

**Lake Macquarie City Council
Development Contributions Plan 2012 –
Morisset Contributions Catchment**

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Executive Summary

Purpose and Objectives of the Plan

This Plan is the **Lake Macquarie City Council Development Contributions Plan 2012 – Morisset Contributions Catchment** and has been prepared to satisfy the requirements of the Environmental Planning and Assessment Act and Regulation, enabling Council or an accredited certifier to levy contributions from development for the provision of [community infrastructure](#) that is required to meet the demands of that development.

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

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

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

Nature of future development

Between 2010 and 2025, there is forecast to be 5,650 additional private residential dwellings and 850 additional rooms/beds in non-private accommodation in the Morisset Contributions Catchment, accommodating 16,080 additional persons (DFP, 2010).

By 2025, there is also estimated to be an increase in retail floor space of 14,980m², commercial floor space of 4,240m² and industrial floor space of 122,530m². This is forecast to generate an additional 1,850 workers within the Morisset Contributions Catchment (DFP, 2010).

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

Forecasts under this Plan include development in the North Cooranbong urban release area which is covered by a Planning Agreement (PA). Development to the extent authorised by that PA is not levied under this Plan as that development will provide contributions under the PA. Development on land to which the PA applies, which is over and above the development yield specified in the PA, will be levied in accordance with this Plan.

The contribution rates specified in this plan are based on the development forecasts excluding development anticipated by the North Cooranbong PA.

Life of the Plan

The Plan has been prepared to cater for development anticipated for 2010 to 2025 which is the period for which residential population and employment projections have been prepared. The Plan will be monitored during this time to ensure that community facilities are provided as development proceeds. The Plan may be amended over time, as it is unlikely that growth will remain exactly in accordance with that forecast in the Plan.

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

Apportionment of costs

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

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

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

Summary of contributions by facility type

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

Table E1: Summary of Contribution Rates by Facility Type (excluding Local Roads)		
Facility Type	Contribution Rate	
Local Roads	See Table E2	per Peak Vehicle Trip (PVT)
Local Public Transport Facilities	\$32.98	per person (residential development)
	\$31.30	per worker (non-residential development)
Local Car Parking Facilities	\$28,550	per car parking space not provided on-site
Local Open Space and Recreation Facilities	\$3,039.90	per person (residential development)
Local Community Facilities	\$1,141.43	per person (residential development)
Plan Preparation and Administration	\$149.31	per person (residential development)
	\$80.76	per worker (non-residential development)

Table E2: Summary of Contribution Rates for Local Roads

Local Roads Sub-Catchment ^A	Contribution Rate (per PVT)	Attributable to
1. Cooranbong (excluding North Cooranbong and Highland Avenue Urban Release Area (URA))	\$2,023.88	Residential
2. North Cooranbong	Refer to Planning Agreement	
3. Highland Avenue URA	\$18,684.91	All
4. Bonnell's Bay	\$1,352.79	All
5. Dora Creek	\$0.00 ^B	N/A
6. Coorumbung Road URA	\$0.00 ^B	N/A
7. Martinsville	\$0.00 ^B	N/A
8. Mandalong	\$0.00 ^B	N/A
9A. & 9B. Morisset	\$8,118.83	Residential
	\$2,023.88	Non-residential
10. Morisset South (excluding Employment)	\$474.04	All
11. Morisset Employment North Sector	\$0.00 ^B	N/A
12. Morisset Employment South Sector	\$2,258.44	Non-residential
13. Morisset Peninsula	\$1,352.79	All
14. Wyee	\$0.00 ^B	N/A
15. Wyee Point	\$0.00 ^B	N/A
Note: A. Refer to Section 4.1.6 for transport sub-catchments B. Whilst no contributions toward local roads infrastructure are sought for these sub-catchments under this Plan, Council may require, via condition of development consent, road infrastructure improvements to be undertaken on a case by case basis subject to an assessment (at DA stage) of demand for such infrastructure arising from a specific development.		

For ease of use of applying this Plan, the rates in [Table E1](#) and [Table E2](#) are converted to typical development types and the resulting rates have been set out in [Table E3](#). Other forms of development that are not specified in [Table E3](#) will be assessed in accordance with Section 1.5 of this Plan and the per person (residential), per worker (non-residential) and per PVT rates specified in [Table E1](#) and [Table E2](#).

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

Summary of contributions by development type

[Table E3](#) summarises the total contribution rates per development type at the date of commencement of this Plan.

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

Lake Macquarie City Council Development Contributions Plan 2012

Morisset Contributions Catchment

Table E3: Summary of Contribution Rates by Development Type

Development Type	Base (per)	Residential Occupancy Rate ^A	Sub-Catchment							
			1. Cooranbong (excluding North Cooranbong & Highland Avenue URA)	3. Highland Avenue URA	4. Bonnell's Bay & 13. Morisset Peninsula	5. Dora Creek 6. Coorumbung Road URA 7. Martinsville, 8. Mandalong, 14. Wyee & 15. Wyee Point	9A. & 9B. Morisset	10. Morisset South (excluding Employment)	11. Morisset Employment North Sector	12. Morisset Employment South Sector
Dwelling House / Lot / Exhibition Home	dwelling	3.07	\$15,135.55	\$29,297.43	\$14,565.13	\$13,415.26	\$20,316.27	\$13,818.19	\$13,415.26	\$15,334.93
Residential Accommodation ^B with 1 bedroom / bedsit	dwelling	1.29	\$6,540.29	\$14,037.75	\$6,238.30	\$5,629.54	\$9,283.02	\$5,842.86	\$5,629.54	\$6,645.84
Residential Accommodation ^B with 2 bedrooms	dwelling	1.72	\$8,403.70	\$15,901.17	\$8,101.71	\$7,492.96	\$11,146.43	\$7,706.27	\$7,492.96	\$8,509.25
Residential Accommodation ^B with 3 or more bedrooms	dwelling	2.62	\$12,614.13	\$22,194.22	\$12,228.26	\$11,450.40	\$16,118.73	\$11,722.97	\$11,450.40	\$12,749.00
Seniors Housing ^C	dwelling	1.37	\$6,281.74	\$8,780.90	\$6,181.08	\$5,978.16	\$7,195.99	\$6,049.27	\$5,978.16	\$6,316.93
Residential Care Facility	bed	1.00	\$485.87	\$2,985.03	\$385.21	\$182.29	\$1,400.11	\$253.40	\$182.29	\$521.05
Moveable Dwelling (Long-term)	site	1.50	\$7,354.98	\$14,019.39	\$7,086.55	\$6,545.43	\$9,792.96	\$6,735.05	\$6,545.43	\$7,448.80
Moveable Dwelling (Short-term)	site	1.00	\$4,031.74	\$10,696.15	\$3,763.30	\$3,222.19	\$6,469.72	\$3,411.80	\$3,222.19	\$4,125.56
Tourist and Visitor Accommodation (Small Scale)	room ^D	0.73	\$3,161.75	\$9,826.16	\$2,893.31	\$2,352.20	\$5,599.73	\$2,541.81	\$2,352.20	\$3,255.57
Tourist and Visitor Accommodation (Large Scale)	room ^D	1.55	\$5,803.94	\$12,468.35	\$5,535.51	\$4,994.39	\$8,241.92	\$5,184.00	\$4,994.39	\$5,897.76
Hostel / Boarding House / Group Home / Hospital / Educational Establishment (residential component)	bed	1.00	\$5,173.17	\$11,837.58	\$4,904.74	\$4,363.62	\$7,611.15	\$4,553.24	\$4,363.62	\$5,266.99
Retail Premises ^E	100m ² GFA	-	\$14,615.40	\$131,242.64	\$9,917.82	\$448.27	\$14,615.40	\$3,766.54	\$448.27	\$16,257.32
Shops (Supermarkets only)	100m ² GFA	-	\$29,975.11	See Note F	\$20,110.19	\$224.14	\$29,975.11	\$7,192.49	\$224.14	\$33,423.14
Bulky Goods Premises	100m ² GFA	-	\$5,919.05	See Note F	\$3,972.91	\$49.81	\$5,919.05	\$1,424.52	\$49.81	\$6,599.27
Business Premises and Office Premises	100m ² GFA	-	\$4,794.87	See Note F	\$3,452.70	\$747.12	\$4,794.87	\$1,695.19	\$747.12	\$5,263.99
Industry (Small Scale)	100m ² GFA	-	\$2,141.84	See Note F	\$1,470.76	\$117.97	\$2,141.84	\$592.00	\$117.97	\$2,376.40
Industry (Large Scale) and warehouses or distribution centres	100m ² GFA	-	\$1,105.33	See Note F	\$769.79	\$93.39	\$1,105.33	\$330.41	\$93.39	\$1,222.61
Storage premises and depots	100m ² GFA	-	\$1,067.97	See Note F	\$732.43	\$56.03	\$1,067.97	\$293.05	\$56.03	\$1,185.25
Other Development	See Note F									

Notes:

A. These are the occupancy rates for future residential development (excluding existing development) in the Contributions Catchment as forecast to 2025.

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

C. Excluding residential care facilities.

D. 'Room' means "[leasable room](#)", being a room or suite of rooms that can be individually leased for the purposes of tourist and visitor accommodation.

E. Excluding bulky goods premises and supermarkets.

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

Summary of works schedule

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

Table E4: Summary of Works Schedule	
Description	Cost to New Development
Local Road Facilities	\$9,179,157
Local Public Transport Facilities	\$450,130
Local Car Parking Facilities (per car space)	\$28,550
Local Open Space and Recreation Facilities	\$35,603,266
Local Community Facilities	\$13,190,163
Plan Preparation and Administration	\$1,932,900
TOTAL	\$60,355,616

Note:

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

1 Introduction

1.1 Name of this Plan

This Plan is the **Lake Macquarie City Council Development Contributions Plan – Morisset Contributions Catchment** (the “Plan”).

1.2 Commencement of this Plan

This Plan has been prepared pursuant to the provisions of Section 94 of the [Environmental Planning and Assessment Act 1979](#) (the Act) and the [Environmental Planning and Assessment Regulation 2000](#) (the Regulation) and takes effect from 15 December, 2012, being the date on which public notice was published, pursuant to the Regulation (hereafter referred to as ‘Plan Commencement’ or ‘date of commencement’).

1.3 Purpose and Objectives of this Plan

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

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

Accordingly, the objectives of this Plan are to:

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

1.4 Land to which the Plan applies

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

Development to the extent authorised by the North Cooranbong PA is not levied under this Plan as that development will provide contributions under the PA. Development on land to which the PA applies, which is over and above the development yield specified in the PA, will be levied in accordance with this Plan.

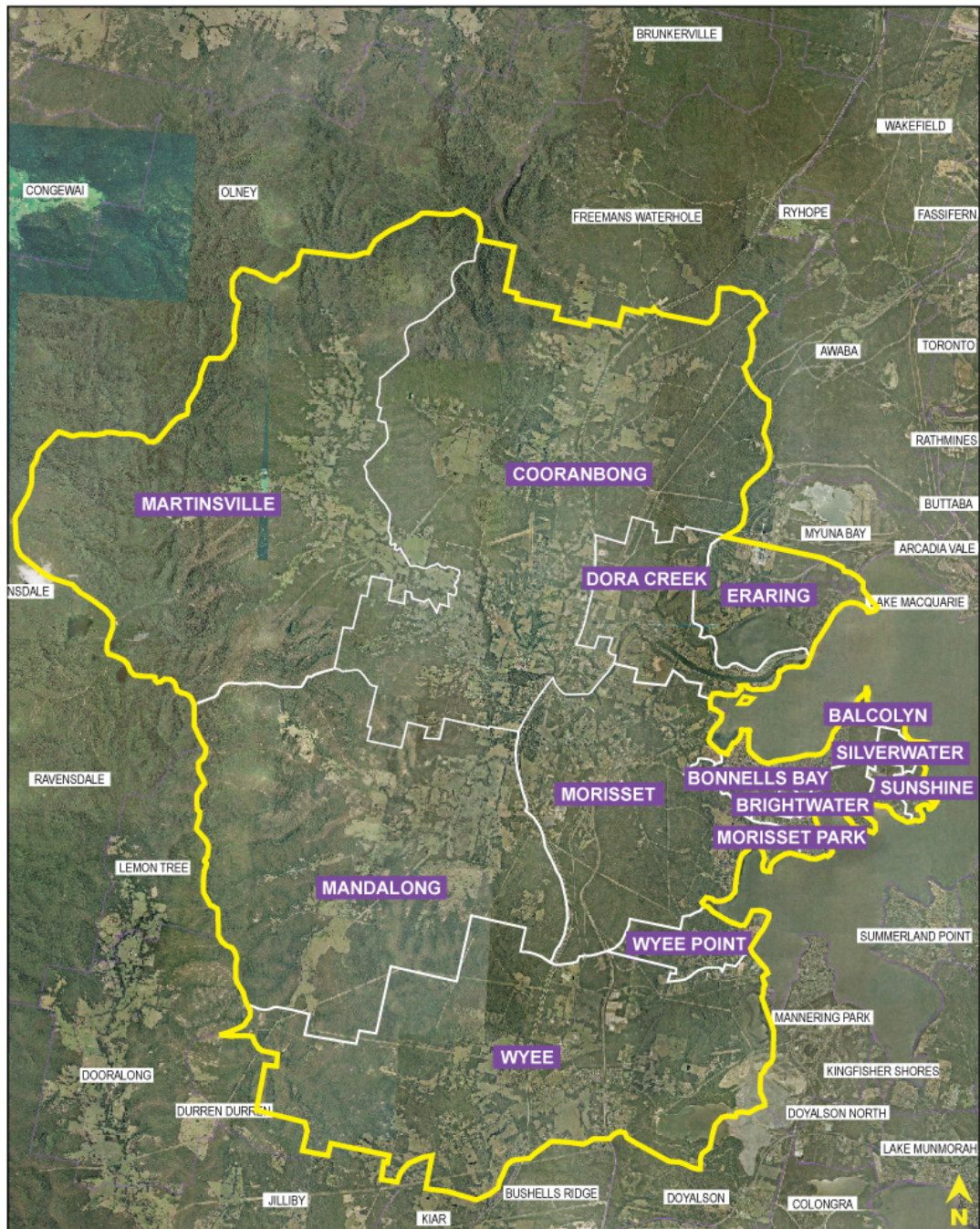


Figure 1: Map – where this Plan applies (by suburb).

