

# **Executive summary**

Kings Hill is a large urban release area located north of Raymond Terrace. With a potential yield of 3,500 dwellings, Kings Hill represent the most significant source of new housing in Port Stephens Local Government Area (LGA). Given its proximity to Raymond Terrace, which has been identified as an emerging major regional and strategic centre in the Lower Hunter Valley region, Kings Hill residents are expected to access Raymond Terrace services and facilities in the future.

GHD has been engaged to prepare this community and recreation infrastructure study to identify new facilities and facility upgrades that would be required to service the future Kings Hill population. This study also recommends planning, design and locational principles for the provision of new infrastructure at Kings Hill, and strategies to deliver new facilities and facility upgrades in Kings Hill and Raymond Terrace. This study will inform a new chapter in Port Stephens Council's Development Contributions Plan dedicated to Kings Hill.

## **Community profile**

Raymond Terrace has undergone limited population growth in recent years. In 2016, residents were younger than the Port Stephens LGA average, however there were more people requiring assistance with core activities, more single parent families, and less couples without children. Overall, Raymond Terrace has higher rates of disadvantage than the LGA, with higher rates of unemployment, and lower rates of education and income.

The Kings Hill development will lead to 8,750 new residents moving to the area by 2066. Future residents of Kings Hill are likely to be older than Raymond Terrace residents were in 2016, but younger than Raymond Terrace residents will be in 2036.

#### **Needs assessment and recommendations**

A needs assessment was prepared based on:

- The current and projected demographic profile of the area
- An audit of existing facilities prepared to understand existing gaps and the capacity of these facilities to service future residents
- Need identified by key Council stakeholders in interviews
- Community and recreation infrastructure benchmarks.

Recommendations for new facilities to be located in Kings Hill are summarised in Table 1-1 based on this needs assessment. These recommendations are for 2036, the latest date for which Raymond Terrace population projections have been calculated, and 2066 when the Kings Hill development is expected to be completed.

Table 1-2 below provides a summary of new and upgraded facilities and services for Raymond Terrace.

The recommendations should be reviewed following:

- An update Council's population projections for Raymond Terrace and Kings Hill
- Detailed master planning for the Kings Hill URA, including consideration of the site's topographic and spatial catchment.

Council should also engage with the Raymond Terrace and Kings Hill communities to inform the provision and design of recommendations summarised above. Council should engage residents

Table 1-1 Summary of new Kings Hill community and recreation facilities

Facility	2036 Kings Hill	2066 Kings Hill
Community centre	Provide 1 x small multi-purpose community space in the same buildin should include a multipurpose hall space, a kitchen, and an outdoor a space be located in the town centre and co-located with the recomme	
Library	Provide pop up library space of 100 m <sup>2</sup> in the same building as the m This space could include some meeting rooms. It should be flexible to bookcases to expand and retract space to accommodate different act	allow it to be adapted for diverse needs. For example, consider mobile
Long day care and preschool	Provide 2 x 90-place long day care to address need for both long day care and preschool places  Co-locate with multi-purpose community space and/or proposed public school	Provide 1 x preschool service co-located with the public school.
OSHC	An OSHC provider could operate out of proposed public school	
RFS	Consult with RFS and investigate requirements for a new RFS station	n in Kings Hill
Local parks	Provide 2.3 ha of open space across around 4 x new local parks to be located throughout Kings Hill. Include a playground in 3 x parks.	Provide 1.2 ha of open space across up to 2 x new local parks in Kings Hill. Parks should be located in neighbourhoods that do not yet have one.  All parks should include seating and one should include play equipment.
District parks	Provide 1 x district park of approximately 3.5 ha located in or near the amenities block, seating and picnic tables, shade structures, a BBQ, active transport links. The park should also include a skate park and a	and shared pathways that connect to external recreational trails and
Skate parks	Provide 1 x skate park at recommended district park to meet need for	r youth recreation
MTB trails	Provide MTB trails that connect to shared pathways	
Basketball courts	Provide 2 x basketball courts at recommended district park	

Table 1-2 Summary of new and upgraded Raymond Terrace community and recreation facilities

Facility	Recommendations
Community centre	Provide meeting rooms in proposed arts and cultural facility and indoor sports centre for use by general public.
Library	Investigate opportunity to expand or reconfigure the existing library and library car park.
Long day care and preschool	Upgrade the Council-owned preschool building and investigate the opportunity to expand the building.
OSHC	Upgrade existing OSHC facility.
Arts and cultural facilities	New arts and cultural facility to be provided in Raymond Terrace.
Cemeteries	Provide 2 x niche walls or equivalent interment capacity at Raymond Terrace cemetery.
	Expand existing Raymond Terrace cemetery within the existing site boundaries and investigate capacity of surrounding cemeteries.
Local parks	Add shade structures to existing parks where required.
District parks	Upgrade district parks in Raymond Terrace (Riverside Park and Lakeside Reserve) to meet additional need for 1.8 ha generated by additional Kings Hill residents. Park upgrades could including expanding parks, upgrading play equipment, upgrade pathways and recreational trails, and upgrading public amenities.
	Provide a fenced off-leash dog area in Raymond Terrace.
	Provide a destination playground in Raymond Terrace
Regional parks	Install new BBQ facilities at Boomerang Park.
District sports facilities	Improve Lakeside Sports Complex:
	Optimise methods of booking fields and programming to reduce times when fields are not used
	Add floodlighting to at least one rectangular field to enable night time usage
	Address irrigation issues at fields 3, 4 and 5
	Consider opportunities to expand the car park
Regional sports facilities	Improve King Park:
	Optimise methods of booking fields and programming to reduce times when fields are not used
	Upgrade floodlighting at fields 3 and 4 for competition-grade lighting
	Re-lay wickets where required
	Add cricket competition-grade lighting at Jack Collins to allow for night time usage
	Address draining and irrigation issues at the athletics track, long jump pits and at all fields
	Investigate requirements to enable winter usage of fields currently unused over winter
	• Upgrade netball building and Vi Barnett Oval building, including kitchen. Investigate opportunity for the netball building to include changing rooms with showers and a first aid room.
	Provide additional seating around fields and consider providing grandstand (e.g. at Jack Collins Oval)
	• Engage with key stakeholders and consider decommissioning the Jack Johnson trotting track to provide additional sporting fields, courts and buildings

Facility	Recommendations
	Consider opportunities to expand the car park
	Refer to the King Park Sports Complex Master Plan (Otium Planning Group and GHD Woodhead, 2020) for detailed recommendations
Basketball courts	Provide 4 x basketball courts to be located at the recommended indoor sports and recreation facility for Raymond Terrace
Soccer fields	Provide an additional 3 senior soccer fields at King Park in accordance with the King Park Masterplan (Otium Planning Group and GHD Woodhead, 2020).
	Consider King Park Masterplan option to provide 2 soccer fields at Jack Johnson Trotting Track (Otium Planning Group and GHD Woodhead, 2020).
Aquatic structures	Enhance the area around Fitzgerald Bridge Boat Ramp (including car park upgrades) in accordance with the King Park Masterplan (Otium Planning Group and GHD Woodhead, 2020).
	Enhance area around Riverside Park public jetty by adding picnic tables and a BBQ. Investigate opportunity to construct an amenities building. Investigate feasibility to expand car park.
Aquatic centres	Consider including additional facilities at Lakeside Leisure Centre (e.g.spa, sauna and hydrotherapy)
Indoor sports and recreation centres	Provide 1 x indoor sports and recreation centre, ideally to be located in Raymond Terrace to build on the suburb's role as a sports and recreation hub

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Appendix B – Benchmarks

Appendix C – Community and recreation infrastructure audit

Appendix D – Benchmark needs assessment

Appendix E – Community centre concept plan

Appendix F – Preston Rowe Paterson – Land valuation report

Appendix G - Muller Partnership - Quantity surveying report

## 1. Introduction

With a potential yield of 3,500 dwellings, Kings Hill is the largest urban release area (URA) in the Port Stephens local government area (LGA). Kings Hill is located north of Raymond Terrace, the administrative and civic centre of Port Stephens LGA. In 2010, the NSW Government rezoned the Kings Hill site to a mix of land uses including residential, commercial, public recreation, environmental management and conservation areas.

Port Stephens Council (Council) is preparing a new development contributions plan (DCP) for Port Stephens LGA. The new DCP will replace the current *Port Stephens Development Contributions Plan 2007* (Port Stephens Council, 2007), which did not include any provisions related to development within Kings Hill. The new DCP will therefore inform how Council collects contributions from developers for future development within Kings Hill URA.

## 1.1 Purpose of this report

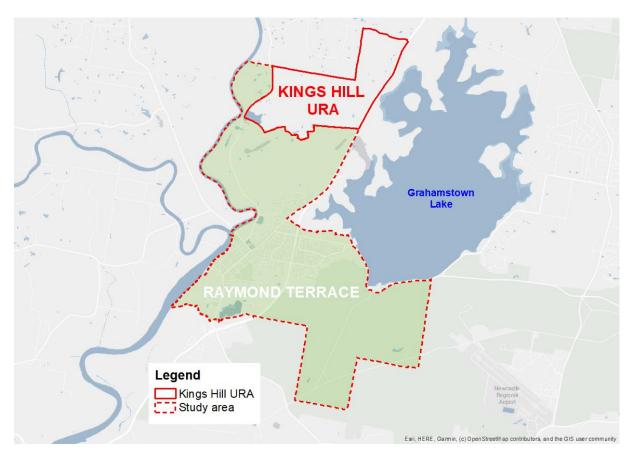
Council engaged GHD to undertake a community and recreation infrastructure study for the Kings Hill URA. The purpose of this study is to:

- Undertake an assessment of community and recreation infrastructure needs for the future population of Kings Hill and Raymond Terrace
- Assess the capacity of existing community and recreation facilities to meet additional demand from Kings Hill residents
- Recommend new facilities required in Kings Hill, and new facilities or upgraded facilities in Raymond Terrace
- Provide design principles, costings and identify potential sites for new facilities
- Develop a strategy that identifies timing of delivery for recommendations.

The findings of this study will inform the new Port Stephens LGA DCP, the master plan for Kings Hill, and Council's broader planning for Raymond Terrace and surrounds.

## 1.2 About Kings Hill

As shown in Figure 1-1, Kings Hill is located to the north of Raymond Terrace, and bordered by Grahamstown Lake to the east, and the primarily rural residential suburbs of Eagleton (north) and Nelsons Plain (west).



Source: GHD

Figure 1-1 Site location

There are three owners of parcels of land within Kings Hill URA, which include Kings Hill Developments (KHD), Hunter Land and Gwynville. Figure 1-2 shows the different areas.



Source: Port Stephens Council

Figure 1-2 Kings Hill URA developer land parcels

Kings Hill URA represents the most significant source of new housing in Port Stephens LGA. As mentioned in section 1.1, the site has a potential lot yield of 3,500 new dwellings, and a potential population of 8,750 persons at completion of the development by 2066 (section 6).

Given the proximity to Raymond Terrace, and that NSW Government and Council have identified Raymond Terrace as an emerging major regional and strategic centre in the Lower Hunter Valley Region (NSW Department of Planning and Environment, 2016; Port Stephens Council, 2015), Kings Hill residents are expected to access Raymond Terrace services and facilities in the future.

Council have indicated that a new interchange is proposed at the Pacific Highway to increase access to Kings Hill, which is currently only accessible by Newline Road. It is understood that only 250 dwellings can be developed before the interchange is built. Timing of the interchange construction is currently unknown, therefore timing of the overall Kings Hill development is uncertain. For the purpose of this study, several development timeframes have been identified based on population projections prepared for Kings Hill. This is discussed further in section 2.3.1 and section 6.

## 2. Methodology

This section outlines the needs assessment methodology that has been applied for this study. Methodology steps are illustrated in Figure 2-1 and described in the sections below.

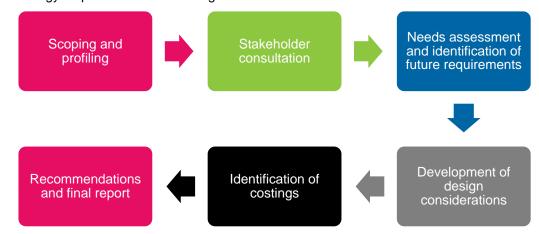


Figure 2-1 Methodology steps

## 2.1 Scoping and profiling

This stage involved research and analysis to understand the existing and future context of Raymond Terrace and Kings Hill. This included the following steps.

## 2.1.1 Strategic policy and document review

Relevant strategies and policies from Port Stephens Council and NSW Government were reviewed to understand the social policy context for the study, detailed in section 3.

## 2.1.2 Community profile

A profile of the existing communities of Raymond Terrace was prepared to understand existing community and recreation needs. The community profile is based on:

- Australian Bureau of Statistics (ABS) 2016 Census data for Raymond Terrace suburb and Port Stephens LGA
- ABS 2016 Socio-Economic Indexes for Areas (SEIFA) data for Raymond Terrace
- Australian Department of Employment, Skills, Small and Family Business March 2019 report on small area labour markets.

## 2.1.3 Audit of community and recreational infrastructure

An audit of existing and proposed community and recreation facilities in Raymond Terrace was undertaken to understand the current and proposed level of provision, and the condition and usage of facilities. Unless otherwise specified, facilities discussed in section 1.1 are all Councilowned and have been identified by Council and through desktop research. Appendix C includes a detailed infrastructure audit. Planned social infrastructure was based on information from Council's strategic planning documents (section 3).

## 2.2 Stakeholder consultation

A series of one-hour phone interviews with Council representatives were undertaken to better understand the current condition and usage of Raymond Terrace infrastructure, capacity to absorb population growth, and actions needed to help infrastructure meet the future needs of Raymond Terrace and Kings Hill residents.

Interviews were conducted with representatives from the following Council teams:

- Community and recreational planning
- Library services
- Children services
- Rural Fire Service (RFS) and emergency services
- Surf and Life Saving Clubs (SLSC)
- Community Halls and volunteer services.

The outcomes of the interviews informed the gap analysis and needs assessment.

## 2.3 Needs assessment and identification of future requirements

### 2.3.1 Future community profile

GHD prepared a future profile for the potential future residential population of Kings Hill and Raymond Terrace to understand who would likely be living in the area and their community and recreation facility needs. The future community profile is based on the following inputs and approach:

- Council calculated the yearly dwelling projections for Kings Hill using standard DPE modelling and specific input for the Hunter region (Port Stephens Council, 2019e). Based on these dwelling projections, development of Kings Hill is expected to be completed by 2066.
- According to DPE, the median household size in Port Stephens LGA is expected to decline to 2.3 persons per household by 2036 (Department of Planning and Environment, 2016b). However to understand the implications of a higher population scenario, GHD applied the 2016 Raymond Terrace and Port Stephens LGA median household size of 2.5 persons per household to the dwelling projections. These calculations provided yearly population projections from the start of the Kings Hill development (anticipated to be 2024) to its completion in 2066. GHD has reviewed the impact of adopting the DPE median household size projections of 2.3 persons per household on the population projections used in this report. The change in population size would be minimal and is not considered material to this assessment, therefore 2.5 persons has been applied to the future community profile.
- Council also provided GHD with REMPLAN's population projections for Kings Hill and for
  the combined Kings Hill and Raymond Terrace area (REMPLAN, 2019a and 2019b). These
  projections differed from DPE standard modelling projections therefore Council and GHD
  agreed the future community profile should predominantly be based on DPE's standard
  modelling. Elements of REMPLAN projections applied to the future community profile
  include the Raymond Terrace projections to 2036, and age profiles for Kings Hill and for the
  combined Kings Hill and Raymond Terrace area.
- The future community profile is based on the following years:
  - 2016 the most recent Census year
  - 2036 the final year REMPLAN projections are available

2066 – the expected completion date for Kings Hill

#### 2.3.2 Needs assessment

GHD conducted an assessment of community and recreation facilities based on four indicators of need:

- Demographic need based on current and future demographic profiles.
- Benchmark need according Council, AEC (2013) rates of provision and GHD (2014) and rates of provision. Detailed benchmarks and sources are included in Appendix B.
- Existing need based on the audit of existing and planned community and recreation facilities in Raymond Terrace.
- Stakeholder-identified need based on outcomes of stakeholder interviews to identify current gaps in community facility provision and suggestions for improved facilities.

The indicators have been considered together to inform the community and recreation facility requirements for Kings Hill and Raymond Terrace.

The timeframes considered in the needs assessment are:

- 2036 Kings Hill and Raymond Terrace
- 2066 Kings Hill at completion (as population projections are not available for Raymond Terrace past 2036).

## 2.4 Design considerations

Planning and design principles have been developed for the recommended community and recreation facilities for both Kings Hill and Raymond Terrace. The principles include locational requirements, and leading practice principles and requirements for Council to consider when planning new and upgraded facilities in Kings Hill and Raymond Terrace.

## 2.5 Identification of costings

Costings for new and upgraded facilities were prepared based on:

- Estimated land values prepared by Preston Rowe Paterson (report available at Appendix
   F)
- Capital costs prepared by Muller Partnership Quantity Surveyors (report available at Appendix G).

The costs of local facilities for the Kings Hill population have been entirely allocated to the Kings Hill development. The portion of costs allocated to the Kings Hill population for district facilities has been calculated as a percentage of the 2036 Kings Hill population in relation to the 2036 combined Kings Hill and Raymond Terrace population. The portion of costs also consider benchmarks included in Appendix D.

Local and district facilities included in the recommendations and delivery strategy are:

- Community centre
- Long day care and preschool
- OSHC
- District parks
- District sports facilities
- Aquatic structures

Aquatic centres

The portions of costs allocated to the Kings Hill population for regional facilities has been calculated as a percentage of the 2036 Kings Hill population in relation to the 2036 Port Stephens LGA projected population of 47,950 residents (NSW Department of Planning and Environment, 2016b). As mentioned above, the portions of costs also consider benchmarks calculated in Appendix D.

Regional facilities included in the recommendations and delivery strategy are:

- Library
- Arts and cultural facility
- Cemeteries
- Regional parks
- Regional sports facilities
- Indoor sports and recreation centres.

The portion of costs allocated to Kings Hill based on the 2066 population Kings Hill population could not be calculated as population projections for Raymond Terrace in 2066 were not available at the time of this study.

## 2.6 Delivery strategy

A delivery strategy has been prepared to identify indicative timeframes for when new and upgraded facilities should be delivered for Kings Hill and Raymond Terrace.

The delivery timeframes have been estimated based on leading practice for community facility planning (e.g. early provision of facilities in new communities to create a sense of place and meet community needs) as well as the outcomes of the needs assessment. The delivery strategy also identifies low, medium and high priority facilities, and includes overall costs for each recommendation.

## 2.7 Scope and limitations

This report has been prepared by GHD for Port Stephens Council and may only be used and relied on by Port Stephens Council for the purpose agreed between GHD and Port Stephens Council as set out in section 1.1 of this report.

GHD otherwise disclaims responsibility to any person other than Port Stephens Council rising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report. Implementation of the community and recreation infrastructure study has not been costed by GHD and has been provided for advice purposes.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

Limitations of this report include:

Population projection estimates are based on three data sources provided by Council.
 These are population projections for Kings Hill and for the combined Raymond Terrace and

- Kings Hill area prepared by REMPLAN, and dwelling projections prepared by Council based on DPE standard modelling.
- REMPLAN projections for Kings Hill and Raymond Terrace have been prepared to 2036.
   REMPLAN's 2036 estimated age breakdown for 2036 have therefore been applied to 2066 when the development is expected to be completed and have been applied to projections based on DPE modelling.
- Population estimates are likely to change over time, particularly if medium and high density dwellings are developed which would increase the future residential population.
- Timing of the development, and therefore timing of population projections, are dependent on the construction of a new interchange to Pacific Highway which is not yet determined.
- Limitations for land valuation estimates are included in Appendix F.
- Limitations for capital cost estimates are included in Appendix G.
- This report was prepared prior to the finalisation of the Kings Hill master plan.

  Recommendations therefore do not consider topography or specific catchment areas.
- The report was prepared prior to the finalisation of the King Park Regional Sports Complex Masterplan. Final recommendations from the Masterplan have therefore not been incorporated in this report.

# 3. Policy context

This section summarises NSW Government and Port Stephens Council strategic documents relevant to this study.

## 3.1 NSW Government

Table 3-1 summarises NSW Government plans and discussion papers relevant to this study.

## **Table 3-1 Relevant NSW Government documents**

Document	Relevance
Office of Sport Strategic Plan	This plan establishes the vision for strengthening the positive social, health and economic benefits of sports.
2018-2022	Two of the Plan's priorities and associated targets relevant to this study are:
	<ul> <li>Places and spaces: Well managed facilities that meet the needs of users and investors</li> </ul>
	<ul> <li>100% utilisation of sport facilities across NSW</li> </ul>
	Participation: More people in NSW participating in sport and active recreation
	<ul> <li>65% of NSW adult population participating in regular activity by 2025</li> </ul>
	<ul> <li>30% of NSW children participating in regular physical activity outside of school by 2020.</li> </ul>
	This study has considered these priorities and targets by focusing on consolidating and improving the management and quality of existing assets to improve their utilisation by all age groups.
Greener Places Discussion Draft	This report establishes the NSW Government's principles for the design, planning and delivery of green infrastructure across NSW at local, state and federal government levels. These principles include:
	<ul> <li>Integration: Where green infrastructure, urban development and grey infrastructure are combined</li> </ul>
	Connectivity: Networked and connect spaces
	Multifunctionality: Deliver simultaneous ecosystem services
	Participation: Involve stakeholders.
	At a council level, the report is intended to provide a guide for design and assessment policies as well as initiatives and toolkits in the development of green spaces. This study's recommendations and proposed design principles have integrated these Greener Places principles in the consideration for open and public spaces.
Hunter Regional Plan 2036	This plan provides an overarching framework for land use planning and coordination for the greater Hunter region. The plan also establishes strategies and goals for local government areas such as Port Stephens Council, as well as for local areas such as Raymond Terrace.
	The plan defines Raymond Terrace as strategic centre of the Hunter region, where land use planning should build local capacity to provide civic and government services to surrounding communities.
	Additionally the plan recognises Kings Hill as an important housing opportunity to enhance the Port Stephens capacity to respond to growing housing needs in the area. Recommendations provided in this study have been made in accordance with the Plan's vision for Raymond Terrace as a strategic centre in the area, and for Kings Hill as a local area that will undergo residential growth.

## 3.2 Port Stephens Council

Table 3-2 summarises plans and strategies relevant to this Study.

**Table 3-2 Relevant Port Stephens Council documents** 

Document	Relevance
Strategic Asset Management Plan 2019-2029	This document provides a plan for accountability and management of council assets to effectively and sustainably deliver community services.  The plan sets priorities for four main asset categories, including community and recreation assets.  This plan promotes upgrading existing assets rather than providing new ones. This study has taken this into account by considering potential upgrades to existing facilities over the provision of new ones to meet future community needs of Raymond Terrace and Kings Hill residents. However, this does not apply to children's playgrounds for reasons of health and safety.
Port Stephens Community Strategic Plan 2018-2028	<ul> <li>The Community Strategic Plan identifies the community's aspirations and priorities, and establishes the Council's role in delivering on these. As such, this study and future planning for the provision and upgrades of community and recreation infrastructure must consider and align with this plan where possible. Strategic goals include:</li> <li>Provide access to a variety of facilities and services to support diverse community needs</li> <li>Support heritage and culture, such as promoting local cultural activities and provide public libraries as vibrant community spaces</li> <li>Encourage active lifestyles, namely through the provision of facilities for recreation and leisure</li> <li>Support Port Stephens as a desirable place to visit, which can be achieved by the provision of attractive services</li> <li>Provision of safe, reliable, convenient and sustainable infrastructure and facilities</li> <li>Provide land use plans and local amenity that achieve a healthy, happy and safe place to live</li> <li>Meet community needs and support Council services by maximising use of non-rate revenue</li> </ul>
Delivery Program and Operational Plans 2018-2021	These plans provides a forecast on Council revenue, a detailed spending plan and priorities to deliver on the community vision of 'a great lifestyle in a treasured environment'. The plan refers to priorities and goals set by the Community Strategic Plan 2018-2028, such as the need for improvements to public amenities, rigorous planning for infrastructure and priority given to placemaking.  Priorities and goals include:  Deliver upgrades and improved maintenance of sports facilities  Increase investments in libraries to work towards the baseline standard and improve delivery of community services, namely those targeted at children and older people  Increase spending on events across Port Stephens LGA  Improve provision of public amenities, such as BBQ facilities, toilets, bike racks and drinking fountains  Provide more accessible facilities and services, including playgrounds.  These priorities and goals have guided the recommendations and design principles developed for the different types of infrastructure considered in this study.
Port Stephens Recreation Strategy: Volumes 1 and 2	This strategy identifies opportunities to improve the provision and quality of recreation facilities across the LGA and provides a framework to realise these opportunities by 2036. It also provide a clear understanding of the current supply and demand of recreation facilities, benchmarks and planning guidance, and the current and projected needs of the population.  This study is aligned with the Recreation Strategy as a large number of facilities analysed in this study are recreation facilities. As a result, the strategy's seven objectives and associated strategies have guided this Study's assessment of recreation facilities. These objectives are:  Provide recreation facilities that are appropriately scaled and responsive to community need

Document	Relevance
	<ul> <li>Improve the quality and diversity of existing recreation facilities to provide a range of leisure and recreation opportunities</li> <li>Create a network of centralised sporting precincts and facilities</li> <li>Provide a recreation facilities network that is inclusive and accessible</li> <li>Implement environmentally sustainable approaches to alleviate the impacts of climate change and the recreation facilities network</li> <li>Provide recreation facilities that are safe, attractive and well utilised</li> <li>Achieve well managed and maintained recreation facilities through a coordinated and planned approach</li> </ul>
DCP: Development Control Plan 23 August 2018 Amendment No. 7	<ul> <li>The Development Control Plan aims to facilitate development in Port Stephens LGA in accordance with applicable Local Environmental Plans. A section of the Development Control Plan is dedicated to the Kings Hill – Raymond Terrace area. Objectives for this area include:</li> <li>To ensure the Kings Hill town centre facilitates a sense of place and community while complementing the economic and community function of Raymond Terrace as a regional centre</li> <li>To ensure a hierarchy of centres within the Kings Hill urban release area with high quality design, high-amenity public domain and excellent connectivity to adjacent residential areas</li> <li>To ensure the pedestrian and cycle networks provide convenient and safe access to precinct centres, schools, community facilities, open space and other important destinations outside of Kings Hill to encourage walking and cycling.</li> </ul>
Raymond Terrace and Heatherbrae Strategy 2015-2031	These objectives will help inform infrastructure recommendations and design principles included in this Study.  This strategy strives to leverage existing strengths and opportunities within Raymond Terrace and Heatherbrae to bolster these areas as key regional centres of NSW. This vision can be achieved namely by building on existing assets to accommodate future needs in surrounding areas. To achieve this, the strategy proposes an audit of services that can support needs of these surrounding areas. This study does so by auditing existing community and recreation facilities in Raymond Terrace and assessing how these could support the future Kings Hill development.
Review of Standards Guiding the Provision of Council's Community & Recreational Facilities	This document reviews a benchmarking and gap analysis exercise undertaken in 2006 for community and recreation facilities across Port Stephens LGA. It also provides indicative capital costs for each type of facility assessed. While the most recent provision rates for recreation facilities have been included in Port Stephens Council's Recreation Study summarised above, this document provides the most recent provision rates for community facilities. This study has adopted this document's provision rates for the assessment of cemeteries, arts and cultural facilities, Surf and Lifesaving Clubs, and aquatic structures.
Port Stephens Development Contributions Plan 2007	The Port Stephens Council Development Contributions Plan (DCP) identifies infrastructure required to support a growing population. This directly informs the contributions Council will collect from developers to assist in delivering on these requirements. There were no identified social infrastructure requirements for the Kings Hill urban release area. The plan recognised the need to address the demand for parking facilities in the Raymond Terrace commercial/retail district. The plan did not identify any social infrastructure shortfall in the Raymond Terrace area.
King Park Sports Complex Master Plan: Demand Analysis Report 2019	This report was prepared for Port Stephens Council to identify the constraints and opportunities to further develop the King Park Sports facility located in Raymond Terrace, which is one of two regional level sports facilities within the LGA. The report provides current and projected demands for the facilities, results from consultation with key user groups and the resultant recommendations. This report informs this study by providing greater context to the use of sports facilities in the LGA and other trends, as well as an understanding of planned sports facility development in the area.

## 3.3 Key implications

Raymond Terrace is a strategic centre in the Hunter Region and could become a key regional centre in NSW (NSW Department of Planning and Environment, 2016; Port Stephens Council, 2015). Kings Hill presents an important opportunity to address growing housing needs in the area (NSW Department of Planning and Environment, 2016). As a strategic centre, Raymond Terrace will primarily provide higher-order district and regional facilities to surrounding areas, with Kings Hill providing local facilities in the URA that will complement those facilities (Port Stephens Council, 2018e).

Council has already started identifying specific social infrastructure requirements for Kings Hill and Raymond Terrace to support the current and future population (Port Stephens Council, 2013; 2018a; 2018b). These include:

- Upgrades and improved maintenance of sports facilities
- Increased investment in libraries
- · Improved provision of public amenities, such as BBQ facilities and toilets
- Greater provision of accessible facilities, including playgrounds
- Provision of a multi-functional arts and cultural space.

New and upgraded facilities that will support the Kings Hill development should be integrated, connected, multifunctional, accessible, centralised and environmentally sustainable (NSW Government Architect, 2017; Port Stephens Council, 2018b; Port Stephens Council, 2018c; Port Stephens Council, 2018d).

Where possible, upgrading existing facilities should be prioritised over providing new ones (Port Stephens Council, 2019a). Planning for these places should involve relevant stakeholders (NSW Government Architect, 2017).

# 4. Existing community profile

The sections below summarise the current Raymond Terrace demographics in comparison with Port Stephens LGA. Appendix A includes a detailed summary of demographic indicators.

## 4.1 Population and age

The traditional owners of Port Stephens LGA are the Worimi people (Port Stephens Council, 2019d). In 2016, a greater proportion of Raymond Terrace residents identified as Aboriginal or Torres Strait Islander (1,081 people or 8.4%) compared to Port Stephens LGA (3.3 people or 4.8%).

A total of 12,820 people lived in Raymond Terrace suburb in 2016. This represents a 0.8% increase since 2011, which is a considerably lower growth rate compared to the LGA at 7.3%.

With a median age of 36, the Raymond Terrace population is younger than the LGA average, which has a median age of 45 years. As shown in Figure 4-1, Raymond Terrace has higher proportions of young children, and adults between 25 to 35 years, and less adults over 50 years compared to the LGA.

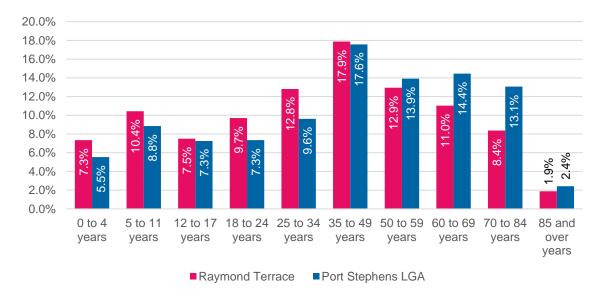


Figure 4-1 Age profile

A greater proportion of Raymond Terrace residents (997 people or 7.8%) require assistance with core activities compared to Port Stephens LGA (4,445 people or 6.4%).

## 4.2 Household and family characteristics

Overall household composition in Raymond Terrace reflects the average for the LGA, with the majority being family households (70.4% compared to 72.5% for the LGA), followed by lone person households (27.0% compared to 25.0%). Household size is also consistent at 2.5 persons per dwelling for both Raymond Terrace and the LGA.

While the proportion of couple families with children is consistent between Raymond Terrace and the LGA (38.8% and 38.3% respectively), Raymond Terrace has more single parent families (27.1% compared to 16.4%) and less couple families without children (44.2% compared to 32.6%).

## 4.3 Dwelling type, tenure type and residential mobility

The majority of Raymond Terrace dwellings are separate houses (76.3%), which is higher than the LGA average at 65.3%. This is followed by semi-detached, terrace and town houses (14.8% for Raymond Terrace compared to 11.4% for the LGA) and flats, units and apartments (1.0% compared to 2.9%).

Raymond Terrace has a lower rate of home ownership with or without a mortgage (57.1% compared to 65.3% for the LGA), and a higher rate of renting (39.6% and 26.2%). Rates of residential mobility are consistent between Raymond Terrace and the LGA, where 76.3% of residents were at the same address one year ago in Raymond Terrace and 76.0% in the LGA.

## 4.4 Household income and employment

The median weekly household income for Raymond Terrace is slightly lower than the LGA average at \$1,102 compared to \$1,180.

While the labour force is only slightly smaller for Raymond Terrace (38.4%) compared to the LGA (40.4%) (ABS 2016), the unemployment rate in Raymond Terrace was higher in March 2019 (9.8% compared to 5.5%) (Department of Employment, Skills, Small and Family Business, 2019).

#### 4.5 Education

Figure 4-2 shows that Raymond Terrace residents have a lower level of education compared to the LGA, with 35.6% of residents aged 15 years and over having a post-secondary degree compared to 49.7% for the LGA.

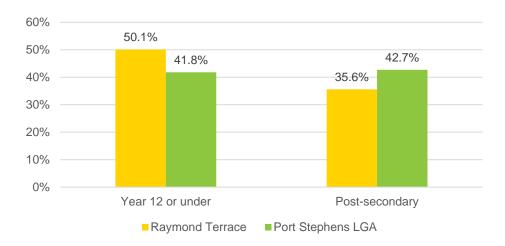


Figure 4-2 Highest level of educational attainment

## 4.6 Transport

A greater proportion of Raymond Terrace residents do not own a motor vehicle (6.5%) compared to the LGA (4.1%). Raymond Terrace residents also own less cars compared to the LGA average, with 50.0% of households owning more than one car compared to 56.4% for the LGA. Of those who travel to work by one method, there is a greater proportion of people who use a car, as either a passenger or driver, in Raymond Terrace (86.1%) compared to the LGA (75.3%).

## 4.7 SEIFA

The Index of Relative Socioeconomic Advantage and Disadvantage (IRSAD) provides a broad understanding, of the level of relative socio-economic disadvantage in a specified area. A low decile indicates relatively greater disadvantage and a lack of advantage (such as high incomes and skilled occupations), while a higher decile indicates a relative lack of disadvantage and greater advantage.

The 2016 IRSAD for Raymond Terrace was lower than that of Port Stephens LGA (1 compared to 6), indicating greater disadvantage in this suburb compared to the broader LGA. Raymond Terrace is the second most disadvantaged area in Port Stephens LGA (Port Stephens Council, 2018d).

## 4.8 Key implications

Key implications of the community profile for Raymond Terrace that are relevant to this study include:

- · Raymond Terrace has undergone limited population growth in recent years
- Raymond Terrace has a younger population compared to the LGA average, however there
  are more people who require assistance with core activities
- While household sizes are similar, there are more single parent families and less couples without children in Raymond Terrace
- Raymond Terrace overall has higher rates of disadvantage than the LGA, with higher rates
  of unemployment, and lower rates of education and income.

# 5. Community and recreation infrastructure audit

This section presents an audit of existing and proposed community and recreation infrastructure located in Raymond Terrace. As a strategic centre of the LGA as described in section 3, and given the proximity to Kings Hill, it is expected Kings Hill residents will access facilities and services in Raymond Terrace.

This section discusses the location, condition, and capacity of existing facilities in Raymond Terrace, as well as regional facilities in surrounding areas which are also expected to be used by Kings Hill residents. The audit has been prepared through consultation with Council staff, outcomes from the King Park Master Plan project, data provided by Council, online searches, and confirmed through a site visit by the GHD team.

## **5.1** Community infrastructure

Figure 5-1 and Table 5-1 identify community infrastructure located in Raymond Terrace. These are further described in the sections below.

**Table 5-1 Community infrastructure map legend** 

Legend ID	Name		
1	Pioneer Hill cemetery		
2	Raymond Terrace cemetery		
3	Activity Van Raymond Terrace (OSHC- after school care)		
4	KiddyHawk Family Day Care and Preschool		
5	Lakeside Creative Minds Early Learning and Preschool		
6	Raymond Terrace Community Pre-School Inc		
7	Raymond Terrace Early Family Education Centre		
8	Raymond Terrace Family Day Care Centre		
9	St Nicholas Early Education Raymond Terrace		
10	Steps to Starting School Raymond Terrace		
11	TLC Early Learning Centre		
12	King Park Function Room		
13	PCYC Port Stephens - Raymond Terrace		
14	Raymond Terrace Community Care Centre		
15	Raymond Terrace Mens Shed		
16	Raymond Terrace Neighbourhood Centre (The Deck)		
17	Raymond Terrace RFS/SES Shed		
18	Raymond Terrace Library		
19	Raymond Terrace Senior Citizens Hall		

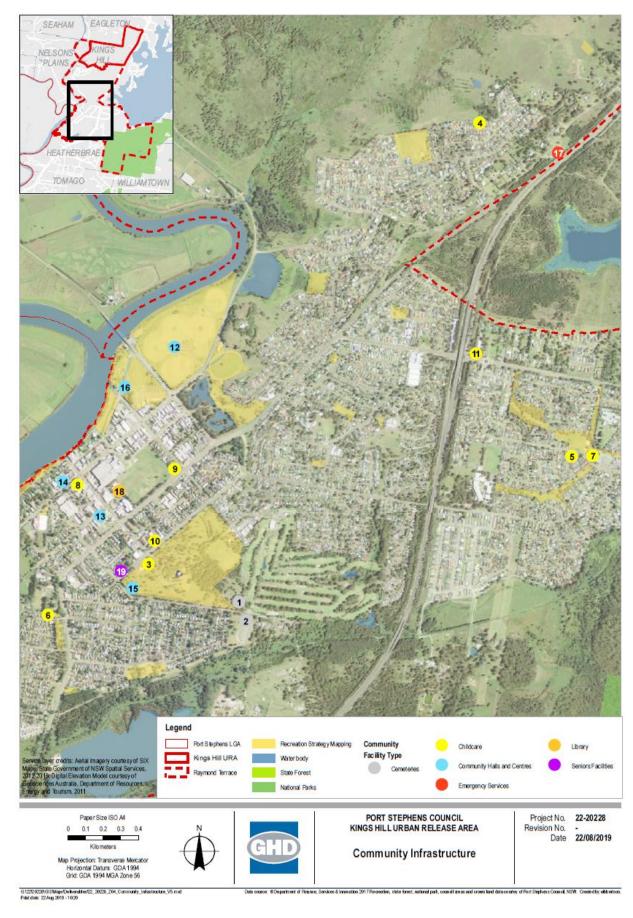


Figure 5-1 Community infrastructure map

## 5.1.1 Community halls and centres

There are three Council-owned community halls and centres located in Raymond Terrace, shown in Table 5-2. These are all single-user facilities with the exception of the King Park Sports Complex function room, which us a multi-user facility available for hire. All facilities are well used according to Council, with most facilities in use all days of the week.

