development .....	21
4.2	Anticipated Characteristics of the Incoming Population.....	24
4.3	Occupancy Rates .....	24
<b>5</b>	<b>Open Space and Recreation.....</b>	<b>25</b>
5.1	Nexus .....	25

5.2	Contribution Catchment .....	26
5.3	Reasonableness .....	26
5.3.1	Open Space .....	26
5.3.2	Recreation Facilities .....	27
5.4	What will be Provided and When .....	28
5.4.1	Open Space .....	28
5.4.2	Recreation Facilities .....	29
5.4.3	Criteria for Land to be Developed as a Local Park .....	34
5.5	Apportionment.....	35
5.5.1	Open Space .....	35
5.5.2	Recreation Facilities .....	35
5.6	Calculation of Contributions .....	36
5.6.1	Open Space .....	36
5.6.2	Recreation Facilities .....	36
<b>6</b>	<b>Community Facilities .....</b>	<b>37</b>
6.1	Background .....	37
6.2	Contribution Catchments.....	38
6.3	Multipurpose Centres – Children’s Services .....	39
6.3.1	Nexus .....	39
6.3.2	What will be Provided and When .....	44
6.4	Multipurpose Centres - Youth Facilities .....	45
6.4.1	Nexus .....	45
6.4.2	What will be Provided and When .....	48
6.5	Multipurpose Centres – Facilities for Older People, People with a Disability and SEPP (Housing for Seniors or People with a Disability) 2004 Developments .....	49
6.5.1	Nexus .....	49
6.6	Multipurpose Centres – General Purpose / Family / Community Section .....	50
6.6.1	Nexus .....	50
6.6.2	What will be Provided and When .....	52
6.7	Multipurpose Centres – Summary .....	53
6.7.1	Floor Area Requirements .....	53
6.7.2	Land Requirements .....	53
6.7.3	What will be Provided and When .....	54
6.8	Library Facilities .....	54
6.8.1	Nexus .....	54
6.8.2	What will be Provided and When .....	56
6.9	Apportionment.....	57
6.10	Calculation of Contributions .....	58
6.10.1	East Lakes Planning Sector .....	58
<b>7</b>	<b>Management .....</b>	<b>59</b>
7.1	Nexus .....	59
7.2	What will be Provided and When .....	59
7.3	Apportionment.....	60
7.4	Calculation of Contributions .....	60

## Figures

Figure 1.....	10
Figure 2.....	38

## Table

Table 1 – Contribution Rates Summary .....	7
Table 2 – Percentage and Costs Associated with Land Acquisition .....	18
Table 3     Development Projections .....	22
Table 4     Development Projections By Planning District And Sector.....	23
Table 5     Anticipated Characteristics Of The Incoming Population .....	24
Table 6     Occupancy Rates.....	24
Table 7     Level Of Service Provision For Recreation Facilities.....	28
Table 8     Recreation Facilities Required For The Incoming Population .....	30
Table 9     Current Provision of Services for 0-9 years .....	39
Table 10    Waiting Lists for Long Day Child Care 2001 .....	40
Table 11    Population Increase, 0 – 9 Years.....	41
Table 12    Floor Area Requirements – Children’s Services.....	44
Table 13    Land Requirements – Children’s Services.....	45
Table 14    Population Increase, 12 – 24 Years.....	46
Table 15    Floor Area And Land Requirements – Youth Facilities.....	48
Table 16    Floor Area And Land Requirements – Multipurpose Centres – General Purpose / Family / Community Section .....	53
Table 17    Floor Area For Multipurpose Centres.....	53
Table 18    Land Requirements For Multipurpose Centres.....	53
Table 19    Floor Area And Land Requirements – Library Facilities .....	56
Table 20    Projected Population Per Year.....	60

## Appendices

Appendix A - Open Space & Recreation Rationale.....	61
Appendix B – Open Space Land Requirements.....	66
Appendix C - Schedule of Works for Recreation Facilities.....	68
Appendix D – Community Facilities Standards .....	72
Appendix E – Rationale - Planning Sector Catchments for Community Facilities .....	74
Appendix F – Schedule of Works for Community Facilities .....	75
Appendix G – Community Facilities Land Requirements.....	76
Appendix H – Schedule of Contribution Rates.....	77
Appendix I – Supporting Documents .....	78

# 1 Executive Summary

---

The Section 94 Contributions Plan Citywide - Belmont Catchment, levies for a level of infrastructure required to meet the needs arising from new development.

In accordance with the Planning Circular - PS 10-014, effective on and from 7 June 2010, councils must not impose a condition of development consent under section 94(1) or 93(3) of the Act requiring the payment of a monetary contribution exceeding \$20,000 for each dwelling authorised by the consent or in the case of a development consent that authorises the subdivision of land into residential lots, exceeding \$20,000 for each lot authorised by the consent.

Development consents issued on and from 7 June 2010 that contain a Section 94 condition, for a dwelling or residential lots, will be issued in accordance with this Direction.

- This Section 94 Contributions Plan is called the Lake Macquarie Section 94 Contributions Plan No.1 – Citywide – Belmont Catchment Residential (2004) as Amended.
- The Plan has been prepared with the purpose of satisfying the requirements of the Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulation 2000, and to enable Council to require Section 94 contributions towards public amenities and services to meet the demand of new development within the City.
- The Plan applies to all applications for development lodged for land within the Belmont Contribution Catchment, with the exception of the North Wallarah Peninsula, as shown in Figure 1.
- The Plan amends the existing Lake Macquarie Section 94 Contributions Plan No. 1 – Citywide (2004) as Amended.
- The Plan examines the development potential within the City over a nominal five-year period, based on the Lifestyle 2020 Strategic Plan. However, the scope and duration of the Plan is indicative, and the projections of development are best estimates only. The exception to this is the provision of public amenities and services within the Garden Suburb and Mount Hutton catchments, which have a much longer horizon. However, the provision of public amenities and services within these catchments will be subject to a major review when the development potential for the rest of the City is achieved.
- This contributions plan has been prepared taking into consideration the principles of nexus, apportionment and reasonableness.
- Section 94 Contributions are required for the following purposes:
  - Open Space and Recreation;
  - Community Facilities;
  - Management.
- Details of the public amenities and services required to satisfy the demand generated by the anticipated development, and the cost and proposed timing of these amenities and services, can be found in the work schedules attached as appendices to the Plan.
- Where land identified for acquisition in the Plan falls within land the subject of a development application, dedication of this land free of cost in accordance with Section 94(1)(a) of the Act shall be required.
- Contributions for public amenities and services have been determined on the basis of 'contributions catchments'. This is the area over which a contribution for a particular item is levied, and there is an identifiable list of works for each catchment.
- Different rates of contribution are levied based on the size and type of development. These contribution rates can be found in Table 1.
- Enquiries concerning the Plan should be directed to the Community Planning Department. The following information is available for inspection at the Council's Administrative Building during Council's ordinary office hours:
  - This Contributions Plan; Current Contribution Rates; Contributions Register; Each Annual Statement; and Supporting information to the Plan.

**Table 1 – Contribution Rates Summary**

Facility	Contribution							Dedication		
	Person	Lot	1 Bedroom Dwelling	2 Bedroom Dwelling	3 Bedroom Dwelling	4+ Bedroom Dwelling	Hectare	Person (m <sup>2</sup> )	Lot (m <sup>2</sup> )	Hectare (m <sup>2</sup> )
<b>Open Space and Recreation</b>										
Open Space	\$3,045	\$7,613	\$3,350	\$4,872	\$7,308	\$10,353	-	45.92	114.8	-
Recreation Facilities	\$2,282	\$5,705	\$2,510	\$3,651	\$5,477	\$7,758	-	-	-	-
<b>Total</b>	<b>\$5,327</b>	<b>\$13,318</b>	<b>\$5,860</b>	<b>\$8,523</b>	<b>\$12,785</b>	<b>\$18,111</b>		<b>45.92</b>	<b>114.8</b>	-
<b>Community Facilities</b>										
East Lake – Capital	\$905	\$2,263	\$996	\$1,448	\$2,172	\$3,077	-	-	-	-
East Lake – Land	\$252	\$630	\$277	\$403	\$605	\$857	-	1.64	4.11	-
<b>Total</b>	<b>\$1,157</b>	<b>\$2,893</b>	<b>\$1,273</b>	<b>\$1,851</b>	<b>\$2,777</b>	<b>\$3,934</b>	-	<b>1.64</b>	<b>4.11</b>	-
<b>Management</b>										
Management	\$69	\$173	\$76	\$110	\$166	\$235	-	-	-	-
<b>Total</b>	<b>\$69</b>	<b>\$173</b>	<b>\$76</b>	<b>\$110</b>	<b>\$166</b>	<b>\$235</b>	-			-
<b>Grand Total</b>	<b>\$6,553</b>	<b>\$16,384</b>	<b>\$7,209</b>	<b>\$10,484</b>	<b>\$15,728</b>	<b>\$22,280</b>		<b>47.56</b>	<b>118.91</b>	

## 2 Introduction

---

### 2.1 Name of the Plan

The Plan is referred to as the Lake Macquarie Section 94 Contributions Plan No.1 – Citywide – Belmont Catchment Residential (2004) as Amended. It will hereafter be referred to as “the Plan”.

The Section 94 Contributions Plan Citywide - Belmont Catchment, levies for a level of infrastructure required to meet the needs arising from new development.

In accordance with the Planning Circular - PS 10-014, effective on and from 7 June 2010, councils must not impose a condition of development consent under section 94(1) or 93(3) of the Act requiring the payment of a monetary contribution exceeding \$20,000 for each dwelling authorised by the consent or in the case of a development consent that authorises the subdivision of land into residential lots, exceeding \$20,000 for each lot authorised by the consent.

Development consents issued on and from 7 June 2010 that contain a Section 94 condition, for a dwelling or residential lots, will be issued in accordance with this Direction.

### 2.2 Purpose of the Plan

The Plan has been prepared with the primary purpose of satisfying the requirements of the Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulation 2000, in that:

- Where Council is satisfied that a development, the subject of a development application or of an application for a complying development certificate, will or is likely to require the provision of or increase the demand for public amenities and public services within the area, Council may grant consent to that application subject to a condition requiring:
  - the dedication of land free of cost, or
  - the payment of a monetary contribution, or both.

Provided the contribution and/or dedication required is reasonable.

- Where Council has, at any time, provided public amenities or public services within the area in preparation for or to facilitate the carrying out of development in the area, and development, the subject of a development application or of an application for a complying development certificate, will, if carried out, benefit from the provision of those public amenities or public services, the consent authority may grant consent to the application subject to a condition requiring the payment of a monetary contribution towards recoupment of the cost of providing the public amenities or public services.
- A contribution cannot be imposed under s.94(1) or (3) unless it is of kind allowed by, and is determined in accordance with, a contributions plan approved under section 94B.

Other purposes of the Plan are to:

- offer the public and those involved in development certainty as to current contribution levels and Council's intentions regarding the nature, location and timing of the provision of public amenities and services;
- provide a comprehensive strategy for providing public amenities and services, including the extension or embellishment of existing public amenities and services, which are required to meet the demand of the incoming population;
- provide a comprehensive strategy for the assessment, collection, expenditure, accounting and review of development contributions, and to ensure that these contributions are fair and reasonable;

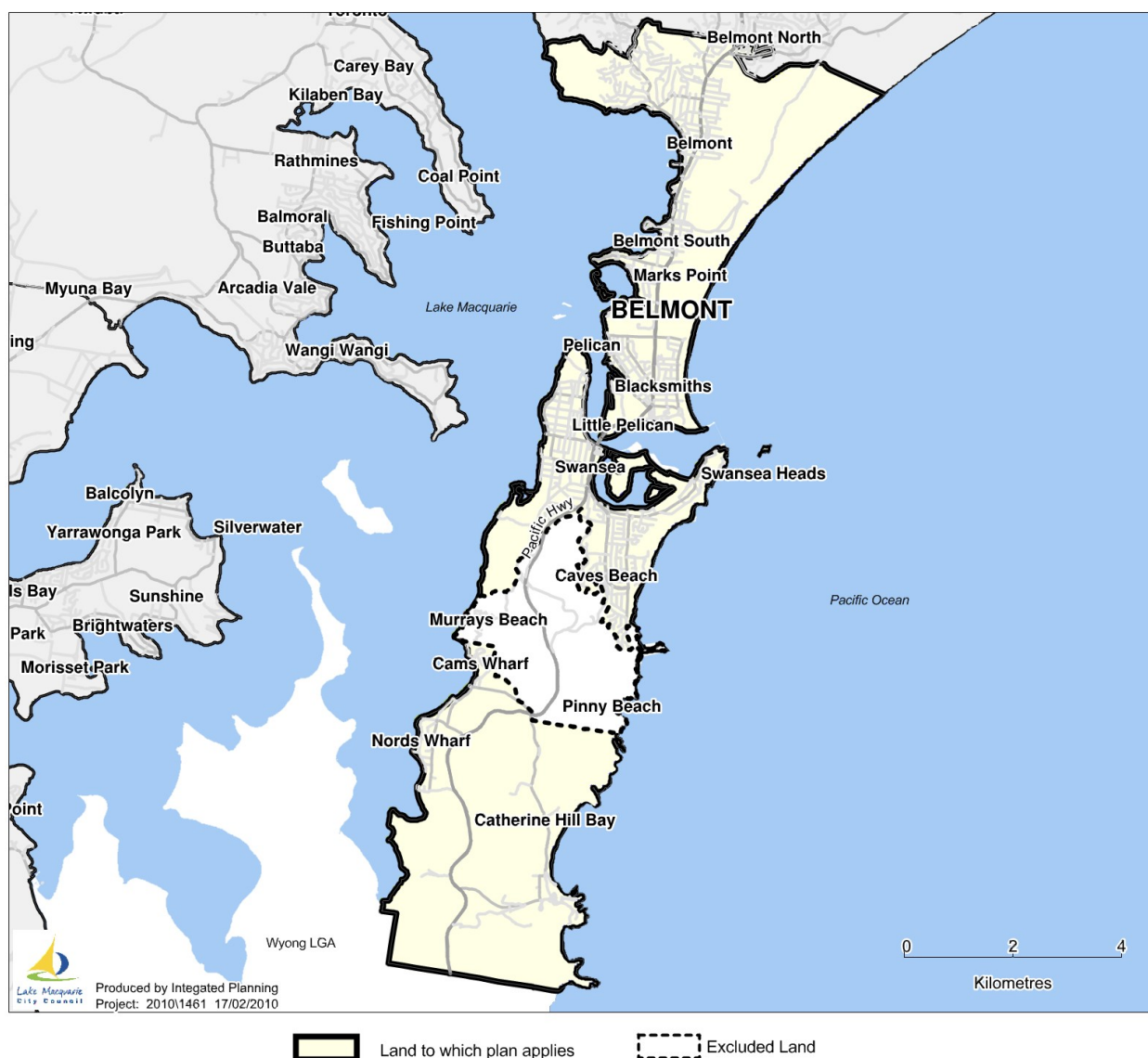


- demonstrate that the existing community is not burdened by providing public amenities and services required as a result of development;
- ensure an equitable sharing of costs of the services and amenities between those developments that benefit from these services and amenities; and
- ensure that Council is both publicly and financially accountable in its assessment and administration of the Plan.

## 2.3 Land to Which the Plan Applies

The Plan applies to all applications for development for land in the Belmont Contribution Catchment, with the exception of the North Wallarah Peninsula, as shown in Figure 1 on the following page. The Strategy Plans contain a number of different 'contribution catchments'. Maps of these catchments can be found in the relevant chapters.

Figure 1



## Expected Types of Development

The expected types of development to which the Plan applies will be primarily residential in the form of land subdivision and medium density development (including redevelopment, infill development and development under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004).

There may be other forms of development not specified above which may generate a demand for the public services and amenities identified in the Plan (such as traffic management and drainage, stormwater and water quality control facilities). In these instances, Council may use its discretion to determine a contribution based on an “equivalent demand” generated by the development.

## 2.4 Structure of the Plan

The Plan is arranged into a number of major parts:

- Executive Summary – provides a summary of the essential components of the Plan, including a summary table of the contributions rates for each category of public amenities and services.
- Introduction to the Plan, including the land to which the Plan applies, expected type of development, and relationship to other plans and policies.
- Management and Administration of the Plan – including the operation of the Plan, and the manner in which contributions are determined for category of public amenities and services.
- Demographics - provides details of the expected development and the characteristics of the population arising from this development.
- Strategy Plans – provides details of the strategies to deliver each category of public amenities and services in the Plan, including, nexus, philosophy, standards of provision, what will be provided and when, apportionment and calculation of contributions.
- Information which supports the plan.

## 2.5 Relationship to Other Plans and Policies

The Plan amends the existing Lake Macquarie Section 94 Contributions Plan No. 1 – Citywide (2004). In accordance with Section 94C(3), the amendment or repeal of the original plans (as amended) does not affect the previous operation of these plans or anything duly done under the Plan. Therefore, development consents including a condition requiring Section 94 contributions levied under the original plan will continue to be acted upon and the payment of those contributions still required, including any indexation provisions outlined in the condition requiring payment of contributions. Contributions received under the provisions of the repealed contributions plans will be spent in accordance with provisions of, and to meet the demand of development identified in the repealed plans.

Other plans and instruments that have a functional and policy relationship with the Plan are:

- Lake Macquarie Local Environmental Plan 2004.
- The Lake Macquarie Section 94 Contributions Plan No.4 – Commercial Centres (1998).
- Development Control Plan No.1 – Principles of Development.
- Development Control Plan No.2 – Complying Development.
- Council Policy – Section 94 - Works-in-Kind.
- Council Policy – Section 94 - Material Public Benefit.
- Council Policy – Section 94 – Credit.

## **3 Management and Administration**

---

### **3.1 When does the Plan take Effect?**

The Plan takes effect following approval by Council and the date of the public notice of this decision (refer to 'Certification' for details). Development applications assessed on or after this date will be subject to the provisions of the Plan.

### **3.2 How does the Plan Operate?**

The scope and duration of the Plan is anticipated to be five (5) years following adoption, with projections of development made over this period. The exception to this is the provision of public amenities and services within the Garden Suburb and Mount Hutton catchments, which have a much longer horizon due to the nature of facilities to be provided. However, the provision of public amenities and services within these catchments will be subject to a major review when the projected development potential for the rest of the City is achieved.

In determining a development application, Council may impose a condition requiring the payment of a monetary contribution and/or the dedication of land or, in lieu thereof, accept the provision of a material public benefit in accordance with the provisions of the Plan. Contributions will be required for all forms of development that create the potential for an increase in demand for the public amenities and services identified in the Plan, and will be calculated on the basis of the additional demand.

Council will provide a credit in the amount equivalent to the contribution attributable to any approved existing development on the site of a proposed new development. Council will not give credit for lots consolidated prior to approval of the Plan.

### **3.3 Transitional Provisions**

There are no transitional provisions.

### **3.4 Dedication of Land**

Where land identified for acquisition in the Plan falls within land the subject of a development application, dedication of this land free of cost in accordance with Section 94(1)(a) of the Act shall be required.

Dedication of land will be required on an area basis in accordance with the rates in the Plan at the date of dedication. All costs of dedication are to be borne by the applicant, including (but not limited to) survey, legal and administration costs. The land is to be in a condition suitable for its intended purpose; cleared of all rubbish and debris, free of contamination, and have separate title. Land to be dedicated is to come into Council ownership prior to the release of the Subdivision Certificate or Construction Certificate.

### **3.5 Formulas to be used for Determining Section 94 Contributions**

In accordance with the provisions of the Plan, Council may impose a condition requiring the dedication of land free of cost and/or the payment of a monetary contribution. Therefore, for the different strategies in the Plan, formulas are used to determine:

- dedication requirements for land;
- the monetary contribution rates for the capital components; and/or
- the monetary contribution rates for land acquisition.

