



# **Development Contributions Plan No. 1, 2005**

**Adopted by Council 13 December 2005  
Operational from 9 January 2006**



# NEWCASTLE CITY COUNCIL

## Development Contributions Plan No. 1, 2005

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# 1. INTRODUCTION & OVERVIEW

## 1.0 INTRODUCTION

The development or redevelopment of an area for residential, commercial or industrial purposes creates a need for public services and facilities such as community facilities, open space and recreation, traffic management, car parking, pedestrian amenities, and drainage. The public services and facilities needed will vary according to the type and scale of development, the characteristics of the area, the relevant population, and the standard and capacity of existing services. The needs created as a result of development relate to the occupiers of that new development, to the existing community affected by the new development, and to the physical effects of development.

Section 94 (s94) of the NSW Environmental Planning and Assessment (EP&A) Act 1979, enables a council to require (as a condition of consent) a contribution towards the provision of public services and facilities needed where it can be shown that the proposed development will, or is likely to, create or increase the demand for such public services and facilities.

## 1.1 WHAT IS SECTION 94?

Section 94 allows councils to collect contributions for future public services and facilities, and/or to recoup costs incurred for public services and facilities which have been provided in anticipation or facilitation of development. It considers the public services and facilities required at full development, and collects contributions from development for the relevant apportionment. The contribution can be a dedication of land free of cost, monetary contribution, material public benefit, or a combination of some or all of the aforementioned.

The basic principles of section 94 are:

- a contribution may be required for the provision of new or additional public services and facilities or to recoup funds already expended in anticipation of development
- the contribution must be 'reasonable'
- contributions are to be used only for the purpose for which they were collected
- financial contributions are to be spent and land dedications are to be made available within a 'reasonable' time
- there must be a demonstrated connection (nexus) between
  - the proposed development and the demand for the new or additional facility
  - the cost of the public service or facility and the amount of contribution
  - the location of the development and the location of the public service or facility
  - the timing of payment of the contribution and the provision of the public service or facility.

## 2. ADMINISTRATION

### 2.0 WHAT IS THIS PLAN CALLED?

This Plan is called:

#### ***Development Contributions Plan No. 1, 2005 ('the Plan')***

It has been prepared under Section 94 of the Environmental Planning and Assessment Act, 1979 and Part 4 of the Environmental Planning and Assessment Regulations.

### 2.1 WHAT AREA IS COVERED BY THIS PLAN?

This Plan is intended to cover the whole of the Newcastle Local Government Area. The City of Newcastle has been broken into contribution catchments with contribution rates determined for each public service or facility within the catchment. The area to which this plan applies is shown on Map 2.1 at the end of this section.

Residential population projections and the public services and facilities required by new development have been estimated for each contributions catchment. Table 2.1 details population estimates for each catchment.

**Table 2.1 City Wide Population Estimates**

<b>Contributions Catchment</b>	<b>1996 Population</b>	<b>Increase Over Period</b>	<b>Timeframe</b>
Blue Gum Hills Contribution Catchment	6,221	9,892	2021
Western Contributions Catchment	24,000	2,214	2014
Inner Newcastle Contributions Catchment	24,904	8,850	2014
Eastern Infill Contributions Catchment	67,068	6,187	2014
City Wide Residual Contributions Catchment	12,549	1,158	2014
<b>Total</b>	<b>134,742</b>	<b>28,301</b>	

This Plan also estimates commercial development anticipated in the Inner Newcastle Waterfront Contributions Catchment for the purpose of levying for contributions towards local open space. Table 2.2 details estimated future commercial development in this area.



**Table 2.2 Estimated Future Commercial Development**

<b>Contributions Catchment</b>	<b>Estimated New Employees</b>	<b>Timeframe</b>
Inner Newcastle Waterfront Contributions Catchment	4,046	2015

## **2.2 WHEN DOES THIS PLAN OPERATE FROM?**

This Plan operates from 9 January 2006 (in accordance with clause 31(4) of the Regulations, this is the date on which Council adoption of the Plan was publicly advised in the local newspaper). This Plan will be reviewed annually and indexed quarterly.

