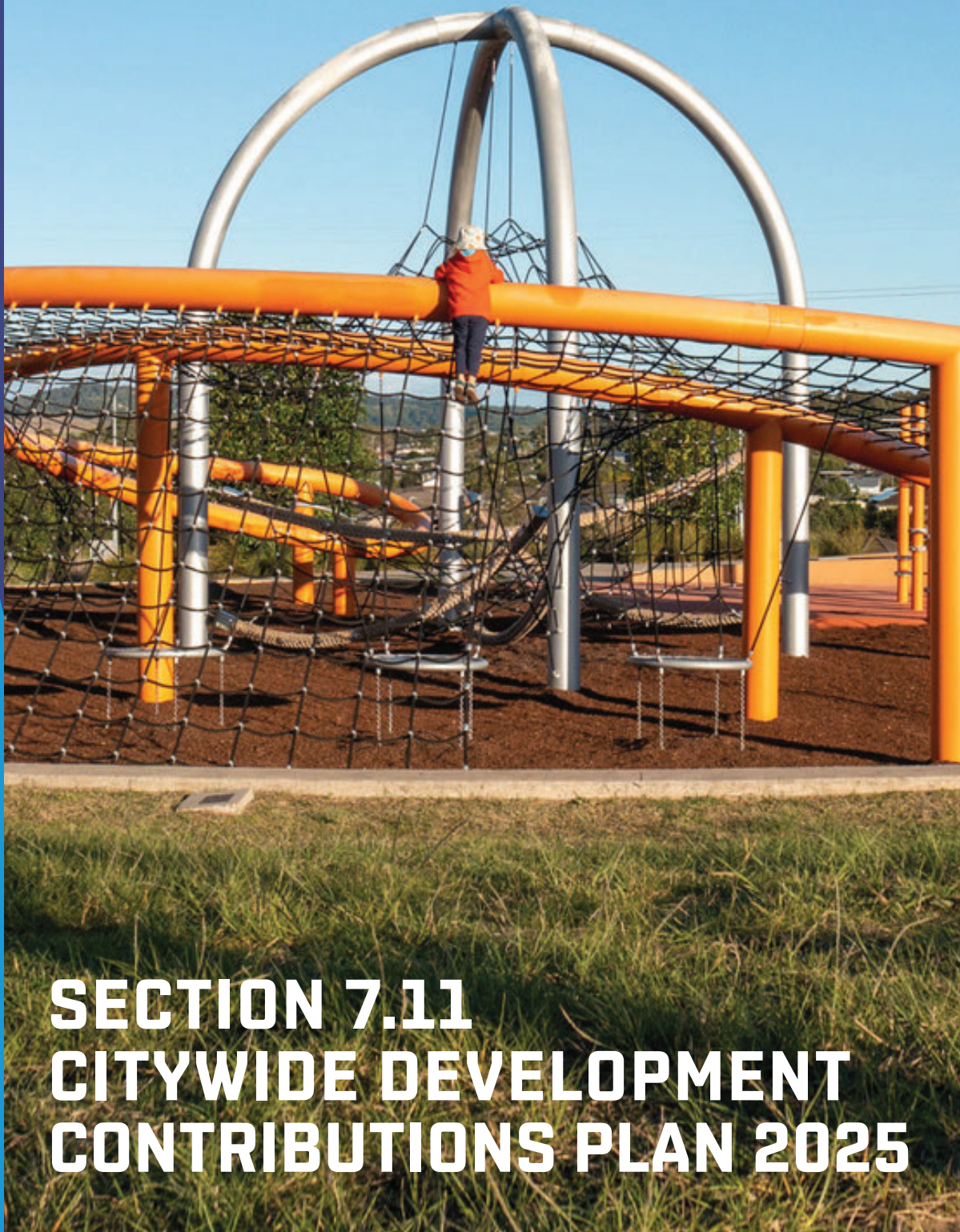




SECTION 7.11 CITYWIDE DEVELOPMENT CONTRIBUTIONS PLAN 2025

Adopted by Council: 10 November 2025
Plan commencement: 1 December 2025



ACKNOWLEDGEMENT OF COUNTRY

Lake Macquarie City Council dhumaan Awabakala ngarrakal yalawaa, yalawan, yalawanan.

Lake Macquarie City Council acknowledges the Awabakal people and Elders past, present and future.

Dhumaan ngayin ngarrakalu kirraanan barayidin.

We remember and respect the Ancestors who cared for and nurtured this Country.

Ngarrakalumba yuludaka bibayilin barayida baaduka.

It is in their footsteps that we travel these lands and waters.

Wording by the Aboriginal Reference Group and translated by Miromaa Aboriginal Language and Technology Centre.

DISCLAIMER

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

COPYRIGHT NOTICE

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

Copyright © 2024, Lake Macquarie City Council

CONTENTS

EXECUTIVE SUMMARY	5	2	ADMINISTRATION AND OPERATION OF THIS PLAN	20
Purpose and Objectives of the Plan	6	2.1	Scope of this Plan	21
Nature of future development	6	2.2	Types of public infrastructure addressed by this Plan	21
Life of the Plan	6	2.3	How will contributions be imposed?	21
Apportionment of costs	6	2.4	Methods of fulfilling contributions requirements	21
Summary of contributions by facility type	7	2.5	Timing of payments	23
Summary of contributions by development type	9	2.6	Indexation of contributions	24
Summary of works schedule	10	2.7	Exemptions and discounts	24
1 INTRODUCTION	11	2.8	Allowances for existing development	26
1.1 Name of this Plan	12	2.9	Credits	27
1.2 Commencement of this Plan	12	2.10	Monitoring and review of the Plan	27
1.3 Purpose and Objectives of this Plan	12	2.11	Accounting and management of funds	28
1.4 Land to which the Plan applies	13	2.12	Costs associated with land acquisition	29
1.5 Development forms to which this Plan applies	13	2.13	Refunds	29
1.6 Operation period of the Plan	19	3	EXPECTED DEVELOPMENT AND DEMAND FOR PUBLIC INFRASTRUCTURE	30
1.7 Structure of this Plan	19	3.1	Introduction	31
1.8 Glossary	19	3.2	Existing population characteristics	31
1.9 Relationship with other plans, reports and policies	19	3.3	Forecast development and population	31
1.10 Savings and transitional arrangements	19	3.4	Demand for public facilities and services	35
1.11 Modification applications pursuant to sections 4.30, 4.55 and 4.56 of the Act after commencement of this Plan	20			

4	PUBLIC INFRASTRUCTURE AND CONTRIBUTIONS	36
4.1	Transport network	37
4.2	Road haulage	39
4.3	Shared pathway, cycleway and footpath facilities	40
4.4	Open space and recreation facilities	41
4.5	Community facilities	43
4.6	Emergency Services	45
4.7	Plan preparation and studies	45

FIGURES

Figure 1:	14
Lake Macquarie Local Government Area – Land to which this plan applies	
Figure 2:	15
Map of urban release areas	
Figure 3:	38
Maps of transport network sub-catchments	
Figure A:	
Map of planning areas (SA2)	33

TABLES

E1	Summary of contribution rates by facility type	7
E1	Summary of plan preparation and administration contribution per worker by development type	7
E2	Summary of contribution rates for local roads	8
E3	Summary of contribution rates by development type	9
1.	Summary of forecast residential population	32
2.	Provides an age group breakdown of the forecast residential population	34

APPENDICES

A.	Glossary	47
B.	Works schedule funded from contributions held by Council as at 30 June 2025	53
C.	Works schedule – New Development 2025 to 2039	56
D.	Maps of facility locations	60
E.	References	65

EXECUTIVE SUMMARY



Purpose and Objectives of the Plan

This Plan is the Lake Macquarie City Council **Section 7.11 Citywide Development Contributions Plan – 2025** and has been prepared in accordance with the requirements of the *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulation 2021*, enabling Council or an accredited certifier to levy contributions from development for the provision of public infrastructure that is required to meet the demands of that development.

In order to impose a condition of development consent requiring contributions, Council must be satisfied that the proposed development will require, or is likely to require, the provision of or increase the demand for the public infrastructure for which the contribution is being required.

By providing a framework for requiring contributions, this Plan reduces the impact on the community and on other sources of Council funds such as rates, for the funding and provision of public infrastructure to meet the infrastructure demands generated by any new development.

In addition, this Plan provides an administrative framework under which specific public infrastructure strategies are to be implemented and coordinated and a comprehensive strategy for the assessment, collection, expenditure, accounting and review of development contributions. In this way, together with statutory reporting requirements applying to the use and expenditure of contributions funds, Council can be publicly and financially accountable in its administration of the Plan.

Nature of future development

Between 2025 and 2039, there is forecast to be approximately 28,838 additional residents in the Lake Macquarie Local Government Area (LGA). By 2039 there is projected to be an increase in employment generating development with an additional 551,126m² of floor space and 14,239 additional workers in the LGA.

These future residential and employment-generating populations will create a demand for new, enhanced or augmented public infrastructure.

In 2024 the estimated 221,614 residents and 79,860 workers within the LGA is considered to be the existing population under this Plan. The existing population is a combination of what was considered existing and new populations under the prior contributions plans. Contributions from prior contributions plans are carried forward into this Plan.

Life of the Plan

The Plan relates to development anticipated from 2025 to 2039 which is the period for which residential population and employment projections have been prepared.

During the life of the Plan Council will review whether the planned public infrastructure still meets the needs of the incoming residents. Amendments will be made to the Plan if changes to the planned public infrastructure and/or the cost estimates is required.

Apportionment of costs

Where the demand for public infrastructure arises solely due to future development, the costs of that infrastructure is to be borne by future development by way of contributions in accordance with this Plan.

Where demand for public infrastructure arises from the demands of the existing population, the cost of the public infrastructure in this Plan is apportioned to account proportionally for the demand attributable to the existing population.

The proportion of public infrastructure cost attributable to existing populations may be funded out of funds collected under previous contributions plans since the existing population under this Plan includes development that has occurred under prior contributions plans.

This Plan also accounts for the varying demands generated by different types of development.

Summary of contributions by facility type

This plan determines a contribution per lot which is in excess of the prevailing Ministerial Direction in relation to the maximum threshold contribution for developments within and outside of urban release areas (URA). The contributions rates have been adjusted down proportionally for development within and outside of URAs to the maximum threshold of the prevailing Ministerial Direction.

Contributions for some types of non-residential development have been reduced and adjusted.

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

For ease of use of applying this Plan, the rates in Table E1 and Table E2 are converted to typical development types and the resulting rates have been set out in Table E3. Other forms of development that are not specified in Table E3 will be assessed in accordance with Section 1.5 of this Plan and the adjusted per person (residential), total non-adjusted per worker (non-residential) and total non-adjusted per peak vehicle trip (PVT) rates specified in Table E1 and Table E2. For other forms of development that are not specified in Table E3, Council has discretion to adjust down the total non-adjusted per worker (non-residential) and total non-adjusted per peak vehicle trip (PVT) rates specified in Table E1 and Table E2.

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

TABLE E1: SUMMARY OF CONTRIBUTION RATES BY FACILITY TYPE

Facility type	Contribution rate per person									
	Total non-adjusted	Adjusted Catchment 1 Sub_catchment North within an URA	Adjusted Catchment 1 Sub_catchment North outside an URA	Adjusted Catchment 1 Sub_catchment South within an URA	Adjusted Catchment 1 Sub_catchment South outside an URA	Adjusted Catchment 2 within an URA	Adjusted Catchment 2 outside an URA	Adjusted Catchment 3 within an URA	Adjusted Catchment 3 outside an URA	
Transport network		See Table E2	See Table E2	See Table E2	See Table E2	See Table E2	See Table E2	See Table E2	See Table E2	per Peak Vehicle Trip (PVT)
Shared pathways / cycleways and footpaths	\$ 3,820.01	\$ 3,068.20	\$ 2,045.62	\$ 3,248.03	\$ 2,165.18	\$ 3,251.29	\$ 2,167.47	\$ 3,166.01	\$ 2,110.56	per person (residential and tourism development)
Open space and recreation	\$ 6,755.76	\$ 5,426.17	\$ 3,617.71	\$ 5,744.20	\$ 3,829.16	\$ 5,749.98	\$ 3,833.22	\$ 5,599.14	\$ 3,732.56	per person (residential and tourism development)
Community facilities	\$ 1,335.85	\$ 1,072.94	\$ 715.35	\$ 1,135.83	\$ 757.16	\$ 1,136.97	\$ 757.96	\$ 1,107.15	\$ 738.06	per person (residential development)
State emergency services	\$ 798.58	\$ 641.41	\$ 427.64	\$ 679.01	\$ 452.64	\$ 679.69	\$ 453.11	\$ 661.86	\$ 441.22	per person (residential development)
Plan preparation and administration	\$ 262.44	\$ 210.79	\$ 140.54	\$ 223.14	\$ 148.75	\$ 223.37	\$ 148.91	\$ 217.51	\$ 145.00	per person (residential and tourism development)
Plan preparation and administration	\$ 262.44									per worker (excluding tourism development)

TABLE E1: SUMMARY OF PLAN PREPARATION AND ADMINISTRATION CONTRIBUTION PER WORKER BY DEVELOPMENT TYPE

Development Type	Adjusted contribution rate per worker (excluding tourism development)			
	Catchment 1 Sub_catchment North	Catchment 1 Sub_catchment South	Catchment 2	Catchment 3
Transport network sub-catchment				
Retail premises (excluding bulky goods premises and supermarkets)	\$ 42.48	\$ 129.07	\$ 133.74	\$ 67.90
Shops (Supermarkets only)	\$ 17.97	\$ 58.22	\$ 60.55	\$ 29.26
Bulky goods premises	\$ 71.65	\$ 223.11	\$ 231.49	\$ 115.34
Business premises and Office premises	\$ 222.86	\$ 262.44	\$ 262.44	\$ 262.44
Industry (small scale)	\$ 142.04	\$ 262.44	\$ 262.44	\$ 214.54
Industry (large scale) and warehouses or distribution centres	\$ 262.44	\$ 262.44	\$ 262.44	\$ 262.44
Storage premises and depots	\$ 262.44	\$ 262.44	\$ 262.44	\$ 262.44

TABLE E2: SUMMARY OF CONTRIBUTION RATES FOR LOCAL ROADS

Transport network sub-catchment ^A	Contribution rate per PVT for residential and tourism development	Adjusted contribution rate per PVT for residential and tourism development within an URA	Adjusted contribution rate per PVT for residential and tourism development outside an URA
Catchment 1 - North	\$ 3,539.90	\$ 2,843.21	\$ 1,893.57
Catchment 1 - South	\$ 1,078.02	\$ 916.60	\$ 613.07
Catchment 2	\$ 1,035.85	\$ 881.63	\$ 588.29
Catchment 3	\$ 2,166.26	\$ 1,795.39	\$ 1,195.46

Transport network sub-catchment ^A	Catchment 1 Sub_catchment North	Catchment 1 Sub_catchment South	Catchment 2	Catchment 3
Total non-adjusted rate per PVT for non-residential development (excluding tourism development)	\$ 3,539.90	\$ 1,078.02	\$ 1,035.85	\$ 2,166.26
	Adjusted contribution rate per PVT for non-residential development (excluding tourism development)			
Transport network sub-catchment ^A	Catchment 1 Sub_catchment North	Catchment 1 Sub_catchment South	Catchment 2	Catchment 3
Development Type				
Retail premises (excluding bulky goods premises and supermarkets)	\$ 573.03	\$ 530.16	\$ 527.85	\$ 560.45
Shops (Supermarkets only)	\$ 242.44	\$ 239.17	\$ 238.98	\$ 241.52
Bulky goods premises (excluding bulky goods premises and supermarkets)	\$ 966.45	\$ 916.47	\$ 913.70	\$ 952.03
Business premises and Office premises	\$ 3,005.96	\$ 1,078.02	\$ 1,035.85	\$ 2,166.26
Industry (small scale)	\$ 1,915.92	\$ 1,078.02	\$ 1,035.85	\$ 1,770.91
Industry (large scale) and warehouses or distribution centres	\$ 3,539.90	\$ 1,078.02	\$ 1,035.85	\$ 2,166.26
Storage premises and depots	\$ 3,539.90	\$ 1,078.02	\$ 1,035.85	\$ 2,166.26

Note:

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

Summary of contributions by development type

Table E3 summarises the contribution rates per development type at the date of commencement of the Plan.