Monetary contributions per hectare are determined on the basis of 'gross developable area', which refers to that land zoned for urban development under the Lake Macquarie Local

Environmental Plan 2004 to allow urban development (including roads, drainage, and other services and reserves).

### 3.5.1 Open Space and Recreation

#### Open Space – Dedication of Land

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

Where:

L = Total Open Space and Recreation land requirements.

P = The total projected resident population.

#### Open Space – Monetary Contributions

$$\text{Contribution (\$/person)} \quad \text{Rate} = \frac{(L1 + L2)}{P}$$

Where:

L1 = The estimated cost of land yet to be acquired for Open Space and Recreation.

L2 = The actual cost of land acquired for Open Space and Recreation to date.

P = The total projected resident population.

#### Recreation Facilities Capital – Monetary Contributions

$$\text{Contribution (\$/person)} \quad \text{Rate} = \frac{(C1 + C2)}{P}$$

Where:

C1 = The estimated cost of land yet to be acquired for Open Space and Recreation.

C2 = The actual cost of land acquired for Open Space and Recreation to date.

P = The total projected resident population.

### 3.5.2 Community Facilities

#### Community Facilities Capital – Monetary Contributions

$$\text{Contribution (\$/person)} \quad \text{Rate} = \frac{(C1 + C2)}{P}$$

Where:

C1 = The estimated cost of future Community Facilities.

C2 = The actual cost of Community Facilities provided to date.

P = The total projected resident population.

#### Community Facilities Land - Dedication of Land

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

Where:

L = Total Community Facilities land requirements.

P = The total projected resident population.

#### Community Facilities Land – Monetary Contributions

$$\text{Contribution (\$/person)} = \frac{(L1 + L2)}{P}$$

Where:

L1 = The estimated cost of land yet to be acquired for Community Facilities.

L2 = The actual cost of land acquired for Community Facilities to date.

P = The total projected resident population.

### **3.5.3 Management**

There are three residential contributions plans in operation in the Lake Macquarie LGA;

- The Lake Macquarie Section 94 Contributions Plan No.1 - Citywide;
- The Lake Macquarie Section 94 Contributions Plan No.2 - Northlakes; and
- The Lake Macquarie Section 94 Contributions Plan No.5 – North Wallarah Peninsula.

The formula to be used to determine contributions for Management is:

#### Management

$$\text{Contribution (\$/Lot)} = C \times \frac{P}{R}$$

Where:

C = The cost of management per year.

P = The combined population per year for the three residential contributions plans in operation.

R = The average occupancy rate per lot of the three residential contributions plan in operation.

## 3.6 Payment of Contributions

### 3.6.1 Timing of Payment

Payment of Section 94 contributions (including land dedication and/or completion of works shall be as follows:

- Development applications involving subdivision – prior to the release of the Subdivision Certificate for each stage as detailed in the contribution schedule.
- Development applications involving building work – prior to the release of the first Construction Certificate for each stage as detailed in the Contributions Schedule.
- Development applications involving both subdivision and building work – prior to the release of the Subdivision Certificate or first Construction Certificate, whichever occurs first, for each stage as detailed in the Contributions Schedule.
- Development applications where no Construction Certificate or Subdivision Certificate is required – within 90 days of the date of the Notice of Determination of Consent.

### 3.6.2 Adjustment of Contributions

Contributions required as a condition of development consent will be adjusted at the time of payment in accordance with the latest Consumer Price Index (All Groups – Sydney) as published quarterly by the Australian Bureau of Statistics (ABS), using the following formula:

$$\text{Contribution at time of payment} = C \times \frac{\text{CPI 2}}{\text{CPI 1}}$$

Where: C = The original contribution amount as shown on the consent.

CPI 2 = The Consumer Price Index Number (Sydney - All Groups) currently available from the ABS at the time of payment.

CPI 1 = The Consumer Price Index Number (Sydney - All Groups) last published by the ABS at the time of coming into effect of the Plan, or subsequent amendment of the Plan.

### 3.6.3 Deferred Payment

Council may consider the deferred payment of contributions. Applicants seeking Council's acceptance of deferred payment should obtain a copy of Council's relevant policy, which sets out the matters for consideration and conditions applying to approvals. The applicant will need to initiate action by applying to Council in writing, and will need to satisfy Council that:

- there are valid reasons to seek an alternative paying arrangement;
- a suitable bank guarantee can be provided in the event that Council approves the application in an amount required by Council; and
- were Council to grant the application, the applicant will make periodic or deferred payment of contributions at no cost to Council.

Council will consider all applications on their merits having regard to the following criteria:

- no prejudice will be caused to the community deriving benefit from the public facilities required by the proposed development;
- no prejudice will be caused to the efficacy and operation of the Plan; and
- the provision of the public facility in accordance with the adopted works schedule will not be jeopardised by the acceptance of the alternative arrangement.

The bank guarantee referred to above must:

- Be by an Australian Bank.
- Be for a maximum twelve month period.
- Be for an amount in the sum of the total contribution or the amount of the outstanding contribution at the time of deferring payment, plus a further amount to cover interest on that sum calculated from the date of release of any Construction Certificate or Subdivision Certificate until the date of payment of the total contribution. The rate of interest will be the private borrowing rate for local government as proclaimed from time to time by the Minister administering the Local Government Act. This amount will also represent the amount payable at the end of the deferred payment period.

The acceptance of a request to defer payment of contributions is at Council's absolute discretion. Council charges an administrative fee for submission of a Bank Guarantee. The fee appears on the Council's Schedule of Fees, a copy of which is available from Council upon request.

### **3.6.4 Material Public Benefit**

Council may accept a material public benefit (MPB) including the dedication of land and/or the carrying out of works in full or partial settlement of a monetary contribution pursuant to Section 94(5) of the Act. Land proposed to be dedicated as a MPB must be zoned open space, but not identified in the Plan for acquisition. In practical terms, if Council deems that open space land within the land, the subject of a development application has a material public benefit; it may resolve to accept dedication of this land in lieu of a monetary contribution. In certain circumstances, this may be the preferred option for both parties.

Dedication of land will be on an area basis in accordance with the rates in the Plan at the date of dedication. All costs of dedication are to be borne by the applicant, including (but not limited to) survey, legal and administration costs. The land is to be in a condition suitable for its intended purpose; cleared of all rubbish and debris, free of contamination, and have separate title. Land to be dedicated is to come into Council ownership prior to the release of the Subdivision Certificate or Construction Certificate.

Applicants seeking Council's acceptance of a MPB should obtain a copy of Council's relevant policy, which sets out the matters for consideration and conditions applying to approvals. Applicants should discuss any proposals with Council officers to determine details of Council's requirements. The applicant will need to initiate action by applying to Council in writing, including full details and plans of the land to be dedicated, or works proposed to be undertaken. The acceptance of a MPB will be at Council's absolute discretion.

Where the value of the MPB is greater than the amount of the required contribution, Council may consider the additional proportion to be a 'credit' and use it to settle contributions arising from future developments in the same area. Where the value of the MPB less than the value of the required contribution, the applicant will be required to settle the balance of the contribution by way of monetary contribution and/or land dedication.

## **3.7 Monitoring and Review Process**

### **3.7.1 General**

The provision of facilities in the Plan reflects current planning and engineering practice, population trends and expected types of development. The work schedules in the Plan include estimates of staging of provision of facilities at thresholds of development. It is therefore essential that the Plan is reviewed on a regular basis to ensure that the provisions are effective, the basis upon which nexus and other tests remain appropriate, the needs of new development are being met, and the amounts of the contributions and the manner in which they are spent are actually providing facilities in an efficient and effective way.



As a consequence, Council's intention is to comprehensively review the Plan on an annual or 'as needs' basis. As part of this review process, Council may seek to examine the following aspects of the Plan:

- Location, rate, type, density and yield of development.
- Likely development activity to be experienced in the future, where factors have changed which may require modification of projections.
- The relationship between contribution levels and current land acquisition and construction costs.
- Community responses to service and facility provision, changing community needs for service and facility provision and the proponent's requirements.
- The actual cost incurred by Council in providing services and amenities.
- Current planning and engineering practice, population trends, policy and funding issues.
- The works schedules in relation to the actual income derived from development, in conjunction with Council's Capital Works Program and budget estimates for the following year.
- The manner and time in which the contributions have been spent, and public amenities and services delivered.
- Current management and strategic plans.
- Changes in legislation and legal precedent, which effect the management, content and/or implementation of the Plan.

In the event that this process identifies development or population trends which significantly depart from the assumptions upon which the Plan is based, Council may review the Plan in accordance with the requirements of the Environmental Planning & Assessment Act 1979, and the Environmental Planning & Assessment Regulation 2000.

### **3.7.2 Indexation**

The contribution rates in the Plan, and the estimated costs upon which these rates are based, will be adjusted to reflect variations to the adopted index (the Consumer Price Index) in accordance with the basic formula set out in Chapter 3.6.2. The adjustment of contribution rates and estimated costs will occur by way of an amendment without the need to prepare a new contributions plan, in accordance with Section 32(3)(b) of the Environmental Planning and Assessment Regulation 2000.

## **3.8 Funding**

The contributions made to Council under the provisions of the Plan may fully or partially fund the public amenities and services identified in the 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 sources (normally Council's General Revenue and State Grants).

Public amenities and services are required at the time the creation of demand, which may be before completion of development and before receipt of sufficient contributions. Council's ability to forward fund these amenities and services is very limited, and consequently their provision is largely contingent upon the availability of contributions. To provide a strategy for the implementation of the services and amenities levied for in the Plan, and to use contributions in the most effective manner, the individual work schedules have been prioritised. This priority of provision takes into account development trends, population characteristics, existing funds, funds from other sources (where required) and anticipated revenue.

### 3.9 Land Value

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 identified for acquisition in the Plan. The estimated value of land to be acquired used for determining contribution rates is the value of the land identified for acquisition assuming that the land concerned is available for immediate development and services are available. The value so assigned does not necessarily represent the current market value of any particular parcel of land. Costs associated with land acquisition are also included in the determination of contribution rates. The costs include administration, valuation, negotiations, survey, legal and conveyancing, and vary with the value of the land to be acquired, as detailed in Table 2.

**Table 2 – Percentage and Costs Associated with Land Acquisition**

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

**Notes:**

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

When land is to be acquired, the current market value of this land would be assessed at the time of acquisition or determination of compensation with regard to current market conditions, the availability of services, appropriate heads of compensation and the provisions of the Land Acquisition (Just Terms Compensation) Act, 1991.

### **3.10 Goods and Services Tax**

The current position of the Australian Taxation Office in regard to GST for contributions received under Section 94 is:

- Monetary contributions – under Division 81 of the GST Act, contributions made by developers to finance the provision of public infrastructure and services are GST-free; and
- Dedication of land, works in kind or material public benefit - Council's advice is that non-cash contributions by way of dedication of land, works in kind or material public benefit in lieu of contributions that would be exempt under Section 81-5 of the GST Act, does not constitute a taxable supply. Therefore, there are no GST implications for non-cash contributions, and the previous method of receiving a tax invoice from the developer, remittance of GST etc is no longer applicable.

### **3.11 Complying Development and the Obligation of Accredited Certifiers**

This Plan authorises and requires, in accordance with Section 94EC of the EP&A Act 1979, that accredited certifiers must impose a condition requiring monetary contributions in accordance with this Plan on any complying development, where the accredited certifier is satisfied that the development, will or is likely to require the provision of or increase the demand for public amenities and public services within the area. The amount of the contribution is to be determined in accordance with the formulas contained in this Plan and the current contributions levies as published by Council.

The conditions imposed must be consistent with Council's current standard Section 94 consent conditions, including, but not limited to, indexation provisions, timing and form of payment. Council will assist accredited certifiers by providing copies of Council's standard Section 94 consent conditions. The accredited certifier must also ensure that there is no conflict between the development, the subject of the development application, and the location of proposed public amenities and public services in this Plan.

It is the responsibility of the accredited certifier to keep up to date with:

- any amendments or changes to Plan,
- the current Council conditions or consent, and
- indexed contributions as published by Council.

It is also the responsibility of the accredited certifier to accurately calculate the contribution and to apply the Section 94 contribution correctly.

### **3.12 Construction Certificates and the Obligation of Accredited Certifiers**

In accordance with Clause 146 of the Environmental Planning and Assessment Regulation 2000, a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it is satisfied that each condition requiring the payment of a monetary contribution is complied with.

The certifier must ensure that the applicant provides a receipt (or receipts) confirming that contributions have been paid. The only exceptions to this requirement are where a works in kind, material public benefit, dedication of land or deferred payment arrangement has been entered into with Council. In such cases, Council will, upon request, provide a letter confirming that an alternative method of payment has been agreed with the applicant.

### **3.13 Seniors Living**

All new development, including housing for senior and people with disabilities, intensifies the use of the existing resources and adds incrementally to the demand for public amenities and services. Older people with disabilities enjoy the current provision of open space and are one of the major users of parkland areas.

Older people and people with a disability also use public libraries or receive visits from the mobile library service. Many attend senior citizens meetings in Councils facilities. They also receive services, such as meals on wheels, community transport, and neighbour aid, organised from the offices of the Commonwealth and State funded Home and Community services located in Council's multipurpose facilities.

Further development of any sort within the catchment areas to which the Plan applies will lead to an increase in the stormwater runoff and will generate demand on the Road works and Traffic Management Facilities.

It is therefore reasonable for Council to levy contributions on all development within the area, including housing built under the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004. However, Council may consider an application to discount or exempt the development from contributions. Applicants seeking Council's acceptance of such an arrangement must be able to demonstrate to the satisfaction of Council sufficient on site facilities are provided. Council will consider the merits of the application, including the potential social and financial implications, and the ability of the proposed facilities to meet the demand of the incoming residents. The applicant will need to initiate action by applying to Council in writing, including full details and plans for the facilities to be provided. The acceptance of an application will be at Council's absolute discretion.

### **3.14 Financial Information**

Council maintains a contributions register and accounting records, and produces an Annual Statement for the Plan in accordance with the requirements of Part 4, Division 5 of the Environmental Planning and Assessment Regulation 2000 and the Department of Local Government Code of Accounting Practice and Financial Reporting.

### **3.15 Enquiries Regarding the Plan**

Enquiries concerning the Plan should be directed to the Community Planning Department. The following information is available for inspection at the Council's Administrative Building during Council's ordinary office hours:

- This Contributions Plan.
- Current Contribution Rates.
- Contributions Register.
- Each Annual Statement.
- Supporting information to the Plan.

## 4 Development and Population Analysis

---

### 4.1 Projections of Development

Section 94 is a levy on development and it is therefore important that contributions plans are based on projections of expected development. All elements of a contributions plan flow on from these projections, in particular the expected population increase and anticipated demand for additional public amenities and services.

The difficulty with this system is that by nature projections of development can be both unreliable and uncertain. Where there is redevelopment, infill development and population life cycle changes, robust projections are extremely difficult to attain. This is particularly the case in Lake Macquarie, which is best described as a low density dispersed urban environment, with limited land availability to meet future demand from expected population increase. Furthermore, the number of people living in each household is reducing. As a result, not only will there be a need to provide new dwellings for population growth, but also new homes to compensate for existing households becoming smaller.

There are a number of strategies available to improve the certainty of development projections in such situations:

- Monitoring of Projections – ongoing monitoring and review serves to improve accuracy and put mechanisms in place to make changes when projections are not realised. As discussed in Chapter 3.7, Council intends to comprehensively review the Plan on an annual basis. One of the most important aspects of this process is a review of the rate, type and density of development.
- Making Projections at a specific catchment level - catchment level projections are more realistic. As well as smoothing out local variances, they take into account the interdependency of service provision between areas and recognise that modern communities are very mobile. Projections of expected development in the Plan have been made at Planning District, Planning Sector (combination of Planning Districts); and a Citywide catchment level for planning purposes.
- Taking a conservative approach to projections – by developing the Plan using a conservative estimate of growth, the Plan is fair whilst still providing capacity to develop appropriate public amenities and services.
- Level of provision – the Plan is based on a direct association between new development and the required level of service provision in the City, using documented standards of provision adopted by Council. These standards have been developed with experience of the needs of the community, the dispersed urban environment of the City, and the population characteristics of Lake Macquarie. In this way, the level of provision is both reasonable and sufficient, and should actual population growth exceed the projections, the contribution and provision of facilities will remain relevant.
- Linking Contributions Plans to Planning Instruments – confidence in projections is improved when contributions plans are linked to planning instruments, reflecting expected development as contained in the Local Environmental Plan.

In 1998, Council undertook a significant planning initiative known as Lifestyle 2020 Strategy. This Strategy is the major planning initiative for Lake Macquarie that provides the strategies necessary to manage the population and employment growth expected to occur in the City over the next 20 years. It integrates economic, environmental, social and cultural strategies so that future land use planning within the City is directed towards a sustainable and shared vision. It underpins the land use strategy on which the new City wide Local Environmental Plan (Lake Macquarie LEP 2004) and complimentary suite of development control standards (the new DCP No.1 and DCP No.2) are based.

The Strategy explores a number of growth option scenarios to determine the most sustainable, equitable and efficient future development direction for the City. As part of this process, population growth, land availability and housing needs were investigated in detail. The desired population in each Planning District and the housing required for this population were identified by the Strategy.

The projections of citywide development in the Plan have been based on the future housing requirements contained in the Lifestyle 2020 Strategic Plan, projected over a nominal five year period, as detailed in Table 3. These projections were converted to an anticipated population increase using estimated occupancy rates. The estimated occupancy rate takes into account a reduction in the number of people living in each household. In 1991 the occupancy rate was 2.87 persons per household, in 1996 this had reduced to 2.69, and by 2020 is expected to be 2.3. Therefore, for the purposes of the development projections upon which the Plan is based, an occupancy rate of 2.5 has been used.

**Table 3 Development Projections**

<b>Planning District</b>	<b>Projected Housing Requirements</b>	<b>Projected Population</b>
Belmont	536	1,339
Cardiff	489	1,221
Charlestown	670	1,675
Morisset	967	2,417
Toronto	548	1,369
West Wallsend	42	104
Windale	371	929
<b>Total</b>	<b>3,623</b>	<b>9,054</b>

These projections have been compared with projections of available census data. It is important to note that the use of ABS data alone can lead to errors as, even if the population is declining or remains static, new development may still generate a demand for public amenities and services. This comparison shows that there is significantly higher population growth predicted by projections of census data, although there is a declining population growth in the Charlestown Planning District.

Whilst this comparison appears significantly disparate, this is not considered to be an issue as the projected population growth arising from future housing requirements takes into account the following factors:

- The projected growth for the Northlakes Urban Release Area and North Wallarah Peninsula is not included in the projections as these areas are subject to separate contributions plans;
- No future development of Belmont Sands. The potential growth of this area was redistributed amongst other Local areas and Planning Districts; and
- Redistribution of housing into medium density development around the Charlestown CBD.

It is recognised that some new development will be the result of reducing household size. However, as the Planning of public amenities and services in the Plan has been based on a Planning District, Sector or Citywide catchments, and the proposed public amenities and services take into account the changing demographics, the projections are considered to be a reasonable assumption of future population and demand.

It is important to note that development projections are an in-exact science; and more so in areas such as Lake Macquarie. Therefore, the timeframe of the Plan is indicative, and the projections of development are best estimates only. Furthermore, the provision of facilities in the Plan is identified at thresholds of population increase, to cater for the uncertainties associated with development timeframes.

The review process of the Plan is therefore very important, as it will examine the location, rate, type and density of development. In the event that this process identifies development or population trends, which significantly depart from the assumptions upon which the Plan is based, Council may review the Plan. The development projections by Planning District and Planning Sector are set out in Table 4.