**Table 5-2 Council owned community facilities in Raymond Terrace** 

Facility	Comments
Raymond Terrace Community Care Centre	District level facility  Good condition  Leased to community organisations, primary user is Integrated Living
Raymond Terrace Men's Shed	District level facility  Good condition  Includes a community meeting room that can be booked
Raymond Terrace Neighbourhood Centre – 'The Deck'	Local level facility Satisfactory condition Leased to Port Stephens Family and Neighbourhood Services as a youth drop-in centre
King Park Sports Complex function room	Capacity for 100 people

Community members can also hire the Raymond Terrace Senior Citizens Hall discussed in section 5.1.3.

Other community spaces are available for hire at private facilities such as pubs and clubs. These include:

- Muree Golf Club two meeting rooms (capacity for 120 people and 60 people)
- Raymond Terrace Bowling Club one auditorium / function room (capacity for 130)
- Junction Inn Hotel three function rooms (capacity of 60-70, 40-60 and 40-50 people)
- Lakeside Village Tavern meeting room
- Spinning Wheel Hotel meeting room.

#### 5.1.2 Libraries

Raymond Terrace Library is one of three library buildings in the LGA, in addition to a mobile library. As a regional-level facility, it has a total size of 2,214 m² and includes meeting and training rooms, a social-enterprise café (open Fridays), and a small art exhibition space. The library is open six days a week and services surrounding suburbs, including Medowie, Seaham and western parts of the LGA.

According to consultation with Council in 2019, the library is in good condition and is very well utilised, particularly the training and meeting rooms which are always booked by community members and workers alike. This results in casual bookings being hard to accommodate at the library. The library is also occasionally used after hours for ad hoc community activities (e.g. Girl Guide sleepover).

#### 5.1.3 Seniors facilities

The Raymond Terrace Senior Citizens Hall was built in 2010, and Council has therefore assessed it as being in very good condition. The hall includes accessible facilities, audio-visual equipment, air conditioning and a commercial kitchen. It can accommodate up to 120 people.

Activities at the hall include bingo, arts and crafts and indoor bowls, and users of the facility can also participate in outings (Port Stephens Council, 2017). The Hall is very well utilised, with activities scheduled all days of the week.

The facility is managed by volunteers of the Raymond Terrace Senior Citizens Association. Council has indicated there have been some issues associated with management of the facility, leading to occasions of poor outcomes for hall hirers and stress for volunteers.

#### 5.1.4 Childcare facilities

Childcare services include long day care, preschool, family day care, and Outside School Hours Care (OSHC), which are provided through a mix of Council and private operators.

Council provides one OSHC service, and supervises family day care educators. In total, the OSHC service in Raymond Terrace has 55 places and in July 2019 there were approximately 20 children on the waiting list. Children's Services believe the facility is generally in poor condition. Council also supervises one family day care educator in Raymond Terrace who provide seven OSHC places.

Council supervises seven family day care educators in Raymond Terrace who together provide 28 long day care and preschool places. Council also operates a mobile preschool activity van providing 40 places for children aged 3 to 5 years, and owns a building used by a community group for pre-school care that also provides 40 places.

There are six private childcare facilities located in Raymond Terrace. According to Council's Children's Services and Child Care Finder (Australian Department of Education and Training, 2019), these private childcare facilities currently have vacancies.

Kings Hill plans include the proposed construction of a public school (NSW Department of Planning and Environment, 2019). As the NSW Government is working towards providing an OSHC in every public primary school, it can be expected that OSHC services would be based out of the proposed Kings Hill public school (NSW Government, 2019, April 16).

## 5.1.5 Arts and cultural facilities

Council currently do not have any arts and cultural facilities in Raymond Terrace. However, Council is planning to provide a new multi-functional cultural space in Raymond Terrace that will replace the current arts space in Raymond Terrace Library (Port Stephens Council, 2019a). The exact location of this facility is yet to be determined.

## 5.1.6 Emergency services

For the purpose of this study, emergency services include State Emergency Service (SES), Rural Fire Service (RFS) and Surf Life Saving Clubs (SLSC).

The Port Stephens SES unit is based in Raymond Terrace. In addition to helping in events of flooding and storms, this SES unit also responded to rescue calls, such as vehicle collisions (Watts, 2018). It is the only specialised SES unit in the Hunter region.

The RFS and SES units are both located in Ferodale, a suburb located north-east of Kings Hill and Raymond Terrace. This RFS unit serves the communities of Raymond Terrace, Eagleton and Twelve Mile Creek (Port Stephens Council, 2019b).

While SES facilities are in good condition, RFS facilities are simply satisfactory for current requirements (Council stakeholder consultation, 2019).

Council has indicated that the number of volunteers joining both SES and RFS has been rising in recent years. This trend is partially caused by the increasing occurrence of natural disaster events, particularly flooding and bushfires, and community motivation to provide assistance (Council stakeholder consultation, 2019).

Considering the location of Raymond Terrace, no SLSC facilities are located in the suburb. However, Port Stephens SLSC manage the swimming pools' operation contracts, including the Lakeside Leisure Centre further described in section 5.2.5 (Council stakeholder consultation, 2019). Belgravia Leisure operate Council pools and manage lifeguard staff.

#### 5.1.7 Cemeteries

There are two cemeteries located in Raymond Terrace, one of these is an historic cemetery (Pioneer Hill) which is at capacity.

The Raymond Terrace Cemetery had 300 vacant plots in 2019. There is also space to expand the cemetery to accommodate additional plots.

The next closest cemetery to Kings Hill is the East Maitland Cemetery, which is located approximately 26 km south-west of the site.

## 5.2 Recreation infrastructure

Figure 5-2 and identify recreation infrastructure located in Raymond Terrace. These are further described in the sections below.

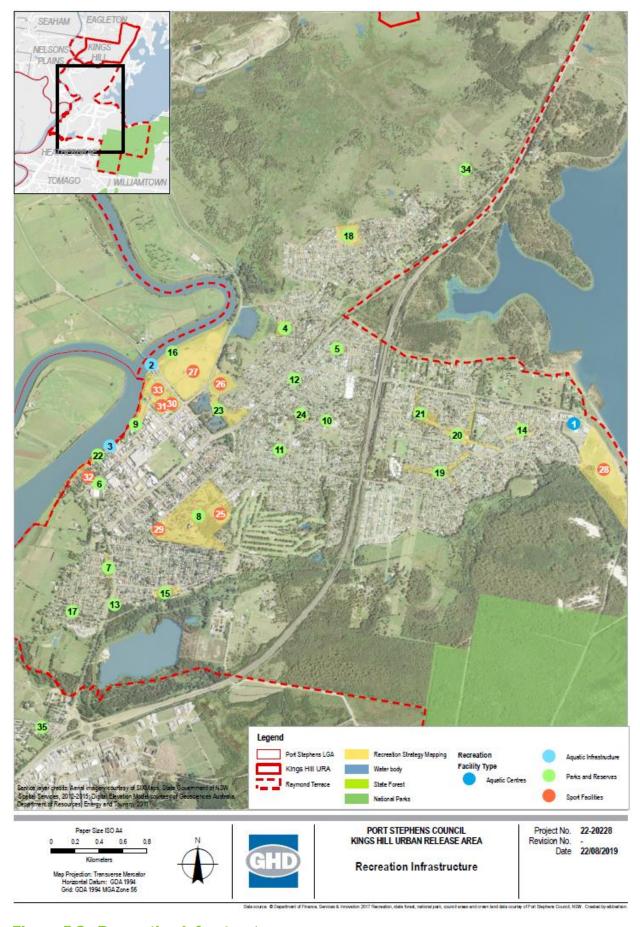


Figure 5-2 Recreation infrastructure map

**Table 5-3 Recreation infrastructure map legend** 

Legend ID	Name	Legend ID	Name
1	Lakeside Leisure Centre	19	Lakeside Reserve No.1
2	Fitzgerald Bridge Boat Ramp	20	Lakeside Reserve No.2
3	Riverside Park public jetty	21	Lakeside Reserve No.3
4	Alton Park	22	Riverside Park
5	Anseline Park	23	Roslyn Park
6	Anzac Park (Raymond Terrace)	24	Vogele PI Reserve
7	Bettles Park	25	Boomerang Park fields
8	Boomerang Park	26	Jack Johnson Trotting Track
9	Bourke St Reserve	27	King Park Sports Complex
10	Brown Reserve	28	Lakeside Sports Complex
11	Edstein Park	29	Raymond Terrace Croquet and Petanque
12	Feeney Park	30	Raymond Terrace Netball
13	Jaycees Park	31	Raymond Terrace Tennis
14	Jimmy Scott Park	32	Terrace Squash & Health
15	Kia-Ora Park	33	Vi Barnett Oval
16	King Park- Foreshore	34	Old Dairy Reserve
17	Kinross Park	35	Elkin Ave Reserve
18	Kittyhawk Park		

## **5.2.1** Passive open space and playgrounds

There are 23 parks and reserves located throughout Raymond Terrace as shown in Figure 5-2. The most significant parks are:

- Boomerang Park a regional park which features a playground, skate park, public amenities, BBQs, an off-leash dog park and a petanque court. Council is planning to fully replace BBQ shelters and seating here (Port Stephens Council, 2019a).
- Riverside Park a district park which features a playground, public amenities and BBQs,
   This park is located along the Hunter River near Riverside Park public jetty described in section 5.2.4.
- Lakeside Reserve No. 2 a district park which features a playground, a skate park and a half basketball court.

The remaining parks are all classified as local parks, with 12 of these local parks larger than Council's recommended minimum size for local parks (0.5 ha), while seven are smaller than the recommended size (Port Stephens Council, 2018c).

According to consultation with Council in 2019, there are opportunities to improve visibility and passive surveillance of public open spaces to reduce antisocial behaviour. Council also receives numerous complaints regarding lack of shade in open space areas, and requests for fully fenced off-leash dog parks.

## 5.2.2 Skate parks and BMX

There are two skate parks located in Raymond Terrace, located in Boomerang Park and Lakeside Reserve No.2. According to Council's Recreation Strategy, there is an oversupply of skate parks across the LGA (Port Stephens Council, 2018c).

While there are no dedicated BMX parks located in Raymond Terrace, both skate parks mentioned above are multi-purpose facilities which cater for skate, scooter and BMX riders (Port Stephens Council, 2019c).

#### 5.2.3 Sports fields and courts

Most of the sports fields and courts in Raymond Terrace are concentrated in the eastern and western portions of the suburb around the Lakeside Sports Complex, King Park Sports Complex and Boomerang Park as shown in Figure 5-2.

Council engaged GHD Woodhead and Otium Planning Group to undertake the development of a sports facility master plan for the King Park Sports Complex located in Raymond Terrace as described below. This master plan will guide the upgrade and expansion of King Park (Port Stephens Council (2019a). Findings from the King Park Masterplan Site Analysis (GHD Woodhead, 2019) and accompanying Demand Analysis report (Otium Planning Group and GHD Woodhead, 2020) have informed this section of the report and the needs assessment in section 7.2.3. This information was complemented by online research, stakeholder interviews and information provided by Council.

## **Lakeside Sports Complex**

There are two amenities buildings located at Lakeside Sports Complex. These both include at least one canteen, toilets, change rooms and storage. The district-level amenities building is in satisfactory condition whereas the local-level building is in good condition.

The complex comprises a rectangular field with grandstands and toilets. There are three additional rectangular fields, including a junior field as well as two cricket wickets. One rectangular field has floodlighting.

Lakeside Sports Complex is home to four primary user groups. Each group is allocated their own field for training and competitions. Group membership and field usage are described in Table 5-4.

Table 5-4	Lakeside	<b>Sports</b>	Comp	lex regu	lar usage
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User group	Membership	Home ground	Usage
Junior Rugby League	450 players	Field 2	Training: Monday to Thursday nights from 4:00 pm to 9:00 pm Competitions: Friday nights from 4:00 pm to 9:00 pm and Saturdays from 8:00 am to 6:00 pm
Senior Rugby League	53 players	Field 1	Training: Monday to Friday nights from 4:00 pm to 9:00 pm Competitions: Saturday and Sundays from 8:00 am to 6:00 pm
RAAF Williamtown Football	16 players	Field 3	Training: Tuesday and Thursday nights from 6:00 pm to 8:00 pm Competitions: Saturdays from 9:00 am to 1:00 pm
Lakeside Village Tavern Panthers Cricket Club	24 players	Field 4	Training: Thursday and Friday nights from 5:00 pm to 9:00 pm Competitions: Saturdays from 9:00 am to 6:00 pm

Other casual and ad hoc events organise at Lakeside Sports Complex are:

- Local schools athletics carnivals
- Primary Schools Sports Association knock-out games
- Zone cross country events
- PCYC for Nations of Origin, sports events that aim to empower and motivate youth to celebrate Australia's diverse indigenous culture (PCYC, 2019)
- NAIDOC Week touch football tournaments
- Koori Knockouts, one of the biggest Indigenous gatherings in Australia (Korff, J., 2019)

The Aboriginal Men's Shed also utilise the back building one night per week. Between 15 and 20 people regularly attend workshops. These workshops specialise in creative arts, metal work and wood work.

Council have indicated that usage data for Lakeside Sports Complex may be skewed as sports clubs based here have historically booked out fields all days of the week to ensure exclusive use. This is now being addressed to improve programming efficiency.

As for many sports fields and courts in Raymond Terrace and surrounds, Lakeside facilities are subject to drainage issues, thereby affecting the condition and usability playing surfaces.

#### **King Park Sports Complex**

King Park Sports Complex is a large regional-level sports precinct. There are three buildings located in the precinct: two main King Park amenities buildings and the Jack Johnson Trotting Track building. The main amenities building comprises a meeting room, a function room, offices, change rooms, toilets, a kitchen, a kiosk, a referee room and storage.

Both main King Park amenities buildings are in good condition. However, the Jack Johnson Trotting Track building, which is used by one individual and has the capacity of stabling 15 horses, is in very poor condition. This building comprises toilets, stables and storage.

Most Raymond Terrace ovals are located at King Park. This comprises four turf ovals and one synthetic oval. Two fields have floodlighting, including two ovals. However, floodlighting does not meet cricket standard (Council stakeholder consultation, 2019). The suburb's only training nets are also located here.

The Vi Barnett portion of King Park is located on the western side of Seaham Road. The precinct includes:

- Ten netball courts and a building with meeting rooms, an office, kiosk and storage
- Eight synthetic tennis courts, two 'Hot Shots' courts, and a building with a meeting room and a kitchen
- Athletics oval with a running track, long jump pit, javelin and shotput, and a building with a kiosk and clubroom
- Cricket oval.

All netball and tennis courts are lit (with the exception of the Hot Shots). All buildings comprise newly-constructed accessible toilets and are in either good or satisfactory conditions.

In the absence of reliable booking information, Council estimate that King Park sports facilities are used at 25%-30% capacity (Council stakeholder consultation, 2019). This low usage is partially caused by inefficient programming, inadequate floodlighting that prevents night-time competition, and major draining, irrigation and water security issues.

Eight sports groups are based at King Park. These groups are described in Table 5-5 below (Otium Planning Group and GHD Woodhead, 2020).

Table 5-5 King Park regular usage

User group	Membership	Home ground/ facility	Usage
Raymond Terrace Trotting Association	1 user	Jack Johnson Trotting Track	4.00 am – 7.00 am daily Horse feeding and grooming in afternoons
Port Stephens Netball Association	Approximately 1,000 members	Raymond Terrace Netball Courts	Training: Term 1 Monday to Wednesday evenings

User group	Membership	Home ground/ facility	Usage
			Term 2 Monday to Friday throughout day and evening Term 3 Monday to Friday throughout day Term 4 Monday and Thursday evenings Competitions: Term 1 Sundays (ad hoc) Term 2 Saturdays throughout the day and Sundays (ad hoc) Term 3 Saturdays throughout the day
Port Stephens Cricket Club	67 senior players (four teams) 29 junior players (three teams Projected membership increase and introduction of women's cricket	Field 5 Some training at Fields 3 and 4	Training: Summer months Tuesdays and Thursdays 5.30 pm – 8.00 pm, Wednesdays 4.30 pm – 6.00 pm, occasionally Fridays Competitions: Summer months Saturdays 8.30 am – 6.30 pm, occasionally Sundays 11.00 am – 6.00 pm
Raymond Terrace Athletics Club	180 – 220 members	Vi Barnett Athletics	Training: Mondays and Thursdays 3.30 pm to dark Competitions: Saturdays 7.00 am – 12.00 pm September to March
Raymond Terrace District Cricket Club	60 senior players 50 junior players	Field 1 (Jack Collins Oval) Field 2 (Bill Bobbins Oval) Fields 3 and 4	Training: Not specified Competitions: All fields used every Saturday throughout summer months Jack Collins and Bill Bobbins Ovals used every second Sunday throughout summer months
Raymond Terrace Pigeon Club	5 members	Jack Johnson Trotting Track rear building (temporary)	May to October Wednesday, Thursday or Friday evenings (varies throughout the season), Saturday afternoons and occasionally Sunday afternoons
Raymond Terrace Soccer Club	450 members	7 fields across King Park	Training: Weekdays 3.00 pm – 10.00 pm  Competitions: Weekends 8.00 am – 10.00 pm
Raymond Terrace and District Tennis Club	Approximately 100 members	Raymond Terrace & District Tennis Club	All courts available 8.00 am – 10.00 pm daily. Specific usage not provided

As number of other ad hoc events are held at King Park facilities throughout the year in addition to regular bookings (King Park user group consultation, 2019).

## **Boomerang Park**

While Boomerang Park is a regional-level park, the sports facilities located here are local-level facilities.

Two sports buildings are located in the park: the dog club building, which comprises toilets, a canteen and storage, and; the croquet and pétanque building, which is a small social club building. While the former is deemed to be in very poor condition, the latter is in nearly perfect condition.

Other facilities located in the park are the synthetic croquet and pétanque courts, a public offleash dog area, and two rectangular fields. One of these fields have floodlighting, however it is old and is of low luminosity. There are no formalised sports clubs based in Boomerang Park.

The off-leash dog area is only partially fenced. Dog owners have requested a fully-fenced dog park to allow for peace-of-mind (Council stakeholder consultation, 2019).

#### Other facilities

There are some privately-operated facilities located in Raymond Terrace in addition to the facilities described above. These include:

- A squash facility located on Port Stephens Street
- A golf club located on Walker Crescent
- A bowling club located on Jacaranda Avenue.

Other large nearby sports complexes are the Mallabula Sports Complex and Tomaree Sports Complex also located in Port Stephens LGA, Tarro Reserve located in the Newcastle LGA, and Metford Recreation Reserve and Fred Harvey Sports Complex in Maitland LGA.

### 5.2.4 Aquatic structures

There are two aquatic structures in good condition located in Raymond Terrace: Fitzgerald Bridge Boat Ramp and the Riverside Park public jetty.

The Fitzgerald Bridge Boat Ramp, also known as the Raymond Terrace Boat Ramp is a three-lane concrete boat-launching facility located near King Park at the confluence of Williams and Hunter Rivers. An accessible amenities building is currently under construction here.

The Riverside Park public jetty is a one-lane concrete boat-docking facility along the Hunter River. While residents use the jetty as a boat-launching facility, it is not intended to be used as one (Council stakeholder consultation, 2019). Indeed, it is only built to dock boats.

## 5.2.5 Aquatic centres

Raymond Terrace comprises one aquatic centre: the Lakeside Leisure Centre. This facility comprises a heated pool with eight 50-metre lanes, an indoor heated pool hydrotherapy spa area, a kiosk and BBQ. Port Stephens LGA's only undercover pool is located here, making it a popular facility for toddlers and people with disability (Council stakeholder consultation, 2019).

While facilities here are aging, they are safe and generally in good condition.

Council have reported that the Centre facilities and programs are well attended, particularly the Learn to Swim program.

Council have also reported that the community is increasingly expecting a more 'holistic' offering from aquatic centres (Council stakeholder consultation, 2019). In other words, community members are looking to centres that offer water slides and a wide range of activities and programs, events, entertainment and the like.

Two other aquatic centres are located nearby:

- The Grahamstown Aquatic Centre is located on the Grahamstown Dam. The sailing club are the main users of this facility.
- The Tomaree Aquatic Centre is located in Salamander Bay. It comprises a 50-metre outdoors pool and waterslide, BBQ, a heated outdoor toddler pool, a kiosk and a play area.

## 5.2.6 Indoor sports and recreation centres

There is one indoor sports and recreation centre located in Raymond Terrace at the Raymond Terrace PCYC. The facility offers gym and fitness, boxing, aerobic fitness, crèche and gymnastics programs. These programs are offered to people of all ages, however most programs are designed for youth. This facility does not provide for indoor team sports such as volleyball, basketball, futsal or cricket.

# 6. Future community profile

This section describes the future community profile for Kings Hill and Raymond Terrace to inform the community and recreation facility requirements for Kings Hill.

As discussed in 2.3.1, Kings Hill yearly population projections were calculated by Council using standard DPE modelling and specific input for the Hunter region (Port Stephens Council, 2019e). Based on these dwelling projections, development of Kings Hill is expected to be completed by 2066. This timeframe was therefore used to determine the community profile of Kings Hill upon development completion. However REMPLAN projections, which were mainly used to inform projections for the combined Kings Hill and Raymond Terrace area, were only calculated to 2036. This timeframe was therefore applied to combined Kings Hill and Raymond Terrace projections.

The community profile of the Kings Hill development and for the combined Raymond Terrace and Kings Hill area is described below. This provides an understanding of who will be moving to the area.

# 6.1 Population projections

Table 6-1 presents population projections for Kings Hill and Raymond Terrace.

**Table 6-1 Population projections** 

	2016	2036	2066
Kings Hill dwellings <sup>1</sup>	0	2,334	3,500
Kings Hill population <sup>2</sup>	0	5,835	8,750
Raymond Terrace population	12,820 <sup>3</sup>	14,8294	-
Total (Kings Hill + Raymond Terrace population)	12,820 <sup>5</sup>	20,664 <sup>6</sup>	-

By 2036, the combined population of Raymond Terrace and Kings Hill will be 20,664 persons. This represents a 61.2% increase over the 2016 population. Of 7,844 new residents, 5,835 will be residents of Kings Hill. This represent 28.2% of the total population in the area. The population of Kings Hill by 2066 is projected to be 8,750 persons.

According to DPE standard modelling dwelling projections calculated by Council, the full development potential of Kings Hill is of 3,500 dwellings. Based on the 2016 Raymond Terrace median household size of 2.5 persons per household, this will result in 8,750 additional residents moving into the area upon development completion. This is expected to occur by 2066.

<sup>&</sup>lt;sup>1</sup> Based on DPE standard modelling (Port Stephens Council, 2019e)

<sup>&</sup>lt;sup>2</sup> Idem

<sup>&</sup>lt;sup>3</sup> Based on 2016 Census data for Raymond Terrace suburb (Australian Bureau of Statistics, 2016)

<sup>&</sup>lt;sup>4</sup>Based on REMPLAN population projections (REMPLAN, 2019a)

<sup>&</sup>lt;sup>5</sup> Based on 2016 Census data for Raymond Terrace suburb (Australian Bureau of Statistics, 2016)

<sup>&</sup>lt;sup>6</sup>Based on REMPLAN population projections (REMPLAN, 2019a) and DPE standard modelling (Port Stephens Council, 2019e)

# 6.2 Age profile

Table 6-2 presents the age profiles for Kings Hill and Raymond Terrace.

**Table 6-2 Kings Hill and Raymond Terrace age profile** 

	Kings Hill <sup>7</sup>					Total – K	ings Hill and	l Raymond T	errace			
	2016 %	2016 no.	2036 %	2036 no.	2066 %	2066 no.	2016 %8	2016 no. <sup>9</sup>	2036 %10	2036 no. <sup>11</sup>	2066 %	2066 no.
0 to 4 years	0%	0	6.5%	380	6.5%	571	7.3%	942	5.8%	1,194	-	-
5 to 11 years	0%	0	12.2%	709	12.2%	1,064	10.4%	1,337	8.5%	1,759	-	-
12 to 17 years	0%	0	7.1%	412	7.1%	617	7.5%	961	6.8%	1405	-	-
18 to 24 years	0%	0	4.7%	276	4.7%	414	9.7%	1,244	6.5%	1353	-	-
25 to 34 years	0%	0	7.4%	434	7.4%	650	12.8%	1,642	11.4%	2358	-	-
35 to 49 years	0%	0	23.3%	1,360	23.3%	2,039	17.9%	2,292	19.7%	4060	-	-
50 to 59 years	0%	0	13.8%	804	13.8%	1,206	12.9%	1,659	12.0%	2473	-	-
60 to 69 years	0%	0	12.3%	715	12.3%	1,072	11.0%	1,414	13.3%	2757	-	-
70 to 84 years	0%	0	10.1%	591	10.1%	886	8.4%	1,073	13.1%	2705	-	-
85 and over years	0%	0	2.7%	155	2.7%	232	1.9%	241	2.9%	595	-	-
Total	0%	0	100.0%	5,834	100%	8,749	100%	12,820	100.0%	20,660	-	-

<sup>&</sup>lt;sup>7</sup> Based on DPE standard modelling (Port Stephens Council, 2019e)

<sup>&</sup>lt;sup>8</sup> Based on 2016 Census data for Raymond Terrace suburb (Australian Bureau of Statistics, 2016)

<sup>&</sup>lt;sup>9</sup> Idem.

<sup>&</sup>lt;sup>10</sup> Based on REMPLAN population projections (REMPLAN, 2019a) and DPE standard modelling (Port Stephens Council, 2019e)

<sup>&</sup>lt;sup>11</sup> Based on REMPLAN population projections (REMPLAN, 2019a) and DPE standard modelling (Port Stephens Council, 2019e)

Kings Hill age group proportions for 2036 and 2066 are predicted to be the same for the purpose of this study. It is expected that the Kings Hill population will be relatively older than the 2016 population in Raymond Terrace. More specifically, a greater proportion of the population will be aged 35 years and over compared to 2016 proportions. While the proportions of residents aged 0 to 34 years is expected to be correspondingly lower than 2016 proportions, the proportion of primary school-aged residents (5 to 11 years) is expected to be higher.

The combined Raymond Terrace and Kings Hill population is expected to be relatively older in 2036 compared to 2016. However, while generally older than residents in 2016, the 2036 Kings Hill population is expected to be younger than the 2036 combined Raymond Terrace and Kings Hill population. More specifically, a higher proportion of Kings Hill residents will be aged 0 to 17 years compared to the combined Raymond Terrace and Kings Hill area. There will also be a higher proportion of residents aged 35 to 59 years in Kings Hill. Conversely, the proportion of residents Kings Hill residents aged 18 to 34 years and 60 years and over is expect to be smaller than in the combined Raymond Terrace and Kings Hill area.

The comparative age profiles are illustrated in Figure 6-1.

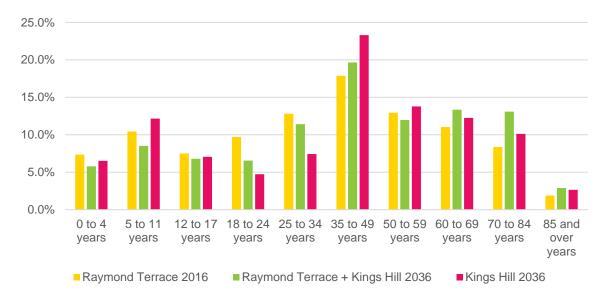


Figure 6-1 Comparative age profile

## 6.3 Key implications

- Raymond Terrace has undergone limited growth in recent years. However, the broader area will undergo significant growth over the coming decade, predominantly due to the Kings Hill development.
- The population of Raymond Terrace is currently relatively young. By 2036, the combined population of Raymond Terrace and Kings Hill is expected to be older than it was it 2016. The greatest change in proportions is due to occur in residents aged 70 to 84 years (increase by 4.7%).
- By 2036, the largest Kings Hill age groups will be of residents aged 5 to 11 years (12.2% of the total Kings Hill population), 35 to 49 years (23.3%) and 50 to 59 years (13.8%).
- The Kings Hill development will lead to 8,750 new residents moving to the area.

# 7. Needs assessment

As discussed in section 3, Council and the NSW Government have identified Raymond Terrace as a strategic centre, and the civic hub of the LGA. Kings Hill will be a local centre, with primarily local-level facilities provided for new residents, and most-higher order district and regional level facilities to be provided in Raymond Terrace and surrounds. \

This section of the report assesses community and recreation infrastructure need for Kings Hill over the course of its development and upon development completion. It also assesses need for the Raymond Terrace and Kings Hill area.

The needs assessment is informed by the following indictors of need:

- Demographic need including the current demographic profile of Raymond Terrace as described in section 4 and the projected demographic profile of Kings Hill and Raymond Terrace as described in section 6.
- Existing need the infrastructure audit detailed in sections 5.1 and 5.2 provides an
  understanding of the current provision, condition and usage of existing facilities and how
  these could cater to a growing population. Known infrastructure planned for Raymond
  Terrace is also included in the audit.
- Benchmark need The needs assessment is also based on benchmarks for each type of facility. The benchmarks used in this assessment are included and referenced in Appendix B. The detailed benchmark calculations are included in Appendix D.
- Stakeholder identified need based on consultation with Council stakeholders described in section 2.2.

Recommendations for new and upgraded facilities have been developed based on the outcomes of the needs assessment. Recommendations have been provided based on the projected population of Kings Hill in 2036 and 2066, and based on the projected population for the combined Raymond Terrace and Kings Hill area in 2036.

# 7.1 Community infrastructure

## 7.1.1 Community halls and centres

## **Table 7-1 Community halls and centres benchmarks**

Facility	Benchmark
Community halls and centres	One facility per 20,000 persons

## Table 7-2 Community halls and centres needs assessment

Existing Raymond Terrace demographics (2016)	Additional residents	Existing and planned provision	Stakeholder-identified need	Benchmark need
12,820 residents	Kings Hill 2036: 5,835 Combined 2036: 7,844 Kings Hill 2066: 8,750	<ul> <li>Council facilities:         <ul> <li>1 district level community care centre providing 1,408 m² of space.</li> <li>1 district level Men's Shed providing 840 m² of space.</li> <li>1 local level neighbourhood services centre providing 192 m² of space.</li> <li>Function room at King Park Sports Complex.</li> </ul> </li> <li>Additional function and meeting rooms at privately owned facilities as per section 5.1.1.</li> </ul>	Facilities are generally used by a single organisation (i.e. generally cannot be booked by the general public). There are few community spaces for the general public to hire for events and activities.  All community facilities in Raymond Terrace are at capacity with the exception of King Park Sports Complex Function Room.  Facilities are well maintained and presentable, however the backlog of repair and maintenance issues is increasing Community demand for halls that can host a broader range of activities and act as an alternative to existing facilities.	Rate of provision not reached

**Table 7-3 Community halls and centres recommendations** 

2036 Kings Hill	2036 Raymond Terrace and Kings Hill	2066 Kings Hill
Provide 1 x small multi-purpose community space of 200 m². While the benchmark for an additional community centre is not required, existing facilities in Raymond Terrace are at capacity, and providing multipurpose community space in Kings Hill will be important to providing opportunities for community interaction and social cohesion for new residents. The community space in Kings Hill should include a	Provide meeting rooms in arts and cultural facility and indoor sports centre recommended for Raymond Terrace in section 7.2.6.	Additional demand would be met by recommendations for Kings Hill and Raymond Terrace 2036.
multipurpose hall space, a kitchen, and an outdoor area with play equipment and a picnic table. It is recommended the space be located in the town centre and co-located with the recommended district park which would provide access to outdoor spaces.		

#### 7.1.2 Libraries

#### **Table 7-4 Libraries Benchmarks**

Facility	Benchmark
Libraries	State Library of NSW population-based calculator (2019)

#### **Table 7-5 Libraries needs assessment**

Existing Raymond Terrace demographics (2016)	Additional residents	Existing and planned provision	Stakeholder-identified need	Benchmark need
12,820 residents	Kings Hill 2036: 5,835 Combined 2036: 7,844 Kings Hill 2066: 8,750	1 regional library of 2,214 m <sup>2</sup> 1 mobile library	Very well utilised library, both inside and outside operational hours. Consistently in high demand with meeting and training rooms always booked by regular users and no availability for casual use. Library in good condition, however not operating in a purpose-built building.	Kings Hill 2036: 403 m <sup>2</sup> Combined 2036: 541 m <sup>2</sup> Kings Hill 2066: 604 m <sup>2</sup>

## **Table 7-6 Libraries Recommendations**

2036 Kings Hill	2036 Raymond Terrace and Kings Hill	2066 Kings Hill
Provide pop up library space of 100 m² in the same building as the multipurpose community space, to be located in Kings Hill town centre. This space could include some meeting rooms. It should be flexible to allow it to be adapted for diverse needs. For example, consider mobile bookcases to expand and retract space to accommodate different activities.	Investigate opportunity to expand or reconfigure the Raymond Terrace library to optimise use of space and include additional multipurpose training/meeting rooms. Consider organising events after-hours and making some library spaces (e.g. meeting and training rooms and the inside courtyard) available after-hours for private bookings.  Investigate opportunity to expand the car park.	The Kings Hill 2066 population needs would be addressed by the new library recommended for Kings Hill in 2036.

#### 7.1.3 Seniors facilities

#### **Table 7-7 Seniors facilities benchmark**

Facility	Benchmark
Seniors facilities	N/A

#### **Table 7-8 Seniors facilities needs assessment**

Existing Raymond Terrace demographics (2016)	Additional residents	Existing and planned provision	Stakeholder-identified need	Benchmark need
2,189 residents (25.0% of the population) aged 60 years and above Higher proportion of lone person households Higher proportion of residents requiring assistance	Kings Hill 2036: 1,460 aged 60+ Combined 2036: 2,853 aged 60+ Kings Hill 2066: 2,189 aged 60+	1 regional level community hall providing 393 m <sup>2</sup> of space, seating for 120 persons. This facility is in good condition and is well used.	Facility management has issues Difficult for other users to make one-off bookings.	In line with leading practice, provide multipurpose space which can provide for programs and activities targeted to older residents.

#### **Table 7-9 Seniors facilities recommendations**

2036 Kings Hill	2036 Raymond Terrace and Kings Hill	2066 Kings Hill
Multipurpose community space to allow for seniors activities and programs.	Consider changing the management method of the existing seniors facility to improve the experience of the general public and members of the Raymond Terrace Senior Citizens Association (e.g. managing bookings and operations internally by Council or by a third party).	Recommended community spaces (section 7.1.1) to address need for seniors facilities

#### 7.1.1 Childcare facilities

#### **Table 7-10 Childcare facilities benchmarks**

Facility	Benchmark
Long day care (0-4 years)	1 place per 5 children
Preschool (2-5 years)	1 place per 2 children
Outside of school hours care (5-11 years)	1 place per 5 children

**Table 7-11 Childcare facilities needs assessment** 

Facility	Existing Raymond Terrace demographics (2016)	Additional residents	Existing and planned provision	Stakeholder-identified need	Benchmark need
Long day care (0-4 years)	942 (7.3%) children aged under 5 years 1,337 (10.4%) children aged between 5 to 11 years	Kings Hill 2036: 380 children Combined 2036: 236 children Kings Hill 2066: 571 children	7 Council-supervised family day care educators who provide 28 places in Raymond Terrace 6 private childcare centres	Council childcare is predominantly targeted at children from lower socioeconomic families. Only one centre-based OSHC. Very well utilised.	Kings Hill 2036: 76 places Combined 2036: 47 places Kings Hill 2066: 114 places
Preschool (2-5 years)		Kings Hill 2036: 337 children Combined 2036: 207 children Kings Hill 2066: 505 children	Council-owned preschool building providing 40 places  There would be den for additional family childcare if there we additional educators	long day care places. There would be demand for additional family-based childcare if there were additional educators. Childcare facilities are in	Kings Hill 2036: 169 places Combined 2036: 104 places Kings Hill 2066: 253 places
OSHC (5-11 years)		Kings Hill 2036: 709 children Combined 2036: 470 children Kings Hill 2066: 1,064 children	1 OSHC centre providing 55 places, and 11 Council- supervised family day care educator providing 7 OSHC places 1 OSHC to be provided at every public primary school by 2021 (NSW Government, 2019, April 16)	poor condition. Private childcare centres are not at capacity.	Kings Hill 2036: 142 places Combined 2036: 94 places Kings Hill 2066: 213 places

 Table 7-12
 Childcare facilities recommendations

Facility	2036 Kings Hill	2036 Raymond Terrace and Kings Hill	2066 Kings Hill
Long day care and preschool	Provide 2 x 90-place long day care facilities to address the need for both long day care and preschool places.  One centre should be located near Kings Hill town centre and the other could be located in near the proposed public school.  Some long day care and preschool places may be provided by private childcare centres in Kings Hill and in Raymond Terrace.  Council should continue supervising family day care educators.	Upgrade the Council-owned preschool building. Investigate opportunity to expand the building to accommodate additional preschool places. As there is current capacity in private childcare facilities, combined need for additional residents of long day care and preschool age should be addressed through the existing provision of private childcare facilities. Council should consider undertaking a childcare needs assessment for the LGA.	In addition to 2036 recommendations, provide 1 x preschool service co-located with the public school.  Council should continue supervising family day care educators, and private childcare facilities will also continue providing some places.
OSHC	As a public school is proposed for Kings Hill, the need for 114 OSHC places should be addressed by the policy to introduce an OSHC at every public primary school. The recommended long day care facilities may also provide OSHC places.	Upgrade existing OSHC facility. Additional need for OSHC places should be addressed by the introduction of OSHC at every public primary school	Additional need for OSHC places should be addressed by the introduction of OSHC at every public primary school.  An OSHC provider could also operate out of the multipurpose community facility recommended in section 7.1.1.

#### 7.1.2 Arts and cultural facilities

#### **Table 7-13 Arts and cultural facilities benchmark**

Facility	Benchmark
Arts and cultural facilities	One arts and cultural centre per 30,000 people

#### Table 7-14 Arts and cultural facilities needs assessment

Existing Raymond Terrace demographics (2016)	Additional residents	Existing and planned provision	Stakeholder-identified need	Benchmark need
12,820 residents Higher proportion of Aboriginal residents	Kings Hill 2036: 5,835 Combined 2036: 7,844 Kings Hill 2066: 8,750	1 x small exhibition space in library 1 x new multi-functional cultural space proposed for Raymond Terrace.	There are few cultural spaces across the LGA. Strong need for an arts and cultural space in the area.	Rate of provision not reached

#### Table 7-15 Arts and cultural facilities recommendations

2036 Kings Hill	2036 Raymond Terrace and Kings Hill	2066 Kings Hill
Need for arts and cultural space to be met by new facility proposed for Raymond Terrace	New arts and cultural facility to be provided in Raymond Terrace.	Need to be met by facility in Raymond Terrace.