TABLE E3: SUMMARY OF CONTRIBUTION RATES BY DEVELOPMENT TYPE

Development Type	Base (per)	Sub-Catchment							
		Adjusted Catchment 1 Sub_Catchment North within an URA ^J	Adjusted Catchment 1 Sub_Catchment North outside an URA ^J	Adjusted Catchment 1 Sub_Catchment South within an URA ^J	Adjusted Catchment 1 Sub_Catchment South outside an URA ^J	Adjusted Catchment 2 within an URA ^J	Adjusted Catchment 2 outside an URA ^J	Adjusted Catchment 3 within an URA ^J	Adjusted Catchment 3 outside an URA ^J
Dwelling House / Lot / Exhibition home	dwelling	\$ 30,000	\$ 20,000	\$ 30,000	\$ 20,000	\$ 30,000	\$ 20,000	\$ 30,000	\$ 20,000
Secondary dwelling	dwelling	\$ 11,585	\$ 7,723	\$ 11,636	\$ 7,757	\$ 11,637	\$ 7,758	\$ 11,613	\$ 7,741
Dual occupancy	dwelling	\$ 16,795	\$ 11,197	\$ 17,151	\$ 11,434	\$ 17,158	\$ 11,438	\$ 16,989	\$ 11,325
Residential accommodation ^B with 1 bedroom / bedsit	dwelling	\$ 10,903	\$ 7,269	\$ 11,186	\$ 7,457	\$ 11,191	\$ 7,461	\$ 11,057	\$ 7,371
Residential accommodation ^B with 2 bedrooms	dwelling	\$ 17,534	\$ 11,689	\$ 17,850	\$ 11,900	\$ 17,855	\$ 11,903	\$ 17,706	\$ 11,803
Residential accommodation ^B with 3 or more bedrooms	dwelling	\$ 23,227	\$ 15,485	\$ 23,521	\$ 15,680	\$ 23,526	\$ 15,684	\$ 23,387	\$ 15,590
Seniors housing ^C	dwelling	\$ 14,929	\$ 9,953	\$ 15,322	\$ 10,214	\$ 15,329	\$ 10,219	\$ 15,143	\$ 10,094
Moveable Dwelling (Long-term)	site	\$ 16,767	\$ 11,178	\$ 16,912	\$ 11,275	\$ 16,915	\$ 11,276	\$ 16,846	\$ 11,229
Moveable Dwelling (Short-term)	site	\$ 11,557	\$ 7,704	\$ 11,397	\$ 7,598	\$ 11,394	\$ 7,596	\$ 11,470	\$ 7,646
Tourist and visitor accommodation (small scale)	room ^D	\$ 8,744	\$ 5,829	\$ 8,419	\$ 5,613	\$ 8,413	\$ 5,609	\$ 8,567	\$ 5,710
Tourist and visitor accommodation (large scale)	room ^D	\$ 17,288	\$ 11,525	\$ 17,463	\$ 11,642	\$ 17,467	\$ 11,644	\$ 17,383	\$ 11,588
Hostel / Boarding house / Group home / Educational establishment residential component	bed ^E	\$ 10,789	\$ 7,193	\$ 11,149	\$ 7,433	\$ 11,156	\$ 7,437	\$ 10,985	\$ 7,323
Other residential development		See Note F							
Retail premises ^G	100m ² GFA	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
Shops (Supermarkets only)	100m ² GFA	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
Bulky goods premises	100m ² GFA	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
Business premises and Office premises	100m ² GFA	\$ 4,000.00	\$ 4,000.00	\$ 2,347.10	\$ 2,347.10	\$ 2,306.62	\$ 2,306.62	\$ 3,391.81	\$ 3,391.81
Industry (small scale)	100m ² GFA	\$ 1,100.00	\$ 1,100.00	\$ 801.45	\$ 801.45	\$ 780.37	\$ 780.37	\$ 1,100.00	\$ 1,100.00
Industry (large scale) and warehouses or distribution centres	100m ² GFA	\$ 970.42	\$ 970.42	\$ 478.04	\$ 478.04	\$ 469.61	\$ 469.61	\$ 695.69	\$ 695.69
Storage premises and depots	100m ² GFA	\$ 970.42	\$ 970.42	\$ 478.04	\$ 478.04	\$ 469.61	\$ 469.61	\$ 695.69	\$ 695.69
Other development		See Note F							
Road haulage		See Note H							
Notes:									
A. Citywide occupancy rate - For residential development refers to persons and for non-residential development refers to workers									
B. Excluding boarding houses, group homes, hostels and seniors living									
C. Excluding residential care facilities									
D. 'Room' means a leasable room that may be occupied by paying visitors.									
E. Only for Group homes bed(s) in the Overnight Onsite Assistance room are not counted as a bed.									
F. Other development not specified in this table will be assessed in accordance with Section 1.5 of this Plan and the per person (residential), per worker (non-residential) and per PVT rates specified in Tables E1 and E2.									
G. Excluding bulky goods premises and supermarkets.									
H. Applies to agriculture, extractive industry, forestry, freight transport facilities, mining, rural industry, transport depots, truck depots, recycling facilities, concrete facilities and waste or resource management facilities (See Section 4.2)									
I. Levies specified in this Table and/or this Plan will be applied to the extent permitted by prevailing Ministerial Directions relating to contributions thresholds									
J. Figure 2 details the URAs									

Summary of works schedule

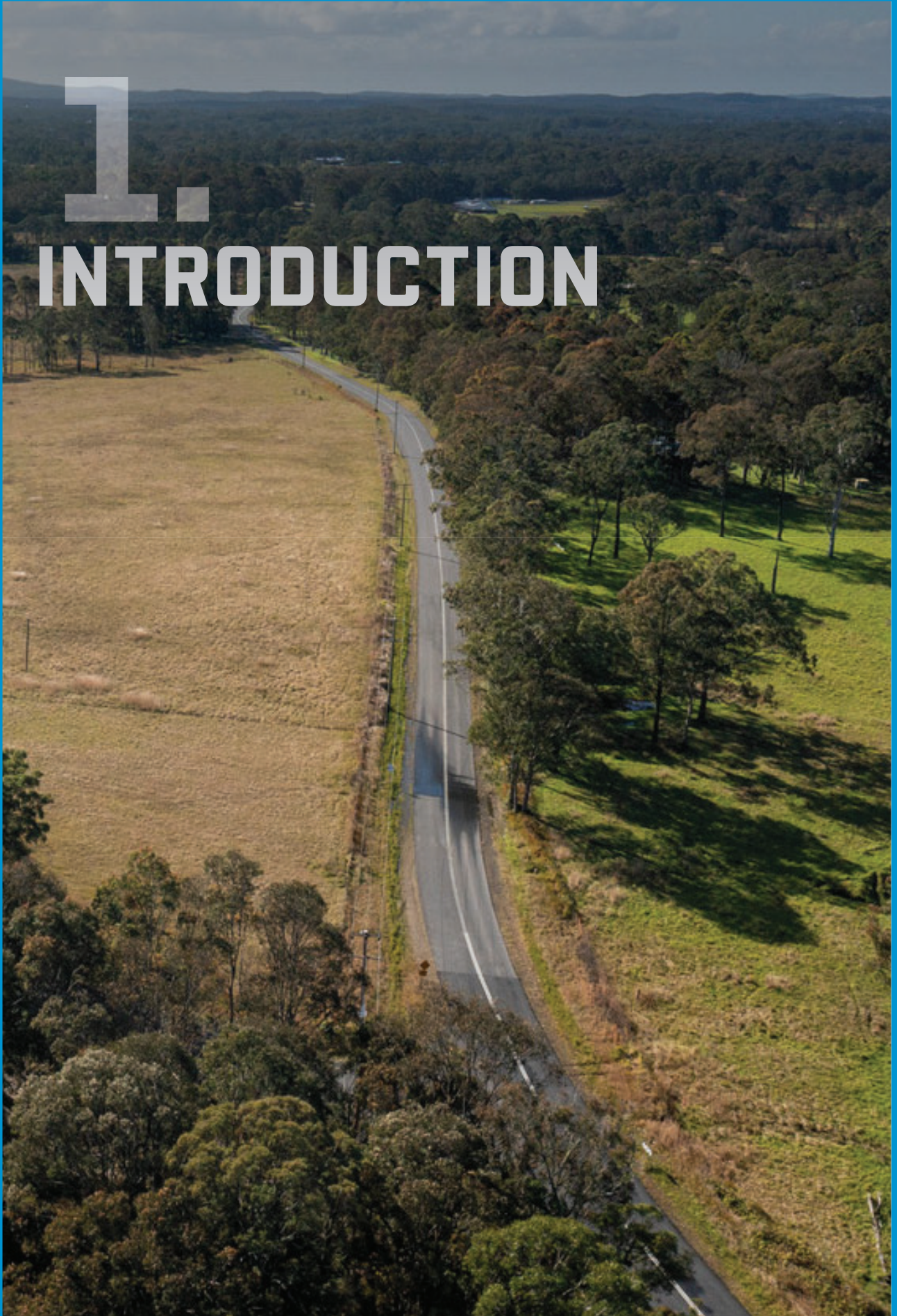
Table E4 summarises the categories of works that are required to meet the needs of the Net Resident population increase and additional non-residential development, and results in a contribution which exceeds the maximum amount that is authorised to be levied in accordance with Ministerial Direction.

The cost of facilities attributable to the existing development may be funded by Council through other funding mechanisms and from contributions collected but not yet spent on infrastructure under previous contributions plans.

TABLE E4: SUMMARY OF WORKS SCHEDULE

Description	Cost Attributable to New Development
Transport network	\$70,907,025
Shared pathways / cycleways and footpaths	\$79,884,000
Open space and recreation facilities	\$141,276,356
Community facilities	\$27,935,226
State emergency services	\$16,700,000
Plan preparation and administration	\$9,225,000
TOTAL	\$345,927,607

1. INTRODUCTION



1.1 Name of this Plan

This Plan is named the Lake Macquarie City Council Section 7.11 Citywide Development Contributions Plan – 2025 (the Plan).

1.2 Commencement of this Plan

This Plan has been prepared pursuant to the provisions of Section 7.11 of the *Environmental Planning and Assessment Act 1979* (the Act) and the *Environmental Planning and Assessment Regulation 2021* (the Regulation) and takes effect from 1 December 2025, being the date specified in the public notice, published pursuant to the Regulation.

1.3 Purpose and Objectives of this Plan

This Plan has been prepared to satisfy the provisions of the Act allowing consent authorities and accredited certifiers to levy contributions for development within the LGA, to provide public infrastructure required to meet the demands of that development.

The Act permits:

- conditions of consent requiring contributions by way of dedication of land to Council free of cost or the payment of monetary contributions, or both
- the payment of monetary contributions towards recoupment of costs already expended by Council on providing existing public infrastructure, from which the development will benefit.

The Act allows Council to accept alternate means of fulfilling these requirements as set out in section 2.4 below.

The objectives of this Plan are to:

- (a) authorise the consent authority (or an accredited certifier) to impose conditions under the Act when granting consent (or complying development certificates) to development on land to which this Plan applies
- (b) ensure adequate public infrastructure is provided to meet the demands generated by new development
- (c) provide an administrative framework under which specific infrastructure strategies may be implemented and coordinated
- (d) provide a comprehensive strategy for the assessment, collection, expenditure accounting and review of development contributions
- (e) ensure the existing community is not burdened by the provision of public infrastructure required as a result of future development
- (f) enable Council to be both publicly and financially accountable in its assessment and administration of the Plan.

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

In accordance with the Act, any land, money or other material public benefit the applicant has elsewhere dedicated or provided free of cost within the area (or any adjoining area) or previously paid to the consent authority (other than benefits provided as a condition of the grant of a development consent or those excluded from consideration under a planning agreement) will be taken into consideration if a contributions condition is proposed.

1.4 Land to which the Plan applies

This Plan applies to land within the Lake Macquarie City Council LGA, as shown in Figure 1. Development within the North Wallarah catchment area (see Figure 1) is only levied under this plan if the land cannot be subdivided into three or more allotments. If the land can be subdivided into three or more allotments, the development is levied according to the Lake Macquarie Section 7.11 Contributions Plan No.5, North Wallarah 2004 and any relevant amendments.

1.5 Development forms to which this Plan applies

This Plan applies to:

- (a) residential development (excluding residential care facilities) which would result in the creation of additional private lots/dwellings or in the case of non-private residential development, additional dwellings, beds or people
- (b) tourist and visitor accommodation
- (c) non-residential development (excluding tourism and visitor accommodation), except where the development is solely for non-residential purposes.

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

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

FIGURE 1: LAKE MACQUARIE LOCAL GOVERNMENT AREA – LAND TO WHICH THIS PLAN APPLIES

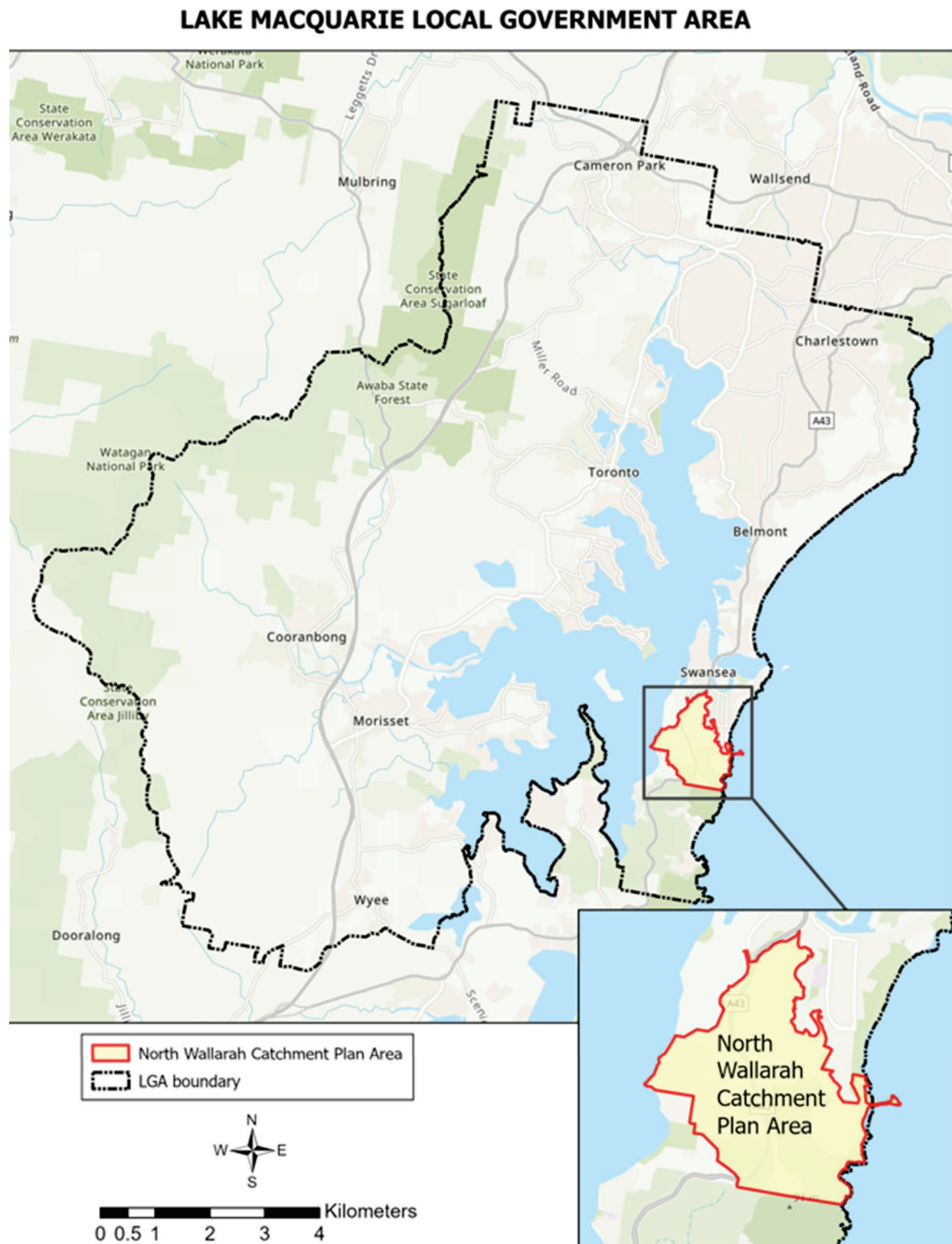
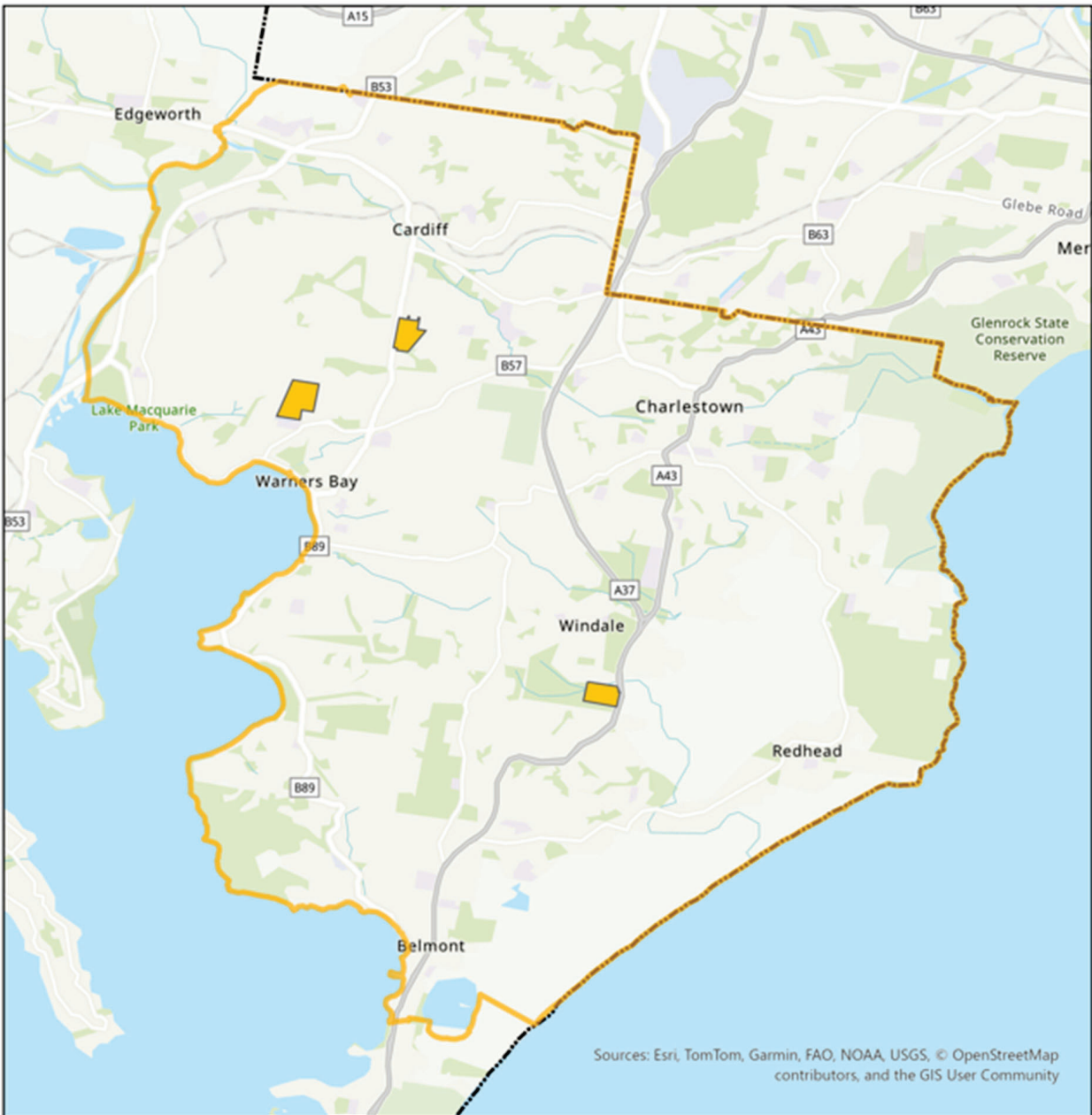