**Table 4 Development Projections By Planning District And Sector**

Planning District	Projected Housing Requirements	Projected Population
Charlestown	670	1,675
Windale	371	929
Belmont	536	1,339
<b>Total East Lake Planning Sector</b>	<b>1,577</b>	<b>3,943</b>
Cardiff	489	1,221
West Wallsend	42	104
<b>Total North Lake Planning Sector</b>	<b>531</b>	<b>1,325</b>
Toronto	548	1,369
Morisset	967	2,417
<b>Total West Lake Planning Sector</b>	<b>1,515</b>	<b>3,786</b>
<b>TOTAL</b>	<b>3,623</b>	<b>9,054</b>

## 4.2 Anticipated Characteristics of the Incoming Population

The anticipated characteristics of the incoming population determined on the basis of an analysis of the results of available census data are set out in Table 5.

**Table 5 Anticipated Characteristics Of The Incoming Population**

Age Group	Projected Increase	Age Group	Projected Increase
0-4	646	50-54	538
5-9	672	55-59	425
10-14	705	60-64	387
15-19	640	65-69	401
20-24	569	70-74	354
25-29	561	75-79	241
30-34	623	80-84	152
35-39	696	85-89	75
40-44	681	90+	32
45-49	657	<b>Total</b>	<b>9,054</b>

## 4.3 Occupancy Rates

To calculate the proportional contribution rates for different size dwellings, the occupancy rates in Table 6 are used. These rates have been sourced from the Australian Bureau of Statistics 2001 (Table X49 Dwelling Structure).

**Table 6 Occupancy Rates**

Description	Occupancy Rate
Single Dwelling on a single lot	2.5
Flat, unit, apartment, townhouse etc:	
- One bedroom	1.1
- Two bedrooms	1.6
- Three bedrooms	2.4
- Four + bedrooms	3.4
Seniors Living Unit	1.37



## 5 Open Space and Recreation

---

### 5.1 Nexus

Future populations are attracted to Lake Macquarie due to the level of open space provision, the expansive bushland reserves, lake foreshore reserves and coastal lands. Lake Macquarie City Council is continuing to contribute to the existing open space provision through the progressive acquisition of open space land. The most recent significant acquisition has been the 152 hectares of land known as the Green Point Foreshore Reserve.

#### Causal

There is a finite amount of existing open space land and recreation facilities within the City to serve the existing population. All new development that creates the potential for additional population will increase the demand for existing open space land and recreation facilities, and have the net effect of reducing the per capita rate of facility provision. Thus, the open space and recreation facilities identified in the Plan are designed to provide a range of recreation and sporting facilities to meet the demand and expectations of the incoming population, and to ensure as much as possible the continuation of the current level of provision of these facilities.

Whilst the net provision of sporting facilities and play facilities will be maintained, it is recognised that the net provision of parks and open space will be reduced. However, the Plan aims to ensure the continuing provision of quality open space which is suitable for the required purpose and to meet the needs of the increased population of the City arising from development.

The nexus between anticipated development throughout the Lake Macquarie Local Government Area and the nominated open space and recreation facilities has been established having regard to:

- the availability and capacity of existing facilities;
- the type and extent of anticipated development;
- the expected increase in population as a consequence of that development;
- the characteristics of the population and the requirements for new, additional or augmented facilities to serve the additional population; and
- the current standards of facility provision.

A detailed explanation of Council's rationale for the provision of open space and recreation facilities to meet the demand of expected development can be found in Appendix A.

#### Spatial

The Plan identifies the location of the open space and recreation facilities to be provided relative to development within the City. The location of open space and recreation facilities has been determined in a manner to best satisfy population growth, with due regard to the location of increased demand, topography and accessibility issues.

In many suburbs/residential areas there is no undeveloped flat land available that can be acquired for the purpose of providing the required recreation facilities. To ensure that these facilities are provided at a reasonable cost, existing Council owned land and Crown Land has been utilised in some instances. This may mean that the proposed facilities, particularly sporting facilities, are not located within immediate proximity of proposed development. This is not considered to be an issue for the following reasons:

- Not every sporting code is available within close proximity to every residential dwelling. Travelling is most likely to be required to participate in a chosen sport. For example, softball is only played at Belmont, Glendale and Eraring. Another example is rugby union, which is only played at Cardiff, Gateshead, Teralba, Morisset and Speers Point.

- Travelling is a key requirement when participating in competitive sports. Many competition field sports have games alternating between home and away. For netball, weekday training is undertaken on local courts, and weekend competition is undertaken at the major netball centres within the City at Wangi Wangi, Charlestown or Belmont.
- Transportation is also required for other non-competitive recreation activities. People drive from outlying suburbs to the Warners Bay foreshore in order to walk along the multi-use pathway. Family groups, with children's bicycles and roller blades, travel to the foreshore in order to use the quality facility provided.
- The nature of the proposed development means that it is sometimes not possible to provide the recreation facilities nearby. Medium density in-fill development may generate a need for a facility, but the mature developed nature of the surrounding area may mean that a site for the recreation facility is not available without incurring a cost for acquisition and demolition that is disproportionate to the envisaged facility.
- The sites for the provision of sporting facilities were selected due to their distribution throughout the Lake Macquarie Local Government Area.
- Economies of scale can be generated by grouping uses which can be translated into higher quality service provision, eg. an amenities building has the ability to be shared between a number of sporting fields. If single fields were planned for separate sites, an amenities building would be required for each field.

#### Temporal

The timing of provision of open space and recreation facilities in the Plan has been based on projected population growth, whilst also taking into account topography and accessibility issues. The Plan contains separate schedules of works for open space land requirements and recreation facilities (refer to Appendices B and C respectively). These schedules identify the works that are proposed to be undertaken, at staging designed to satisfy the demands generated by this growth over the life of the Plan.

## **5.2 Contribution Catchment**

A citywide approach has been taken for the purpose of planning and provision of open space and recreation facilities to meet the needs of new development throughout the City. The reasoning behind this approach is explained in Chapter 5.1. Development applications within this Contribution Catchment area will be levied a contribution towards the provision of open space and recreation facilities throughout the City. The contributions for open space and recreation facilities in the Plan have been determined on the same basis.

## **5.3 Reasonableness**

### **5.3.1 Open Space**

In established areas it is difficult to determine the levels of open space required by the incoming population. Under previous methods of open space planning it was generally assumed that a standards based approach was sufficient to determine the amount of open space required to meet the demand of the incoming population from development. However, the methodology of open space planning supported by the Department of Infrastructure, Planning and Natural Resources focuses on a needs based approach, and the quality of open space rather than quantity.

Council has approximately 2,300 hectares of Community Land. This equates to a level of provision of 130m<sup>2</sup> per person or approximately 325m<sup>2</sup> per lot. This total includes open space provided for recreation purposes, open space provided to maintain the visual amenity of the City, and open space provided for the protection of the City's natural environment. It is recognised that the current level of open space provision, the quantity and the quality of this provision (ie. the lake foreshores, beaches and extensive bushland areas) are the attributes that attract future populations to the area.

It is considered fair and reasonable that the incoming population contribute toward the acquisition of additional open space land in an attempt to maintain the existing level of provision. To maintain this level, developers would be required to provide 160m<sup>2</sup> of open space per person. It is recognised that imposing this requirement would place an unacceptable impost on new development. Therefore, the quantity of provision has been reduced, although the quality of the provision has been increased.

The amount of open space land identified for acquisition under the provisions of the citywide strategy is 45.92m<sup>2</sup> of open space per person or 128.42m<sup>2</sup>/lot. This level is less than the amount of open space required under the previous contributions plan, and significantly less than the standard of provision enjoyed by the existing population.

### **5.3.2 Recreation Facilities**

The required level of service provision for recreation facilities in the City, including those facilities currently planned and funded within the next financial year are shown in Table 7. In this table, all sporting fields are combined, regardless of the sport played on each field. Where a field is used for a summer and winter sport the field is only counted once.

Private recreation facilities which include tennis courts, swimming centres and sporting fields, were also collated. These private recreation facilities have not been included in the total citywide level of provision, even though they contribute to the total recreation facilities available to the community. The citywide provision of recreation facilities, as outlined in this table, is an underestimate of the total level of provision. However, the location of existing private recreation facilities was considered when determining where future public recreation provision should occur.

Council does not duplicate recreation facilities currently provided by the private sector. For example, there is a large commercial tennis complex at Morisset, thus tennis courts are not proposed within this general locality.

**Table 7 Level Of Service Provision For Recreation Facilities**

Facility	Citywide Level of Provision		Population per Facility		
	Current	Planned 2004	Total	Citywide (#)	LMCC Standard
Informal Parkland	158	0	158	1,124	1,000
Park (with facilities)	182	3	185	960	1,000
Play equipment	163	5	168	1,057	1,000
Multi-courts	11	0	11	16,147	12,000
Skate parks	6	3	9	19,735	12,000
BMX	2	2	4	44,405	12,000
Sports fields	145	0	145	1,225	1,200
Roo ball fields	8	0	8	22,202	25,000
Cricket wickets	57	3	60	2,960	3,000
Cricket practice nets	50	0	50	3,552	3,500
Tennis courts	81	0	81	2,193	2,000
Netball courts	109	0	109	1,630	1,500
Petanque piste	6	0	6	29,603	30,000
Cycleways (km)					
Patrolled beaches	4	0	4	44,405	45,000
Swimming centres	5	0	5	35,524	35,000
Public wharf/jetty	29	1	30	5,921	6,000
Public boat ramp	31	0	31	5,730	6,000
Dog exercise areas	30	0	30	5,921	6,000

*Note: Ratio of total existing population (175,846 as at June 2005) to current and planned Citywide Level of Provision.*

The number of recreation facilities required for the incoming citywide population was developed in accordance with the standards of provision outlined in the above table, taking into account the changing needs of the population, as discussed in Appendix A.

## 5.4 What will be Provided and When

### 5.4.1 Open Space

The Plan requires a contribution from development applications within the Contribution Catchment towards the acquisition of open space, in accordance with the citywide strategy, to accommodate the demand for recreation facilities generated by the incoming population.

The acquisition program identified in the Plan has predominantly targeted the provision of open space land to satisfy the need for foreshore parks, linkages and sporting facilities. There are also some areas identified for acquisition within development sites.

Planning New South Wales has established certain goals for open space provision in the guidelines Outdoor Recreation and Open Space. The minimum size of a 'stand alone parcel' of open space not connected to any existing open space is recommended to be 0.5 ha (DoP 1992, 19). In accordance with this criterion, the Plan has adopted 0.5 ha as the minimum standard for 'stand alone' open space.

In many areas within the City there is no suitable land available to accommodate the required provision. In some cases Council owned land and Crown lands, including disused quarries and rubbish depots, have been identified for the provision of some of the recreation and sporting facilities required by the Plan. Several key sites have been identified for acquisition in order to provide for the future recreation facilities.

The acquisition of additional open space land has thus been focused on land located around the foreshores of Lake Macquarie. This land provides linkages enabling the facilitation of walking for pleasure which has been identified in the draft Recreation Plan as having an important recreation role.

A full list of open space land to be acquired and when it is to be acquired can be found in the Schedule of Works attached as Appendix B. Dedication of land is only acceptable if it has been specifically identified in the Plan.

#### **5.4.2 Recreation Facilities**

The Plan requires a contribution from development applications within the Contribution Catchment towards the provision of recreation facilities, in accordance with the citywide standards of provision as detailed in Table 7, to accommodate the demand for recreation facilities generated by Contribution Catchment incoming population.

The recreation facilities required for the incoming population developed in accordance with the standards of provision for the Lake Macquarie City as a whole are detailed in Table 7, and described in detail in the subsequent text. A full list of recreation facilities to be provided and when they are to be provided can be found in the Schedule of Works attached as Appendix C.

Notwithstanding the open space and recreation facilities identified in the Plan, if a development of sufficient size is proposed, Council may require the provision of local open space and recreation facilities to meet the local demand of that development under Section 79(c) of the Environmental Planning and Assessment Act 1979. In this regard, reference should be made to the standards of provision for recreation facilities detailed in Table 8.

**Table 8 Recreation Facilities Required For The Incoming Population**

<b>Facility</b>	<b>LMCC Standard (residents per facility)</b>	<b>Number of Recreation Facilities Required According to the LMCC Standard</b>	<b>Number of Recreation Facilities Required</b>
Informal Parkland	1,000	9	9
Park (with facilities)	1,000	9	9
Play equipment	1,000	9	9
Multi-courts	12,000	0.75	1
Skate parks	12,000	0.75	1
BMX	12,000	0.75	1
Sports fields	1,200	7.5	8
Roo ball fields	25,000	0.36	0
Cricket wickets	3,000	3	3
Cricket practice nets	3,500	2.58	2
Tennis courts	2,000	4.5	5
Netball courts	1,500	6	6
Petanque piste	30,000	0.3	0
Cycleways (km)			
Patrolled beaches	45,000	0.2	2 beach fac upgrades
Swimming centres	35,000	0.25	1 upgrade
Public wharf/jetty	6,000	1.5	3 new jetties
Public boat ramp	6,000	1.5	3 boat ramp upgrades
Dog exercise areas	6,000	1.5	1

### Sporting Facilities

The number of sporting fields, cricket wickets and courts required for the additional population has been based on the existing citywide per capita ratio of provision. This means an additional 7.5 sporting fields, 3 cricket wickets, 4.5 tennis courts and 6 netball courts are to be provided under the Plan. There is also a requirement to provide 2.5 cricket practice nets and 0.4 of a junior soccer field. A total of 7.5 sporting field equivalents will be levied. Eleven courts are required which will comprise 7 tennis courts and 4 netball courts.

In many areas there is insufficient land available to provide these facilities. Council has recently acquired land at Teralba specifically for the purpose of developing sporting fields. Many of the required sporting fields can be accommodated at this location. The land is flat, accessible and equi-distant to the eastern, western and northern populations. The purchase price of this land will not be recouped, however the acquisition of additional adjoining land has been included in the Plan.

The remaining sporting facilities required have been distributed throughout the City to meet the needs of development within each Contribution Catchment. Two sporting fields are planned on the Morisset Peninsula and another two fields are planned for either Allen Davis Field, Gateshead or Kaleen St Reserve, Whitebridge. The Schedule of Works details the expected locations for all the proposed sporting facilities.

For sporting facilities, the main emphasis has been placed on the provision of new facilities rather than the upgrading of existing facilities in order to maintain the current level of provision.

### Park and Linkages

Parks provide a focus for the community. They provide a meeting place for children and a venue for family gatherings. Future parks should be well located adjacent to, or with good connectivity to shops, community facilities and/or schools.

Where there are existing parks and corridors in good locations, emphasis has been towards the embellishment of the existing facilities. However, in some locations where there are no existing parks, within close proximity of the development, additional parks have been identified. The Plan has provided for three new local parks and the upgrading of six existing parks to accommodate the future citywide population.

New parks or park upgrades will be designed to accommodate facilities for older adults and people with disabilities. Two parks, one at Belmont foreshore and another at Blackalls Park, are to be upgraded with specific facilities designed to better cater for this target group. These parks, located on the foreshore of Lake Macquarie have a lovely aspect, and already have some suitable facilities such as a sheltered picnic area. The provision of additional shade trees, pathways and picnic tables for wheel chairs, will enhance the usage of these parks for all residents. The proposed parks will meet the needs of new development within this contribution catchment.

Linkages are predominantly walkway connections and can occur within parks or provide linkages between parks. In the Plan, the linkages occur within parks and are thus counted as one park. One of the most popular recreation activities in recent years is walking for pleasure. The redevelopment of the Warners Bay foreshore, with the installation of a multi-use pathway, has proven to be very popular. A major focus for future recreation provision, is the further development of the existing foreshore reserves, creating additional walkways and linkages. The Plan levies 100% of the cost of the second stages of the redevelopment of the foreshore reserves at Swansea and Belmont. Both include a multi-use pathway in the proposed development works.

### Children's Play Areas

Play areas provide a safe environment in which children can play, socialise or observe other children at play. Play areas are mainly used by small children and are integral for childhood development. An additional nine areas of play equipment are required. The play areas are primarily located within new development sites where these sites are believed to be developed within the next five years. There are five smaller children's play areas identified, and one larger area which also caters for children with disabilities, and is discussed in below.

Play areas are to include a minimum of six play opportunities and should most likely include a swing and a slide. In addition to the provision of play equipment, these areas also require seating, landscaping including shade trees, the provision of water and a concrete pathway from the road to the play equipment. Future play equipment must comply with the relevant Australian Standards for design, installation and siting of equipment and softfall.

### Playground for Children with Disabilities

A playground which also caters for children with disabilities, is planned for the City. A children's play facility incorporating equipment specifically designed for this target group is a need identified in the LMCC Disability Action Plan. A range of specifically designed equipment is available through various recognised suppliers. The installation of rubberised pour instead of softfall, play equipment with ramps and rope mesh for tumbling and a shade structure is to be included in the design. It is envisaged that this play facility will be used by all children, as well as those children with varying abilities.

### Skate Parks

Skate parks are purpose built facilities used primarily for skate boarding however, these facilities can also be used for in-line blades. Skate boarding has become a very popular youth recreational activity. Within the past year, one new skate park has been constructed and another three are planned to be constructed within the next year. There is an ever increasing demand for additional facilities throughout the City. The current level of provision is not adequate to serve the need, consequently the per capita ratio for this facility has been increased marginally according to the expressed demand for these facilities.

Proportional funding to the equivalent value of one local skate park is required. The funds could be used to extend an existing local skate park or more likely to contribute to the provision of the major Citywide skate park proposed for Glendale to meet the needs of new development within this contribution catchment.

### Multi-courts

Older children need areas for play. A multi-court is half a regular basketball court and provides a multi-functional purpose for unstructured casual recreation and social interaction. It can be used for goal shooting practice or for modified games like 3 on 3 basketball. The hard surface area can also be used for skateboarding, in-line blades and BMX bikes. One additional multi-court is required as a result of development. The multi-court is proposed to be located to serve new residential development at Myall Road, Garden Suburb, providing the site is developed within the next five years to meet the needs of new development within this contribution catchment..

### BMX Tracks

The provision of separate areas for BMX bikes is an increasing need in the City. The proliferation of dirt mounds found in bushland areas is evidence of the need for this type of provision. BMX bikes are prohibited from Council's skate parks so it is reasonable that areas should be set aside where this activity is authorised. There are two authorised BMX track in the City. Since the provision of these facilities is a result of the changing needs of the community, there is no existing level of provision on which to base the standard. It is suggested that the level of provision would be similar to that of multi-courts. A new BMX track is proposed at Bonnells Bay for which full funding will be required.

### Cycleways

Four cycleways have been identified for 100% contribution to meet the needs of new development within this contribution catchment. These sites have been chosen due to their connectivity to existing or proposed recreation facilities. The sites include: Stilling Street to Overhill Road, Rathmines; Bonnells Bay Primary School to the proposed sporting facilities or the Bay Village Shopping Centre to the proposed BMX bike track at Mirrabooka Quarry; from Fifth Street to Myall Road along Winding Creek, and from the corner of Tallawalla Road and Croudace Bay Road, Valentine to Thomas H Halton Park, Croudace Bay.

### Beach / Surf Life Saving Facilities

The additional population will place added pressures on all the existing beach facilities. A proportion of the cost of upgrading these existing beach facilities has been included in the Plan. The cost for upgrading has been assessed as a proportion of the cost of providing one new facility, although it is expected that this contribution will be expended on upgrading each of the existing beach facilities. On the per capita ratio, one quarter of a beach facility is required.

One quarter of the total cost of upgrading a surf life saving facility, together with the supply of equipment, car parking, beach access and picnic facilities is required to meet the demand of development in the Plan. The funds will be used to upgrade two patrolled beaches, Redhead and Blacksmiths to meet the needs of new development within this contribution catchment. The upgrading of Caves Beach and Catherine Hill Bay beach facilities have been included in the Lake Macquarie Section 94 Contributions Plan No.5 - North Wallarah Peninsula.