## 7.1.3 Emergency services

# **Table 7-16 Emergency services benchmark**

Facility	Benchmark
Emergency services	There are no benchmarks for SES and RFS facilities
	Given the geographic location of the study area, SLSC facilities are not relevant

# Table 7-17 Emergency services needs assessment

Existing Raymond Terrace demographics (2016)	Additional residents	Existing and planned provision	Stakeholder-identified need	Benchmark need
12,820 residents Higher proportion of lone person households Higher proportion of residents requiring assistance Lower density housing	Kings Hill 2036: 5,835 Combined 2036: 7,844 Kings Hill 2066: 8,750	local level SES and RFS (colocated facility)     No SLSC required in Raymond     Terrace given geographic location	General area suffers regular fires. Facilities are in good to very good condition, fit for purpose. New Line Road – the only road in and out of Kings Hill until the interchange is built – is the first road to submerge during flood events. Population increase brings both increase in numbers of volunteers as well as a larger population to serve. RFS will need more space, including storage and meeting and training rooms, following growth in the area. RFS might be to relocate to Kings Hill before the development is completed.	N/A

# Table 7-18 Emergency services recommendations

2036 Kings Hill	2036 Raymond Terrace and Kings Hill	2066 Kings Hill
Consult with RFS and investigate requirements for	Emergency services need for Raymond Terrace and King	s Hill to be addressed by the provision of a new RFS
provision of a new RFS station in Kings Hill.	station at Kings Hill as recommended in the 2036 Kings F	fill column.

#### 7.1.1 Cemeteries

#### **Table 7-19 Cemeteries benchmarks**

Facility	Benchmark
Burials	1 active cemetery per 14,000 persons
Niche walls	1 wall per 5,000 persons

#### Table 7-20 Cemeteries needs assessment

Existing Raymond Terrace demographics (2016)	Additional residents	Existing provision	Stakeholder-identified need	Benchmark need
12,820 residents	Kings Hill 2036: 5,835 Combined 2036: 7,844 Kings Hill 2066: 8,750	1 active district level cemetery with 300 vacant plots	N/A	Kings Hill 2036: 1 niche wall Combined additional residents 2036: 2 niche walls

#### Table 7-21 Cemeteries recommendations

2036 Kings Hill	2036 Raymond Terrace and Kings Hill	2066 Kings Hill
Provide one niche wall or equivalent interment capacity	Provide two niche walls or equivalent interment	Expand existing Raymond Terrace cemetery within the
at Raymond Terrace cemetery	capacity at Raymond Terrace cemetery	existing site boundaries and investigate capacity of
		surrounding cemeteries

# **7.2** Recreation infrastructure

# 7.2.1 Passive open space and playgrounds

Table 7-22 Passive open space and playgrounds benchmarks

Facility	Benchmark
Playgrounds	1 per 1,700 persons
Local Parks	• 0.4ha per 1,000 persons
	• 0.5+ ha
	Within 500 m of most residences
District Parks	• 0.6ha per 1,000 persons
	• 1+ ha
	Within 10 km of most residences
Regional Parks	• 0.25 ha per 1,000 persons
	• 5+ ha
	LGA-wide catchment and beyond

More detailed benchmarks can be found in Appendix B.

 Table 7-23
 Passive open space and playgrounds needs assessment

Facility	Existing Raymond Terrace demographics (2016)	Additional residents	Existing provision	Stakeholder-identified need	Benchmark need
Local park	12,820 residents	Kings Hill 2036: 5,835 Combined	20 local parks providing 23.62ha of open space	Adequate provision of district and regional parks, and over provision of local parks Community feedback on crime occurring in	Kings Hill 2036: 2.3ha Combined 2036: 3.1ha Kings Hill 2066: 3.5ha
District park		2036: 7,844 Kings Hill 2066: 8,750	2 district parks providing 4.28ha of open space	parks. Insufficient shade. No quality open space near the centre of the	Kings Hill 2036: 3.5ha Combined 2036: 4.7ha Kings Hill 2066: 5.3ha
Regional park			1 regional park providing 22.07ha of open space	CBD.  Demand for a fully-fenced dog park.  A large district park may be required near the Kings Hill town centre.  Opportunities for recreational trails at Kings Hill	The benchmark for regional parks will not be reached.

 Table 7-24
 Passive open space and playgrounds recommendations

Facility	2036 Kings Hill	2036 Raymond Terrace and Kings Hill	2066 Kings Hill
Local parks	Provide 2.3 ha of open space across around four new local parks.  Parks should be 5,000 m² or larger and located in new Kings Hill neighbourhoods.  All parks should include seating and play equipment.  Provide one district park of approximately 3.5 ha	Add shade structures to existing parks where required. Provide a fenced off-leash dog area in Raymond Terrace. Upgrade district parks in Raymond Terrace Provide a destination playground in Raymond	Provide 1.2 ha of open space across up to two new local parks in Kings Hill.  Parks should be located in neighbourhoods that do not yet have one.  Both parks should include seating.  One park should include a playground.  Upgrade district parks in Raymond Terrace
parks	located in or near the Kings Hill town centre.  The park should include an accessible amenities block, seating and picnic tables, shade structures, a BBQ, and shared pathways that connect to external recreational trails and active transport links. The park should also include a skate park, and accessible play equipment suitable for different age groups.	Terrace. Provide new BBQ facilities at Boomerang Park as mentioned in Table 7-40.	(Riverside Park and Lakeside Reserve No 2) to meet additional need for 1.8 ha of open space over 2036 Kings Hill need. Park upgrades could include expanding parks, upgrading play equipment, upgrade pathways and recreational trails, and upgrading public amenities.
Regional parks	N/A		N/A

#### 7.2.2 Skate parks and BMX

#### **Table 7-25 Skate parks and BMX benchmarks**

Facility	Benchmark
Skate parks and BMX facilities	1 per 4,000 residents aged 5 to 24 years

# Table 7-26 Skate parks and BMX needs assessment

Existing Raymond Terrace demographics (2016)	Additional residents	Existing provision	Stakeholder-identified need	Benchmark need
3,542 residents aged 5 to 24 years.	Residents aged 5 to 24 years Kings Hill 2036: 1,397 Combined 2036: 769 Kings Hill 2066: 2,095	2 skate parks	There is a surplus of skate parks across the LGA. Opportunities for mountain trail bike (MTB) and walking trails at Kings Hill.	Rate of provision not reached.

## Table 7-27 Skate parks and BMX recommendations

2036 Kings Hill	2036 Raymond Terrace and Kings Hill	2066 Kings Hill
Despite overprovision of skate parks across the LGA, a skate park is recommended for Kings Hill to meet needs of future youth. Skate park to be located at new district park.  Provide MTB trails that connect to shared pathways.	Additional need to be addressed by the existing provision.	To be met by recommended skate park for Kings Hill.

## 7.2.3 Sports fields and courts

# **Table 7-28- Sports fields and courts benchmarks**

Facility	Benchmark
District sports facilities	• 0.6 ha per 1,000 persons
	• 6+ ha
	Within 10 km of most residences.
Regional sports facilities	• 0.95 ha per 1,000 persons
	• 10+ ha
	LGA-wide catchment and beyond.
Basketball	1 court per 4,000 persons
Cricket	1 oval per 4,000 persons
Soccer and rugby league	1 field per 5,000 persons
Netball	1 court per 3,000 persons
Tennis	1 court per 1,800 persons

More detailed benchmarks can be found in Appendix B, including for facilities with benchmarks higher than the Raymond Terrace and Kings Hill 2036 population projection of 20,664 residents.

 Table 7-29
 Sports fields and courts needs assessment

Facility	Existing Raymond Terrace demographics (2016)	Additional residents	Existing and planned provision	Stakeholder-identified need	Benchmark need
District sports facilities	12,820 residents	Kings Hill 2036: 5,835 Combined	1 complex	Facilities are generally very well utilised. Upgrades would allow for increased capacity.  Fields and courts are currently utilised at 25-30% capacity.  Improved programming is required.	Kings Hill 2036: 3.5ha Combined 2036: 4.7ha Kings Hill 2066: 5.3ha
Regional sports facilities		2036: 7,844 Kings Hill 2066: 8,750	1 complex 3 fields with floodlighting	Underutilised fields after sundown.  Only 2 ovals lit – however not at cricket standard –1 rectangle.  Lighting must be upgraded/added to make fields suitable for night-time competition.  Drainage and irrigation issues at King Park.  High level of sports participation in Raymond Terrace.	Kings Hill 2036: 5.5ha Combined 2036: 7.5ha Kings Hill 2066: 8.3ha
Cricket			6 ovals (4 turf and 2 synthetic/concrete) at King Park 2 ovals (synthetic/concrete) at Lakeside	Community-identified need for premier cricket facilities.	Kings Hill 2036: 1 Combined 2036: 2 Kings Hill 2066: 2
Soccer and rugby league			4 rectangle fields at Lakeside Sports Complex, including 1 junior field 2 rectangle fields at Boomerang Park	Community-identified need for premier football facilities.	Kings Hill 2036: 1 each Combined 2036: 1 each Kings Hill 2066: 2 each
Netball			10 asphalt courts at King Park		Kings Hill 2036: 2 Combined 2036: 2 Kings Hill 2066: 3
Tennis			8 synthetic courts, 2 hot shots at King Park		Kings Hill 2036: 3 Combined 2036: 4 Kings Hill 2066: 5
Basketball			None	Deficit in basketball facilities.	Kings Hill 2036: 1

Facility	Existing Raymond Terrace demographics (2016)	Additional residents	Existing and planned provision	Stakeholder-identified need	Benchmark need
					Combined 2036: 2
					Kings Hill 2066: 2
Athletics	_		1 running track, long		N/A
facilities			jump pits, javelin and shot put		
Other			1 trotting track	Trotting stables are in poor condition and under-utilised	N/A
			1 petanque synthetic		
			court		

# Table 7-30 Sports fields and courts recommendations

Facility	2036 Kings Hill	2036 Raymond Terrace and Kings Hill	2066 Kings Hill
District	Lakeside Sports Complex to meet demand from	Kings Hill and Raymond Terrace residents will not	Kings Hill will not trigger the need for a new district
sports	Kings Hill residents in 2036 subject to following	trigger need for a new district sports facility.	sports facility.
facilities	improvements:	Kings Hill and Raymond Terrace residents to	Kings Hill residents to continue using Lakeside
	Optimise methods of booking fields and	continue using Lakeside Sports Complex	Sports Complex
	programming to reduce times when fields are not used.		
	Add competition-grade floodlighting to field 3 to		
	enable night time usage.		
	<ul> <li>Address irrigation issues at fields 3, 4 and 5.</li> </ul>		
	<ul> <li>Consider opportunities to expand the car park.</li> </ul>		
Regional	King Park Sports Complex to meet demand from	Kings Hill and Raymond Terrace residents will not	Kings Hill will not trigger the need for a new
sports	Kings Hill to 2036 subject to the following	trigger need for a new regional sports facility.	regional sports facility.
facilities	improvements:	Kings Hill and Raymond Terrace residents to	Kings Hill residents to continue using King Park
	<ul> <li>Optimise methods of booking fields and</li> </ul>	continue using King Park Sports Complex.	Sports Complex
	programming to reduce times when fields are not		
	used.		
	<ul> <li>Upgrade floodlighting at fields 3 and 4 for</li> </ul>		
	competition-grade lighting.		
	Re-lay wickets where required.		

Facility	2036 Kings Hill	2036 Raymond Terrace and Kings Hill	2066 Kings Hill
	<ul> <li>Add cricket competition-grade lighting at Jack Collins to allow for night time usage.</li> <li>Address draining and irrigation issues at the athletics track, long jump pits and at all fields.</li> <li>Consider relocation of Vi Barnett athletics track.</li> <li>Investigate requirements to enable winter usage of fields currently unused over winter.</li> <li>Upgrade netball building and Vi Barnett Oval building, including kitchen. Investigate opportunity for the netball building to include changing rooms with showers and a first aid room.</li> <li>Provide additional seating around fields and consider providing grandstand (e.g. at Jack Collins Oval)</li> <li>Engage with key stakeholders and consider decommissioning the Jack Johnson trotting track to provide additional sporting fields, courts and buildings.</li> <li>Consider opportunities to expand the car park.</li> <li>*Refer to the King Park Sports Complex Master Plan (Otium Planning Group and GHD Woodhead, 2020) for detailed recommendations.</li> </ul>		
Basketball courts	By 2036 Kings Hill residents will generate need for 1 basketball court.  Recommend provision of 2 x multipurpose basketball courts at recommended district park which will meet Kings Hill demand to 2066	By 2036, the combined population of Kings Hill and Raymond Terrace will generate the need for 2 basketball courts. There are no existing basketball courts in Raymond Terrace and therefore there is a shortage.  Kings Hill demand to be met by 2 courts recommended for Kings Hill in 2036.  An additional 4 courts are recommended for Raymond Terrace, to be located at the indoor sports and recreation facility proposed in section 7.2.5.	By 2066 additional Kings Hill residents will generate demand for 1 basketball court. To be provided in 2036.
Cricket ovals	Kings Hill residents will use Raymond Terrace cricket ovals, of which there is currently an over	The current overprovision of cricket ovals will continue meeting the combined population need of	Residents of Kings Hill will utilise Raymond Terrace cricket ovals. Kings Hill residents having

Facility	2036 Kings Hill	2036 Raymond Terrace and Kings Hill	2066 Kings Hill
	provision. Kings Hill residents having moved into the area by 2036 will not require additional ovals.	Raymond Terrace and Kings Hill residents by 2036.	moved into the area by 2066 will not require additional ovals as the current provision will continue meeting the demand in 2066.
Soccer fields	Residents of Kings Hill will utilise Raymond Terrace soccer fields, with additional soccer fields recommended for King Park. The current provision will continue meeting the 2036 Kings Hill population demand.	Provide an additional 3 senior soccer fields at King Park in accordance with the King Park Masterplan (Otium Planning Group and GHD Woodhead, 2020).	Residents of Kings Hill will utilise Raymond Terrace soccer fields. The current provision will continue meeting 2066 Kings Hill population demand.
Rugby league fields	Residents of Kings Hill will utilise Raymond Terrace rugby league fields, of which there is currently an over provision. The current provision will continue meeting the 2036 Kings Hill population demand.	The current overprovision of rugby league fields will continue meeting the combined population need of Raymond Terrace and Kings Hill residents in 2036.	Residents of Kings Hill will utilise Raymond Terrace rugby league fields. The current provision will continue meeting 2066 Kings Hill population demand.
Netball courts	Residents of Kings Hill will utilise Raymond Terrace netball courts, of which there is currently an over provision. The current provision will continue meeting the 2036 Kings Hill population demand.	The current overprovision of netball courts will continue meeting the combined population need of Raymond Terrace and Kings Hill residents by 2036.	Residents of Kings Hill will utilise Raymond Terrace netball courts. The current provision will continue meeting 2066 Kings Hill population demand.
Tennis courts	By 2036, Kings Hill residents will generate need for three additional tennis courts. However according to the King Park Sports Complex Master Plan, Tennis Australia advise that a minimum eight court plus four hotshot court facility is required in order for a tennis centre to be viable. Therefore additional tennis courts are not recommended for Kings Hill.  Additional need from Kings Hill residents to be met by existing Raymond Terrace & District Tennis Club.	Additional need from Kings Hill and Raymond Terrace to be met by existing Raymond Terrace & District Tennis Club	Additional need from Kings Hill and Raymond Terrace to be met by existing Raymond Terrace & District Tennis Club

#### 7.2.4 Aquatic structures

#### **Table 7-31 Aquatic structure benchmarks**

Facility	Benchmark
Boat ramps	1 ramp per 6,000 persons
Wharves and jetties	1 per 6,000 persons

#### Table 7-32 Aquatic structures needs assessment

Facility	Existing Raymond Terrace demographics (2016)	Additional residents	Existing and planned provision	Stakeholder-identified need	Benchmark need
Boat ramps	12,820 residents	Kings Hill 2036: 5,835 Combined 2036: 7,844	1 boat ramp (boat launching)	Council is aiming to integrate water sports and aquatic structures with fields, add picnic tables and other facilities	Kings Hill 2036: 1 Combined additional residents 2036: 1 Kings Hill 2066: 1
Wharves and jetties		Kings Hill 2066: 8,750	1 jetty (boat docking)	Car parks near boat ramps are 100% full in summer across the LGA	Kings Hill 2036: 1 Combined additional residents 2036: 1 Kings Hill 2066: 1

## Table 7-33 Aquatic structures recommendations

036 Kings Hill 2036 Raymond Terrace and Kings Hill 2066 Kings Hill

Enhance the area around Fitzgerald Bridge Boat Ramp (including car park upgrades) in accordance with the King Park Masterplan (Otium Planning Group and GHD Woodhead, 2020).

Enhance area around Riverside Park public jetty by adding picnic tables and a BBQ. Investigate opportunity to construct an amenities building. Investigate feasibility to expand Riverside Park public jetty car park.

## 7.2.5 Aquatic centres

# **Table 7-34 Aquatic centres benchmark**

Facility	Benchmark
Aquatic centres	1 aquatic centre per 20,000-50,000 people

# **Table 7-35 Aquatic centres needs assessment**

Existing Raymond Terrace demographics (2016)	Additional residents	Existing and planned provision	Stakeholder-identified need	Benchmark need
12,820 residents	Kings Hill 2036: 5,835 Combined 2036: 7,844 Kings Hill 2066: 8,750	Lakeside Leisure Centre: 8- lane outdoor heated poor, indoor heated pool, hydrotherapy spa, kiosk and BBQ.	Pool facilities are ageing, but remain safe and generally in good condition Increasing community expectation for more activities and programming at pools Pools currently meet demand at Raymond Terrace and generally have capacity to meet additional demand from Kings Hill Additional Learn to Swim places will be required More facilities and services for older people may be required (e.g. hydrotherapy)	Rate of provision not reached, noting however that aquatic centres and swimming pools service a larger area than just Kings Hill and Raymond Terrace. Further, benchmarking only considers additional residents in the area – it does not consider the current population

# **Table 7-36 Aquatic centres recommendations**

2036 Kings Hill	2036 Raymond Terrace and Kings Hill	2066 Kings Hill
Provide additional Learn to Swim lessons at the	Diversify activities and programming (e.g. schedule	The existing pools at Lakeside Leisure Centre and the
Lakeside Leisure Centre. The aquatic centre should	Cinema and Swim).	additional Learn to Swim lessons recommended in the
otherwise address the Kings Hill need.	Consider including additional facilities at Lakeside	2036 Kings Hill column will address the Kings Hill need.
	Leisure Centre (e.g. spa, sauna and hydrotherapy).	

## 7.2.6 Indoor sports and recreation centres

#### **Table 7-37 Indoor sports and recreation centres benchmark**

Facility	Benchmark
Indoor sports and recreation centre	1 indoor sports and recreation centre per 20,000-50,000 people

## Table 7-38 Indoor sports and recreation centres needs assessment

Existing Raymond Terrace demographics (2016)	Additional residents	Existing and planned provision	Stakeholder-identified need	Benchmark need
12,820 residents	Kings Hill 2036: 5,835 Combined 2036: 7,844 Kings Hill 2066: 8,750	PCYC Port Stephens	Community-identified need for indoor sports facilities, which could include indoor synthetic courts and wickets	Rate of provision not reached, noting however that indoor sports and recreation centres service a larger area than just Kings Hill and Raymond Terrace. Further, benchmarking only considers additional residents in the area – it does not consider the current population

## Table 7-39 Indoor sports and recreation centres recommendations

2036 Kings Hill	2036 Raymond Terrace and Kings Hill	2066 Kings Hill
The 2036 Kings Hill population does not trigger the need for an indoor sports and recreation centre.  However, Kings Hill residents would use the facility recommended in the 2036 Raymond Terrace and Kings Hill column.	Provide one indoor sports and recreation centre, ideally to be located in Raymond Terrace to build on the suburb's role as a sports and recreation hub.  This new facility should include multipurpose spaces, such as a multipurpose meeting room recommended in section 7.1.1.  The new facility should include indoor courts and fields, including for example a synthetic wicket and netball courts. Community engagement should be undertaken to understand specific needs and aspirations.	The 2066 Kings Hill population does not trigger the need for an indoor sports and recreation centre.  However, they would use the facility recommended in the 2036 Raymond Terrace and Kings Hill column.

# 7.3 Summary of community and recreation facility requirements

Table 7-40 presents a summary of the new facilities recommended for Kings Hill to meet the demand generated by an additional 5,835 people by 2036 and 8,750 people by 2066.

Table 7-40 Summary of new Kings Hill community and recreation facilities

Facility	2036 Kings Hill	2066 Kings Hill	
Community centre	Provide 1 x small multi-purpose community space in the same building as the flexible library space (total building size = 200m <sup>2</sup> ). The space should include a multipurpose hall space, a kitchen, and an outdoor area with play equipment and a picnic table. It is recommended the space be located in the town centre and co-located with the recommended district park which would provide access to outdoor spaces		
Library	Provide pop up library space of 100 m <sup>2</sup> in the same building as the multipurpose community space, to be located in Kings Hill town centre. This space could include some meeting rooms. It should be flexible to allow it to be adapted for diverse needs. For example, consider mobile bookcases to expand and retract space to accommodate different activities.		
Long day care and preschool	Provide 2 x 90-place long day care to address need for both long day care and preschool places  Co-locate with multi-purpose community space and/or proposed public school	Provide 1 x preschool service co-located with the public school.	
OSHC	An OSHC provider could operate out of proposed public school		
RFS	Consult with RFS and investigate requirements for a new RFS state	tion in Kings Hill	
Local parks	Provide 2.3 ha of open space across around 4 x new local parks to be located throughout Kings Hill. Include a playground in 3 x parks.	Provide 1.2 ha of open space across up to 2 x new local parks in Kings Hill. Parks should be located in neighbourhoods that do not yet have one.  All parks should include seating and one should include play equipment.	
District parks	Provide 1 x district park of approximately 3.5 ha located in or near the Kings Hill town centre. The park should include an accessible amenities block, seating and picnic tables, shade structures, a BBQ, and shared pathways that connect to external recreational trails and active transport links. The park should also include a skate park and accessible play equipment suitable for different age groups		
Skate parks	Provide 1 x skate park at recommended district park to meet need	for youth recreation	
MTB trails	Provide MTB trails that connect to shared pathways		
Basketball courts	Provide 2 x basketball courts at recommended district park		

Table 7-41 presents a summary of recommendations to meet the needs of Kings Hill and Raymond Terrace residents through either upgrades to existing facilities or providing new facilities in Raymond Terrace.

Table 7-41 Summary of new and upgraded Raymond Terrace facilities and services

Facility	Recommendations
Community centre	Provide meeting rooms in proposed arts and cultural facility and indoor sports centre for use by general public.
Library	Investigate opportunity to expand or reconfigure the existing library and library car park.
Long day care and preschool	Upgrade the Council-owned preschool building and investigate the opportunity to expand the building.
OSHC	Upgrade existing OSHC facility.
Arts and cultural facilities	New arts and cultural facility to be provided in Raymond Terrace.
Cemeteries	Provide 2 x niche walls or equivalent interment capacity at Raymond Terrace cemetery.
	Expand existing Raymond Terrace cemetery within the existing site boundaries and investigate capacity of surrounding cemeteries.
Local parks	Add shade structures to existing parks where required.
District parks	Upgrade district parks in Raymond Terrace (Riverside Park and Lakeside Reserve) to meet additional need for 1.8 ha generated by additional Kings Hill residents. Park upgrades could including expanding parks, upgrading play equipment, upgrade pathways and recreational trails, and upgrading public amenities.
	Provide a fenced off-leash dog area in Raymond Terrace.
	Provide a destination playground in Raymond Terrace
Regional parks	Install new BBQ facilities at Boomerang Park.
District sports facilities	Improve Lakeside Sports Complex:
	Optimise methods of booking fields and programming to reduce times when fields are not used
	Add floodlighting to at least one rectangular field to enable night time usage
	Address irrigation issues at fields 3, 4 and 5
	Consider opportunities to expand the car park
Regional sports facilities	Improve King Park:
	Optimise methods of booking fields and programming to reduce times when fields are not used
	Upgrade floodlighting at fields 3 and 4 for competition-grade lighting
	Re-lay wickets where required
	Add cricket competition-grade lighting at Jack Collins to allow for night time usage
	Address draining and irrigation issues at the athletics track, long jump pits and at all fields
	Investigate requirements to enable winter usage of fields currently unused over winter
	• Upgrade netball building and Vi Barnett Oval building, including kitchen. Investigate opportunity for the netball building to include changing rooms with showers and a first aid room.
	Provide additional seating around fields and consider providing grandstand (e.g. at Jack Collins Oval)
	Engage with key stakeholders and consider decommissioning the Jack Johnson trotting track to provide additional sporting fields, courts and buildings
	Consider opportunities to expand the car park

Facility	Recommendations
	<ul> <li>Refer to the King Park Sports Complex Master Plan (Otium Planning Group and GHD Woodhead, 2020) for detailed recommendations</li> </ul>
Basketball courts	Provide 4 x basketball courts to be located at the recommended indoor sports and recreation facility for Raymond Terrace
Soccer fields	Provide an additional 3 senior soccer fields at King Park in accordance with the King Park Masterplan (Otium Planning Group and GHD Woodhead, 2020).
	Consider King Park Masterplan option to provide 2 soccer fields at Jack Johnson Trotting Track (Otium Planning Group and GHD Woodhead, 2020).
Aquatic structures	Enhance the area around Fitzgerald Bridge Boat Ramp (including car park upgrades) in accordance with the King Park Masterplan (Otium Planning Group and GHD Woodhead, 2020).
	Enhance area around Riverside Park public jetty by adding picnic tables and a BBQ. Investigate opportunity to construct an amenities building. Investigate feasibility to expand car park.
Aquatic centres	Consider including additional facilities at Lakeside Leisure Centre (e.g.spa, sauna and hydrotherapy)
Indoor sports and recreation centres	Provide 1 x indoor sports and recreation centre, ideally to be located in Raymond Terrace to build on the suburb's role as a sports and recreation hub

Table 7-42 presents a summary of recommendations for increased services to meet both Kings Hill and Raymond Terrace resident needs

Table 7-42 Summary of changes to programs and services

Service	Recommendations
Seniors programs	Consider changing the method of managing the Senior Citizens Hall.
Child care	Consider undertaking a specialised assessment to better understand the demand for childcare facilities.
	Continue supervising family day care educators.
Aquatic programs	Provide additional Learn to Swim lessons at the Lakeside Leisure Centre.
	Diversify activities and programming at Lakeside Leisure Centre.

# 8. Design principles

Council has identified several planning and design principles for community and recreation facilities. These are outlined in Table 8-1.

Table 8-1 Council's planning and design principles for community and recreation facilities

Objective	Council's principles
Sustainable provision and appropriately scaled, quality community and recreational facilities	<ul> <li>Focus on larger, higher quality, multi-use community and recreational facilities to ensure shared use of infrastructure. These facilities should meet the needs of various groups, maximise use and have the flexibility to adapt to changing trends.</li> <li>Facilities should be designed so they can evolve in scale to meet changes in the population and community needs.</li> <li>Facilities should be centrally located to take advantage of the sharing of resources.</li> </ul>
Network of centralised sporting precincts and activities	<ul> <li>Prioritise enhancing existing sporting facilities to accommodate future demand.</li> <li>Develop regional level facilities to increase capacity for higher level completion, modified sports and changing trends.</li> <li>To ensure long-term sustainability, local sportsgrounds are not a future development option.</li> </ul>
Provide a community and recreation facility network that is inclusive and accessible	<ul> <li>Utilise universal design to create inclusive facilities and spaces.</li> <li>Facilities must be accessible and well connected in a green network.</li> <li>Community and recreation facilities should be unimpeded and adequately service pedestrian movement to and through.</li> <li>Residents should be encourage to access community facilities using sustainable modes of transport</li> <li>Equity of access should be provided for residents of all ages, incomes and physical abilities</li> </ul>
Environmentally sustainable approaches to alleviate climate change impact	Utilise Water Sensitive Urban Design (WSUD) principles, vegetation and low energy technology in new and existing community and recreation facilities.
Community and recreation facilities are safe, attractive and well utilised	<ul> <li>Ensure sites are highly visible and integrated in community activity.</li> <li>Facilities should support community and cultural events.</li> <li>The network should offer a diverse range of opportunities to meet the varying needs of the community.</li> </ul>

GHD has identified several additional planning and design principles for consideration by Council, which are outlined in Table 8-2.

**Table 8-2 Additional recommended planning and design principles** 

Objective	Recommended principles
Maximise WSUD elements and sustainable urban water management to restore a natural hydrology	<ul> <li>The urban form and landscape should be designed to produce an urban environment that is sensitive to sustainability, resilience and liveability co-benefits (e.g. infrastructure for stormwater management and multiple-use of land and assets).</li> <li>An Integrated Water Management plan should be developed to ensure sustainable use of freshwater, and protection and enhancement of the environment (local waterways, groundwater dependant ecosystems, and Grahamstown Dam) taking into account local and catchment scale objectives. Reduce the amount of water, energy and waste used in the delivery of water sensitive services, including through conservation, efficiency, reuse, recycling and recovery.</li> </ul>
A Blue-Green Network	<ul> <li>Land use allocation and urban form should be designed with a network of blue and green corridors and features to improve viability of a possible lake, protect downstream waterways and provide better urban cooling outcomes. A multifunctional blue-green network would need to consider total vegetation cover, street orientations and layouts, linkages with walking and cycling paths, design of streetscapes, and interaction with the built form.</li> <li>Green infrastructure should be integrated with facilities and the movement network. The components of green infrastructure should include habitat regeneration, structure/shade/street tree planting, turfed amenity spaces, private gardens and public spaces. Green infrastructure should be designed to improve air and water quality, mitigate the urban heat island effect, provide visual amenity and develop a connection with the natural world. Green infrastructure should be interconnected to create a green grid that will facilitate migration for native flora and fauna.</li> </ul>
	<ul> <li>Design of facilities and movement networks should consider the natural hydrology (blue grid). Consideration of topography, creeks and flood attenuation should inform the environmentally sensitive approach to stormwater management. The blue grid should also be designed to support biodiversity, passive irrigation, and community access to amenity and recreational water use. This could include additional watercourses, improved alignment of open space along existing and proposed watercourses (i.e. blue/green corridors), and re-location of the town centre closer to the proposed feature water body.</li> </ul>
Waterway rehabilitation	There is an opportunity to rehabilitate and transform waterways throughout the site. Such initiatives could transform the development both along existing and new waterway corridors to create habitat (e.g. pools for frog habitat), a vibrant space that connect communities, and would address high heat vulnerability through creation of shade and cooling, and links with future recreation initiatives (e.g. walking and bike paths).

Objective	Recommended principles
An artificial perennial stream	There is an opportunity to develop a new constructed waterway that would flow and would be 'green and blue' all year round (i.e. perennial, not ephemeral). This would maximise community enjoyment all year, function as a linear park, and could use various water sources to maintain flow during dry periods.
	Stream diversions from ephemeral waterways into new green and blue spines and feature water bodies (refer Blue-Green Network idea) could be used to preserve existing ephemeral waterway corridors and enhance ephemeral pools to provide habitat.
Smart rain tanks for storm detention and reuse	'Smart' rainwater tanks installed at each property could be controlled remotely to achieve multiple benefits: capturing and holding the initial pulse of storms for reuse within the house, with automatic release of stored water in advance of forecast rain events or wet periods.
	Demand and supply imbalances at the property scale could be smoothed out between properties from interconnection, including a balancing neighbourhood tank.
Community-scale rainwater harvesting	There could be a dedicated (dual) rainwater drainage system harvesting roofwater from every property for storage at a central downstream location. The roofwater could be supplied to a dual pipe system or the potable system (noting post-treatment maximises quality of water for re-use).
Onsite wastewater management	On site wastewater treatment and reuse could include use of pressure sewers and wastewater treated to Class A standard (potable) for reuse in a dual pipe system.
Wastewater and stormwater reuse	<ul> <li>Stormwater runoff and wastewater generated from the development could be treated and reused through a dual-pipe system to supply outdoor uses, toilet flushing and clothes washing within the development. This would provide multiple benefits. For wastewater reuse, which is a climate independent source, a key benefit is supply diversification. For stormwater reuse, a key benefit is protection of downstream waterways.</li> </ul>
Stormwater to potable	<ul> <li>Potential for the provision of a stormwater harvesting system (in conjunction with habitat and open space creation) to protect rivers and streams from a water quality and quantity management perspective. Measures could include rainwater tanks supplying hot water systems, distributed or end of line infiltration, evaporation or treatment, and end of line stormwater capture and reuse either to dual pipe or potable systems.</li> </ul>
	Treatment of water to potable standard would be technically feasible and would remove the cost of building a dual water distribution and reticulation system. However, the path to implementation while not prohibited is not clearly enabled and

Objective	Recommended principles
	supported by regulation. This would require navigation of multiple community, institutional and regulatory issues. This has already been implemented in Orange, NSW.
Connections	<ul> <li>Facilities should be part of a wider movement network. The network should provide cycle and footpath priority movement through attractive cool planted spaces and corridors. The movement network should be separate from vehicle movement corridors, but connected to the public transport network. A range of facilities should be located within convenient distance to homes and places of work/study. A distance of 400m can be travelled in approximately five minutes and is considered a comfortable walking distance.</li> </ul>
Active transport access	<ul> <li>Key community facilities within Kings Hill should be accessible by pedestrians and bicycle riders of varying skill levels.</li> <li>Local bicycle riding facilities within Kings Hill should be provided through the provision of mixed traffic routes on local roads with bicycle lanes, or shared paths provided on higher order roads (collector roads).</li> </ul>
	Separated cycle paths or shared paths should be provided on the East West Road and North South Road detailed in the Port Stephens DCP, Part D Specific Areas.
	Bicycle riding connections to and from Kings Hill should include a shared path along Newline Road, Pacific Highway or Rees James Drive.
	<ul> <li>All bicycle parking should be designed and constructed in accordance with AS2890.3:2015 Parking facilities Part 3 Bicycle parking.</li> </ul>
	All active transport paths should be designed in accordance with the Port Stephens Infrastructure Specification, Port Stephens DCP and Austroads Guide to Road Design Part 6A Paths for Walking and Cycling.
End of Trip facilities	End of trip facilities, such as bicycle parking, water bubblers and seating should be provided at each community facility located within Kings Hill in accordance with the rates in the Port Stephens DCP Part B General Provision or on a 'merit based approach' in accordance with the expected demand.
	A shower cubicle with ancillary change rooms should be provided at the community centre.

Objective	Recommended principles
Public transport access	The Port Stephens DCP indicates that proposed East West Road and North South Road will accommodate bus services.  Where possible, the proposed community facilities should be located within a 400m walking catchment of a bus stop to encourage the use of public transport.
	Bus stops in the proximity of the community centre and other key community facilities (including the district park) should be designed to a high standard, with bus shelters, timetables, seating, tactile ground surface indicators (TGSIs) provided.
	Bus stops should be placed in accordance with the Transport for NSW (TfNSW) Public Transport Capable Infrastructure in Greenfield Sites and Bus Infrastructure Guide.
Residential walking catchment	TfNSW's Sydney's Walking Future and Sydney's Cycling Future identifies a 2km walking catchment around major activity centres. Recommended community facilities should be constructed in a location that maximises the number of residents located within a 2km walking catchment.
Vehicle access	<ul> <li>Residents outside of a walking catchment may seek to drive to the proposed community facilities. Parking should be provided in accordance with the rates in the Port Stephens DCP Part B General Provision or on a 'merit based approach' in accordance with the expected demand.</li> </ul>
	Disabled parking should be located in close proximity to the entrance to the proposed facilities and designed in accordance with Austrian Standards AS2890.6.

Table 8-3 outlines specific locational and design principles for new facilities recommended for Kings Hill.

Table 8-3 Locational and design principles for new Kings Hill facilities

Recommended facilities for Kings Hill	Locational and design principles
Multipurpose community space	The multi-purpose community facility should have a total of 200m² and be based on 'loose fit' design principles, thus maximising flexibility and future use potential.
	<ul> <li>The main multifunctional rooms/hall space should have a total area of 100m² with the ability to be divided into two 50m² spaces by use of an operable wall system. This area would allow for a maximum patronage of approximately 50 to 60 people depending on the desired use.</li> </ul>
	<ul> <li>The multipurpose space would be supported by male, female and accessible amenities including a shower cubicle, as required by the BCA and to ensure flexibility of use.</li> </ul>
	<ul> <li>Additional features would include a small kitchen and two office/storage spaces to accommodate furniture and equipment as required for various uses.</li> </ul>
	<ul> <li>A generous circulation spine incorporating front and rear entry/eagres points will add light, amenity, fire safety and further flexibility to the multipurpose community facility.</li> </ul>
	Based on a maximum patronage of approximately 50 to 60 people, the facility should include a car parking area of 50 spaces.
	<ul> <li>An open space including a grassed area, small play area and a covered picnic table should be located adjacent to the building, either to the side or front, to act as a break out space depending on the desired function.</li> </ul>
	The multipurpose community facility should be located adjacent to the district park in order to increase functionality of the building, the car park and the break out/play and picnic area.
	Refer to the concept plan provided in Appendix E.
Flexible pop up library space	The pop up library concept is a growing international trend that supports a wide variety of ventures and social movements. Pop up libraries allow Australian public libraries to promote literacy beyond the physical space of the library. A growing need has been identified for these pop up libraries.
	The pop up library space can be located internally or externally and will depend on the operator requirements.
	<ul> <li>Attractive outdoor spaces should be considered as a suitable location, particularly in a well-used public thoroughfares, and should aim to create a welcoming atmosphere.</li> </ul>

Recommended facilities for Kings Hill	Locational and design principles
	<ul> <li>Pop up facilities should contribute to outdoor space activation and be appealing to all demographics and all ages. When planning the public realm, include provision for tree planting, seating, shade and outdoor classrooms that could support library and learning opportunities.</li> <li>Shelving and/or stands for books and other items can make of use creativity to add to the appeal of the facility.</li> </ul>
Long day care and preschool	The recommended long day care centres and preschools should be designed in accordance with NSW DPE's Childcare Planning Guideline (NSW Department of Planning and Environment, 2017) and the Australian Children's Education and Care Quality Authority's National Quality Framework (Australian Children's Education and Care Quality Authority, 2019).
OSHC	Recommended to be provided within the proposed public school.
RFS facility	Determine through consultation with RFS
Local parks	<ul> <li>Local parks generally serve the needs of the immediate neighbourhood (within 400m or five minute walk) by providing limited recreational opportunities and catering for short visits only. Most local parks will be used for informal social activities and informal sporting activities.</li> </ul>
	<ul> <li>Typical facilities include shaded seating areas, open space areas for 'kick and play' and shaded pathway connections throughout the park.</li> </ul>
	<ul> <li>As demographics of areas can change, parks should be designed to be flexible and adaptable.</li> </ul>
	Ecologically Sustainable Development (ESD) principles should be used to ensure enhanced individual and community wellbeing, welfare, equity within and between generations, and to ensure the protection of biological diversity and maintain essential ecological processes.
	<ul> <li>It is important that the design of public parks adopts innovative form and function, and responds to the existing environment and surrounds. An individual design response for parks rather than a generic design response is required for each setting, site and community.</li> </ul>
District parks	District parks are intended to serve several neighbourhoods and visitors to the area. They should be suitable for a wider variety of informal recreational uses than local parks and suitable for a more comprehensive range of recreational and community facilities.
	<ul> <li>In some cases, it would be possible to integrate informal recreational opportunities with other forms of recreation such as active sport where the area is sufficiently large.</li> </ul>
	The availability of drinking water for both people and animals is important.