1.5 Development forms to which this Plan applies

This Plan applies to:

- residential development which would result in the creation of additional private lots/dwellings or in the case of non-private residential development, additional dwellings, beds or people.
- non-residential development including development resulting in a change of use, where the new use results in additional demands for community infrastructure; and
- non-residential development in the Morisset Town Centre which is unable to provide the full on-site car parking requirement under Council's DCP due to site constraints or because it is desirable to deter vehicles from interfering with pedestrian movement and public spaces.

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

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

1.6 Operation Period of the Plan

The Plan is intended to cater for a planning period up to the year 2025 which is the period for which residential population and employment forecasts have been prepared.

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

1.7 Structure of this Plan

This Plan is arranged into four sections:

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

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

Section 3 – [Expected development and demand for community infrastructure](#), outlines the forecast future development and basis for increased demand for facilities and services.

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

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

1.8 Glossary

The meanings of key words and terms used in this Plan and are contained in the Glossary at [Appendix A](#). 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

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

1.11 Key Considerations

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

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

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

A response to these key considerations for development contributions is provided at [Appendix F](#).

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

2 Administration and operation of this Plan

2.1 Scope of this Plan

The Lower Hunter Regional Strategy (LHRS) identifies population growth for the Lake Macquarie City Council LGA from 2006 to the year 2031 comprising 36,000 new dwellings and a significant proportion of the Lower Hunter Region growth of 66,000 new jobs is also expected to be within the LGA.

Residential population and employment forecasts were prepared for the Morisset Contributions Catchment for the period between 2010 and 2025 by DFP Planning Consultants in 2010 (DFP, 2010). This Plan period is considered to be a reasonable timeframe over which to operate a contributions plan as it is sufficiently short to have an acceptable degree of confidence in development rates and sufficiently long to accommodate possible development cycles.

The development forecasts were prepared utilising a wide range of historical and current plans, policies and development application material including Council's Urban Development Program (UDP) data. Between 2010 and 2025, there is forecast to be an increase in private residential accommodation in the Morisset Contributions Catchment of 5,650 dwellings and 850 rooms/beds in non-private residential accommodation accommodating 16,080 additional persons (DFP, 2010).

During this time, there is also estimated to be an increase in retail floor space of 14,980m², commercial floor space of 4,240m² and industrial floor space of 122,520m² (DFP, 2010). Further details of these forecasts are provided in Section 3 of this Plan. This future development in the LGA will create a demand for new, enhanced or augmented community infrastructure.

The forecasts specified above and detailed in Section 3 of this Plan include development in the North Cooranbong urban release area which is covered by a PA. However, development to the extent authorised by that PA is not levied under this Plan as the demand for and cost of future community infrastructure for that development is provided for under the PA. Development on land to which the PA applies, which is over and above the development yield specified in the PA, will be levied in accordance with this Plan.

All estimates of demand for and cost of future community infrastructure in Section 4 of this Plan exclude the development yield and infrastructure covered by the North Cooranbong PA.

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

2.2 Types of community infrastructure addressed by this Plan

2.2.1 Community infrastructure

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

- Local roads, including:
 - Road and footpath infrastructure; and
 - Traffic management facilities;
- Local public transport facilities including bus stop improvements;
- Public car parking facilities for non-residential development in the Morisset Town Centre where it is impractical or undesirable to provide the car parking on-site;

- Local open space and recreation facilities including:
 - New and embellished public open space and associated landscaping; and
 - New and embellished recreation facilities;
- Local community facilities including:
 - Library buildings and resource materials;
 - Community centres and halls;
 - Children's services;
 - Youth services; and
 - Aged care services.
- District infrastructure of a kind referred to in the above bullet points where there is a direct connection with the development to which the contribution relates;
- Preparation of this Plan and supporting studies; and
- Administration and management activities associated with this Plan.

2.3 How will contributions be imposed?

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

2.4 Methods of payment

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

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

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

2.4.1 Monetary contributions

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

2.4.2 Dedication of land

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

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

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

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

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

- (a) the extent to which the works/MPB satisfies the purpose for which the contribution was sought;
- (b) the works-in-kind being facilities which are already included in the Plan;
- (c) the extent to which the MPB satisfies a community need or may reduce the demand for levied items;
- (d) the impending need to construct the works for which the contributions are to be offset;
- (e) the provision of the works/MPB will not prejudice the timing, the manner or the orderly provision of public facilities included in the works program or the financial integrity of Council's Plan;
- (f) an assessment of the shortfall or credit in monetary contributions as a result of the proposal;
- (g) the availability of supplementary funding to make up the shortfall in contributions;
- (h) locational and other factors that may affect usability;
- (i) impact of recurrent operational and maintenance costs; and
- (j) the provision of the works/MPB must not result in piecemeal delivery of infrastructure or likely to result in the need to reconstruct the works due to future nearby developments (i.e. normally the works will need to relate to a whole street block or a defined precinct).

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

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

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

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

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

- (b) granting a credit to the applicant on the basis of the equivalent number of persons, beds or workers that the applicant may rely upon to offset contributions otherwise payable under this Plan for other development within the Contributions Catchment (see also Section 2.10).

2.4.4 Planning agreements

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

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

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

2.5 Timing of payments

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

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

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

2.5.1 Deferred or periodic payments

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

- (a) an application for deferred payment or payment by instalments is to be made in writing to Council explaining the circumstances of the request;
- (b) the decision to allow deferred payment will be at the sole discretion of Council;
- (c) the timing or the manner of the provision of public facilities included in the works program will not be prejudiced;
- (d) the works project to which the request applies does not relate to public safety or health;
- (e) the amount of the contribution or outstanding balance is not less than \$50,000;
- (f) where the applicant intends to make a contribution by way of a planning agreement, material public benefit or works-in-kind in lieu of a cash contribution or by land dedication and Council and the applicant have a legally binding agreement for the provision of the works or land dedication;
- (g) the maximum period of deferred payment of the contribution is two years from the standard payment date; and
- (h) the maximum period for payment by instalments is two years from the standard payment date;
- (i) deferred payments and payments by instalments are subject to indexation.

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

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

2.5.2 Construction certificates and the obligation of accredited certifiers

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

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

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

2.5.3 Complying development and the obligation of accredited certifiers

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

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

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

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

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

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

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

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

Where:

$\$C_{PY}$ is the amount of the contribution at the date of Payment.

$\$C_{PC}$ is the amount of the contribution for works schedule items (other than land yet to be acquired) at the date of the Plan Commencement.

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

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

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

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

2.7 Indexation of contributions for land yet to be acquired

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

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

Where:

\\$C_{PY} is the amount of the contribution at the date of Payment.

\\$C_{PC} is the amount of the contribution for works schedule items involving land yet to be acquired at the date of the Plan Commencement.

LV Index_{PY} is the Land Value Index as published by Council at the date of Payment of the contribution

LV Index_{PC} is the Land Value Index as published by Council at the date of the Plan Commencement.

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

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

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

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

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

2.8 Exemptions and Discounts

Council will not provide exemption to development contributions made under this Plan other than the following:

- Lawful conversion of existing bedrooms in an existing dwelling to bed and breakfast rooms.

In addition, exemptions and/or discounts will be afforded under prevailing direction of the [Minister for Planning and Infrastructure](#). At the date of commencement of this Plan, these Ministerial exemptions and reductions included:

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

Council does not apply discounts to the payment of development contributions unless otherwise stated in this Plan.

2.9 Allowances for existing development

All forecasts of future additional development within this Plan have been calculated allowing for existing development at the time of preparing the Plan (i.e. as at 1 January 2010).

Contributions required under this Plan will be levied according to the estimated net increase in demand. An amount equivalent to the contribution attributable to any existing lawful development on the site of a proposed new development, at the time of undertaking the demand assessment underpinning this Plan, will be allowed for in the calculation of contributions.

Accordingly, if an applicant wishes to obtain an allowance against contributions payable based on pre-existing development, information must be provided with the development application which demonstrates the lawful existence of the development on the subject site as at 1 January 2010.

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

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

2.10 Credits

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

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

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

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

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

2.11 Monitoring and review of the Plan

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

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

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

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

2.12 Accounting and management of funds

2.12.1 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.

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

Funds levied and received under previous plans prior to 1 January 2010 will be used to deliver community infrastructure of the same facility category identified under this Plan as 'Cost Attributable to Council' as these funds were levied to meet the demands of that prior development.

Funds levied and received under previous plans from 1 January 2010 will be used toward the delivery of community infrastructure of the same facility category identified under this Plan as 'Cost Attributable to New Development'. This is because the development forecasts which underpin this Plan rely upon estimates of existing development at 1 January 2010 and development from that date generates a demand for these facilities. Accordingly, these funds will be transferred to the account for this Contribution Plan.

2.12.3 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.

2.12.4 Pooling of contributions

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

2.12.5 Other funding sources

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

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

2.12.6 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.

3 Expected development and demand for community infrastructure

3.1 Introduction

This section outlines key aspects of the existing residential and employment development and populations within the Morisset Contributions Catchment and details the development forecasts which have been prepared in order to ascertain the demand for new and embellished community infrastructure to cater for future development from 2010 to 2025.

3.2 Existing Population Characteristics

The Morisset Contributions Catchment comprises the western and south-western reaches of the Lake Macquarie LGA and includes the existing townships of Morisset, Cooranbong, Wyee, Dora Creek and suburbs on the Morisset Peninsula (see [Figure 1](#)).

Based on 2006 ABS Census data and known or anticipated dwelling completions to the end of 2009, the estimated resident population of the Morisset Contributions Catchment as at 1 January 2010 was 22,530 persons with 20,785 persons living in 8,280 private dwellings and 1,745 persons in non-private residential accommodation (DFP, 2010). This was an increase of about 1,400 persons from 2006 and a growth of approximately 2% per annum from 2001.

According to the Socio Economic Index of Disadvantage/Advantage (SEIFA) as measured by the ABS in 2006, the Morisset Contributions Catchment was more disadvantaged than many other areas in the LGA with Wyee and Morisset in particular identified as areas of high disadvantage with residents having lower incomes, employed in less skilled occupations and higher unemployment levels than those living in other areas (HNP, 2012).

Age groupings of the Morisset Contributions Catchment population were similar in 2006 to those of the LGA and the Lower Hunter Statistical Division (SD) with the exceptions being a lower proportion of persons aged 25-54 (36.2% compared to 38.4% and 39.6% respectively) and a significantly higher proportion of persons aged over 55 years (32.5% compared to 29.3% and 27.3% respectively).

Approximately 5% of the resident population in 2006 was born elsewhere than Australia and speaking a language other than English at home which is slightly greater than the LGA average of 4% and consistent with the Lower Hunter Statistical Division average of 5%.

Detached and attached dwellings were estimated to comprise approximately 89.7% (7,425 dwellings) of all private dwellings in the Contributions Catchment as at 2010 (8,280 dwellings total). Only 2.2% of dwellings were apartment style housing (185 dwellings) with the remainder estimated to comprise seniors housing (4.4% or about 365 dwellings) and long-term moveable dwellings including manufactured homes and caravans (3.7% or about 305 dwellings).

The average occupancy rate in the Morisset Contributions Catchment at 2006 was 2.53 persons per occupied private dwelling which was lower than that of the LGA (2.56 persons per dwelling) but higher than the region (2.51 persons per dwelling).

The most dominant family type in 2006 was couple without children (42.9%) which was up about 2.5% from 1996, higher than both the LGA (38.4%) and Lower Hunter SD averages (38.1%). In 2006, 23.4% of the population lived in lone person households, which was similar to the LGA (23%) but lower than the Lower Hunter SD average of about 25%.

Labour force participation rate for the Catchment in 2006 was 49% which was significantly less than both the LGA (56%) and the Regional (56%) averages.

3.3 Forecast Development and Population

3.3.1 Introduction

Residential and employment forecasts were undertaken in 2009/10 for the Morisset Contributions Catchment and have been used to inform the various tables in this section (DFP, 2010). These forecasts were based on historical development trends from Council's development application and construction certificate records, current and potential future supply of zoned land from Council's LEP and UDP and various other relevant plans and studies.

The following subsections provide a summary of the forecast future residential and employment growth in the Contributions Catchment to the year 2025.

3.3.2 Forecast Residential Development

[Table 1](#) provides a summary of the potential private and non-private dwelling growth to 2025 including the average occupancy rate for different dwelling types across the Contributions Catchment (i.e. not solely the occupancy rate of future dwellings).

[Table 1](#) demonstrates that the majority of future residential development is anticipated to be low density development comprising detached dwellings.

Table 1: Estimated Residential Development 2006-2025 (DFP, 2010)							
Residential Dwelling Type	Occupancy Rate ^A	# Dwellings / Rooms / Beds					Growth
		2006	2010	2015	2020	2025	
Private Dwellings	2.55 ^B	7,700	8,290	10,060	12,070	13,920	5,650
Dwelling Houses / Lots / Exhibition Homes	2.91	6,910	7,430	8,760	10,190	11,460	4,030
Residential Accommodation ^C with 1 bedroom / bedsit	1.22	30	30	70	120	180	150
Residential Accommodation ^C with 2 bedrooms	1.62	80	80	200	360	540	460
Residential Accommodation ^C with 3 or more bedrooms	2.48	70	70	180	320	480	410
Seniors Housing ^D	1.37	300	370	470	620	730	370
Moveable Dwellings (Long -term)	1.50	310	310	380	460	530	230
Non-Private Dwellings (Rooms/Beds)^E	-	1,220	1,250	1,510	1,780	2,090	850
Residential Care Facility	bed	440	470	570	670	770	300
Hostels/ Boarding Houses/ Group Homes/ Hospitals	2.24	410	405	510	630	795	390
Educational Establishments (residential component)	bed	240	240	240	240	240	0
Moveable Dwellings (Short -term)	site	20	20	35	50	65	45
Tourist and Visitor Accommodation (small scale)	0.73	80	80	110	140	170	80
Tourist and Visitor Accommodation (large scale)	1.55	30	30	40	50	50	30
Notes: A. Forecast average occupancies across the Contributions Catchment as at 2025. B. This is the average occupancy rate of all dwellings in the Contributions Catchment as forecast to 2025 for residential development. C. Excluding boarding houses, dwelling houses, group homes, hostels and seniors housing. D. Excluding residential care facilities (Occupancy rate based on 2001 and 2006 ABS Census data). E. Estimates based on 2001 and 2006 ABS Census data.							

Using the forecast number of additional dwellings from [Table 1](#), a demographic model was constructed to factor in fertility and mortality of the existing and future populations in order to generate a forecast of the total number of persons resident in the Contributions Catchment at the year 2025, being the end of the Plan period.