## **2.3 WHAT RELATIONSHIP DOES THIS PLAN HAVE TO OTHER PLANS AND CODES?**

Newcastle City Council previously had four contribution plans in place:

- Section 94 Contributions Plan No.1, 2001
- Section 94 Contributions Plan No. 1 1998
- Plan No.2 Eastern Planning Districts
- Plan No.4 Transport Facilities in Blue Gum Hills

Contributions Plan No. 1, 2001 was repealed on the date this Plan became effective. Contributions Plan No.1, 1998 and Plan No. 2 Eastern Planning Districts were repealed by Contributions Plan No. 1, 2001.

This Plan supplements the provisions of:

- the Hunter Regional Environmental Plan 1989
- Newcastle Local Environmental Plan 2003
- Newcastle Development Control Plan 2005

## **2.4 HOW TO USE THIS PLAN**

This Plan provides the rationale for establishing contributions to be levied on new development. This Plan is structured into two parts:

### **Contributions Plan No. 1, 2005 - Summary**

The Summary is a short version of the Plan and contains administrative details as well as the contribution rate summaries and work schedules for each of the contributions catchments. This information provides easy access to the determined rates and works for each catchment.

### **Contributions Plan No. 1, 2005**

The complete version of the Plan contains the background information and rationale that has established the contributions rates for each catchment. It also contains administrative details as well as the contribution rates and works schedules for each of the contributions catchments.

- **Section 1, Introduction & Overview**, explains what Development Contributions means.
- **Section 2, Administration**, sets out the title of the Plan, its relationship to other Plans, definitions used and the management processes for the collection of contributions.
- **Sections 3-7** relate to the individual contributions catchments. They detail background information and facilities to be provided as well as how these facilities will be funded. Map 2.1 will assist with locating the relevant contributions catchment for your development.
  - **Section 3, Blue Gum Hills Contributions Catchment**
  - **Section 4, Western Contributions Catchment**
  - **Section 5, Inner Newcastle Contributions Catchment**
  - **Section 6, City Wide Residual Contributions Catchment**
  - **Section 7, Eastern Infill Contributions Catchment**
- **Section 8, Section 94 Management** sets out the contribution rates for the Management of Section 94.

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

The purpose of this Plan is to identify the demand for facilities and services as a result of development and to assess the contribution required to provide these public services and facilities. The services and facilities included in the Plan are only those provided through local government, and not those provided by other levels of government.

## **2.6 WHAT ARE THE OBJECTIVES OF THIS PLAN?**

The objectives of this Plan are to:

- provide a comprehensive strategy for the assessment of development contributions
- assist the provision of adequate public services and facilities to meet the needs generated by new development and redevelopment in the City of Newcastle
- assist in the timely and orderly provision of public services and facilities in accordance with the demands of the incoming population
- enable the Council to require, as a condition of development consent, a fair and reasonable contribution, dedication, and/or direct provision for public services and facilities required

- enable the Council to recoup funds which it has spent in the provision of public services and facilities in preparation for new development or redevelopment
- ensure that the existing community is not burdened by the provision of public services and facilities which are needed as a result of new development and redevelopment
- integrate planning of works into future Council budget cycles.

In order to achieve these objectives, this Plan:

- assesses, in conjunction with other supporting documentation, the likely demand for public services and facilities arising from development and redevelopment
- identifies the particular public services and facilities needed
- documents the estimates of costs for providing those public services and facilities
- documents the apportionment of cost (where appropriate) of these public facilities and services to the projected new development or redevelopment
- formally establishes Section 94 contribution rates for residential and commercial development.

## **2.7 HOW ARE WORDS OR TERMS USED IN THIS PLAN DEFINED?**

In this Plan the following words and terms have the meanings set out below:

**“Activity Node”** means an area where commercial, retail and entertainment facilities are focussed.

**“Applicant”** means the person, company or organisation submitting a development application.

**“Augmentation”** means to increase the capacity of an existing facility or service in some way.

**“BGH”** means the area of land described as Blue Gum Hills between Maryland and Minmi inclusive as indicated on Map 1.

**“Consumer Price Index”** means the consumer price index published by the Australian Bureau of Statistics.

**“Contribution”** means the dedication of land, the making of a monetary contribution or the provision of a material public benefit as referred to in Section 94 of the Environmental Planning and Assessment Act, 1979.