Recommended facilities for Kings Hill	Locational and design principles
Skate park	The skate park should be located within the district park. The users would include younger children with bicycles and scooters as well as older children and teenagers using skateboards, roller blades and bikes.
	All elements within skate parks, such as car parking, toilets, buildings, play areas, drinking fountains and seating, should be connected via a continuous accessible travel path.
	Spectator areas should be provided at various locations around the skate park.
	Landscape elements should include green infrastructure to provide shade and visual amenity and where possible should be used as part of the storm water management.
	<ul> <li>A successful wayfinding system should be easy to understand and allow for everyone to equitably access all information provided. A visual wayfinding system incorporating cues such as architecture, landscape design, feature, lighting, landmarks and other orientation points should be developed for the skate park.</li> </ul>
MBT trails	MBT trails should provide a range of facilities to be used regularly by regional and local residents for recreation, transport, health and wellbeing. The facility should include a local hub for orientation, gathering and start and finish points.
	The trail should also include a variety of routes for a range of abilities and may include:
	<ul> <li>Family, occasional or beginner mountain bike riders who generally seek short loops on fairly level terrain, with some challenges to introduce them to off-road cycling</li> </ul>
	<ul> <li>Cross-country riders that seek moderate to very challenging terrain, often on single track trails, and like to get away from busy trails to quieter areas</li> </ul>
	<ul> <li>Downhill riders who seek steep challenging terrain and obstacles that appear unusable to outsiders</li> </ul>
	All MBT trails should combine cross-country and downhill terrain.
	<ul> <li>Universal design allows everyone regardless of age or disability to the greatest extent possible to use buildings, environments and services without the need for specialised or adapted features. It helps provide more inclusive environments than relying on minimum standards prescribed in codes and standards. Universal design should be applied.</li> </ul>
	It is important that trails are socially, economically and environmentally sustainable. It is therefore fundamental that high quality recreational experiences are developed in landscapes that are capable of supporting them. Conservation and enhancement of natural areas, protection of biodiversity and raising environmental awareness should underpin the development of the trail network. This can be

Recommended facilities for Kings Hill	Locational and design principles
	achieved through appropriate trail design, location selection and ongoing management. Trails must also be economically and socially sustainable.
	Trails should be connected to transport facilities such as cycle infrastructure or road network, and to natural attractions such as scenic views, native vegetation, waterfalls, lakes, creeks and rivers, etc.
Basketball courts	Basketball facilities should be flexible to accommodate both formal and informal games. The courts should also be suitable as a venue for other sporting codes including netball and futsal/5 aside football.
	The facility should be enclosed with fencing and include spectator seating, shade (tree and structures) and drinking fountains.

## 9. Delivery strategy

This section presents indicative delivery strategies for the recommended facility upgrades and new facilities summarised in section 7.3. The delivery strategy for Kings Hill facilities is included in Table 9-1. The delivery strategy for facilities in Raymond Terrace is included in Table 9-2.

Funding and planning for facility recommendations should occur at least 12 months prior to the planned year of delivery. It is important to note identified timeframes are indicative and have been identified based on the outcomes of the needs assessment and leading practice for community facility planning (e.g. early provision of facilities in new communities to create a sense of place and meet community needs).

Where possible, quantity surveying and land valuation costings have been included in the delivery strategy. For details on land valuation cost calculations, please refer to Appendix F. For details on quantity surveying cost calculations, please refer to Appendix G.

All delivery dates and costings should be revisited and confirmed upon completion of detailed master planning and confirmation of development delivery dates.

Table 9-1 presents the indicative delivery strategy for Kings Hill recommendations.

Table 9-2 presents the indicative delivery strategy for Raymond Terrace recommendations. Recommendations for these facilities are based on existing and projected need for the combined Kings Hill and Raymond Terrace area. These facilities will likely be used by residents of Raymond Terrace, Kings Hill, and in some cases the broader region. The portion of costs driven by the Kings Hill population is therefore calculated based on facilities' hierarchy level (local, district or regional). The portion of costs driven by the Kings Hill population is also calculated according to whether the Kings Hill need for specific facilities types has been addressed by recommendations included in the Kings Hill delivery strategy as per Table 9-1.

Council must determine the extent of some of the recommended upgrades and works included in the delivery strategy below. Costings have not been provided for those facilities where additional information on upgrades is required.

Table 9-1 Delivery strategy for new Kings Hill community and recreation facilities

Recommended facilities for Kings Hill	Priority	Expected Year	Kings Hill projected population	Capital costs	Land costs	Total costs
Multipurpose community space	Medium	2030	2,975	\$2,275,000	\$20,000	\$2,295,000
Flexible pop up library space	Low	2031	3,675	_12	-	-
Long day care no. 1	High	2028	1,575	\$5,562,500 <sup>13</sup>	\$25,000	\$5,587,500
Long day care no. 2	Medium	2031	3,675	\$5,562,500 <sup>14</sup>	\$25,000	\$5,587,500
Preschool	Low	2050	7,493	\$14,400,000 <sup>15</sup>	\$25,000	\$14,425,00
OSHC	High <sup>16</sup>	2029	12,275	-	-	-
RFS facility	Low	2066+	8,750	\$2,270,00017	\$4,500	\$2,274,500
Local parks no. 1 and no. 2	High	2025	428	\$6,492,500	\$116,667	\$6,609,167
Local parks no. 3 and no. 4	High	2031	3,675	\$6,492,500	\$116,667	\$6,609,167
Local parks no. 5 and no. 6	Medium	2057	8,035	\$13,950,000	\$116,667	\$14,066,667
District parks	Medium	2032	4,375	\$17,955,000	\$350,000	\$18,305,000
Skate park	Medium	2032	4,375	\$570,000	-	\$570,000
MBT trails	Low	2032	4,375	\$1,140,000	-	\$1,140,000
Basketball courts	Medium	2032	4,375	\$1,345,000	-	\$1,345,000

Costs for the flexible library space have been accounted for in costs for the multipurpose community space
 Based on an assumed site size of 1,373 m<sup>2</sup>
 Based on an assumed site size of 1,373 m<sup>2</sup>

<sup>&</sup>lt;sup>15</sup> Based on an assumed site size of 1,373 m<sup>2</sup>

<sup>&</sup>lt;sup>16</sup> Provision of the OSHC is dependent on the delivery of the public school. The school may not be provided this early in the development. Long day care centres may provide some OSHC places prior to the school opening. Children may otherwise attend OSHC at or near schools they attend.

<sup>&</sup>lt;sup>17</sup> Based on assumed site size of 260 m<sup>2</sup>

In addition to the costings above, the estimated cost for shared paths within parks and linking parks to surrounding areas is of \$7,115,000. These paths should be delivered when the local and district parks are delivered.

Table 9-2 Delivery strategy for new and upgraded community and recreation facilities in Raymond Terrace

Recommended facilities for Raymond Terrace	Priority	Year	Combined Kings Hill and Raymond Terrace projected population	Portion driven by Kings Hill population by 2036	Capital costs	Land costs	Total costs
Community centre	Medium	2024	15,310	N/A – Kings Hill need addressed by multipurpose community centre recommended for Kings Hill.	_18	-	-
Library	Medium	2036	20,664	12.2%	\$9,010,000 <sup>19</sup>	_20	\$9,010,000
Long day care and preschool	High	2024	15,310	N/A – Kings Hill needs to be addressed by facilities recommended for Kings Hill	\$2,550,000 <sup>21</sup>	-	\$2,550,000
OSHC	Medium	2029	17,182	N/A – Kings Hill need to be addressed by NSW Government policy to introduce OSHC at all public primary schools	\$515,000 <sup>22</sup>	-	\$515,000
Arts and cultural facility	High	2024	15,310	12.2%	\$8,345,000 <sup>23</sup>	\$900,000 <sup>24</sup>	\$9,245,000
Niche walls	Medium	2029	17,182	50%	\$265,000	-	\$190,000
Cemetery expansion	Low	2066	N/A	12.2%	\$5,520,000 <sup>25</sup>	-	\$5,520,000

<sup>18</sup> Capital costs are included in capital costs for the arts and cultural facility and the indoor sports and recreation centre
19 Assumes 1,500 m² expansion of library building and 500 m² expansion of car park within site boundaries
20 Assumes potential car park expansion within existing site boundaries
21 Assumes general refurbishments. Refer to Appendix G for additional details
22 Assumes general refurbishments. Refer to Appendix G for additional details

<sup>&</sup>lt;sup>23</sup> Assumes site area of 800 m<sup>2</sup>

<sup>&</sup>lt;sup>24</sup> Assumes and estimated land area of 3,000 m<sup>2</sup>

<sup>&</sup>lt;sup>25</sup> Assumes 10,000 m<sup>2</sup> expansion within site boundaries

Recommended facilities for Raymond Terrace	Priority	Year	Combined Kings Hill and Raymond Terrace projected population	Portion driven by Kings Hill population by 2036	Capital costs	Land costs	Total costs
Local parks	Medium	2024	15,310	N/A – Kings Hill local parks will address Kings Hill need. Local parks located in Raymond Terrace are not intended to cater to Kings Hill residents	\$1,585,000	-	\$1,585,000
District park upgrades	Low	2024	15,310	28.2%	\$10,120,000	-	\$10,120,000
Off-leash dog area	Low	2024	15,310	N/A – recommendation not driven by Kings Hill	\$2,675,000	-	\$2,675,000
Regional parks	Medium	2036	20,664	N/A – recommendation not driven by Kings Hill	\$90,000	-	\$90,000
Destination playground	Low	2024	15,310	28.2%	\$355,000	_26	\$355,000
District sports facilities	Low	2036	20,664	28.2%	\$4,780,000	_27	\$4,780,000
Regional sports facilities	Medium	2029	17,182	12.2%	\$26,930,000	_28	\$26,930,000
Basketball courts	High	2024	15,310	N/A – Kings Hill need to be addressed by the 2 x basketball courts recommended to be located in Kings Hill	_29	-	-
Soccer fields	Low	2029	17,182	12.2% (works to be undertaken as part of the King Park upgrade)	_30	-	

<sup>&</sup>lt;sup>26</sup> Destination playground to be provided in an existing park
<sup>27</sup> Assumes potential car park expansion within existing site boundaries
<sup>28</sup> Assumes potential car park expansion within existing site boundaries
<sup>29</sup> Capital costs are included in capital costs for the indoor sports and recreation centre
<sup>30</sup> Capital costs are included in capital costs for regional sports facilities upgrades at King Park

Recommended facilities for Raymond Terrace	Priority	Year	Combined Kings Hill and Raymond Terrace projected population	Portion driven by Kings Hill population by 2036	Capital costs	Land costs	Total costs
Fitzgerald Bridge Boat Ramp	High	2024	15,310	28.2%	\$1,005,000	-	\$1,005,000
Riverside Park public jetty	High	2024	15,310	28.2%	\$585,000	-	\$585,000
Aquatic structures car park expansions	High	2024	15,310	28.2%	\$3,245,000	_31	\$3,245,000
Aquatic centres	Low	2036	20,664	28.2%	\$4,365,000 <sup>32</sup>	-	\$4,365,000
Indoor sports and recreation centre	High	2024	15,310	12.2%	\$34,135,000 <sup>33</sup>	\$160,000 <sup>34</sup>	\$34,295,000

<sup>31</sup> Assumes potential car park expansion within existing site boundaries
32 Cost for the construction of a new water playground, spa, sauna and hydrotherapy at Lakeside Leisure Centre
33 Assumes site area of 4,500 m<sup>2</sup>
34 Assumes an estimated land area of 8,000 m<sup>2</sup>

## 10. Conclusion

This study presents a needs assessment for community and recreation facilities that will be generated by new Kings Hill, and existing and future residents of Raymond Terrace. The outcomes of this study will inform a new chapter in Council's DCP dedicated to the Kings Hill development.

Table 10-1 provides a summary of new facilities recommended for Kings Hill while Table 10-2 provides a summary of new and upgraded facilities and services for Raymond Terrace.

**Table 10-1 Summary of recommendations for Kings Hill** 

Facility	2036 Kings Hill	2066 Kings Hill					
Community centre	should include a multipurpose hall space, a kitchen, and an outdoor a	Provide 1 x small multi-purpose community space in the same building as the flexible library space (total building size = 200m²). The space should include a multipurpose hall space, a kitchen, and an outdoor area with play equipment and a picnic table. It is recommended the space be located in the town centre and co-located with the recommended district park which would provide access to outdoor spaces					
Library	This space could include some meeting rooms. It should be flexible to	Provide pop up library space of 100 m <sup>2</sup> in the same building as the multipurpose community space, to be located in Kings Hill town centre. This space could include some meeting rooms. It should be flexible to allow it to be adapted for diverse needs. For example, consider mobile bookcases to expand and retract space to accommodate different activities.					
Long day care and preschool	Provide 2 x 90-place long day care to address need for both long day care and preschool places  Co-locate with multi-purpose community space and/or proposed public school	day care and preschool places Co-locate with multi-purpose community space and/or proposed					
OSHC	An OSHC provider could operate out of proposed public school						
RFS	Consult with RFS and investigate requirements for a new RFS station	n in Kings Hill					
Local parks	Provide 2.3 ha of open space across around 4 x new local parks to be located throughout Kings Hill.  Include a playground in 3 x parks.	Provide 1.2 ha of open space across up to 2 x new local parks in Kings Hill. Parks should be located in neighbourhoods that do not yet have one.  All parks should include seating and one should include play equipment.					
District parks	Provide 1 x district park of approximately 3.5 ha located in or near the Kings Hill town centre. The park should include an accessible amenities block, seating and picnic tables, shade structures, a BBQ, and shared pathways that connect to external recreational trails and active transport links. The park should also include a skate park and accessible play equipment suitable for different age groups						
Skate parks	Provide 1 x skate park at recommended district park to meet need for	Provide 1 x skate park at recommended district park to meet need for youth recreation					
MTB trails	Provide MTB trails that connect to shared pathways	Provide MTB trails that connect to shared pathways					
Basketball courts	Provide 2 x basketball courts at recommended district park						

**Table 10-2 Summary of recommendations for Raymond Terrace** 

Facility	Recommendations
Community centre	Provide meeting rooms in proposed arts and cultural facility and indoor sports centre for use by general public.
Library	Investigate opportunity to expand or reconfigure the existing library and library car park.
Long day care and preschool	Upgrade the Council-owned preschool building and investigate the opportunity to expand the building.
OSHC	Upgrade existing OSHC facility.
Arts and cultural facilities	New arts and cultural facility to be provided in Raymond Terrace.
Cemeteries	Provide 2 x niche walls or equivalent interment capacity at Raymond Terrace cemetery.
	Expand existing Raymond Terrace cemetery within the existing site boundaries and investigate capacity of surrounding cemeteries.
Local parks	Add shade structures to existing parks where required.
District parks	Upgrade district parks in Raymond Terrace (Riverside Park and Lakeside Reserve) to meet additional need for 1.8 ha generated by additional Kings Hill residents. Park upgrades could including expanding parks, upgrading play equipment, upgrade pathways and recreational trails, and upgrading public amenities.
	Provide a fenced off-leash dog area in Raymond Terrace.
	Provide a destination playground in Raymond Terrace
Regional parks	Install new BBQ facilities at Boomerang Park.
District sports facilities	Improve Lakeside Sports Complex:
	Optimise methods of booking fields and programming to reduce times when fields are not used
	Add floodlighting to at least one rectangular field to enable night time usage
	Address irrigation issues at fields 3, 4 and 5
	Consider opportunities to expand the car park
Regional sports facilities	Improve King Park:
	Optimise methods of booking fields and programming to reduce times when fields are not used
	Upgrade floodlighting at fields 3 and 4 for competition-grade lighting
	Re-lay wickets where required
	Add cricket competition-grade lighting at Jack Collins to allow for night time usage
	Address draining and irrigation issues at the athletics track, long jump pits and at all fields
	Investigate requirements to enable winter usage of fields currently unused over winter
	<ul> <li>Upgrade netball building and Vi Barnett Oval building, including kitchen. Investigate opportunity for the netball building to include changing rooms with showers and a first aid room.</li> </ul>
	• Provide additional seating around fields and consider providing grandstand (e.g. at Jack Collins Oval)

Facility	Recommendations
	Engage with key stakeholders and consider decommissioning the Jack Johnson trotting track to provide additional sporting fields, courts and buildings
	Consider opportunities to expand the car park
	• Refer to the King Park Sports Complex Master Plan (Otium Planning Group and GHD Woodhead, 2020) for detailed recommendations
Basketball courts	Provide 4 x basketball courts to be located at the recommended indoor sports and recreation facility for Raymond Terrace
Soccer fields	Provide an additional 3 senior soccer fields at King Park in accordance with the King Park Masterplan (Otium Planning Group and GHD Woodhead, 2020).
	Consider King Park Masterplan option to provide 2 soccer fields at Jack Johnson Trotting Track (Otium Planning Group and GHD Woodhead, 2020).
Aquatic structures	Enhance the area around Fitzgerald Bridge Boat Ramp (including car park upgrades) in accordance with the King Park Masterplan (Otium Planning Group and GHD Woodhead, 2020).
	Enhance area around Riverside Park public jetty by adding picnic tables and a BBQ. Investigate opportunity to construct an amenities building. Investigate feasibility to expand car park.
Aquatic centres	Consider including additional facilities at Lakeside Leisure Centre (e.g.spa, sauna and hydrotherapy)
Indoor sports and recreation centres	Provide 1 x indoor sports and recreation centre, ideally to be located in Raymond Terrace to build on the suburb's role as a sports and recreation hub

These recommendations should be reviewed following:

- An update Council's population projections for Raymond Terrace and Kings Hill
- Detailed master planning for the Kings Hill URA, including consideration of the site's topographic and spatial catchment.

Council should also engage with the Raymond Terrace and Kings Hill communities to inform the provision and design of recommendations summarised above. Council should engage residents from Port Stephens LGA as a whole for regional facilities such as the arts and cultural centre, Boomerang Park, King Park and the indoor sports and recreation centre.

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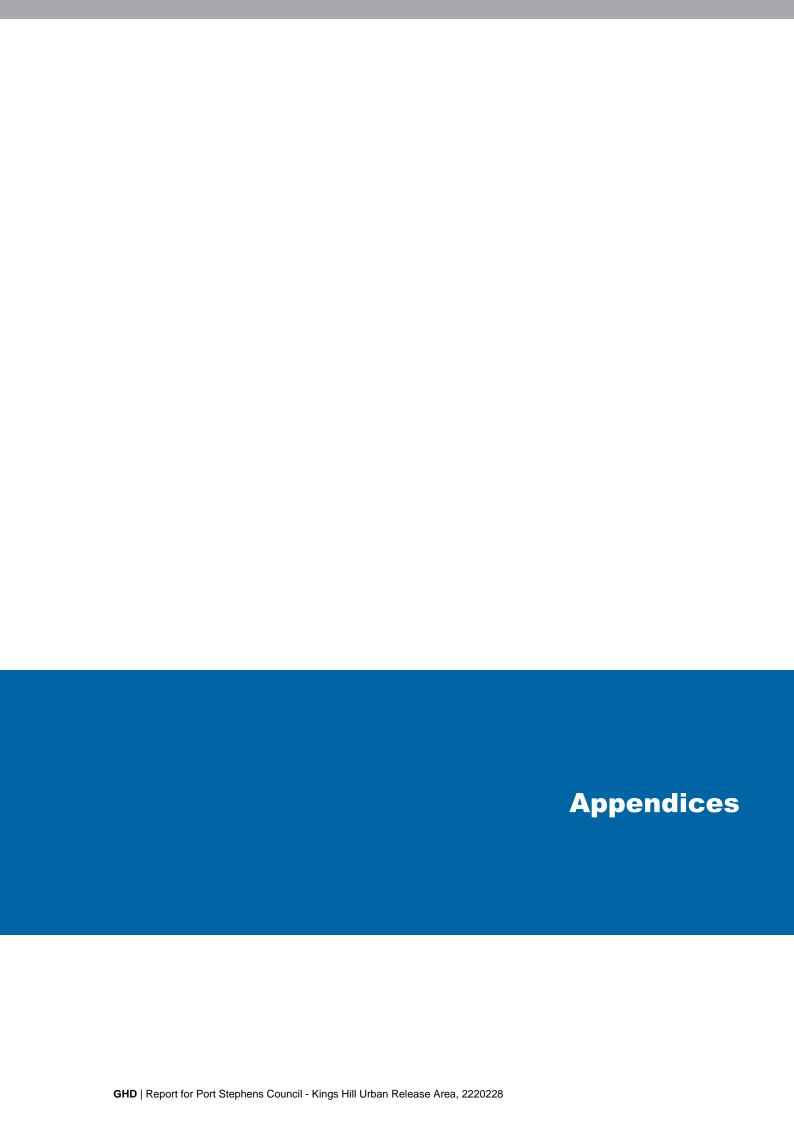
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# **Appendix A** – Demographics

Indicator	Raymor	nd Terrace	Port St	ephens LGA
Population and age	Number	Percent	Number	Percent
Total population 2016	12,820	-	69,556	-
Total population 2011	12,725	-	64,807	-
Indigenous persons	1,081	8.4%	3,325	4.8%
Need for assistance	997	7.8%	4,455	6.4%
Median Age (years)	36	-	45	-
Household characteristics			-	
Family households	3,257	70.4%	18,447	72.5%
Lone person household	1,248	27.0%	6,360	25.0%
Group household	120	2.6%	640	2.5%
Average household size (number of	2.5	-	2.5	
persons)	2.0		2.0	
Family Characteristics:				
Couple family with children	1,298	38.8%	7,243	38.3%
Couple family without children	1,091	32.6%	8,356	44.2%
One parent family	907	27.1%	3,095	16.4%
Dwelling type	301	27.170	0,000	. 0. 170
Separate House	3,813	76.3%	20,298	65.3%
Semi-detached, terrace house,	740	14.8%	3,534	11.4%
townhouse	740	14.070	3,334	11.470
Flat, unit or apartment	52	1.0%	908	2.9%
Tenure type	02	1.070	300	2.070
Owned (with and without mortgage)	2,641	57.1%	17,770	69.9%
Rented	1,834	39.6%	6,666	26.2%
Household income	1,004	33.070	0,000	20.2 /0
Median Household income (\$/weekly)	\$1102	-	\$1180	_
\$1-\$1,499	2,719	57.9%	13,665	53.7%
\$1,500-\$2,999 \$3,000+	1,209 249	26.2%	6,508	25.6%
• •	249	5.4%	2,263	8.9%
Labour force	4.000	00.40/	07.000	00.00/
Total employed	4,882	90.1%	27,603	92.8%
Unemployed persons	535	9.9%	2,151	7.2%
Not in labour force	3,868	38.4%	23,026	40.4%
Highest level of educational attainment	<b>-</b> 0.40	<b>50</b> 40/	22.222	44.00/
Year 12 or under	5,040	50.1%	23,802	41.8%
Post-secondary	2,967	35.6%	24,394	42.7%
Residential mobility				
Lived at same address 1 year ago	9,779	76.3%	52,878	76.0%
Lived at same address 5 years ago	6,481	50.6%	34,582	49.7%
Transport				
Households without a motor vehicle	301	6.5%	1,047	4.1%
Households with one motor vehicle	1,817	39.3%	8,924	35.1%
Households with more than one vehicle	2,312	50.0%	14,346	56.4%
Travel to work by car (passenger or driver)	3,966	86.1%	20,788	75.3%
Socio-Economic Indexes for Areas (SEIFA)	(2016)			
Relative socio-economic disadvantage	894	-	959	-
Relative socio-economic advantage and disadvantage	879	-	980	-

# **Appendix B** – Benchmarks

Cemeteries	Туре	Proposed benchmarks
Recreation Facilities, 2013  • Purials: 1 active cemetary per 14,000 persons • Niche walls: 1 wail per 5,000 persons  State Library of NSW  Recommend using the population and service calculators to determine the appropriate size of a library: https://www.sl.nsw.gov.au/public-library-services/people-places-tools https://www.sl.nsw.gov.au/public-library-services/people-places-tools https://www.sl.nsw.gov.au/public-library-services/people-places-tools  Hibrary of NSW  Recommend using the population and service calculators to determine the appropriate size of a library: https://www.sl.nsw.gov.au/public-library-services/people-places-tools  Hibrary of NSW  Recommend using the population and service calculators to determine the appropriate size of a library: https://www.sl.nsw.gov.au/public-library-services/people-places-tools  HIBRARY of Population and service calculators to determine the appropriate size of a library: https://www.sl.nsw.gov.au/public-library-services/people-places-tools  HIBRARY of Population and service calculators to determine the appropriate size of a library: https://www.sl.nsw.gov.au/public-library-services/people-places-tools  HIBRARY of Population and service calculators to determine the appropriate size of a library: https://www.sl.nsw.gov.au/public-library-services/people-places-tools  HIBRARY of Population and service calculators to determine the appropriate size of a library: https://www.sl.nsw.gov.au/public-library-services/people-places-tools  HIBRARY of Population and service calculators to determine the appropriate size of a library: https://www.sl.nsw.gov.au/public-library-services/people-places-tools  HIBRARY of Population and activities, 2014  Arts and cultural factors and activities, 2013  • I facility per 30,000  SES  HIBRARY of Population and activities, 2013  • I facility per 30,000  FES  Possive open  Port Stephens Council, Recreation Infrastructure Strategy Volume 1, 2018  • Local Parks:  • Local Parks:  • O.4 ha per 1,000 persons  • I ha  Within 10 km of most residences  •		
Niche walls: 1 wall per 5,000 persons		Recreation Facilities, 2013
Libraries and library lounges  Recommend using the population and service calculators to determine the appropriate size of a library: https://www.sl.nsw.gov.au/public-library-services/people-places-tools https://www.sl.nsw.gov.au/public-library-services/people-places-tools https://www.sl.nsw.gov.au/public-library-services/people-places-tools https://www.sl.nsw.gov.au/public-library-services/people-places-tools https://www.sl.nsw.gov.au/public-library-services/people-places-tools https://www.sl.nsw.gov.au/public-library-services/people-places-tools https://www.sl.nsw.gov.au/public-library-services/people-places-tools  Beniors facilities  Seniors facilities  Provide multipurpose space within recommended community facilities for older people's programs and activities  Childcare centres  GHD, Rates of provision for infrastructure contributions reform: Draft social infrastructure guidelines, 2014  • Long day care (0-4 years): 1 place per 5 children  AEC Group, Review of standards guiding the provision of Council's community & Recreation Facilities, 2013  • 1 facility per 30,000  SES  No benchmark – need will be based on consultation outcomes  No benchmark – need will be based on consultation outcomes  AEC Group, Review of standards guiding the provision of Council's community & Recreation Facilities, 2013  • 1 facility per 30,000  • 1 facility per 30,000 persons  Passive open space  Port Stephens Council, Recreation Infrastructure Strategy Volume 1, 2018  • Local Parks:  — 0.4 ha per 1,000 persons  — 1+ ha  — Within 500 m of most residences  — Quality play space catering for select ages  — Seating  • District Parks:  — 0.6 ha per 1,000 persons  — 1+ ha  — Within 10 km of most residences  — Quality play equipment for different ages  — Shade structure where appropriate  — Accessible play equipment for different ages  — Shade sinculus and BBQ (where appropriate)  — Walking pathway  • Regional Parks:  — 0.25 ha per 1,000 persons  — 5+ ha  — 1 per LGA  — Klosk or cafe  — Quality amentities with accessible toilets  — Acce		Burials: 1 active cemetery per 14,000 persons
Recommend using the population and service calculators to determine the appropriate size of a library.  https://www.sl.nsw.qov.au/public-library-services/people-places-tools https://www.sl.nsw.qov.au/public-library-services/people-places-tools https://www.sl.nsw.qov.au/public-library-services/people-places-tools https://www.sl.nsw.qov.au/public-library-services/people-places-tools https://www.sl.nsw.qov.au/public-library-services/people-places-tools https://www.sl.nsw.qov.au/public-library-services/people-places-tools for the states of provision for infrastructure contributions reform: Draft social infrastructure guidelines, 2014  1 - 1 facility per 20,000 persons  Childcare centries  Childcare Centries Childcare Centries  Childcare Centries Childcare Centries Childcare Centries Childcare Centries Childcare Centries Childcare Centries Childcare Centries Childcare Centries Childcare Centries Childcare Centries Childcare Centries Childcare Centries Childcare Centries Childcare Centries Childcare Centries Childcare Centries Childcare Centries Childcare Centries Childcare Centries Childcare Centries Childcare Centries Childcare Centries Childcare Centries Childcare Centries Childcare Centries Childcare Centries Childcare Centries Childcare Centries Childcare Centries Ch		Niche walls: 1 wall per 5,000 persons
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https://www.sl.nsw.gov.au/public-library-services/peopole-places-tools https://www.sl.nsw.gov.au/public-library-services/peopole-places-tools Community halls and centres GHD, Rates of provision for infrastructure contributions reform: Draft social infrastructure guidelines, 2014 • 1 facility per 20,000 persons Provide multipurpose space within recommended community facilities for older people's programs and activities Childcare centres GHD, Rates of provision for infrastructure contributions reform: Draft social infrastructure guidelines, 2014 • Long day care (0-4 years): 1 place per 5 children • Preschool (2-5 years): 1 place per 5 children • Preschool (2-5 years): 1 place per 5 children • Preschool (2-5 years): 1 place per 5 children Arts and cultural facilities  **AEC Group, Review of standards guiding the provision of Council's community & Recreation Facilities, 2013 • 1 facility per 30,000  SES No benchmark – need will be based on consultation outcomes  **Rural Fire Service Surf and Lifesaving Clubs  **AEC Group, Review of standards guiding the provision of Council's community & Recreation Facilities, 2013 • 1 facility per 30,000 persons  - 14 ha	library lounges	
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AEC Group, Review of standards guiding the provision of Council's community & Recreation Facilities, 2013  Passive open space  Port Stephens Council, Recreation Infrastructure Strategy Volume 1, 2018  Local Parks:  - 0.4 ha per 1,000 persons  - 0.5+ ha  - Within 500 m of most residences  - Quality play space catering for select ages  - Seating  • District Parks:  - 0.6 ha per 1,000 persons  - 1+ ha  - Within 10 km of most residences  - Quality amenities with accessible toilets  - Quality play equipment for different ages  - Shade structure where appropriate  - Accessible play equipment  - Can also include exercise equipment, skate park / BMX, bike and scooter circuits, outdoor ping pong, half courts, etc.  - Seating, tables, shelters and BBQ (where appropriate)  - Walking pathway  • Regional Parks:  - 0.25 ha per 1,000 persons  - 5+ ha  - 1 per LGA  - Kiosk or café  - Quality amenities with accessible toilets  - Accessible play equipment  - Natural play elements  - Shade structure  - Natural play elements  - Shade structure	Rural Fire	No benchmark – need will be based on consultation outcomes
Lifesaving Clubs  Passive open space  Port Stephens Council, Recreation Infrastructure Strategy Volume 1, 2018  • 1 facility per 30,000 persons  • Local Parks:  - 0.4 ha per 1,000 persons  - 0.5+ ha  - Within 500 m of most residences  - Quality play space catering for select ages  - Seating  • District Parks:  - 0.6 ha per 1,000 persons  - 1+ ha  - Within 10 km of most residences  - Quality amenities with accessible toilets  - Quality amenities with accessible toilets  - Quality play equipment for different ages  - Shade structure where appropriate  - Accessible play equipment  - Can also include exercise equipment, skate park / BMX, bike and scooter circuits, outdoor ping pong, half courts, etc.  - Seating, tables, shelters and BBQ (where appropriate)  - Walking pathway  • Regional Parks:  - 0.25 ha per 1,000 persons  - 5+ ha  - 1 per LGA  - Kiosk or café  - Quality amenities with accessible toilets  - Accessible play equipment  - Natural play elements  - Shade structure	Service	
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<ul><li>Natural play elements</li><li>Shade structure</li></ul>		-
<ul> <li>Shade structure</li> </ul>		
		· ·
Quality play spaces for all ages		
·		Quality play spaces for all ages

Туре	Proposed benchmarks
1)60	Can also include exercise equipment, skate park / B <x, and="" bike="" circuits,<="" scooter="" td=""></x,>
	outdoor ping pong, half courts, etc.
	- Event space
	<ul> <li>Seating, tables, shelters and BBQ</li> </ul>
	<ul> <li>Shared pathway</li> </ul>
Playgrounds	Port Stephens Council, Recreation Infrastructure Strategy Volume 1, 2018
	• 1 per 1,700 persons
Skate parks /	Port Stephens Council, Recreation Infrastructure Strategy Volume 1, 2018
BMX	• 1 per 4,000 persons aged 5-24 years
Sports fields	Port Stephens Council, Recreation Infrastructure Strategy Volume 1, 2018
and courts	District sports facilities:
	- 0.6 ha per 1,000 persons
	- 6+ ha
	- Within 10 km of most residences
	Clubhouse building with changing rooms, showers, toilets, referee room, kitchen and kingly community room and storage.
	kiosk, community room and storage  – Accessible public toilets
	Can include other optional recreational facilities in addition to fields and courts (e.g. play)
	equipment with shade structure, skate park / BMX, exercise equipment, etc.)
	- Walking pathways
	Supporting infrastructure to including floodlighting, scoreboard, spectator seating, seating
	and tables, shelter, water fountains, bike racks, car parking
	Regional sports facilities:
	- 0.95 ha per 1,000 persons
	– 10+ ha
	- 1 per LGA
	<ul> <li>Large quality clubhouse including changing rooms, showers, toilets, referee rooms,</li> </ul>
	kitchen and kiosk, community room, storage, administration area, first aid room
	<ul> <li>Accessible public toilets</li> </ul>
	<ul> <li>Can include other optional recreational facilities in addition to fields and courts (e.g. play</li> </ul>
	equipment with shade structure, skate park / BMX, exercise equipment, etc.)
	- Shared pathways
	- Supporting infrastructure to including floodlighting, scoreboard, spectator seating, seating
	and tables, shelter, water fountains, bike racks, car parking  • AFL: 1 field per 50,000 persons
	Athletics: 1 grass field per 25,000 persons
	1 synthetic field per 100,000 persons
	Basketball: 1 court per 4,000 persons
	Cricket: 1 oval per 4,000 persons
	Croquet courts: 1 court per 40,000 persons
	Equestrian centre: 1 centre per 42,000 persons
	Soccer: 1 field per 5,000 persons
	Golf: 1 course per 30,000 persons
	Hockey: 1 turf pitch per 25,000 persons
	1 synthetic pitch per 100,000 persons
	Netball: 1 court per 3,000 persons
	Rugby league: 1 field per 5,000 persons
	Rugby union: 1 field per 25,000 persons
	Softball / baseball: 1 field per 23,500 persons
	Tennis: 1 court per 1,800 persons
	GHD, Rates of provision for infrastructure contributions reform: Draft social infrastructure guidelines, 2014
	Local sports facilities:
	<ul> <li>1 sports ground (comprising two playing fields) per 5,000 people</li> </ul>
	- 5+ha
	Consider shared use of schools sports grounds
Aquatic	AEC Group, Review of standards guiding the provision of Council's community
structures	& Recreation Facilities, 2013
	Boat ramps: 1 ramp per 6,000 persons
	Wharves and jetties: 1 per 6,000 persons

Туре	Proposed benchmarks
Aquatic centres	<ul> <li>GHD, Rates of provision for infrastructure contributions reform: Draft social infrastructure guidelines</li> <li>Indoor aquatic / swimming facility: 1 per 20,000-50,000 persons</li> </ul>
Sports and recreation centres	<ul> <li>GHD, Rates of provision for infrastructure contributions reform: Draft social infrastructure guidelines, 2014</li> <li>1 per 20,000-50,000 persons</li> </ul>

<sup>\*</sup>GHD guidelines were developed for different local government typologies, including greenfield areas, sea change/coastal areas and rural/regional areas as well as infill areas.