[Table 2](#) provides a comparison of the historical growth in population and the forecast population and highlights that there is forecast to be approximately 16,080 additional persons living in the Contributions Catchment by 2025 (from 2010).

Table 2: Forecast Population 2006-2025 (ABS, 1996-2006 and DFP, 2010)

	Estimated Population (based on Census)			Forecast Population (based on dwelling estimates)			
	1996	2001	2006	2010	2015	2020	2025
Total dwellings	6,090	7,090	7,690	8,280	10,050	12,060	13,930
Persons in private dwellings	16,130	18,330	19,420	20,790	25,240	30,600	35,560
Persons in non-private dwellings	1,120	830	1,710	1,750	2,140	2,570	3,050
Total Persons	17,250	19,160	21,130	22,530	27,380	33,170	38,610

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

Table 3: Forecast dwelling growth rates 2006-2025 (DFP, 2010)

Period	New private dwellings	Average Dwgs/year	Growth rate (p.a.)
2001 - 2006	600	120	1.5%
2007 - 2010	590	150	1.8%
2011 - 2015	1,770	350	3.5%
2016 - 2020	2,010	400	3.3%
2021 - 2025	1,870	370	2.7%

The demographic profile of the future population has also been forecast using a demographic model. The model utilises base demographic data for the Contributions Catchment from the 2006 ABS census, factors in the additional population occupying new housing to be constructed in the Plan period and applying NSW average fertility and mortality rates published by the ABS.

[Table 4](#) provides a summary of the forecast demographic profile of the future population in occupied private dwellings in the Morisset Contributions Catchment.

The demographic profile forecasts an increase of approximately 1,140 persons aged 0-4 years between 2010 and 2025, an increase of approximately 1,200 persons aged 5-9 years and an increase of approximately 1,020 persons aged 10-14 years, which will have implications for the provision of child services and recreation facilities such as playground equipment.

There is estimated to be an increase in the number of youths (10-24 year olds) of approximately 2,710 persons which will have implications for the provision of active recreation facilities and play spaces.

There is also estimated to be a significant increase in the number of persons aged 55 years and older of approximately 3,440 persons and this will have implications for the provision of passive and active recreation facilities, community facilities, as well as accessibility of public open spaces and connections to activity nodes.

Table 4: Forecast Demographic Profile 2006-2025 (DFP, 2010)

Age (years)	2006		2010		2015		2020		2025		Growth 2010-2025	
	Persons	%	Persons	%	Persons	%	Persons	%	Persons	%	Persons	% Change
0-4	1,090	5.6	1,160	5.6	1,520	6.0	1,970	6.5	2,300	6.5	1,140	98.2
5-9	1,300	6.7	1,230	5.9	1,610	6.4	2,030	6.6	2,430	6.8	1,200	97.0
10-14	1,380	7.1	1,440	6.9	1,650	6.5	2,090	6.8	2,450	6.9	1,020	70.7
15-19	1,380	7.1	1,480	7.1	1,740	6.9	1,990	6.5	2,390	6.7	910	61.7
20-24	1,080	5.6	1,450	7.0	1,720	6.8	2,010	6.6	2,240	6.3	780	53.8
25-29	810	4.2	1,170	5.6	1,730	6.8	2,030	6.6	2,290	6.4	1,110	94.9
30-34	1,070	5.5	940	4.5	1,550	6.2	2,160	7.1	2,420	6.8	1,480	158.0
35-39	1,220	6.3	1,190	5.7	1,330	5.3	2,000	6.5	2,550	7.2	1,360	114.2
40-44	1,300	6.7	1,330	6.4	1,530	6.1	1,720	5.6	2,340	6.6	1,010	76.4
45-49	1,330	6.9	1,390	6.7	1,620	6.4	1,860	6.1	2,010	5.7	620	44.7
50-54	1,310	6.8	1,400	6.7	1,620	6.4	1,880	6.1	2,090	5.9	690	49.6
55-59	1,190	6.1	1,360	6.5	1,580	6.3	1,830	6.0	2,060	5.8	700	51.5
60-64	1,140	5.9	1,200	5.8	1,490	5.9	1,730	5.6	1,940	5.5	740	61.5
65-69	1,000	5.1	1,130	5.4	1,290	5.1	1,570	5.1	1,790	5.0	660	58.7
70-74	900	4.6	940	4.5	1,120	4.4	1,280	4.2	1,530	4.3	590	63.0
75+	1,920	9.9	1,980	9.5	2,160	8.6	2,440	8.0	2,730	7.7	750	37.7
Totals	19,420	100	20,790	100	25,260	100	30,590	100	35,560	100	14,760	71.0

Note:

A. Age Profile based on persons in occupied private dwellings only (NB: 2006 Census Data smoothed for comparison)

The residential development forecasts prepared for this Plan included development within the North Cooranbong urban release area equivalent to 1,500 dwellings by 2025 and an assumed population within these dwellings of 4,065 persons². As this release area is covered by a Planning Agreement, its residential population has been excluded from the calculations within this Plan.

Accordingly, the following summarises the residential development forecasts with the "Balance" being the data used in Section 4 of this Plan for the purpose of calculating contribution rates.

	Total Increase 2010-2025	North Cooranbong	Balance
Private Dwellings	5,650	1,500	4,150
Non-Private Dwellings/Beds	840	0	840
New Residents in Private Dwellings	14,770	4,065	10,705
New Residents in Non-Private Dwellings	1,310	0	1,310
Total New Residents	16,080	4,065	12,015

² NB: The North Cooranbong planning agreement caters for up to 2,500 dwellings including 400 medium density dwellings however, the population forecasts which this Plan relies upon anticipate that only 1,500 detached dwellings will be developed within the Plan period.

3.3.3 Forecast Non-Residential Development

The quantum of non-residential development in the Morisset Contributions Catchment to 2025 has also been forecast based on historical development trends, approved developments, availability of suitably zoned land and a strategic level economic assessment of demand for retail and commercial facilities need to service the forecast residential population described above (DFP, 2010).

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

The forecast non-residential development is summarised in [Table 5](#) which provides details of the gross floor area and number of workers anticipated within the Contributions Catchment from 2010-2025.

These forecasts indicate that there is likely to be an additional 14,980m² of retail floor space, 4,240m² of commercial floor space and 122,530m² of industrial related floor space by 2025 which would yield in the order 1,850 additional workers in the Contributions Catchment.

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

Table 5: Forecast Non-Residential Development (DFP, 2010)

	2010		2015		2020		2025		Growth 2010-2025	
Industry Sector	GFA (m ²)	Workers	GFA (m ²)	Workers	GFA (m ²)	Workers	GFA (m ²)	Workers	GFA (m ²)	Workers
Retail	26,470	850	30,870	970	37,950	1,200	41,450	1,340	14,980	490
Retail Premises (excluding supermarkets)	15,990	640	17,790	710	21,870	880	25,370	1,020	9,380	380
Shops (Supermarkets only)	10,480	210	13,080	260	16,080	320	16,080	320	5,600	110
Business Premises and Office Premises	6,070	530	7,350	610	8,900	720	10,300	810	4,240	280
Industry and Other	83,500	1,270	110,720	1,520	151,580	1,870	206,030	2,350	122,530	1,080
Industry (small scale)	17,770	380	33,930	550	58,170	800	90,480	1,140	72,710	770
Industry (large scale) and warehouse and distribution centres	48,680	720	53,360	760	60,380	820	69,740	900	21,060	180
Bulky Goods Premises	8,500	80	11,690	100	16,490	120	22,880	150	14,380	60
Storage premises and depots	8,550	90	11,740	110	16,540	130	22,930	160	14,380	70
TOTAL	116,040	2,650	148,940	3,100	198,430	3,790	257,780	4,500	141,750	1,850

Note:

Future workers based on *Employment Monitoring of Commercial Centres and Industrial Areas* (DoP, 1991) as follows:

- one worker per 25m² GFA of retail premises (excluding supermarkets).
- one worker per 50m² GFA of shops (supermarkets only).
- one worker per 15m² GFA of business premises and office premises.
- one worker per 95m² GFA of industry (small scale).
- one worker per 120m² GFA of industry (large scale) and warehouse and distribution centres.
- one worker per 225m² GFA of bulky goods premises.
- one worker per 200m² GFA of storage premises and depots.

The non-residential development forecasts prepared for this Plan included development within the North Cooranbong urban release area equivalent to 3,000m² of supermarket retail, 1,080m² of other retail and 320m² of business premises by 2025. This development is estimated to generate about 125 workers. As this urban release area is covered by a Planning Agreement, its non-residential population has been excluded from the calculations within this Plan.

Accordingly, the following summarises the employment generating development forecasts with the "Balance" being the data used in Section 4 of this Plan for the purpose of calculating contribution rates.

	Total Increase 2010-2025	North Cooranbong	Balance
Retail Premises GFA	14,980	4,080	10,900
Business Premises and Office Premises GFA	4,240	320	3,920
Industry GFA	122,530	0	122,530
Total New GFA	141,750	4,400	137,350
Total New Workers	1,850	125	1,725

3.3.4 Journey to Work Data

The Bureau of Transport Statistics' Journey to Work (JTW) data provides information relating to the number of persons employed in the Contributions Catchment, the number of residents employed and the manner in which these persons ordinarily travel to/from work.

This data is summarised in [Table 6](#) which indicates that 7,520 residents were employed in 2006 (approximately 36% of the total population).

Table 6: Journey to Work Data (BTS, 2006)

Mode of travel	Residents in the Labour Force		Persons employed in the Contributions Catchment		Residents employed in the Contributions Catchment	
Car or passenger	5,366	71.4%	3,554	71.4%	1,838	64%
Train	329	4.4%	36	0.7%	12	0%
Bus	24	0.3%	27	0.5%	18	1%
Work at Home / Did not go to work	1374	18.3%	1068	21.5%	756	26%
Other ^A	424	5.6%	293	5.9%	263	9.1%
Total	7,517	100%	4,978	100%	2,887	100%

Note:

A. Includes persons in that travelled by other modes or did not state their mode of travel

There were approximately 4,980 jobs in the Contributions Catchment at 2006 of which about 2,890 were taken by residents (58%) and approximately 2,090 were taken by non-residents (42%).

The following key considerations in regard to travel mode can also be derived from the JTW data:

- 4.7% of residents in the labour force use public transport to travel to/from work (being 91.5% of the total public transport use); and
- 1.6% of non-resident employees use public transport to travel to/from work (being 8.5% of the total public transport use).

These usage trends are important considerations for the provision of additional or embellished public transport facilities to cater for the demands of the additional resident and worker populations forecast in this Plan.

3.4 Demand for public facilities and services

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

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

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

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

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

4 Community infrastructure and contributions

4.1 Local roads

4.1.1 Introduction

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

4.1.2 Existing provision

The existing road network in the Catchment is characterised by the main north-south spine road, being the F3 Freeway (State Highway No. 1), which feeds off numerous sub-arterial and local roads.

The *Morisset Contributions Catchment Traffic and Transport Study* (2012) prepared by Better Transport Futures (BTF) identifies key sub-arterial roads, local roads and intersections within the Catchment and provides a description of their existing characteristics. The key roads include:

- Dora Street – running through Morisset CBD;
- Bridge Street, Station Street and Newcastle Street – within the Morisset CBD;
- Macquarie Street – linking Morisset to Dora Creek;
- Freemans Drive – linking Morisset to Cooranbong;
- Newport Road – linking Cooranbong to Dora Creek;
- Fishery Point Road – linking Morisset to suburbs on the Morisset Peninsula; and
- Wyee Road – linking Morisset to Wyee.

The existing road network operates within acceptable capacity standards as determined in the Traffic and Transport Study (BTF, 2012).

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

4.1.3 Nexus to development

Future development within the Contributions Catchment will be responsible for 4,150 new private dwellings and 850 rooms/beds in non-private accommodation creating 12,015 new residents. In addition, future development will generate 10,900m² of additional retail premises floor space, 3,920m² of additional business premises and office premises floor space and 122,530m² of additional industry and bulk goods premises floor space creating about 1,725 new workers.

Based on the peak hour vehicle trip (PVTs) rates specified in the *Guide to Traffic Generating Development* (RTA, 2002), this additional development is likely to generate 5,482 PVTs in the local road network (i.e. Net additional traffic) of which 5,028 PVTs are attributable to new development that requires upgraded and new road infrastructure (see **Table 7**).

This additional traffic demand will reduce the flow capacity of roads and intersections which may potentially result in the Level of Service (LoS) of individual roads and intersections falling below acceptable standards.

The LoS of a given road segment or intersection generally relates to the stability of the flow of traffic and delay of vehicles. The RTA has adopted the transition from LoS D to LoS E as the threshold of performance acceptability. At LoS E, traffic flows become unstable and excessive delays are experienced whilst at LoS F, delays are extreme.

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

4.1.4 Strategy – proposed infrastructure

The *Morisset Contributions Catchment Traffic and Transport Study* (BTF, 2012) includes a detailed analysis of roads and intersections across the Catchment which were identified as being likely to require capacity improvements associated with increased demand from future development.

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

- The adoption of Performance Standards based on the (LoS) of road segments and intersections (for this Plan LoS D or better);
- Collection of baseline traffic flow information via traffic surveys and identification of existing LoS for each identified road and intersection using the micro-simulation software SIDRA;
- Allocation of traffic flows from forecast future development to the network and reassessment of LoS using SIDRA;
- Where the adopted performance standard is not met, preparation of a concept design to improve capacity to an acceptable LoS, checked using SIDRA.

Based on this approach, the Traffic and Transport Study recommends numerous road and intersection capacity upgrades to address the additional demands placed on the local road environment by future development. The works to be levied for under this Plan and their estimated timing are set out in the Works Schedule at [Appendix B](#) and can be summarised as follows:

- Four (4) priority-controlled intersection upgrades;
- Four (4) new roundabouts;
- One (1) new set of traffic signals; and
- One (1) road segment upgrade.

The location of the proposed facilities is identified on the maps at [Appendix C](#) to this Plan.

4.1.5 Apportionment

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

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

Accordingly, each development will be levied for local road infrastructure based on its gross traffic generation, calculated using the PVT rates specified in the RTA Guide. No allowance for traffic generation of existing development is to be made as part of this base calculation. Allowances for existing development will be considered in accordance with Section 2.9 of this Plan.