**“Contributions Plan”** means a contributions plan referred to in Section 94B of the Environmental Planning and Assessment Act, 1979.

**“Council”** means the Council of the City of Newcastle;

**“DCP”** means the relevant Newcastle City Council Development Control Plan.

**“Developer”** means the person, company or organisation, whether the applicant or owner, authorised by the owner of the land to carry out the development.

**“Dwelling”** see operational Newcastle City Council Local Environmental Plan .

**“EP&A Act”** means the Environmental Planning and Assessment Act, 1979, as amended.

**“EP&A Regulations”** means the Environmental Planning and Assessment Regulations, 2000.

**“Gross Floor Area (GFA)”** means the sum of the areas of each floor of a building where the area of each floor is taken to be the area within the outer face of the external enclosing walls as measured at a height of 1400mm above each floor level excluding:

- Columns, fins walls, sun control devices and any elements, projections or works outside the outer face of the external wall;
- Lift towers, cooling towers, machinery and plant rooms and ancillary storage space and vertical air conditioning ducts;
- Car-parking need to meet any requirements of the Council and any internal access thereto; and
- Space for the loading and unloading of goods.

**“ILAP”** means the Maryland-Minmi Corridor Integrated Local Area Plan (undertaken by BBC Consulting Planners).

**“Infill Development”** is a general term used for new housing in an existing residential area and usually involves the use of a vacant site or the removal of an existing dwelling to enable construction of a larger number of dwellings.

**“LEP”** means a local environmental plan made by the Minister under Section 70 of the EP&A Act.

**“Ped-shed”** means the distance a person can “easily” walk, defining the pedestrian catchment of a place or facility.

**“POM”** means the relevant Newcastle City Council Plan of Management.

**“Public Service or Facility”** means any public service or public facility, as referred to in Section 94 of the EP&A Act, the need for which has been increased or created by development.

**“Recoupment”** means the payment of a monetary contribution to the Council to offset the cost (plus any interest) which the Council has already incurred in providing public facilities in anticipation of development.

**“Serviced apartments”** As defined in the Newcastle Local Environmental Plan 2003.

**“Settlement”** means the payment of a monetary contribution, the undertaking of a work in kind, or the exchange of documents for the dedication of land required as a result of new development.

**“Urban Housing”** means a building or buildings comprising two or more dwellings on an allotment.

**“Waterfront Development”** means any development that occurs within the Waterfront Contributions Catchment as delineated on Map 5.1.

**“Works-in-kind”** has the same meaning as “material public benefit” as referred to in Section 94 (5)(b) of the EP&A, Act and means the undertaking of any work associated with the provision of a public service or facility.

## 2.8 NEXUS

Nexus is the demonstrated connection between development and the need for public service or facility provision. Section 94 requires three types of nexus to be satisfied; causal (what facilities and services), physical (location) and temporal (when to provide). Section 94 sets broad guidelines for levying contributions. The implementation of these guidelines is achieved through Council policies (Local Environmental Plan [LEP], Development Control Plans [DCP] and various studies) which determine the detailed planning of additional public services or facilities required as a result of development.

The main source document in relation to BGH is the Maryland Minmi Integrated Local Area Plan report completed in 1996. This report builds a demographic picture of the corridor based on anticipated development over the next 20 years and the public services and facilities required. This demographic picture will be supplemented by various Council policies and plans (as listed in the bibliography), as well as input from Council officers. Similarly, previous s94 Contributions Plans and their background documents provide the information for the public services and facilities to be carried forward from those plans.