# **Appendix C** – Community and recreation infrastructure audit

Туре	Name	Address	Description	Capacity	Level	Condition
Raymond Terrace	e Council Facilities					
Aquatic Infrastructure	Fitzgerald Bridge Boat Ramp	74 Seaham Rd, Nelsons Plains NSW 2324	Concrete. Boat launching.	3 lanes	Local	Good
Aquatic Infrastructure	Riverside Park public jetty	2 Hunter St, Raymond Terrace	Concrete. Boat docking.	3 m wide x 24 m length	Local	Good
Aquatic Centres	Lakeside Leisure Centre	8 Leisure Way, Raymond Terrace	8 lane 50 m outdoor heated pool, indoor heated pool hydrotherapy spa seat area, kiosk, BBQ area. Accessible.		Local	Good
Childcare	Activity Van Raymond Terrace (OSHC- after school care)	17E Irrawang St, Raymond Terrace	Building and toilets. No accessible facilities.	250 m <sup>2</sup>	District	Satisfactory
Childcare	Raymond Terrace Early Family Education Centre	88 Benjamin Lee Dr, Raymond Terrace	Building. No accessible facilities.	146 m <sup>2</sup>	District	Very Poor
Childcare	Raymond Terrace Family Day Care Centre	57 Port Stephens St, Raymond Terrace	Building. No accessible facilities.	145 m <sup>2</sup>	District	Satisfactory
Community Buildings	Raymond Terrace Community Care Centre	57 Port Stephens St, Raymond Terrace	Building leased to community organisations- Integrated Living primary user. Accessible facilities.	1408 m <sup>2</sup>	District	Good
Community Buildings	Raymond Terrace Mens Shed	17E Irrawang St, Raymond Terrace	Large shed/building leased to the Men's Shed. Community meeting room available for bookings through the Men's Shed. Accessible facilities.	840 m <sup>2</sup>	District	Near Perfect
Community Buildings	Raymond Terrace Neighbourhood Centre (The Deck)	1a Kangaroo Ave, Raymond Terrace	Building leased to Port Stephens Family and Neighbourhood Services as a Youth Drop-In Centre.	192 m <sup>2</sup>	Local	Satisfactory
Community Buildings	Raymond Terrace Senior Citizens Hall	17E Irrawang St, Raymond Terrace	Community hall available for bookings. Managed by the Senior Citizens. Accessible facilities. Includes air-conditioning and commercial kitchen.	393 m <sup>2</sup> . Seating for 120 PAX.	Regional	Near Perfect

Туре	Name	Address	Description	Capacity	Level	Condition
Emergency	NSW SES (State Emergency	31 Rees James Rd, Raymond			Local	
Services	Service) Port Stephens Unit	Terrace NSW 2324				
Emergency	Raymond Terrace Ambulance	193 Adelaide St, Raymond			Local	
Services	Station	Terrace NSW 2324	A 31 6 320 13 31	0044 2		0 1
Library	Raymond Terrace Library	18A Sturgeon Street, Raymond Terrace	Accessible facilities. Library with meeting room, study room and café.	2214 m <sup>2</sup>	Regional	Good
Public amenities	Bettles Park amenities	2 Sketchley St, Raymond Terrace	No accessible facilities.	35 m <sup>2</sup>	local	Satisfactory
Public amenities	Boomerang Park amenities (old)	17E Irrawang St, Raymond Terrace	Accessible provided.	52 m <sup>2</sup>	Local	Satisfactory
Public amenities	Boomerang Park amenities (new)	17E Irrawang St, Raymond Terrace	Accessible facilities.	42 m <sup>2</sup>	Regional	Near Perfect
Public amenities	Riverside Park amenities	2 Hunter St, Raymond Terrace	Accessible facilities.	52 m <sup>2</sup>	District	Satisfactory
Public amenities	Ross Walbridge Reserve amenities (closed)	1 William Bailey St, Raymond Terrace	No accessible facilities.	34 m <sup>2</sup>	Local	Unserviceabl e
Public amenities	Fitzgerald Bridge amenities (under construction)		Accessible facilities. Include meeting room for the pigeon club.		Local	Under construction
Sport Facilities	King Park Sports Complex				Regional	
Sport Facilities	Jack Johnson Trotting Track- Buildings	22 Newline Rd, Raymond Terrace	No accessible facilities. Toilets, stables, storage shed.		Local	Very Poor
Sport Facilities	Jack Johnson Trotting Track- Field	22 Newline Rd, Raymond Terrace			Local	
Sport Facilities	King Park Sports Complex No.1 Building	23 Newline Rd, Raymond Terrace	Two storey building. Meeting room, 100-person function room, 2 offices, 4 changerooms, toilets, kitchen, kiosk, referee room, storage room, toilets. Accessible facilities.	1152 m <sup>2</sup>	District	Good
Sport Facilities	King Park Sports Complex No.2 Building	23 Newline Rd, Raymond Terrace	Accessible facilities, 2 changerooms, toilets, kiosk.	176 m <sup>2</sup>	District	Good
Sport Facilities	King Park Sports Complex fields	23 and 57 Newline Rd, Raymond Terrace	5 oval fields. 4 turf and 1 synthetic cricket wickets. Public and club training nets.		District	
Sport Facilities	Raymond Terrace Netball building	1D Kangaroo St, Raymond Terrace	Accessible toilet to be constructed 2019. Two storey building, meeting room, toilets, office, kiosk, storeroom.	252 m <sup>2</sup>	District	Satisfactory

Туре	Name	Address	Description	Capacity	Level	Condition
Sport Facilities	Raymond Terrace Netball- courts	1B, 1D Kangaroo St and 14, 14A, 14B, 14c Port Stephens St.	10 asphalt courts		District	
Sport Facilities	Raymond Terrace Tennis building	1C and 1D Kangaroo St, Raymond Terrace	Accessible toilet to be constructed 2019. Meeting room, toilets, kitchen.	90 m²	District	Good
Sport Facilities	Raymond Terrace Tennis- courts	1B and 1D Kangaroo St, Raymond Terrace	8 synthetic courts, 2 hot shots.		District	
Sport Facilities	Vi Barnett Oval Building	15 Peter Dron St, Raymond Terrace	Accessible toilet to be constructed 2019. Kiosk, clubroom, toilets.	339 m <sup>2</sup>	Local	Satisfactory
Sport Facilities	Vi Barnett Oval- field	23 Newline Rd, 15 Peter Dron St and 1B Kangaroo St, Raymond Terrace	1 oval turf field with athletics running track, long jump pits, javelin and shot put		Local	
Sport Facilities	Lakeside Sports Complex				District	
Sport Facilities	Lakeside Sports Complex No.1 Amenities Building	13 Leisure Way, Raymond Terrace	Accessible facilities. 2 canteens, 4 changerooms, toilets, referee room, first aid room, storage.	471 m <sup>2</sup>	District	Satisfactory
Sport Facilities	Lakeside Sports Complex No.2 Amenities Building	13 Leisure Way, Raymond Terrace	Accessible facilities. 1 canteens, 2 changerooms, toilets, storage.	375 m <sup>2</sup>	Local	Good
Sport Facilities	Lakeside Sports Complex Grandstand	13 Leisure Way, Raymond Terrace	Grandstand overlooking number 1 field. Toilets.	285 m <sup>2</sup>	District	Satisfactory
Sport Facilities	Lakeside Sports Complex fields	13 Leisure Way, Raymond Terrace	4 rectangle fields, including junior field, 2 cricket wickets		District	
Sport Facilities	Boomerang Park				Regional	
Sport Facilities	Boomerang Park dog club building	17E Irrawang St, Raymond Terrace	Toilets, canteen, storage. No accessible facilities.	216 m <sup>2</sup>	Local	Very Poor
Sport Facilities	Boomerang Park fields	17E Irrawang St, Raymond Terrace	Public dog offleash area and dog club booking. 2 rectangle fields with old floodlighting- low lux.		Local	
Sport Facilities	Raymond Terrace Croquet and Petanque building	17E Irrawang St, Raymond Terrace	Small building for social club.		Local	Near Perfect
Sport Facilities	Raymond Terrace Croquet and Petanque- Court	17E Irrawang St, Raymond Terrace	Synthetic surface.	880 m <sup>2</sup>	Local	Good
Cemeteries	Pioneer Hill cemetery	2 Elizabeth Ave and 4 Tod St, Raymond Terrace	Historic cemetery- no new bookings.		District	

Туре	Name	Address	Description	Capacity	Level	Condition
Cemeteries	Raymond Terrace cemetery	1A Elizabeth Ave, Raymond Terrace	Approx. 300 vacant plots. Room for expansion.		District	
Parks and Reserves	Boomerang Park	17G Irrawang Street	Playground, skatepark, toilets, BBQs.	22.07 ha	Regional	
Parks and Reserves	Riverside Park	4 Hunter Street	Playground, toilets, BBQs.	0.97 ha	District	
Parks and Reserves	Lakeside Reserve No.2	66 Benjamin Lee Drive	Playground, skate park, half basketball court.	3.31 ha	District	
Parks and Reserves	Vogele PI Reserve	22 Vogele Place		0.59 ha	Local	
Parks and Reserves	Roslyn Park	10A Alton Close	BBQs.	2.87 ha	Local	
Parks and Reserves	Lakeside Reserve No.3	2A Bilmark Drive		2.45 ha	Local	
Parks and Reserves	Alton Park	75A Alton Road		1.29 ha	Local	
Parks and Reserves	Anseline Park	31 Gwen Parade	Playground.	0.6 ha	Local	
Parks and Reserves	Anzac Park (Raymond Terrace)	2A Jacaranda Avenue	RSL Anzac memorial.	0.15 ha	Local	
Parks and Reserves	Bettles Park	1 Sketchley Street	Swings, toilet.	0.72 ha	Local	
Parks and Reserves	Bourke St Reserve	2 Peter Dron Street		1.64 ha	Local	
Parks and Reserves	Brown Reserve	17 Brown Street		0.16 ha	Local	
Parks and Reserves	Edstein Park	8A Roslyn Street		0.23 ha	Local	
Parks and Reserves	Elkin Ave Reserve	8A Elkin Avenue	Playground.	0.2 ha	Local	
Parks and Reserves	Feeney Park	1A Morgan Crescent	Playground.	0.2 ha	Local	
Parks and Reserves	Jaycees Park	249A Adelaide Street		0.29 ha	Local	
Parks and Reserves	Jimmy Scott Park	16 Adastra Close		1.32 ha	Local	
Parks and Reserves	Kia-Ora Park	2A Phillip Street		1.56 ha	Local	

Туре	Name	Address	Description	Capacity	Level	Condition
Parks and	King Park- Foreshore	23 Newline Road		3.3 ha	Local	
Parks and Reserves	Kinross Park	29 Kinross Street	Playground.	0.09 ha	Local	
Parks and Reserves	Kittyhawk Park	93 Dawson Road	Playground, BBQs.	3.19 ha	Local	
Parks and Reserves	Lakeside Reserve No.1	18 Macquarie Close		2.45 ha	Local	
Parks and Reserves	Old Dairy Reserve	45 Dairyman Drive	Playground.	0.32 ha	Local	
Raymond Terrace	e non-council facilities					
Childcare	KiddyHawk Family Day Care and Preschool	45/47 Holwell Circuit, Raymond Terrace NSW 2324	Preschool, OOSH, day care		Local	
Childcare	TLC Early Learning Centre	81 Richardson Rd, Raymond Terrace NSW 2324	Early learning centre	76 children, 5 rooms	Local	
Childcare	St Nicholas Early Education Raymond Terrace	20a Kangaroo St, Raymond Terrace NSW 2324	Early education and nursery	77 children (early education), 12 children (nursery)	Local	
Childcare	Steps to Starting School Raymond Terrace	Irrawang Street Near the swings in Boomerang Park, Raymond Terrace NSW 2324	Early education		Local	
Childcare	Raymond Terrace Community Pre- School Inc	3 Sketchley St, Raymond Terrace NSW 2324	Early education		Local	
Childcare	Lakeside Creative Minds Early Learning and Preschool	89 Benjamin Lee Dr, Raymond Terrace NSW 2324	Early learning and preschool		Local	
Community Buildings	PCYC Port Stephens - Raymond Terrace	17-19 Sturgeon St, Raymond Terrace NSW 2324	Hosts a range of sporting and recreational activities		District	
Sport Facilities	Terrace Squash & Health	104 Port Stephens St, Raymond Terrace NSW 2324			Local	
Other regional fac	cilities					
Aquatic Centres	Grahamstown Aquatic Centre- Sailing Club	3 Grahamstown Rd, Medowie	Primary user- Sailability. Located on Grahamstown Dam.	157 m <sup>2</sup>	Regional	Satisfactory
Aquatic Centres	Tomaree Aquatic centre	3 Aquatic CI, Salamander Bay NSW 2317	50 metre outdoor pool, waterslide, BBQ area, toddler heated outdoor pool, kiosk and recreational and children's play area.		Regional	

Туре	Name	Address	Description	Capacity	Level	Condition
Emergency Services	Raymond Terrace RFS/SES Shed	2960 Pacific Highway, Ferodale	No accessible facilities. Emergency operation centre, meeting room, kitchenette, toilet, storage.	737 m <sup>2</sup>	Regional	Satisfactory
Emergency Services	Raymond Terrace SES	2960 Pacific Highway, Ferodale	Accessible facilities. Meeting room, office, kitchen, toilets.	412 m <sup>2</sup>	Regional	Satisfactory
Sport Facilities	Mallabula Sports Complex	Mallabula Sports Complex, Lemon Tree Passage Rd Mallabula			Regional	
Sport Facilities	Tomaree Sports Complex	20 Aquatic Cl Nelson Bay			Regional	
Sport Facilities	Tarro Reserve	81 Anderson Drive, Tarro 2322	City of Newcastle		Regional	
Sport Facilities	Metford Recreation Reserve		Maitland City Council		Regional	
Sport Facilities	Fred Harvey Sports Complex		Maitland City Council		Regional	
Cemeteries	East Maitland Cemetery	201 Raymond Terrace Rd, East Maitland NSW 2323			Regional	
Cemeteries	Newcastle Memorial Park	176 Anderson Dr, Beresfield NSW 2322			Regional	
Cemeteries	Hinton Pioneer Cemetery	289 Hinton Rd Hinton	Historic cemetery		Regional	
Cemeteries	Morpeth Cemetery and Columbarium	41 Butchers Ln, Morpeth NSW 2321			Regional	
Cemeteries	Seaham Cemetery	10 Grape Street, Seaham NSW 2324			Regional	
Cemeteries	Karuah Cemetery	2A Wattle St, Karuah NSW 2324			Regional	

# **Appendix D** – Benchmark needs assessment

	Benchmark	Kings Hill 2036	Additional Raymond Terrace and Kings Hill 2036	Kings Hill 2066	KH variation between 2036 and 2066
Total population		5835	7844	8750	2915
Childcare					
Long day care	1 place per 5 children aged 0-4 years	76	47	114	38
Preschool	1 place per 2 children aged 2-5 years	169	104	253	84
OSHC	1 place per 5 children aged 5-11 years	142	94	213	71
Cemeteries					
Burials benchmark / need	1 active cemetery per 14,000	0.4	0.6	0.6	0.2
Niche walls benchmark / need	1 wall per 5,000 persons	1.2	1.6	1.8	0.6
Libraries					
Library need	People Places calculator	403 m <sup>2</sup>	541 m <sup>2</sup>	604 m <sup>2</sup>	301
Community halls and centres	· · · ·				
Community centre need	1 facility per 20,000	0.3	0.4	0.4	0.1
Seniors facilities					
Seniors facilities need	Space within community centre				
Arts and cultural facilities					
Arts and cultural facilities	1 facility per 30,000	0.2	0.3	0.3	0.1
Emergency services					
RFS	N/A				
SES	N/A				
Open space					
Local parks	0.4 ha per 1,000	2.3	3.1	3.5	1.2
District parks	0.6 ha per 1,000	3.5	4.7	5.3	1.7
Regional parks	0.25 ha per 1,000	1.5	2.0	2.2	0.7
Skate parks and BMX					
Population 5-24 years		1397	769	2095	
Skate parks/BMX facility	1 per 4,000 persons aged 5 to 24 years	0.3	0.2	0.5	0.2
Sports fields and courts	*Only for facilities that will reach threshold				
District sports facilities	0.6h a per 1,000 persons	3.5	4.7	5.3	1.7
Regional sports facilities	0.95 ha per 1,000 persons	5.5	7.5	8.3	2.8
Basketball	1 court per 4,000 persons	1.5	2.0	2.2	0.7
Cricket	1 oval per 4,000 persons	1.5	2.0	2.2	0.7
Soccer	1 field per 5,000 persons	1.2	1.6	1.8	0.6

	Benchmark	Kings Hill 2036	Additional Raymond Terrace and Kings Hill 2036	Kings Hill 2066	KH variation between 2036 and 2066
Netball	1 court per 3,000 persons	1.9	2.6	2.9	1.0
Rugby league	1 field per 5,000 persons	1.2	1.6	1.8	0.6
Tennis	1 court per 1,800 persons	3.2	4.4	4.9	1.6
Aquatic structures					
Boat ramps	1 ramp per 6,000 persons	1.0	1.3	1.5	0.5
Wharves and jetties	1 per 6,000 persons	1.0	1.3	1.5	0.5
Aquatic centres					
Indoor aquatic/swimming facility	1 per 20,000-50,000 persons	0.0	0.0	0.0	0.0
Indoor sports and recreation centres					
Indoor sports and recreation centres	1 per 20,000-50,000 persons	0.0	0.0	0.0	0.0

# **Appendix E** – Community centre concept plan



# **Appendix F** – Preston Rowe Paterson – Land valuation report



Kings Hill Urban Release Area Draft DCP Report



Preston Rowe Paterson is one of Australia's most experienced and well-regarded property services companies with expertise across the full spectrum of property classes.

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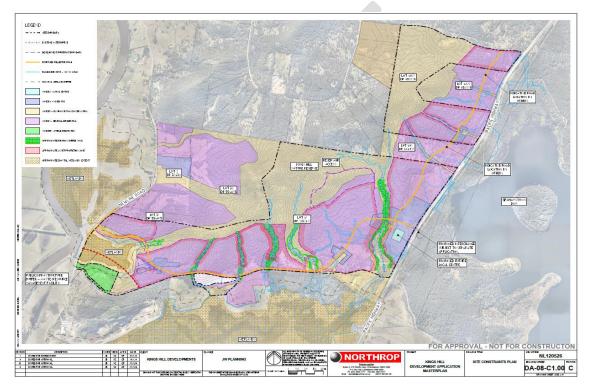
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#### 1. Introduction

We have been requested to advise of land values for Developer Contribution purposes for a range of community and recreation facilities forming part of the proposed Kings Hill development. As per the GHD Kings Hill Urban Release Area Draft Community and Recreation Infrastructure Study (Study), these facilities are to include:

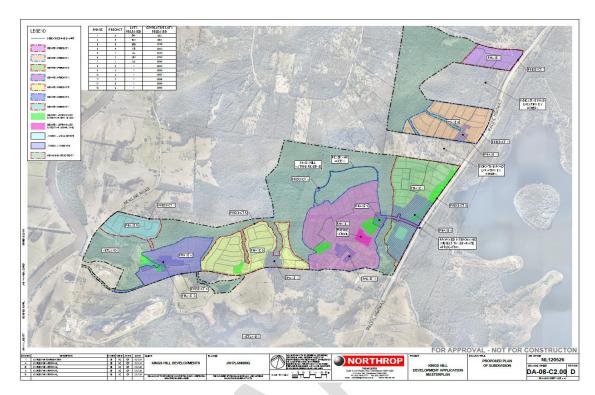
- Multi-Purpose Community Centre including space for Pop Up Library Space
- 2 Long Daycare Centres and 1 Preschool
- 6 Local Parks totaling 3.5 ha
- 1 District Park of 3.5 ha
- 1 RFS Station

In order to determine such values we have considered the Kings Hill Development Application Masterplan created by Northrop which details the scale, shape and location of the various land zonings to be developed on the site. This plan is shown below:



The Masterplan also illustrates the total number of lots envisaged for the development, the various Precincts and Phases, the positioning of the main traffic interchange, school site, mixed use sites, commercial site and recreational areas. The proposed plan is illustrated below:

PRP Ref: M.9192.B / 820037



The above plan excludes some land areas from the lot yield calculation however identifies a potential lot yield of 1,900 lots. We have calculated the total land area occupied by this plan to be 521 hectares. This yield reflects a lot density of 3.64 lots per hectare which is a lower than normal expected density due to the high proportion of Environmental Conservation land set aside and unable to be developed.

It can be seen from the above plans that the proposed Open Space provisions are to be located in areas zoned either R1 General Residential and/or B4 Mixed Use. The proposed multi-purpose community centre location is not specifically noted on the draft plans however the Study suggests it be co-located with the District Park and close to the Town Centre and we have assumed this land to be zoned either R1 General Residential and/or B4 Mixed Use. The location of the three Child Care Centres/Preschool are not specifically identified on the plans however these facilities are assumed to be evenly spread throughout the proposed development and located on land zoned R1 General Residential.

Similarly, the actual position of the RFS Station is not yet identified and will require consultation with the relevant authorities to determine the preferred location of this facility. For the purpose of this report we have assumed the facility would be developed on land zoned R1 General Residential.

In accordance with standard valuation practice, the value of the individual land components required as part of the Study have been assessed on an 'englobo' basis, as if they are part of the whole estate, rather than on a 'piecemeal' basis which would use sales of smaller sites as the basis of comparison.

The analysis of market evidence of larger scale englobo sales into rate per hectare and/or rate per lot captures the requirement within these sites for a range of zonings, including commercial, community and recreational land and for the provision of internal roadways and environmental protection works and for the Town Planning risks and allowances for developers profit. The appropriate land value rate, as determined by this analysis, can then be ascribed to the various community facilities required in the Kings Hill Urban Release Area.

The Study has also considered the additional facilities which may be required in Raymond Terrace due to the development of Kings Hill. From this we note the recommendation for a new Arts and Cultural Facility and for an Indoor Sports and Recreation Centre. We have assumed that the requirement for additional Cemetery capacity can be absorbed within the existing site on Elizabeth Avenue. We have also assumed that all car park expansions to parks and sports facilities can be created on existing land holdings and do not require the purchase of additional adjoining land.

Our land cost assessment for these facilities are based on a 'stand-alone' purchase of a specific site rather than the purchase being part of a large englobo parcel.

Our assessment of the land cost for the Art and Cultural facility assumes a land area of approximately 3,000 square metres is required to allow for the actual building itself and accompanying carparking and circulation areas. It is expected that this facility would be required to be positioned within or close to the town centre to allow for the maximum benefit and use of the facility. The land areas surrounding the Raymond Terrace CBD that would support a Community facility such as this are zoned R2 Low Density Residential or R3 Medium Density Residential and our land cost calculations are based on those zonings.

The recommended Indoor Sport and Recreation Centre would require a larger site of approximately 8,000 square metres. This land use would more appropriately be positioned on land zoned RE1 or RE2 which both allow indoor recreation facilities. There is available zoned land at Boomerang Park, Newline Road sport ovals (including Jack Johnson Trotting Track), Lakeside Oval as well as smaller areas interspersed within the suburb.

#### 2. Population Projections

The existing Kings Hill community consists of a rural and rural residential area. The proposed Kings Hill development will form a new township located approximately eight kilometres north of Raymond Terrace and approximately 35 kilometres north of Newcastle CBD. Raymond Terrace is the main commercial and civic centre for the region.

The development of Kings Hill will require the phased introduction of community and recreation facilities in line with the steady increase in population as the development progresses.

The Study has predicted population and dwelling levels expected in future years to determine the stages by which such community facilities will be required. The Study has established two key delivery dates for phased development based on the number of dwellings and residents (not inclusive of existing residents) which are as follows:

Indicator	2019	2034	2066
Kings Hill dwellings	0	2042	3500
Kings Hill population	0	5105	8750

The population projections reflect an increase in dwellings of 2,042 lots up to year 2034. This suggests an average rate of sale of approximately 12 lots per month which is considered to be toward the higher end of market demand expectations.

In line with these delivery dates, the Study has made the assumption that community and recreation facilities required would be deliverable as follows:

Facility	2036	2066
Community Centre	1 x multi-purpose community space	
Childcare facilities	2 x 90 place long daycare centres	1 x 90 place preschool
	4 new local parks with a total land	2 new local parks with a total
Local Parks	area of 2.3 hectares	land area of 1.2 hectares
District Parks	1 x 3.5 ha District Park	

This land value assessment places values on the land components which are applicable as at the date of the report. The underlying land values of the required community facilities in future years cannot be forecast however it is expected that the cost allocation for each land component will be indexed annually in line with Council policy.

#### 3. Multi-Purpose Community Centre

#### Land Area Requirements:

We have been advised that the proposed multi-purpose community centre is to comprise a minimum enclosed floor area of 200 square metres and have a flexible design allowing for a popup library, the ability to be sectioned into two open plan areas and to provide amenities such as a kitchen, toilets and an administration office.

To provide sufficient land to allow for these requirements as well as for access, circulation and curtilage, we have allowed for a land area of 300 square metres. In addition to the building, a minimum of 50 car parking spaces would be required as well as a play and picnic area. A total land area required to accommodate these facilities is calculated as follows:

Adopt:	2,000 m <sup>2</sup>
Total minimum land area required:	<u>1,750 m²</u>
Community Centre building area and access:	$300 \text{ m}^2$
Play and picnic area:	400 m <sup>2</sup>
Car park access, turning areas and walkways:	400 m <sup>2</sup>
50 car parking spaces each at $13 \text{ m}^2$ (5.4 m x 2.4 m):	650 m <sup>2</sup>

#### 4. Long Daycare Centres and Preschool

#### Land Area Requirements:

The Study sets out a requirement for two 90-place Long Daycare Centres and one 90-place Preschool. We have utilised the Education and Care Services National Regulations as well as comparable evidence of similar sized childcare centres to establish the minimum land size required for each of these 90-place facilities.

#### **Comparable Existing Childcare Facilities:**

Address	Places	Land Area (m²)	Car Parking Spaces	Area per Place (m²)			
<b>Site 1:</b> 77 Northlakes Drive Cameron Park	70	2,291	23	32.7			
<b>Comments:</b> Modern (2009) 70 place care centre in a developing western Newcastle suburb. Zoned R2. Irregular shape contributes to larger area per place ratio.							
<b>Site 2</b> : 3 Sketchley Street Raymond Terrace	60	1,480	4	24.7			
Comments: 84 place long day care c industrial and commercial area adjac							
<b>Site 3:</b> 9 Milton Street Beresfield	69	1,953	8	28.3			
Comments: Modern (2009) double stor located in commercial centre and cla			n 2009. Zoned B2	Local Centre,			
<b>Site 4:</b> 4 Sandalwood Avenue Thornton	64	1,768	12	27.6			
Comments: Modern (2007) 64-place of Zoned R1.	childcare centre	within a recently	developed resi	dential estate.			
<b>Site 5:</b> 2 Darlaston Avenue Thornton	91	2,479	24	27.2			
<b>Comments:</b> Brand new 91 place child proposed Kings Hill development. Mai				es west of the			
Site 6: 125 Grand Parade Rutherford	94	4,230	NK	45 (28.7)			
<b>Comments:</b> Brand new 94 place childcare centre situated on a community title within the Heritage Parc estate, west of Rutherford. Zoned RE2. Large allotment with improvements only covering approximately 60% of the allotment (approximately 2,700 square metres, equating to 28.7 square metres per place).							
<b>Site 7:</b> 81 Richardson Road Raymond Terrace	76	2,458	19	32.3			
Comments: 76 place childcare centre situated on an irregular shaped allotment on fringe of suburb. Zoned R2.							

The above childcare developments provide a land area per place ranging between 24.7 square metres and 32.7 square metres but more commonly between a rate of 27 square metres and 28 square metres per place. Adopting a rate of 28 square metres per place for the proposed childcare facilities, the total land area required per centre is calculated as follows:

90 x 28m<sup>2</sup>: 2,520 m<sup>2</sup> per centre

Adopt: 2,500 m<sup>2</sup> per centre

We have also considered guidelines set out in the Education and Care Services National Regulations to establish national minimum standards for childcare facilities.

As per these regulations, the minimum unencumbered indoor and outdoor space per child is 10.25 square metres. In addition to this unencumbered space, there is also a requirement for all childcare centres to provide adequate amenities, laundry facilities, administrative areas and private consultation facilities.

Applying the above minimum national standards, the total land area required is calculated as follows:

Unencumbered indoor and outdoor space per child (90 x 10.25 m²):	922.5 m <sup>2</sup>
Amenities and laundry facilities:	$300 \text{ m}^2$
Administrative areas:	$150  \text{m}^2$
20 car parking spaces (13 m <sup>2</sup> per space):	260 m <sup>2</sup>
Car parking access, landscaping and walkways:	300 m <sup>2</sup>
Total:	1,932.5 m <sup>2</sup>

#### Adopt Minimum Land Area:

2.000 m<sup>2</sup>

The above calculation supports our initial assessment which adopts a land area per childcare centre / pre-school of 2,500 square metres.

#### 5. Local and District Parks

The Study sets out a requirement for 6 Local Parks totaling 3.5 hectares and 1 District Park of 3.5 hectares.

The community and recreation facility requirements recommended by the Kings Hill study also provide for the inclusion of playgrounds within 4 of the Local Parks, and the District Park to include an amenities block, a BBQ area and seating, a skate park and 2 basketball courts.

The masterplan identifies the general location of the prosed open space areas which we have adopted as the locations of the Local Parks and District Park.

#### 6. RFS Station facility

The Study states a new RFS Station is required with the exact details of such a facility to be determined in consultation with the RFS. For the purpose of this report we have adopted a land area requirement of 460 square metres in line with the land area suggested in the Muller Partnership QS report.

#### 7. Sales Evidence – Kings Hill URA

To establish land values for each of the community and recreational facilities required, we have researched large englobo site sales evidence in the surrounding regions. There is very limited recent directly comparable sales in the immediate area and therefore we have expanded our search to a wider geographic area and have included some older dated sales.

The larger scale englobo sites will provide residential lots as well as recreational and environmental areas and often a commercial land component. These sites are then considered to be similar in their future land use composition to the Kings Hill URA.

Sales evidence, which we have considered, is summarised below.

#### Sale 1: 505 Raymond Terrace Road, Chisholm, NSW 2322



Sale Price:	\$3,500,000
Sale Date:	13-Jul-2018
Land Area (m2) / Rate (pm2):	101,800 / \$34
Developable Land Area (m2) / Rate (pm2):	70,000 / \$50
No. of Lots / Rate per Lot:	*70 / \$50,000

#### **Description:**

Mostly cleared, undulating land, zoned R1 General Residential, with a large riparian area in the centre. Due to limits on access from Raymond Terrace Road and provision of sewer and water services, the site is not able to be developed in isolation and must rely on development from the east being commenced, starting at the intersection of Raymond Terrace Road and Government Road. This is currently underway, and the land may be ready for development within two to three years, depending on adjoining developments. \*Developable area is estimated to be 7 hectares, providing a lot yield expectation of 70 lots. Average gross realisation per lot is estimated at \$240,000.

#### Comparison to Subject Property:

Much smaller site with lesser development potential, generally similar location and development constraints.

#### Sale 2: 239 McFarlanes Road, Chisholm, NSW 2322



Sale Price:	\$5,500,000
Sale Date:	4-Apr-2018
Land Area (m2) / Rate (pm2):	196,300 / \$28
No. of Lots / Rate per Lot:	196 / \$28,061

#### **Description:**

Stage 1 of an integrated estate to eventually be developed in conjunction with adjoining lots. Sold subject to DA for 196 lots, which included a small portion of adjoining land. Situated in an outer Newcastle suburb and would require significant extension of services if developed in isolation. End pricing approximately \$250,000 per lot.

#### Comparison to Subject Property:

Much smaller site with lesser development potential, generally similar location and development constraints.

#### Sale 3: 112 Lyons Road, Bonville, NSW 2450



Sale Price:	\$8,500,000
Sale Date:	31-Aug-2017
Land Area (m2) / Rate (pm2):	384,900 / \$22
Developable Land Area (m2) / Rate (pm2):	230,000 / \$36.95
No. of Lots / Rate per Lot:	154 / \$55,195

#### **Description:**

Irregular shaped, gently undulating residential development site zoned R2 Low Density Residential to approximately 23 hectares with the remainder zoned E2 Environmental Conservation and a small area zoned RE1 Public Recreation. The western portion of the site zoned R2 has been cleared, with the remainder bushland.

Sold off-market with DA approval for the development of 151 residential lots, 3 community title lots, and a public reserve issued in July 2013. This DA demonstrates 6.56 lots per hectare of residential zoned area. Situated on the fringe of the Sawtell urban arear in close proximity to Coffs Harbour Airport and within 10 kilometres of Coffs Harbour. End sale prices \$250,000 to \$270,000 per lot.

#### Comparison to Subject Property:

Much smaller site with lesser development potential, inferior remote locality but adjoining existing development.

#### Sale 4: 79 Batar Creek Road, Kendall, NSW 2439



Sale Price:	\$4,000,000
Sale Date:	1-Jun-2017
Land Area (m2) / Rate (pm2):	409,960 / \$10
Developable Land Area (m2) / Rate (pm2):	209,800 / \$19
No. of Lots / Rate per Lot:	140 / \$28,571

#### **Description:**

Rural -residential land holding made up of four parcels, three of which are zoned R1 - General Residential comprising approximately 20.98 hectares, and the third being RU1 - Primary Production, comprising approximately 20.02 hectares. The property had DA approval for a 140 lot residential subdivision and the development of a long day care centre issued in 2007, however was purchased by a developer intending to undertake a Manufactured Housing Estate on the site.

The property is undulating with areas that are moderately sloping, and a treed creek bed crosses the southern portion of the land. The land is mostly cleared with scattered trees and a billabong/dam situated in the eastern area. There is a dwelling and ancillary shedding situated on the northern parcel of the site, which is considered to be of nominal added value given the development intentions for the property.

#### Comparison to Subject Property:

Much smaller site with lesser development potential, inferior remote locality.

#### Sale 5: Waterford County, Chisholm NSW 2322



Sale Price:	\$25,180,000
Sale Date:	30 June 2017
Land Area (m2) / Rate (pm2):	1,555,200 / \$16.20
Developable Land Area (m2) / Rate (pm2):	950,000 / \$26.50
No. of Lots / Rate per Lot:	750 / \$33,573

#### **Description:**

Comprises the remaining land in the master planned Waterford County Estate, including approximately 95 hectares of residential land yielding 750 lots, and 60 hectares of environmental land used as parklands, green space, and wetlands. Represents the final 25% of the planned development, and most of the easily developable land has already been subdivided. Purchasers, Avid Property Group, developed Harvest Estate in on an adjoining site on 2016. Sales rate for the 12 months June 2016 to June 2017 is 5 per calendar month, with median sales price of \$280,000 and average lot size of 590 square metres.

#### Comparison to Subject Property:

Smaller site, master-planned community, generally similar location and development constraints.

#### Sale 6: Lots 1-4, Flowers Drive, Catherine Hill Bay NSW 2281



Sale Price:	\$3,500,000
Sale Date:	28-Jul-2017
Land Area (m2) / Rate (pm2):	364,800 / \$10
Developable Land Area (m2) / Rate (pm2):	Unknown
No. of Lots / Rate per Lot:	222 / \$15,765*

#### **Description:**

Englobo land parcel in slightly remote beachside township of Catherine Hill Bay, irregular shaped land parcels separated by road. R2/E2/RE1 zoned land with high proportion of E2 zoned land and with beachfront land being zoned RE1. Land includes 16 heritage listed dwellings. No DA at time of sale but concept plan for 222 allotments. Land has significant development constraints, including environmental issues and requirement for major upgrading and provision of infrastructure. \*Sale reflects \$15,765 per lot based on concept plan lot yield.

#### Comparison to Subject Property:

Smaller land area, superior beachside location, significant environmental and planning hurdles to overcome prior to any development.

#### Sale 7: 95 Gradwells Road, Dora Creek NSW 2264



Sale Price:	\$7,500,000
Sale Date:	29-Mar-2017
Total Land Area (m2) / Rate (pm2):	301,700 / \$24.8
Developable Land Area (m2) / Rate (pm2):	258,600 / \$29
No. of Lots / Rate per Lot:	258 / \$29,070*

#### **Description:**

Vacant, irregular shaped englobo land currently held in five Titles, previously farm land now rezoned to R2 and E2 zones, approximately 25.86 hectares R2 zoned land and 4.31 hectares of E2 zoned land. Notation regarding remediation of site from previous chicken farming use prior to development. Sale reflects \$24.85 per square metre of total land area or \$29 per square metre of R2 zoned land area. No DA at time of sale. \*Assuming an allowable lot density of 10 lots per hectare gives a lot yield potential of 258 lots, which would reflect a rate of \$29,070 per lot.

#### Comparison to Subject Property:

Smaller total land area, generally similar location and development appeal, remediation works required and planning hurdles to overcome prior to any development potential.

#### Sale 8: 288 Minmi Road, Fletcher NSW 2287



Sale Price:	\$16,935,000
Sale Date:	9-Nov-2016
Total Land Area (m2) / Rate (pm2):	351,000 / \$48.25
Developable Land Area (m2) / Rate (pm2):	232,000 / \$73
No. of Lots / Rate per Lot:	198 / \$85,500

#### **Description:**

Large approved land holding in a developing area that represents the final stage of the fully master planned Sanctuary development known as "The View". The land is significantly flood affected with approximately one-third of the area being lower lying or environmentally constrained land. Predominantly zoned R2 Low Density Residential, the approved yield of 198 lots is indicative of the fact that less than two-thirds of the land is suitable for residential development. Area suitable for development implied by the masterplan approval estimated at approximately 23.2 hectares. Median land sale price of \$285,000 for area.

#### Comparison to Subject Property:

Smaller total land area, superior location with higher underlying land values.

Due to scale of the subject we have also had reference to the slightly older sale of a large greenfield site with concept plan approval and many similarities to the subject being a natural extension of existing urban development.

Sale 9: Link Rd, Minmi, NSW, 2287				
escatile CRO Law Ma	Sale Price:	\$65,000,000 / \$48,500,000		
	Sale Date:	6/2015		
	Land Area (Ha) / Rate (pm2):	517ha / \$9.50		
N1 Pacific Mictornay	No. of Lots / Rate per Lot:	3,300 / \$15,000 per lot		

#### **Description:**

Large site owned by Coal and Allied and previously surface holdings of long decommissioned coal mines. Had Part 3A concept approval for new urban village of approximately 3,300 lots, neighbourhood shopping centre, schools and community facilities on the periphery of Newcastle urban area. Land had the benefit of 1,561 hectares (3:1) of environmental offset land to allow balanced development of the site. Voluntary planning agreement required payment of \$13,200,000 plus \$328,000 maintenance fee to National Parks and Wildlife Service over four years. Purchased by Winten Properties at headline sale price advertised at \$65,000,000, however, the transaction included staggered settlement over 4 years with large balloon payment at end. Stage 1 of sale recently recorded (Contract 17/3/2017) in statutory records at \$17,305,000. Full details confidential and analysed figures after allowance for deferred payments approximate only. Sold after extensive nationwide expressions of interest campaign.

#### Comparison to Subject Property:

Older dated sale with market conditions improving since, similar land size, considered superior location close to major population and employment centre.

The above sales analysis shows sale rates in the range \$9.5 to \$48 per square metre of total land area with the most directly comparable sales suggesting an appropriate value rate to be toward the lower end of this value rate range due to the size and scale of the property and its lengthy disposal timeframe. The sales also analyse to show a value rate of between \$15,000 and \$85,500 per lot and again the most directly comparable sales suggest an appropriate value rate to be toward the lower end of this value rate range. The rate per lot is however impacted by the lower than usual density expected.

On a Direct Comparison basis, recognising the size, approximately 521 hectares, and yield 1,900 lots, and aware of its slightly remote locality and undulating topography we have adopted value rates of \$25,000 per lot and \$10 per square metre for the whole 'parent' parcel identified in the masterplan. The calculation is illustrated below:

Direct Comparison Approach – Rate per Square Metre				
Value Basis	Value Rate (\$psm)	Market Value	ADOPT	
5,210,000 sqm	\$10	\$52,100,000	\$52,000,000	
Direct Comparison Approach – Rate per Lot				
Value Basis	Value Rate (\$/lot)	Market Value	ADOPT	
1,900 lots	\$25,000	\$47,500,000	\$47,500,000	

The two valuation approaches arrive at reasonably similar value outcomes considering the scale of the properties and the variables involved.

We therefore adopt \$10 per square metre as being reflective of the englobo value of the whole parent parcel and have ascribed this land value rate over the respective community facility requirements.

#### 8. Sales Evidence – Raymond Terrace

To determine the land cost of the two facilities at Raymond Terrace we have sourced and analysed sales which reflect a property which may be comparable in nature to the land component required to develop such a facility. In this instance those two parcels are a 3,000 square metre site zoned R2 or R3 and an 8,000 square metre site zoned RE1 or RE2. The available market evidence is noted below:

#### R2 / R3 Zoned Sites:

Property Address	Sale Date	Sale Price	Area (sqm)	Rate per m²
Sale 1	Nov 19	\$170,000	2,023	\$84.03
1361 Clarence Town Road SEAHAM				

**Comments:** Vacant land in the small township of Seaham. Flood prone land with natural watercourse running across north-western corner of allotment. Only front portion of allotment suitable for development (approx. 800 m2). Was on the market for over 3 years. Zoned R2. No DA at time of sale.