With regard to apportionment between existing and future development, all streets and intersections to be upgraded under this Plan currently operate within capacity limits. Future development will increase demand causing the LoS of the streets and intersections identified in this Plan to move to LoS E or LoS F. Accordingly the full cost of any identified upgrades has been apportioned to future development.

4.1.6 Calculation of contribution rate

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

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

The 'Attributable PVTs' are the PVTs generated by residential, non-residential or both for the specific Local Roads Sub-Catchment as specified in [Table 7](#) (see also [Figure 2](#)).

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

Local Roads Sub-Catchment	Apportioned to	Cost Attributable to New Development	Attributable PVTs	Rate per PVT
1. Cooranbong (excluding North Cooranbong and Highland Avenue URA)	Residential	\$351,750	174	\$2,023.88
2. North Cooranbong	N/A	See PA	N/A	N/A
3. Highland Avenue URA	All	\$1,588,217	85	\$18,684.91
4. Bonnells Bay	All	\$357,814	265	\$1,352.79
5. Dora Creek	All	\$0 ^A	34	\$0.00
6. Coorumbung Road URA	All	\$0 ^A	170	\$0.00
7. Martinsville	All	\$0 ^A	7	\$0.00
8. Mandalong	All	\$0 ^A	7	\$0.00
9A. Morisset	Residential	\$4,328,557	533	\$8,118.83
9B. Morisset	Non-Residential	\$944,543	467	\$2,023.88
10. Morisset South (excl Employment)	All	\$281,223	593	\$474.04
11. Morisset Employment North Sector	Non-Residential	\$0 ^A	930	\$0.00
12. Morisset Employment South Sector	Non-Residential	\$883,609	391	\$2,258.44
13. Morisset Peninsula	All	\$443,446	328	\$1,352.79
14. Wyee	All	\$0 ^A	959	\$0.00
15. Wyee Point	All	\$0 ^A	87	\$0.00
Total	N/A	\$9,179,157	5,028	N/A

Note:

A. Whilst no contributions toward local roads infrastructure are sought for these sub-catchments 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.

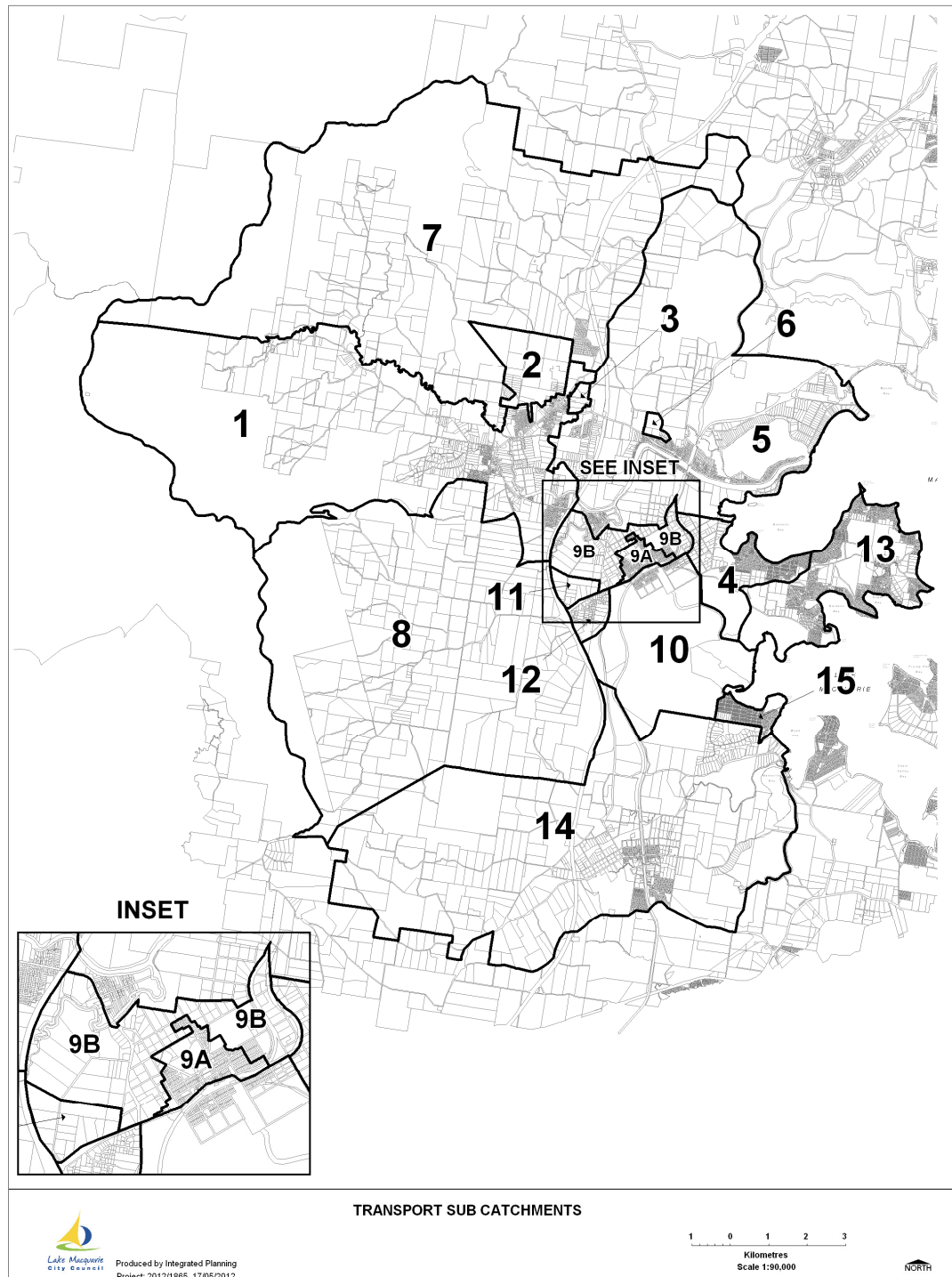


Figure 2: Local Roads Sub-Catchments.

4.2 Public transport facilities

4.2.1 Introduction

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

4.2.2 Existing Facilities

The Contributions Catchment is currently serviced by rail and bus public transport services. These services comprise the following:

- Three railway stations on the Newcastle and Central Coast Line at Morisset, Wyee and Dora Creek with approximately 80, 60 and 50 daily services (two-way) stopping at each station, respectively;
- Seven main bus services including:
 - Route 95 from Lake Haven (Wyong LGA) to Morisset via Wyee Point;
 - Route 95X from Lake Haven (Wyong LGA) to Wyee;
 - Route 97 from Lake Haven to Mannering Park (Wyong LGA) via Wyee and Wyee Point;
 - Route 278 from Morisset to Sunshine via Bonnells Bay and Balcolyn;
 - Route 279 from Morisset to Sunshine via Morisset Park;
 - Route 280 from Morisset to Cooranbong; and
 - Route 352 from Morisset to Belmont via Swansea.
- School bus services; and
- Numerous bus stops and bus laybys.

4.2.3 Nexus to development

Future development will be responsible for 12,015 new residents and 1,725 additional workers within the Contributions Catchment.

Based on Journey to Work data and the current population's travel choices, this could equate to about 210 additional residents in the labour force and about 30 additional non-resident workers using public transport facilities within the Catchment for their typical daily journeys.

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

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

4.2.4 Strategy – proposed infrastructure

Council's strategy for addressing the additional demands placed on the local public transport facilities by future development is to provide bus shelters at 22 locations on the main collector bus routes through the Catchment, being Routes 278, 279 and 280 as specified in the Works Schedule at [Appendix B](#). The location of the proposed facilities is identified on the maps at [Appendix C](#) to this Plan.

These routes service Morisset town centre and the areas of forecast highest residential and employment population growth being the Morisset centre and surrounds, Morisset Peninsula and Cooranbong/North Cooranbong.

4.2.5 Apportionment

The ratio of estimated additional resident workers (210 persons) to non-resident workers (30 persons) likely to use public transport for journeys to work is 88%/12%. This ratio has been utilised for the purposes of apportioning costs between residential and non-residential future development.

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

4.2.6 Calculation of Contribution Rate

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

$$\begin{aligned}\text{Contribution rate per new resident} &= \frac{\text{Total Cost} \times \text{Apportionment}}{\text{Total Additional Residents}} \\ &= \frac{\$450,130 \times 88\%}{12,015} \\ &= \frac{\$396,114}{12,015} \\ &= \$32.98 \text{ per resident} \\ \text{Contribution rate per new worker} &= \frac{\text{Total Cost} \times \text{Apportionment}}{\text{Total Additional Workers}} \\ &= \frac{\$450,130 \times 12\%}{1,725} \\ &= \frac{\$54,016}{1,725} \\ &= \$31.30 \text{ per worker}\end{aligned}$$

4.3 Car Parking Facilities

The forecast development within the Morisset Town Centres will generate additional demand for car parking. It is anticipated that most development will be capable of complying with the car parking requirements of Council's DCP.

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

Council will only consider such an arrangement for employment-generating development (or the employment-generating component of a mixed use development) within the Morisset Town Centre as depicted in [Figure 3](#). Residential development will be required to provide 100% of Council's car parking requirement. Development proposing a reduced quantum of car parking will be considered on a case-by-case basis.

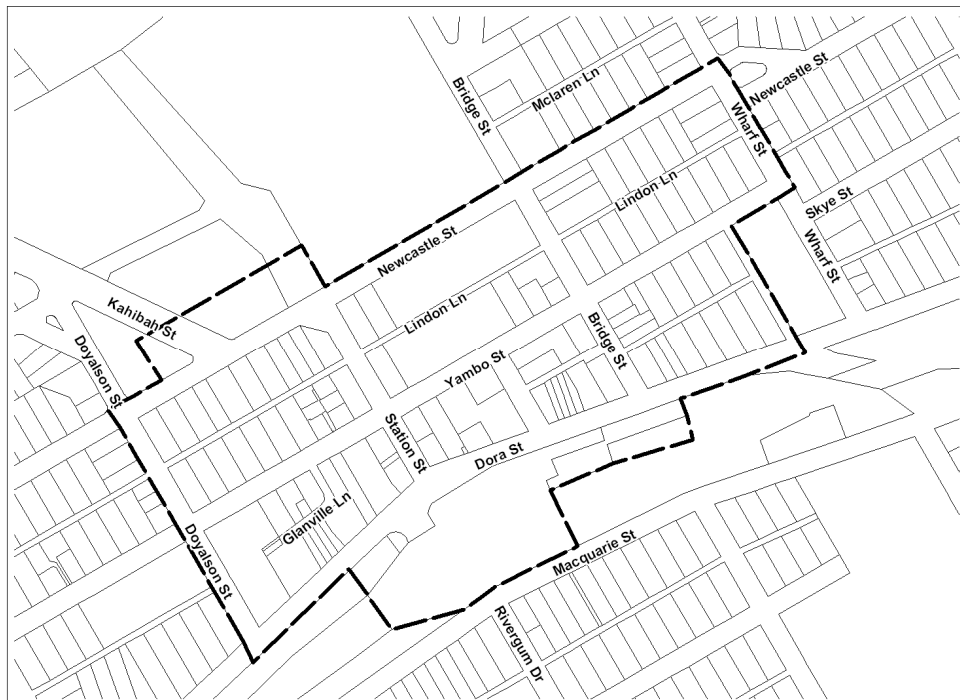


Figure 3: The Morisset Town Centre

4.3.1 Nexus to development

It is forecast that development in the Morisset Town Centre between 2010 and 2025 will account for an increase in approximately 8,340m² of employment-generating floor space.

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

4.3.2 Strategy – proposed infrastructure

Council's strategy for addressing potential car parking deficiencies associated with future employment-generating development is to require a monetary contribution per car space not provided within a development site and to use that contribution to provide publicly accessible car parking elsewhere in the Morisset Town Centre.

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

The maximum number of car parking spaces for which a monetary contribution will be accepted in lieu of on-site provision shall also be determined in accordance with [Table 8](#).

Table 8: Maximum Number of Car Parking Spaces for which a Monetary Contribution will be accepted	
Total No. of car parking spaces required to be provided on-site	No. of car parking spaces for which a monetary contribution will be accepted
1 - 10	Up to 100%
11 – 100	Up to 20%
101+	Up to 20 spaces

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

It is anticipated that monetary contributions received toward car parking under this Plan will be used to provide designated public car parking.

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

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

4.3.3 Apportionment

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

4.3.4 Contribution Rate

The monetary contribution per car parking space not provided on-site is **\$28,550** which accounts for the land value (\$18,000) and capital cost (\$10,550) of constructing at grade car parking space equivalent to 30m².

4.4 Open space and recreation facilities

4.4.1 Introduction

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

4.4.2 Existing Facilities

The *Morisset Contributions Catchment Recreation, Open Space and Community Facilities and Services Study* (2012) prepared by Heather Nesbitt Planning includes a detailed analysis of the open space and recreation facilities that existed or were in the process of being constructed within the Contributions Catchment at the time of preparing this Plan. These facilities include:

- 10 sportsgrounds;
- 13 playing fields;
- 15 playgrounds;
- 1 netball court;
- 13 tennis courts;
- 7 public boat ramps;
- 4 public jetties;
- 4 dog exercise areas;
- 3 youth recreation facilities comprising 2 skate facilities and 1 multi-court;
- 1 aquatic centre; and
- 1 indoor sports centre.

This infrastructure is contained within 118.6 hectares of community land for sportsgrounds, recreation facilities and parks which equates to a rate of provision for the existing population of 6.68 hectares per 1,000 persons, excluding all open space categorised as natural area.

In addition to these facilities, the Catchment enjoys informal foreshore areas and there are also limited extents of shared pathways for pedestrians and cyclists.

4.4.3 Nexus to development

There is forecast to be an additional 4,150 private dwellings and 850 rooms/beds in non-private accommodation in the Catchment between 2010 and 2025, which equates to 12,015 additional persons.

The Recreation, Open Space and Community Facilities Study (HNP, 2012) describes the existing rate of provision of open space and recreation facilities in the Catchment and includes a normative, comparative, identified and best practice assessment of the demand for additional and/or embellished infrastructure as a consequence of the future population growth. This analysis derives levels of service for various types of open space and recreation facilities and these have been adopted for the purposes of this Plan.

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

4.4.4 Strategy – proposed infrastructure

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

- 2 new sportsgrounds/5 playing fields;
- 5 new parks, 1 park upgrade, 6 new playgrounds and 1 playground upgrade;
- 10 new netball courts (including 2 multipurpose courts);
- 2 new tennis courts;
- 3 boat ramp access and parking upgrades;
- 1 new jetty;
- 1 new dog exercise area;
- 4 new youth recreation facilities and 1 facility upgrade;
- 1 indoor sports centre upgrade;
- 1 aquatic facility upgrade; and
- New and upgraded shared pathways.