#### Public Wharves / Jetties

A Jetties Study was completed in 1997. Over the past few years Council has been systematically upgrading the existing public wharves and jetties. Based on a per capita ratio one and a half new jetties are required for the additional citywide population. Three new jetties are proposed. Since Council is expected to receive 50% funding from the Department of Land and Water Conservation, only half the cost of these three new jetties are levied under the Plan.

#### Public Boat Ramps

Based on the per capita ratio one and a half new public boat ramps are required for the additional population resulting from development across the City. These funds will be directed towards the upgrading of three existing boat ramps at Swansea, Bonnells Bay and Wangi Wangi to increase their capacity to meet the needs of new development within this contribution catchment. Council is expected to receive 50% funding from the Department of Land and Water Conservation, therefore only 50% of the total cost of upgrading three boat ramps will be levied under the Plan.

#### Fernleigh Track

The Fernleigh Track is a disused railway corridor stretching 15.5 kilometres between Adamstown and Belmont. An Implementation Plan for the Fernleigh Track has been prepared which details the future works, including the construction of a cycleway/walkway for the length of the track, together with visitor facilities, linkages, heritage interpretation, engineering works and rehabilitation works.

The track is jointly owned with Newcastle City Council. Lake Macquarie City Council's contribution is 50% of the total cost of the works. Only the works constituting the visitor, picnic facilities and heritage interpretation for the track, and the proportion of the cycleway from Oakdale Road, Redhead through to Belmont have been included in the Plan for proportional funding.

#### The Great North Walk

The Great North Walk extends through the City from east to west and is known as the Yuelarbah Track. This walking track is approximately 18 km and extends from Glenrock Lagoon to Teralba then continues on to Wakefield. Proportional funding for the upgrading of several sections of track has been included in the Plan.

#### City Skate Park

A major skate park is planned for the City. This facility will cater for skate boarders and in-line bladers. The facility will be designed to cater for the intermediate as well as the more advanced skaters. The selected location for this facility is at Glendale near the athletics track and beside the proposed Community Centre. This is consistent with the previously stated objective of providing facilities of city significance at the northern end of the lake where they are more accessible to the entire population. The cost of providing a local skate park for the Glendale area has also been directed to provide this facility.

#### Hunter Region Athletics and Gymnasium Centre

The recently completed Hunter Region Athletics and Gymnasium Centre will provide benefits for future populations as well as the existing population of the City, including the Northlakes Urban Release area and Wallarah Peninsula.

### 5.4.3 Criteria for Land to be Developed as a Local Park

A number of local parks with play equipment are to be provided within specific development areas on land to be dedicated to Council. Prior to submitting a development application the applicant should notify Council of the proposed site and seek written advice as to whether the proposed site is likely to be acceptable.

Sites will be considered on the basis of:

- Size of the land; and
- Location, configuration and topography of the land; and
- Shape of the land; and
- Suitability of the land for its intended purpose; and
- Accessibility, current use, improvements; and
- Availability of utility services; and
- Environmental factors, such as significance of existing vegetation, habitat trees, soil condition, flood liability, bush fire risk;
- Any encumbrances, drainage conflicts that may restrict usage, contaminants, ongoing costs to Council including maintenance and remediation and other site costs.

Proposed sites must conform to the following criteria.

#### Location

The local parks should be positioned in a central location to the population served. Where existing sporting facilities or open space exist the local park would be best located adjoining these facilities. Ideally, a park should be located within approximately 500 metres of each household.

#### Size of Land

No smaller than 5,000 sq metres (0.5 hectares).

**Slope of the Land:** The land should be flat at the road frontage, with a slight to moderate gradient towards the rear of the parcel.

#### Shape of the Parcel

Ideally, the land will be a square or rectangular configuration. The shape of the parcel should not be irregular with elongated areas or areas with acute angles as these parks are not multi-functional. The minimum width of the parcel should be no less than 60 metres. This will allow the playground to be located with a reasonable distance of adjoining residential property boundaries.

#### Accessibility

The local parks should be located on clearly defined pedestrian and cycleway routes, or near shops, sports grounds or existing open space. Play areas are to be designed to be accessible by all, including the elderly and parents with prams. The pathway within the park from the road to the street should be only a slight gradient. Pathways are also required along the roads leading to the park.

#### Visibility

The proposed site must be visible from adjacent residential housing, streets, or public areas to facilitate passive surveillance. The minimum street frontage of the land should be less than 60 metres. The site should be cleared towards the road frontage and around the play ground area for good visibility.

#### Clearing of the Land

At least 50% of the site towards the street frontage should be cleared. The land surrounding the playground should also be cleared. However, several mature trees may be retained, if suitable as shade trees. A tree assessment is required to ensure the stability of the trees to be retained within the proposed park. All dead limbs, on trees to be retained, are to be

lopped prior to the dedication of the land. The land is required to be free of weeds, rubbish, or any other hazards.

#### Siting of the Play Area within the Park

The edge of the softfall for the play equipment should be located no less than 10 metres from the boundary of the adjoining residential development. The play equipment should be located at least 20 metres from the nearest road. However, if the playground equipment is located within 40 metres of a road, it is recommended that the playground fencing be installed. A risk assessment is to be provided with any proposed concept plan submitted to Council for approval.

## **5.5 Apportionment**

### **5.5.1 Open Space**

Contributions will be sought for the full cost of provision of selected parcels of open space land, and a proportional cost of larger scale facilities, as detailed in Appendix B.

### **5.5.2 Recreation Facilities**

There are a number of levels of apportionment applicable to the recreation and sporting facilities identified in the Plan as detailed in Appendix C.

The majority of facilities required to meet the demand of the expected development have been determined on a per capita rate of standards of provision. The facilities are not designed to provide for the needs of existing residents in the vicinity, nor are they designed to serve as regional facilities, which may be used by people from outside the local government area. The purpose of this approach is to reflect the nexus between the expected population and the demand for these facilities, and to ensure that only new development (which generates the need for new services and amenities) pays for their provision. Therefore, it is appropriate that future development in the City should be subject to the full cost of these facilities.

The Hunter Region Athletics and Gymnasium Centre serves an existing regional population catchment of 600,00 people. The cost of this facility has been apportioned with this population over the life of the Plan. The proportion of these facilities is therefore based on 1.5% of the total project cost (excluding government grants).

## 5.6 Calculation of Contributions

The contribution formulae used for determining Section 94 contributions for Open Space and Recreation are detailed in Chapter 3.5.1. These formulas determine the monetary contributions and land dedication on a 'per person' basis. As the majority of development applications will be for a certain number of dwelling units or lots, these formulas may be converted to a rate per dwelling unit or per lot by multiplying the 'per person' contribution or dedication by the relevant occupancy rates detailed in Chapter 4.3. A schedule of contribution rates can be found in Appendix H.

### 5.6.1 Open Space

#### Dedication of Land

$$\begin{aligned} \text{Dedication} &= \frac{415,769}{9,054} \\ (\text{m}^2/\text{person}) &= 45.92 \text{ m}^2 \end{aligned}$$

#### Monetary Contributions

$$\begin{aligned} \text{Contribution Rate} &= \frac{\$27,564,873}{9,054} \\ (\$/\text{person}) &= \$3,045 \end{aligned}$$

### 5.6.2 Recreation Facilities

#### Monetary Contributions

$$\begin{aligned} \text{Contribution Rate} &= \frac{\$20,652,985}{9,054} \\ (\$/\text{person}) &= \$2,282 \end{aligned}$$

## 6 Community Facilities

---

### 6.1 Background

Lake Macquarie has a wide range of public facilities and services to cater for its population that resides in large urban centres and smaller villages scattered around the perimeter of a lake with a foreshore of 176km. The range of facilities and services has varied over the past fifteen years, as residents' life style needs change. Additionally, there has been an expectation that local government will provide public facilities to accommodate the relatively new services funded by other levels of government such as child care, youth programs, family support, respite care and neighbourhood centres. It can therefore be difficult, due to an ever-changing environment, to determine the level of demand for public facilities, which is generated only from the increased population arising from new development.

The demand for new public facilities within Lake Macquarie will be influenced by a number of factors including the anticipated demographic composition of the new population, the availability and type of facilities currently available, and whether there is any spare capacity within existing infrastructure.

Currently, the City has a mix of housing of various types, a regional commercial shopping centre in Charlestown, district commercial service centres, and local shopping areas and industrial areas. The geographic location can be a limiting factor in the provision of community facilities and services in Lake Macquarie due to the scattered nature of settlement around the foreshores of a coastal lake with inadequate public transport links, particularly in the western area. For this reason, together with the lack of a City Centre, there has been a need to duplicate the provision of public facilities in order to provide accessibility for all residents. However, these facilities have tended to be relatively small and therefore not able to provide the range of services required.

In recent years, Council has been concentrating on the construction of larger multipurpose community facilities, in order that services may be co-located. These facilities are strategically located, taking into account public transport and traffic routes, to provide access to a greater number of people. These buildings will have the flexibility to cater for the ageing of the population and the corresponding changes in use.

The Plan focuses on the provision of multipurpose centres, libraries and book stocks. The multipurpose centres may comprise two or more functional areas for activities, programs and/or services for children, youth, active seniors, frail aged, and people with a disability. Aboriginals and people of culturally and linguistically diverse backgrounds are encouraged to use the multipurpose centres and they are also available for generalist neighbourhood /family programs and as function venues for all age groups.

It should be noted there will continue to be existing facilities to which the incoming population will have access and the current population will also have access to new facilities. Where practical, under the Plan, public facilities will be provided in locations best suited to meet the demands of the new population and in areas from which the contributions were made.

A detailed examination was undertaken of the current and projected demand for community facilities for children, youth, and ageing and disability services, as well as for general family activities and functions, to develop a standard for the provision for multipurpose centres. These multipurpose centres are to be located within the three planning sectors, East, North and West to cater to the wide catchment areas in which residents access our facilities. Generally people access facilities that are either close to home, or on the route to or near their place of work, shopping centres, or their partner's place of work. In addition to multipurpose centres, libraries are an important component of public facilities that are well utilised by residents of this City.

The community facilities required to meet the demand of expected development have been determined on a per capita rate of standards of provision, within each of the three planning sectors. These standards have been developed with experience of the needs of the community, the dispersed urban environment of the City, and the population characteristics of Lake Macquarie. Details of these standards can be found in Appendix D.

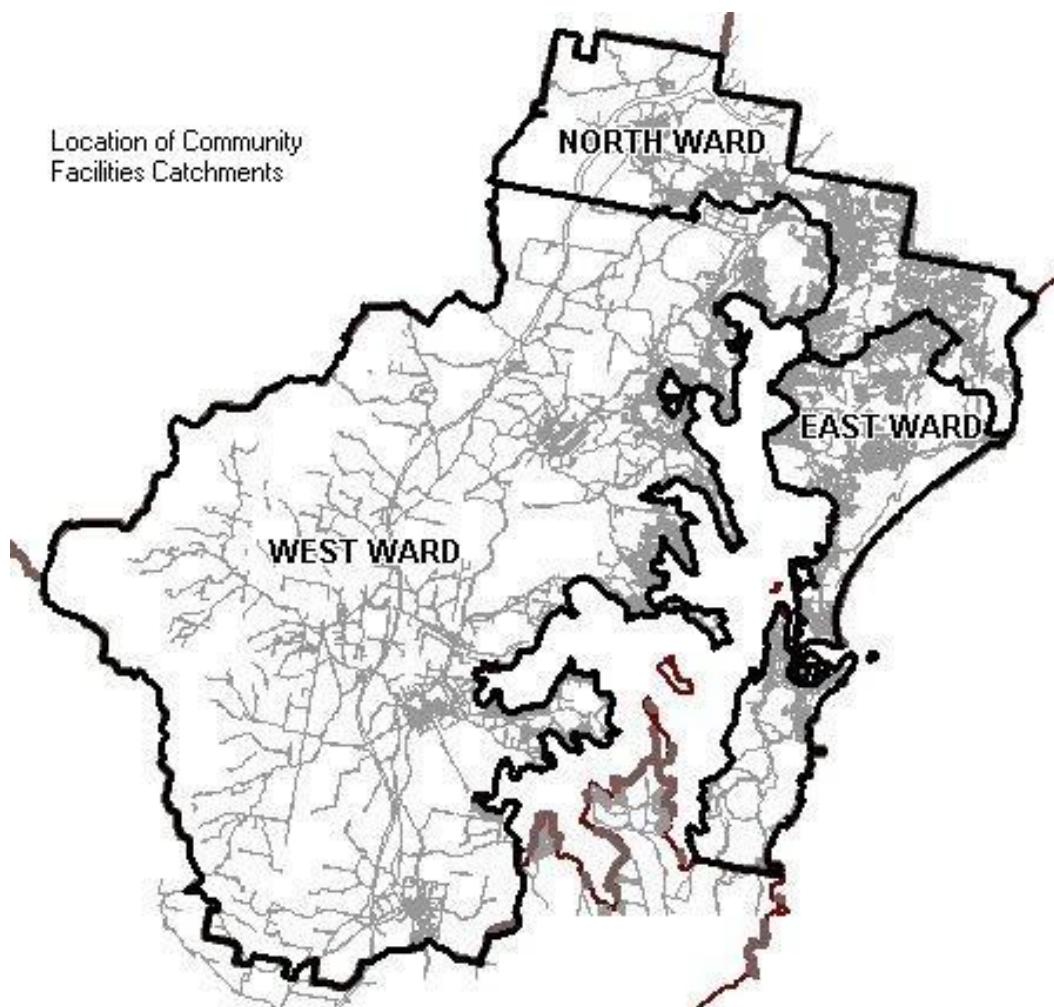
## 6.2 Contribution Catchments

For planning purposes, Lake Macquarie City Council's social planning divides the local government area into three sectors, Eastlakes, Northlakes and Westlakes. A rationale for using Planning Sector catchments can be found in Appendix E. The contributions for community facilities in the Plan have been determined on the same basis, identified as 'contribution catchments'. This is the area over which a contribution for a particular item is levied, and there is an identifiable list of works for each catchment.

The purpose of this approach is to reflect the nexus between development and the demand for these facilities, and to ensure that only new development (which generates the need for new services and amenities) pays for their provision. In order to determine contribution rates, the cost of the works required for each catchment has been apportioned over the potential number of lots within each catchment.

The development potential within each catchment is shown in Table 4, and maps showing the areas of each catchment are shown on Figure 2.

**Figure 2**



## 6.3 Multipurpose Centres – Children’s Services

### 6.3.1 Nexus

#### Causal

Policy - The Charter of a Council is found in Section 8 of the New South Wales Local Government Act. This includes the statement: “to promote and plan for the needs of children.”

Lake Macquarie City Council acknowledges its responsibility for planning and assisting in the provision of facilities for children through the Children’s Services and Facilities Policy, which was reviewed and adopted by Council on 10 July 2000. The current standard of provision by age group is detailed below:

- 0-4 years of age - The current standard of provision of children’s services places is one place for every five children under the age of 5 years.
- 5-12 years of age - Apart from care provided to this age group by Family Day Care, the current standard of provision for centre-based children’s services is one place for every 25 children for Before and After School Hours care and one place for every 60 children for Vacation Care. As the number of children seeking care declines from the ages of 10 to 12, the statistics used in this strategy relate only to children from 0-9 years of age.
- 0-12 years of age - Office space is required for Children’s Services Development and Support Workers who co-ordinate and support the development and operation of services and programs for the 0-9 age group. Services for this age group may be co-located with Children’s services for the 0-4 age group, with Neighbourhood Centres or with any service based in a multipurpose centre.

#### *Capacity of Available Facilities*

The current provision of services for the 0 – 9 year age group in Lake Macquarie is detailed in Table 9.

**Table 9 Current Provision of Services for 0-9 years**

Services	Centres	Places
Family Day Care	1 x Offices and Playgroup Activity areas (8 staff)	520 EFT *
Home based		54 places
Centre based services	56 centres	1,809 places
Offices for Mobile Van Outreach Service Playgroup Support Workers, Playgroup & OOSHC Development Worker.	1 x Offices, Mobile Van Storage (5 p/t staff)	
Children’s Services Planner	1 office (located at Council)	
<b>Total 0-4 years</b>		<b>2,383</b>
Before & After School, Vacation Care & Family Day Care	13 centres	455 (375 – OSHC, 450 –VC)
<b>Total 5-9 years</b>		<b>455</b>
Playgroups 0-4	To be located in Multipurpose Centres	

*Note: 0.09% of these places are occupied by children over 5 years of age.*

A survey conducted by Council in 2001 indicates that there are waiting lists at each long day child care centre in Lake Macquarie, as detailed in Table 10.

**Table 10**                      **Waiting Lists for Long Day Child Care 2001**

<b>Age</b>	<b>East Lake Planning Sector</b>	<b>North Lake Planning Sector</b>	<b>West Lake Planning Sector</b>	<b>Total</b>
0-2 years	57	15	10	82
2-3 years	39	8	7	54
3-6 years	27	12	28	67
<b>Total</b>	<b>123</b>	<b>35</b>	<b>45</b>	<b>203</b>

Care should be taken when analysing the above data, due to the practice of parents of recording their children's names on waiting lists at all centres accessible to them. However, the conclusion that can be drawn is that there is no capacity within existing centres to cater for the demand that arises from new development. Additionally, there appears to be a greater demand for children under 2 years of age, followed by those between the ages of 2 to 3 years of age. This reflects the long-standing practice of the Government of providing less places for those under 3 years of age, than for the older group from 3 to 5 years. The private sector also tends to cater for the older age group due to the State Government licensing requirements that necessitates additional internal floor area for children under 2 years of age for nappy change areas, cot sleeping areas, as well as additional staff. Council has been addressing the need for care for the 0-2 years age group by extending long day childcare centres.

#### *Requirements 0-4 years*

The supply of Children's Services Facilities accords with Council's existing standard of 1 place for every 5 children, aged 0-4 years.

The standard spatial requirements for centre based children's services, in accordance with the licensing requirements of the Department of Community Services, for the 0-4 years age range is:

- Internal floor area requirement - 10.22 m<sup>2</sup> per place.
- Site area - 46.4 m<sup>2</sup> per place (includes 7.2m<sup>2</sup> for car parking and 9.6m<sup>2</sup> for landscaping).

Additionally, office space is required for Children's Services Development and Support Workers, and activity space is required for Playgroups.

As all centre based services are now under the same licensing regulations, they have the same spatial requirements, except in respect to pre-schools that are not required to provide nappy change facilities, and cot sleeping areas. However, due to the current trend to provide flexibility in service provision, including the offering of extended hours by pre schools, it is unlikely that a new pre school would not include nappy change facilities.

Additional Family Day Care places will increase the demand for office space, internet and external training areas and equipment.



## Requirements 5-9 years

In recent years there has been an increasing demand for public facilities to accommodate outside school hours care and childcare as well as recreational and social activities for children during school vacations. These centres are currently located in either buildings owned by the Department of School Education or in halls and multipurpose centres provided by Council.

Whilst there may be some capacity within existing OSHCs to accommodate new development, it is reasonable to expect developers to contribute a Section 94 levy, proportionate to the extent of development and in line with the current provision.

Based on current usage, the standard of service provision in respect to outside school hours care, and vacation care for children aged 5-9 years is one place for every 25 children.

The requirement per place for both outside school hours care and vacation care is:

- Internal floor area requirement - 3.25m<sup>2</sup> gross floor area per place.
- Site area - 12m<sup>2</sup> per place.

The ageing of the Australian population is a well-documented trend. The current increasing demand for children's services facilities demonstrates the need for Council to provide childcare facilities in buildings that are functional and multipurpose, accommodating a range of activities and uses. These buildings or multipurpose centres will have the flexibility to cater to the growth in population from new development as well as to meet changing community needs.

Whilst the after school care needs could possibly be met by extending existing children's services, there are no existing centres with sufficient site availability for the extensions required.