Sale 2	Jun 19	\$188,000	1,363	\$137.93
5 Rosie Road				
RAYMOND TERRACE				

**Comments:** Vacant land situated on the new Potters Lane Estate, just south of the proposed Kings Hill Development. Located just off Rees James Road, within close proximity of the Pacific Highway. Moderately sloping topography and fully cleared allotment. Zoned R2.

Sale 3	May 19	\$2,400,000	23,3000	\$103	
Lot 2742 Haussman Drive					
THORNTON					

**Comments:** Vacant land sold with DA for 16 lots (c. 1,500 m<sup>2</sup> lots). Situated adjacent to Thornton train station, backing onto the main train line (which is heritage listed). Irregular shaped, gently undulating and moderately wooded allotment. Zoned R2.

Sale 4	Jan 19	\$265,000	2,225	\$119.10
37 Lake View Crescent				
RAYMOND TERRACE				

**Comments:** Vacant property. Regular shaped cleared, generally level allotment. Views over bush land to the rear. Surrounding development comprises low density residential. One of 26 subdivided lots extending from the end of Lake View Crescent. Situated close to the Pacific Highway, a short distance of the lakeside area. Zoned R2.

Sale 5	Feb 19	\$825,000	2,632	\$313
66 Irrawang Street				
RAYMOND TERRACE				

**Comments:** Slightly irregular shaped allotment improved with an aged brick dwelling with garage and pool. Adjoining multi-residential complex, Church property and opposite Boomerang Park. Zoned R3 Medium Density Residential. Sold as development site however improvements considered to add value. Ascribing added value of improvements of \$150,000 deduces a land value of \$675,000 which reflects a land value rate of \$256 per square metre.

Property Address	Sale Date	Sale Price	Area (sqm)	Rate per m²
Sale 6 21 Glenelg Street RAYMOND TERRACE	Jun 19	\$475,000	1,182	\$402

**Comments:** Slightly irregular shaped allotment improved with an aged timber cottage with garage and carport. Close to CBD and Boomerang Park. Zoned R3 Medium Density Residential. Sold as development site however improvements considered to add value. Ascribing added value of improvements of \$100,000 deduces a land value of \$375,000 which reflects a land value rate of \$317 per square metre.

The above sales analyse to reflect land value rates of between \$84 and \$317 per square metre of land area. R2 generally allows a lower development density than the R3 zoning and it can be seen that the land value rates are accordingly slightly slower. Given the likelihood that the Arts and Cultural facility will be positioned on R3 zoned land we have adopted a land value rate commensurate with that zoning.

#### RE1 / RE2 (or Similar) Zoned Sites:

There are limited sales subject to this zoning and we have widened our search criteria to find sales considered suitable for comparison purposes.

Property Address	Sale Date	Sale Price	Area (sqm)	Rate per m²
Sale 1 1085 Lemon Tree Passage Road TANILBA BAY	Oct 18	\$1,300,000	15,300	\$84.97

**Comments:** An irregular shaped but cleared and generally level vacant allotment previously used for sporting fields, adjoining the Tilligery Sports Club and with dual street frontages, land is zoned RE2 Private Recreation. No DA consent at time of sale. Sale price reflects the location adjoining established township and Sport Club with the RE2 allowing some commercial activities to be conducted from the land.

Sale 2	May 19	\$80,000	10,400	\$7.7	
4015 Wisemans Ferry Road		,	.,	• • • •	
LOWED MANICPOVE					

**Comments:** An irregular shaped, level and generally uncleared allotment on the bank on Mangrove Creek. Land is zoned E2 Environmental Conservation and does not have a dwelling entitlement. Power has been connected to a shipping container on site. Remote location with no residential use potential.

Sale 3	June 18	\$95,454	5,273	\$18.10
18 Macleay Avenue				
MOV MOV				

**Comments:** Irregular shaped site partly cleared, partly heavily vegetated, two street frontages to Macleay Avenue and Nambucca Drive. Zoned RE1 and adjoining a larger RE1 zoned parcel.

Property Address	Sale Date	Sale Price	Area (sqm)	Rate per m²
Sale 4 12 Charles Street RYHOPE	Jul 18	\$16,500	1,012	\$16.30

**Comments:** Regular shaped allotment, un-cleared, no access or services. Zoned E3 Environmental Management. Purchased by Council, sale price reflects inability to use the site.

**Sale 5** Nov 17 \$515,000 62,500 \$8.24 365 Newport Road COORANBONG

**Comments:** A vacant, irregular shaped allotment on the eastern fringe of Cooranbong township, cleared and level land but cut by small creek, also backing on to creek along rear boundary. Predominantly E3 zoned land with small R2 and E2 land components. Flood prone land used for cattle grazing but single residential use may be permissible STCA.

 Sale 6
 Sept 16 & \$4,076,000
 \$46,190
 \$88.24

 39-49 Kalaroo Road
 Dec 2016

 REDHEAD
 \$4,076,000
 \$46,190
 \$88.24

**Comments:** Two adjoining lots of 2.247 hectares and 2.372 hectares purchased from two different vendors at the same time. Land slightly low lying and zoned RE2 Private Recreation. Situated opposite industrial development but in close proximity (800 metres) to an unpatrolled beach. No DA at time of sale, with an application submitted after purchase for development into a 140-site manufactured home village similar to two others in the immediate area and with the same zoning.

Sale 7	Nov 16	\$2,600,000	32,400	\$80.25
3 Discovery Way				
RITHEREORD				

**Comments:** Large site in newly developed residential estate adjoining an industrial park, vacant land purchased off the estate developer for the purposes of a retirement home, cleared and serviced land, RE2 zoned land.

Sale 8	Feb 16	\$28,000	2,595	\$10.79
45 Hillside Terrace				
TERALBA				

**Comments:** A vacant, mostly cleared and serviced allotment positioned at the end of a no-throughroad. Purchased by local Council. RE1 zoned land.

The above sales reflect land value rates in the range \$7.70 to \$88.25 per square metre of land area, a significant variance caused, in part, by the variety in development potential each site offered. RE2 zoned land in particular is capable of providing a range of commercial land uses which are more attractive to developers than RE1 zoned land. The sales suggests a more precise value rate range of between \$10 and \$20 per square metre as being appropriate for the Indoor Sport and Recreation Centre and we have adopted a land value cost of \$20 per square metre for this facility.

#### 9. Valuation Approach and Methodology

#### Rationale and Method:

To consider our valuation of the land required for the community and recreation facilities for the Kings Hill URA, we have applied a Direct Comparison Approach utilising a rate per square metre as the basis of comparison, relative to our analysis of the available market evidence.

As noted above, we cannot forecast land values into the future and the values assessed are as at 2019 market conditions. Council will be required to index these values annually to ensure that they remain in line with market values. A market re-valuation may be required every five years to confirm the land values remain accurate.

#### Land Valuation – Multi-purpose Community Facility:

We have calculated the land component required for the multi-purpose community facility, including the accompanying carpark and open space to be 2,000 square metres.

The land value for this facility is calculated below:

Multi-purpose Community Facility					
Land Area	Value Rate (\$psm)	Land Value	Date Required		
2,000 sqm	\$10	\$20,000	2036		
Adopt		\$20,000			

#### Land Valuation – Long Daycare Centre and Preschool Facilities:

We have calculated the land area required for the two long day care centres and the preschool would be 2,500 square metres for each of the three childcare centres. The Study recommends that the two Long Daycare Centres are required by 2036 and that the preschool is required by 2066.

The land value for these facilities is calculated below:

Long Day Care Centre and Preschool Facilities							
Land Area	and Area Value Rate (\$psm) Land Value						
5,000 sqm	\$10	\$50,000	2036				
2,500 sqm	\$10	\$25,000	2066				
TOTAL		\$75,000					

#### Land Valuation – Local Parks:

We are instructed to assume a required land area of 23,000 square metres for four local parks by 2036, and a further 12,000 square metres or the additional two local parks by 2066. Utilising the above analysis of market evidence, we have applied a rate of \$10 per square metre for the local parks:

Local Parks and District Park							
Land Area	Value Rate (\$psm)	Land Value	Date Required				
23,000 sqm	\$10	\$230,000	2036				
12,000 sqm	\$10	\$120,000	2066				
TOTAL		\$350,000					

#### Land Valuation – District Park:

The District Park is allocated a land area of 3.5 hectares, required by 2036. Utilising the above analysis of market evidence, we have applied a rate of \$10 per square metre for the district park:

Local Parks and District Park						
Land Area	Value Rate (\$psm)	Land Value	Date Required			
35,000 sqm	\$10	\$350,000	2036			
TOTAL		\$350,000				

#### Land Valuation – RFS Station:

The RFS Station is allocated a land area of 460 square metres, required by 2036. Utilising the above analysis of market evidence, we have applied a rate of \$10 per square metre for the RFS Station:

Local Parks and District Park							
Land Area	Value Rate (\$psm)	Land Value	Date Required				
460 sqm	\$10	\$4,600	2036				
TOTAL		\$4,500					

#### Land Valuation – Raymond Terrace Arts and Cultural Centre:

The Art and Cultural facility has been allocated a land area of 3,000 square metres (estimated) and assumed required by 2036. Utilising the above sales analysis of R2 and R3 zoned properties, we have applied a rate of \$300 per square metre for this facility:

Arts and Cultural Cent	e e		
Land Area	Value Rate (\$psm)	Land Value	Date Required
3,000 sqm	\$300	\$900,000	2036
TOTAL		\$900,000	

Should a location be found for this facility which is on lower value zoned land, this calculation may be able to be amended to reflect a lower cost.

#### Land Valuation – Raymond Terrace Indoor Sport and Recreation Centre:

The Indoor Sport and Recreation Centre has been allocated a land area of 8,000 square metres (estimated) and assumed required in 2036. Utilising the above sales analysis of RE1 and RE2 (or similar) zoned properties, we have applied a rate of \$20 per square metre for this facility:

Indoor Sport and Recreation Centre						
Land Area	Value Rate (\$psm)	Land Value	Date Required			
8,000 sqm	\$20	\$160,000	2036			
TOTAL		\$160,000				

#### 10. Summary

In summary, the following land values should be allocated to provide the required Community and Recreational facilities:

Facilities	
Multi-purpose Community Facility	\$20,000
Long Day Care Centre and Preschool Facilities	\$75,000
Local Parks	\$350,000
District Park	\$350,000
RFS Station	\$4,500
Arts and Cultural Centre	\$900,000
Indoor Sport and Recreational Centre	\$160,000
TOTAL	\$1,859,500

Based on a direct comparison approach we consider the market value of the land required for all the community and recreation facilities of the Kings Hill URA to be \$1,859,500.

#### Valuer who has undertaken this assessment:

Adrian Christie, Director AAPI CPV, API Member No 62909

#### 11. Terms and Conditions

#### Explanation

- 1. The following terms and conditions are the standard terms and conditions that apply to all Valuations or the Valuation Services or consultancy services and Services provided by Preston Rowe Paterson Newcastle and Central Coast Pty Ltd.
- 2. These terms and conditions form part of the appointment of Preston Rowe Paterson Newcastle and Central Coast Pty Ltd by the Client to provide the Services.
- 3. Preston Rowe Paterson Newcastle and Central Coast Pty Ltd and its valuers are members of a Limited Liability Scheme in the meaning of the Professional Standards Act 1994.
- 4. The Valuation and all Valuation Services are provided by Preston Rowe Paterson Newcastle and Central Coast Pty Ltd subject to these Terms and Conditions.

#### **Definitions**

- 5. The following definitions apply to these Terms and Conditions and the provision of our Valuations, Valuation Services and Services:-
  - "Client" shall mean GHD.
  - 'Confidential information' means information that:
  - (a) Is by its nature confidential;
  - (b) Is designated by Us as confidential;
  - (c) You know or ought to know is confidential; and
  - (d) Includes, without limitation:
  - (i) Information comprised in or relating to any of Our intellectual property in the Services or any reports or certificates provided as part of the Services; and
  - (ii) The Quotation which We have provided to You.
  - 'Date of Valuation' means, in relation to any Valuation, Valuation Services, Services or consultancy services or advice, the date of preparation of our report or the specific date as at which our opinions are stated to apply (the Relevant Date).
  - 'Director' means a Director noted on the Australian Securities and Investment Commission's (ASIC's) records for Preston Rowe Paterson Newcastle and Central Coast Pty Ltd.
  - 'Fee' means the amount agreed to be paid for the Services by You as set out in the Quotation.
  - 'Limited Liability Scheme' means a scheme pursuant to the Professional Standards Legislation in the State of New South Wales.
  - 'Parties' means You and/or Us as the context dictates.
  - 'Quotation' means the written quote provided by Us in relation to the Services.

'Relevant Date' means the specific date that our opinion is stated to apply where we are instructed to value at a specific date other than the date of inspection.

'Services' means the Valuation, Valuation Services, asset management, property management, facilities management or consultancy services or advice provided by Us pursuant to these Terms and Conditions and the Quotation.

'Valuation' shall include a Valuation, Valuation services, or feasibility study, made or given in relation to any real or personal property, freehold or leasehold property, asset, liability or item or items of plant and machinery, proposed development, infrastructure, carbon, water or native title property right, business, fixtures, fittings or other property.

'Valuation Services', shall include any oral or written advice, opinion, recommendation or statement communicated to the Client by Us consequent upon or incidental to the request for a Valuation.

'Valuer' means the individual valuer that has undertaken the Valuation or Valuation Services.

'We', 'Us', 'Our(s)' means Preston Rowe Paterson Newcastle and Central Coast Pty Ltd, our employees, contractors, servants and agents.

'You', 'Your' means the Client engaging Us to perform the Valuation, Services or Valuation Services.

#### Quotation

- 6. Prior to commencing work We will provide you with a Quotation that sets out who the report is for; the purpose for which the report is being prepared and the fee to be charged. You agree that:
  - (a) you will not use any advice we provide for any purpose other than as stated in the Quotation;
  - (b) you will not pursue any claim against Us for any loss you suffer because you have used Our advice for any other purpose;
  - (c) you will keep this report confidential, unless otherwise agreed by Us in writing; and
  - (d) you will indemnify Us in relation to any loss suffered by a third party that relies on Our advice without first receiving our written consent to do so.

#### Limitation of Liability

7. You agree to release Us and hold Us harmless from all liability to You for or in respect of any loss, damage, costs and expenses of whatsoever kind which We have or may have or, but for the operation of this Clause, might have had arising from or in any way connected with the Valuation, Valuation Services or Services or the Use of the Valuation Services or any part of them. This release shall be complete and unconditional except in the case of gross negligence or wilful misconduct by Us in the provision of the Services.

- 8. You agree that You will fully indemnify Us for and in respect of all loss, liability, costs and expenses of whatsoever kind which We may suffer or incur arising from or in any way connected with any breach by You of these Terms and Conditions. This indemnity shall include but not be limited to loss, liability, costs and expenses which We may suffer or incur in respect of any claims, actions, proceedings, disputes or allegations made against Us or to which We are a party.
- 9. You agree to this Limitation of Liability and these Terms and Conditions whether such liability arises under contract, at common law or under Statute.
- 10. You agree that this limitation of liability extends to all Our directors, employees and contractors. Every right, immunity, exemption and limitation in these Terms and Conditions available or applicable to Us shall also be available and shall extend to every employee, contractor, servant or agent of Ours.
- 11. No employee, contractor, servant or agent of Ours or any other person has any power to waive or vary any of these Terms and Conditions unless such waiver or variation is in writing and signed by one of Our Directors.

#### Your Obligations

- 12. You agree that:
  - (a) You will not use any advice We provide for any purpose other than as stated in the Quotation;
  - (b) You will not pursue any claim against Us for any loss You suffer because You have used Our advice for any other purpose;
  - (c) You will keep this report confidential, unless otherwise agreed by Us in writing; and
  - (d) You will indemnify Us in relation to any loss suffered by a third party that relies on our advice without first receiving Our written consent to do so.
- 13. You warrant that the instructions and subsequent information supplied by You contain a full and frank disclosure of all information that is relevant to Our provision of the Valuation, Valuation Services or Services. You also accept all risk and any loss that might occur should you withhold any relevant information from Us.
- 14. You warrant that all third party expert or specialist reports provided to Us by You for the purpose of Us providing the Valuation, Valuation Services or Services are provided with the authority of the authors of those reports.
- 15. You authorise and licence Us to incorporate Your intellectual property within Our report(s).
- 16. The Valuation and all Valuation Services are provided by Us solely for the use of the Client. You will not release any part of Our Valuation or consultancy report or its substance to any third party without the written consent of one of Our Directors. Such consent will be provided at Our absolute discretion and on such conditions as We may require including that a copy of these Terms and Conditions must be provided to such third party. This clause shall not apply to persons noted as recipients in Your prior instruction to Us or in the Quotation provided. You are obligated to provide any such recipient with a copy of these Terms and Conditions.

- 17. If You release any part of the Valuation or consultancy advice or its substance with Our written consent, You agree: a) to inform the other person of the terms of our consent; and b) to compensate Us if You do not do so. We have no responsibility to any other person even if that person suffers damage as a result of any other person receiving this Valuation, Valuation Services, Services or consultancy advice.
- 18. You are agree that We do not and will not assume any responsibility to any person other than the Client for any reason whatsoever including, without limiting the generality of the foregoing, for breach of contract, negligence (including negligent mis-statement) or wilful act or default of itself or others by reason of or arising out of the provision of the Valuation, Valuation Services or Services and notwithstanding that any damages have been suffered or incurred by that person as a result of the provision of this Valuation or those Valuation Services to the Client or the use of either of them (or any part of either of them) by the Client for any purpose whatsoever.
- 19. You must pay our Fees within 14 days of the date of a correctly rendered invoice, unless otherwise dealt with in the Quotation. Fees that remain unpaid for a period of 30 days or more will attract an administration charge of 2% of the total of the invoice calculated per month or part thereof.
- 20. You agree that We reserve the right to reconsider or amend the Valuation, Valuation Services, Services or consultancy advice, or the Fee set out in Our Quotation to You, if we identify information or facts that were not provided to Us in the at the time of quoting that reveal that the task is much greater than we initially anticipated from the information you provided. In such circumstances, once We have identified additional issues that necessitate additional work, we will advise you of the additional fees for additional time required to complete the task.
- 21. You agree that neither the whole nor any part of Our Valuation or the substance of any of Our Valuation Services or Services may be communicated to any third party (whether by way of inclusion in a document, circular, statement, prospectus, Product Disclosure Statement (PDS), public offer document or otherwise) without first obtaining the written consent of one of Our Directors. Neither the whole nor any part of Our Valuation report or Valuation Services report or any reference to it may be included in any published document, circular or statement, prospectus, Product Disclosure Statement (PDS), public offer document, nor published in any way, without written approval by one of Our Directors as to the form and context in which our Valuation or Valuation Services may appear. Notwithstanding the foregoing, the Client agrees that in the event that it does communicate to a third party the whole or any part of this Valuation or the Valuation Services it shall also communicate to that third party these Terms and Conditions. Furthermore You agree to indemnify Us in the event of any failure so to do.
- 22. You agree that every right, immunity, exemption and limitation or liability in these terms and conditions shall continue to have its full force and effect in all circumstances notwithstanding any breach of contract or the Terms and Conditions hereof by Us or any person entitled to the benefit of these Terms and Conditions.
- 23. You agree that if any provision or any part of a provision hereof is unenforceable for any reason whatsoever, such unenforceability shall not affect any other part of such provision or any other provision of these Terms and Conditions.
- 24. You will only use the Valuation or Valuation Services for the specific purpose stated by us. You agree that you will not use the Valuation or Valuation Services for any other purpose, unless you have our expert's written consent to do so.

#### Intellectual Property

25. All Our intellectual property contained within any advice We provide, remains Our property. We only grant you licence to use Our intellectual property to carry out the purpose for which the advice was provided.

#### Length of Time Our Valuation or Valuation Services can be relied upon

26. Our Valuation and/or Valuation Services are current at the Date of Valuation only. The value assessed in Our Valuation or Valuation Services Report may change significantly and unexpectedly over a relatively short period of time (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, We do not assume responsibility or accept any liability where the Valuation is relied upon after the expiration of ninety (90) days from the Date of the Valuation, or such earlier date if you become aware of any factors that have any effect on the Valuation. Notwithstanding the above You accept that our Valuation and or Valuation Services are current as at the Date of Valuation only and no representation or warranty is made as to the future value of the property.

### Property or Valuation Circumstance Specific Qualifications, Assumptions and Conditions Precedent within our reports

- 27. We are providing You with our professional opinion as valuers. Our opinion is usually provided by way of a Valuation report. That report will set out a number of important qualifications, assumptions and conditions precedent which We may need to make, in addition to these Terms and Conditions, relative to the circumstances of the particular property or properties (real or personal property) under consideration.
- 28. You agree to read these qualifications, assumptions and conditions precedent carefully, and understand that if the assumptions that we have made or relied on are circumstances that do not prevail or eventuate, or are found later to be inaccurate, Our opinion as to value may be materially different. You agree to solely bear the risk in relation to any loss you might suffer, should this occur.
- 29. The qualifications, assumptions, and conditions precedent that We make will usually depend on the circumstances of the property being valued and are made in relation to matters that We do not have expertise to verify or We cannot verify information provided to Us within the time required to complete the Valuation. These will be set out in detail in the Valuation, Valuation Service report or Services report that We provide to You.
- 30. These qualifications, assumptions and conditions precedent typically will relate to:
  - (a) Land contamination and environmental risk; (b) Town Planning Information; (c) Town Planning and Development Controls and Consents; (d) Title including Notifications on Title such as Easements, Caveats, Restrictions and other dealings; (e) Building Areas; (f) Building Structural Integrity; (g) Building Compliance with the Building Code of Australia; (h) Pest Infestation; (i) Leases, Licences and Tenancies; (j) Strata Title Certificates; (k) Plant and Equipment within Buildings; (l) The veracity of and sources of Sales and Letting Information and Transaction Data; (m) The nature of forecasting, future value assessment and discounted cash flow analysis; (n) The basis of Value where access to the property is restricted; and (o) Whether or not the property has been completed where a development.
- 31. You agree that we will include property specific qualifications, assumptions and conditions precedent within Our reports as circumstances require. Furthermore You agree that it is Your responsibility to carefully read and consider these qualifications, assumptions and conditions precedent and discuss them with Us if they cause You any concern.

#### **Pecuniary Interest**

32. You acknowledge that We do not have any pecuniary interests in the subject property, the property owner, the Responsible Entity or the manager/promoter of the scheme or the Product Disclosure Statement.

#### Coronavirus

33. Our valuation has been prepared at a time when the COVID-19 (Coronavirus disease) is having a profound and unprecedented impact on global economies, stock markets and capital markets.

The World Health Organisation has now declared COVID-19 a pandemic.

Because of the lag in real estate market transactions there has not yet been a body of sales or leasing transaction evidence that reflects the prospect of worsening economic and or real estate market conditions.

Early signs are that certain industries are being affected more so than others at this time. Governments around the world, whom have all but exhausted the prospect on monetary policy stimulus given the already low interest rate environment, are rapidly developing fiscal stimulus strategies to avert a prolonged recessionary environment and unpin economic activity.

In preparing our valuation we have considered sales and leasing transaction evidence that occurred recently and possibly prior to the onset of the current circumstances. We have also, where possible, considered transactions that have occurred since the circumstances of the Coronavirus were known to real estate market participants (buyers and sellers, lessors and lessees).

We have also considered the supply and demand characteristics for the subject property asset class at the date of valuation. To do this we have had extensive discussions with real estate agents and market participants to consider the rental and capital markets for the subject property in the current environment.

Where necessary we have attempted to reflect the circumstances as they may affect the subject property in our valuation herein. Should our basis of assessment of the impact of the current circumstances for the subject property prove to be incorrect, we reserve the right to reconsider our findings herein.

## **Appendix G** – Muller Partnership – Quantity surveying report

# MULLER partnership

Newcastle | Sydney | Melbourne



#### Disclaimer

Muller Partnership have prepared this report in part on the basis of information supplied to it in the ordinary course of business by Alexandra Jobin of GHD.

Whilst all reasonable professional care and skill have been exercised to validate its accuracy and authenticity, Muller Partnership is unable to provide any Guarantee in that regard, and will not be liable to any party for any loss arising as a result of any such information subsequently being found to be inaccurate, lacking authenticity or having been withheld.

This report is only intended for use by GHD and Muller Partnership accepts no responsibility to other parties who use opinions or information contained herein. They do so at their own risk.

In acting as Quantity Surveyor for GHD, Muller Partnership's liability is limited to the scope of services and value limit, as defined in their Professional indemnity insurance cover. A copy is available on request.

This report covers only the items as contained in this report. Should GHD require additional items or areas of assessment, these should be specifically requested and will be actioned as agreed between the parties.

The construction costs are current as at the date of this assessment only. The values assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in values.

Document history & status

Revision	Date	Description	Ву	Review	Approved
1	2/12/2019	Draft Capital Cost Estimate	ML	GM	GM
2	4/12/2019	Draft Capital Cost Estimate	ML	GM	GM
3	27/3/2020	Final Capital Cost Estimate	ML	GM	GM



#### **CONTENTS**

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4.0	Assumptions	10
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#### **Glossary of Key Terms**

The Construction Contingency is a contingency allowance made for Construction Contingency

unknowns that may occur during construction due to latent

conditions or issues with the documentation.

Design Development Allowance

The Design Development Allowance is a contingency included within our estimate to allow for unknown costs associated with progressing the development from the initial concept through until the 'For Construction'. At the time of For Construction documentation this contingency should be 0% as the entire project will have been

designed and costed accordingly.

Preliminaries & Margin

The Preliminaries and Margin Allowance is an allowance for the builders' margin and their establishment and management of the site. This item will therefore include for items such as site fencing & amenities, site foreman, head office overheads, insurances, cranage, site cleaning, OH&S management, QA, etc.



#### 1.0 EXECUTIVE SUMMARY

#### **Project Description**

**Muller Partnership** has been engaged by Ms Alexandra Jobin of GHD to prepare Capital Cost Estimates for the proposed Community and Recreation Facilities for the proposed Kings Hill Urban Release Area and existing Raymond Terrace, NSW.

#### Scope

The proposed Community and Recreation Facilities for the Kings Hill Urban Release Area and Raymond Terrace is broken down in to the following:-

#### Kings Hill Urban Release Area

- Community Centre: A Community Centre Building with a GFA of 300m2 and a site area of 2,000m2. The pop-up library is also included within this item.
- Long Day Care Centres: 2 No. Long Day Care Centre has a GFA of 1,373m2, a site area of 2,500m2 and can hold up to 90 No. children.
- Preschool: A Preschool with a GFA of 1,373m2, a site area of 2,500m2 and can hold up to 90 No. children.
- Rural Fire Station: A Rural Fire Station with a GFA of 260m2 and a site area of 460m2.
- Local Parks (2036): 4 No. Local Parks totalling 23,000m2 including playgrounds to 3 No. Local Parks.
- Local Parks (2066): 2 No. Local Parks totalling 12,000m2 including playgrounds to 1 No. Local Parks.
- District Park: District Park totalling 35,000m2 including 50m2 Amenities Building and 1 No. playground.
- Skate Park: To be constructed in the District Park.
- Mountain Bike Trails: 10km of single track trails.
- Basketball Courts: 2 No. basketball courts to be constructed in the District Park.
- Residential Shared Walking Path: 5km of shared walking paths.



#### Raymond Terrace Facilities & Services

- Community Centre Meeting Rooms: We have assumed these meeting rooms will be constructed within the proposed Arts & Cultural Facility building and the proposed Indoor Sports Centre building.
- Library Expansion: An expansion to the existing Library with a GFA of 1,500m2 and a car park expansion of 500m2.
- Preschool Refurbishment: Allowed for refurbishment of existing Preschool with a GFA of 1,250m2.
- OSHC Refurbishment: Allowed for refurbishment of existing Out Side Hours Care building with a GFA of 250m2.
- Arts and Cultural Facility: An Arts and Cultural Facility building with a GFA of 800m2 and a site area of 2000m2.
- Cemetery Niche Walls: 3 No. Cemetery Niche Walls to the existing Raymond Terrace Cemetery with the dimensions of 4m wide x 2m high x 0.5m thick each.
- Cemetery Expansion Works: A Cemetery expansion totalling 10,000m2 within the existing cemetery boundary.
- Local Parks Shade Structures: Allowed for new shade structure to each
   No. existing parks and reserves in Raymond Terrace.
- District Park: District Park expansion totalling 18,000m2 including refurbishment to 267m2 amenities building and 2 No. playgrounds.
- Fenced Off-Leash Dog Area: A Fenced Off-Leash Dog Area totalling 7,000m2.
- Regional Parks Boomerang Park Upgrade: An upgrade to the park comprising new BBQ facilities.
- Destination Playground: New destination play equipment to an existing park within the Raymond Terrace.
- District Sports Facilities Lakeside Sports Complex: An upgrade to the sports complex comprising of new floodlights, irrigation and car park expansion totalling 3,000m2.
- Regional Sport Facilities King Park: An upgrade to the sports complex comprising of new floodlights, re-laying of synthetic cricket wickets, draining and irrigation works, refurbishment of the existing netball and Vi Barnett Oval buildings, seating works, new grandstand, sporting fields to existing Jack Johnson Trotting Track and car park totalling 1,500m2.
- Basketball Courts: We have assumed the 4 No. indoor basketball courts to be constructed within the Indoor Sports and Recreation Centre.



- Aquatic Structures Fitzgerald Bridge Boat Ramp: An upgrade to the boat ramp area comprising picnic tables, shade structures, BBQ facilities, landscaping and a Kiosk / Café with a GFA of 250m2.
- Aquatic Structures Riverside Park: An upgrade to the Riverside Park comprising picnic tables, BBQ facilities, landscaping and an Amenities building with a GFA of 50m2.
- Aquatic Structures Car Park Expansion: Car Park expansions for Fitzgerald Bridge Boat Ramp totalling 2,000m2 and Riverside Park Public Jetty totalling 1,500m2.
- Aquatic Centres Lakeside Leisure Centre: Allowed for water playground, spa, sauna and hydrotheraphy.
- Indoor Sports and Recreation Centre: An Indoor Sports and Recreation Centre including 4 No. indoor basketball courts with a GFA of 4,000m2 and a site area of 6,000m2.



#### 2.0 SCHEDULE OF INFORMATION

Muller Partnership has used the following information in compiling our Capital Cost Estimates:

- Kings Hill Urban Release Area Draft Community and Recreation Infrastructure Study (2220228) prepared by GHD, dated November 2019 and received 29 November 2019;
- 2. Kings Hill Urban Release Area Draft DCP Report (Ref: M.9192.B / 820037) prepared by Preston Rowe Paterson and received 29 November 2019;
- 3. Raymond Terrace Facility Information Excel Spreadsheet provided by GHD and received 26 November 2019;
- 4. Summary of Community and Recreation Facility Requirements prepared by GHD, dated March 2020 and received 24 March 2020;
- 5. Advice and comments from Mr Luke Mannix of Port Stephens;
- 6. Email & telephone correspondence with Alexandra Jobin of GHD (November, December 2019 & March 2020);

All rates used within our Capital Cost Estimates have been gathered from our inhouse databases as well as being constructed from first principles namely labour, materials and waste to reflect current market and project specific value.



#### 3.0 RISKS & OPPORTUNITIES

Muller Partnership has identified the following Risks and Opportunities in preparing our Capital Cost Estimates:

#### 3.1 Risks

Listed below are risk items we believe will require further risk analysis/review in progressing the project forward:

- Environmental and geotechnical investigation to determine suitability of current site topography, sub-surface conditions and confirmation of extent of earthworks required;
- 2. Investigate the capacity and adequacy of site specific and surrounding infrastructure to the site to determine the extent of amplification and new works for specifically external service-based trades;
- 3. There is currently only preliminary information available with no architectural, structural, electrical / mechanical services / hydraulic and fire services input. This advice will be required in due course;
- 4. Contamination reports and investigation to determine the presence of contaminated materials on site;
- 5. There is currently no real design with the rates benchmarked against past projects and may not represent the architectural intent of the future design.

#### 3.2 Opportunities

The Capital Cost Estimates, in the absence of a complete Structural design and electrical / mechanical / fire Services design, are based on assumptions and qualifications made under Sections 4.0.

At this stage we would consider the following cost saving initiatives:

- 1. Consider / investigate innovative and cost-effective design solutions amongst the disciplines i.e. structural and services;
- 2. Ongoing review of proposed specifications and finishes throughout the design phase;
- 3. Manage out the Design Contingency via additional design, services and structural input;
- 4. Consider / investigate adequacy of all current service connections to determine if additional amplification or remediation works are required.



#### 4.0 ASSUMPTIONS

We have made the following assumptions in the preparation of our Capital Cost Estimates: -

#### Generally

- 1. The works will be competitively tendered to a number of suitable contractors under a fixed lump sum;
- 2. Works will be undertaken during normal trade hours;
- 3. Provisional allowances have been made using benchmarking due to high level of information provided;

#### Project Specific:

- 4. Assumed standard level of finishes for each building type based off current design standards;
- 5. All allowances are considered provisional until more development design documentation becomes available;
- 6. The purpose of this report is for information only and will not be used for budgeting purposes. In order to establish a budget, more detailed information is required;
- 7. We have used all benchmarked data from previous projects we have measured in detail from the Hunter and Central Coast regions;
- 8. Assumed there are no major existing site issues;

#### Kings Hill Urban Release Area:

- 9. Assumed the existing site is wooded forest area with areas of cleared land;
- 10. We have assumed 2.5% per annum escalation across all stages (unless noted otherwise);
- 11. We have allowed for escalation to the year 2036 for all items in table 1-1 except for the preschool and 1.2ha local park which we have allowed escalation to the year 2066;
- 12. We have assumed the Community Centre site area (2,000m2) and building GFA (300m2) based on the Kings Hill Urban Release Area Draft DCP Report (Ref: M.9192.B / 820037) prepared by Preston Rowe Paterson;
- 13. We have assumed the Long Day Care Centres Centre site areas (2,500m2 each) and building GFAs (1,373m2 each) based on the Kings Hill Urban Release Area Draft DCP Report (Ref: M.9192.B / 820037) prepared by Preston Rowe Paterson;



- 14. We have assumed the Preschool site area (2,500m2) and building GFA (1,373m2) based on the Kings Hill Urban Release Area Draft DCP Report (Ref: M.9192.B / 820037) prepared by Preston Rowe Paterson;
- 15. We have assumed the RFS site areas (460m2) and building GFAs (260m2 each) based on previous Fire Station detailed estimates we have completed;
- 16. We assumed 25% of the local parks and district parks will include planting and shrub landscaping with the remaining area topsoiled and turfed;
- 17. We have assumed the Amenities building GFA is 50m2 each based on other Amenities Buildings within the Raymond Terrace area as noted on the Raymond Terrace Facility Information Excel Spreadsheet provided by GHD;
- 18. We have assumed the Mountain Bike Tracks to be 10km long in total with allowances for tree removal to create single trail mountain bike tracks;
- 19. We have assumed the basketball courts to be concrete pavement and based on a standard 28.7m long  $\times$  15.2m wide court with 5m extra either side;
- 20. We have assumed the residential shared walking path to be concrete pavement and 5km long in total;
- 21. We have allowed for 0.5m site clearance either side of the shared walking path;

#### Kings Hill Urban Release Area:

- 22. We have assumed 2.5% per annum escalation across all stages (unless noted otherwise);
- 23. We have allowed for escalation to the year 2036 for all items in table 1-2;
- 24. We have assumed the meeting room works in the proposed Arts and Cultural Facility and Indoor Sports Centre will take place while these two buildings are being constructed;
- 25. We have assumed the library will be extended with an additional GFA of 1,500m2 and an additional car park area of 500m2;
- 26. We have assumed the existing 89 place preschool to be refurbished has a GFA of 1,250m2 based on 10.5m2 per child plus approx. 300m2 for admin and amenities;
- 27. We have assumed OSHC to be refurbished has a GFA of 250m2 as per the Raymond Terrace Facility Information Excel Spreadsheet provided by GHD;
- 28. We have assumed the Arts and Cultural Facility GFA is 800m2 and the site area is 2,000m2 based on previous Cultural Building detailed estimates we have completed;
- 29. We have assumed the Cemetery Niche Walls are 4m wide x 2m high x 0.5m thick;



- 30. We have assumed the Cemetery expansion works will be constructed within the existing boundary with the works area totalling 10,000m2 based on measurements from the NSW Government Six Maps;
- 31. We have assumed 23 No. shade structures will be required, which is one for each existing number of parks or reserves in Raymond Terrace;
- 32. We have assumed the Amenities buildings to be refurbished of the district parks has a total GFA of 267m2 based on the Raymond Terrace Facility Information Excel Spreadsheet provided by GHD;
- 33. We assumed 25% of the district park will include planting and shrub landscaping with the remaining area topsoiled and turfed;
- 34. We have assumed 2 No. playground equipment will be required to the new district park area;
- 35. We have assumed the fenced off-leash dog area totals 7,000m2 based on other dog areas within the Hunter and Central Coast;
- 36. We have assumed the Car Park expansion works at Lakeside Sports Facility Complex will be constructed within the existing boundary with the works area totalling 3,000m2 based on measurements from the NSW Government Six Maps;
- 37. We have assumed the existing buildings at Jack Johnson Trotting Track are to be demolished as part of the works;
- 38. We have allowed to demolish existing floodlights when installing new ones;
- 39. We have assumed the Netball building to be refurbished at King Park has a total GFA of 252m2 based on the Raymond Terrace Facility Information Excel Spreadsheet provided by GHD;
- 40. We have assumed the Vi Barnett Oval building to be refurbished at King Park has a total GFA of 339m2 based on the Raymond Terrace Facility Information Excel Spreadsheet provided by GHD;
- 41. We have assumed 4 No. metal structure seats to be constructed around the fields at King Park;
- 42. We have assumed the new Grandstand at Jack Collins Oval to be a multi-tier, 2 level grandstand including underseating change rooms;
- 43. We have assumed the sporting fields and courts to be constructed at the existing Jack Johnson Trotting Track will be constructed within the existing boundary with the works area totalling 3,800m2 based on measurements from the NSW Government Six Maps;
- 44. We have assumed the proposed sports facility building at the existing Jack Johnson Trotting Track to have a GFA of 250m2;



- 45. We have assumed the proposed car park at the existing Jack Johnson Trotting Track to have a total area of 1,500m2;
- 46. We have assumed the 4 No. indoor basketball courts to be constructed within the Indoor Sports and Recreation Centre, with the works taking place at the same time;
- 47. We have assumed the proposed Kiosk / Cafe building at the Fitzgerald Bridge Boat Ramp to have a GFA of 250m2;
- 48. We have assumed the Amenities building GFA is 50m2 based on other Amenities Buildings within the Raymond Terrace area as noted on the Raymond Terrace Facility Information Excel Spreadsheet provided by GHD;
- 49. We have assumed the proposed car park at the Fitzgerald Bridge Boat Ramp to have a total area of 2,000m2 based on measurements from the NSW Government Six Maps;
- 50. We have assumed the proposed car park at the Riverside Park Public Jetty to have a total area of 1,500m2 based on measurements from the NSW Government Six Maps;
- 51. We have assumed the Lakeside Leisure Aquatic Centre works to be the construction of a new water playground, spa, sauna and hydrotherapy as no details provided;
- 52. We have assumed the Indoor Sports and Recreation Centre GFA is 4,500m2 and the site area is 6,000m2 based on 4 No. indoor basketball courts, 150m2 for administration, 150m2 for amenities and 1,344m2 for additional recreation area.