FIGURE 2: MAPS OF URBAN RELEASE AREAS



- Urban Release Area
- Catchment 1 sub-catchment North
- LGA boundary



0 1 2 3 4 Kilometers



IP/2025/2922

FIGURE 2: MAPS OF URBAN RELEASE AREAS



FIGURE 2: MAPS OF URBAN RELEASE AREAS

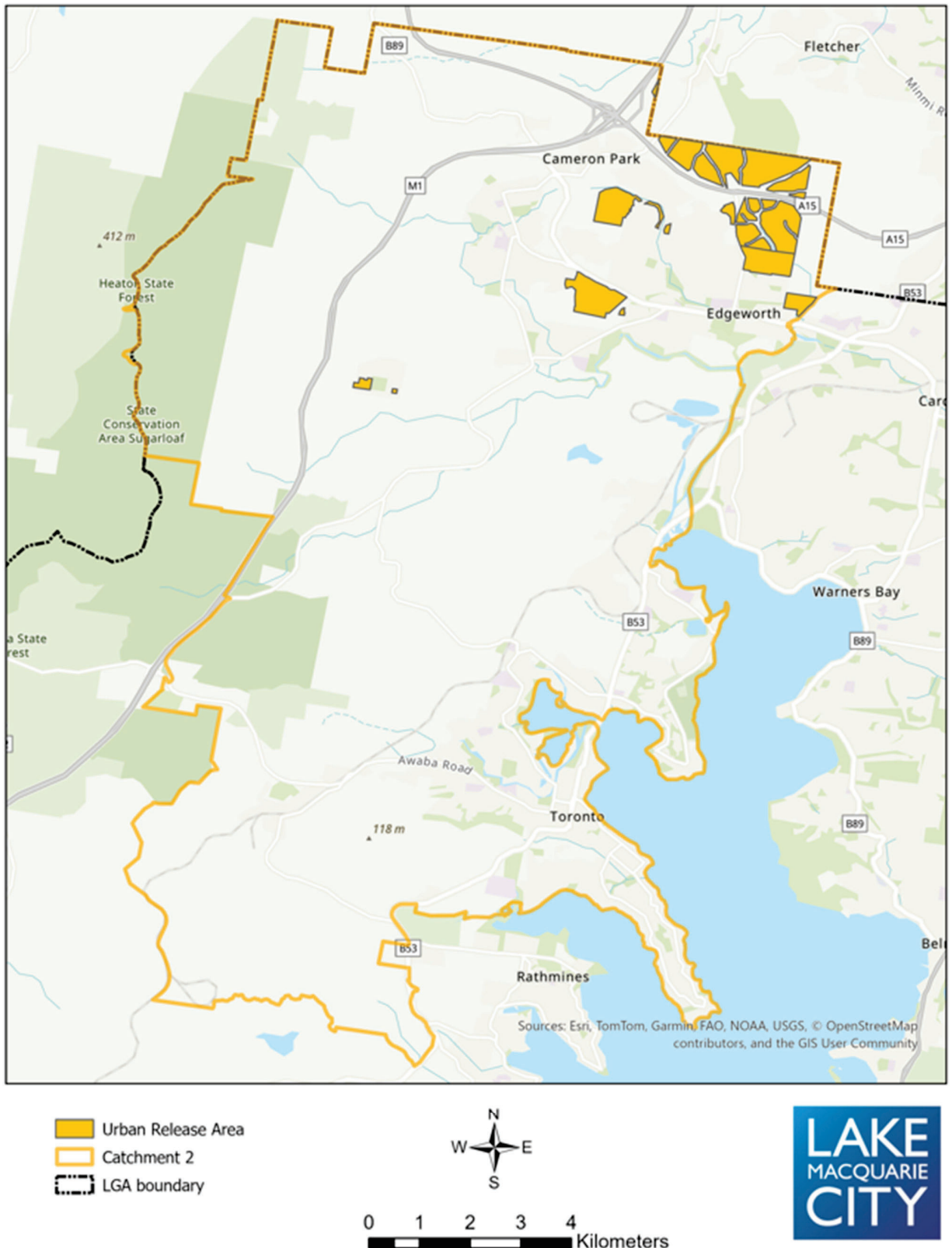
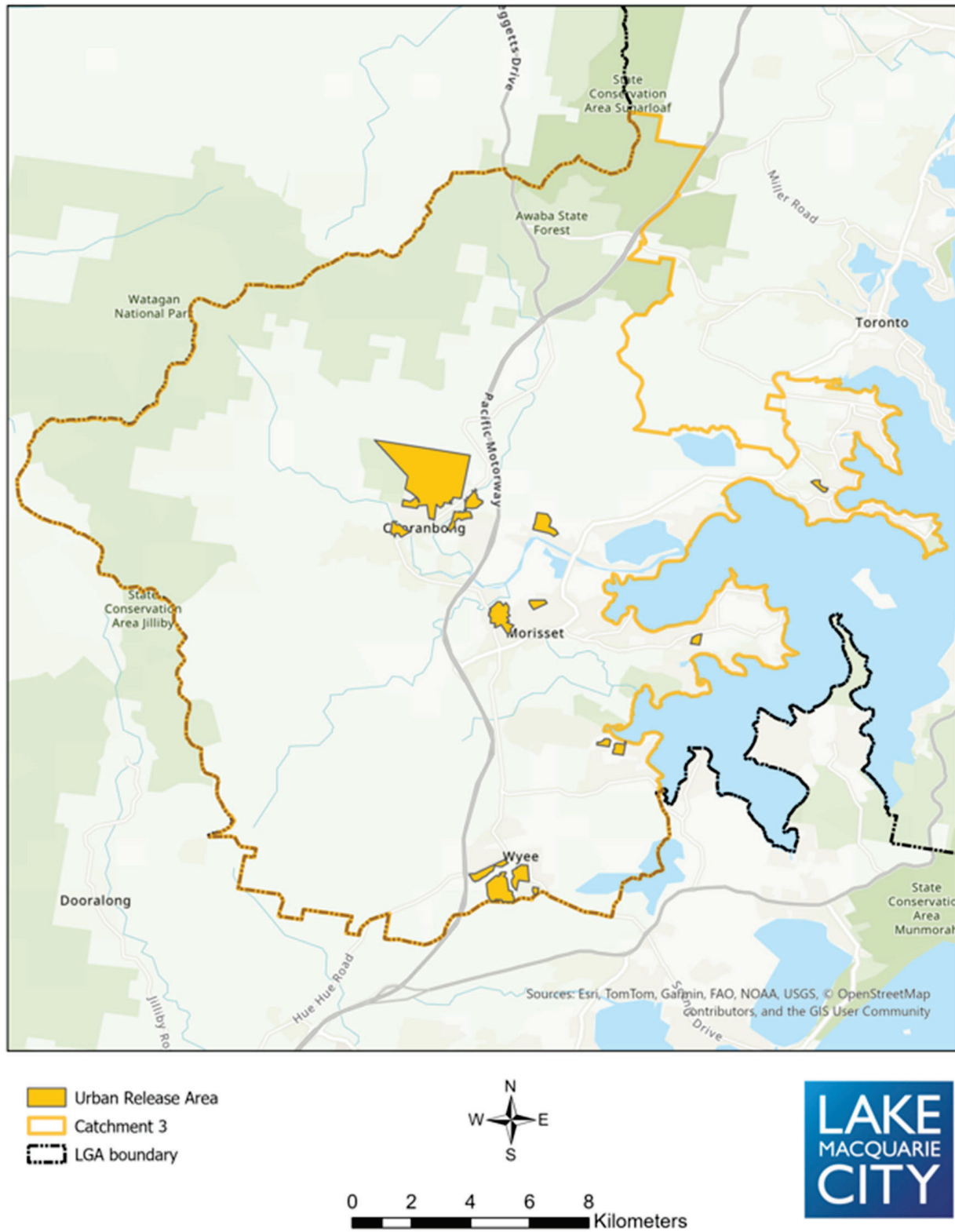


FIGURE 2: MAPS OF URBAN RELEASE AREAS



1.6 Operation period of the Plan

The Plan is intended to cater for a planning period up to the year 2039 which is the period for which residential population and employment forecasts have been prepared.

1.7 Structure of this Plan

This Plan is arranged into four sections:

SECTION 1

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

SECTION 2

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

SECTION 3

Expected development and demand for public infrastructure, outlines the forecast future development and basis for increased demand for facilities and services.

SECTION 4

Public infrastructure and contributions, provides details of each category of public infrastructure in the Plan, including details of existing provision, nexus, what will be provided and when, apportionment and how contributions have been calculated.

The Appendices to this Plan include a Glossary which explains the meaning of words and terms used in this Plan, a detailed works schedule, maps showing the location of facilities and a list of references including the plans, policies and other information which support the contents of the Plan.

1.8 Glossary

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

exhaustive list of all development types that may be levied under this Plan.

1.9 Relationship with other plans, reports and policies

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

1.10 Savings and transitional arrangements

Subject to the provisions in section 1.11 below, there are no savings or transitional provisions under this Plan. That is, if a development application, modification application or an application for a complying development certificate has been made before the commencement of this Plan in relation to land to which this Plan applies and the application has not been finally determined before that commencement, the application shall be determined in accordance with the provisions of this Plan.

1.11 Modification applications pursuant to sections 4.30, 4.55 and 4.56 of the Act after commencement of this Plan

This section applies to contributions which have been required under conditions of consent but which have not yet been provided to Council and applications that result in additional contributions being required by Council.

If a modification application pursuant to s 4.30, s 4.55 or s 4.56 of the Act is made before the commencement of this Plan in relation to land to which this Plan applies and the application has not been finally determined before commencement of this Plan or modification application is made after the commencement of this Plan, and requires a reconsideration of contributions due to a change to any of the following:

- a) development yield
- b) request of the applicant

the modification will be determined in accordance with this Plan.

If a modification application pursuant to s4.30, s 4.55 or s 4.56 of the Act is made and does not require a reconsideration of contributions, the modification will be determined in accordance with the Plan in place at the time of original grant of consent or its most recent modification.

An aerial photograph of a construction site. In the center, there is a large, cleared area of brown earth. To the left, several yellow excavators and dump trucks are parked. In the middle, a large white building with a grey roof is visible, surrounded by various vehicles and equipment. To the right, a line of cars is parked. The background shows a dense forest of green trees. The entire image is framed by a blue border.

2.

ADMINISTRATION AND OPERATION OF THIS PLAN

2.1 Scope of this Plan

The Lake Macquarie LGA is forecast to grow by approximately 28,838 new residents and 14,239 new workers from 2025 to 2039. Development relating to this new population is predicted to increase the demand for public infrastructure in the LGA.

This Plan period is considered to be a reasonable timeframe over which to operate a contributions plan as the period allows confidence in development rates and accommodates possible development cycles.

This Plan sets out the types of public infrastructure considered necessary to cater for this demand and how the cost of this infrastructure is to be imposed in relation to future development.

2.2 Types of public infrastructure addressed by this Plan

2.2.1 PUBLIC INFRASTRUCTURE

Under this Plan, the consent authority will require development contributions for the following 'public infrastructure and services':

- transport network including road, footpath and cycling infrastructure
- shared pathways/cycleways and footpaths
- open space and recreation facilities including:
 - new and embellished public open space and associated landscaping
 - new and embellished recreation facilities
- community facilities including:
 - library resource materials
 - upgrade of community facilities
- State emergency service facilities
- Plan administration which includes the costs of preparing and implementing this Plan.

2.3 How will contributions be imposed?

In accordance with the Act, development contributions under this Plan will be imposed as a condition of development consent or as a condition on a complying development certificate.

2.4 Methods of fulfilling contributions requirements

Generally, the method and timing of dedication of land or payment of monetary contribution under a condition imposed under s 7.11(1) of the Act, or the payment of a contribution for works already carried out under s 7.11(3), will be specified as a condition of the development consent. See section 2.5 below in relation to the timing of payments where not specified in the condition.

However, at its sole discretion and in accordance with the provisions of this Plan, Council may consider the following alternative methods permitted under the Act for fulfilling contributions conditions in part or whole:

- the dedication of land to Council to fulfil a contributions requirement under s 7.11(3)
- the provision of a material public benefit (other than the dedication of land or the payment of a monetary contribution), which may include work commonly referred to as a 'work-in-kind' to fulfil a contribution requirement under s 7.11(1) or (3).

2.4.1 DEDICATION OF LAND

In accordance with the Act and this Plan, Council may require the dedication of land free of cost to Council as a contribution toward the provision of public infrastructure. Where such dedication is required:

- the payment of monetary contributions applicable to any development consent are adjusted for the dedication of land
- as the dedication of land is to be 'free of cost', all costs associated with the dedication of the land and its transfer to Council's ownership (including but not limited to survey, legal and administration costs) are to be borne by the applicant/developer
- at the time of transfer, the land is to be in a condition which is suitable for its identified public purpose and is to be cleared of all rubbish, debris and declared weeds, free of contamination and have a separate title
- the suitability of land to be transferred to Council for parkland should also be assessed in accordance with Council's relevant recreation strategy.

2.4.2 MATERIAL PUBLIC BENEFITS/ 'WORKS-IN-KIND'

Council may accept an offer by the applicant to fulfil a contribution condition under s 7.11(1) (i.e. requirement for land dedication or monetary contribution) or s 7.11(3) (i.e. requirement for monetary contribution for works carried out) through provision of a material public benefit in part of full satisfaction of the condition.

That material public benefit may be a 'work-in-kind' contribution, defined in this Plan as the provision of a material public benefit which is an item of work/s identified in the Plan.

Council is under no obligation to accept a material public benefit offer. In considering any such offer, Council will assess the benefits to Council and the community and give due consideration to relevant matters including the following:

- (a) the extent to which the material public benefit satisfies the purpose for which the contribution was sought
- (b) whether the material public benefit offer is for works-in-kind i.e. facilities which are already included in the Plan
- (c) the extent to which the material public benefit satisfies a community need or may reduce the demand for levied items within the works schedule
- (d) the impending need to construct the works the subject of the material public benefit/in respect of which the contributions are to be offset by the provision of the material public benefit
- (e) locational and other factors that may affect usability of the work the subject of the material public benefit offer
- (f) the impact of the material public benefit on recurrent operational and maintenance costs
- (g) whether the provision of the material public benefit will result in piecemeal delivery of infrastructure or is likely to result in the need to reconstruct the works due to future nearby developments (for example for a precinct, the baseline position is that the material public benefit would need to relate to a whole street block or a defined precinct).

Since a 'works in-kind' relates to the undertaking of a specific or equivalent work specified in the Plan, it is therefore more readily capable of meeting the above criteria, compared to other material public benefits.

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

If the cost of a material public benefit exceeds the monetary contribution required by a development consent, Council may consider:

- (a) provision of the work at the applicant's expense
- (b) granting a credit to the applicant (see also Section 2.9).

2.4.3 PLANNING AGREEMENTS

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

An applicant's offer to enter into a planning agreement, together with the draft agreement, will generally need to accompany the relevant development application or an application to modify the development consent.

In accordance with the Act, Council will publicly notify the draft planning agreement and explanatory note relating to the draft agreement along with the relevant application and will consider the draft planning agreement as part of its assessment of the relevant application.

If Council agrees to enter into the planning agreement, it may impose a condition of development consent requiring the agreement to be entered into and performed.

2.5 Timing of payments

A contribution must be paid to Council at the time specified in the condition of development consent that imposes the contribution. If no such time is specified, the contribution must be paid as follows, subject to any prevailing Ministerial Direction, in the case of:

- subdivisions - prior to the issue of the Subdivision Certificate for each stage
- secondary dwellings – prior to the issue of the first Construction Certificate
- residential development (excluding secondary dwellings and manufactured home estates) - prior to the issue of the first Occupation Certificate
- manufactured home estates – prior to any works commencing
- tourism development – prior to the issue of the first Construction Certificate
- non-residential development – prior to the issue of the first Construction Certificate
- in the case of Complying Development:
 - where works are proposed - prior to any works commencing
 - where no works are proposed - prior to occupation or the issue of the first Occupation Certificate, whichever occurs first
- in the case of development that generates a haulage contribution – as detailed in the development consent.

It is the responsibility of an accredited certifier to ensure a condition is imposed on a complying development certificate in accordance with this plan and that any monetary contributions have been paid to Council in accordance with the timing specific in section 2.5. when issuing certificates.