### *Anticipated Growth*

Using the estimated total projections of development within Lake Macquarie (excluding Northlakes/Cameron Park and North Wallarah that are subject to separate contributions plans), the total population increase over the next five years is expected to be 9,054.

The present child population of 0-4 years represents 7.1% of the total population and the 5-9 years group represents 7.4% of the total population. Further broken down into Planning Sectors, 6.8% of the 0-4 year population is in East Lake Macquarie, 7.6% in North Lake, and 7.3% in the West Lake Macquarie Planning Sector. The 5-9 years age group represents 7.4% of the total population, with the proportion being 7.2% in East Lake Macquarie, 7.6% in North Lake and 7.6% in the West Lake Macquarie Planning Sector.

Although the population is ageing, an analysis of the current school attendance figures indicates little variance. As there are no indications that the "new resident profile" will vary from the existing residential population, it is expected that the increase in children aged 0-4 years and 5-9 years over the next five years will be as listed in Table 11.

**Table 11 Population Increase, 0 – 9 Years**

Planning Sector	Growth	
	0-4 years	5-9 years
East Lake	281	293
North Lake	95	98
West Lake	270	281
<b>Total</b>	<b>646</b>	<b>672</b>

## Increase in Demand

It is reasonable to assume that the incoming population will expect to have access to a similar level of service to that of the existing population.

- 0-4 years Children's Services Places

Based on the current standard of service provision of one children's service place for every five children, 130 childcare places will be required, with 32 of these being family day care places.

The centre-based places will be distributed as follows:

East Lake Macquarie	42
North Lake Macquarie	15
West Lake Macquarie	<u>41</u>
<b>Total</b>	<b>98</b>

Family Day Care Places will be distributed as follows:

East Lake Macquarie	14
North Lake Macquarie	5
West Lake Macquarie	<u>13</u>
<b>Total</b>	<b>32</b>

- 5– 9 years Child Care Places

The current standard of service provision of one place for every 25 children for outside school hours care, and vacation care, indicates that an additional 27 places will be required and distributed as follows:

East Lake Macquarie	12
North Lake Macquarie	4
West Lake Macquarie	<u>11</u>
<b>Total</b>	<b>27</b>

### *Playgroup, Office and Toy Library Requirements*

The growth in childcare places generated by the incoming population will create a further demand for additional playgroup activity areas, increased office space for children's services, developmental and co-ordinating staff and toy library space. It is considered that these activities will be accommodated in the family/neighbourhood functional areas within multipurpose centres.

The need that flows from the additional 32 family day care places provided by Family Day Care, is in the form of staff offices, carers training and toy library storage areas. There is a similar demand created by the total number of childcare places for the age 0-9 years, where the additional co-ordinating and developmental staff will require office space.

The demands that will be generated for the employment of additional co-ordinating and developmental/support childcare workers are difficult to assess accurately. There is some provision for office space as discussed in Chapter 6.5. The gross floor area and land requirements are detailed in Chapter 6.3.2.

### Spatial

Contributions have been determined on a catchment basis by Planning Sector to reflect the Planning for facility provision. This is discussed in more detail below, and in the following section on 'What will be Required'.

#### *Facilities for age grouping 0 - 4 years*

As most parents requiring children's services are working and there is a high percentage of journey to work by private vehicle (Census, 1996), the Planning for the location of children's facilities is generally guided by established traffic routes, although the accessibility to public transport is a further factor considered. The lack of a City Centre in Lake Macquarie, means that places of work are found throughout the City in district centres, as well as in adjoining local government areas.

The existing pattern of use indicates that all services have wide catchment areas in terms of service users, due to accessibility by residents on the way to work. However, surveys conducted by Council staff, indicate that most parents prefer the children's services facilities to be located closer to home, rather than their places of work.

Council will seek, where possible, to locate new facilities, or extensions to existing facilities, within the Planning sectors within which new residents reside. Nevertheless, the size and rate of development will, to some extent, dictate the spread of facilities throughout the City. The additional spatial requirements may be met by providing new buildings or by extending existing public facilities.

Activity areas for playgroups, office space for children's services developmental staff, and training areas for family day carers, should be provided in multipurpose Centres located within the East, North and West Planning Sectors. It is expected that offices, storage areas and children's activity rooms will be accommodated in the general purpose/function areas of multipurpose centres.

#### *Facilities for age grouping 5 - 9 years*

It is desirable that these facilities be located within walking distance of a school. However, due to the limited demand in some school areas, the facilities must also be accessible by public transport in order to reach a wider catchment area. Whilst, it may be assumed that outside school hours care should only operate from Department of School Education facilities, all schools do not have suitable buildings from which these centres can operate. Additionally, childcare professionals advise that the Centres should provide a relaxed and different environment from that of a schoolroom. Whenever possible, Council will continue with its present policy of accommodating this demand through multipurpose centres.

### Temporal

The timing of provision of community facilities in the Plan has been based on projected population growth. The Plan contains a separate Schedule of Works for Community Facilities and the land requirements for Community Facilities, which are contained in Appendices F and G respectively. These schedules identify the works that are proposed to be undertaken, at thresholds designed to satisfy the demands generated by this growth over the life of the Plan. It is anticipated that some buildings will be planned and constructed to meet the anticipated growth within the next ten years. In these cases, proportional contributions are sought in the Plan, and the balance may be sought in a future contributions plan.

### 6.3.2 What will be Provided and When

#### 0-4 years

The 98 centre based childcare places would, whenever possible, be included in multipurpose centres.

#### 5-9 years

The 27 places for vacation and out of school hours care would also be provided, whenever possible, in multipurpose centres.

#### 0-9 years

The offices for the increased number of co-ordinating and child development workers including family day care, together with toy storage areas, will be accommodated in multipurpose centres. These offices are accounted for in Chapter 6.5. The gross floor area required is detailed in Table 12.

**Table 12 Floor Area Requirements – Children’s Services**

Planning Sector	0-4 yrs. Childcare Centres	5-9 yrs. Outside School & Vacation Care	Total Gross Floor Area (m <sup>2</sup> )
East Lake	437	38	475
North Lake	147	13	160
West Lake	419	37	456
<b>Total</b>	<b>1003</b>	<b>88</b>	<b>1,091</b>

*Note: Rounding of numbers may lead to some minor discrepancies in totals.*

Children’s Services places may be provided through the construction of new centres, or extensions and alterations to existing children’s facilities, but wherever possible, and in accordance with State Government legislation, the gross floor areas will be included in multipurpose centres.

The provision of the places for both age groups, together with increased floor area in multipurpose centres, is expected to meet the demands generated from the increased development in the City. The Planned facilities and timing of provision of these facilities can be found in the Schedule of Works for Community Facilities and Community Facilities Land Requirements contained in Appendices F and G respectively.

#### Construction Costs

- Childcare Centre (0-4 years) - for each place for children 0-4 years, the floor area requirement is 10.22m<sup>2</sup> per place. Construction cost, including equipment, car parking, and landscaping, but excluding site purchase, is \$3,016 per m<sup>2</sup>.
- Child Care (Vacation & Out of School Hours Care) - for each childcare place, the floor area requirement is 3.25m<sup>2</sup> per place. Construction Cost, including equipment, car parking and landscaping, but excluding site purchase, is \$3,016 per m<sup>2</sup>.
- Child Care (0-9 years, Staff Offices) – refer to Chapter 6.5.

### *Land Requirements*

Each centre-based place requires a site area of 46.4m<sup>2</sup> per place. Vacation centre and outside school hours care requires a site of 12m<sup>2</sup> per place. The land requirements by Planning Sector are detailed in Table 13.

**Table 13 Land Requirements – Children's Services**

<b>Planning Sector</b>	<b>0-4 years site area (m<sup>2</sup>)</b>	<b>5-9 years site area (m<sup>2</sup>)</b>	<b>Total site requirement (m<sup>2</sup>)</b>
East Lake	1,982	141	2,123
North Lake	666	47	714
West Lake	1,903	135	2,038
<b>Total</b>	<b>4,552</b>	<b>323</b>	<b>4,875</b>

**Note:** For estimates of site acquisition costs, refer to Appendix G.

## **6.4 Multipurpose Centres - Youth Facilities**

### **6.4.1 Nexus**

#### Causal

Policy - Council acknowledges its responsibilities for assistance with youth facilities through its Youth Services and Facilities Policy reviewed and adopted 10 July, 2000, as well as The Community Plan for Youth, 2001. The Youth Advisory Council Act, 1989 (NSW) defines young persons as 'persons who are over 12 years of age and under 25 years of age'.

The current provision of youth space provided by Council is one facility for every 13,000 residents or 21m<sup>2</sup> floor space per 1,000 residents.

Community consultations and surveys reflect residents expectations that facilities, other than the traditional sporting and beach facilities, be provided to meet the full range of youth needs (Refer to Lake Macquarie Youth Community Plan, 2001). Of concern to residents is the increasing number of incidents of vandalism, anti social behaviour, and late evening foreshore parties. According to police, and community consultations, the incidences indicate a lack of appropriate activities for young people.

Whilst there are a number of youth services established in the East, North and West Lake Macquarie Sectors, the only purpose designed building for young people is located at Woodrising in the West Lake Macquarie Planning Sector.

#### *Capacity of Available Facilities*

In the past, Council expected that multipurpose centres and community halls would meet the needs of young people. However, this is not always a satisfactory arrangement, due to design issues, or site restrictions. As a result, youth services, particularly in the East and North Lake Macquarie Planning Sectors and in the southern area of the West Lake Macquarie Planning Sector, provide outreach programs from a number of venues, such as cottages, neighbourhood centres and community halls. This means that much service time is involved in setting up and putting away of the equipment used by young people in the programs provided, and that there are restrictions on the type of activities provided. Generally, also, there is no confidential area available for counselling troubled youth, or space for providing outdoors-recreational programs.

As there are no waiting lists at any of the existing youth services, it is anticipated that there is some capacity to meet the demands of the incoming population. However, the location of the facilities from which the services operate indicates that access is not available to all young people. Whilst there are thirteen facilities currently providing youth services, additional facilities are required at alternative locations. Recent consultations and surveys conducted for the Lake Macquarie Community Plan for Youth, 2001 confirm the need to provide either additional separate youth centres or to design for youth specific space within new multipurpose buildings. There is no site capacity to extend any existing multipurpose centres to provide a separate area for youth activities.

The Woodrising Youth Centre, is one purposely designed centre located adjacent to a neighbourhood centre that meets the need of the area in which it is located. This Centre has some capacity for additional programs for the high proportion of youth in the immediate area that includes a large public housing estate. A former hall at Toronto West provides youth specific activities and programs only. However, this building will not be able to accommodate additional young people without some extensions and improvements.

#### *Requirements*

In general, there is a need for additional youth facilities throughout the City to meet the needs of the incoming population. It is reasonable for the Council to require the incoming population, to contribute towards the provision of additional community facilities for young people. The requirement, in accordance with the existing standard, is to provide 21m<sup>2</sup> of floor space for every 1,000 incoming residents.

#### Anticipated Growth

Youth (persons 12-24 years old) in Lake Macquarie of the age group likely to use community facilities represent 18.0% of the total population. Broken down into Planning Sectors, 45.1 % were located in East Lake Macquarie, 27.5% in North Lake Macquarie and 27.4% in West Lake Macquarie Planning Sector (refer to the Lake Macquarie Youth Community Plan, 2001).

The anticipated growth in the 12 – 24 year age group over the next five years is expected to have similar distribution to those of the existing population, as detailed in Table 14.

**Table 14 Population Increase, 12 – 24 Years**

<b>Planning Sector</b>	<b>Growth</b>
East Lake	711
North Lake	239
West Lake	682
<b>Total</b>	<b>1,632</b>

#### *Increase in Demand*

The anticipated growth will increase the pressure for youth services in general and for purpose designed centre-based accommodation. The projected increase in population will generate a demand for 191m<sup>2</sup> of floor area, specifically for young people. The gross floor area and land requirements are detailed in Chapter 6.3.2.

### Spatial

As existing youth facilities will continue to cater to the current and the incoming population, it is reasonable to expect that contributions may be sought from development in each of the Planning Sectors towards new facilities. The contributions sought will be in accordance with the projected increase of youth population in each of the Planning Sectors. Wherever possible, new youth facility space should be incorporated within multipurpose facilities, provided there is site availability and the mix of age groupings is appropriate for a well designed centre.

Two youth specific sections will be required in the East Lake Macquarie Planning Sector. A major facility should be located close to the regional business centre of Charlestown, which is accessible by public transport to the youth population residing in the entire East Lake Macquarie Planning Sector. Charlestown has proven to be a popular location for youth to congregate. Another smaller section is required in the southern area of the sector, at Swansea. It is proposed that this youth space be incorporated in the Planned Swansea Multipurpose Centre, which will be designed to also accommodate growth in population from the North Wallarah area, for which a separate contributions plan exists.

A facility that includes specific areas for young people is required in the North Lake Macquarie Planning Sector, adjacent, if possible, to the athletic track at Glendale. This will provide opportunities for Northlake youth workers to provide outdoors recreational and sporting programs, as well as the usual indoor activities. An office and interview area is also required for the North Lakes Adolescent & Family Counselling service. Due to the availability of public transport, including the proposed rail service, to Glendale, and the nearby Shopping Centre and Movie Theatre complex, this location will be accessible to the incoming youth population residing in local areas throughout the Planning Sector.

Within the next five years, three youth specific sections of buildings will be required in the West Lake Macquarie Sector. Although youth programs are currently provided from the Bonnells Bay Community Hall, due to the rapid population growth in Morisset East, known as the Peninsula area, a facility that includes specific space for young people is required. The isolation of this area and limited public transport, particularly in the evenings, prevents young people from travelling to the closest district centre of Morisset or to other surrounding areas. The Peninsula area has been the site of many foreshore parties, which have resulted in police attention and generated considerable adverse media reports, as well as concerns from local residents. Any further increases in the youth population will exacerbate the existing problems. A facility in this location will provide an appropriate venue for youth workers to conduct additional evening programs to cater for the growth in young persons arising from development in the area.

To service the Morisset Planning District, local youth workers indicate that additional youth worker offices/counselling rooms will be required in the Morisset Central Business District. This need arises due to the High School for the area being within the vicinity of the central business district, although the majority of the youth will continue to reside in the Peninsula area. The rapid growth of the Peninsula area that has occurred since the last Contributions Plan is expected to decline after 2006, and to be replaced with rapid growth in the Morisset local area, as a result of planned development. A facility accessible from the Morisset High School will provide an opportunity for young people of both areas to attend the youth worker office for counselling services after school. It is expected that additional space for youth facilities could be provided through the provision of a Multipurpose and Health facility in Morisset.

Additional youth facility space is also required in the West Lake Macquarie Sector, most probably in the Toronto Planning District, although a site has not yet been identified. It is anticipated that this may be provided as a recreational facility, for which another strategy has been developed. However, the Plan provides for a youth specific area, which may be added either to the proposed recreation facility, or to a multipurpose centre.

### Temporal

The timing of provision of community facilities in the Plan has been based on projected population growth. The Plan contains a separate Schedule of Works for Community Facilities and the land requirements for Community Facilities, which are contained in Appendices F and G respectively. These schedules identify the works which are proposed to be undertaken at thresholds designed to satisfy the demands generated by this growth over the life of the Plan.

#### **6.4.2 What will be Provided and When**

Youth specific areas are to be incorporated within new multipurpose facilities, provided that there is separate access to the youth section, comprising a youth activity room and offices for youth workers and counsellors. Where possible these centres will provide outdoor space for active and passive recreational programs.

It is anticipated that, due to the need to duplicate services around the lake to provide access to all residents, the existing population as well as the incoming population will benefit from the facilities currently provided as well as the proposed new youth facilities. The current services operating at Charlestown, Windale, Swansea, Morisset, and Balcolyn are expected to relocate to proposed new facilities. However, other youth services are expected to continue to operate in facilities provided at Windale, Nords Wharf, and Belmont in the East Lake Macquarie Sector. In the North Lake Macquarie Sector, services operate at West Wallsend, Boolaroo and Edgeworth, with new facilities being required at Glendale. Youth services in the West Lake Macquarie sector expected to continue will operate at Bolton Point, Toronto, Wangi and Woodrising .

It is reasonable for Council to require the applicants of future development in the East, North and West Lake Macquarie Planning Sectors who increase the youth population to contribute towards the provision of additional youth facilities in accordance with the existing standard.

The current standard is one youth centre for every 13,000 residents, or 21m<sup>2</sup> of internal floor area for every 1,000 residents and 231m<sup>2</sup> site area for every 1,000 residents. The gross floor area required is detailed in Table 15. The Planned facilities and timing of provision of these facilities can be found in the Schedule of Works for Community Facilities and Community Facilities Land Requirements contained in Appendices F and G respectively.

#### *Construction costs*

The current construction cost, which includes landscaping, equipment, car parking and equipment is, \$2,800 per m<sup>2</sup>. There are economies of scale if separate youth space is provided within a multipurpose facility. It is usually possible to share toilets, kitchens, photocopy rooms, and equipment and, due to program time differences, often the car parking and activity areas.

#### *Land Requirements*

The site requirement is 11m<sup>2</sup> for each m<sup>2</sup> of gross floor. The site contribution per 1,000 incoming population is 231m<sup>2</sup>, and the contribution per person is 0.23m<sup>2</sup>. The contribution per dwelling is 0.578m<sup>2</sup>. The land requirements are also detailed in Table 15.

**Table 15 Floor Area And Land Requirements – Youth Facilities**

Planning Sector	Floor Space (m <sup>2</sup> )	Land Requirements (m <sup>2</sup> )
East Lake	83	911
North Lake	28	306
West Lake	80	875
<b>Total</b>	<b>191</b>	<b>2,092</b>



## **6.5 Multipurpose Centres – Facilities for Older People, People with a Disability and SEPP (Housing for Seniors or People with a Disability) 2004 Developments**

### **6.5.1 Nexus**

#### Causal

Policy - Council has a commitment to contributing to services and facilities for active aged as well as for frail aged and for people with disabilities. Council's responsibility is outlined in the Policy for Facilities and Services for Older People and for People with a Disability, reviewed and adopted in June, 2000. Council contributes to the cost of constructing Respite Services, Meals on Wheels kitchens and offices, as well as offices and activity areas for staff providing services to the target group of older people and people with disabilities.

In the past Council has not levied S94 contributions on Development Applications for the purposes of providing housing constructed in accordance with State Environmental Planning Policy No.5 (SEPP 5). However, these developments do create a demand for additional services such as community transport, meals on wheels, neighbour aid, and respite care which may be accommodated in multipurpose centres. This population group also access neighbourhood centres and the social and recreational program and functional areas of multipurpose centres, as well as libraries.

The NSW State Government has recently advised that Councils may levy Section 94 contributions for SEPP5 developments from May 2001, where new housing leads to more demand for community facilities provided by councils. The Department of Housing, local government and community housing providers are exempt from Section 94 contributions.

#### Spatial

In February 2001, Council staff undertook a survey of people residing in housing constructed in accordance with State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004. The results indicate that 44% of respondents came from areas outside the Lake Macquarie local government area. 12% were located within 400 metres of a general medical practitioner, 27% were located within 400 metres of shops and 61% had access to transport within 400m. Changes to State Environmental Planning Policy 5, which commenced on 1 December, 2000, require that all development must now be located within 400 metres of shops, community facilities and a general medical practitioner or be within 400 metres of a regular transport service. The occupancy rate for units was 1.37. The occupancy rates for hostel and nursing home sections is 1 person per bed.

It is important that people residing in larger scale retirement complexes (25 units or more) have access to facilities such as communal meeting areas, barbecue facilities, outdoor seating, and some recreational facilities such as pools, indoor or outdoor bowling, and/or croquet greens. Additionally, depending on the size of the complex, village buses should continue to be available, for regular trips, for residents without access to private or family vehicles, or public transport.