The information used to establish nexus will be explained in the relevant planning catchment for the public service or facility. In each of these instances the Plan demonstrates the connection between:

- the proposed development and the need for the new or additional public service or facility (causal)
- the cost of the public service or facility and the amount of the contribution
- the location of the development and where possible the location of the public service or facility (physical)

- the timing of the payment of the contribution and the provision of the public service or facility (temporal).

## 2.9 HOW ARE CONTRIBUTION RATES INDEXED?

Following adoption of the initial level of contributions in the Plan, the contribution rate, including outstanding contributions until payment is made, will be adjusted each quarter in accordance with the Australian Bureau of Statistics Consumer Price Index (CPI) weighted average of eight capital cities. The most recent published quarter CPI index will be applied. Details of the current level of contributions at any time will be provided in a **Schedule of Current Development Contribution Rates** available from the Customer Enquiry Centre, Ground Floor, Council Administration Centre, Newcastle - telephone (02) 4974 2000. Developers should confirm the exact amount of the contribution prior to payment by contacting the Corporate Counter staff on the above telephone number or by viewing the summary document.

The indexation will be applied using the formula

$$IC = (\text{Current CPI} / \text{Previous CPI}) \times CR$$

where :

“*IC*” is the indexed contribution,

“*Current CPI*” is the most recently published Consumer Price Index Weighted Average of Eight Capital Cities,

“*Previous CPI*” is the Consumer Price Index used in the preceding indexation calculation.

“*CR*” is the applicable contribution rate as set out in the summary,

## 2.10 PAYMENT OF CONTRIBUTION RATES

### When are Development Contributions Payable?

Contributions are to be paid as follows:

- for development applications involving subdivision, payment to be made prior to certification of the plan of subdivision
- for development applications involving building works, payment to be made prior to the issue of a Construction Certificate
- for development applications where no subdivision or building works are involved, payment to be made prior to the commencement of the development, or the use of the land or building as provided for in the development consent.

### **Can Arrangements be Made for Deferred or Periodic Payments?**

Council may agree to the settlement of development contribution payments being deferred or made by periodic instalments. Any such proposal would require the submission of an application under Section 96 of the EP&A Act. In assessing such an application, the Council will consider whether community needs will be prejudiced, and the impact on the operation and management of the Plan.

A Section 96 application seeking deferral or periodic payment of a development contribution shall be made in writing to Council outlining:

- reasons why the Council should approve the application
- the proposed arrangements for the making of payments and the security of all payments (bank guarantee or equivalent)
- why the deferral or periodic payment will not prejudice the efficiency and operation of the Plan or prejudice the community development objectives of Section 94
- length of requested deferral or proposed rate of periodic payment
- how the provision of the public service or facility in accordance with the adopted works schedule will not be adversely affected.

Where the developer intends to provide a bank guarantee as security the following requirements shall be met:

- the amount of the bank guarantee shall be the sum of the total contribution or outstanding contribution at the time of deferring payment, plus interest over the time of deferred payment. The interest rate to be applied will be determined by Council and will be based on the *Average 90 Day Bank Bill Swap Reference Rate*
- the financial institution shall unconditionally pay the guaranteed sum to Newcastle City Council if the Council so demands in writing, not earlier than 6 months from the provision of the guarantee, or at the completion of work, whichever occurs first
- the financial institution shall pay the guaranteed sum without reference to the applicant or landowner or other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent, or the carrying out of development in accordance with the development consent
- the financial institution obligations are discharged when payment to the Council is made in accordance with this guarantee or when Council notifies the financial institution in writing that the guarantee is no longer required
- the guarantee shall not specify an expiry date.

The developer shall be required to pay the accrued interest and any charges associated with the establishment and/or operation of the bank guarantee, including Council's legal expenses.

The Council shall require an appropriate deed of agreement to be executed regarding these matters at the developer's expense. The Council reserves the right to terminate such an agreement at any time and upon written notice to the applicant the contribution will be required to be paid.