2.5.1 DEFERRED OR PERIODIC PAYMENTS

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

- (a) an application for deferred payment or payment by instalments is to be made in writing to Council explaining the circumstances of the request
- (b) the decision to allow deferred payment will be at the sole discretion of Council

- (c) the timing or the manner of the provision of public facilities included in the works program will not be prejudiced
- (d) the works project to which the request applies does not relate to public safety or health
- (e) the amount of the contribution or outstanding balance is greater than \$100,000
- (f) where the applicant intends to make a contribution by way of a planning agreement, material public benefit or works-in-kind in lieu of a cash contribution or by land dedication and Council and the applicant have a legally binding agreement for the provision of the works or land dedication
- (g) the maximum period of deferred payment of the contribution is two years from the standard payment date.

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

- the Bank Guarantee(s) must be in Australian Dollars from a major Australian Trading Bank and in the name of the Council of the City of Lake Macquarie
- the Bank Guarantee(s) must have no end date, be unconditional and irrevocable and be in favour of the Council of the City of Lake Macquarie
- the sum of the Bank Guarantee(s) will be the amount due to Council at the date of issue plus an additional amount specified by Council to make provision for any anticipated indexation during the life of the Bank Guarantee until the estimated date of release
- the bank unconditionally pays the guaranteed sum to Council if Council so demands in writing
- the bank must pay the guaranteed sum without reference to the applicant or landowner or other person who provided the guarantee and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development
- the bank's obligations are discharged when payment to Council is made in accordance with this guarantee or when Council notifies the bank in writing that the guarantee is no longer required

- where a bank guarantee has been deposited with Council, the guarantee shall not be cancelled until such time as the original contribution, indexation and other charges are paid
- an administration fee may apply to utilise the bank guarantee option as stated in Council's Fees and Charges.

2.5.2 CONSTRUCTION CERTIFICATES AND THE OBLIGATION OF ACCREDITED CERTIFIERS

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

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

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

2.5.3 COMPLYING DEVELOPMENT AND THE OBLIGATION OF ACCREDITED CERTIFIERS

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

It is the professional responsibility of an accredited certifier to inform themselves of any amendments to this Plan, to accurately calculate the contribution and to apply the development contributions condition correctly in accordance with this Plan.

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

2.6 Indexation of contributions

To ensure that the value of contributions is not eroded over time, contributions (excluding contributions applied to residential development) are subject to indexation.

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

Where:

$\$C_{PY}$ is the contribution rate at the date of payment.

$\$C_{PC}$ is the contribution rate specified in the development consent.

PPI_{PY} is the Producer Price Index (Building Construction New South Wales) as published by the Australian Bureau of Statistics (ABS) for the financial quarter at the date of payment.

PPI_{PC} is the Producer Price Index (Building Construction New South Wales) as published by the ABS for the financial quarter at the date of issue of the development consent.

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

2.7 Exemptions and discounts

Other than as anticipated below in this section 2.7 of this Plan and other than lawful conversion of existing bedrooms in an existing dwelling to bed and breakfast rooms, Council will not provide exemption to development contributions made under this Plan.

2.7.1

In addition, exemptions and/or discounts will be subject to any Ministerial Direction under section 7.17 of the Act. At the date of commencement of this plan, relevant Ministerial exemptions and discounts included:

- development undertaken by a 'social housing provider' for the purposes of 'seniors housing' as defined in State Environmental Planning Policy (Housing) 2021 is exempt

- development within an urban release area for the purpose of one or more dwellings or in the case of subdivision, the creation of one or more residential lots, is limited to \$30,000 for each dwelling or lot authorised by the development consent
- development outside of urban release areas for the purpose of one or more dwellings or in the case of subdivision, the creation of one or more residential lots, is limited to \$20,000 for each dwelling or lot authorised by the development consent.

2.7.2

Council will allow an 100% discount on the amount of development contributions which would otherwise be payable for dwelling(s), boarding house(s) or group home(s), for only affordable rental housing development approvals for the following types of development that fully meet the criteria detailed below in section 2.7.2 of this Plan:

- a) In-fill housing where the development site, whole or in part, is within 800 metres walking distance of land within Zone E1 Local Centre, Zone MU1 Mixed Use, Zone B1 Neighbourhood Centre, Zone B2 Local Centre or Zone B4 Mixed Use #, or within a land use zone that is equivalent to any of those zones.
- b) Boarding houses where the development site, whole or in part, is within 800 metres walking distance of land within Zone E1 Local Centre, Zone MU1 Mixed Use, Zone B1 Neighbourhood Centre, Zone B2 Local Centre or Zone B4 Mixed Use #, or within a land use zone that is equivalent to any of those zones.
- c) Supportive accommodation (as that term is defined in the State Environmental Planning Policy (Housing) 2021).
- d) Residential flat buildings where the development site, whole or in part, is within 800 metres walking distance of land within Zone E2 Commercial Centre, Zone MU1 Mixed Use, Zone B3 Commercial Core or Zone B4 Mixed Use #, or within a land use zone that is equivalent to either of those zones.

e) Group homes

except land within the following:

Lot 111 DP 749623 - 64 Caves Beach Road Caves Beach; SP 90689 - 60 Caves Beach Road Caves Beach; SP 96487 - 55E Caves Beach Road Caves Beach; SP 96687 - 3 Mawson Close Caves Beach,

Lot 101 DP 775046, 635 Main Road Edgeworth,

Lot 902 DP 1301001, 70 Jermiah Drive Cooranbong,

Lot 910 DP 1301004, 66 Jermiah Drive Cooranbong,

Lot 911 DP 1301004, 62 Jermiah Drive Cooranbong, and

Lot 101 DP 880089, 80 Donnelly Road Arcadia Vale.

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

- 1) The proposed dwelling(s) or boarding house or group home shall be used for the purpose of affordable rental housing for a minimum of 15 years from the later of either:
 - a. the date of the issue of the first Occupation Certificate in respect of the dwelling or any of the dwellings and/or the room or any of the rooms
 - b. the date of first occupation of the dwelling or any of the dwellings and/or the room or any of the rooms.
- 2) A restrictive covenant in accordance with section 88E of the Conveyancing Act 1919 requiring that all the dwellings and/or all or relevant parts of the boarding house or group home will only be developed and used as anticipated by clause 2.7.2, will be registered over the titles to all dwellings and/or all or relevant parts of the boarding house or group home in favour of Council, before the first of the dates referred to in paragraph (1) above.
- 3) Dwellings and/or all or relevant parts of the boarding house or group home to be developed and used as anticipated by clause 2.7.2 will be managed by a registered CHP, Aboriginal Housing Office, or Department of Communities and Justice for a minimum of 15 years from the later of the dates referred to in clause (1) above.

- 4) For those dwellings and/or all or relevant parts of the boarding house or group home to be developed and used as anticipated by clause 2.7.2, the registered CHP, Aboriginal Housing Office, or Department of Communities and Justice, shall submit an annual statement to Council that verifies dwellings are being used for purpose of Affordable Rental Housing.

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

Should approval be issued for multiple uses on a site, then discount of contributions only applies to those dwellings and/or rooms in respect of which Council is satisfied comply with the other terms of section 2.7.2 of this Plan.

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

For the purpose of clause 2.7.2 the following meanings apply:

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

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

- a) has a gross income that is less than 120 per cent of the median household income for the time being for the Lake Macquarie LGA (according to the Australian Bureau of Statistics) and pays no more than 30 per cent of that gross income in rent
- b) is eligible to occupy rental accommodation under the National Rental Affordability Scheme and pays no more rent than that which would be charged if the household were to occupy rental accommodation under that scheme.

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

Rooms applies to rooms in Boarding Houses and Group Homes.

2.7.3

The contributions per worker and per PVT for non-residential developments have been reduced to align with an average of 1% of the development cost across all non-residential development types.

2.7.4

Applicants should note that nothing in this clause 2.7 will entitle any person to a refund for any contributions already paid.

2.8 Allowances for existing development

All forecasts of future additional development within this Plan have been calculated allowing for an estimated residential population of 221,614 and 79,860 workers located in the Lake Macquarie LGA as at 31 December 2024 (REMPAN data source).

Contributions required under this Plan will be levied according to the estimated net increase in demand arising from future development. When calculating contributions, the contribution that would be applicable to any existing lawful development on the site of a proposed development will be discounted. 'Existing lawful development' means development that existed on the site of the proposed development as of 31 December 2024 and which has the benefit of a valid development consent or existing use rights.

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

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

2.9 Credits

A credit may be provided by Council where the net contributions provided by any particular development exceed that required by the Plan. This could arise where an applicant proposes the provision of a work or dedication of land, at a value determined by Council to exceed the amount of monetary contribution otherwise payable in accordance with the Plan.

The amount and terms of the credit are to be negotiated prior to the dedication of land or commencement of works and will be for the additional value only as agreed by Council.

Credits will only be provided at Council's absolute discretion and as part of a planning agreement or a works-in-kind/material public benefit agreement in accordance with the provisions of this Plan.

Council reserves the right to require payment of a monetary contribution or to terminate the "credit agreement" should the applicant be unwilling or unable to meet its terms.

2.10 Monitoring and review of the Plan

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

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

The cost of works proposed by the Plan may also need review over time.

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





2.11 Accounting and management of funds

2.11.1 ACCOUNTING STANDARDS AND CONTRIBUTIONS REGISTER

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

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

2.11.2 TREATMENT OF FUNDS RECEIVED PRIOR TO THE COMMENCEMENT OF THIS PLAN

Funds levied and received under previous plans prior to 1 July 2025 will be used to deliver public infrastructure identified in Appendix B - Works Schedule Funded from Contributions Held by Council as at 30 June 2025 as these funds were levied to meet the demands arising from that previous development.

Funds levied and received under consents relying on previous contributions plans on and from 1 July 2025 will be used toward the delivery of public infrastructure of the same facility category identified under this Plan as 'Cost Attributable to New Development'. This is because the development forecasts which underpin this Plan rely upon estimates of existing development at 30 June 2025 and development from that date generates a demand for these facilities. Accordingly, these funds will be transferred to the account for this contribution plan.

2.11.3 INVESTMENT OF FUNDS

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

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

2.11.4 POOLING OF CONTRIBUTIONS

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

Subject to any prevailing Ministerial Direction, this Plan authorises monetary contributions received under this Plan, any previous plans and any other current s7.11 or s7.12 contributions plans to be pooled and applied for the purposes for which the contributions were made.

2.11.5 OTHER FUNDING SOURCES

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

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

2.11.6 GOODS AND SERVICES TAX

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

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

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

2.12 Costs associated with land acquisition

Costs associated with land acquisition are also included in the determination of contribution rates. The costs include administration, valuation, negotiations, survey, legal, and conveyancing costs.

2.13 Refunds

Nothing in this Plan will entitle any person to a refund for any contributions already paid and are at the absolute discretion of Council.

Refunds will not be considered where:

- a) occupation/commencement of the approved development has occurred
- b) where the development site has been sold after the contributions have been paid to Council
- c) there are insufficient contributions available
- d) contributions are committed in the current financial year of the request for refund
- e) request is made after five years and six months from development determination date.

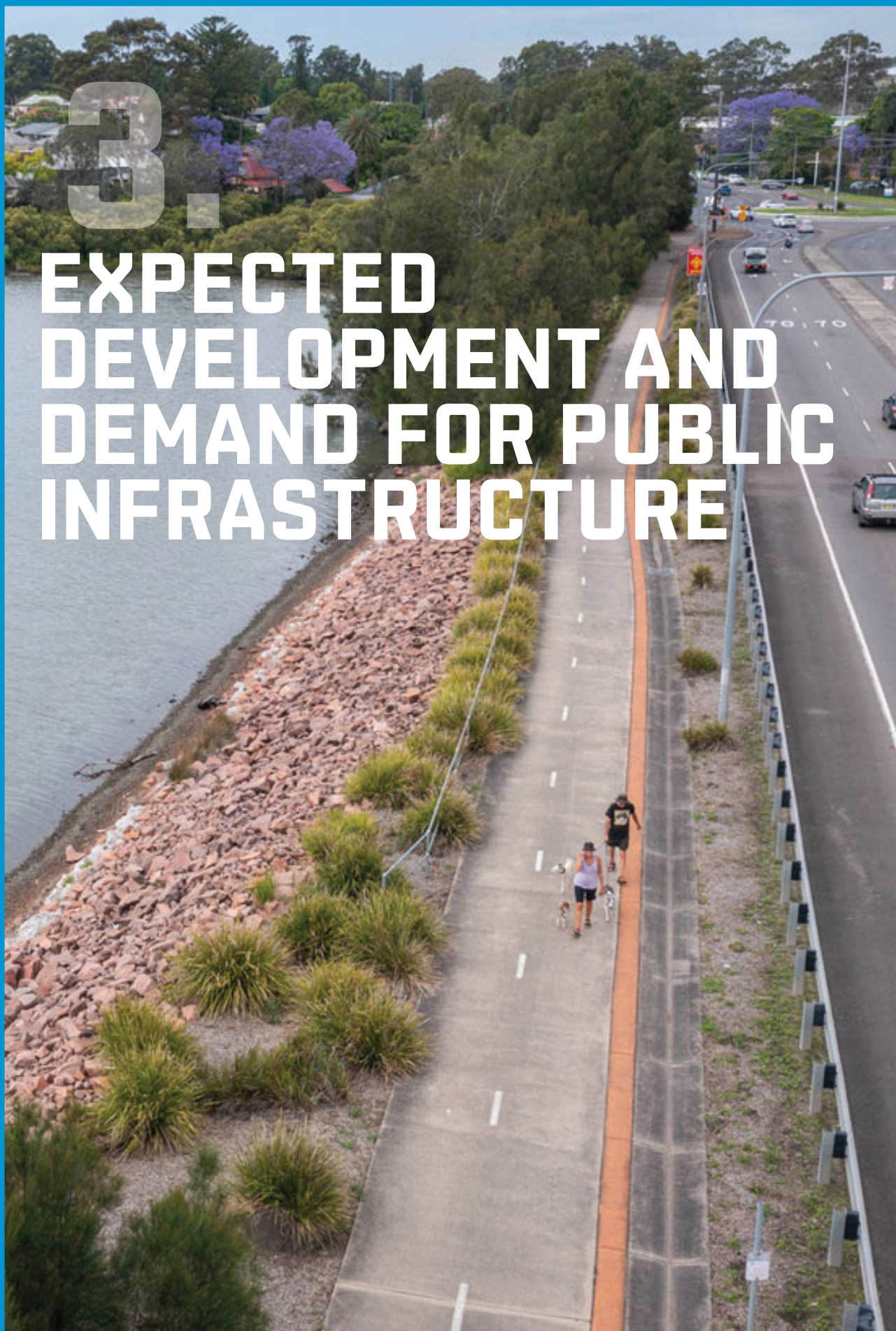
If a consent is modified with reduced contributions applying, the difference between the outstanding contribution and the contributions paid is available for refund if points (a) to (e) do not apply.

Any refund will be exclusive of any interest that may have been earned on the contribution between the date of payment and the date of the refund.

An applicant seeking a refund must apply in writing and the refund is subject to surrender of consent or modification of consent to reflect updated outstanding contributions.

3.

EXPECTED DEVELOPMENT AND DEMAND FOR PUBLIC INFRASTRUCTURE



3.1 Introduction

This section outlines key aspects of the existing residential and employment development populations within the Lake Macquarie LGA and details the development forecasts which have been prepared in order to ascertain the demand for new and embellished public infrastructure to cater for future development from 2025 to 2039.

3.2 Existing population characteristics

Based on REMPLAN data it is estimated that there are 221,614 people residing in Lake Macquarie LGA, and there are 79,860 workers across all industries.

3.3 Forecast development and population

3.3.1 FORECAST RESIDENTIAL DEVELOPMENT

The residential population is forecast to increase by 28,838 people by 2039 (data source: REMPLAN). The residential development forecasts in this Plan include development within the nominated URAs of North Cooranbong (estimated at 4,993 persons), Edgeworth (estimated at 2,273 persons) and North Wallarah (estimated at 660 persons).

Accordingly, the following summarises the Net Resident population increase forecasted for the LGA excluding the nominated URAs for North Cooranbong, Edgeworth and North Wallarah.

	TOTAL PERSONS
Total residential forecast population - 2025 to 2039	28,838
Less North Cooranbong urban release area	4,993
Less Edgeworth urban release area	2,273
Less North Wallarah urban release area	660
Net Resident population increase	20,912

The Net Resident population increase is used in the open space and recreation facilities and community facilities sections of this Plan for the purpose of determining the required facilities and the calculation of contribution rates.

The total residential and worker forecast populations (2025 to 2039) is used in the transport network and plan administration and implementation sections of this Plan for the purpose of determining the required facilities. The transport network and plan administration and implementation costs attributable to New Development is based on the portion of the facilities and services required by the Net Resident population increase and the additional workers and is used for the calculation of contribution rates.

3.3.2 FORECAST RESIDENTIAL DEVELOPMENT

The Hunter Regional Plan 2041 is a 20-year land use plan which includes the Lake Macquarie LGA. The Hunter Regional Plan identifies North West Lake Macquarie as an evolving housing and employment hub and Morisset and the supporting local centres of Cooranbong and Wyee as the large future growth areas.

Lake Macquarie City is expected to experience residential and business growth over the next 15 years across the entire LGA. A range of factors will influence that growth including:

- government policy (for example immigration, employment, infrastructure, health, education, funding)
- extent and scale of planned State, Commonwealth and private investment in education, health, travel and defence in the metropolitan area
- lifestyle choice
- social, environmental and technological factors
- micro/macro-economic factors (for example interest rates, housing affordability, number and type of jobs in an area, lending practices)
- availability of appropriate housing.

Table 1 provides a summary of the forecast residential development.

The planning areas (SA2) is shown in Figure A.