The survey indicated that the majority of residents, 92%, had access to communal meeting areas, with 94% having been to a meeting in the facility. 97% of residents advised that their type of housing currently met their needs. Although, there was a village bus available for some residents, the frequency of trips varied, and only one bus provided individual transport to medical appointments.

### Temporal

It is impossible to predict the timing and extent of SEPP 5 developments. For those developments of less than 25 units, the separate Schedule of Works for Community Facilities and the land requirements for Community Facilities, contained in Appendices F and G respectively, identify the works that are proposed to be undertaken at thresholds designed to satisfy the demands generated by growth over the life of the Plan.

## **6.6 Multipurpose Centres – General Purpose / Family / Community Section**

### **6.6.1 Nexus**

#### Causal

Policy - Council's relevant policy "Neighbourhood Centres/Community Cottages" was reviewed and adopted 10 July 2000.

Council has commenced the construction of multipurpose centres as a flexible approach to meeting the varied and changing needs of residents. Within the past ten years, two new centres have been provided, at Charlestown in the East Lake Macquarie Planning Sector and at Toronto, in the West Lake Macquarie Planning Sector. A smaller Centre was provided in the East Lake Macquarie Planning Sector through an extension to the Belmont Long Day Childcare Centre. A Senior Citizens hall was also extended to provide activity space and offices for ageing and disability services. Extensive renovation work, including an addition, to the Warners Bay Community Hall in the North Lake Macquarie Planning Sector, has resulted in a modern large building now known as the Lake Macquarie Performing Arts Centre. These multifunctional Centres provide several different size meeting/activity areas, and either offices for the co-location of funded community services, or specialist facilities such as a sound room, computer and multimedia room or performing arts rehearsal rooms.

The co-location of services provides a 'one-stop shop' for residents who may require information and/or referrals to services. It also facilitates a co-ordinated approach for casework management. Services may include a neighbourhood centre, community transport, neighbour aid, and respite care for frail aged people and people with disabilities, including children. In some cases, the cost of constructing facilities for the ageing and disability services is subsidised through a State Government grant, for which Council contributes at a \$1:3 ratio.

Five Neighbourhood Centres that cater for multifunctional activities have been provided, at Woodrising in the West Lake Macquarie Planning Sector, Edgeworth and West Wallsend in the North Lake Macquarie Planning Sector, and at Belmont and Swansea in the East Lake Macquarie Planning Sector. Whilst Woodrising and West Wallsend were constructed as new facilities, Belmont and Edgeworth were constructed through extensions and alterations to community halls, and Swansea operates from a Council cottage and a demountable building.

Council also provides twenty- two community halls and four senior citizens centres that are located throughout the City and which are accessible to existing residents and to which the incoming population will also have access.

All age groups utilise halls, senior citizens centres, neighbourhood centres and multipurpose centres, beginning with babies and toddlers who attend playgroups with parents, through to frail aged and people with disabilities who attend the respite care component. Apart from interest group meetings and programs, another major use of these types of facilities is their hire for individual functions, such as birth naming ceremonies, birthday parties, engagement parties, weddings, as well as performing arts rehearsals, concerts and special events.

The current standard for community facility floor space is 65m<sup>2</sup>, comprising 50m<sup>2</sup> for Neighbourhood or Community activity space and 15m<sup>2</sup> for community offices/specialist areas, per 1,000 residents.

### *Capacity of Available Facilities*

The Community Facilities Reviews, 1997 and 2001, together with recent user surveys, revealed relatively low usage of some community halls which were generally constructed in the 1930s and 1940s and which no longer meet the expectations of residents. By contrast, the usage of multifunctional facilities is quite high due, not only to design features, but also to the presence of community services staff employed to take bookings, develop and/or co-ordinate programs and services within the facilities.

There is some capacity within existing halls and neighbourhood centres and these will continue to provide access to some of the incoming residents, for local activities, such as playgroups, community meetings, interest groups and social and recreational functions for all age groups.

There is no capacity within the multipurpose centres to cater to an increased demand. Nor is there site capacity to extend any existing centre.

### *Requirements*

The current supply of general purpose/family and function areas, as well as community offices and specialist aged service areas, meets the standard of Council of 65 sq.m. per 1000 residents. This general-purpose area should, wherever possible, be included in multipurpose centres.

### *Anticipated Growth*

The distribution of the present population by Planning Sector is 46.2% in the East, 26.3% in the North, and 27.5% in the West Lake Macquarie Planning Sector. It is anticipated that the incoming population will have similar distribution, as detailed in Table 3.

### *Increase in Demand*

The anticipated population growth in each of the Planning Sectors will create a demand for additional general-purpose community space including offices. As the incoming population will have access to current community facilities, it is reasonable to expect that the developments responsible for the projected increases in population will contribute towards the provision of new facilities, or additions to existing facilities. The gross floor area and land requirements are detailed in Chapter 6.5.2.

### Spatial

General purpose neighbourhood/community activity and function space should be provided in five new multipurpose centres, two in the East, three in the West and one in the North Lake Macquarie sector. Some Centres may be constructed to meet the demand from the incoming population over the next ten years. This will improve accessibility for all residents, including the incoming population, and enable them to participate in the higher level services and programs that are co-ordinated by staff located at the centres.

General-purpose space should be located in centres in areas that are central to as broad a service area as possible. The following locations are considered desirable, using local knowledge and awareness of the travel patterns of residents and public transport routes:

In the East Lake Macquarie Planning Sector at Charlestown, general-purpose community activity space should be included in a proposed new multifunctional Youth and Community Centre. A larger multipurpose centre should be located at Swansea, close to the business centre and this building should be designed to accommodate demand from the North Wallarah area for which a separate Contributions Plan has been developed. This multipurpose community centre will co-locate the functions of a neighbourhood centre, children's service for the 5-9 years age group, early childhood health service, youth service, library, and tourism.

Glendale is the recommended site for a multifunctional Youth and Community facility that will provide functional space for the general community, disability services, and youth services, including a specialist computer room. Due to the adjacent shopping centre and movie theatres, as well as transport accessibility, it is considered this will meet the needs of the incoming population of the North Lake Macquarie Planning Sector

New multipurpose centres are planned in the West Lake Macquarie Planning Sector, with one Centre to be located at Bonnells Bay in the Morisset East Peninsula area. Another centre is planned to be located in the Morisset Township. It is proposed that this Centre will also accommodate a community care centre that is partially funded by the State Government, as well as health services, which are fully funded by the State Government. The need for two centres in the Morisset Planning District is generated by the scattered nature of the population and the limited transport service. Another facility is required in the west Lake Macquarie Planning sector, but no site has yet been identified. All new buildings will incorporate specific areas for youth, as well as the general population.

#### Temporal

The timing of provision of community facilities in the Plan has been based on projected population growth. The Plan contains a separate Schedule of Works for Community Facilities and the land requirements for Community Facilities, which are contained in Appendices F and G respectively. These schedules identify the works that are proposed to be undertaken at thresholds designed to satisfy the demands generated by this growth over the life of the Plan.

### **6.6.2 What will be Provided and When**

The general-purpose spatial requirement when the total incoming population reaches 9,054 is 588.51m<sup>2</sup>, or 65m<sup>2</sup> per 1000. This covers activity, meeting and function areas, as well as staff offices. Based on this standard, it is estimated that the expected population will create the demand for additional community facility space as set out in Table 16. The Planned facilities and timing of provision of these facilities can be found in the Schedule of Works for Community Facilities and Community Facilities Land Requirements contained in Appendices F and G respectively.

#### *Construction Costs*

The cost of constructing and equipping general purpose activity areas and offices within multipurpose centres, including landscaping and car parking, but excluding site acquisition costs, is \$ 2,800 per m<sup>2</sup>. This cost includes equipment. The internal floor area requirement is 65m<sup>2</sup> per 1,000 incoming population.

#### *Land Requirements*

The site requirement for general community activity areas, is estimated to be 11m<sup>2</sup> for each m<sup>2</sup> of floor area. The total site requirement is 6,474m<sup>2</sup> or 715m<sup>2</sup> per 1,000 incoming population. The land requirements by Planning Sector are detailed in Table 16. The site area may vary depending on the age groupings or types of services, that will be provided from the facility, for example, if shared parking is possible due to differences in program times, or parking is mainly required by staff, such as in Centre Based Child Care. In such instances, the site area may be less.

**Table 16 Floor Area And Land Requirements – Multipurpose Centres – General Purpose / Family / Community Section**

Planning Sector	Gross Floor Area (m <sup>2</sup> )	Land Requirements (m <sup>2</sup> )
East Lake	256	2,819
North Lake	86	948
West Lake	246	2,707
<b>Total</b>	<b>589</b>	<b>6,474</b>

## 6.7 Multipurpose Centres – Summary

### 6.7.1 Floor Area Requirements

It is intended that the gross floor area for Children's Service, Youth Services; and General Purpose community activity/meeting space/ offices will, when possible, be incorporated within new Multipurpose Centres. The total floor area for the proposed Multipurpose Centres is summarised in Table 17.

There will of course be some occasions when it may be necessary to create additional gross floor area through extending an existing building. Additionally, circumstances such as site availability may dictate that a single purpose building may best meet the demands of the incoming residents.

**Table 17 Floor Area For Multipurpose Centres**

Planning Sector	Children's Services (m <sup>2</sup> )	Youth Services (m <sup>2</sup> )	General Purpose (m <sup>2</sup> )	Total (m <sup>2</sup> )
East Lake	475	83	256	814
North Lake	160	28	86	274
West Lake	456	80	246	781
<b>Total</b>	<b>1,090</b>	<b>190</b>	<b>589</b>	<b>1,869</b>

### 6.7.2 Land Requirements

The total land requirements for Multipurpose Centres are detailed in Table 18.

**Table 18 Land Requirements For Multipurpose Centres**

Planning Sector	Children's Site Requirements (m <sup>2</sup> )	Youth Site Requirements (m <sup>2</sup> )	General Purpose Site Requirements (m <sup>2</sup> )	Total Site requirement (m <sup>2</sup> )
East Lake	2,123	911	2,819	5,853
North Lake	714	306	948	1,968
West Lake	2,038	875	2,707	5,620
<b>Total</b>	<b>4,875</b>	<b>2,092</b>	<b>6,474</b>	<b>13,440</b>

### 6.7.3 What will be Provided and When

The Planned facilities are listed below by Planning Sector and can also be found in the Schedule of Works for Community Facilities and Community Facilities Land Requirements contained in Appendices F and G respectively.

#### East Lake Macquarie Planning Sector

- Charlestown - Multifunctional Youth and Community Centre, providing youth facility and general community activity area.
- Swansea - Multipurpose Centre incorporating general-purpose community activity areas, meals on wheels, before and after school, vacation care and youth facility.
- Mount Hutton – Extension to ChildCare centre, or contribution towards a new childcare centre.

#### North Lake Macquarie Planning Sector

- Glendale – Youth and Community Centre incorporating general-purpose community activity area, disability services area and youth section.
- Barnsley/West Wallsend Child Care – contribution towards new centre, or extension to existing facility.

#### West Lake Macquarie Planning Sector

- Bonnell's Bay – Multifunctional Youth and Community Centre, providing general-purpose community activity space, youth space, before and after school and vacation care. The cost to provide this Centre will be greater than usual due to the site being undeveloped. As a consequence, road and site works are required to provide safe vehicle access and egress.
- Morisset – Multipurpose Centre comprising general community/neighbourhood activity areas, before and after school, vacation care, and youth facility. Contribution towards Childcare Centre to be constructed as Stage 2, either on a site adjacent to Multipurpose Centre, or on a site close to a major traffic corridor. The Multipurpose Centre will incorporate a State Government funded health centre.
- Site to be determined – Multifunctional Youth and Community Centre, or extensions to existing facilities, and/or to a proposed recreational facility.

## 6.8 Library Facilities

### 6.8.1 Nexus

#### Causal

Policy - Council has a policy of providing regional libraries within each of the Planning Sectors, and district libraries to ensure access and equity for all residents. A mobile library also supplements the model of service delivery. The City has one of the highest borrowing rates in New South Wales.

The existence of a lake within the City boundaries, and the lack of a central business district, requires that the functions of a central library be split into three regional or area libraries. The three area libraries cover the East, North and West Lake Macquarie Planning Sectors and are based at Charlestown, Toronto, and Speers Point. District (or branch) libraries are located in the East Lake Macquarie Planning Sector at Windale, Belmont, and Swansea. In the North Lake Macquarie Planning Sector the locations are Cardiff, and Edgeworth, with Morisset in the West Lake Macquarie Planning Sector.

Libraries have wide catchment areas due to the tendency for many residents to access two or three different libraries depending on their daily movements. Whilst some residents only utilise the library nearest to home, others may use the one nearest to home, as well as one located where they shop, and another that is close, or on the route taken, to work.

### *Gross Floor Area*

According to the Library Council of New South Wales, ('People Places – A guide for public library buildings in New South Wales 2000), the current standard of provision of library buildings is one Branch Library building to service a catchment of 15,500 residents or 50m<sup>2</sup> of floor space per 1,000 residents. An Area library with a catchment of 43,000 residents requires a gross floor area of 2,008m<sup>2</sup>, or 47m<sup>2</sup> per capita.

As explained previously, due to the scattered nature of settlement in Lake Macquarie, together with inadequate public transport, especially in the north and western areas of the lake, there is a need for a greater number of library services than the existing standard.

At the present time, there is one area library and three branch libraries in the East Lake Macquarie Planning Sector to service a catchment of 81,923 (standard catchment - 89,500). In the North Lake Macquarie Planning Sector there is one area library and two branch libraries servicing a catchment of 43,606 (standard catchment -74,000). The West Lake Macquarie Planning Sector has one area library and one branch library to service a catchment of 50,346 (standard catchment - 58,500). Council also provides a mobile library service.

### *Requirements*

Although Council currently provides more libraries than required by the NSW Library Council, developers will not be requested to contribute at this higher level. For the purpose of this strategy, the NSW Library Council standard of 50m<sup>2</sup> per 1000 population will prevail. The incoming population will create demand for increases in the gross floor area, which will be provided either by extending existing libraries, or constructing new libraries when an extension is not a feasible option.

### *Additional Book Stock*

In addition to capital costs for library buildings, library book and non-book collections must be kept up to date by constant purchase of sufficient new stock and the withdrawal of obsolete or worn material. The annual book vote reflects the community demands in respect to recreational, educational and information items. The current level of Council expenditure on a per capita basis is \$3.13.

### *Capacity of Available Facilities*

The Belmont, and Toronto libraries have some capacity to provide for the incoming population in respect to library facilities. However Swansea, Cardiff, Charlestown and Morisset have no capacity to provide for a growth in population in these areas. It is reasonable to assume that the incoming population will access existing libraries and that the current population will access new libraries or extensions.

### *Anticipated Growth*

The anticipated growth is as detailed in Table 15.

### *Increase in Demand*

Based on current user patterns, and Council's standard of service provision, it is expected that the incoming population will create a similar demand for additional library facilities as well as a similar increase in book stock items. Due to the wide catchment areas of libraries, it is predicted that the incoming population will have access to existing libraries, as will the existing population have access to new libraries or extensions. The gross floor area and land requirements are detailed in Chapter 6.7.2.

### Spatial

In the East Lake Macquarie Planning Sector, a new branch library is required at Swansea to replace the existing library, which is inadequate in gross floor area for meeting the standards for the existing population. It is proposed that the new library will be constructed with a gross floor area; to not only satisfy the demands of the projected increase of population for the life of the Plan, but to provide for increases in population beyond 2006. This library will also

meet the demands of development within the North Wallarah Peninsula, which is subject to a site-specific contributions plan.

In the North Lake Macquarie Planning Sector, it is proposed to construct a new Regional (Area) library at Glendale to replace the Speers Point Library that may either become a District (Branch) library, or be demolished. Both Cardiff and Edgeworth Libraries may also be replaced, due to site restrictions that do not allow for expansion.

In the West Lake Macquarie Planning Sector, additional gross floor area will be required in the Morisset District (Branch) Library via an extension to the existing library.

The items that usually comprise the annual book stock purchase, will be proportioned to each library in each Planning Sector in accordance with the increases in the incoming population.

#### Temporal

The timing of provision of community facilities in the Plan has been based on projected population growth. The Plan contains a separate Schedule of Works for Community Facilities and the land requirements for Community Facilities, which are contained in Appendices F and G respectively. These schedules identify the works which are proposed to be undertaken at thresholds designed to satisfy the demands generated by this growth over the life of the Plan. A new library at Swansea is planned to meet the needs of the existing residents, as well as the incoming population projected in the Plan. The gross floor area to be provided will meet the need of new development beyond the life of the Plan, as well as the growth in the North Wallarah area.

### **6.8.2 What will be Provided and When**

It is estimated that the expected population will create the demand for additional library facilities as set out in Table 19. Further details of the Planned facilities and timing of provision of these facilities can be found in the Schedule of Works for Community Facilities and Community Facilities Land Requirements contained in Appendices F and G respectively.

#### *Construction Costs and Book Stock Items*

The current cost of constructing libraries which includes building, equipment, car parking, and landscaping is \$ 2,800 per m<sup>2</sup>. The expenditure on Book Stock Items is \$3.13 per capita.

#### *Land Requirements*

The site requirement for libraries is 3.2m<sup>2</sup> for each m<sup>2</sup> of floor area. This equates to 160m<sup>2</sup> per 1,000 persons or 0.16m<sup>2</sup> per capita. The land requirements by Planning Sector are also detailed in Table 19.

**Table 19 Floor Area And Land Requirements – Library Facilities**

<b>Planning Sector</b>	<b>Gross Floor Area (m<sup>2</sup>)</b>	<b>Site Requirement (m<sup>2</sup>)</b>
East Lake	197	631
North Lake	66	212
West Lake	189	606
<b>Total</b>	<b>453</b>	<b>1,449</b>



## 6.9 Apportionment

The community facilities required to meet demand of expected development have been determined on a per capita rate of existing provision. The facilities are not designed to provide for the needs of existing residents in the vicinity, nor are they designed to serve as regional facilities that may be used by people from outside the local government area. The purpose of this approach is to reflect the nexus between the expected population and the demand for these facilities, and to ensure that only new development pays for their provision.

Therefore, it is appropriate that future development in the City should be subject to the full cost of these facilities. The works schedule contained in Appendix F is therefore based on 100% contribution toward children's services.

There are a number of exceptions to this approach, which result in different levels of apportionment:

- Eastlake Youth & Community Centre land acquisition - this land has been acquired and provided at no cost by Council.
- Swansea Multipurpose Centre land acquisition - contribution reduced as building is also to be used by incoming population, and will be multistorey.
- Bonnells Bay Youth & Community Centre - this land has been acquired and provided at no cost by Council.
- Morisset Multipurpose Centre - this land has been acquired and provided at no cost by Council.

## 6.10 Calculation of Contributions

The contribution formulas for Community Facilities are determined on a Planning Sector basis. The contribution formulae used for determining Section 94 contributions for Community Facilities are detailed in Chapter 3.5.2. The following calculations input the estimated and completed costs shown in the work schedules for Community Facilities and Community Facilities Land Requirements, and the total projected resident population within each Planning Sector to determine the contribution rates. These contribution rates can be converted to a rate per dwelling unit or per lot using the occupancy rates contained in Chapter 4.3, as shown in the Schedule of Contribution Rates attached as Appendix H.

### 6.10.1 East Lakes Planning Sector

#### Community Facilities Capital - Monetary Contributions

$$\begin{aligned}\text{Contribution Rate} &= \frac{\$3,565,721}{3,943} \\ (\$/\text{person}) &= \$905\end{aligned}$$

#### Community Facilities Land - Dedication of Land

$$\begin{aligned}\text{Dedication} &= \frac{6,483}{3,943} \\ (\text{m}^2/\text{person}) &= 1.64 \text{ m}^2\end{aligned}$$

#### Community Facilities Land - Monetary Contributions

$$\begin{aligned}\text{Contribution Rate} &= \frac{\$993,371}{3,943} \\ (\$/\text{person}) &= \$252\end{aligned}$$

# 7 Management

## 7.1 Nexus

The employment of specific Section 94 officer(s) to co-ordinate the administration of s.94 within councils, and for such positions to be funded through s.94 contributions, is an orthodox approach utilised by many councils in New South Wales.