The community land requirement for this infrastructure (taking into consideration the specific land requirement for each individual facility) equates to an additional 11.4 hectares of community land for sportsgrounds, recreational facilities and parks to meet the demands of the forecast additional population for the Catchment from 2010-2025.

This equates to a community land provision standard for future development of 0.95 hectares per 1,000 persons for sportsgrounds, recreation facilities and parks, with this excluding all open space categorised as natural area.

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

4.4.5 Apportionment

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

Development comprising residential care facilities (i.e. excluding self-care housing) equivalent to 300 persons, will not be levied for open space and recreation facilities as the residents of these facilities are highly unlikely to utilise such facilities. This is irrespective of whether the facility is to be provided by a social housing provider, which would be exempt from contributions by virtue of the Ministerial Direction under Section 94E of the Act, dated 14 September 2007.

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

4.4.6 Calculation of Contribution Rate

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

$$\begin{aligned}\text{Contribution rate per new resident} &= \frac{\text{Cost of Facilities attributable to Future Development}}{\text{Additional Residents}} \\ &= \frac{\$35,603,266}{11,715} \\ &= \$3,039.90 \text{ per new resident}\end{aligned}$$

4.5 Local community facilities

4.5.1 Introduction

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

4.5.2 Existing Facilities

The *Morisset Contributions Catchment Recreation, Open Space and Community Facilities and Services Study* (HNP, 2012) includes a detailed analysis of the community facilities and services that existed within the Contributions Catchment at the time of preparing this Plan. These facilities include:

- 3 Council owned community centres/halls comprising 2,037m² of floor space and 2 non-Council multipurpose centres/halls;
- 1 branch library at Morisset comprising:
 - 210m² of floor space;
 - approximately 21,250 stock items; and
 - 4 public access computers;
- 6 long day care centres, 1 preschool and 2 outside school hours care (OSHC) services (1 Council owned with 40 places) and 9 family day care carers providing for 32 full time equivalent places;
- No Council owned youth facilities although community centres/halls do cater for youth activities;
- Aged services provided within Council's general multipurpose space;
- A Meals on Wheels service; and
- No specific cultural facilities.

4.5.3 Nexus to development

There is forecast to be an additional 4,150 private dwellings and 850 rooms/beds in non-private accommodation in the Catchment between 2010 and 2025, which equates to 12,015 additional persons.

The *Morisset Contributions Catchment Recreation, Open Space and Community Facilities and Services Study* (HNP, 2012) describes the existing rate of provision of community facilities in the Catchment and includes a normative, comparative, identified and best practice assessment of the demand for additional and/or embellished infrastructure as a consequence of the future population growth.

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

This study concludes that there are existing deficiencies in community facility provision in the Morisset Contributions Catchment which need to be addressed and that population growth will place greater strain on the existing facilities. Accordingly, additional and/or embellished facilities are required to cater for existing shortfalls and for future development to maintain the adopted levels of service provision.

4.5.4 Strategy – proposed infrastructure

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

- An additional 260m² of community multipurpose floor space, 150m² of children's services floor space and 135m² of youth services floor space at the new Morisset Library;
- An additional 190m² of community multipurpose floor space, 160m² of children's services floor space and 75m² of youth services floor space at the Wyee Community Hall;
- An additional 255m² of community multipurpose floor space, 250m² of children's services floor space and 100m² of youth services floor space at Bonnells Bay Youth and Community Centre;
- 56 additional long day care places within the facilities listed above with the floor space for these places being multipurpose floor space;
- An additional 1,151m² floor space at the Morisset Library (390m² attributable to future development), an additional 13 public access computers (6 attributable to future development) and 41,729 additional stock items (29,538 attributable to future development);
- An Integrated Family and Children's Centre at Wyee, warranted on the basis of limited existing provision and high social disadvantage in that locality;
- A dementia respite care facility comprising 320m² of indoor floor space and 200m² of outdoor area, to be provided as part of a multipurpose community centre.

The community land requirement for this infrastructure (taking into consideration the specific land requirement for each individual facility) equates to an additional 0.5 hectares of community land.

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

4.5.5 Apportionment

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

Development comprising residential care facilities (i.e. excluding self-care housing), tourist and visitor accommodation and moveable dwellings (short term) equivalent to 450 persons, will not be levied for community facilities as the residents of these facilities are highly unlikely to utilise such facilities.

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

4.5.6 Calculation of Contribution Rate

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

$$\begin{aligned}\text{Contribution rate} &= \frac{\text{Cost of Facilities attributable to Future Development}}{\text{Additional Residents}} \\ \text{per new resident} &= \frac{\$13,190,163}{11,565} \\ &= \$1,141.43 \text{ per new resident}\end{aligned}$$

4.6 Plan Preparation and Studies

4.6.1 Introduction

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

4.6.2 Nexus to Development

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

4.6.3 Strategy

The proposed costs associated with this category of contributions comprises:

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

4.6.4 Apportionment

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

The ratio of residential to non-residential contributions, as a proportion of the total contributions under this Plan (excluding preparation and administration) is 93%/7% and accordingly, this apportionment has been applied to the costs associated with Plan preparation and administration.

4.6.5 Calculation of Contribution Rate

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

$$\begin{aligned}\text{Contribution rate per new resident} &= \frac{\text{Total Cost} \times \text{Apportionment}}{\text{Total Additional Residents}} \\ &= \frac{\$1,932,900 \times 93\%}{12,015} \\ &= \frac{\$1,793,546}{12,015} \\ &= \$149.31 \text{ per resident} \\ \text{Contribution rate per new worker} &= \frac{\text{Total Cost} \times \text{Apportionment}}{\text{Total Additional Workers}} \\ &= \frac{\$1,932,900 \times 8\%}{1,725} \\ &= \frac{\$139,354}{1,725} \\ &= \$80.76 \text{ per worker}\end{aligned}$$

Appendix A - Glossary of Terms

Terms used in this Plan have the following meanings:

“**ABS**” means the Australian Bureau of Statistics.

“**Act**” means the *Environmental Planning and Assessment Act 1979*.

“**applicant**” means the person(s) or organisation(s) submitting a development application.

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

“**backpackers’ accommodation**” means a building or place that:

- (a) provides temporary or short-term accommodation on a commercial basis, and
- (b) has shared facilities, such as a communal bathroom, kitchen or laundry, and
- (c) provides accommodation on a bed or dormitory-style basis (rather than by room);

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

- (a) meals are provided for guests only, and
- (b) cooking facilities for the preparation of meals are not provided within guests’ rooms, and
- (c) dormitory-style accommodation is not provided;

“**boarding house**”³ means a building that:

- (a) is wholly or partly let in lodgings, and
- (b) provides lodgers with a principal place of residence for 3 months or more, and
- (c) may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and
- (d) has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers,

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

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

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

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

³ NB: Clause 30(1)(c) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* limits the occupancy of each boarding house room to no more than 2 adult lodgers.

“business premises” means a building or place at or on which:

- (a) an occupation, profession or trade (other than an industry) is carried on for the provision of services directly to members of the public on a regular basis, or
 - (b) a service is provided directly to members of the public on a regular basis,
- and includes a funeral home and, without limitation, premises such as banks, post offices, hairdressers, dry cleaners, travel agencies, internet access facilities, betting agencies and the like, but does not include an entertainment facility, home business, home occupation, home occupation (sex services), medical centre, restricted premises, sex services premises or veterinary hospital;

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

“contribution” means the same as **“development contribution”**;

“Contributions Catchment” means the Morisset Contributions Catchment as depicted in Figure 1 of this Plan.

“contributions plan” means a contributions plan referred to in the Act.

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

“Council” means Lake Macquarie City Council.

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

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

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

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

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

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

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

“dwelling house” means a building containing only one dwelling;

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

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

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

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

“GFA” means the same as gross floor area.

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

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

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

“group home” means a permanent group home or a transitional group home;

“group home (permanent)” or **“permanent group home”** means a dwelling:

- (a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and
- (b) that is used to provide permanent household accommodation for people with a disability or people who are socially disadvantaged,

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

“group home (transitional)” or “transitional group home” means a dwelling:

- (a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and
- (b) that is used to provide temporary accommodation for the relief or rehabilitation of people with a disability or for drug or alcohol rehabilitation purposes, or that is used to provide half-way accommodation for persons formerly living in institutions or temporary accommodation comprising refuges for men, women or young people,

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

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

- (a) hazardous industry, or
- (b) offensive industry.

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

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

- (a) day surgery, day procedures or health consulting rooms,
- (b) accommodation for nurses or other health care workers,
- (c) accommodation for persons receiving health care or for their visitors,
- (d) shops, kiosks, restaurants or cafes or take-away food and drink premises,
- (e) patient transport facilities, including helipads, ambulance facilities and car parking,
- (f) educational purposes or any other health-related use,
- (g) research purposes (whether or not carried out by hospital staff or health care workers or for commercial purposes),
- (h) chapels,
- (i) hospices,
- (j) mortuaries;

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

- (a) residential accommodation is provided in dormitories, or on a single or shared basis, or by a combination of them, and
- (b) cooking, dining, laundering, cleaning and other facilities are provided on a shared basis;

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

- (a) comprises rooms or self-contained suites, and
 - (b) may provide meals to guests or the general public and facilities for the parking of guests’ vehicles,
- but does not include backpackers’ accommodation, a boarding house, bed and breakfast accommodation or farm stay accommodation;

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

“industry” means any of the following:

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

but does not include:

- (d) rural industry, or
- (e) extractive industry, or
- (f) mining;

(NB: refer to [Table E3](#) for specific levies for ‘industry (large scale)’ and ‘industry (small scale)’).

“Industry (large scale)” means an industry carried out within a singular building tenancy with a gross floor area equal to or greater than 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.

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

- (a) high technology industry,
- (b) home industry.

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

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

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

“moveable dwelling” means:

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

“NC” means North Cooranbong

“North Cooranbong” means the land to which the North Cooranbong Planning Agreement applies

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

“PA” means planning agreement

“planning agreement” means a planning agreement referred to in the Act.

“public infrastructure” means:

- (a) public amenities and public services, and
 - (b) affordable housing, and
 - (c) transport infrastructure,
- but does not include water supply or sewerage services.

“Regulation” means the *Environmental Planning and Assessment Regulation 2000*.

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

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

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

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

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

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

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

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

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

“seniors housing” means a building or place that is:

- (a) a residential care facility, or
- (b) a hostel within the meaning of clause 12 of [State Environmental Planning Policy \(Housing for Seniors or People with a Disability\) 2004](#), or
- (c) a group of self-contained dwellings, or
- (d) a combination of any of the buildings or places referred to in paragraphs (a)–(c),

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

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

but does not include a hospital.

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

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

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

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

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

“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, or
- (h) caravan parks.

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

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

“UDP” means Urban Development Programme

“URA” means Urban Release Area

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

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

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

Lake Macquarie City Council Development Contributions Plan 2012
Morisset Contributions Catchment

Appendix B - Works Schedule

Facility Ref.	Description	Land Acquisition Area (m ²)	Land Acquisition Cost per m ²	Land Acquisition Cost	Capital Cost	Total Facility Cost	Cost attributable to Existing Development	Cost attributable to New Development	Priority / Timing ^A
Local Roads									
R-001	M03 New Roundabout - Stockton Road and Awaba Street	100	\$120	\$12,000	\$1,516,406	\$1,528,406	\$0	\$1,528,406	2015
R-002	M04 Road Extension - Awaba St, Bridge St to Stockton Rd	0	\$0	\$0	\$1,721,122	\$1,721,122	\$0	\$1,721,122	2020
R-003	M05 T-Intersection Upgrade - Kahibah/Wyong/Doyalson Streets	0	\$0	\$0	\$934,160	\$934,160	\$0	\$934,160	2020
R-004	M13 T-Intersection Upgrade - Fishery Point Rd–Morisset Park Rd	0	\$0	\$0	\$738,558	\$738,558	\$0	\$738,558	2015
R-005	M14 New Traffic Signals - Fishery Point Road – Station Street	0	\$0	\$0	\$887,353	\$887,353	\$824,652	\$62,701	2015
R-006	M15 T-Intersection Upgrade - Newport Road - Cadillac Close	0	\$0	\$0	\$646,287	\$646,287	\$0	\$646,287	2015
R-007	M16 Priority Control Upgrade - Freemans Dr - Highland Ave URA	0	\$0	\$0	\$941,931	\$941,931	\$0	\$941,931	2015
R-008	M17 New Roundabout - Wyee Road - Alliance Avenue	0	\$0	\$0	\$883,609	\$883,609	\$0	\$883,609	2020
R-009	M19 New Roundabout - Newcastle Street and Doyalson Street	0	\$0	\$0	\$837,578	\$837,578	\$0	\$837,578	2025
R-010	M23 New Roundabout - Freemans Drive – Awaba Street	0	\$0	\$0	\$884,806	\$884,806	\$0	\$884,806	2025
Sub-Total		100	n/a	\$12,000	\$9,991,809	\$10,003,809	\$824,652	\$9,179,157	n/a
Local Public Transport Facilities									
PT-01	Bus Shelters on Collector Routes (x22)	0	\$0	\$0	\$450,130	\$450,130	\$0	\$450,130	2010-25
Sub-Total		0	n/a	\$0	\$450,130	\$450,130	\$0	\$450,130	n/a
Local Open Space and Recreation Facilities									
OS-001	Upgrade Existing Sportsground - Auston Oval, Morisset	0	\$0	\$0	\$1,342,718	\$1,342,718	\$1,342,718	\$0	2015
OS-002	Upgrade Existing Sportsground - Bernie Goodwin Oval, Morisset	0	\$0	\$0	\$1,933,514	\$1,933,514	\$1,933,514	\$0	2015
OS-003	New Sportsground/2 Playing Fields - Fishery Point Rd, Mirabooka	44,200	\$14	\$640,000	\$4,987,237	\$5,627,237	\$0	\$5,627,237	2015
OS-004	New Sportsground/2 Playing Fields - Precinct 4, Wyee	32,500	\$64	\$2,093,220	\$4,987,237	\$7,080,457	\$0	\$7,080,457	2025
OS-005	1 New Playing Field/1 Field Upgrade - Gibson Field, Morisset	0	\$0	\$0	\$3,906,904	\$3,906,904	\$0	\$3,906,904	2020
OS-006	Upgrade Existing Sportsground - Douglas Street Oval, Dora Creek	0	\$0	\$0	\$2,493,619	\$2,493,619	\$2,493,619	\$0	2015
OS-007	New Playground - 275 Fishery Point Road, Bonnells Bay	0	\$0	\$0	\$153,453	\$153,453	\$0	\$153,453	2015
OS-008	New Playground - Cedar Cutters Crescent, Cooranbong	0	\$0	\$0	\$153,453	\$153,453	\$0	\$153,453	2015
OS-009	New Local Park - 95 Gradwells Road, Dora Creek	5,000	\$120	\$600,000	\$255,756	\$855,756	\$0	\$855,756	2015
OS-010	New Playground - 95 Gradwells Road, Dora Creek	0	\$0	\$0	\$153,453	\$153,453	\$0	\$153,453	2015
OS-011	Upgrade to N'hood Park - Bernie Goodwin Reserve, Morisset	0	\$0	\$0	\$716,116	\$716,116	\$0	\$716,116	2020