### **Can Public Services and Facilities be Provided Directly and in Lieu of Monetary Contribution?**

Council may accept the construction of public services or facilities listed in this Plan to offset a monetary contribution payable under the terms of development consent. Any such proposal would require the submission of an application under Section 96 of the EP&A Act, including full details of the timing and the works-in-kind proposed to be undertaken in lieu. Application needs to be made to Council and approval granted on the basis of a bank guarantee to be entered into prior to the issue of a Construction Certificate. Council will consider the proposal in the context of the purpose and objectives of this Plan together with any particular issues relevant to the public service or facility.

Where the value of the works-in-kind as assessed by Council is less than the value of the contribution the applicant shall be required to settle the balance of the contribution by way of financial contribution and/or land dedication.

Where the value of the works-in-kind exceeds the nominated Section 94 contribution Council may consider:

- offsetting against other category levies dependent upon available funds and future funding requirements
- offsetting future contributions if other lands are available for development
- reimbursement if sufficient funds exist after consideration of future works program and estimated timing of receipts
- reimbursement to the extent of funds received if any of the above cannot be achieved. NOTE: If works-in-kind are undertaken, it is on the agreement that Council will reimburse to the extent of funds received. Reimbursement is limited by the extent that contributing development proceeds.

Land dedications shall be made in accordance with the work schedules within this Plan. All costs of dedication are to be borne by the applicant, and the land must be dedicated in a condition suited for its intended purpose. Appropriate arrangements are to be made to ensure the land is dedicated or otherwise transferred into Council ownership before the required timing of payment.

Council may request or the applicant may offer additional works-in-kind above the value of the contribution required by the development. The value of the additional



works shall be agreed by both Council and the applicant prior to the issue of a Construction Certificate. In such instances Council may either:

- reimburse the applicant the agreed additional costs. This refund may be withdrawn from the relevant contribution fund (if detailed in the contribution plan schedule of works), or
- grant the applicant a 'credit' for the value of the works which are above the required contribution (if detailed in the contribution plan schedule of works), or
- regard the additional works as a material public benefit which is outside the ambit of s94 for which no "credit" is due.

The amounts and terms of credits are to be negotiated in association with the determination of the s.96 application and shall:

- be for the additional value only as agreed by Council prior to commencement of any work
- be used by the applicant to offset relevant contributions where the applicant has further development sites covered by s94 contribution plans
- not be redeemable in cash from the Council, should the applicant choose not to undertake future development
- be considered on merit and on the basis that Council reserves the right to require payment of a monetary contribution or to terminate the works-in-kind agreement should the applicant be unwilling or unable to meet its terms.

Any cash credit held by Council will earn interest and be added to the credit.

### **Reassessment and Waivers (BGH development only)**

Where urban housing development is proposed within a 400 metre ped-shed of an activity node and the surrounding precinct (as defined in ILAP) has reached a target density of 12 dwellings per hectare, Council may consider the waiver of contributions for development within the ped-shed.

Application for consideration of the waiver of development contributions shall be made in writing to Council at the DA stage or in time for the matter to be resolved under s96 of the EP&A Act prior to the nominated payment date for the development contribution. In support of any such application, the applicant shall provide appropriate documentation confirming the current dwelling density within the precinct and within the 400m ped-shed.

## **2.11 CAN THE COUNCIL REQUIRE THE PROVISION OF OTHER PUBLIC SERVICES AND FACILITIES?**

Notwithstanding the requirement for a contribution or contributions to be paid under s94 of the Act, Council is able to require the provision of other public services and

facilities with the determination of a development consent pursuant to s79C of the EP&A Act. These may be, for example, local roads, footpath works, drainage works, cycleway construction, landscaping works or the provision of car parking, etc. Public services and facilities provided to obtain development bonuses under a DCP will not count towards required development contributions.

## **2.12 WHEN WILL THIS PLAN BE REVIEWED?**

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

The contribution levels in the Plan reflect current land market value (all services are available and surrounding land is developed for the purpose it is zoned) and current construction costs. The level of provision of public services and facilities reflects current planning, engineering practice and population trends.

In reviewing this Plan Council's objective is to ensure that the funds received for land acquisition from development contributions are sufficient to fund the purchase of all land Council must acquire, including the land acquisition costs.