#### 5.0 **EXCLUSIONS**

Within the following Capital Cost Estimates the acronym 'EXCL' means work that has **not** been included in our estimate. We specifically note the following exclusions from the estimated cost:

#### General

- 1. GST;
- 2. Changes in market conditions;
- 3. Legal fees;
- 4. Client Side Project Management;
- 5. Delay costs including latent conditions;
- 6. Finance costs / interest on loans;
- 7. Works outside normal hours;
- 8. Land / Property Acquisition;
- 9. Treatment / disposal of unsuitable or hazardous material;
- 10. Delays resulting from approvals such as Environmental/ Authorities;
- 11. Site allowances;
- 12. OSCH centre to be operated out of public school which is not part of our estimate;
- 13. Competition grade floodlighting to field 3 of Lakeside Sports Complex;
- 14. Refurbishment to amenities building & grandstand of Lakeside Sports Complex;
- 15. Works other than the items nominated in Table 1-1 of the Draft Community and Recreation Infrastructure Study;
- 16. Repairs & Maintenance works;
- 17. Demolition of existing houses;
- 18. Access roads;
- 19. Subdivision infrastructure works such as new intersections, roads, electrical / hydraulic / stormwater services;
- 20. Groundwater control;
- 21. FF&E, Loose furniture & AV & IT equipment;
- 22. Raising existing ground levels to suit flood plain requirements.



#### APPENDIX A - CAPITAL COST ESTIMATE UPDATES BREAKDOWN (2 NO.)





### Community and Recreational Infrastructure Capital Cost Estimate Update Kings Hill Urban Release Area

#### **MAIN COST SUMMARY**

Ref	Description	%	Cost/ m2	Sub Total	Total
1.0	COMMUNITY CENTRE	2.67		2,275,000	2,275,000
2.0	LONG DAY CARE CENTRES (2 NO.)	13.07		11,125,000	11,125,000
3.0	PRESCHOOL	16.92		14,400,000	14,400,000
4.0	RFS	2.67		2,270,000	2,270,000
5.0	LOCAL PARKS x 4 NO. (2.3 ha)	15.25		12,985,000	12,985,000
6.0	LOCAL PARKS x 2 NO. (1.2 ha)	16.39		13,950,000	13,950,000
7.0	DISTRICT PARK (3.5 ha)	21.09		17,955,000	17,955,000
8.0	SKATE PARK	0.67		570,000	570,000
9.0	MTB TRAILS	1.34		1,140,000	1,140,000
10.0	BASKETBALL COURTS (2 NO.)	1.58		1,345,000	1,345,000
11.0	RESIDENTIAL SHARED WALKING PATH	8.36		7,115,000	7,115,000
12.0	PROJECT TOTAL Excl GST				85,130,000
		100.00		85,130,000	85,130,000

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### Community and Recreational Infrastructure Capital Cost Estimate Update

. Kings Hill Urban Release Area

#### **ESTIMATE DETAILS**

Ref	Description	Quantity	Unit	Rate	Amount
1.0	COMMUNITY CENTRE				
	Community Centre				
	Site Preparation				
;	Allowance for tree removal of the existing forest and site preparation as required Community Centre Structure	2,000.00	m2		INCL
	Allowance for the construction of the proposed single storey community centre building servicing including earthworks, slab on ground, brick external walls, Colorbond roof and roof plumbing, medium level finish to internal floor finishes/wall finishes/ceiling finishes, joinery, painting, metalwork, hydraulic services, electrical services, mechanical services, fire services, and associated siteworks  Preliminaries and Margin	300.00	m2	4,000.00	1,200,000.00
:	Preliminaries and Margin	1.00	Item		INCL
	Project Contingency				
•	Project Contingency (10%)	1.00	Item	120,000.00	120,000.00
	Equipment				
!	5 AV/IT Equipment		Item		EXCL
(	5 FF&E		Item		EXCL
	Consultant Fees				
	7 Consultant Fees (10%)	1.00	Item	132,000.00	132,000.00
	Authority Fees & Charges				
:	3 Authority Fees & Charges (3%)	1.00	Item	43,000.00	43,000.00
	Land Costs				
9	Land Costs		Item		EXCL
	Interest on Loans				
10	Interest on Loans		Item		EXCL
	<u>Escalation</u>				
1:	L Escalation to 2036 (Assumed 2.5% p.a)	1.00	Item	780,000.00	780,000.00
				Total :	2,275,000.00
2.0	LONG DAY CARE CENTRES (2 NO.)				
	Long Day Care and Preschool				
	Site Preparation				
:	Allowance for tree removal of the existing forest and site preparation as required Long Day Care No.1	5,000.00	m2	35.00	175,000.00
10121 CAD I	27.10			Dage :	27/Mar/20

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### Community and Recreational Infrastructure Capital Cost Estimate Update Kings Hill Urban Release Area

#### **ESTIMATE DETAILS**

ef		Description	Quantity	Unit	Rate	Amount
2.0	LC	ONG DAY CARE CENTRES (2 NO.)				(Continued)
	2	Allowance for the construction of the proposed single storey long day care building servicing 90 No. children and including earthworks, slab on ground, lightweight external cladding, Colorbond roof and roof plumbing, medium level finish to internal floor finishes/wall finishes/ceiling finishes, joinery, painting, metalwork, hydraulic services, electrical services, mechanical services, fire services, and associated siteworks	1,373.00	m2	2,000.00	2,746,000.00
	3	Allowance for play equipment to long day care	1.00	Item	100,000.00	100,000.00
		Long Day Care No.2				
		Allowance for the construction of the proposed single storey long day care building servicing 90 No. children and including earthworks, slab on ground, lightweight external cladding, Colorbond roof and roof plumbing, medium level finish to internal floor finishes/wall finishes/ceiling finishes, joinery, painting, metalwork, hydraulic services, electrical services, mechanical services, fire services, and associated siteworks Allowance for play equipment to long day care	1,373.00	m2 Item	2,000.00	2,746,000.00
		Preliminaries and Margin				
	6	Preliminaries and Margin	1.00	Item		INCL
		Project Contingency				
	7	Project Contingency (10%)	1.00	Item	587,000.00	587,000.00
		<u>Equipment</u>				
	8	AV/IT Equipment		Item		EXCL
	9	FF&E		Item		EXCL
		<u>Consultant Fees</u>				
1	LO	Consultant Fees (10%)	1.00	Item	645,000.00	645,000.00
		<u>Authority Fees &amp; Charges</u>				
1	L <b>1</b>	Authority Fees & Charges (3%)	1.00	Item	213,000.00	213,000.00
		<u>Land Costs</u>				
1	L <b>2</b>	Land Costs		Item		EXCL
		<u>Interest on Loans</u>				
1	L3	Interest on Loans		Item		EXCL
		<u>Escalation</u>				
1	L <b>4</b>	Escalation to 2036 (Assumed 2.5% p.a)	1.00	Item	3,813,000.00	3,813,000.00
					Total :	11,125,000.00

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Kings Hill Urban Release Area

### **ESTIMATE DETAILS**

Ref	Description	Quantity	Unit	Rate	Amount
3.0	PRESCHOOL				
	Long Day Care and Preschool				
	Site Preparation				
	Allowance for tree removal of the existing forrest and site preparation as required Preschool	2,500.00	m2	35.00	87,500.00
	2 Allowance for the construction of the proposed single storey preschool building servicing 90 No. students and including earthworks, slab on ground, lightweight external cladding, Colorbond roof and roof plumbing, medium level finish to internal floor finishes/wall finishes/ceiling finishes, joinery, painting, metalwork, hydraulic services, electrical services, mechanical services, fire services, and associated siteworks	1,373.00		2,500.00	3,432,500.00
	3 Allowance for play equipment to the preschool	1.00	Item	100,000.00	100,000.00
	Preliminaries and Margin  4 Dreliminaries and Margin	1 00	Thoma		TNO
	4 Preliminaries and Margin	1.00	Item		INCL
	Project Contingency (10%)	1 00	Item	262 000 00	262 000 00
	5 Project Contingency (10%)	1.00	Item	362,000.00	362,000.00
	Equipment  6 AV/IT Equipment		Item		EXCL
	<b>7</b> FF&E		Item		EXCL
	Consultant Fees		item		EXCL
	8 Consultant Fees (10%)	1 00	Item	398,000.00	398,000.00
	Authority Fees & Charges	1.00	Item	330,000.00	330,000.00
	9 Authority Fees & Charges (3%)	1 00	Item	132,000.00	132,000.00
	Land Costs	2.00	100111	132/000100	132,000.00
1	0 Land Costs		Item		EXCL
	<u>Interest on Loans</u>				<b></b> _
1	1 Interest on Loans		Item		EXCL
	<u>Escalation</u>				
1	<b>2</b> Escalation to 2066 (Assumed 2.5% p.a)	1.00	Item	9,888,000.00	9,888,000.00
				Total:	14,400,000.00
				i ocui i	, .00,000.00

4.0 RFS

**RFS** 

**Site Preparation** 

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Kings Hill Urban Release Area

### **ESTIMATE DETAILS**

Ref	Description	Quantity	Unit	Rate	Amount
4.0	RFS				(Continued)
	Allowance for tree removal of the existing forest and site preparation as required Rural Fire Service Building	460.00	m2	50.00	23,000.00
	2 Allowance for the construction of the proposed rural fire service building including earthworks, slab on ground, lightweight metal frame structure, Colorbond roof and roof plumbing, standard level finish to internal floor finishes/wall finishes/ceiling finishes, joinery, painting, metalwork, hydraulic services, electrical services, mechanical services, fire services, and associated siteworks  Preliminaries and Margin	260.00	m2	4,500.00	1,170,000.00
	3 Preliminaries and Margin	1.00	Item		INCL
	Project Contingency				
	4 Project Contingency (10%)	1.00	Item	120,000.00	120,000.00
	Equipment				
	<b>5</b> AV/IT Equipment		Item		EXCL
	<b>6</b> FF&E		Item		EXCL
	Consultant Fees				
	7 Consultant Fees (10%)	1.00	Item	132,000.00	132,000.00
	Authority Fees & Charges				
	8 Authority Fees & Charges (3%)	1.00	Item	45,000.00	45,000.00
	Land Costs				
	9 Land Costs		Item		EXCL
	<u>Interest on Loans</u>				
1	Interest on Loans		Item		EXCL
	<u>Escalation</u>				
1	<b>1</b> Escalation to 2036 (Assumed 2.5% p.a)	1.00	Item	780,000.00	780,000.00
				Total :	2,270,000.00
5.0	LOCAL PARKS x 4 NO. (2.3 ha)				
	Site Preparation				
	Allowance for site preparation of forest area for local parks including any associated tree removal and site clearance as required     Proposed Construction	23,000.00	m2	25.00	575,000.00

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**Kings Hill Urban Release Area** 

### **ESTIMATE DETAILS**

Ref		Description	Quantity	Unit	Rate	Amount
5.0	LC	OCAL PARKS x 4 NO. (2.3 ha)				(Continued)
	2	Allowance for construction of 4 No. Local Parks totalling 23,000m2 including associated earthworks, in ground services, topsoil & turf, landscaping to 25% of the parks, footpaths, shade structures, drinking fountains and fencing complete  Playground	23,000.00	m2	210.00	4,830,000.00
	3	Allowance for playground to local parks	3.00	No	100,000.00	300,000.00
		<u>Preliminaries and Margin</u>				
	4	Preliminaries and Margin	1.00	Item	1,141,000.00	1,141,000.00
		<b>Project Contingency</b>				
	5	Project Contingency (10%)	1.00	Item	685,000.00	685,000.00
		<b>Consultant Fees</b>				
	6	Consultant Fees (10%)	1.00	Item	753,000.00	753,000.00
		<u>Authority Fees &amp; Charges</u>				
	7	Authority Fees & Charges (3%)	1.00	Item	249,000.00	249,000.00
		<u>Land Costs</u>				
	8	Land Costs		Item		EXCL
		<u>Interest on Loans</u>				
	9	Interest on Loans		Item		EXCL
		<u>Escalation</u>				
1	.0	Escalation to 2036 (Assumed 2.5% p.a)	1.00	Item	4,452,000.00	4,452,000.00
					Total :	12,985,000.00
6.0	10	OCAL PARKS x 2 NO. (1.2 ha)				
0.0		Site Preparation				
	1	Allowance for site preparation of forest area for local parks including any associated tree removal and site clearance as required <a href="Proposed Construction">Proposed Construction</a>	12,000.00	m2	25.00	300,000.00
	2	Allowance for construction of 2 No. Local Parks totalling 12,000m2 including associated earthworks, in ground services, topsoil & turf, landscaping to 25% of the parks, footpaths, shade structures, drinking fountains and fencing complete  Playground	12,000.00	m2	210.00	2,520,000.00
	3	Allowance for playground to local parks	1.00	No	100,000.00	100,000.00
		<u>Preliminaries and Margin</u>				
	4	Preliminaries and Margin	1.00	Item	585,000.00	585,000.00
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Kings Hill Urban Release Area

### **ESTIMATE DETAILS**

Ref	Description	Quantity	Unit	Rate	Amount
6.0 L	OCAL PARKS x 2 NO. (1.2 ha)				(Continued)
	Project Contingency				
5	Project Contingency (10%)	1.00	Item	351,000.00	351,000.00
	Consultant Fees				
6	Consultant Fees (10%)	1.00	Item	386,000.00	386,000.00
	<b>Authority Fees &amp; Charges</b>				
7	Authority Fees & Charges (3%)	1.00	Item	128,000.00	128,000.00
	Land Costs				
8	Land Costs		Item		EXCL
	<u>Interest on Loans</u>				
9	Interest on Loans		Item		EXCL
	<u>Escalation</u>				
10	Escalation to 2066 (Assumed 2.5% p.a)	1.00	Item	9,580,000.00	9,580,000.00
				Total :	13,950,000.00
7.0 D	DISTRICT PARK (3.5 ha)				
	Site Preparation				
1	Allowance for site preparation of forest area for district park including any associated tree removal and site clearance as required <a href="Proposed Construction">Proposed Construction</a>	35,000.00	m2	25.00	875,000.00
	Amenities Building				
2	Allowance for the construction of the proposed single storey amenities building including earthworks, slab on ground, brick external walls, Colorbond roof and roof plumbing, low level finish to internal floor finishes/wall finishes/ceiling finishes, painting, metalwork, fittings, hydraulic services, electrical services, mechanical services, fire services, and associated siteworks  Park Works	50.00	m2	4,600.00	230,000.00
3	Allowance for construction of 1 No. District Park totalling 35,000m2 including associated earthworks, in ground services, topsoil & turf, landscaping to 25% of the parks, footpaths, shade structures, drinking fountains and fencing complete  Playground	35,000.00	m2	200.00	7,000,000.00
4	Allowance for accessible playground to local parks  Skate Park	1.00	No	125,000.00	125,000.00
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Kings Hill Urban Release Area

### **ESTIMATE DETAILS**

Ref	Description	Quantity	Unit	Rate	Amount
7.0 D	DISTRICT PARK (3.5 ha)				(Continued)
5	Skate park [NB: Refer to skate park item]	1.00	Item		INCL
	Preliminaries and Margin				
6	Preliminaries and Margin	1.00	Item	1,235,000.00	1,235,000.00
	Project Contingency				
7	Project Contingency (10%)	1.00	Item	947,000.00	947,000.00
	<b>Consultant Fees</b>				
8	Consultant Fees (10%)	1.00	Item	1,041,000.00	1,041,000.00
	<b>Authority Fees &amp; Charges</b>				
9	Authority Fees & Charges (3%)	1.00	Item	345,000.00	345,000.00
	Land Costs				
10	Land Costs		Item		EXCL
	Interest on Loans				
11	Interest on Loans		Item		EXCL
	<b>Escalation</b>				
12	Escalation to 2036 (Assumed 2.5% p.a)	1.00	Item	6,157,000.00	6,157,000.00
				Total :	17,955,000.00
8.0 S	KATE PARK				
0.0	Site Preparation				
1			m2		TNC
	Allowance for preparation of forest area to be a district park including any associated tree removal and site clearance as required [NB: Included in District Park Item]  Proposed Construction		1112		INCL
2	Allowance for the construction of the skate park within the district park including associated earthworks, in ground services and concrete works [NB: Provisional Allowance]  Preliminaries and Margin	1.00	Item	250,000.00	250,000.00
3	Preliminaries and Margin	1.00	Item	50,000.00	50,000.00
	Project Contingency				
4	Project Contingency (10%)	1.00	Item	30,000.00	30,000.00
	Consultant Fees				
5	Consultant Fees (10%)	1.00	Item	33,000.00	33,000.00
	Authority Fees & Charges				
6	Authority Fees & Charges (3%)	1.00	Item	11,000.00	11,000.00
	Land Costs				
	77.10			Dogo	<b>27/Mar/20</b>

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Kings Hill Urban Release Area

### **ESTIMATE DETAILS**

Ref		Description	Quantity	Unit	Rate	Amount
8.0	SI	KATE PARK				(Continued)
	7	Land Costs		Item		EXCL
		Interest on Loans				
	8	Interest on Loans		Item		EXCL
		<b>Escalation</b>				
	9	Escalation to 2036 (Assumed 2.5% p.a)	1.00	Item	196,000.00	196,000.00
					Total :	570,000.00
9.0	М	TB TRAILS				
		Site Preparation				
	1	Allowance for preparation of forest area for mountain bike trails including any associated tree removal and site clearance as required <a href="Proposed Construction">Proposed Construction</a>	10,000.00	m2	25.00	250,000.00
	2	Allowance for the construction of the dirt mountain bike trails including associated earthworks [NB: Provisional Allowance]  Preliminaries and Margin	1.00	Item	250,000.00	250,000.00
	3	Preliminaries and Margin	1.00	Item	100,000.00	100,000.00
		Project Contingency				
	4	Project Contingency (10%)	1.00	Item	60,000.00	60,000.00
		<u>Consultant Fees</u>				
	5	Consultant Fees (10%)	1.00	Item	66,000.00	66,000.00
		<u>Authority Fees &amp; Charges</u>				
	6	Authority Fees & Charges (3%)	1.00	Item	22,000.00	22,000.00
		<u>Land Costs</u>				
	7	Land Costs		Item		EXCL
		Interest on Loans				
	8	Interest on Loans		Item		EXCL
		<u>Escalation</u>				
	9	Escalation to November 2036 (Assumed 2.5% p.a)	1.00	Item	392,000.00	392,000.00
					Total :	1,140,000.00

10.0 BASKETBALL COURTS (2 NO.)

**Site Preparation** 

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Kings Hill Urban Release Area

### **ESTIMATE DETAILS**

Ref	Description	Quantity	Unit	Rate	Amount
10.0 B	ASKETBALL COURTS (2 NO.)				(Continued)
1	Allowance for preparation of forest area to be a district park including any associated tree removal and site clearance as required [NB: Included in District Park Item]  Proposed Construction		m2		INCL
2	Allowance for the construction of the outdoor basketball courts including associated earthworks, stormwater services, concrete pavement, linemarking, basic spectator seating and fencing complete  Preliminaries and Margin	1,900.00	m2	310.00	589,000.00
3	Preliminaries and Margin	1.00	Item	118,000.00	118,000.00
	Project Contingency				
4	Project Contingency (10%)	1.00	Item	71,000.00	71,000.00
	Consultant Fees				
5	Consultant Fees (10%)	1.00	Item	78,000.00	78,000.00
	<b>Authority Fees &amp; Charges</b>				
6	Authority Fees & Charges (3%)	1.00	Item	26,000.00	26,000.00
	Land Costs				
7	Land Costs		Item		EXCL
	Interest on Loans				
8	Interest on Loans		Item		EXCL
	<b>Escalation</b>				
9	Escalation to 2036 (Assumed 2.5% p.a)	1.00	Item	463,000.00	463,000.00
				Total :	1,345,000.00
11.0 R	ESIDENTIAL SHARED WALKING PATH				
	<u>Demolition</u>				
1	Allowance for tree removal of the existing forest and site preparation as required for new tracks <b>Proposed Construction</b>	22,500.00	m2	25.00	562,500.00
2	Allowance for the construction of the 5km residential walking catchment including associated earthworks, reinforced concrete footpaths and linemarking complete <a href="Preliminaries and Margin">Preliminaries and Margin</a>	12,500.00	m2	205.00	2,562,500.00
	Dualing to a day a seed Manada	1.00	Item	625,000.00	625,000.00
3	Preliminaries and Margin			•	
3	Project Contingency	2.00		·	
	-		Item	375,000.00	375,000.00

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# Community and Recreational Infrastructure Capital Cost Estimate Update Kings Hill Urban Release Area

### **ESTIMATE DETAILS**

Ref	Description	Quantity	Unit	Rate	Amount
11.0 R	ESIDENTIAL SHARED WALKING PATH				(Continued)
5	Consultant Fees (10%)	1.00	Item	413,000.00	413,000.00
	<b>Authority Fees &amp; Charges</b>				
6	Authority Fees & Charges (3%)	1.00	Item	136,000.00	136,000.00
	Land Costs				
7	Land Costs		Item		EXCL
	Interest on Loans				
8	Interest on Loans		Item		EXCL
	<u>Escalation</u>				
9	Escalation to 2036 (Assumed 2.5% p.a)	1.00	Item	2,441,000.00	2,441,000.00
				Total :	7,115,000.00

#### 12.0 PROJECT TOTAL Excl GST

Total :
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# Community and Recreational Infrastructure Capital Cost Estimate Update Raymond Terrace Facilities and Services

### **MAIN COST SUMMARY**

Ref	Description	%	Cost/ m2	Sub Total	Total
1.0	COMMUNITY CENTRE - MEETING ROOMS				
2.0	LIBRARY EXPANSION	7.76		9,010,000	9,010,000
3.0	PRESCHOOL REFURBISHMENT	2.20		2,550,000	2,550,000
4.0	OSHC REFURBISHMENT	0.44		515,000	515,000
5.0	ARTS AND CULTURAL FACILITY	7.19		8,345,000	8,345,000
6.0	CEMETERY NICHE WALLS (3 NO.)	0.23		265,000	265,000
7.0	CEMETERY EXPANSION WORKS	4.76		5,520,000	5,520,000
8.0	LOCAL PARKS - SHADE STRUCTURES	1.37		1,585,000	1,585,000
9.0	DISTRICT PARK (1.8 ha)	8.72		10,120,000	10,120,000
10.0	FENCED OFF-LEASH DOG AREA	2.30		2,675,000	2,675,000
11.0	REGIONAL PARKS - BOOMERANG PARK UPGRADE	0.08		90,000	90,000
12.0	DESTINATION PLAYGROUND	0.31		355,000	355,000
13.0	DISTRICT SPORTS FACILITIES - LAKESIDE SPORTS COMPLEX	4.12		4,780,000	4,780,000
14.0	REGIONAL SPORTS FACILITIES - KING PARK	23.20		26,930,000	26,930,000
15.0	BASKETBALL COURTS (4 NO.)				
16.0	AQUATIC STRUCTURES - FITZGERALD BRIDGE BOAT RAMP	0.87		1,005,000	1,005,000
17.0	AQUATIC STRUCTURES - RIVERSIDE PARK	0.50		585,000	585,000
18.0	AQUATIC STRUCTURES - CAR PARK EXPANSION	2.80		3,245,000	3,245,000
19.0	AQUATIC CENTRES - LAKESIDE LEISURE CENTRE	3.76		4,365,000	4,365,000
20.0	INDOOR SPORTS AND RECREATION CENTRE	29.41		34,135,000	34,135,000
21.0	PROJECT TOTAL Excl GST				116,075,000
		100.00		116,075,000	116,075,000

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**Raymond Terrace Facilities and Services** 

### **ESTIMATE DETAILS**

Ref	Description	Quantity	Unit	Rate	Amount
1.0	COMMUNITY CENTRE - MEETING ROOMS				
	<b>Community Centre - Meeting Rooms</b>				
	Demolition				
	Allowance for demolition		m2		INCL
	Meeting Rooms to Proposed Arts and Cultural Facility 2 Allowance for the construction of meeting rooms within the arts and cultural facility including internal walls, medium level finish to internal floor finishes / wall finishes / ceiling finishes, joinery, painting, metalwork, electrical services, mechanical services and fire services [NB: Included within Arts and Cultural Facility Building		m2		INCL
	item] Meeting Rooms to Indoor Sports Centre				
	Allowance for the construction of meeting rooms within the arts / cultural facility and indoor sports centre including internal walls, medium level finish to internal floor finishes / wall finishes / ceiling finishes, joinery, painting, metalwork, electrical services, mechanical services and fire services [NB: Included within Indoor Sports and Recreation Centrey Building item]  Preliminaries and Margin		m2		INCL
	4 Preliminaries and Margin	1.00	Item		INCL
	Project Contingency				
	5 Project Contingency (10%)	1.00	Item		INCL
	Equipment				
	<b>5</b> AV/IT Equipment		Item		EXCL
	<b>7</b> FF&E		Item		EXCL
	<u>Consultant Fees</u>				
;	Consultant Fees (10%)	1.00	Item		INCL
	Authority Fees & Charges				
	9 Authority Fees & Charges (3%)	1.00	Item		INCL
	Land Costs				
1	1 Land Costs		Item		EXCL
	Interest on Loans				
1	1 Interest on Loans  Escalation		Item		EXCL
1	Escalation to 2036 (Assumed 2.5% p.a)	1.00	Item		INCL

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**Raymond Terrace Facilities and Services** 

### **ESTIMATE DETAILS**

Ref	Description	Quantity	Unit	Rate	Amount
				Total :	
2.0	LIBRARY EXPANSION				
	<u>Library Expansion</u>				
	Site Preparation				
	Allowance for site clearance as required	1,500.00	m2	5.00	7,500.00
	Library				
	Allowance for the construction of the proposed single storey library building expansion including earthworks, slab on ground, lightweight external cladding, Colorbond roof and roof plumbing, medium level finish to internal floor finishes/wall finishes/ceiling finishes, joinery, painting, metalwork, hydraulic services, electrical services, mechanical services, fire services, and associated siteworks  Car Park	1,500.00	m2	3,000.00	4,500,000.00
	Allowance for the construction of the proposed car park expansion including earthworks, built-up subbase and basecourse, asphalt pavement, kerb and gutters, lighting and stormwater services  Preliminaries and Margin	500.00	m2	485.00	242,500.00
	Preliminaries and Margin	1.00	Item		INCL
	Project Contingency				
	5 Project Contingency (10%)	1.00	Item	475,000.00	475,000.00
	Equipment				
	5 AV/IT Equipment		Item		EXCL
	<b>7</b> FF&E		Item		EXCL
	<u>Consultant Fees</u>				
	3 Consultant Fees (10%)	1.00	Item	523,000.00	523,000.00
	Authority Fees & Charges				
	Authority Fees & Charges (3%)	1.00	Item	173,000.00	173,000.00
	Land Costs				
1	1 Land Costs		Item		EXCL
	Interest on Loans				
1	I Interest on Loans		Item		EXCL
	<u>Escalation</u>				
1	2 Escalation to 2036 (Assumed 2.5% p.a)	1.00	Item	3,089,000.00	3,089,000.00
				Total :	9,010,000.00

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**Raymond Terrace Facilities and Services** 

### **ESTIMATE DETAILS**

Ref	Description	Quantity	Unit	Rate	Amount
3.0	PRESCHOOL REFURBISHMENT				
	Preschool Refurbishment				
	Demolition				
:	Allowance for demolition within preschool to allow for refurbishment Preschool	1,250.00	m2	75.00	93,750.00
:	Allowance for the refurbishment of the existing single storey preschool building that services 89 No. students and including medium level finish to internal floor finishes / wall finishes / ceiling finishes, joinery, painting, metalwork, hydraulic services, electrical services, mechanical services, fire services, and associated siteworks <a href="Preliminaries and Margin">Preliminaries and Margin</a>	1,250.00	m2	1,000.00	1,250,000.00
3	Preliminaries and Margin	1.00	Item		INCL
	Project Contingency				
4	Project Contingency (10%)	1.00	Item	134,250.00	134,250.00
	Equipment				
!	5 AV/IT Equipment		Item		EXCL
(	FF&E		Item		EXCL
	Consultant Fees				
7	Consultant Fees (10%)	1.00	Item	148,000.00	148,000.00
	Authority Fees & Charges				
8	Authority Fees & Charges (3%)	1.00	Item	50,000.00	50,000.00
	Land Costs				
9	Land Costs		Item		EXCL
	Interest on Loans				
10	Interest on Loans		Item		EXCL
	<b>Escalation</b>				
1:	L Escalation to 2066 (Assumed 2.5% p.a)	1.00	Item	874,000.00	874,000.00
				Total :	2,550,000.00
4.0	OSHC REFURBISHMENT				
	OSHC Refurbishment				
	Demolition				
:	Allowance for demolition within OSHC facility to allow for refurbishment Preschool	250.00	m2	75.00	18,750.00

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**Raymond Terrace Facilities and Services** 

### **ESTIMATE DETAILS**

Ref	Description	Quantity	Unit	Rate	Amount
4.0	OSHC REFURBISHMENT				(Continued)
	2 Allowance for the refurbishment of the existing single storey OSHC building and including medium level finish to internal floor finishes / wall finishes / ceiling finishes, joinery, painting, metalwork, hydraulic services, electrical services, mechanical services, fire services, and associated siteworks  Preliminaries and Margin	250.00	m2	1,000.00	250,000.00
	3 Preliminaries and Margin	1.00	Item		INCL
	Project Contingency				
	4 Project Contingency (10%)	1.00	Item	27,250.00	27,250.00
	<u>Equipment</u>				
	<b>5</b> AV/IT Equipment		Item		EXCL
	<b>6</b> FF&E		Item		EXCL
	<u>Consultant Fees</u>				
	7 Consultant Fees (10%)	1.00	Item	30,000.00	30,000.00
	<u>Authority Fees &amp; Charges</u>				
	8 Authority Fees & Charges (3%)	1.00	Item	10,000.00	10,000.00
	<u>Land Costs</u>				
	9 Land Costs		Item		EXCL
	<u>Interest on Loans</u>				
1	<b>0</b> Interest on Loans		Item		EXCL
	<u>Escalation</u>				
1	1 Escalation to 2066 (Assumed 2.5% p.a)	1.00	Item	179,000.00	179,000.00
				Total :	515,000.00
5.0	ARTS AND CULTURAL FACILITY				
	Arts and Cultural Facility				

**Demolition** 

1 Demolition of existing structures Item EXCL

**Site Preparation** 

2 Allowance for site clearance as required 2,000.00 m2 INCL

**Arts and Cultural Facility** 

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**Raymond Terrace Facilities and Services** 

### **ESTIMATE DETAILS**

Ref		Description	Quantity	Unit	Rate	Amount
5.0	A	RTS AND CULTURAL FACILITY				(Continued)
	3	Allowance for the construction of the proposed single storey arts and cultural building servicing including earthworks, slab on ground, brick external walls, Colorbond roof and roof plumbing, medium to high level finish to internal floor finishes / wall finishes / ceiling finishes, joinery, painting, metalwork, hydraulic services, electrical services, mechanical services, fire services, and associated siteworks <a href="Pereliminaries and Margin">Preliminaries and Margin</a>	800.00	m2	5,500.00	4,400,000.00
	4	Preliminaries and Margin	1.00	Item		INCL
		<u>Project Contingency</u>				
	5	Project Contingency (10%)	1.00	Item	440,000.00	440,000.00
		<u>Equipment</u>				
	6	AV/IT Equipment		Item		EXCL
	7	FF&E		Item		EXCL
		<b>Consultant Fees</b>				
	8	Consultant Fees (10%)	1.00	Item	484,000.00	484,000.00
		<u>Authority Fees &amp; Charges</u>				
	9	Authority Fees & Charges (3%)	1.00	Item	160,000.00	160,000.00
		<u>Land Costs</u>				
1	.0	Land Costs		Item		EXCL
		<u>Interest on Loans</u>				
1	.1	Interest on Loans		Item		EXCL
		<u>Escalation</u>				
1	.2	Escalation to 2036 (Assumed 2.5% p.a)	1.00	Item	2,861,000.00	2,861,000.00
					Total :	8,345,000.00
6.0	CI	EMETERY NICHE WALLS (3 NO.)				
		Cemetery Niche Walls				
		Demolition				
	1	Allowance for miscellaneous demolition	1.00	Item	7,500.00	7,500.00
		Site Preparation				
	2	Allowance for site preparation to wall area	1.00	Item	3,000.00	3,000.00
		Niche Walls				
	3	Allow for 800 wide x 400 deep reinforced concrete footing including excavation complete [3 No.]	12.00	m	260.00	3,120.00
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**Raymond Terrace Facilities and Services** 

### **ESTIMATE DETAILS**

Ref	Description	Quantity	Unit	Rate	Amount
6.0 C	EMETERY NICHE WALLS (3 NO.)				(Continued)
4	Allow for 380 thick double block wall including reinforcement and niche wall inserts complete [3 No.]	24.00	m2	1,350.00	32,400.00
5	Allowance for stone wall finish to walls complete [3 No.]	60.00	m2	750.00	45,000.00
6	Allowance for landscaping surrounding walls [3	36.00	m2	200.00	7,200.00
7	No.] Allowance for design feature	3.00	No	2,500.00	7,500.00
	Preliminaries and Margin				
8	Preliminaries and Margin	1.00	Item	24,280.00	24,280.00
	Project Contingency				
9	Project Contingency	1.00	Item	20,000.00	20,000.00
	Equipment				
10	AV/IT Equipment		Item		EXCL
11	FF&E		Item		EXCL
	<u>Consultant Fees</u>				
12	Consultant Fees (12%)	1.00	Item	18,000.00	18,000.00
	<b>Authority Fees &amp; Charges</b>				
13	Authority Fees & Charges (3%)	1.00	Item	5,000.00	5,000.00
	Land Costs				
14	Land Costs		Item		EXCL
	Interest on Loans				
15	Interest on Loans		Item		EXCL
	<u>Escalation</u>				
16	Escalation to 2036 (Assumed 2.5% p.a)	1.00	Item	92,000.00	92,000.00
				Total :	265,000.00
7.0 C	EMETERY EXPANSION WORKS				
	Cemetery Expansion Works				
	Site Preparation				
1	Allowance for site clearance of existing Raymond Terrace Cemetery including any associated tree removal  Cemetery Expansion Works	10,000.00	m2	3.00	30,000.00
2	Allowance for cemetery expansion works including associated earthworks, in ground services, gravel access road, topsoil & turf, landscaping and footpaths complete <a href="Preliminaries and Margin">Preliminaries and Margin</a>	10,000.00	m2	250.00	2,500,000.00

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**Raymond Terrace Facilities and Services** 

### **ESTIMATE DETAILS**

Ref	Description	Quantity	Unit	Rate	Amount
7.0	CEMETERY EXPANSION WORKS				(Continued)
;	3 Preliminaries and Margin	1.00	Item	380,000.00	380,000.00
	Project Contingency				
	4 Project Contingency (10%)	1.00	Item	291,000.00	291,000.00
	Consultant Fees				
!	5 Consultant Fees (10%)	1.00	Item	320,000.00	320,000.00
	<b>Authority Fees &amp; Charges</b>				
(	<b>6</b> Authority Fees & Charges (3%)	1.00	Item	106,000.00	106,000.00
	Land Costs				
•	7 Land Costs		Item		EXCL
	Interest on Loans				
;	8 Interest on Loans		Item		EXCL
	<b>Escalation</b>				
9	<b>9</b> Escalation to 2036 (Assumed 2.5% p.a)	1.00	Item	1,893,000.00	1,893,000.00
				Total :	5,520,000.00
8.0	LOCAL PARKS - SHADE STRUCTURES				
	Site Preparation				
,	Allowance for site clearance as required	460.00	m2	10.00	4,600.00
	Proposed Construction				
	Allowance for construction of shade structures at existing parks including associated earthworks, in ground services, concrete slabs, timber framed posts / roof structure, Colorbond roof sheeting, table and seating and lighting complete [NB: Allowed for 23 No. new shade structures based on existing number of parks and reserves in Raymond Terrace]  Preliminaries and Margin	23.00	No	30,000.00	690,000.00
;	3 Preliminaries and Margin	1.00	Item	139,400.00	139,400.00
	Project Contingency				
•	4 Project Contingency (10%)	1.00	Item	84,000.00	84,000.00
	Consultant Fees				
!	5 Consultant Fees (10%)	1.00	Item	92,000.00	92,000.00
	<b>Authority Fees &amp; Charges</b>				
(	6 Authority Fees & Charges (3%)	1.00	Item	30,000.00	30,000.00
	Land Costs				
•	7 Land Costs		Item		EXCL
					<b>27/Mar/20</b> 7 of 20

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**Raymond Terrace Facilities and Services** 

### **ESTIMATE DETAILS**

	Quantity	Unit	Rate	Amount
TURES				(Continued)
		Item		EXCL
.5% p.a)	1.00	Item	545,000.00	545,000.00
			Total :	1,585,000.00
amenities	267.00	m2	75.00	20,025.00
nent actures and items	18,000.00	m2	20.00	360,000.00
one	•			
ove existing	3.00	No	10,000.00	30,000.00
of forest area for ciated tree equired	18,000.00	m2	3.00	54,000.00
t of the existing w level finish to shes / ceiling alwork, hydraulic e services and	267.00	m2	1,400.00	373,800.00
rict Parks ssociated topsoil & turf, s, footpaths, tains and fencing	18,000.00	m2	200.00	3,600,000.00
strict Parks	2.00	No	100,000.00	200,000.00
	1.00	Item	696,175.00	696,175.00
	1.00	Item	534,000.00	534,000.00
	1.00	Item	587,000.00	587,000.00
		1.00	1.00 Item	1.00 Item 587,000.00

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**Raymond Terrace Facilities and Services** 