TABLE 1: SUMMARY OF FORECAST RESIDENTIAL POPULATION

Catchment	Planning Area (SA2)	2016 (Persons)	2024 (Persons)	2039 (Persons)	Nominated URAs	Additional Persons 2025 - 2039 (Excluding URAs)
1	Belmont - Bennetts Green	18,223	17,930	18,444		514
1	Belmont South - Blacksmiths	5,745	5,705	5,644		-61
1	Charlestown - Dudley	27,205	28,478	30,246		1,768
1	Mount Hutton - Windale	9,109	9,641	10,086		445
1	Redhead	3,619	3,791	4,181		390
1	Swansea - Caves Beach	11,800	12,984	15,107	660	1,463
1	Valentine - Eleebana	12,340	12,543	12,492		-51
1	Glendale - Cardiff - Hillsborough	23,254	25,071	26,119		1,048
1	Warners Bay - Boolaroo	13,636	15,300	16,764		1,464
2	Edgeworth - Cameron Park	14,966	17,929	24,652	2,273	4,450
2	West Wallsend - Barnsley - Killingworth	6,616	7,439	7,736		297
2	Bolton Point - Teralba	8,722	10,715	12,237		1,522
2	Toronto - Awaba	13,765	14,203	15,333		1,130
3	Bonnells Bay - Silverwater	8,931	10,218	12,328		2,110
3	Morisset - Cooranbong	15,284	20,000	29,292	4,993	4,299
3	Wangi Wangi - Rathmines	9,117	9,667	9,791		124
	TOTAL	202,332	221,614	250,452	7,926	20,912
1		124,931	131,443	139,083	660	6,980
2		44,069	50,286	59,958	2,273	7,399
3		33,332	39,885	51,411	4,993	6,533

FIGURE A – MAP OF PLANNING AREAS (SA2)



TABLE 2: PROVIDES AN AGE GROUP BREAKDOWN OF THE FORECAST RESIDENTIAL POPULATION.

	2024		2039		Growth 2025 - 2039
Age	Persons	%	Persons	%	Persons
0-4	12,293	5.5%	12,778	5.1%	485
5-9	13,749	6.2%	13,776	5.5%	27
10-14	14,246	6.4%	14,531	5.8%	285
15-19	13,057	5.9%	14,319	5.7%	1,262
20-24	12,121	5.5%	13,522	5.4%	1,401
25-29	11,880	5.4%	13,177	5.3%	1,297
30-34	12,992	5.9%	13,583	5.4%	591
35-39	14,113	6.4%	14,427	5.8%	314
40-44	13,462	6.1%	15,165	6.1%	1,703
45-49	13,192	6.0%	15,750	6.3%	2,558
50-54	13,989	6.3%	16,064	6.4%	2,075
55-59	13,291	6.0%	15,847	6.3%	2,556
60-64	14,375	6.5%	15,387	6.1%	1,012
65-69	13,457	6.1%	15,326	6.1%	1,869
70-74	11,910	5.4%	14,126	5.6%	2,216
75-79	10,506	4.7%	13,155	5.3%	2,649
80-84	6,719	3.0%	10,162	4.1%	3,443
85-89	3,608	1.6%	6,102	2.4%	2,494
90-94	1,744	0.8%	2,642	1.1%	898
95+	910	0.4%	613	0.2%	-297
Total	221,614	100%	250,452	100.0%	28,838

3.3.3 FORECAST NON-RESIDENTIAL DEVELOPMENT

There are 79,860 workers across all industries within the Lake Macquarie LGA. An additional 14,239 workers and 551,126m² of floorspace is anticipated by 2039 across all industries. Some of the additional workers will be associated with development where haulage of materials is an integral part of the business. This plan will calculate haulage contributions for the maintenance and repair of roads required as a result of the growth of these developments.

3.4 Demand for public facilities and services

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

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

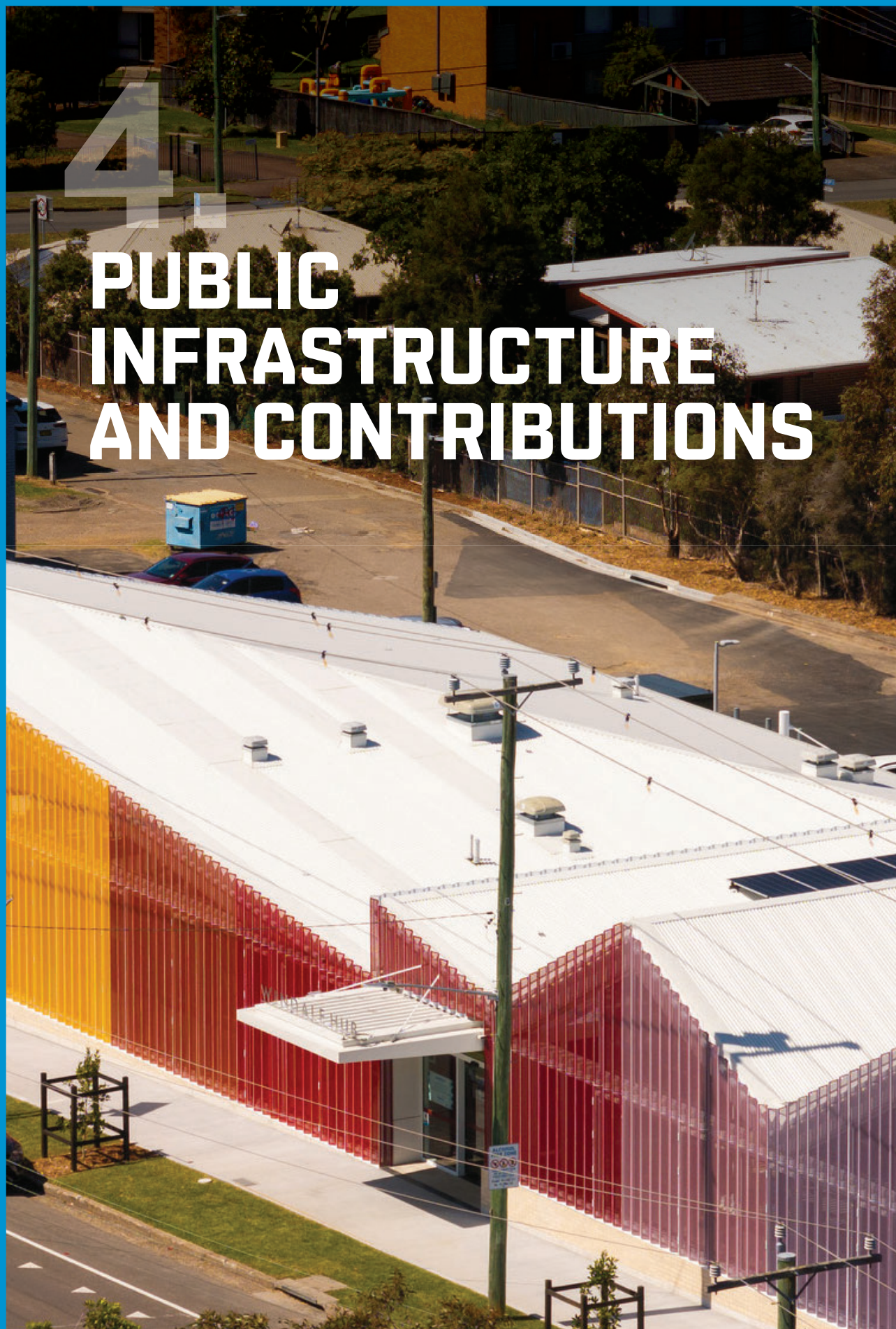
It is also necessary to ensure that new development only contributes to its share of the total demand for public infrastructure, rather than any demand generated by the existing population, which may result out of a deficiency in existing public infrastructure. This sharing of costs is known as 'apportionment'.

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

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

4.

PUBLIC INFRASTRUCTURE AND CONTRIBUTIONS



4.1 Transport network

4.1.1 INTRODUCTION

The projected development within the city will generate additional demand for use of local roads by vehicular, bicycle and pedestrian traffic and this demand will require augmentation of existing infrastructure due to the additional pressures on that infrastructure.

4.1.2 EXISTING PROVISION AND NEXUS TO DEVELOPMENT

The city consists of a network of sub-arterial roads, local roads and intersections which service the needs of both residents and businesses.

Future development across the city will be responsible for an additional 28,838 residents and 551,126m² of floor space creating 14,239 new workers across all industries. This additional development is likely to generate an additional 35,897 peak vehicle trips (PVTs) that requires upgraded and new road, bicycle and pedestrian infrastructure.

4.1.3 STRATEGY – PROPOSED INFRASTRUCTURE

Council's strategy for addressing the additional demands placed on the local road network is a series for new and upgraded roads, intersections, bicycle and pedestrian infrastructure located throughout the city to reflect the anticipated demand across the city. These works are details in the works schedule at Appendix C.

The indicative location of the proposed facilities is identified on the maps at Appendix D to this Plan.

4.1.4 APPORTIONMENT

The transport network upgrades have been apportioned based on the residential population growth since 2016. Between 2016 to 2039 there is expected to be 48,120 additional residents. Between 2025 and 2039 there is expected to be an additional 20,912 residents (outside of nominated URAs).

The upgrades to the transport network have been apportioned between existing and new development as follows:

New Development

$$\begin{aligned} &= \text{Additional residents between 2025 to 2039} \\ &\quad \text{(outside of nominated URAs)} \\ &\text{Total additional residents between 2016 to 2039} \\ &= \frac{20,912}{48,120} \\ &= 43.5\% \end{aligned}$$

Existing Development and Nominated URAs

$$\begin{aligned} &= \text{Additional resident between 2016 – 2024} \\ &\quad \text{plus residents in the nominated URAs} \\ &\text{Total additional residents between 2016 to 2039} \end{aligned}$$

$$\begin{aligned} &= \frac{19,282 + 7,926}{48,120} \\ &= 56.5\% \end{aligned}$$

The city has been broken into four transport network sub-catchments being Catchment 1 – South, Catchment 1 – North, Catchment 2 and Catchment 3 as shown in Figure 3. In this Plan 43.5% of the transport network upgrades works for each catchment will be apportioned to the new development in each growth area.

4.1.5 CALCULATION OF CONTRIBUTION RATE

Catchment 1 – North Contribution rate per PVT

$$\begin{aligned} &= \text{Total apportioned cost of facilities within} \\ &\quad \text{Catchment 1 – North} \\ &\text{Total PVTs within Catchment 1 – North} \\ &= \frac{\$24,577,496}{6,943} \\ &= \$3,539.90 \text{ per PVT} \end{aligned}$$

Catchment 1 – South Contribution rate per PVT

$$\begin{aligned} &= \text{Total apportioned cost of facilities within} \\ &\quad \text{Catchment 1 – South} \\ &\text{Total PVTs within Catchment 1 – South} \\ &= \frac{\$2,767,279}{2,567} \\ &= \$1,078.02 \text{ per PVT} \end{aligned}$$

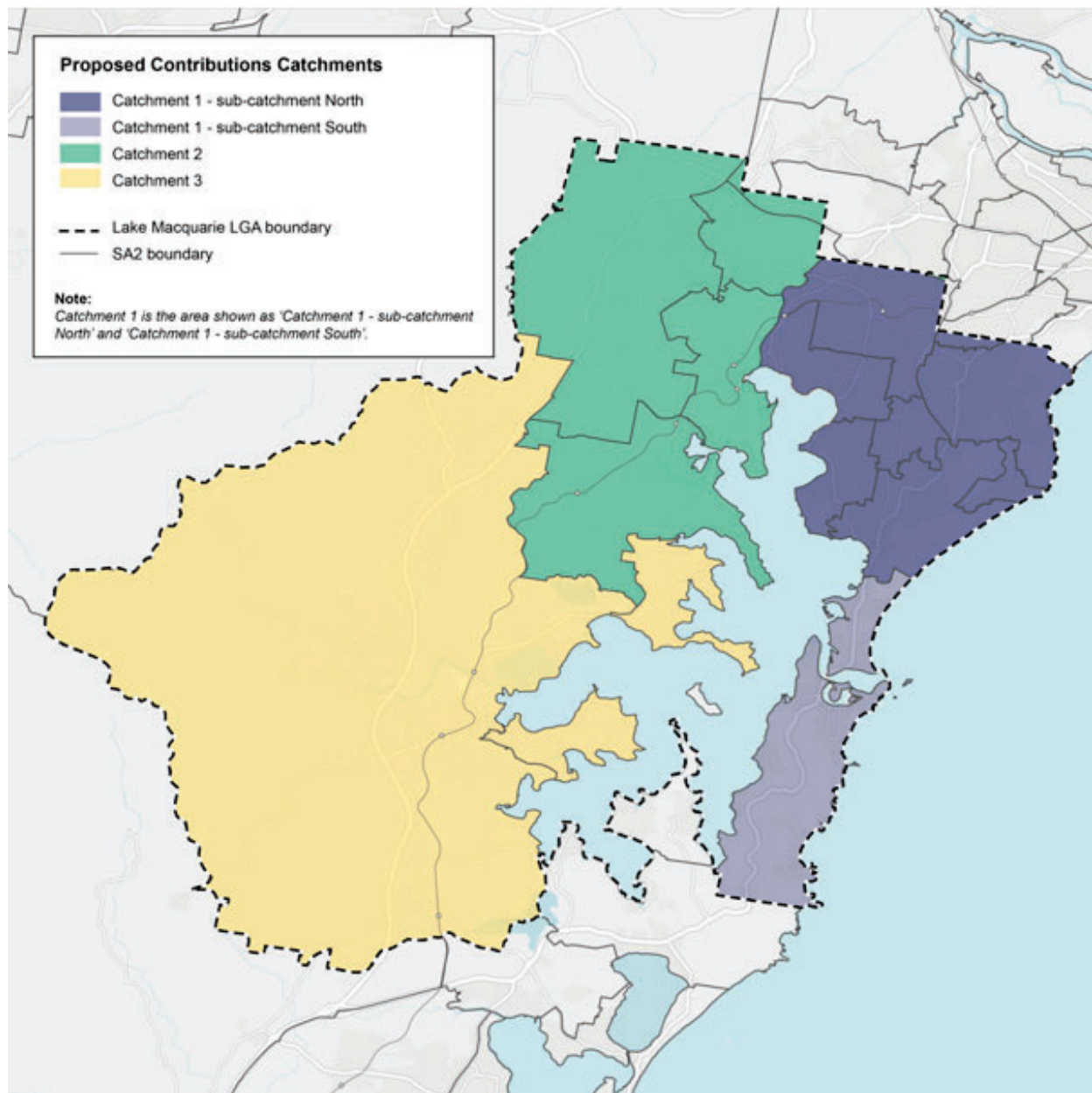
Catchment 2 Contribution rate per person

$$\begin{aligned} &= \text{Total Apportioned Cost of Facilities within} \\ &\quad \text{Catchment 2} \\ &\text{Total PVTs within Catchment 2} \\ &= \frac{\$12,461,250}{12,030} \\ &= \$1,035.85 \text{ per PVT} \end{aligned}$$

Catchment 3 Contribution rate per person

$$\begin{aligned} &= \text{Total Apportioned Cost of Facilities within} \\ &\quad \text{Catchment 3} \\ &\text{Total PVTs within Catchment 3} \\ &= \frac{\$31,101,000}{14,357} \\ &= \$2,166.26 \text{ per PVT} \end{aligned}$$

FIGURE 3 - MAPS OF TRANSPORT NETWORK SUB-CATCHMENTS



4.2 Road haulage

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

4.2.1 NEXUS TO DEVELOPMENT

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

4.2.2 APPLICATION OF HAULAGE CONTRIBUTIONS

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

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

4.2.3 HAULAGE CONTRIBUTION RATE

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

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

The contribution rate will be indexed in accordance with the provision of this Plan between the date of development consent and the date of payment in accordance with Section 2.6.

4.2.4 CALCULATION OF HAULAGE CONTRIBUTION RATE

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

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

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

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

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

- TC = Total lifecycle cost (\$/km)
- PR = Pavement rehabilitation cost (\$)
- RM = Routine maintenance cost (\$)
- PM = Programmed maintenance cost (\$)
- TL = Total length of the nominated road haulage routes (km)

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

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

$$P = \left\{ \frac{ESA_p}{ESA_e + ESA_p} \right\} \times 100$$

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

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

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

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

4.3 Shared pathway, cycleway and footpath facilities

4.3.1 INTRODUCTION

The projected development within the city will generate additional demand for shared pathways/, cycleways and footpaths and this demand will require additional or upgraded shared pathways and footpaths to cater for the increase in demand. Shared pathways/cycleways and footpaths cater for a variety of users including walkers, joggers, bicycles, roller blades, people with strollers and people walking in general.

The *Lake Macquarie City Council Walking, Cycling and Better Streets Strategy 2031* vision is for walking, assisted mobility, cycling and other forms of active transport to be easy and appealing for everyone.

4.3.2 EXISTING FACILITIES

There is an existing network of shared pathways throughout the city with a historical standard of approximately 0.51 linear metres of shared pathway per person and 2.29 linear metres of footpath per person.

4.3.3 NEXUS TO DEVELOPMENT

There is forecast to be an additional 20,912 persons across the city outside of the nominated urban release areas, requiring 10,665 linear metres of shared pathway/cycleway and 47,888 linear metres of footpath throughout the city.

4.3.4 STRATEGY – PROPOSED INFRASTRUCTURE

As development is expected to occur across the city additional shared pathway and footpath facilities will be provided throughout the city as specified in the Works Schedule at Appendix C.

The indicative location of the proposed facilities is identified on the maps at Appendix D to this Plan.

4.3.5 APPORTIONMENT

As the pathway/cycleway and footpath facilities identified in this Plan are primarily required as a consequence of future residential accommodation and an apportioned cost of their provision will be borne by this future development.