## **2.13 FUNDING & MANAGEMENT STRUCTURES**

It is critical that development contribution funds be accurately targeted to ensure no duplication of funding roles. Consequently an appreciation of other funding mechanisms and revenue generation options should be considered to ensure the cost effective provision of public services and facilities. Such options include:

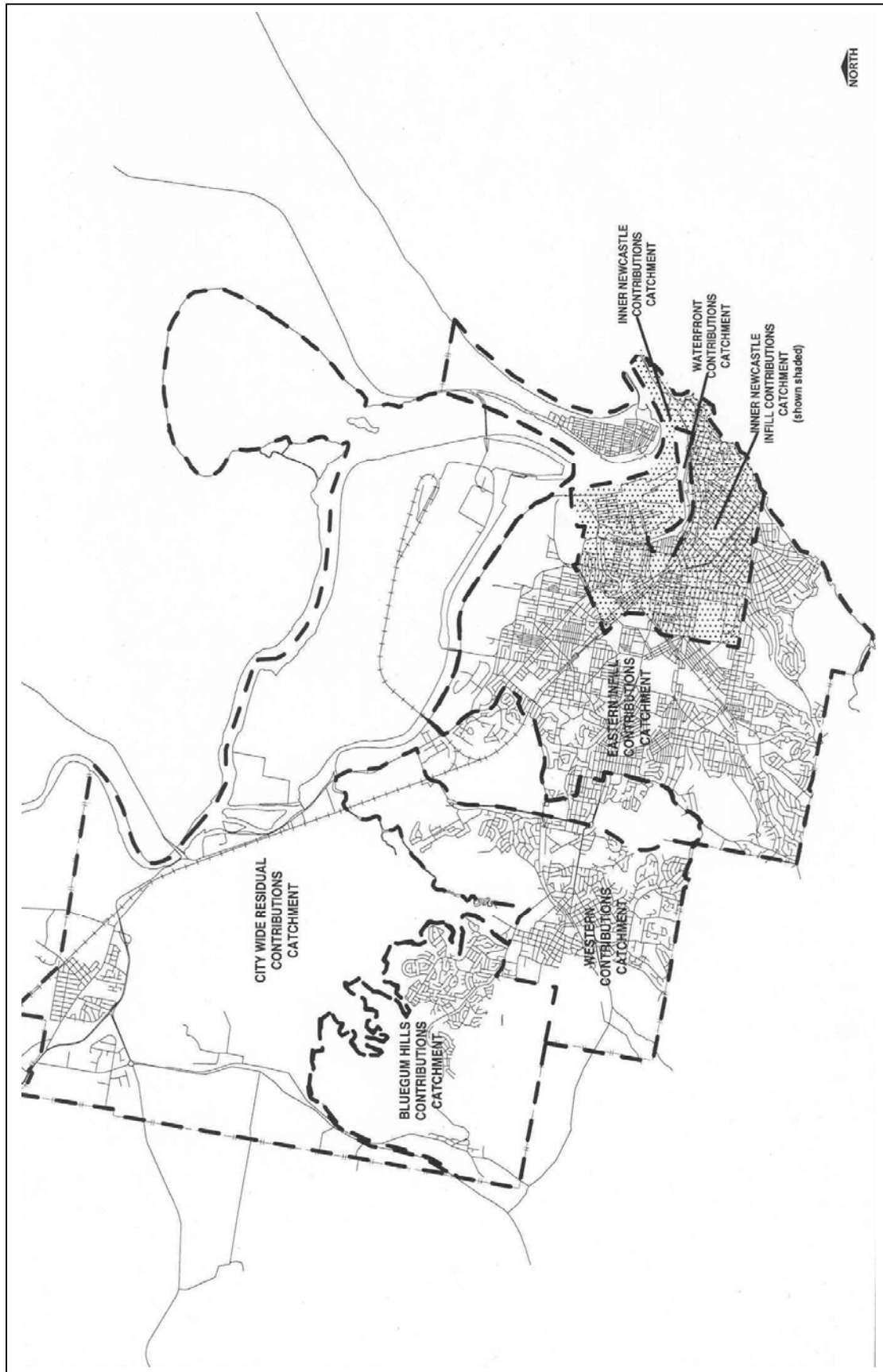
- Use of State and Federal grants.
- Dual use of open space.
- Community use of school facilities. Joint policy between Council and the Department of School Education on the use of school facilities, in and out of school hours.
- User pays – extend existing system to ensure that high-cost minority interest facilities are self-funding.
- Commercial interests – explore options for commercial facilities run or leased out by Council, or opportunities for the private sector to provide public facilities and services.
- Voluntary assistance – for example volunteers engaged in community greening and bushcare programs, which provides local incentive and extends Council's use of funds.
- Maintenance strategies – assess extent to which maintenance levels can be varied according to use of facility and setting. Evaluation of carrying capacity should be considered (perceptual and physical).