Date: 14 December 2012
Lake Macquarie City Council File Ref: F2008/00938

Appendix B – Works Schedule

Lake Macquarie City Council Development Contributions Plan 2012

Morisset Contributions Catchment

Facility Ref.	Description	Land Acquisition Area (m ²)	Land Acquisition Cost per m ²	Land Acquisition Cost	Capital Cost	Total Facility Cost	Cost attributable to Existing Development	Cost attributable to New Development	Priority / Timing ^A
OS-012	Upgrade Existing Playground - Bernie Goodwin Reserve, Morisset	0	\$0	\$0	\$153,453	\$153,453	\$153,453	\$0	2015
OS-013	New Local Park - Morisset (Koompahtoo)	5,000	\$120	\$600,000	\$255,756	\$855,756	\$0	\$855,756	2025
OS-014	New Playground - Morisset (Koompahtoo)	0	\$0	\$0	\$153,453	\$153,453	\$0	\$153,453	2025
OS-015	New Local Park - Morisset (South of railway)	0	\$0	\$0	\$255,756	\$255,756	\$0	\$255,756	2025
OS-016	New Playground - Morisset (South of railway)	0	\$0	\$0	\$153,453	\$153,453	\$0	\$153,453	2025
OS-017	New Neighbourhood Park - 1499 Hue Hue Road, Wyee	15,742	\$76	\$1,200,000	\$1,009,826	\$2,209,826	\$0	\$2,209,826	2020
OS-018	New Neighbourhood Playground - 1499 Hue Hue Road, Wyee	0	\$0	\$0	\$306,907	\$306,907	\$0	\$306,907	2025
OS-019	New Local Park - Precinct 4, Wyee	5,000	\$64	\$322,034	\$255,756	\$577,790	\$0	\$577,790	2025
OS-020	New Netball Courts (4 courts) - Gibson Field, Morisset	0	\$0	\$0	\$644,914	\$644,914	\$322,457	\$322,457	2015
OS-021	New Netball Courts (2 courts) - 275 Fishery Point Rd, Bonnells Bay	0	\$0	\$0	\$376,053	\$376,053	\$376,053	\$0	2015
OS-022	New Netball Courts (2 courts) - Precinct 4, Wyee	1,750	\$64	\$112,712	\$376,053	\$488,765	\$0	\$488,765	2025
OS-023	New Netball Courts at competition venue (2 courts) - Wangi	0	\$0	\$0	\$268,810	\$268,810	\$0	\$268,810	2025
OS-024	New Tennis Courts (2 Courts) - 1499 Hue Hue Road, Wyee	0	\$0	\$0	\$143,223	\$143,223	\$0	\$143,223	2025
OS-025	Upgrade Boat Ramp Access & Pkg, Balcolyn (Yarrawonga Park)	0	\$0	\$0	\$281,331	\$281,331	\$0	\$281,331	2015
OS-026	Upgrade Boat Ramp Parking - Lakeview Parade, Morisset Park	0	\$0	\$0	\$204,605	\$204,605	\$0	\$204,605	2020
OS-027	Upgrade Boat Ramp Access & Pkg - Ruttleys Road, Wyee	0	\$0	\$0	\$1,820,981	\$1,820,981	\$0	\$1,820,981	2025
OS-028	New Jetty - 113 Pantowara Street, Balcolyn (Yarrawonga Park)	0	\$0	\$0	\$114,579	\$114,579	\$0	\$114,579	2020
OS-029	New Dog Area - Precinct 4, Wyee	5,000	\$64	\$322,034	\$51,151	\$373,185	\$0	\$373,185	2025
OS-030	New Informal Youth Recreation Facility (Skate) - Cooranbong	0	\$0	\$0	\$409,209	\$409,209	\$0	\$409,209	2020
OS-031	New Informal Youth Recreation Facility (BMX) - Mirabooka	0	\$0	\$0	\$716,116	\$716,116	\$0	\$716,116	2015
OS-032	New Informal Youth Recreation Facility (BMX)-Hue Hue Rd, Wyee	0	\$0	\$0	\$409,209	\$409,209	\$0	\$409,209	2025
OS-033	Upgrade Existing Informal Youth Recreation Facility (Skate) - Wyee	0	\$0	\$0	\$409,209	\$409,209	\$0	\$409,209	2025
OS-034	New Informal Youth Recreation Facility (Skate) - Morisset	0	\$0	\$0	\$716,116	\$716,116	\$0	\$716,116	2020
OS-035	Upgrade Existing Indoor Sports Centre - Morisset	0	\$0	\$0	\$2,823,370	\$2,823,370	\$817,385	\$2,005,984	2020
OS-036	Upgrade Existing Aquatic Centre - 147 Bridge Street, Morisset	0	\$0	\$0	\$2,371,958	\$2,371,958	\$1,386,729	\$985,228	2025
OS-037	New Cycleways - Bonnells Bay to Sunshine	0	\$0	\$0	\$573,916	\$573,916	\$0	\$573,916	2020
OS-038	New Cycleways - Bonnells Bay to Brightwaters	0	\$0	\$0	\$156,983	\$156,983	\$0	\$156,983	2020
OS-039	New Cycleways - Bonnells Bay to Trinity Point	0	\$0	\$0	\$379,797	\$379,797	\$0	\$379,797	2020
OS-040	New Cycleways - Morisset – Doyalson Street	0	\$0	\$0	\$70,895	\$70,895	\$0	\$70,895	2020
OS-041	New Shared Way - Station Street (M25)	0	\$0	\$0	\$858,363	\$858,363	\$0	\$858,363	2020
OS-042	New Shared Way - North-South route - Precinct 4, Wyee	0	\$0	\$0	\$202,559	\$202,559	\$0	\$202,559	2025
OS-043	New Shared Way - East-West route - Precinct 4, Wyee	0	\$0	\$0	\$286,958	\$286,958	\$0	\$286,958	2025

Date: 14 December 2012

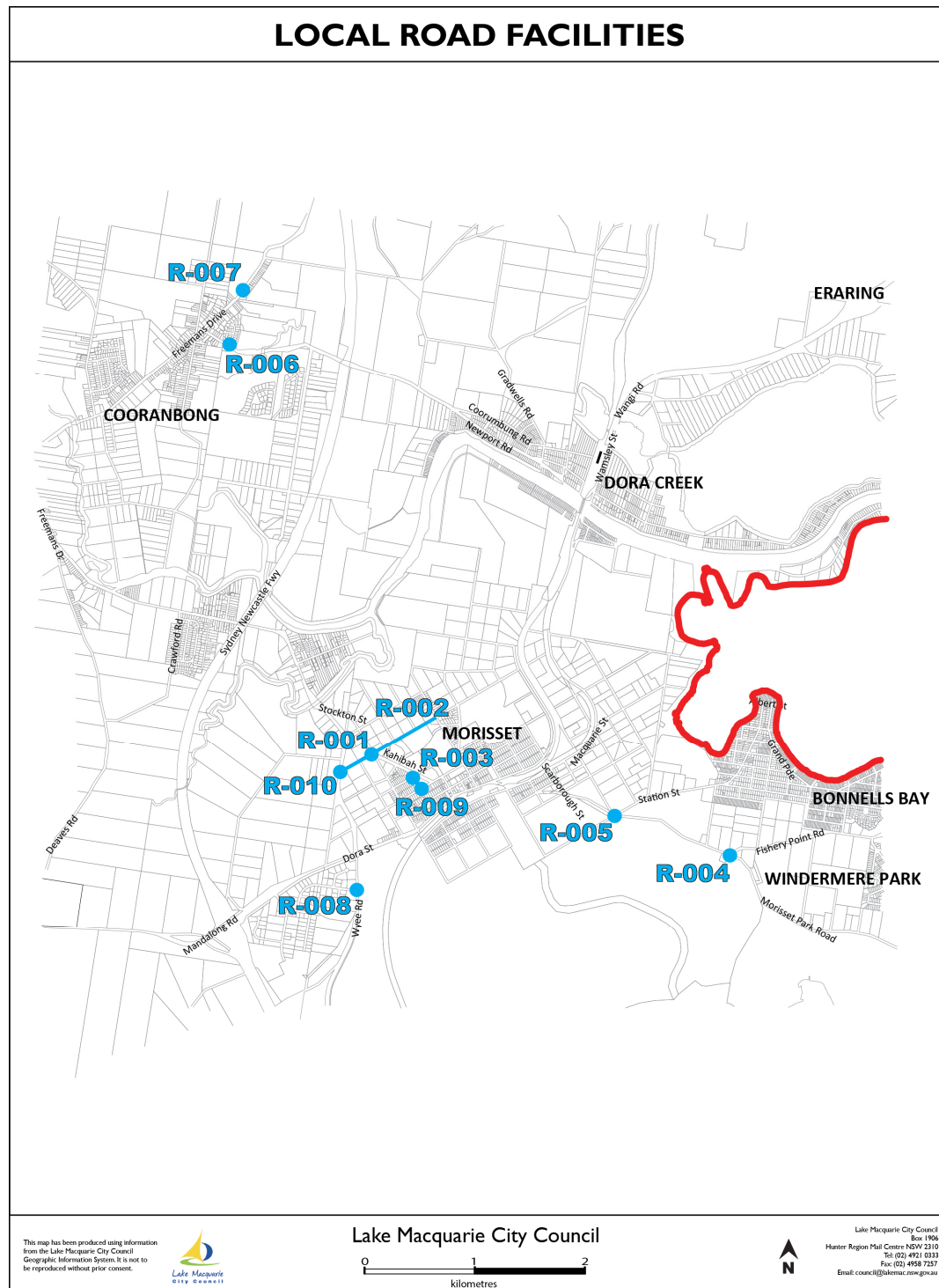
Lake Macquarie City Council File Ref: F2008/00938