4.3.6 CALCULATION OF CONTRIBUTION RATE

The formulae for the calculation of the contribution rate for shared pathway and footpath facilities are as follows:

Contribution rate per new resident

= $\frac{\text{Total cost of shared pathways/cycleways and footpaths}}{\text{Total Additional Residents}}$

= $\frac{\$79,884,000}{20,912}$

= \$3,820.01 per resident or tourist

4.4 Open space and recreation facilities

4.4.1 INTRODUCTION

Residential and tourism development within the city will generate additional demand for open space and recreation facilities and this demand will require additional open space and embellishment of existing facilities to cater for increased pressures on those existing facilities.

4.4.2 EXISTING FACILITIES

A comprehensive range of open space and recreation facilities are provided throughout the city, which include:

- 147 sports fields
- 176 sports courts (netball and tennis courts)
- 158 parks
- 117 play spaces
- 33 active recreation areas
- 32 dog exercise areas
- 32 boat ramps
- 45 jetties/pontoons
- 2 indoor court facilities
- 6 swimming centres
- 4 beach facilities
- network of tracks and trails.



4.4.3 NEXUS TO DEVELOPMENT

There is forecast to be an additional 20,912 persons across the city outside of the nominated urban release areas.

A combination of new facilities and embellishment of existing facilities will be required to meet the demands of new development.

4.4.4 STRATEGY – PROPOSED INFRASTRUCTURE

The following standards of provision have been applied to the Net Residential population to determine the facilities required by the additional population.

- Sports fields – 1 per 1500 persons
- Sports courts – 1 per 1300 persons
- Parks – 1 per 1400 persons
- Play spaces – 1 per 1600 persons
- Active recreation areas – 1 per 6700 persons
- Dog exercise areas – 1 per 7000 persons
- Boat ramps – 1 per 7000 persons
- Jetties/pontoons – 1 per 5000 persons
- Swim centre - upgrade – 1 per 37,000 persons
- Beach facilities – 1 per 55,000 persons
- 15,266 lineal metres of tracks and trails

The demand fulfilled by an upgrade is dependent on the level of upgrade works and are site specific.

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

4.4.5 APPORTIONMENT

The open space and recreation facilities identified in this Plan are primarily required as a consequence of future residential and tourism accommodation and an apportioned cost of their provision will be borne by this future development.

4.4.6 CALCULATION OF CONTRIBUTION RATE

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

Contribution rate per new resident

$$= \frac{\text{Cost of facilities attributable to New Development}}{\text{Additional residents}}$$

$$= \frac{\$141,276,356}{20,912}$$

$$= \$6,755.76 \text{ per resident or tourist}$$



4.5 Community facilities

4.5.1 INTRODUCTION

The projected development within the city will generate additional demand for community facilities and this demand will require additional and upgrading of existing facilities to cater for increased pressures on those existing facilities.

4.5.2 EXISTING FACILITIES

Lake Macquarie City Council owns and maintains 78 community and cultural facilities. A number of these facilities consist of multiple buildings (for example: Belmont Meals on Wheels, Morisset Showground). Of these, about 45 facilities have spaces/activity rooms that are available for public use or hire. This equates to a rate of 193m² per 1,000 people.

A summary of the facilities is as follows:

Libraries	10
Multi-use facilities	16
Men's sheds	7
Child care services	14
Community halls	12
Office/activity spaces	6
Surf life saving clubs	4
Other	9

4.5.3 NEXUS TO DEVELOPMENT

Many of Council's community and cultural facilities were built some decades previously and are not generally suitable to accommodate diverse groups and users. Council now seeks to ensure that our facilities are:

- **Accessible**
 - located in places that are readily accessible and close to where people already congregate such as retail or commercial centres, recreational facilities, schools or high-population centres
- **Inclusive and welcoming**
 - to people of all ages, backgrounds, income levels and interests
- **Safe and secure**
 - designed in accordance with crime prevention through environmental design principles, and located to ensure higher levels of passive surveillance and security
- **Flexible and adaptable**
 - capable of delivering a range of programs and services that appeal to all
- **Financially and environmentally sustainable**
 - provide value for money, designed to respect the natural environment and be resource efficient.

There is forecast to be an additional 20,912 persons across the city outside of the nominated urban release areas and future development will need an additional 160m² per 1,000 persons in the form of multipurpose and shared use facilities.

4.5.4 STRATEGY – PROPOSED INFRASTRUCTURE

The provision of community facilities is based on applying the recommended facility provision service standard of 160m² per 1,000 persons to the forecast additional population (outside of the nominated URAs), which includes the following:

- provision of an additional 243m² of community space within Catchment 1
- provision of an additional 1802m² of community space at the Hunter Sports Centre (completed)
- provision of an additional 181m² of community space within Catchment 2
- provision of an additional 1045m² of community space within Catchment 3.

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

4.5.5 APPORTIONMENT

The community facilities (additional space and upgrades) identified in this Plan are primarily required as a consequence of future residential accommodation and are fully apportioned to forecast additional population.

Details of apportionment are specified in the Works Schedule at **Appendix C** to this Plan.

4.5.6 CALCULATION OF CONTRIBUTION RATE

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

Contribution rate per new resident

$$= \frac{\text{Cost of facilities attributable to New Development}}{\text{Additional residents}}$$

$$= \frac{\$27,935,226}{20,912}$$

$$= \$1,335.85 \text{ per resident}$$

4.6 Emergency Services

4.6.1 INTRODUCTION

Under the *State Emergency Act 1989* Council must provide suitable facilities for the State Emergency Services (SES).

The projected development within the city will generate additional demand on SES, and this demand will require upgraded SES facilities to cater for increased pressures on the existing facilities.

4.6.2 EXISTING FACILITIES

Lake Macquarie has three State Emergency Services (SES) facilities located at Boolaroo, Cooranbong and Catherine Hill Bay.

4.6.3 NEXUS TO DEVELOPMENT

The small size of the Cooranbong facility and constraints of the Boolaroo facility mean current SES facilities will require upgrade to service the forecast development.

4.6.4 STRATEGY – PROPOSED INFRASTRUCTURE

It is proposed to upgrade both the Cooranbong and Boolaroo facilities, most likely, requiring relocation of both facilities.

4.6.5 APPORTIONMENT

The SES facilities identified in this Plan are primarily required as a consequence of future residential accommodation and are fully apportioned to forecast additional population.

4.6.6 CALCULATION OF CONTRIBUTION RATE

Contribution rate per new resident

$$\begin{aligned} &= \frac{\text{Cost of facilities attributable to New Development}}{\text{Additional residents}} \\ &= \frac{\$16,700,000}{20,912} \\ &= \$798.58 \text{ per resident or tourist} \end{aligned}$$

4.7 Plan preparation and studies

4.7.1 INTRODUCTION

In accordance with the Act, Council is authorised to recoup the reasonable costs of preparing this Plan, and any costs associated with the ongoing management and administration of the Plan can be levied.

4.7.2 NEXUS TO DEVELOPMENT

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

4.7.3 STRATEGY

The proposed costs associated with this category of contributions comprises:

- costs associated with preparing the Plan
- an allowance for the ongoing management of the Plan over a fifteen year period.

4.7.4 APPORTIONMENT

As this Plan has been prepared solely to cater for the demands of future development including the nominated URAs, the costs associated with the Plan's preparation and ongoing administration will be borne fully by all future development. The ratio of additional residential development outside of the nominated URAs and additional workers to the nominated URA population is 82% / 18% and accordingly, this apportionment has been applied to the costs associated with plan preparation and administration.

4.7.5 CALCULATION OF CONTRIBUTION RATE

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

Contribution rate per new resident

$$= \frac{\text{Total cost} \times \text{apportionment}}{\text{Total additional residents outside of nominated URAs and additional workers}}$$

$$= \frac{\$11,250,000 \times 82\%}{20,912 + 14,239}$$

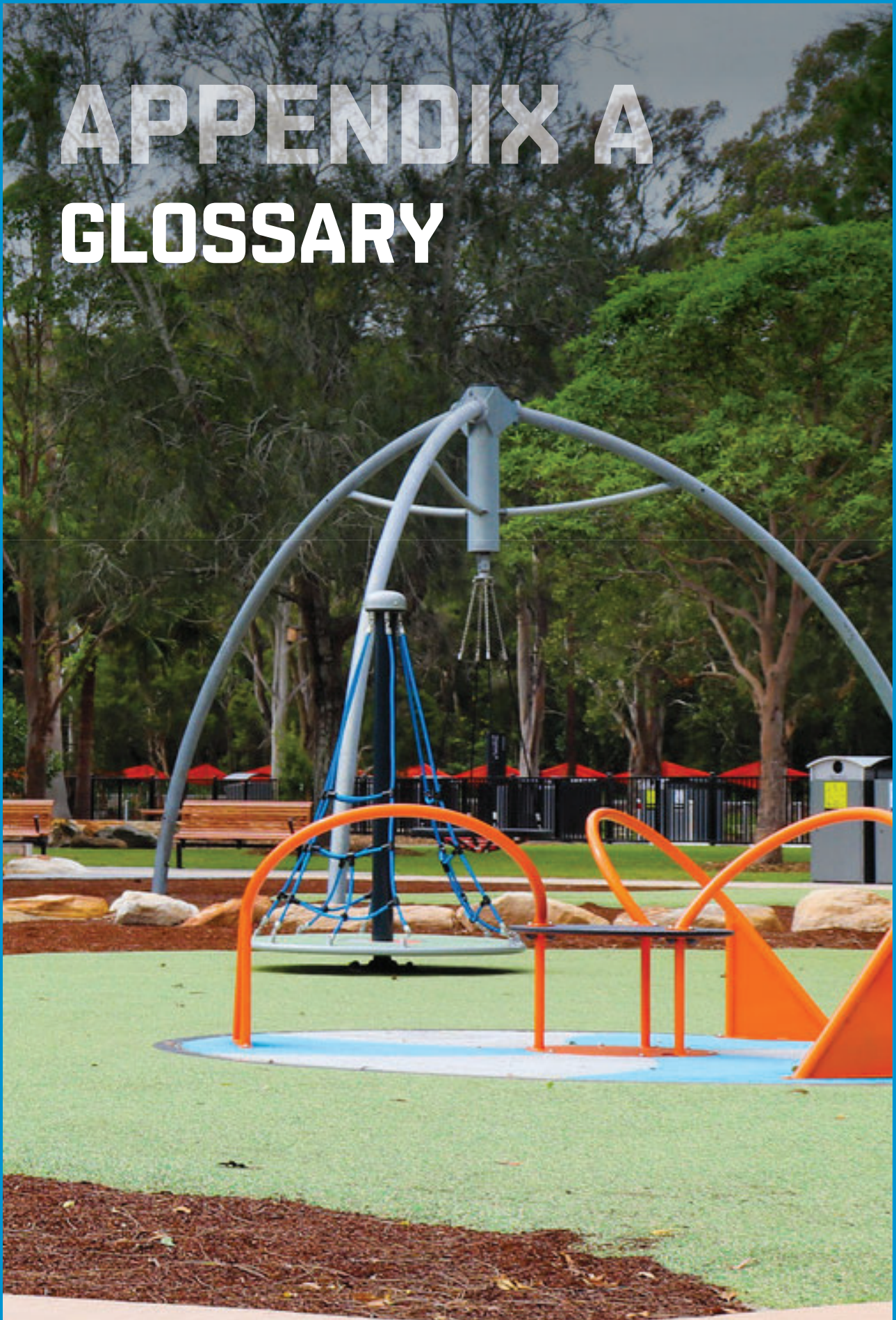
$$= \frac{\$9,225,000}{35,151}$$

$$= \$262.44 \text{ per resident or tourist or worker}$$



APPENDIX A

GLOSSARY



TERMS USED IN THIS PLAN HAVE THE FOLLOWING MEANINGS:

ABS

means the Australian Bureau of Statistics.

ACT

means the Environmental Planning and Assessment Act 1979.

APPLICANT

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

APPORTIONMENT

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

BULKY GOODS PREMISES

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

- (a) a large area for handling, display or storage, and
- (b) direct vehicular access to the site of the building or place by members of the public for the purpose of loading or unloading such goods into or from their vehicles after purchase or hire,

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

BUSINESS PREMISES

means a building or place at or on which:

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

and includes a funeral home and, without limitation, premises such as banks, post offices, hairdressers, dry cleaners, travel agencies, internet access facilities, betting agencies and the like, but does not include an entertainment facility, home

business, home occupation, home occupation (sex services), medical centre, restricted premises, sex services premises or veterinary hospital.

CONTRIBUTION

means the same as **development contribution**.

CONTRIBUTIONS PLAN

means a contributions plan referred to in the Act.

COUNCIL

means Lake Macquarie City Council.

DCP

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

DEVELOPMENT

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

- (a) the use of land; and
- (b) the subdivision of land; and
- (c) the erection of a building; and
- (d) the carrying out of a work; and
- (e) the demolition of a building or work; and
- (f) any other act, matter or thing referred to in section 26 that is controlled by an environmental planning instrument.

DEVELOPMENT CONSENT

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

DEVELOPMENT CONTRIBUTION

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

FARM STAY ACCOMMODATION

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

GFA

means the same as gross floor area.

GLFA

means the same as gross leasable floor area.

INDUSTRY

means any of the following:

- (a) general industry
- (b) heavy industry
- (c) light industry

but does not include:

- (d) rural industry
- (e) extractive industry
- (f) mining.

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

INDUSTRY (LARGE SCALE)

means an industry carried out within a singular building tenancy with a gross floor area equal to or greater than 400m².

INDUSTRY (SMALL SCALE)

means an industry carried out within a singular building tenancy with a gross floor area equal to or less than 399m².

LEASABLE ROOM

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

LEP

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

LGA

means Local Government Area.

MATERIAL PUBLIC BENEFIT

means a facility or work which is offered by a developer either in return for a reduction in the amount of monetary contributions or where relevant, as an additional or partial additional benefit under a Planning Agreement.

MINISTER

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

MIXED USE DEVELOPMENT

means a building or place comprising 2 or more different land uses.

MOVEABLE DWELLING

means:

- (a) any tent, or any caravan or other van or other portable device (whether on wheels or not), used for human habitation
- (b) a manufactured home
- (c) any conveyance, structure or thing of a class or description prescribed by the regulations (under the *Local Government Act 1993*) for the purposes of this definition.

MOVEABLE DWELLING (LONG-TERM SITE)

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

MOVEABLE DWELLING (SHORT-TERM SITE)

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

OFFICE PREMISES

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

PA

means planning agreement.

PLANNING AGREEMENT

means a planning agreement referred to in the Act.

PRODUCER PRICE INDEX

(Building Construction New South Wales) as published by the Australian Bureau of Statistics.

PUBLIC INFRASTRUCTURE

means:

- (a) public amenities and public services
- (b) affordable housing
- (c) transport infrastructure

but does not include water supply or sewerage services.

REGULATION

means the *Environmental Planning and Assessment Regulation 2000*.

RESIDENTIAL ACCOMMODATION

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

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

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

RESIDENTIAL CARE FACILITY

means accommodation for seniors or people with a disability that includes:

- (a) meals and cleaning services
- (b) personal care or nursing care, or both
- (c) appropriate staffing, furniture, furnishings and equipment for the provision of that accommodation and care

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

RETAIL PREMISES

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

- (a) bulky goods premises (NB: refer to **Table E3** for specific levies for this form of retail premises)
- (b) cellar door premises
- (c) food and drink premises
- (d) garden centres
- (e) hardware and building supplies
- (f) kiosks
- (g) landscaping material supplies
- (h) markets
- (i) plant nurseries
- (j) roadside stalls
- (k) rural supplies
- (l) shops (NB: refer to **Table E3** for specific levies for supermarkets)
- (m) timber yards
- (n) vehicle sales or hire premises

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

SENIORS HOUSING

means a building or place that is:

- (a) a residential care facility
- (b) a hostel within the meaning of *State Environmental Planning Policy (Housing 2021)*
- (c) a group of independent living units
- (d) a combination of any of the buildings or places referred to in paragraphs (a)–(c)

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

- (e) seniors or people who have a disability
- (f) people who live in the same household with seniors or people who have a disability
- (g) staff employed to assist in the administration of the building or place or in the provision of services to persons living in the building or place

but does not include a hospital.

PATHWAY

means shared pathway or cycleway.

SHOP

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

SOCIAL HOUSING PROVIDER

means a social housing provider as defined by State Environmental Planning Policy (Housing) 2021 which, at the date of adoption of this Plan included:

- (a) the New South Wales Land and Housing Corporation
- (b) the Department of Housing
- (c) a community housing organisation registered with the Office of Community Housing of the Department of Housing
- (d) the Aboriginal Housing Office
- (e) a registered Aboriginal housing organisation within the meaning of the *Aboriginal Housing Act 1998*
- (f) the Department of Ageing, Disability and Home Care
- (g) a local government authority that provides affordable housing
- (h) a not-for-profit organisation that is a direct provider of rental housing to tenants.

PUBLIC INFRASTRUCTURE

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

SUPERMARKET

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

- baby and toddler products
- bread and bakery
- dairy, eggs and meals
- fresh and frozen food
- liquor
- meat, seafood and delicatessen
- pantry items (for example: breakfast items, snacks)
- drinks
- household items (for example: bathroom items cleaning products)
- oils and vinegars
- pasta, rice and grains
- health and beauty products

- pet products
- stationery
- clothing.

Examples of supermarkets include IGA, Foodworks, Aldi, Coles and Woolworths.

TOURIST AND VISITOR ACCOMMODATION

means a building or place that provides temporary or short-term accommodation on a commercial basis, and includes any of the following:

- (a) backpackers accommodation
- (b) bed and breakfast accommodation
- (c) eco-tourist facilities
- (d) farm stay accommodation
- (e) hotel or motel accommodation
- (f) serviced apartments

but does not include:

- (g) camping grounds
- (h) caravan parks.