This Plan has considered alternate funding sources, however future uncertainty about such sources precludes Council from including them in the Plan. Alternate funding sources will be assessed in future plan reviews.

## **2.14 SUMMARY**

Following is the Residential Contribution Rates and Works Schedule Summary Tables for each Contribution Catchment. The Contribution Catchments are: Blue Gum Hills, Western, Inner Newcastle, City Wide Residual and Eastern Infill. A map detailing the extent of each catchment is included at the end of each section.

MAP 2.1: SECTION 94 CONTRIBUTIONS CATCHMENTS



### 3. BLUE GUM HILLS CONTRIBUTIONS CATCHMENT

#### RESIDENTIAL CONTRIBUTION RATES SUMMARY

Table 3.1 outlines the residential contribution rates applicable under this contribution catchment.

**Table 3.1 Residential Contribution Rates Summary**

Sub Catchment	Category	Per 1-2 Bedroom Dwelling	Per 3+ Bedroom Dwelling / Lot
<b>Maryland &amp; Minmi</b>	Community Facilities	\$1,021	\$1,523
	Open Space & Recreation	\$5,024	\$7,500
	Foreshore Promenade	\$70	\$104
	s94 Management	\$199	\$297
	BGH Place Management	\$140	\$208
	<b>Total</b>	<b>\$6,454</b>	<b>\$9,632</b>
<b>Fletcher</b>	Community Facilities	\$1,412	\$2,106
	Open Space & Recreation	\$5,024	\$7,500
	Foreshore Promenade	\$70	\$104
	s94 Management	\$199	\$297
	BGH Place Management	\$140	\$208
	<b>Total</b>	<b>\$6,845</b>	<b>\$10,215</b>

<b>WORKS SCHEDULE SUMMARY</b>
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**Table 3.2 Works Schedule Summary****Community Facilities**

<b>Location</b>	<b>Facility</b>	<b>Estimated Cost</b>	<b>Estimated Staging</b>
Glendore	Child Care Centre	\$1,007,859	Completed
Fletcher (North)	Neighbourhood Centre	\$1,107,843	2007
Fletcher (North)	Child Care Centre	\$1,437,151	2007
Within BGH / Western Catchment	District Community Centre	\$1,825,279	Approx 70% of total development
Wallsend	District Library Extension	\$7,500,000	Construction commenced 2004
	<b>Total</b>	<b>\$12,878,132</b>	

**Open Space & Recreation**

<b>Location</b>	<b>Facility</b>	<b>Estimated Cost</b>	<b>Estimated Staging</b>
Fletcher (North)	Parklands / Playgrounds	\$4,741,193	2007
Fletcher (South)			
Maryland			
Fletcher (North)	Local Field & Court Based Facilities	\$7,485,464	2009
Within BGH / Western Catchment	District Field & Court Based Facilities	\$4,555,100	2015
Fletcher (South)	Bushland - Wentworth Creek Buffer	\$3,260,000	Approx 80% of total development
Minmi	Bushland	\$2,159,000	
	<b>Total</b>	<b>\$22,200,757</b>	

## **Part A PLANNING PROFILE**

### **3.0 PLANNING DISTRICT PROFILE**

The Blue Gum Hills Contributions Catchment (previously Maryland - Minmi Corridor) comprises approximately 10 square kilometres of land located 15 kilometres west of the Newcastle Central Business District. The area to which this catchment applies is shown on Map 3.1.