Lake Macquarie City Council has employed a Section 94 Coordinator, whose role includes:

- ensuring that legislative requirements are met;
- formulation and supervision of the initial planning studies necessary to establish the requirements of the incoming population, and the provision of necessary facilities;
- developing, maintaining and reviewing contributions plans, policies and procedures to produce the desired outcomes for the provision of facilities in terms of standard, appropriateness, timing and cost;
- overseeing the financial management of Section 94 contributions plans, including contribution rates and expenditure priorities for services and amenities to be provided by Section 94;
- monitoring and review of the contribution plans to ensure that contribution levels reflect current land and construction costs, the level of provision reflects current planning and engineering practice and likely population trends, and that work schedules are amended if development levels and income received differ from current expectations;
- regular and efficient reviews of Section 94 contribution rates for inflation;
- negotiation and consideration of works in kind, material public benefit and land dedication proposals;
- reacting to legal precedent;
- ensuring that detailed studies, estimates and surveys are prepared by Council in advance of the execution of works;
- incorporation of scheduled items in Council's Capital Works Program and annual budgetary process; and
- preparation of Annual Statements.

Council considers that the costs involved with managing the Section 94 contributions system are an integral and essential component of the efficient and effective provision of public amenities and services within the Lake Macquarie LGA. Council therefore considers it reasonable that the expenses directly related to the position of Section 94 co-ordinator be funded from developer contributions. The cost of managing the Section 94 contributions system is based on the Section 94 Co-ordinator's salary and oncosts.

## 7.2 What will be Provided and When

The Plan aims to provide funds to ensure the efficient management of the Section 94 processes within Council (as described above). These functions will be ongoing throughout the life of the contributions plan.

## 7.3 Apportionment

There are significant costs associated with management of the Section 94 contributions system within Council. In addition to the Section 94 Co-ordinator, there are also a number of other staff who work on the Planning, design and implementation of work programs to be funded from developer contributions. Many other staff spend time directly or indirectly on the administration of developer contributions. It is emphasised that no contribution is sought for the cost of this work.

## 7.4 Calculation of Contributions

The contribution formula used for determining Section 94 contributions for Management are detailed in Chapter 3.5.3. The projected population for each contributions plan in operation is detailed in the following table:

**Table 20 Projected Population Per Year**

Contributions Plan	Projected Population	Life of Plan (Years)	Population Per Year
The Lake Macquarie Section 94 Contributions Plan No.1 – Citywide	9,054	5	1,811
The Lake Macquarie Section 94 Contributions Plan No.2 – Northlakes	11,982	15	799
The Lake Macquarie Section 94 Contributions Plan No.5 – North Wallarah Peninsula	5,504	13	423
<b>TOTAL</b>			<b>3,033</b>

The following calculations input the cost of Management, the combined population per year and average occupancy rate. A schedule of contribution rates can be found in Appendix H.

### Management

$$\begin{aligned}\text{Contribution Rate} &= \frac{\$189,837 \times 2.764}{\text{($/lot)} \quad 3,033} \\ &= \$173\end{aligned}$$

# Appendix A - Open Space & Recreation Rationale

## Background

Lake Macquarie is fortunate to have an expansive lake and coastline with beautiful beaches and rocky escarpments. The lake is the focus of the City and many aquatic sporting and recreation clubs are located around its foreshore. Residents and visitors can also enjoy bushwalking or picnicking in the many bushland areas within the City. The Wattagan State Forests, Mount Sugarloaf, the Green Point Foreshore Reserve, and a number of State Recreation Areas and Nature Reserves are available within the boundaries of the City.

However, the supply of land-based recreation facilities is constrained by the lake, as there are inadequate transport connections between the south-eastern and the south-western sides of the City. Facilities intended to serve the entire City are to be provided at the northern end of the lake so as to be more accessible to the majority of the population.

## Strategic Direction

### Open Space

Open space is provided for a number of purposes including land for recreation, visual amenity and environmental protection reasons. Open space is valued by many as it provides a green oasis and a visual relief from the urban environment. Open space areas are believed to engender a calming effect on those who use them. As the amount of medium density housing increases and the amount of private open space (within backyards) decreases, the value and the need for public open space will increase proportionately. The value of open space in Lake Macquarie is reinforced in the following excerpt from the draft Lake Macquarie Open Space Plan (1997).

Lake Macquarie is unlike any other Council area, its greatest asset is its visual and natural environment offering a striking and extraordinarily diverse range of landscapes that have as their focus the Lake itself. The natural attractions of bushland, lake, beach and mountains are the very reason that most choose to live in the area; particularly when combined with such ready access to the Metropolitan centres of Newcastle and Sydney.

For many years, the Council has recognised the value of the natural open space as the City's major asset and concertedly and consistently set about bringing as much of that asset into the public domain by a program of extensive land acquisition. In part that process has protected and conserved that resource for the local community.

### Open Space Provision

Council has approximately 2,300 hectares of Community Land. This equates to a level of provision of 130 m<sup>2</sup> per person or approximately 325 m<sup>2</sup> per lot. This total includes open space provided for recreation purposes, open space provided to maintain the visual amenity of the City, and open space provided for the protection of the City's natural environment.

### Open Space Plan

From a telephone survey undertaken during the development of the *draft Lake Macquarie Open Space Plan 1997*, community preference was primarily for the future development of foreshore parks and secondly, natural bushland areas. This contributions plan adopts the strategy, as recommended in the *Open Space Plan*, to acquire lake foreshore reserves as a priority for future acquisitions and to develop and enhance existing foreshore parks.

Other recommendations of the *Open Space Plan* are:

- To give special protection to Level 1 views Ridgelines and Headlands.
- To extend shade in all parks.
- To maintain and improve access to, on, and around Lake Macquarie in a manner which provides for its greatest public use and enjoyment.
- To develop/maintain seven lake foreshore parks.
- To develop and extend walkways - short, medium and long distance path systems with emphasis on the following additional links:
  - Lakeside pathways,
  - The Great North Walk, and
  - The Coastal Walk. (Clouston 1997, Vol 1 p. 22)
- Acquire 0.5-hectare reserves and Lake Foreshore reserves from 6(c) land.
- Acquire two new 10 ha sites for major sports facilities over the next ten years for long-term development.
- Acquire land for open space, give consideration to equity of access for residents with or without cars, in particular for youth.

Many of these recommendations are still relevant and where possible they have been incorporated into the Schedule of Works. In accordance with the recommendations above, individual sites have been identified for acquisition including foreshore reserves, parks and key sites for the development of sports fields. The open space land requirements to meet the demand generated by new development in the life of the Plan can be found in the schedule of works attached as Appendix B.

Lake Foreshore reserves have been identified for redevelopment to accommodate increased usage by the installation of pathways and picnic facilities. Two key areas have been identified for the development of sporting facilities at Teralba and on the Morisset Peninsula. Areas such as the Great North Walk, the Fernleigh Track and the Western Foreshore at Swansea have been identified for partial contribution towards the development costs to cater for increased use of these prominent recreation areas.

## Recreation

Recreation and sporting facilities enhance the quality of life for both individuals and communities (Daly 2000, p.3). There are many benefits to support the provision of recreation and sporting facilities. The community benefits include social cohesiveness, improved community life, strengthened families and participation by older adults. The personal benefits for individuals who participate in regular physical activity include the prevention of health problems, stress management, and improved quality of life. There are also economic benefits through investment opportunities in tourism, recreation and sporting provision and increased values of land adjoining well-designed parks and open space. The aesthetic benefits of parks cannot be underestimated.

The benefits of recreation were appreciated over 150 years ago. Planned Cities set aside large areas for the development of parkland as the original Adelaide plan stated that 'one of the major purposes for setting aside the parklands has always been to provide for the "recreation of the people"' (Daly, 2000 p. 7).

### Recreation Plan

In 1997, Council engaged H M Leisure Planning Pty Ltd to undertake a Recreation Plan for the City. The resulting *Lake Macquarie City Council Recreation Plan* was adopted by Council in September 2001. A catchment based approach was used to determine the existing level of recreation provision within the City.

The Recreation Plan details strategic actions applicable to the City. In developing the facilities required to meet the demand of new development, the specific actions recommended for each catchment were listed and assessed for suitability. One action constantly raised was the need for

additional signage and the provision of shade at reserves. Directional signage, signage identifying the park name, and in some cases interpretive signage, was also recommended.

Another action of the Recreation Plan recommends that Council focus on a thematic or a regional approach. Rather than spread resources thinly across many areas, Council could select a few key areas and make a concerted effort to address these actions across the whole City over a period of several years (p.16). This strategy has also been adopted in developing the schedule of works identified in the Plan.

## Recreation Provision

The required level of service provision for recreation facilities in the City, including those facilities currently planned and funded within the next financial year are shown in the table on the following page. In this table, all sporting fields are combined, regardless of the sport played on each field. Where a field is used for a summer and winter sport the field is only counted once.

Private recreation facilities that include tennis courts, swimming centres and sporting fields, were also collated. These private recreation facilities have not been included in the total City-wide level of provision, even though they contribute to the total recreation facilities available to the community. The City-wide provision of recreation facilities, as outlined in this table, is an underestimate of the total level of provision. However, the location of existing private recreation facilities was considered when determining where future public recreation provision should occur.

Council does not duplicate recreation facilities currently provided by the private sector. For example, there is a large commercial tennis complex at Morisset, thus tennis courts are not proposed within this general locality.

### LEVEL OF SERVICE PROVISION FOR RECREATION FACILITIES

Facility	Citywide Level of Provision			Population per Facility	
	Current	Planned	Total	LMCC Standard	Citywide (#)
Informal Parkland	158	0	158	1,124	1,000
Park (with facilities)	182	3	185	960	1,000
Play equipment	163	5	168	1,057	1,000
Multi-courts	11	0	11	16,147	12,000
Skate parks	6	3	9	19,735	12,000
BMX	2	2	4	44,405	12,000
Sports fields	145	0	145	1,225	1,200
Roo ball fields	8	0	8	22,202	25,000
Cricket wickets	57	3	60	2,960	3,000
Cricket practice nets	50	0	50	3,552	3,500
Tennis courts	81	0	81	2,193	2,000
Netball courts	109	0	109	1,630	1,500
Petanque piste	6	0	6	29,603	30,000
Cycleways (km)					
Patrolled beaches	4	0	4	44,405	45,000

*Note: Ratio of total existing population (175,846) to current and planned Citywide Level of Provision.*

## Changing Needs

In the past, the main focus of recreation facility provision by Council was the provision of sporting fields, tennis courts and netball courts, childrens' playgrounds and swimming pools. Needs have changed and the community demands have increased. People want diversity of recreation opportunity and councils have adapted to community needs. The following points highlight some examples of the ways community needs have changed:

- **Swimming Centres** - Councils once provided swimming pools that were operational for only the summer period (open for a few months of the year). There is now a shift for councils to provide multipurpose leisure centres, including indoor heated pools, which means people can swim all year. By providing dry indoor recreation spaces in conjunction with indoor heated pools, greater recreation opportunity are provided and these centres are considered to be more viable.
- **Play Facilities for Young People** – The provision of play facilities should not just focus on providing playgrounds for infants. Council is now under pressure to also provide for teenagers and young adults as sporting facilities do not appeal to many young people. Males in particular within this age group tend to want facilities that direct their energies towards risk taking activities. Skate parks, multi-courts and BMX tracks are now being provided, in order to better cater for this target group.
- **Cycleways / Walkways** - There is an increased number of people walking for health and pleasure. This is largely due to the many education campaigns emphasising the benefits of regular exercise. Lake Macquarie has experienced an increase in the number of people walking for pleasure, which has been facilitated by the construction of numerous cycleway/walkways around the City. The cycleway/walkways that are particularly popular are those located around the foreshores of Lake Macquarie. The *Open Space Plan* (Clouston 1997, vii), recommends the development and extension of short, medium and long distance paths and walkway systems with particular emphasis on establishing additional linkages. . The Recreation Participation Survey undertaken as part of the *Draft Lake Macquarie Open Space Strategy 2001* found that 'Walking for exercise' was a primary recreation activity throughout the Lake Macquarie LGA (URS 2001, 4-7). Section 6.3.1 of the Draft Strategy recommends the completion of the Lake Foreshore Parkland path system (URS 2001, p.6-5).

The further development of these recreational paths with seating and both hard and soft landscaping, are now considered to be an important component of the recreational infrastructure so they have been included in the Schedule of Works. The community survey undertaken as part of the *Open Space Plan 1997* identified foreshore parks as the most enjoyed settings. Of the ten most participated activities undertaken during the year, picnics and barbecues undertaken in reserves are the most preferred.

## Rationale

Some of the facilities identified in the Plan reflect the approach recommended in the Recreation Plan, as discussed in Section 3.4.1. A Draft Lake Macquarie Open Space Strategy 2001 has been prepared by URS. The Draft Open Space Strategy has not been adopted by Council and whilst all of the elements contained in the strategy are not endorsed by Council, the required future provision of sporting facilities is comparable to those levied under the Plan.

Table 5.3 of the Draft Strategy recommends the future provision of recreation facilities. The number of sporting fields, cricket wickets and skate board facilities is similar to that levied under the Plan. The number of netball courts are slightly lower whilst the number of tennis courts is slightly higher than that levied under the Plan. The proportion of a pool is slightly higher than that levied under the Plan. However, the types of recreation facilities detailed in Table 5.3 of the Open Space Strategy do not include facilities such as children's play equipment, multi-courts, BMX tracks, beach facilities, public wharf/jetty, public boat ramp or dog exercise areas.

In previous years, Section 94 contributions were used to carry out improvement works to a wide range of minor projects benefiting mainly localised groups. The net impact of these works was not significant. In the Plan, the number of projects has been reduced to enable significant works which will have a more significant impact on meeting identified needs.

The recreation facilities identified to meet the demand generated by new development were chosen for the following reasons:



- There were no local play facilities within the surrounding area to serve the larger residential developments;
- Where land was available within existing sporting areas, additional funds could accommodate expanded use, for example, the provision of an additional cricket wicket between existing fields; and

The need for additional sporting facilities was identified, and since there is no flat land available for this purpose, funding has been directed firstly to the acquisition of suitable land and then the construction of those additional sporting facilities.

## Open Space Required for Recreation

The Plan requires a contribution from development applications within the Contribution Catchment towards the provision of open space and recreation facilities, in accordance with the citywide standards of provision as detailed in Table 7, to accommodate the demand for recreation facilities generated by Contribution Catchment incoming population.

The land identified for acquisition is currently zoned Open Space 6(c) in the Lake Macquarie Local Environmental Plan 1984 (LEP). The open space land identified for future acquisition in the LEP has been collated according to type, as listed in the following table.

### OPEN SPACE LAND CURRENTLY ZONED FOR ACQUISITION

Priority of Acquisition	Area (ha)
Foreshore	13.45
Open space/bushland/links with adjacent public reserve	56.57
Open space/ridgeline	8.8
Open space/corridor/riparian	99.06
Open space/natural watercourse/bushland	10.59
Beach/dune area	11.97
Sporting facilities	5.06
Cemetery	0.16
<b>Total Open Space to be Acquired</b>	<b>486.43</b>

In accordance with the recommendations of the *Lake Macquarie Open Space Plan 1997*, those parcels located on, or near the foreshore, have been identified in the contributions plan as a priority for acquisition. Several other parcels required for linkages, parks and for future sporting facility provision have also been identified. These parcels may or may not be currently zoned for Open Space acquisition.

## Appendix B – Open Space Land Requirements

Item	Facility	Description	Area	Estimated Cost	Acquisition/ Dedication Amount	Proportion of Cost Attributable to Development	Cost Attributable to Development	Staging of Provision
1	Park & Sporting Facility	Freeman's Drive, Cooronbong	120,430	\$2,167,949		100%	\$2,167,949	At threshold population of 5,435 & 7,248
2	Sporting	Fletcher Street, Edgeworth	35,976	\$1,380,641		100%	\$1,380,641	At threshold population of 9,059
3	Foreshore Land	Bluewater Avenue, Fassifern	5,187	\$1,012,090		100%	\$1,012,090	At threshold population of 9,059
4	Park	Myall Road, Garden Suburb	19,000	\$1,597,436		100%	\$1,597,436	At threshold population of 9,059
5	Pedestrian Linkage	Hill Street, Glendale	4,527	\$798,718		100%	\$798,718	At threshold population of 9,059
6	Park	Tennent Road, Mount Hutton	12,853	\$1,483,333		100%	\$1,483,333	At threshold population of 9,059
7	Foreshore Land	Village Bay Close, Marks Point	140	\$228,205		100%	\$228,205	At threshold population of 9,059
8	Future Recreation and Community Facilities	Main Road, Glendale	26,103	\$3,879,487		100%	\$3,879,487	At threshold population of 3,624
9	Local Park	Off Park Street, Morisset	5,000	\$473,526		100%	\$473,526	At threshold population of 9,059
10	Foreshore Land	Lakeview Road, Morisset Park	45,933	\$7,081,010		100%	\$7,081,010	At threshold population of 9,059
11	Foreshore Land	Green Point	27,260 #		\$399,529	5%	\$399,529	Acquired

Item	Facility	Description	Area	Estimated Cost	Acquisition/ Dedication Amount	Proportion of Cost Attributable to Development	Cost Attributable to Development	Staging of Provision
12	Foreshore Land	Pacific Highway, Swansea	14,890	\$3,708,333		100%	\$3,708,333	At threshold population of 9,059
13	Access Road & Sporting Facility	Griffen Road, Teralba	82,310	\$1,369,231		100%	\$1,369,231	At threshold population of 7,248 & 5,435
14	Sporting Facility	Macquarie Road, Fassifern	16,160	\$1,939,744		100%	\$1,939,744	At threshold population of 9,059
<b>Sub-total:</b>			<b>415,768</b>	<b>\$27,119,703</b>	<b>\$399,529</b>		<b>\$27,519,232</b>	
<b>Plans of Management</b>							<b>\$45,641</b>	
<b>TOTAL:</b>							<b>\$27,564,873</b>	

- Note:**
- (i) Costs associated with land acquisition are included in the above figures, and are detailed in Table 2.
  - (ii) Land values do not include any allowance for improvements on the land.
  - (iii) # A total of 898,700m<sup>2</sup> was acquired. Only a proportion is to be recouped through the Plan.