TOURIST AND VISITOR ACCOMMODATION (LARGE SCALE)

means tourist and visitor accommodation with six or more leasable rooms.

TOURIST AND VISITOR ACCOMMODATION (SMALL SCALE)

means tourist and visitor accommodation with five or less leasable rooms.

UDP

means Urban Development Programme.

URA

means Urban Release Area.

URBAN RELEASE AREA

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

WAREHOUSE OR DISTRIBUTION CENTRE

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

WORK-IN-KIND

means the carrying out of work which is identified in the works schedule which form part of this Plan in return for a reduction in the amount of monetary contributions.

APPENDIX B

WORKS SCHEDULE FUNDED FROM CONTRIBUTIONS HELD BY COUNCIL AS AT 30 JUNE 2025



Appendix B – Works Schedule Funded from contributions held by Council as at 30 June 2025

CATCHMENT 1

Facility Reference	Facility Description	Estimated contributions funding amount	Estimated total funding 2025 - 2029	Timing
CH-C1-001	Intersection upgrade - Myall Road and Gynea Drive Garden Suburb	\$ 2,720,000	\$ 6,100,000 ^{#1}	2025 - 2029
CH-C1-002	Charlestown to Whitebridge Active Transport Route, Frederick Street intersection	\$ 7,435,000	\$ 14,107,000 ^{#2}	2025 - 2029
CH-C1-003	Design and Deliver Catherine Hill Bay Precinct Master Plan - Stage 1 Community hub	\$ 250,000	\$ 2,439,000 ^{#2}	2025 - 2029
CH-C1-004	Cardiff Town Park	\$ 1,999,000	\$ 1,999,000	2025 - 2029
CH-C1-005	New park and playground at Kaleen Street, Charlestown - Plan and design	\$ 200,000	\$ 200,000	2025 - 2029
CH-C1-006	Boolaroo Local Centre Streetscape Improvement - plan and design	\$ 150,000	\$ 150,000	2025 - 2029
CH-C1-007	New shared path/cycleway - Fernleigh Track to Belmont Foreshore and Memorial Place Improvements - plan and design	\$ 300,000	\$ 300,000	2025 - 2029
CH-C1-008	Intersection and road safety improvements - Main Road Cardiff Heights - plan and design	\$ 152,000	\$ 152,000	2025 - 2029
CH-C1-009	Roundabout and safety improvements at John Street, Warners Bay - plan and design	\$ 40,000	\$ 40,000	2025 - 2029
CH-C1-010	New Lake Macquarie State Emergency Services Headquarters - plan and design	\$ 230,000	\$ 230,000	2025 - 2029
CH-C1-011	Redevelopment of Cardiff Skate Park as a Neighbourhood Active Recreation Hub - plan and design	\$ 180,000	\$ 180,000	2025 - 2029
CH-C1-012	New recreation trails linking Murrays Beach and Bargoed House, Swansea - plan and design	\$ 100,000	\$ 100,000	2025 - 2029
CH-C1-013	New shared path - Hillsborough to Cardiff via Winding Creek - Stage 3 - plan and design	\$ 33,000	\$ 33,000	2025 - 2029
CH-C1-014	New shared path - Pacific Highway between Soldiers Road and Pelican Airport, Blacksmiths	\$ 2,600,000	\$ 2,600,000	2025 - 2029
CH-C1-015	Charlestown Lions Park Masterplan - Detail Design and Delivery	\$ 4,150,000	\$ 4,150,000	2025 - 2029
CH-C1-016	Myall Road Corridor traffic and road safety improvements - plan and design	\$ 1,680,000	\$ 1,680,000	2025 - 2029
CH-C1-017	New footpath and associated works - Wansbeck Valley Rd, Fern Valley Rd, Carrick Cl, Cardiff Principal Pedestrian Network - plan and design	\$ 7,000	\$ 7,000	2025 - 2029
CH-C1-018	Stormwater Program - new and upgrade within the Catchment	\$ 996,000	\$ 996,000	2025 - 2029
CH-C1-019	Local Area Traffic Management and High Pedestrian Activity Areas Program within the Catchment	\$ 358,560	\$ 358,560	2025 - 2029
CH-C1-020	Bus infrastructure within the Catchment	\$ 124,500	\$ 124,500	2025 - 2029
CH-C1-021	Minor performing arts capital projects within the Catchment	\$ 20,086	\$ 20,086	2025 - 2029
CH-C1-022	Self Access upgrade for Libraries within the Catchment	\$ 31,540	\$ 31,540	2025 - 2029
	Sub-total	\$ 23,756,686	\$ 35,997,686	
CH-C1-023	Land acquisition / open space / recreation facilities / community facilities / shared pathways / footpaths / SES / transport facilities / bus shelters / streetscape upgrades / public lighting / natural facilities within the catchment	\$ 12,136,205		2025 - 2033
	TOTAL	\$ 35,892,891		

^{#1} Additional funding via grant and offset to development contributions through a proposed works-in-kind agreement

^{#2} Additional funding to be provided from new development

Appendix B – Works Schedule Funded from contributions held by Council as at 30 June 2025

CATCHMENT 2

Facility Reference	Facility Description	Estimated contributions funding amount	Estimated total funding 2025 - 2029	Timing
CH-C2-001	Expansion of West Wallsend Swim Centre	\$ 3,279,000	\$ 3,279,000	2025-2029
CH-C2-002	New footpath - Excelsior Parade, Toronto	\$ 327,000	\$ 327,000	2025-2029
CH-C2-003	Toronto Foreshore Master Plan detail design and delivery - Stages 3,4,5 and 6 - plan, design and delivery	\$ 1,543,000	\$ 1,543,000	2025-2029
CH-C2-004	New Local Park and Playground at Hadlow Drive and Jupiter Circuit, Cameron Park	\$ 800,000	\$ 800,000	2025-2029
CH-C2-005	New local park and neighbourhood playground at McKendry Drive, Cameron Park - plan and design	\$ 100,000	\$ 100,000	2025-2029
CH-C2-006	Traffic and road safety improvements on Minmi Road, Main Road to M1 Link Road - plan and design	\$ 360,000	\$ 360,000	2025-2029
CH-C2-007	MAC yapang Sculpture Park	\$ 265,000	\$ 265,000	2025-2029
CH-C2-008	New shared path - Booragul to Toronto Greenway via Fennell Bay - plan and design	\$ 100,000	\$ 100,000	2025-2029
CH-C2-009	New shared path - Northlakes Way regional cycling route - West Wallsend to Glendale via Edgeworth - plan and design	\$ 165,000	\$ 165,000	2025-2029
CH-C2-010	Toronto Sportsground Master Plan	\$ 100,000	\$ 100,000	2025-2029
CH-C2-011	Stormwater Program - new and upgrade within the Catchment	\$ 2,490,000	\$ 2,490,000	2025-2029
CH-C2-012	Local Area Traffic Management and High Pedestrian Activity Areas Program within the Catchment	\$ 896,400	\$ 896,400	2025-2029
CH-C2-013	Bus infrastructure within the Catchment	\$ 311,250	\$ 311,250	2025-2029
CH-C2-014	Minor performing arts capital projects within the Catchment	\$ 50,215	\$ 50,215	2025-2029
CH-C2-015	Self Access upgrade for Libraries within the Catchment	\$ 78,850	\$ 78,850	2025-2029
	Sub-total	\$ 10,865,715	\$ 10,865,715	
CH-C2-016	Land acquisition within the catchment	\$ 10,000,000		2025 - 2033
CH-C2-017	Open space / recreation facilities / community facilities / shared pathways / footpaths / SES / transport facilities / bus shelters / streetscape upgrades / public lighting / natural facilities within the catchment	\$ 21,527,994		2025 - 2033
	TOTAL	\$ 42,393,709		

Appendix B – Works Schedule Funded from contributions held by Council as at 30 June 2025

CATCHMENT 3

Facility Reference	Facility Description	Estimated contributions funding amount	Estimated total funding 2025 - 2029	Timing
CH-C3-001	Intersection upgrade and shared path - Fishery Point Rd/Morriset Park Rd Bonnells Bay - Plan and design	\$ 100,000	\$ 100,000	2025 - 2029
CH-C3-002	Intersection upgrade at Alliance Avenue and Wyee Road, Morisset	\$ 7,318,000	\$ 9,818,000 #3	2025 - 2029
CH-C3-003	Shared path extension and new pedestrian refuge - David Street and Dobell Drive, Wangi Wangi - plan and design	\$ 50,000	\$ 50,000	2025 - 2029
CH-C3-004	New shared path at Cooranbong Town Common to Babers Road	\$ 1,563,000	\$ 1,563,000	2025 - 2029
CH-C3-005	Wyee District Park - plan and design	\$ 200,000	\$ 200,000	2025 - 2029
CH-C3-006	New shared path and car park - Cooranbong Town Common to Kurnell Close - plan and design	\$ 126,000	\$ 126,000	2025 - 2029
CH-C3-007	New shared path - Cooranbong to Morisset via Stockton Street and Kahibah Street - Stage 2 - plan and design	\$ 10,000	\$ 10,000	2025 - 2029
CH-C3-008	Morisset Swim Centre Expansion	\$ 3,200,000	\$ 3,200,000	2025 - 2029
CH-C3-009	Morisset showground oval upgrade - plan and design	\$ 50,000	\$ 50,000	2025 - 2029
CH-C3-010	Stormwater Program - new and upgrade within the Catchment	\$ 2,514,000	\$ 2,514,000	2025 - 2029
CH-C3-011	Local Area Traffic Management and High Pedestrian Activity Areas Program within the Catchment	\$ 905,040	\$ 905,040	2025 - 2029
CH-C3-012	Bus infrastructure within the Catchment	\$ 314,250	\$ 314,250	2025 - 2029
CH-C3-013	Asset replacement / upgrade program for minor performing arts capital projects within the Catchment	\$ 50,699	\$ 50,699	2025 - 2029
CH-C3-014	Self Access upgrade for Libraries within the Catchment	\$ 79,610	\$ 79,610	2025 - 2029
	Sub-total	\$ 16,480,599	\$ 18,980,599	
CH-C3-015	Land acquisition within the catchment	\$ 10,000,000		2025 - 2033
CH-C3-016	Open space / recreation facilities / community facilities / shared pathways / footpaths / SES / transport facilities / bus shelters / streetscape upgrades / public lighting / natural facilities within the catchment	\$ 13,344,620		2025 - 2033
	TOTAL	\$ 39,825,219		

#3 Additional funding via grant

APPENDIX C

WORKS SCHEDULE - NEW DEVELOPMENT 2025 TO 2039



Appendix C – Works Schedule – New Development 2025-2039

Facility Reference	Facility Description (Works and Land Acquisition)	Cost Attributable to New Development Net Residential Population	Estimated Timing
Community Facilities			
CF-001	Community Space within Catchment 1 - 243m2	\$2,430,000	2025 - 2039
CF-002	Hunter Sports Centre - Community Space - 1802m2	\$12,495,226	Completed
CF-003	Community Space within Catchment 2 - 181m2	\$2,560,000	2030 - 2039
CF-004	Community Space within Catchment 3 - 1045m2	\$10,450,000	2030 - 2039
	Community Facilities Total	\$27,935,226	
State Emergency Services			
SES-001	Upgrade of the Boolaroo facility (may require relocation), associated works and land acquisition that may be required	\$8,200,000	2030 - 2039
SES-002	Upgrade of the Cooranbong facility (may require relocation), associated works and land acquisition that may be required	\$8,500,000	2030 - 2039
	State Emergency Services Total	\$16,700,000	
Shared Pathways / Cycleways and Footpaths			
SPF-001	Shared pathway / Cycleway - 3560 linear metres within Catchment 1	\$10,680,000	2025 - 2039
SPF-002	Shared pathway / Cycleway - 3773 linear metres within Catchment 2	\$11,319,000	2025 - 2039
SPF-003	Shared pathway / Cycleway - 3332 linear metres within Catchment 3	\$9,996,000	2025 - 2039
SPF-004	Footpath - 15984 linear metres - within Catchment 1	\$15,984,000	2025 - 2039
SPF-005	Footpath - 16944 linear metres within Catchment 2	\$16,944,000	2025 - 2039
SPF-006	Footpath - 14960 linear metres within Catchment 3	\$14,961,000	2025 - 2039
	Shared Pathways / Cycleways and Footpaths Total	\$79,884,000	

Appendix C – Works Schedule – New Development 2025-2039

Facility Reference	Facility Description (Works and Land Acquisition)	Cost Attributable to New Development		Estimated Timing
		Net Residential Population		
Transport Network				
TN-001	Road and intersection upgrade - Myall Road Cardiff between Macquarie Road and Newcastle Street, associated works, pathways and land acquisition that may be required	\$2,392,500	2030 - 2039	
TN-002	Road and intersection(s) upgrades - Main Road Cardiff Heights - Intersection Upgrade (Main Road and Wallsend Road), associated works including: pathways, bus stops, pedestrian facilities and land acquisition that may be required	\$1,348,500	2030 - 2039	
TN-003	Road, streetscape and intersection(s) upgrade - Main Road Boolaroo and associated works, pathways and land acquisition that may be required	\$8,700,000	2030 - 2039	
TN-004	Roundabout and improvements at John Street Warners Bay	\$278,400	2030 - 2039	
TN-005	Intersection upgrade - Warners Bay Road / Dunkley Parade / Bayview Road and associated works, pathways, and land acquisition that may be required	\$4,350,000	2030 - 2039	
TN-006	Intersection Upgrade - Kahibah Road/Hexham Street/Wallsend Road and associated works, pathways and land acquisition that may be required	\$739,500	2030 - 2039	
TN-007	Intersection upgrade - Wilson and Violet Town roads and associated works, pathways and land acquisition that may be required	\$2,838,375	2030 - 2039	
TN-008	Intersection upgrade - Oakdale Road and Bulls Garden Road and associated works, pathways and land acquisition that may be required	\$1,740,000	2030 - 2039	
TN-009	Intersection upgrade - Josephson Street and Lake Road Swansea, and associated works, pathways and land acquisition that may be required	\$1,957,500	2030 - 2039	
TN-010	Upgrade of Fassifern underpass, associated works, pathways, and land acquisition that may be required	\$978,750	2030 - 2039	
TN-011	Road and intersection(s) upgrades, associated works, pathways and land acquisition that may be required - Along Minmi Road	\$8,482,500	2030 - 2039	
TN-012	Intersection upgrade - Hue Hue Road, associated works, pathways, and land acquisition that may be required	\$3,480,000	2030 - 2039	
TN-013	Road and intersection upgrade - Freemans Drive, associated works, pathways and land acquisition that may be required	\$8,700,000	2030 - 2039	
TN-014	Intersection Upgrade - Gimberts and Freeman Drive, and Gimberts and Awaba - associated works, pathways and land acquisition that may be required	\$3,480,000	2030 - 2039	
TN-015	Intersection upgrade Awaba Street and Bridge Street upgrade, and road upgrade along Bridge Street (along Bridge Street south of Awaba Street, associated works, pathways and land acquisition that may be required	\$4,741,500	2030 - 2039	
TN-016	Road upgrades Marconi Road and Station Street, associated works, pathways and land acquisition that may be required	\$5,481,000	2030 - 2039	
TN-017	Intersection upgrade and shared path - Fishery Point Rd/Morriset Park Rd Bonnells Bay	\$2,218,500	2025 - 2039	
TN-018	Transport and Traffic - precinct and corridor investigations and design within Catchment 1	\$500,000	2025 - 2039	
TN-019	Transport and Traffic - precinct and corridor investigations and design within Catchment 2	\$500,000	2025 - 2039	
TN-020	Transport and Traffic - precinct and corridor investigations and design within Catchment 3	\$500,000	2025 - 2039	
TN-021	Local area traffic management and high pedestrian activity areas- sub program within Catchment 1	\$2,500,000	2025 - 2039	
TN-022	Local area traffic management and high pedestrian activity areas- sub program within Catchment 2	\$2,500,000	2025 - 2039	
TN-023	Local area traffic management and high pedestrian activity areas- sub program within Catchment 3	\$2,500,000	2025 - 2039	
	Transport Network Total	\$70,907,025		