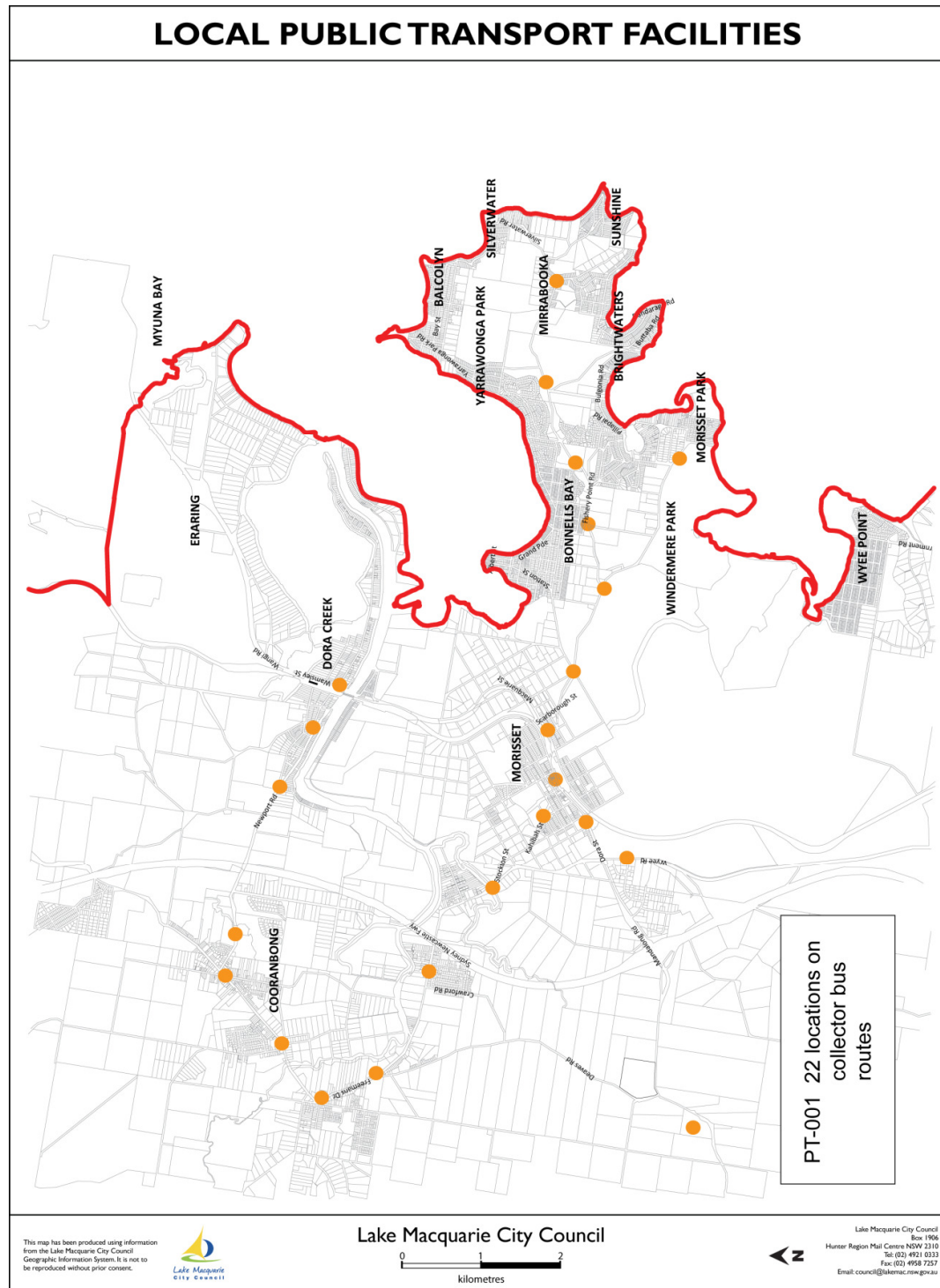
Appendix B – Works Schedule

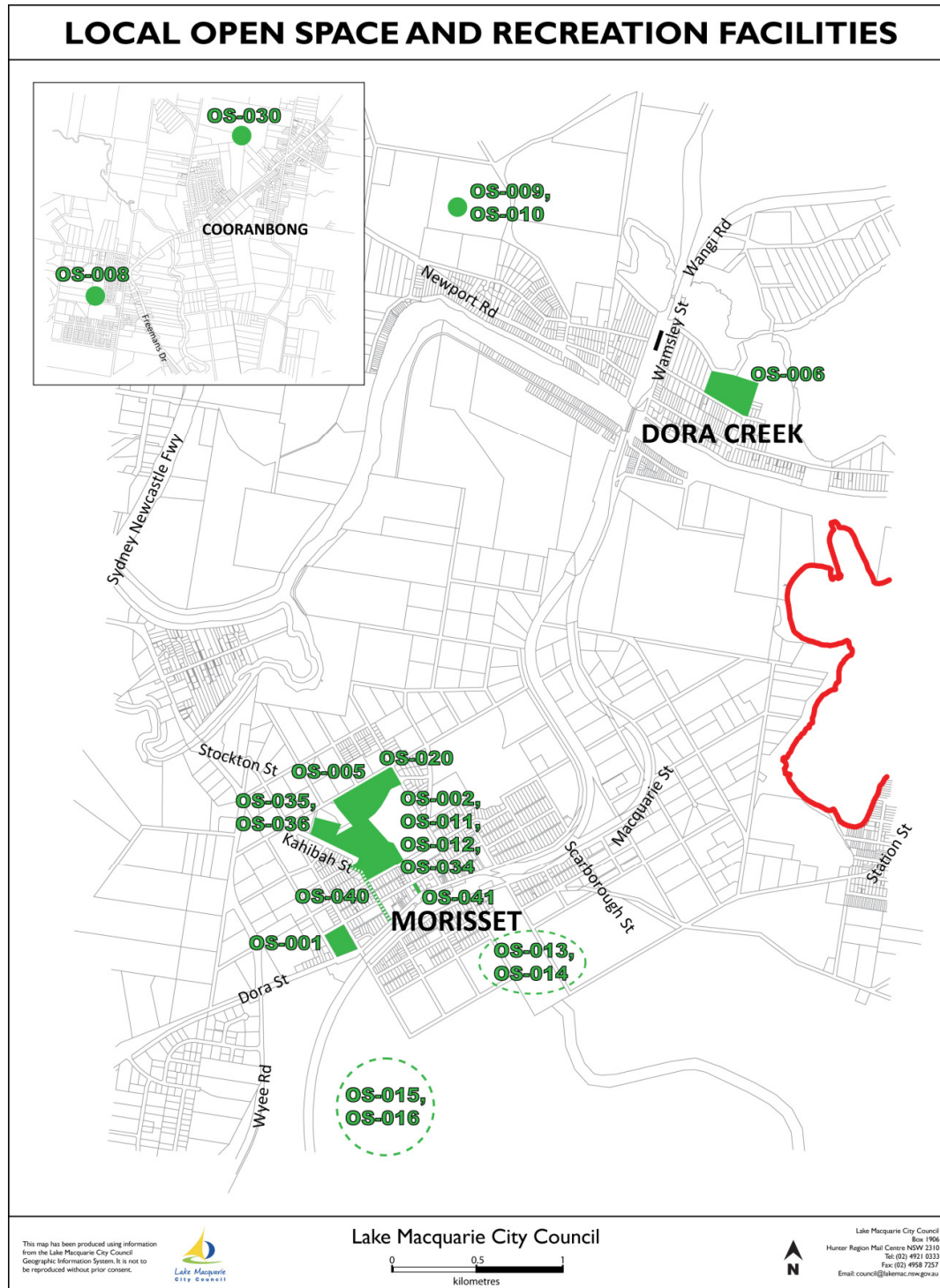
Lake Macquarie City Council Development Contributions Plan 2012
Morisset Contributions Catchment

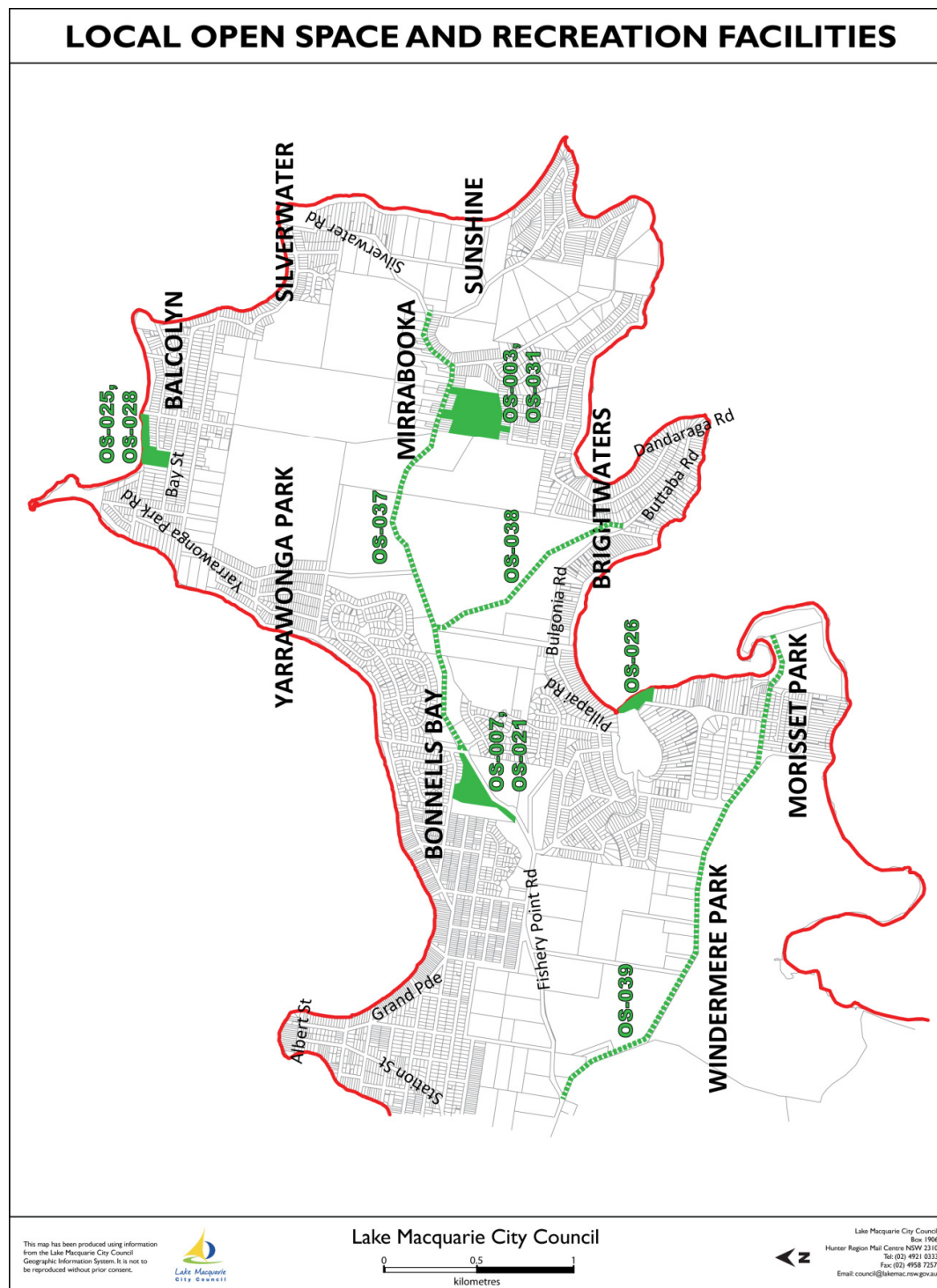
Facility Ref.	Description	Land Acquisition Area (m ²)	Land Acquisition Cost per m ²	Land Acquisition Cost	Capital Cost	Total Facility Cost	Cost attributable to Existing Development	Cost attributable to New Development	Priority / Timing ^A
OS-044	New Shared Way - Link to N'hood Centre - Precinct 4, Wyee	0	\$0	\$0	\$50,640	\$50,640	\$0	\$50,640	2025
OS-045	New Shared Way - Bridge to N'hood Centre - Precinct 4, Wyee	0	\$0	\$0	\$194,374	\$194,374	\$0	\$194,374	2025
Sub-Total		114,192	n/a	\$5,890,000	\$38,539,193	\$44,429,193	\$8,825,928	\$35,603,266	n/a
Local Community Facilities									
CF-001	Additional General Community Space - Bonnell's Bay	0	\$0	\$0	\$1,023,396	\$1,023,396	\$0	\$1,023,396	2015
CF-002	Additional Children's Services floor space - Bonnell's Bay	0	\$0	\$0	\$1,550,136	\$1,550,136	\$0	\$1,550,136	2015
CF-003	Additional Youth services floor space - Bonnell's Bay	0	\$0	\$0	\$401,332	\$401,332	\$0	\$401,332	2015
CF-004	Additional General Community Space - Morisset (New Library)	26	\$856	\$22,258	\$1,328,627	\$1,350,885	\$11,180	\$1,339,705	2020
CF-005	Additional Children's Services floor space - Morisset (New Library)	556	\$1,079	\$600,000	\$1,094,599	\$1,694,599	\$301,370	\$1,393,229	2020
CF-006	Additional Youth services floor space - Morisset (New Library)	567	\$741	\$420,000	\$689,864	\$1,109,864	\$210,959	\$898,905	2020
CF-007	Additional General Community Space - 120 Wyee Road, Wyee	1,011	\$198	\$200,000	\$762,531	\$962,531	\$0	\$962,531	2025
CF-008	Additional Children's services floor space - 122 Wyee Road, Wyee	1,011	\$198	\$200,000	\$992,087	\$1,192,087	\$0	\$1,192,087	2025
CF-009	Additional Youth services floor space - 124 Wyee Road, Wyee	1,011	\$178	\$180,000	\$300,999	\$480,999	\$0	\$480,999	2025
CF-010	New Integrated Family and Children's Centre - Wyee	0	\$0	\$0	\$2,170,190	\$2,170,190	\$1,268,727	\$901,463	2025
CF-011	New Branch Library - 77 Dora Street, Morisset	1,183	\$856	\$1,012,742	\$5,014,313	\$6,027,055	\$3,865,917	\$2,161,138	2010-2025
CF-012	New Stock Items for New Branch Library (2 per person)	0	\$0	\$0	\$1,707,589	\$1,707,589	\$831,554	\$876,035	2010-2025
CF-013	New Online Computers for New Branch Library	0	\$0	\$0	\$19,949	\$19,949	\$10,742	\$9,207	2010-2025
Sub-Total		5,365	n/a	\$2,635,000	\$17,055,611	\$19,690,611	\$6,500,448	\$13,190,163	n/a
Plan Preparation and Administration									
PA-001	Preparation of Contributions Plan	0	\$0	\$0	\$258,518	\$258,518	\$0	\$258,518	2010-12
PA-002	Plan Administration	0	\$0	\$0	\$1,674,382	\$1,674,382	\$0	\$1,674,382	2010-25
Sub-Total		0	n/a	\$0	\$1,932,900	\$1,932,900	\$0	\$1,932,900	n/a
TOTALS		119,657	n/a	\$8,537,000	\$67,969,643	\$76,506,643	\$16,151,027	\$60,355,616	n/a
Note:									
A. Works will be undertaken progressively within each five year period subject to receipt of anticipated funds under this Plan and the timing in this Table represents the last year in each five year period.									

Appendix C – Maps of Facility Locations

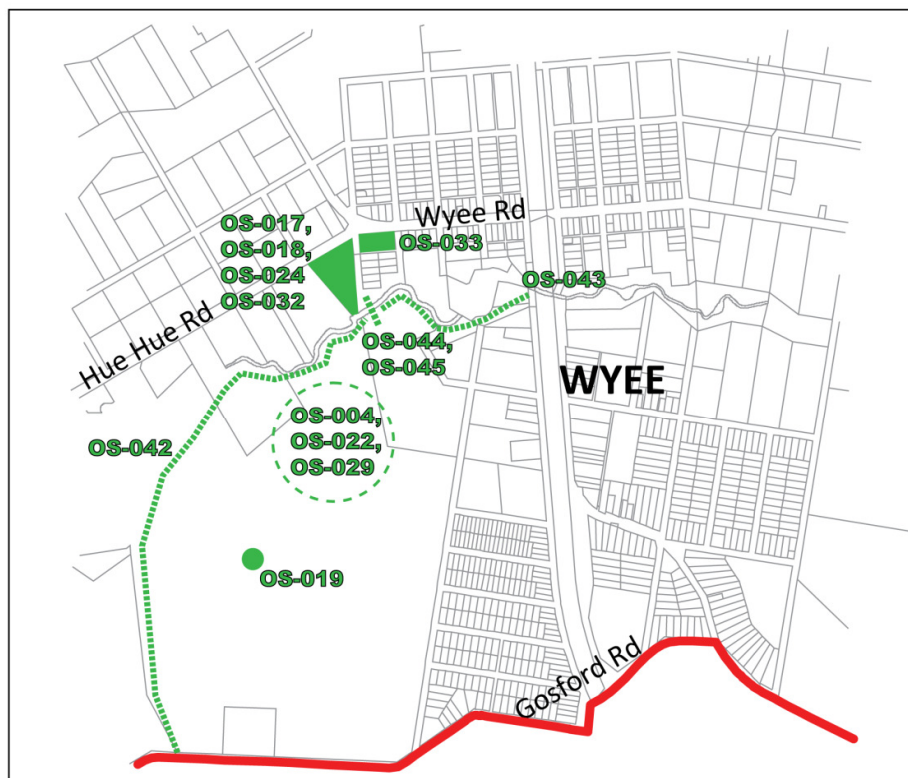
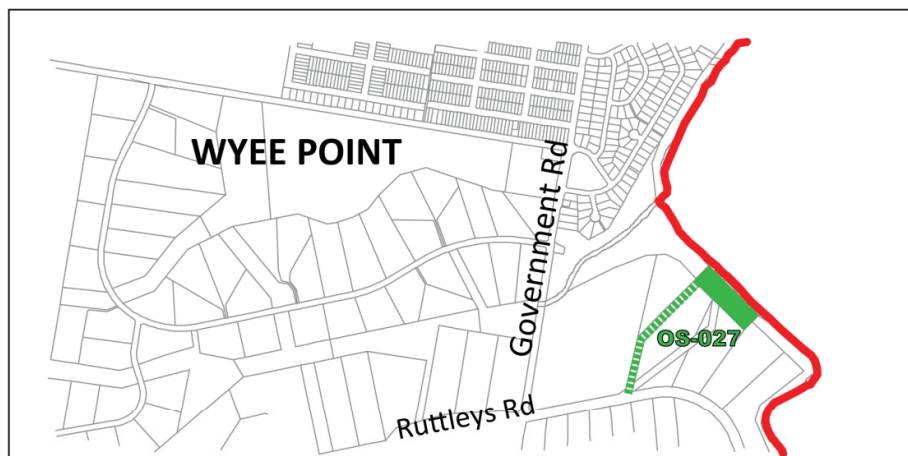