### **ESTIMATE DETAILS**

Ref	Description	Quantity	Unit	Rate	Amount
9.0 D	ISTRICT PARK (1.8 ha)				(Continued)
11	Authority Fees & Charges (3%)	1.00	Item	194,000.00	194,000.00
	Land Costs				
12	Land Costs		Item		EXCL
	Interest on Loans				
13	Interest on Loans		Item		EXCL
	<b>Escalation</b>				
14	Escalation to 2036 (Assumed 2.5% p.a)	1.00	Item	3,471,000.00	3,471,000.00
				Total :	10,120,000.00
10.0 FI	ENCED OFF-LEASH DOG AREA				
	<u>Demolition</u>				
1	Allowance for demolition of structures and items in the off-leash dog area <u>Site Preparation</u>		m2		EXCL
2	Allowance for site preparation as required	7,000.00	m2	5.00	35,000.00
	Proposed Construction				
	Off-Leash Dog Area				
3	Allowance for off-leash dog area totalling 7,000m2 including associated earthworks, in ground services, topsoil & turf, landscaping to 20% of the area, footpaths, shade structures, drinking fountains and fencing complete <a href="Preliminaries and Margin">Preliminaries and Margin</a>	7,000.00	m2	170.00	1,190,000.00
4	Preliminaries and Margin	1.00	Item	184,000.00	184,000.00
	<b>Project Contingency</b>				
5	Project Contingency (10%)	1.00	Item	141,000.00	141,000.00
	<u>Consultant Fees</u>				
6	Consultant Fees (10%)	1.00	Item	155,000.00	155,000.00
	<u>Authority Fees &amp; Charges</u>				
7	Authority Fees & Charges (3%)	1.00	Item	51,000.00	51,000.00
	<u>Land Costs</u>				
8	Land Costs		Item		EXCL
	<u>Interest on Loans</u>				
9	Interest on Loans		Item		EXCL
	<u>Escalation</u>				
10	Escalation to 2036 (Assumed 2.5% p.a)	1.00	Item	919,000.00	919,000.00

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**Raymond Terrace Facilities and Services** 

### **ESTIMATE DETAILS**

Ref	Description	Quantity	Unit	Rate	Amount
				Total :	2,675,000.00
11.0 R	EGIONAL PARKS - BOOMERANG PARK UPGRAI	DE			
	<u>Demolition</u>				
1	Allowance to demolish and remove existing BBQ facilities Site Preparation	1.00	Item	10,000.00	10,000.00
2	Allowance for site preparation as required		m2		EXCL
	<b>Proposed Construction</b>				
	BBQ Facilities				
3	Allowance for BBQ facilities to Boomerang Park	1.00	Item	30,000.00	30,000.00
	<u>Preliminaries and Margin</u>				
4	Preliminaries and Margin	1.00	Item	6,000.00	6,000.00
	<b>Project Contingency</b>				
5	Project Contingency (10%)	1.00	Item	5,000.00	5,000.00
	<b>Consultant Fees</b>				
6	Consultant Fees (10%)	1.00	Item	5,000.00	5,000.00
	<b>Authority Fees &amp; Charges</b>				
7	Authority Fees & Charges (3%)	1.00	Item	2,000.00	2,000.00
	Land Costs				
8	Land Costs		Item		EXCL
	Interest on Loans				
9	Interest on Loans		Item		EXCL
10	Subtotal				<u>58,000.00</u>
	<b>Escalation</b>				
11	Escalation to 2036 (Assumed 2.5% p.a)	1.00	Item	32,000.00	32,000.00
				Total :	90,000.00
12.0 D	ESTINATION PLAYGROUND				
	<u>Demolition</u>				
1	Allowance to demolish and remove existing playground equipment Site Preparation	1.00	Item	10,000.00	10,000.00
2	Allowance for site preparation as required		m2		EXCL
	Proposed Construction				
	Playground				
3	Allowance for destination playground equipment	1.00	No	150,000.00	150,000.00
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**Raymond Terrace Facilities and Services** 

### **ESTIMATE DETAILS**

Ref	Description	Quantity	Unit	Rate	Amount
12.0 D	ESTINATION PLAYGROUND				(Continued)
	<u>Preliminaries and Margin</u>				
4	Preliminaries and Margin	1.00	Item	24,000.00	24,000.00
	<b>Project Contingency</b>				
5	Project Contingency (10%)	1.00	Item	20,000.00	20,000.00
	<b>Consultant Fees</b>				
6	Consultant Fees (10%)	1.00	Item	20,000.00	20,000.00
	<b>Authority Fees &amp; Charges</b>				
7	Authority Fees & Charges (3%)	1.00	Item	7,000.00	7,000.00
	<u>Land Costs</u>				
8	Land Costs		Item		EXCL
	<u>Interest on Loans</u>				
9	Interest on Loans		Item		EXCL
	<u>Escalation</u>				
10	Escalation to 2036 (Assumed 2.5% p.a)	1.00	Item	124,000.00	124,000.00
				Total :	355,000.00
12 0 D	ISTRICT SPORTS FACILITIES - LAKESIDE SPO	DTS COMBI	EV		,
13.0 D	Demolition	KIS COMPL	-LA		
	Allowance for demolition and removal of existing	8.00	No	3,200.00	25,600.00
•	floodlights  Site Preparation	8.00	NO	3,200.00	23,000.00
2	Allowance for site preparation as required	3,000.00	m2	5.00	15,000.00
	<b>Proposed Construction</b>				
	Floodlighting				
3	Allowance for floodlighting to one rectangular field to enable night time usage including conduits & cabling, switchboard, footings, poles and LED luminaires complete	4.00	No	160,000.00	640,000.00
4	Allowance for competition grade floodlighting to field 3 to enable night time usage  Irrigation	4.00	No		EXCL
5	Allowance for irrigation to fields 3, 4 & 5 to fix issues [NB: No details provided]  Amenities Building	1.00	Item	250,000.00	250,000.00
	Allowance for the refurbishment of the existing amenities building No. 1 including medium level finish to internal floor finishes / wall finishes / ceiling finishes, joinery, painting, metalwork, hydraulic services, electrical services, fire services and associated siteworks	471.00	m2		27/Mar/20

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**Raymond Terrace Facilities and Services** 

### **ESTIMATE DETAILS**

Ref	Description	Quantity	Unit	Rate	Amount
13.0 D	ISTRICT SPORTS FACILITIES - LAKESIDE SPO	RTS COMPL	.EX		(Continued)
	Grandstand				
7	Allowance for the refurbishment of the existing grandstand including medium level finish to internal floor finishes / wall finishes / ceiling finishes, joinery, painting, metalwork, hydraulic services, electrical services, fire services and associated siteworks  Car Park	285.00	m2		EXCL
8	Allowance for the construction of the proposed car park expansion including earthworks, built-up subbase and basecourse, asphalt pavement, kerb and gutters, lighting and stormwater services  Preliminaries and Margin	3,000.00	m2	420.00	1,260,000.00
9	Preliminaries and Margin	1.00	Item	328,400.00	328,400.00
	<u>Project Contingency</u>				
10	Project Contingency (10%)	1.00	Item	252,000.00	252,000.00
	Consultant Fees				
11	Consultant Fees (10%)	1.00	Item	277,000.00	277,000.00
	Authority Fees & Charges				
12	Authority Fees & Charges (3%)	1.00	Item	92,000.00	92,000.00
	<u>Land Costs</u>				
13	Land Costs		Item		EXCL
4.4	Interest on Loans		Th		=\/a
14	Interest on Loans		Item		EXCL
45	Escalation  Facilities to 2026 (Assumed 2 F0/ n.e.)	1.00	Thoma	1,640,000.00	1 640 000 00
15	Escalation to 2036 (Assumed 2.5% p.a)	1.00	Item	1,640,000.00	1,640,000.00
				Total :	4,780,000.00
14.0 R	EGIONAL SPORTS FACILITIES - KING PARK				
	<u>Demolition</u>				
1	Allowance for demolition and removal of existing floodlights	8.00	No	3,200.00	25,600.00
2	Allowance to rip up and remove existing cricket	2.00	No	1,500.00	3,000.00
3	wicket synthetic layer Allowance for demolition within netball building	252.00	m2	75.00	18,900.00
	to allow for refurbishment Allowance for demolition within Vi Barnett Oval	339.00		75.00	25,425.00
	building to allow for refurbishment				
5	Allowance to remove existing Jack Johnson trotting track	2,200.00	m2	35.00	77,000.00

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**Raymond Terrace Facilities and Services** 

### **ESTIMATE DETAILS**

Ref	Description	Quantity	Unit	Rate	Amount
14.0 R	EGIONAL SPORTS FACILITIES - KING PARK				(Continued)
6	Allowance for demolition and removal of existing Jack Johnson trotting track single storey buildings  Site Preparation	622.00	m2	80.00	49,760.00
7	Allowance for site preparation to existing Jack Johnson Trotting Track as required <a href="Proposed Construction">Proposed Construction</a>	3,800.00	m2	3.00	11,400.00
	Floodlighting				
8	Allowance for competition grade floodlighting to field 3 & 4 to enable night time usage	8.00	No	620,000.00	4,960,000.00
9	Allowance for competition grade floodlighting to Jack Collins enable night time usage  Re-Lay Synthetic Cricket Wickets	4.00	No	620,000.00	2,480,000.00
10	Allowance to relay synthetic cricket wickets	2.00	No	12,000.00	24,000.00
	Draining and Irrigation				
11	Allowance this fix draining and irrigation issues at athletics track, long jump pits and all fields [NB: No details provided]  Netball Building	1.00	Item	500,000.00	500,000.00
12	Allowance for the refurbishment of the existing netball building including medium level finish to internal floor finishes / wall finishes / ceiling finishes, joinery, painting, metalwork, hydraulic services, electrical services, fire services and associated siteworks  Vi Barnett Oval Building	252.00	m2	1,000.00	252,000.00
13	Allowance for the refurbishment of the existing netball building including medium level finish to internal floor finishes / wall finishes / ceiling finishes, joinery, painting, metalwork, hydraulic services, electrical services, fire services and associated siteworks  Seating	339.00	m2	1,000.00	339,000.00
14	Allowance for basic metal structure seating around fields including fixed bench seating <b>Grandstand</b>	4.00	No	10,000.00	40,000.00
15	Allowance for multi-tier 2 level grandstand with underseating change rooms to Jack Collins Oval including reinforced concrete construction, lower level part on fill / suspended, steel framed and metal clad roof over, rear walls, staircases, aisles, guardrails, fair face and off form finish, minimal lighting and fixed bench seating Jack Johnson Trotting Track	1.00	Item	850,000.00	850,000.00

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**Raymond Terrace Facilities and Services** 

### **ESTIMATE DETAILS**

Ref	Description	Quantity	Unit	Rate	Amount
14.0 R	EGIONAL SPORTS FACILITIES - KING PARK				(Continued)
16	Allowance for sporting fields and courts to existing Jack Johnson Trotting Track 3,800m2 including associated earthworks, in ground services, topsoil & turf, footpaths, shade structures, drinking fountains and fencing complete	3,800.00	m2	240.00	912,000.00
17	Allowance for the construction of the proposed single storey sports facility building including earthworks, slab on ground, brick external walls, Colorbond roof and roof plumbing, low level finish to internal floor finishes/wall finishes/ceiling finishes, painting, metalwork, fittings, hydraulic services, electrical services, mechanical services, fire services, and associated siteworks  Car Park	250.00	m2	4,600.00	1,150,000.00
18	Allowance for the construction of the proposed car park including earthworks, built-up subbase and basecourse, asphalt pavement, kerb and gutters, lighting and stormwater services  Preliminaries and Margin	1,500.00	m2	420.00	630,000.00
19	Preliminaries and Margin	1.00	Item	1,851,915.00	1,851,915.00
	<b>Project Contingency</b>				
20	Project Contingency (10%)	1.00	Item	1,420,000.00	1,420,000.00
	<u>Consultant Fees</u>				
21	Consultant Fees (10%)	1.00	Item	1,562,000.00	1,562,000.00
	<u>Authority Fees &amp; Charges</u>				
22	Authority Fees & Charges (3%)	1.00	Item	515,000.00	515,000.00
	Land Costs				
23	Land Costs		Item		EXCL
	Interest on Loans				
24	Interest on Loans		Item		EXCL
	<u>Escalation</u>				
25	Escalation to 2036 (Assumed 2.5% p.a)	1.00	Item	9,233,000.00	9,233,000.00
				Total :	26,930,000.00

### 15.0 BASKETBALL COURTS (4 NO.)

**Basketball Courts (4 No.)** 

**Demolition** 

1 Allowance for demolition m2 EXCL

**Basketball Courts** 

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**Raymond Terrace Facilities and Services** 

### **ESTIMATE DETAILS**

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courts within the proposed indoor sports and recreation centre [NB: Included within Indoor Sports and Recreation Centre [NB: Included within Indoor Sports and Recreation Centre Building item]  Preliminaries and Margin  3 Preliminaries and Margin  1.00 Item  INCL  Project Contingency  4 Project Contingency (10%)  1.00 Item  INCL  Consultant Fees  5 Consultant Fees (10%)  1.00 Item  INCL  Authority Fees & Charges  6 Authority Fees & Charges  7 Land Costs  7 Land Costs  Item  EXCL  Interest on Loans  8 Interest on Loans  Recalation  9 Escalation to 2036 (Assumed 2.5% p.a)  1.00 Item  INCL  Total:  16.0 AQUATIC STRUCTURES - FITZGERALD BRIDGE BOAT RAMP  Demolition  1 Allowance for demolition  Item  EXCL  Site Preparation  2 Allowance for site preparation as required 500.00 m2 5.000 2,500.00  Proposed Construction  Picnic Tables  3 Allowance for picnic tables and seating 2.00 No 5,000.00 10,000.00  Shade Structures  4 Allowance for construction of shade structures at existing parks including associated earthworks, in ground services, concrete slabs, timber framed posts / roof structure, Colorbod roof sheeting, table and seating and lighting complete  BRQ Facilities  5 Allowance for a BBQ facility to Fitzgerald Bridge 1.00 Item 15,000.00 15,000.00 15,000.00	Ref	Description	Quantity	Unit	Rate	Amount
courts within the proposed indoor sports and recreation centre [NB: Included within Indoor Sports and Recreation Centre [NB: Included within Indoor Sports and Recreation Centre Building item]  Preliminaries and Margin  3 Preliminaries and Margin  1.00 Item  INCL  Project Contingency  4 Project Contingency (10%)  1.00 Item  INCL  Consultant Fees  5 Consultant Fees (10%)  1.00 Item  INCL  Authority Fees & Charges  6 Authority Fees & Charges  7 Land Costs  7 Land Costs  Item  EXCL  Interest on Loans  8 Interest on Loans  Recalation  9 Escalation to 2036 (Assumed 2.5% p.a)  1.00 Item  INCL  Total:  16.0 AQUATIC STRUCTURES - FITZGERALD BRIDGE BOAT RAMP  Demolition  1 Allowance for demolition  Item  EXCL  Site Preparation  2 Allowance for site preparation as required 500.00 m2 5.000 2,500.00  Proposed Construction  Picnic Tables  3 Allowance for picnic tables and seating 2.00 No 5,000.00 10,000.00  Shade Structures  4 Allowance for construction of shade structures at existing parks including associated earthworks, in ground services, concrete slabs, timber framed posts / roof structure, Colorbod roof sheeting, table and seating and lighting complete  BRQ Facilities  5 Allowance for a BBQ facility to Fitzgerald Bridge 1.00 Item 15,000.00 15,000.00 15,000.00	15.0 B	ASKETBALL COURTS (4 NO.)				(Continued)
Project Contingency (10%) 1.00 Item INCL Consultant Fees 5 Consultant Fees (10%) 1.00 Item INCL Authority Fees & Charges 6 Authority Fees & Charges (3%) 1.00 Item INCL Land Costs 7 Land Costs Item EXCL Interest on Loans Item EXCL Interest on Loans Item EXCL Escalation 9 Escalation to 2036 (Assumed 2.5% p.a) 1.00 Item INCL Escalation 1 Allowance for demolition Item EXCL Site Preparation 2 Allowance for site preparation as required 500.00 m2 5.00 2,500.00 Proposed Construction Picnic Tables 3 Allowance for picnic tables and seating 2.00 No 5,000.00 10,000.00 Shade Structures 4 Allowance for construction of shade structures at existing parks including associated earthworks, in ground services, concrete slabs, timber framed posts / roof structure, Colorbond roof sheeting, table and seating and lighting complete BBQ Facilities 5 Allowance for a BBQ facility to Fitzgerald Bridge 1.00 Item 15,000.00 15,000.00 15,000.00	2	courts within the proposed indoor sports and recreation centre [NB: Included within Indoor Sports and Recreation Centre Building item]		m2		INCL
4 Project Contingency (10%) 1.00 Item INCL Consultant Fees 5 Consultant Fees (10%) 1.00 Item INCL Authority Fees & Charges 6 Authority Fees & Charges (3%) 1.00 Item INCL Land Costs 7 Land Costs Item EXCL Interest on Loans 8 Interest on Loans Item EXCL Escalation 9 Escalation 100 Item INCL  Interest on Loans Item EXCL Interest on Loans Item EXCL Sicalation 100 Item INCL  Interest on Loans Item EXCL Sicalation 100 Item INCL  Interest on Loans Item EXCL Sicalation 100 Item INCL  Interest on Loans Item INCL  Item Incl  Interest on Loans Item INCL  Item Incl  Interest on Loans Item Incl  Interest on Loans Item Incl  Item Incl	3	Preliminaries and Margin	1.00	Item		INCL
Consultant Fees  5 Consultant Fees (10%) 1.00 Item INCL Authority Fees & Charges  6 Authority Fees & Charges (3%) 1.00 Item INCL Land Costs 7 Land Costs Item EXCL Interest on Loans 8 Interest on Loans Item EXCL Escalation 9 Escalation to 2036 (Assumed 2.5% p.a) 1.00 Item INCL  16.0 AQUATIC STRUCTURES - FITZGERALD BRIDGE BOAT RAMP Demolition 1 Allowance for demolition Item EXCL Site Preparation 2 Allowance for site preparation as required 500.00 m2 5.00 2,500.00 Proposed Construction Picnic Tables 3 Allowance for picnic tables and seating 2.00 No 5,000.00 10,000.00 Shade Structures 4 Allowance for construction of shade structures at existing parks including associated earthworks, in ground services, concrete slabs, timber framed posts / roof structure, Colorbond roof sheeting, table and seating and lighting complete BBQ Facilities 5 Allowance for a BBQ facility to Fitzgerald Bridge 1.00 Item 15,000.00 15,000.00 15,000.00		<b>Project Contingency</b>				
5 Consultant Fees (10%) 1.00 Item INCL Authority Fees & Charges 6 Authority Fees & Charges (3%) 1.00 Item INCL Land Costs 7 Land Costs Item EXCL Interest on Loans 8 Interest on Loans Item EXCL Escalation 9 Escalation 1.00 Item INCL  16.0 AQUATIC STRUCTURES - FITZGERALD BRIDGE BOAT RAMP Demolition 1 Allowance for demolition Item EXCL Site Preparation 2 Allowance for site preparation as required 500.00 m2 5.00 2,500.00 Proposed Construction Picnic Tables 3 Allowance for picnic tables and seating 2.00 No 5,000.00 10,000.00 Shade Structures 4 Allowance for construction of shade structures at existing parks including associated earthworks, in ground services, concrete slabs, timber framed posts / roof structure, Colorbond roof sheeting, table and seating and lighting complete BBQ Facilities 5 Allowance for a BBQ facility to Fitzgerald Bridge 1.00 Item 15,000.00 15,000.00 15,000.00	4	Project Contingency (10%)	1.00	Item		INCL
Authority Fees & Charges 6 Authority Fees & Charges (3%) 1.00 Item INCL Land Costs 7 Land Costs Item EXCL Interest on Loans 8 Interest on Loans Item Item INCL Escalation 9 Escalation to 2036 (Assumed 2.5% p.a) 1.00 Item INCL  Total:  16.0 AQUATIC STRUCTURES - FITZGERALD BRIDGE BOAT RAMP  Demolition 1 Allowance for demolition Item EXCL Site Preparation 2 Allowance for site preparation as required 500.00 m2 5.00 2,500.00 Proposed Construction Picnic Tables 3 Allowance for picnic tables and seating 2.00 No 5,000.00 10,000.00 Shade Structures 4 Allowance for construction of shade structures at existing parks including associated earthworks, in ground services, concrete slabs, timber framed posts / roof structure, Colorbond roof sheeting, table and seating and lighting complete BBQ Facilities 5 Allowance for a BBQ facility to Fitzgerald Bridge 1.00 Item 15,000.00 15,000.00 15,000.00		<b>Consultant Fees</b>				
6 Authority Fees & Charges (3%) 1.00 Item INCL Land Costs 7 Land Costs Item EXCL Interest on Loans 8 Interest on Loans Item EXCL Escalation 9 Escalation to 2036 (Assumed 2.5% p.a) 1.00 Item INCL  Total:  16.0 AQUATIC STRUCTURES - FITZGERALD BRIDGE BOAT RAMP  Pemolition 1 Allowance for demolition Item EXCL Site Preparation 2 Allowance for site preparation as required 500.00 m2 5.00 2,500.00  Proposed Construction Picnic Tables 3 Allowance for picnic tables and seating 2.00 No 5,000.00 10,000.00 Shade Structures 4 Allowance for construction of shade structures at existing parks including associated earthworks, in ground services, concrete slabs, timber framed posts / roof structure, Colorbond roof sheeting, table and seating and lighting complete BBQ Facilities 5 Allowance for a BBQ facility to Fitzgerald Bridge 1.00 Item 15,000.00 15,000.00 15,000.00	5	Consultant Fees (10%)	1.00	Item		INCL
Land Costs 7 Land Costs 1Item EXCL Interest on Loans 8 Interest on Loans 1Item Excl. Escalation 9 Escalation to 2036 (Assumed 2.5% p.a) 1.00 Item  Incl  Total:  16.0 AQUATIC STRUCTURES - FITZGERALD BRIDGE BOAT RAMP  Demolition 1 Allowance for demolition Item Excl. Site Preparation 2 Allowance for site preparation as required Picnic Tables 3 Allowance for picnic tables and seating Allowance for picnic tables and seating Allowance for construction of shade structures at existing parks including associated earthworks, in ground services, concrete slabs, timber framed posts / roof structure, Colorbond roof sheeting, table and seating and lighting complete BBQ Facilities 5 Allowance for a BBQ facility to Fitzgerald Bridge Boat Ramp  Boat Ramp  Item EXCL.  2.00 No 30,000.00 30,000.00 60,000.00 60,000.00 60,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00		<b>Authority Fees &amp; Charges</b>				
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Interest on Loans 8 Interest on Loans Item EXCLESCALATION 9 Escalation 9 Escalation to 2036 (Assumed 2.5% p.a) 1.00 Item INCLE  Total:  16.0 AQUATIC STRUCTURES - FITZGERALD BRIDGE BOAT RAMP  Demolition 1 Allowance for demolition Item EXCLESITE Preparation 2 Allowance for site preparation as required 500.00 m2 5.00 2,500.00 Proposed Construction Picnic Tables 3 Allowance for picnic tables and seating 2.00 No 5,000.00 10,000.00 Shade Structures 4 Allowance for construction of shade structures at existing parks including associated earthworks, in ground services, concrete slabs, timber framed posts / roof structure, Colorbond roof sheeting, table and seating and lighting complete BBQ Facilities 5 Allowance for a BBQ facility to Fitzgerald Bridge 1.00 Item 15,000.00 15,000.00		Land Costs				
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Escalation  9 Escalation to 2036 (Assumed 2.5% p.a)  1.00 Item  INCL  16.0 AQUATIC STRUCTURES - FITZGERALD BRIDGE BOAT RAMP  Demolition  1 Allowance for demolition		<u>Interest on Loans</u>				
Fical action to 2036 (Assumed 2.5% p.a)  1.00 Item  Total:  16.0 AQUATIC STRUCTURES - FITZGERALD BRIDGE BOAT RAMP  Demolition  1 Allowance for demolition Item EXCL.  Site Preparation  2 Allowance for site preparation as required 500.00 m2 5.00 2,500.00 Proposed Construction Picnic Tables  3 Allowance for picnic tables and seating 2.00 No 5,000.00 10,000.00 Shade Structures  4 Allowance for construction of shade structures at existing parks including associated earthworks, in ground services, concrete slabs, timber framed posts / roof structure, Colorbond roof sheeting, table and seating and lighting complete BBQ Facilities  5 Allowance for a BBQ facility to Fitzgerald Bridge 1.00 Item 15,000.00 15,000.00	8	Interest on Loans		Item		EXCL
16.0 AQUATIC STRUCTURES - FITZGERALD BRIDGE BOAT RAMP  Demolition  1 Allowance for demolition Item EXCL Site Preparation  2 Allowance for site preparation as required 500.00 m2 5.00 2,500.00  Proposed Construction Picnic Tables  3 Allowance for picnic tables and seating 2.00 No 5,000.00 10,000.00  Shade Structures  4 Allowance for construction of shade structures at existing parks including associated earthworks, in ground services, concrete slabs, timber framed posts / roof structure, Colorbond roof sheeting, table and seating and lighting complete BBQ Facilities  5 Allowance for a BBQ facility to Fitzgerald Bridge 1.00 Item 15,000.00 15,000.00		<u>Escalation</u>				
16.0 AQUATIC STRUCTURES - FITZGERALD BRIDGE BOAT RAMP  Demolition  1 Allowance for demolition Item EXCL  Site Preparation  2 Allowance for site preparation as required 500.00 m2 5.00 2,500.00  Proposed Construction Picnic Tables  3 Allowance for picnic tables and seating 2.00 No 5,000.00 10,000.00  Shade Structures  4 Allowance for construction of shade structures at existing parks including associated earthworks, in ground services, concrete slabs, timber framed posts / roof structure, Colorbond roof sheeting, table and seating and lighting complete  BBQ Facilities  5 Allowance for a BBQ facility to Fitzgerald Bridge 1.00 Item 15,000.00 15,000.00	9	Escalation to 2036 (Assumed 2.5% p.a)	1.00	Item		INCL
Demolition  1 Allowance for demolition Item EXCL Site Preparation  2 Allowance for site preparation as required 500.00 m2 5.00 2,500.00 Proposed Construction Picnic Tables  3 Allowance for picnic tables and seating 2.00 No 5,000.00 10,000.00 Shade Structures  4 Allowance for construction of shade structures at existing parks including associated earthworks, in ground services, concrete slabs, timber framed posts / roof structure, Colorbond roof sheeting, table and seating and lighting complete BBQ Facilities  5 Allowance for a BBQ facility to Fitzgerald Bridge 1.00 Item 15,000.00 15,000.00					Total :	
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Site Preparation  2 Allowance for site preparation as required 500.00 m2 5.00 2,500.00  Proposed Construction  Picnic Tables  3 Allowance for picnic tables and seating 2.00 No 5,000.00 10,000.00  Shade Structures  4 Allowance for construction of shade structures at existing parks including associated earthworks, in ground services, concrete slabs, timber framed posts / roof structure, Colorbond roof sheeting, table and seating and lighting complete  BBQ Facilities  5 Allowance for a BBQ facility to Fitzgerald Bridge Boat Ramp  15,000.00 15,000.00 15,000.00	1			Item		EYCI
2 Allowance for site preparation as required 500.00 m2 5.00 2,500.00  Proposed Construction  Picnic Tables  3 Allowance for picnic tables and seating 2.00 No 5,000.00 10,000.00  Shade Structures  4 Allowance for construction of shade structures at existing parks including associated earthworks, in ground services, concrete slabs, timber framed posts / roof structure, Colorbond roof sheeting, table and seating and lighting complete  BBQ Facilities  5 Allowance for a BBQ facility to Fitzgerald Bridge 1.00 Item 15,000.00 15,000.00	-			recini		LXCL
Proposed Construction Picnic Tables  3 Allowance for picnic tables and seating 2.00 No 5,000.00 10,000.00 Shade Structures  4 Allowance for construction of shade structures at existing parks including associated earthworks, in ground services, concrete slabs, timber framed posts / roof structure, Colorbond roof sheeting, table and seating and lighting complete BBQ Facilities  5 Allowance for a BBQ facility to Fitzgerald Bridge 1.00 Item 15,000.00 15,000.00 Boat Ramp	2		500.00	m2	5.00	2 500 00
Picnic Tables  3 Allowance for picnic tables and seating 2.00 No 5,000.00 10,000.00 Shade Structures  4 Allowance for construction of shade structures at existing parks including associated earthworks, in ground services, concrete slabs, timber framed posts / roof structure, Colorbond roof sheeting, table and seating and lighting complete BBQ Facilities  5 Allowance for a BBQ facility to Fitzgerald Bridge 1.00 Item 15,000.00 15,000.00 Boat Ramp	_		300.00	2	3.00	2,300.00
3 Allowance for picnic tables and seating  2.00 No  5,000.00  10,000.00  Shade Structures  4 Allowance for construction of shade structures at existing parks including associated earthworks, in ground services, concrete slabs, timber framed posts / roof structure, Colorbond roof sheeting, table and seating and lighting complete  BBQ Facilities  5 Allowance for a BBQ facility to Fitzgerald Bridge Boat Ramp  1.00 Item  15,000.00  10,000.00  60,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.00  10,000.0						
Shade Structures  4 Allowance for construction of shade structures at existing parks including associated earthworks, in ground services, concrete slabs, timber framed posts / roof structure, Colorbond roof sheeting, table and seating and lighting complete  BBQ Facilities  5 Allowance for a BBQ facility to Fitzgerald Bridge 1.00 Item 15,000.00 15,000.00 Boat Ramp	3		2.00	No	5.000.00	10.000.00
4 Allowance for construction of shade structures at existing parks including associated earthworks, in ground services, concrete slabs, timber framed posts / roof structure, Colorbond roof sheeting, table and seating and lighting complete  BBQ Facilities  5 Allowance for a BBQ facility to Fitzgerald Bridge 1.00 Item 15,000.00 15,000.00 Boat Ramp	_	· · · · · · · · · · · · · · · · · · ·			2,722.22	_5,555.55
Boat Ramp	4	existing parks including associated earthworks, in ground services, concrete slabs, timber framed posts / roof structure, Colorbond roof sheeting, table and seating and lighting complete	2.00	No	30,000.00	60,000.00
	5		1.00	Item	15,000.00	15,000.00

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**Raymond Terrace Facilities and Services** 

### **ESTIMATE DETAILS**

Ref	Description	Quantity	Unit	Rate	Amount
16.0 A	16.0 AQUATIC STRUCTURES - FITZGERALD BRIDGE		)		(Continued)
	Landscaping				
6	Allowance for landscaping to surrounding areas	1.00	Item	10,000.00	10,000.00
	Kiosk / Cafe				
7	7 Allowance for the construction of the proposed single storey kiosk / cafe building including earthworks, slab on ground, brick external walls, Colorbond roof and roof plumbing, medium level finish to internal floor finishes / wall finishes /ceiling finishes, joinery, painting, metalwork, hydraulic services, electrical services, mechanical services, fire services, and associated siteworks  Preliminaries and Margin		m2	1,450.00	362,500.00
8	Preliminaries and Margin	1.00	Item	69,000.00	69,000.00
	<b>Project Contingency</b>				
9	Project Contingency (10%)	1.00	Item	53,000.00	53,000.00
	<u>Consultant Fees</u>				
10	Consultant Fees (10%)	1.00	Item	58,000.00	58,000.00
	<u>Authority Fees &amp; Charges</u>				
11	Authority Fees & Charges (3%)	1.00	Item	20,000.00	20,000.00
	Land Costs				
12	Land Costs		Item		EXCL
	<u>Interest on Loans</u>				
13	Interest on Loans		Item		EXCL
	<u>Escalation</u>				
14	Escalation to 2036 (Assumed 2.5% p.a)	1.00	Item	345,000.00	345,000.00
				Total :	1,005,000.00
17.0 A	QUATIC STRUCTURES - RIVERSIDE PARK				
	<u>Demolition</u>				
1	Allowance for demolition		Item		EXCL
	Site Preparation				
2	Allowance for site preparation as required	100.00	m2	25.00	2,500.00
	Proposed Construction				
	Picnic Tables				
3	Allowance for picnic tables and seating	2.00	No	5,000.00	10,000.00
	BBQ Facilities				
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**Raymond Terrace Facilities and Services** 

### **ESTIMATE DETAILS**

Ref	Description	Quantity	Unit	Rate	Amount	
17.0 A	17.0 AQUATIC STRUCTURES - RIVERSIDE PARK				(Continued)	
4	<b>4</b> Allowance for a BBQ facility to Fitzgerald Bridge Boat Ramp <b>Landscaping</b>		Item	15,000.00	15,000.00	
5	Allowance for landscaping to surrounding areas	1.00	Item	10,000.00	10,000.00	
	Amenities Building					
6	6 Allowance for the construction of the proposed single storey amenities building including earthworks, slab on ground, brick external walls, Colorbond roof and roof plumbing, low level finish to internal floor finishes/wall finishes/ceiling finishes, painting, metalwork, fittings, hydraulic services, electrical services, mechanical services, fire services, and associated siteworks  Preliminaries and Margin		m2	4,600.00	230,000.00	
7	Preliminaries and Margin	1.00	Item	40,500.00	40,500.00	
	Project Contingency					
8	Project Contingency (10%)	1.00	Item	31,000.00	31,000.00	
	<u>Consultant Fees</u>					
9	Consultant Fees (10%)	1.00	Item	34,000.00	34,000.00	
	Authority Fees & Charges					
10	Authority Fees & Charges (3%)	1.00	Item	11,000.00	11,000.00	
	Land Costs					
11	Land Costs		Item		EXCL	
	Interest on Loans					
12	Interest on Loans		Item		EXCL	
	<u>Escalation</u>					
13	Escalation to 2036 (Assumed 2.5% p.a)	1.00	Item	201,000.00	201,000.00	
				Total :	585,000.00	
18.0 A	QUATIC STRUCTURES - CAR PARK EXPANSION					
	<u>Demolition</u>					
1	Allowance for demolition		Item		EXCL	
	Site Preparation					
2	Allowance for site preparation as required	3,500.00	m2	5.00	17,500.00	
	<u>Proposed Construction</u>					
	Fitzgerald Bridge Boat Ramp Car Park					

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**Raymond Terrace Facilities and Services** 

### **ESTIMATE DETAILS**

Ref	Description	Quantity	Unit	Rate	Amount
18.0 A	QUATIC STRUCTURES - CAR PARK EXPANSION				(Continued)
3	Allowance for the construction of the proposed car park expansion including earthworks, built-up subbase and basecourse, asphalt pavement, kerb and gutters, lighting and stormwater services  Riverside Park Public Jetty Car Park	2,000.00	m2	420.00	840,000.00
4	Allowance for the construction of the proposed car park expansion including earthworks, built-up subbase and basecourse, asphalt pavement, kerb and gutters, lighting and stormwater services  Preliminaries and Margin	1,500.00	m2	420.00	630,000.00
5	Preliminaries and Margin	1.00	Item	223,500.00	223,500.00
	<b>Project Contingency</b>				
6	Project Contingency (10%)	1.00	Item	171,000.00	171,000.00
	<u>Consultant Fees</u>				
7	Consultant Fees (10%)	1.00	Item	188,000.00	188,000.00
	Authority Fees & Charges				
8	Authority Fees & Charges (3%)	1.00	Item	62,000.00	62,000.00
	Land Costs				
9	Land Costs		Item		EXCL
	<u>Interest on Loans</u>				
10	Interest on Loans		Item		EXCL
	<u>Escalation</u>				
11	Escalation to 2036 (Assumed 2.5% p.a)	1.00	Item	1,113,000.00	1,113,000.00
				Total :	3,245,000.00
19.0 A	QUATIC CENTRES - LAKESIDE LEISURE CENTR	E			
	<u>Demolition</u>				
1	Allowance for demolition		Item		EXCL
	Site Preparation				
2	Allowance for site preparation as required		m2		EXCL
	Proposed Construction				
	Water Playground				
3	Allowance for water playground to Lakeside	1.00	No	1,250,000.00	1,250,000.00
4	Leisure Centre [NB: No details provided] Allowance for spa, sauna and hydrotheraphy to Lakeside Leisure Centre [NB: No details provided] Preliminaries and Margin	1.00	No	750,000.00	750,000.00
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**Raymond Terrace Facilities and Services** 

### **ESTIMATE DETAILS**

Ref	Description	Quantity	Unit	Rate	Amount
19.0 A	QUATIC CENTRES - LAKESIDE LEISURE CENTR	RE			(Continued)
5	Preliminaries and Margin	1.00	Item	300,000.00	300,000.00
	<b>Project Contingency</b>				
6	Project Contingency (10%)	1.00	Item	230,000.00	230,000.00
	Consultant Fees				
7	Consultant Fees (10%)	1.00	Item	253,000.00	253,000.00
	<b>Authority Fees &amp; Charges</b>				
8	Authority Fees & Charges (3%)	1.00	Item	84,000.00	84,000.00
	Land Costs				
9	Land Costs		Item		EXCL
	Interest on Loans				
10	Interest on Loans		Item		EXCL
	<b>Escalation</b>				
11	Escalation to 2036 (Assumed 2.5% p.a)	1.00	Item	1,498,000.00	1,498,000.00
				Total :	4,365,000.00
20 O TI	NDOOR SPORTS AND RECREATION CENTRE				
20.0 11	Indoor Sports and Recreation Centre				
	Demolition				
1	Demolition of existing structures		Item		EXCL
	Site Preparation				
2	Allowance for site clearance as required	6,000.00	m2		INCL
	Indoor Sports and Recreation Centre	,			
3	Allowance for the construction of the proposed two storey indoor sports and recreation centre with 4 No. basketball courts building including earthworks, slab on ground, brick external walls, Colorbond roof and roof plumbing, medium level finish to internal floor finishes / wall finishes /ceiling finishes, joinery, painting, metalwork, hydraulic services, electrical services, mechanical services, fire services, and	4,500.00	m2	4,000.00	18,000,000.00
4	associated siteworks Basketball courts	4.00	No		INCL
	Preliminaries and Margin				
5	Preliminaries and Margin	1.00	Item		INCL
	Project Contingency				
6	Project Contingency (10%)	1.00	Item	1,800,000.00	1,800,000.00

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**Raymond Terrace Facilities and Services** 

### **ESTIMATE DETAILS**

Ref	Description	Quantity	Unit	Rate	Amount
20.0 II	NDOOR SPORTS AND RECREATION CENTRE				(Continued)
	Equipment				
7	AV/IT Equipment		Item		EXCL
8	FF&E		Item		EXCL
	<u>Consultant Fees</u>				
9	Consultant Fees (10%)	1.00	Item	1,980,000.00	1,980,000.00
	<u>Authority Fees &amp; Charges</u>				
10	Authority Fees & Charges (3%)	1.00	Item	654,000.00	654,000.00
	<u>Land Costs</u>				
11	Land Costs		Item		EXCL
	<u>Interest on Loans</u>				
12	Interest on Loans		Item		EXCL
	<b>Escalation</b>				
13	Escalation to 2036 (Assumed 2.5% p.a)	1.00	Item	11,701,000.00	11,701,000.00
				Total :	34,135,000.00

#### 21.0 PROJECT TOTAL Excl GST

Total :
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#### GHD

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