Appendix C – Works Schedule – New Development 2025-2039

Facility Reference	Facility Description (Works and Land Acquisition)	New Development Net Residential Population	Estimated Timing
Open Space and Recreation - Works, land acquisition and easements			
OS&R-001	Sports Fields - New and/or upgraded - 5 within Catchment 1	\$16,491,880	2025 - 2039
OS&R-002	Sports Fields - New and/or upgraded - 5 within Catchment 2	\$17,500,000	2030 - 2039
OS&R-003	Sports Fields - New and/or upgraded - 4 within Catchment 3	\$20,000,000	2030 - 2039
OS&R-004	Sports Courts - New and/or upgraded - 5 within Catchment 1	\$3,000,000	2030 - 2039
OS&R-005	Sports Courts - New and/or upgraded - 6 within Catchment 2	\$3,200,000	2030 - 2039
OS&R-006	Sports Courts - New and/or upgraded - 5 within Catchment 3	\$2,500,000	2030 - 2039
OS&R-007	Park and Playground - New and/or upgraded - 4 within Catchment 1	\$8,800,000	2025 - 2039
OS&R-008	Park and Playground - New and/or upgraded - 5 within Catchment 2	\$22,635,734	2030 - 2039
OS&R-009	Park and Playground - New and/or upgraded - 4 within Catchment 3	\$5,800,000	2030 - 2039
OS&R-010	Parks - New and/or upgraded - 1 within Catchment 1	\$1,500,000	2030 - 2039
OS&R-011	Parks - New and/or upgraded - 1 within Catchment 3	\$1,500,000	2030 - 2039
OS&R-012	Recreation Hub - New and/or upgraded - 1 within Catchment 1	\$1,000,000	2030 - 2039
OS&R-013	Recreation Hub - New and/or upgraded - 1 within Catchment 2	\$1,000,000	2030 - 2039
OS&R-014	Recreation Hub - New and/or upgraded - 1 within Catchment 3	\$1,500,000	2030 - 2039
OS&R-015	Lake aquatic infrastructure - New and/or upgraded - 2 within Catchment 1	\$2,616,667	2030 - 2039
OS&R-016	Lake aquatic infrastructure - New and/or upgraded - 2 within Catchment 2	\$2,616,667	2030 - 2039
OS&R-017	Lake Aquatic Infrastructure - New and/or upgraded - 2 within Catchment 3	\$2,616,667	2030 - 2039
OS&R-018	Dog Park - New and/or upgraded - 1 within Catchment 1	\$300,000	2030 - 2039
OS&R-019	Dog Park - New and/or upgraded - 1 within Catchment 2	\$613,242	2030 - 2039
OS&R-020	Dog Park - New and/or upgraded - 1 within Catchment 3	\$250,000	2030 - 2039
OS&R-021	Walking trails - New and/or upgraded - 5095 lm within Catchment 1	\$3,566,500	2030 - 2039
OS&R-022	Walking trails - New and/or upgraded - 5400 lm within Catchment 2	\$3,780,000	2030 - 2039
OS&R-023	Walking trails - New and/or upgraded - 4770 lm within Catchment 3	\$3,339,000	2030 - 2039
OS&R-024	Swansea Swim Centre Expansion	\$5,650,000	2025 - 2029
OS&R-025	Pool Expansion Morisset	\$5,500,000	2030 - 2039
OS&R-026	Beach Facilities - Upgrade Catherine Hill Bay SLSC	\$4,000,000	2025 - 2039
	Open Space and Recreation Total	\$141,276,356	
Plan Preparation and Administration			
	Plan Preparation and Administration	\$9,225,000	2025 - 2039
	TOTAL WORKS AND LAND ACQUISITION	\$345,927,607	

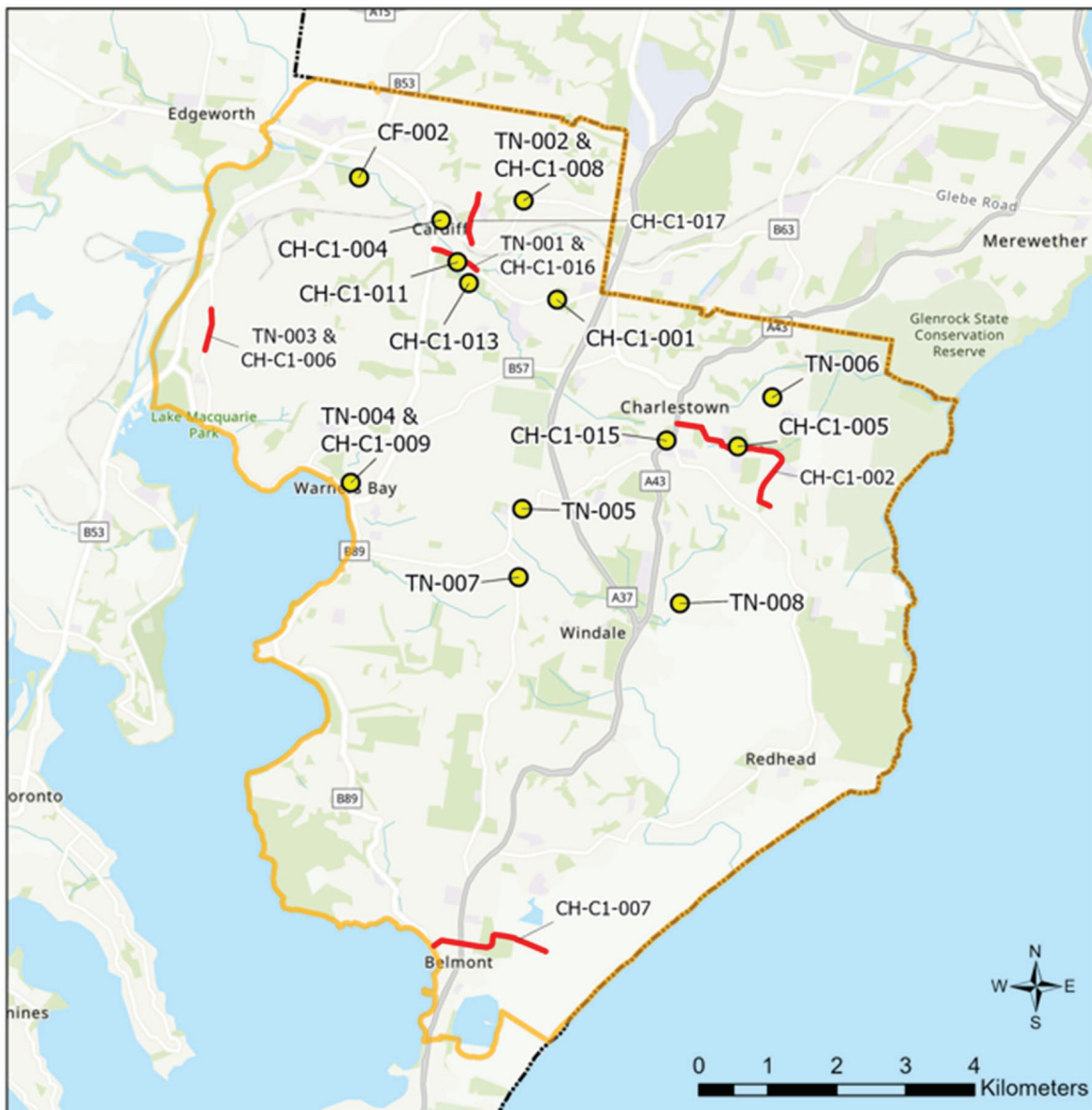
APPENDIX D

MAPS OF FACILITY LOCATIONS



APPENDIX D – MAPS OF FACILITY LOCATIONS

CATCHMENT 1, SUB-CATCHMENT NORTH



These facilities will be delivered in Catchment 1:

- Community space (CF-001)
- State Emergency Services facility (SES-001)
- Shared pathway / cycleway – 3560lm (SPF-001)
- Footpaths – 15984lm (SPF-004)
- 5 sports fields (OS&R-001)
- 5 sports courts (OS&R-004)
- 4 Parks and playgrounds (OS&R-007)
- 1 park (OS&R-010)
- 1 recreation hub (OS&R-012)
- 2 lake aquatic facilities (OS&R-0015)
- 1 dog park (OS&R-018)
- Walking trails - 5095lm (OS&R-021)
- Local area traffic management (TN-021)

- Facility Location
- Road/Shared Path/Footpath/Trail
- Catchment 1 sub-catchment North
- LGA boundary



IP/2025/2922

APPENDIX D – MAPS OF FACILITY LOCATIONS

CATCHMENT 1, SUB-CATCHMENT SOUTH



These facilities will be delivered in Catchment 1:

- Community space (CF-001)
- State Emergency Services facility (SES-001)
- Shared pathway / cycleway – 3560lm (SPF-001)
- Footpaths – 15984lm (SPF-004)
- 5 sports fields (OS&R-001)
- 5 sports courts (OS&R-004)
- 4 Parks and playgrounds (OS&R-007)
- 1 park (OS&R-010)
- 1 recreation hub (OS&R-012)
- 2 lake aquatic facilities (OS&R-0015)
- 1 dog park (OS&R-018)
- Walking trails - 5095lm (OS&R-021)
- Local area traffic management (TN-021)

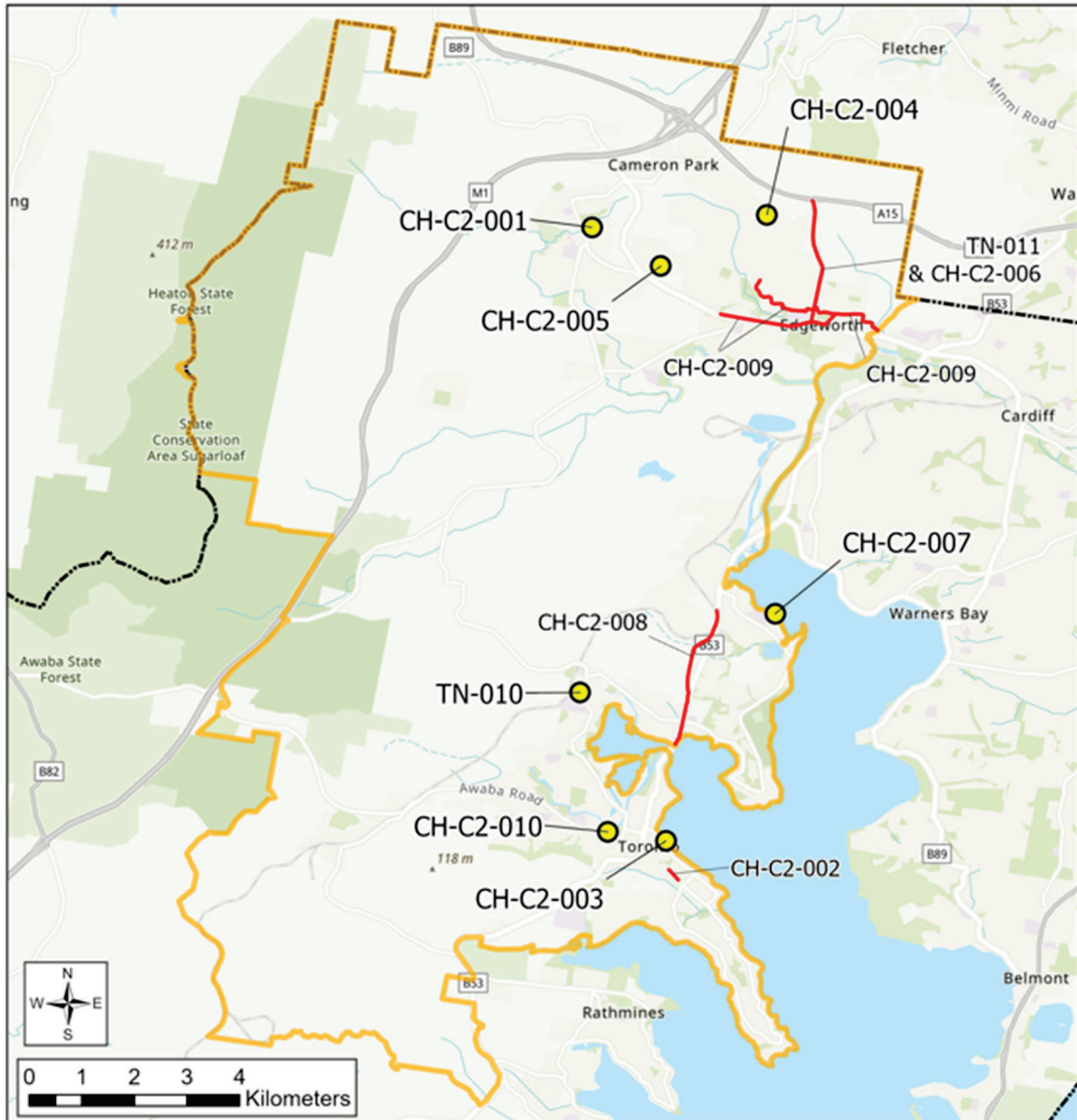
- Facility Location
- Road/Shared Path/Footpath/Trail
- Catchment 1 sub-catchment South
- LGA boundary



IP/2025/2922

APPENDIX D – MAPS OF FACILITY LOCATIONS

CATCHMENT 2



These facilities will be delivered in Catchment 2

- Community Space (CF-003)
- Shared Pathway/Cycleway - 3773lm (SPF-002)
- Footpaths - 1694lm (SPF-005)
- 5 Sports Fields (OS&R-002)
- 6 Sports Courts (OS&R-005)
- 5 Parks and Playgrounds (OS&R-008)
- 1 Recreation Hub (OS&R-013)
- 2 Lake Aquatic Facilities (OS&R-0016)
- 1 Dog Park (OS&R-019)
- Walking Trails - 5400lm (OS&R-022)
- Local Area Traffic Management (TN-022)

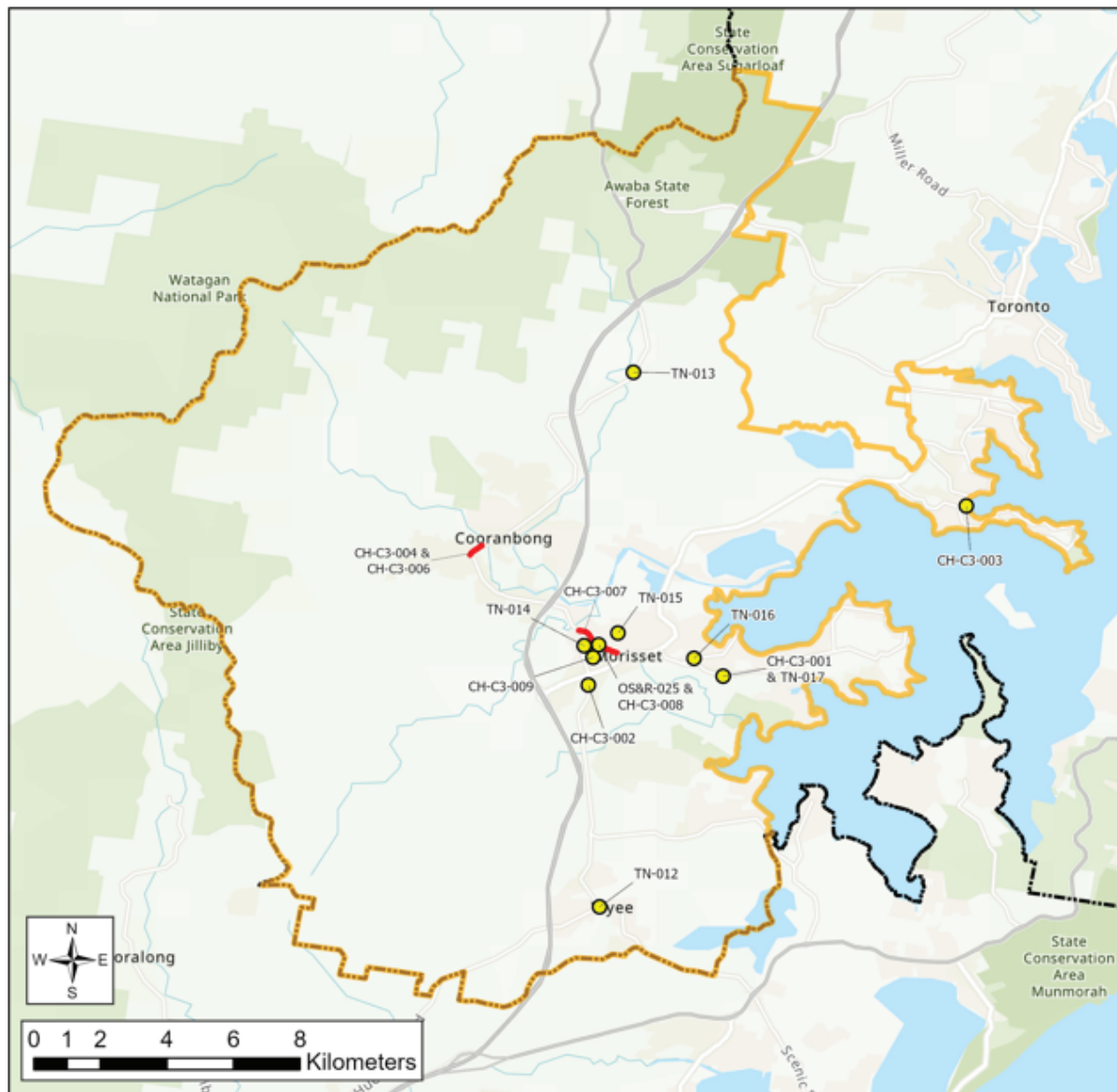
- Facility Location
- Road/Shared Path/Footpath/Trail
- Catchment 2
- LGA boundary



IP/2025/2922

APPENDIX D – MAPS OF FACILITY LOCATIONS

CATCHMENT 3



These facilities will be delivered in Catchment 3

- Community Space (CF-004)
- State Emergency Services Facility (SES-002)
- Shared Pathway/Cycleway -3332lm (SPF-003)
- Footpaths - 14960lm (SPF-006)
- 6 Sports Fields (OS&R-003)
- 5 Sports Courts (OS&R-006)
- 4 Parks and Playgrounds (OS&R-009)
- 1 Park (OS&R-011)
- 1 Recreation Hub (OS&R-014)
- 2 Lake Aquatic Facilities (OS&R-0017)
- 1 Dog Park (OS&R-020)
- Walking Trails - 4770lm (OS&R-023)
- Local Area Traffic Management (TN-023)

- Facility Location
- Road/Shared Path/Footpath/Trail
- Catchment 3
- LGA boundary



IP/2025/2922

APPENDIX E

REFERENCES



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

Hunter Regional Plan 2041 by the NSW Department of Planning and Environment

Lake Macquarie City Council Walking, Cycling and Better Streets Strategy 2031

Lake Macquarie City Council Parks and Play Strategy 2021 – Planning and Assessment Tools
(dated August 2021)

Lake Macquarie City Council Aquatic Facilities Strategy, April 2023

Lake Macquarie City Council Dogs in Open Space Strategy, March 2023

Lake Macquarie City Council Lake Activation Strategy 2020-2030, October 2021

Lake Macquarie City Council Sports Strategy, April 2021