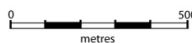
LOCAL OPEN SPACE AND RECREATION FACILITIES



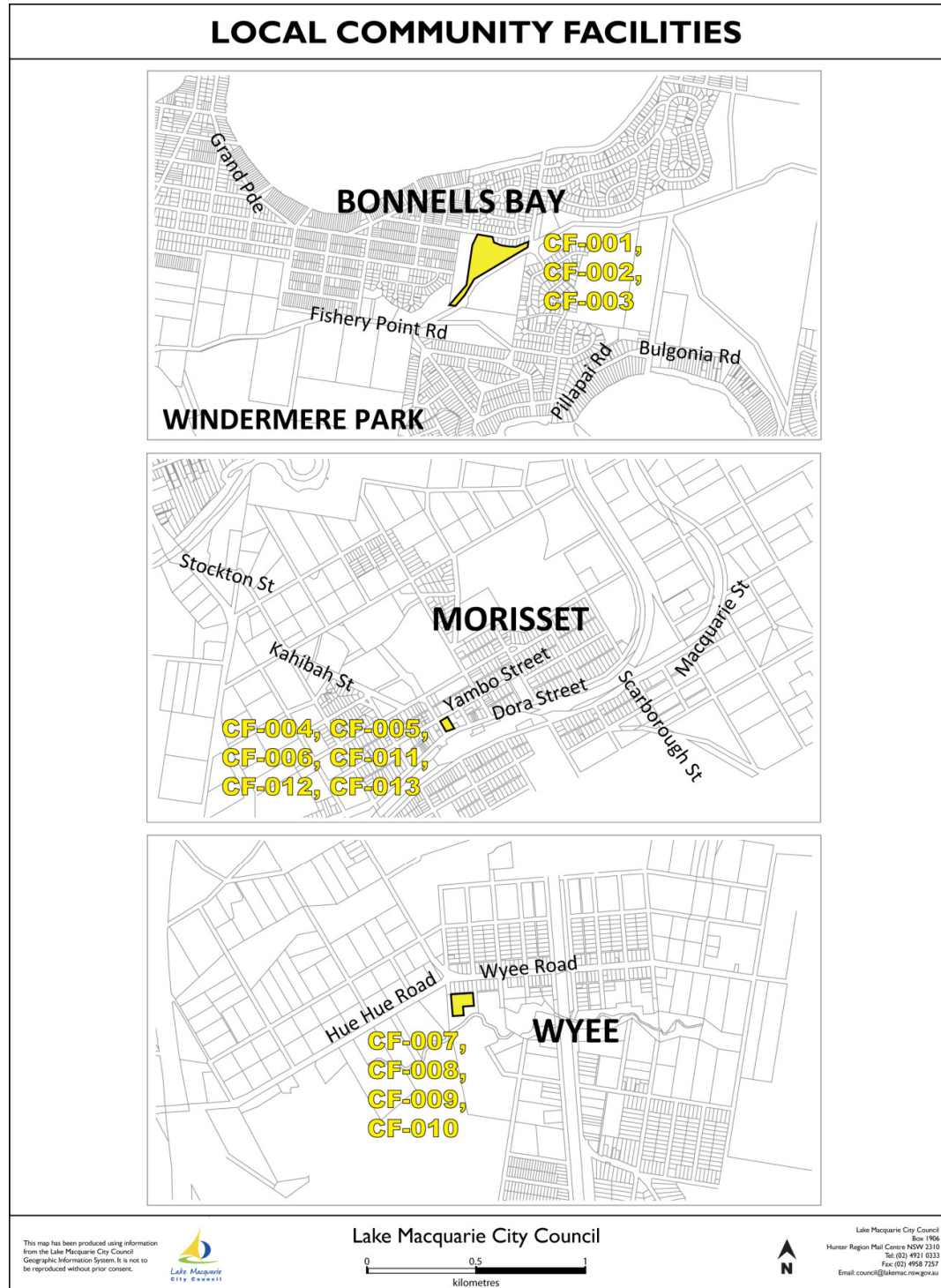
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Lake Macquarie City Council



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Appendix D – Guideline Pro-forma Condition of Development Consent

- (a) In accordance with Section 80A(1) and Section 94 of the *Environmental Planning and Assessment Act 1979* and the Lake Macquarie City Council Development Contributions Plan 2012 - Morisset Contributions Catchment, the monetary contributions in the attached Contributions Schedule shall be paid to Council for the purposes identified in that Schedule.
- (b) From the date this determination is made until payment, the amounts of the contributions payable under the preceding clause will be indexed and adjusted at the close of business on:
- 14 August,
 - 14 November,
 - 14 February, and
 - 14 May
- in each year in accordance with the Consumer Price Index published by the Australian Bureau of Statistics and the Land Value Index as published by Lake Macquarie City Council, in accordance with the provisions of the Lake Macquarie Developer Contributions Plan 2012 – Morisset Contribution Catchment.
- The first date for indexation and adjustment shall be the date above, which is closest to but follows the date on which the Notice of Determination becomes effective.
- (c) The contributions payable will be the amounts last indexed and adjusted in accordance with Clause (b) above. However, if no amount has been indexed and adjusted because the first date for indexation and adjustment has not arrived, the contributions payable shall be those in clause (a) above.
- (d) The contributions shall be paid to Council as follows:
- (i) Development Applications involving subdivision – prior to the issue of the Subdivision Certificate for each stage.
 - (ii) Development Applications involving building work – prior to the issue of the first Construction Certificate.
 - (iii) Development Applications involving both subdivision and building work – prior to the issue of the Subdivision Certificate or first Construction Certificate, whichever occurs first.
 - (iv) Development Applications where no Construction Certificate or Subdivision Certificate is required – prior to the works commencing.

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

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

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

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

CONTRIBUTION FEE SCHEDULE

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

Appendix E – Guideline Pro-forma Complying Development Certificate Condition

- (a) In accordance with Section 85A(6) and Section 94 of the *Environmental Planning and Assessment Act 1979* and the Lake Macquarie City Council Development Contributions Plan 2012 - Morisset Contributions Catchment, the monetary contributions in the attached Contributions Schedule shall be paid to Council for the purposes identified in that Schedule.
- (b) From the date this determination is made until payment, the amounts of the contributions payable under the preceding clause will be indexed and adjusted at the close of business on:

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

in each year in accordance with the Consumer Price Index published by the Australian Bureau of Statistics and the Land Value Index as published by Lake Macquarie City Council, in accordance with the provisions of the Lake Macquarie Developer Contributions Plan 2012 – Morisset Contribution Catchment.

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

- (c) The contributions payable will be the amounts last indexed and adjusted in accordance with Clause (b) above. However, if no amount has been indexed and adjusted because the first date for indexation and adjustment has not arrived, the contributions payable shall be those in clause (a) above.
- (d) The contributions shall be paid to Council as follows:
- (i) Consent requiring building works - prior to the works commencing.
 - (ii) Consent where no works are required - prior to occupation or the issue of an interim occupation certificate or issue of a final occupation certificate, whichever occurs first.

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

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

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

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

CONTRIBUTION FEE SCHEDULE

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

Appendix F - Key considerations for development contributions

Key considerations for development contributions	
Key Consideration	Response
Can the public infrastructure that is proposed to be funded by a development contribution be provided within a reasonable time?	Is the timeframe for provision relevant for the specific infrastructure item? <i>Yes. All facilities are capable of being provided either within the fifteen year life of the Plan or soon after depending upon the rate of development and availability of funds for forward funding.</i> Will the infrastructure be provided at a time that those demanding the infrastructure require it? <i>Yes. All facilities are capable of being provided either within the fifteen year life of the Plan or soon after depending upon the rate of development and availability of funds for forward funding.</i> What are the priorities for provision of infrastructure within the works schedule? <i>The priorities for the provision of facilities are detailed in the Works Schedule at Appendix B.</i> Are there sufficient receipts to meet the expenditure of contributions? Has this been demonstrated through cash flow analysis? <i>Yes. A cash flow analysis has been prepared to support the facilities strategies within the Plan.</i> Should the infrastructure be staged so that it can be provided in a reasonable time? <i>Staging, where appropriate, has been incorporated into the cash flow analysis.</i> What strategies will be put in place to overcome the risk of insufficient contributions resulting from slow or erratic development (e.g. borrowing, contributions funds pooling)? <i>The Plan, including all development forecasts, cost estimates and land valuations, will be monitored regularly to enable the Plan to be adjusted appropriately according to the rate of future development. The Plan also allows for pooling of funds between facilities categories to enable earlier provision of priority items.</i>

Lake Macquarie City Council Development Contributions Plan 2012

Morisset Contributions Catchment

Key considerations for development contributions	
Key Consideration	Response
What will be the impact of the proposed development contribution on the affordability of the proposed development?	What are the total development contributions that are to be imposed on development the subject of the proposed contributions plan or planning agreement? Will the contribution make development uneconomic? What strategies will the council apply to ensure that contributions will not adversely impact on development affordability (e.g. supplementary funding mechanisms)? <i>Contributions will not make development uneconomical or non-affordable. Should Council secure supplementary funding for projects identified in the contributions plan, the levies in the plan will be adjusted down accordingly.</i> Should contributions discounts, exemptions or waivers be considered for certain developments to address affordability issues? What will be the impacts of doing this on cash flow and timing of provision <i>The Plan provides for exemptions for certain development as prescribed by the Minister for Planning from time to time and for deferred or periodic payments in certain circumstances.</i>
Is the proposed development contribution based on a reasonable apportionment between existing demand and new demand for public infrastructure to be created by the proposed development to which the contribution relates?	Is the infrastructure only required to meet the need of the new development or will it also serve the existing community? Is there any additional capacity in existing infrastructure that would influence the need for this facility? How is the existing community accounted for in the apportionment costs? <i>The Plan outlines where facilities are intended to cater for future demands alone or for part existing and part future demands. Where part existing demands are identified, apportionment has been based on a variety of factors including the spare capacity of the facility or the future resident/worker population as a proportion of the total resident/worker population at the Plan end date.</i>
Is the proposed development contribution based on a reasonable estimate of the cost of proposed public infrastructure?	How have the cost estimates for the public infrastructure proposed to be included in the contributions plan or planning agreement been prepared? Do the cost estimates include all of the costs required to bring the community infrastructure into operation (e.g. land, capital, fit out, borrowing, design and project management costs)? Should other professionals (e.g. quantity surveyors, chartered surveyors, land valuers) be engaged to provide an independent assessment of costs? <i>The cost estimates included in the Plan are strategic estimates based on known costs and/or current rates. Where possible, more detailed cost estimates have been undertaken.</i>
Are the estimates of demand for each item of public infrastructure to which the proposed development contribution relates reasonable?	On what basis have the estimates of demand for public infrastructure been established? Have infrastructure demand or needs assessments been prepared to support conclusions about demand? Is the information on demand both reliable and contemporary? <i>Estimates of demand have been derived using a combination of quantitative, qualitative, normative and comparative assessment.</i>

Date: 14 December 2012

Lake Macquarie City Council File Ref: F2008/00938

Appendix F – Key Considerations

Appendix G - References

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

- Australian Bureau of Statistics (1996). Census Data
- Australian Bureau of Statistics (2001). Census Data
- Australian Bureau of Statistics (2003/04). Household Expenditure Survey
- Australian Bureau of Statistics (2006). Census Data
- Australian Bureau of Statistics (2009a). Catalogue 3025.0
- Australian Bureau of Statistics (2009b). Catalogue 6535.0.55.001
- Australian Bureau of Statistics (2012). Catalogue 8635.0.55.002
- Better Transport Futures (Mark Waugh Pty Ltd) (2012). Morisset Contributions Catchment Development Contributions Plan Traffic and Transport Study
- Bureau of Transport Statistics (2010). 2006 Journey to Work Data Set
- Department of Planning (1991). Employment Monitoring of Commercial Centres and Industrial Areas
- Department of Planning (2005). Development Contributions Practice Notes
- Department of Planning (2006). Lower Hunter Regional Strategy 2006-2031
- Department of Planning (2009). Draft Local Development Contributions Guidelines
- Department of Urban Affairs & Planning (1997). The Section 94 Contributions Manual
- Don Fox Planning (DFP) (2010). Stages 1 and 2 Report: Residential Population and Non-Residential Development Growth Estimates (Development Contributions Plan, Morisset Contributions Catchment);
- Environmental Planning and Assessment Act 1979*
- Environmental Planning and Assessment Amendment Act 2008*
- Environmental Planning and Assessment Regulation 2000*
- Heather Nesbitt Planning (2012). Morisset Contributions Catchment Recreation, Open Space and Community Facilities and Services Study
- Lake Macquarie City Council (1997). Draft Lifestyle 2020
- Lake Macquarie City Council (1998). Contributions Plan No. 4 Commercial Centres
- Lake Macquarie City Council (2000). Lifestyle 2020
- Lake Macquarie City Council (2005). Community Facilities and Services Policy
- Lake Macquarie City Council (2008a). A Guide to Town Centre 3-Year Strategic Plans
- Lake Macquarie City Council (2008b). Industrial Land Study 2007
- Lake Macquarie City Council (2009a). A Statistical Guide to the City of Lake Macquarie
- Lake Macquarie City Council (2009b). Commercial Centre Study
- Lake Macquarie City Council (2009c). Lake Macquarie City Urban Development Program

Lake Macquarie City Council (2009d). Social Plan 2009-2014

Lake Macquarie City Council (2010a). Development Application and Construction Certificate Approvals Data

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

Lake Macquarie Local Environmental Plan 2004

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