## Appendix C - Schedule of Works for Recreation Facilities

Item	Facility	Estimated Cost	Completed Cost	Proportion of Cost Attributable to Development	Cost Attributable to Development	Staging of Provision
1	Cricket Wicket – Speers Point, install a concrete wicket between the 2 existing soccer fields at New Tredinnick	\$15,761		100%	\$15,761	At threshold population of 1,812
2	Netball Courts – Belmont, 1 new court Molly Smith Netball	\$202,326		100%	\$202,326	At threshold population of 1,812
3	Children's Play - Speers Point new play ground with shelter for children with disabilities	\$462,349		100%	\$462,349	At threshold population of 1,812
4	Belmont Foreshore – embellishment of northern end of Belmont Foreshore to esp. cater for aged people & people with disabilities	\$238,939		100%	\$238,939	At threshold population of 1,812
5	Cycleway – Croudace Bay	\$232,814		100%	\$232,814	At threshold population of 1,812
6	Jetty – Swansea, install a new jetty at Thomas Humphrey's Reserve	\$117,312		50%	\$58,656	At threshold population of 1,812
7	Hunter Region Athletics & Gymnastics Centre		\$8,443,590	1.5%	\$126,654	At threshold population of 1,812
8	Boat Ramp – Wangi Wangi, Dobell Park, upgrade existing boat ramp	\$75,712		50%	\$37,856	At threshold population of 1,812
9	Jetty – Blacksmiths Harbour Boat Ramp	\$93,849		50%	\$46,925	At threshold population of 1,812
10	Boat Ramp – Pendlebury Park, Bonnells Bay	\$140,775		50%	\$70,388	At threshold population of 1,812
11	Sports Fields - Morisset Peninsula, develop 2 new league/union fields at Mirrabooka Quarry or Crown	\$2,641,680	\$0	100%	\$2,641,680	At threshold population of 3,624

Item	Facility	Estimated Cost	Completed Cost	Proportion of Cost Attributable to Development	Cost Attributable to Development	Staging of Provision
	Land site					
12	Park – Blackalls Park, redevelop & upgrade facilities to cater for aged people & people with disabilities	\$145,895	\$0	100%	\$145,895	At threshold population of 3,624
13	Linkage/Walkway - Marmong Point, embellishment of walkway from Five Is bridge to the Art Gallery	\$201,978	\$0	100%	\$201,978	At threshold population of 3,624
14	Park/Linkage - Swansea, embellishment of proposed cycleway extension from Belmont Street to Humphrey's Reserve – 1,200 m (apportioned with Nth Wallarah Peninsula S94 Plan)	\$548,767		79%	\$433,526	At threshold population of 3,624
15	Swansea Western Foreshore Embellishment	\$3,250,209	\$0	5.1%	\$165,761	At threshold population of 3,624
16	Children's Play - Buttaba Hills, new local play ground to be provided near proposed subdivision at Ilford Ave Reserve	\$82,327	\$0	100%	\$82,327	At threshold population of 3,624
17	Children's Play - Bonnell's Bay, New play ground provided in land off Fishery Point Rd, Bonnell's Bay	\$82,327	\$0	100%	\$82,327	At threshold population of 3,624
18	Cycleway – Morisset Peninsula	\$279,376	\$0	100%	\$279,376	At threshold population of 3,624
19	Tennis Court – Windale, 1 court at Windale Sporting Complex	\$178,282	\$0	100%	\$178,282	At threshold population of 5,435
20	Netball Courts - Morisset Peninsula at sportsgrounds site, 2 new courts site to be determined	\$564,387	\$0	100%	\$564,387	At threshold population of 5,435
21	Park – Belmont, develop a new park at Belmont Lagoon (as per POM)	\$449,647	\$0	100%	\$449,647	At threshold population of 5,435
22	Park – Foreshore Reserve Development	\$379,341	\$0	100%	\$379,341	At threshold population of 5,435

Item	Facility	Estimated Cost	Completed Cost	Proportion of Cost Attributable to Development	Cost Attributable to Development	Staging of Provision
23	Park - Wyee Point, develop the Wyee Point Reserve	\$1,201,345	\$0	100%	\$1,201,345	At threshold population of 5,435
24	Children's Play - Toronto West, new play ground to serve the proposed new residential area near Beckley St	\$85,637	\$0	100%	\$85,637	At threshold population of 5,435
25	Children's Play area - Wyee Point, New play ground at Wyee Point Reserve	\$85,637	\$0	100%	\$85,637	At threshold population of 5,435
26	BMX Track – Morisset Peninsula, Quarry Site	\$411,902	\$0	100%	\$411,902	At threshold population of 5,435
27	Beach Facilities – Blacksmiths, expand visitor facilities	\$94,678	\$0	100%	\$94,678	At threshold population of 5,435
28	Beach Facilities - Redhead, expand visitor facilities	\$217,080	\$0	100%	\$217,080	At threshold population of 5,435
29	Skate Park – Glendale. Cost of a local facility to contribute to the new citywide facility near the Athletics Track site.	\$126,186	\$0	100%	\$126,186	At threshold population of 5,435
30	City Skate Park – Glendale	\$597,050	\$0	5.1%	\$30,450	At threshold population of 5,435
31	Sports Fields – Teralba, Griffen Rd, develop 7 softball diamonds	\$4,811,261	\$0	76.3%	\$3,670,992	At threshold population of 5,435
32	Boat Ramp – Sunshine Reserve, Sunshine	\$112,619	\$0	50%	\$56,310	At threshold population of 5,435
33	Sports Fields – Gateshead or Whitebridge, 2 new soccer fields at Kaleen St Res, near Allen Davis Field with cricket wicket in between.	\$3,628,998	\$0	100%	\$3,628,998	At threshold population of 7,248
34	Jetty – Sunshine Reserve, Sunshine	\$140,775	\$0	50%	\$70,388	At threshold population of 7,248
35	Netball Court – Barnsley, 1 court maybe at Taylor Park, Barnsley	\$205,668	\$0	100%	\$205,668	At threshold population of 7,248

Item	Facility	Estimated Cost	Completed Cost	Proportion of Cost Attributable to Development	Cost Attributable to Development	Staging of Provision
36	Multi-court – Garden Suburb, within the proposed subdivision site, adj existing sporting area.	\$218,655	\$0	100%	\$218,655	At threshold population of 7,248
37	Cycleway – Rathmines	\$378,558	\$0	33%	\$124,924	At threshold population of 7,248
38	Great North Walk, provide bridges, boardwalks, signage & seating	\$252,372	\$0	5.10%	\$12,871	At threshold population of 7,248
39	Tennis Courts – Carey Bay, 2 new courts at maybe at Hampton St Reserve	\$623,260	\$0	100%	\$623,260	At threshold population of 9,059
40	Tennis Courts – Kahibah, 2 new courts maybe at Kahibah Park	\$633,820	\$0	100%	\$633,820	At threshold population of 9,059
41	Netball Courts – Toronto West, 2 new courts & amenities	\$432,671	\$0	100%	\$432,671	At threshold population of 9,059
42	Park – Redhead, develop a new bushland style park at the old Redhead tip site off Redhead Rd	\$1,177,156	\$0	100%	\$1,177,156	At threshold population of 9,059
43	Pathway/linkage – Jewells, Bangalay Reserve develop in a/c with the PoM	\$295,632	\$0	100%	\$295,632	At threshold population of 9,059
44	Children's Play – Morisset, develop a new area to serve the new residential dev. off Park Rd	\$85,637	\$0	100%	\$85,637	At threshold population of 9,059
45	Fernleigh Track, user facilities & signage & cycleway from Oakdale Rd Redhead to Belmont in a/c with Implementation Plan (these works total \$2,047,800)	\$1,292,019	\$0	5.10%	\$65,893	At threshold population of 9,059
	<b>TOTAL:</b>	<b>\$27,492,669</b>	<b>\$8,443,590</b>		<b>\$20,652,985</b>	

**Note:** All items include an allowance for design, survey and administration based on 8% of the total cost

For the purposes of assessment, 2 softball diamonds are equal to a sports field equivalent.

# Appendix D – Community Facilities Standards

A Table of Standards was developed by Lake Macquarie City Council in 1993 to reflect the community needs, the geographical spread of the City, and the population characteristics of Lake Macquarie. This Table was included in the Lake Macquarie City Council Section 94 Contributions Plan No 1 (1993). At the same time Council changed from only providing traditional single purpose community facility structures, such as Child Care Centres, Youth Centres, or Community Halls, to include provision for the construction of Multipurpose Centres. Multipurpose Centres provide flexibility in accommodating a range of different services that may be changed as community expectations change or the demographic population of areas change. The Centres also provide for the inclusion of office space to accommodate community services and to provide a community focus point or 'one-stop-shop' for residents.

The Table of Standards has been revised for the Lake Macquarie Section 94 Contributions Plan No.1 – Citywide (2004), by assessing the current provision of facilities. These standards provide a mechanism for determining the total square metres of floor space required to cover the growth in population expected from new development. Generally, the aim will be to provide this floor space through the construction of multipurpose centres, or extensions to existing facilities, but if there are site restraints, then single purpose buildings, such as childcare centres will also be required. From the set of standards, a standard is developed for Multipurpose Centres for which Council will be seeking contributions.

## Children

The Children's Services Standard for 0-4 years has been developed from the current provision of licensed places in the City, and the licensing requirements of the Department of Community Services. The Standard for 5-12 years of age has been developed from the actual provision of Before & After School care and Vacation Care. As licensing standards change from time to time, there is a need to continually review and revise the standards of provision of community facilities. Although the demand for Family Day Care and other children's services, such as outreach special needs services, playgroups, and mobile visiting services, increases the need for office/activity accommodation space, this has not been sought in the children's services section. Limited provision is made for some offices in the general purpose/family activity areas of Multipurpose Centres.

## Youth

In respect to youth space, the standard required by Council of one facility for every 13,000 population has been estimated as being appropriate and in line with what is currently provided. As a further check, The Department of Planning Circular D2 has been used as a benchmark. This provides for 4 youth centres for 22,000 population, with each centre approximately 180m<sup>2</sup> or a total of 720m<sup>2</sup>. This would be 32.73 m<sup>2</sup> per 1000. The Council standard for the purpose of Section 94 Contributions is 21m<sup>2</sup> per 1000.

## General Purpose / Family Activity Area

The third area within a Multipurpose Centre for which contributions will be sought relates to the areas that are currently found in community halls, multipurpose centres, senior citizens and neighbourhood centres. In the last decade, the demands have changed and office space for community services has had to be provided in addition to activity and meeting areas from which a diverse range of activities takes place for residents of all ages. Due to the benefits of improved designs in multipurpose centres, the standard adopted of 65 m<sup>2</sup> per 1000 population is less than that currently provided in Council's thirty six buildings. It is also less than the Department of Planning Guidelines of 120 m<sup>2</sup> per 1000 population.

## Library

In respect to the standard of library provision, the New South Wales Library Council standard has been adopted.

The above standards are summarised in the following table.



## LAKE MACQUARIE CITY COUNCIL STANDARDS

Facility	Standard	Required Size (m <sup>2</sup> Gross Floor Area)
Children's Service Places	No of places 1 place:5 children 0-4 years of age,  75% children in Centre based care, that is, 1 place: 6.57 children 0-4 years of age.  Internal floor area 10.22 m <sup>2</sup> per place. External site area per place.is 46.4 m <sup>2</sup>  25% children in Family Day Care, that is, 1 place:20.75 children	If a Child Care Centre is to be a stand-alone building, the internal floor area standard must be met (in accordance with Department of Community Services Licensing Requirements).  The floor area per 1,000 population reflects the age composition.
Before & After School Places	1:25 children (5-12 years)  Internal Floor area 3.25 m <sup>2</sup> per place  External site area is 12m <sup>2</sup> per place	The floor area per 1,000 population reflects the age composition.
Vacation Care Places	1:60 children (5-12 years)	(Included in area above)
Youth Centre/Annexe	1 facility:13,000 population  External site area 231m <sup>2</sup> per 1000 population.	The floor area per 1,000 population reflects the age composition.
General Purpose/Family Activity area	External site area 715m <sup>2</sup> per 1000 population.	65 m <sup>2</sup> per 1000 population
Multipurpose Centre  <i>Multipurpose Centres may incorporate any of the specialised sections above.</i>	The Multipurpose Standard replaces all those above and is 209.7 m <sup>2</sup> gross floor area per 1000 population. Site area 1,468m <sup>2</sup> per 1000 population.	<b>209.7 m<sup>2</sup> per 1000 population</b>
Library	External site area 160m <sup>2</sup> per 1000 population.	50 m <sup>2</sup> per 1000 population

# Appendix E – Rationale - Planning Sector

## Catchments for Community Facilities

### **High Private Vehicle Ownership.**

86% (Census 2001) of households in Lake Macquarie have one motor vehicle or more and there is an inadequate transport system. Therefore, most residents using community facilities travel by motor vehicle.

### **Preferred location of facilities.**

Lake Macquarie residents tend to use one, or a number of community facilities that may be located in their local neighbourhood, in the vicinity of their work place, their partners workplace, en route to a workplace, or close to a shopping centre. This is demonstrated in surveys conducted of childcare centres, libraries and neighbourhood centres. For example, it is not unusual for a resident to select books from say, the library at Charlestown due to its proximity to the shopping centre, and return the books to the Belmont library which may be close to home or close to work. Instead of providing a relatively small library, say in a planning district or local planning area, it makes sense to collect contributions from a planning sector for a larger library with advanced technological equipment that may be accessed by residents throughout the sector. The contributions can be used to either increase the size of an existing library or as a contribution towards a new library.

### **Demand for multipurpose buildings.**

Council is committed to the construction of multipurpose centres instead of single purpose facilities. The intention is to co-locate a number of different functions, such as community service offices, meeting and activity rooms to replace community halls. Multipurpose buildings also provide flexibility in changing the function in accordance with changing demands. Examples: - A youth section or child care area with separate entry and exist doors, may be included in the design of the multipurpose centre. There are economies of scale in building costs, and a 'one-stop shop' facility provides easy access for residents seeking information on available services. It also provides for members of a family to participate in different activities under the one roof. Fewer separate community buildings are required with this model. For this reason, and because residents don't necessarily use the local neighbourhood building, planning takes place to ensure that sufficient community facilities are available throughout the Planning sector.

### **Specialisation of functions.**

Whilst there is a commitment to multipurpose buildings, it is usually not possible to co-locate all community services that residents may use. This means that the different functions that are located in a multipurpose centre vary. For example as well as the usual function and meeting rooms, one facility may focus on the provision of community offices for services for elderly people, such as Respite Day Care Centres for people with dementia, neighbour aid services, and an office and bus storage area for a community transport scheme. The Toronto Multipurpose Centre is an example. Another multipurpose centre may have a focus on child and family services, or youth services and youth activity areas. Another may specialise in the provision of function rooms, a neighbourhood centre and a library, such as the Planned Swansea Centre. The mix of functions means that, instead of numerous buildings and services scattered throughout our local areas, there may only be the need for four or five multipurpose centres across the Planning sector. Sometimes, due to site constraints, it may not be possible to include every type of service in the multipurpose centre. In these cases, a single purpose building, such as a child care centre, may be required to accommodate the growth in children under the age of 5. Alternatively, the population growth may only require an extension to an existing buiding, and/or an increase in car parking.

The standard for provision of all community facilities has been determined so that x sq.m. of floor space is reqd. for x 1000 residents. This provides for some flexibility so that, by the time the S94 contributions are collected, the demand can be reassessed. For example, when planning for a greenfields site, which occurs before any of the residents have moved in, it may be predicted that child care will be a demand. However, changes in government policy may mean a demand for family day care, rather than demand for centre-based care. Alternatively, the market may determine that the new residents are mostly senior citizens, rather than young families. Functions can be changed within multipurpose centres, but it is difficult and costly to convert a childcare centre to a senior citizens centre.

## Appendix F – Schedule of Works for Community Facilities

Item	Facility	Floor Area	Estimated Cost	Completed Cost	Proportion of Cost Attributable to Development	Cost Attributable to Development	Staging of Provision
<b>East Lake</b>							
1	Swansea Multi Purpose Centre	569m <sup>2</sup>	\$1,998,109		100%	\$1,998,109	At a threshold population of 3,622
2	Swansea Library	197m <sup>2</sup>	\$691,788		100%	\$691,788	At a threshold population of 3,622
3	Eastlake Youth & Community Centre, Charlestown	143m <sup>2</sup>	\$502,161		100%	\$502,161	At a threshold population of 5,432
4	Mt Hutton Child Care – Extension of 10 places.	102m <sup>2</sup>	\$358,185		100%	\$358,185	At a threshold population of 5,432
5	Book Stock items, East Lake Libraries	N/A	\$15,478		100%	\$15,478	Ongoing
<b>Total</b>		<b>1,011m<sup>2</sup></b>	<b>\$3,565,721</b>	<b>\$0</b>		<b>\$3,565,721</b>	

*Note: All works (excluding book stocks) include an allowance for design, survey, and administration based on 14% of the total cost.*

*# These facilities are intended to meet the demand of development exceeding that projected in the Plan, and are also to be included in a subsequent plan. Depending on the rate of development, the threshold of provision for these facilities is expected to be achieved in 2008.*

## Appendix G – Community Facilities Land Requirements

Item	Facility	S94 Proportion of Site (m <sup>2</sup> )	Estimated Cost	Acquisition / Dedication Amount	Proportion of Cost Attributable to Development	Cost Attributable to Development	Staging of Provision
<b>East Lake</b>							
1	Swansea Multi Purpose Centre	3,981	N/A	\$773,417	21%	\$160,097	Acquired.
2	Swansea Library	631	N/A	\$371,913	50%	\$185,956	Acquired.
3	Eastlake Youth & Community Centre, Charlestown	1,387	N/A	\$1,935,652	17%	\$329,061	Acquired.
4	Mt Hutton Child Care Centre	484	\$278,217		100%	\$278,217	At a threshold population of 5,432
<b>Costs Associated with Land Acquisition</b>						\$40,040	
<b>Total</b>		<b>6,483</b>	<b>\$278,217</b>	<b>\$3,080,982</b>		<b>\$993,371</b>	

- Note:**
- (i) Costs associated with land acquisition are based on those detailed in Table 2.
  - (ii) Land values do not include any allowance for improvements on the land.

## Appendix H – Schedule of Contribution Rates

The Section 94 Contributions Plan Citywide - Belmont Catchment, levies for a level of infrastructure required to meet the needs arising from new development.

In accordance with the Planning Circular - PS 10-014, effective on and from 7 June 2010, councils must not impose a condition of development consent under section 94(1) or 93(3) of the Act requiring the payment of a monetary contribution exceeding \$20,000 for each dwelling authorised by the consent or in the case of a development consent that authorises the subdivision of land into residential lots, exceeding \$20,000 for each lot authorised by the consent.

Development consents issued on and from 7 June 2010 that contain a Section 94 condition, for a dwelling or residential lots, will be issued in accordance with this Direction.

Facility	Total Cost	Total Area of land to be Acquired (m²)	Contribution							Dedication		
			Person	Lot / Dwelling	1 Bedroom Dwelling	2 Bedroom Dwelling	3 Bedroom Dwelling	4+ Bedroom Dwelling	Hectare	Person (m²)	Lot (m²)	Hectare (m²)
Open Space & Recreation												
Open Space	\$27,564,873	415,769	\$3,045	\$7,613	\$3,350	\$4,872	\$7,308	\$10,353	-	49.52	114.8	-
Recreation Facilities	\$20,652,985	-	\$2,282	\$5,705	\$2,510	\$3,651	\$5,477	\$7,758	-	-	-	-
Total		415,769	\$5,327	\$13,318	\$5,860	\$8,523	\$12,785	\$18,111	-	49.52	114.8	-
Community Facilities												
East Lake – Capital	\$3,565,721	-	\$905	\$2,263	\$996	\$1,448	\$2,172	\$3,077	-	-	-	-
East Lake – Land	\$993,371	6,483	\$252	\$630	\$277	\$403	\$605	\$857	-	1.64	4.11	-
Total	\$4,559,092	6,483	\$1,157	\$2,893	\$1,273	\$1,851	\$2,777	\$3,934	-	1.64	4.11	-
Management												
Capital			\$69	\$173	\$76	\$110	\$166	\$235				
Total			\$69	\$173	\$76	\$110	\$166	\$235				
Grand Total			\$6,553	\$16,384	\$7,209	\$10,484	\$15,728	\$22,280				

# Appendix I – Supporting Documents

- Lifestyle 2020 Strategic Plan.
- Outdoor Recreation and Open Space (Planning NSW).
- Draft Lake Macquarie Open Space Plan (Clousten, 1997).
- Lake Macquarie City Council Recreation Plan (2001).
- Draft Open Space Strategy (2001).
- Youth and Services Facilities Policy (LMCC, 2000).
- Lake Macquarie Youth Community Plan (2001).
- Neighbourhood Centres/Community Cottages Policy (LMCC, 2000).
- People Places – A guide for public library buildings in New South Wales 2000 (Library Council of New South Wales).