The area has been identified as suitable for urban development and is likely to be developed over the next 15 years, depending on wider economic conditions. It is estimated that the area can support a population (including the existing populations at Maryland and Minmi) in excess of 20,000 people (dependent on additional land capability and planning studies).

This area has been the subject of a number of studies which provide base information for the preparation of this Contributions Plan. The main study this Plan draws from is the Maryland-Minmi Corridor Integrated Local Area Plan 1996 (ILAP) which updates the Maryland Minmi Structure Plan 1994. This study has the following objectives:

- the linkage of housing with jobs, transport and services
- the efficient and timely provision of facilities and services which are appropriate to the community, and which can be resourced
- neighbourhoods which facilitate social interaction and provide a focus for community participation
- development which enhances the environment and recognises items of cultural significance
- effective integration of community development strategies with environmental and economic strategies for the area
- efficient and effective provision of alternatives to private motor vehicles, including public transport, walking and cycling.

The strategy for the provision of public services and facilities within this Plan is to treat the corridor as a whole, including the existing suburbs of Maryland and Minmi, as well as the linkages of the corridor to the wider sub-regional network. The provision of services and facilities is based on a model of ensuring that each neighbourhood in the corridor is adequately served with a baseline level of services, as well as, access to district level facilities and services. Each precinct has unique features and opportunities which are taken into account in the development of plans for each precinct.

### 3.1 CHARACTERISTICS OF THE FUTURE POPULATION

#### Development Patterns

Maryland and Minmi are the existing urban areas of the corridor, with a developing population in Fletcher.

The rate of development will be influenced by market conditions which are difficult to predict with certainty. A further complicating factor is the mixed nature of land development economics. Decisions regarding development are made by land owners, land developers and other stakeholders in the private sector, influenced to varying degrees by policies and actions at all levels of government.

Development is expected to occur simultaneously in several locations. Depending on market conditions, high levels of lot production could occur and require accelerated provision of services in those areas. Development will be monitored to ensure that service delivery is timely.

The table below details the projected lots within the existing 2(a) residential zoned land of BGH:

**Table 3.3 Estimated Lot Yields**

Suburb	No. of Lots at Full Development	Population at Full Development
Minmi	400	1,275
Maryland	2,751	8,842
Fletcher	1,899	5,996
<b>Total</b>	<b>5,050</b>	<b>16,113</b>

This Plan estimates occupancy rates at 3.15 people per detached dwelling and 2.11 people per attached dwelling.

#### Demographic Profile

It is expected that the housing development within BGH will attract a population with similar demographic characteristics to the existing population of Maryland. This assumption was made by the ILAP report after consultation with developers. Table 3.4 shows the population projections for the corridor based on 1996 census data:



**Table 3.4 Demographic Profile**

Age	Newcastle Distribution %	Maryland Distribution %	Total
0 - 4	6.17	10.25	1,652
5 - 9	5.99	10.35	1,668
10 - 14	5.56	8.90	1,434
15 - 19	6.74	6.75	1,088
20 - 24	9.64	6.91	1,113
25 - 29	7.86	9.11	1,468
30 - 34	7.59	9.92	1,598
35 - 39	7.27	10.16	1,637
40 - 44	6.67	8.32	1,341
45 - 49	6.22	6.37	1,026
50 - 54	5.14	4.05	653
55 - 59	4.36	2.61	421
60 - 64	4.04	2.12	342
65 - 69	4.65	2.17	350
70 - 74	4.69	1.11	178
75 +	7.41	0.90	144
<b>Total</b>	<b>100.00</b>	<b>100.00</b>	<b>16,113</b>

From the above the following demographic attributes are anticipated for BGH in the foreseeable future:

- a high proportion of young families
- a relatively small aged population. Population aged 65+ accounted for 4% of the BGH population compared to 17% for Newcastle
- a high proportion of children. Population aged 0 - 9 accounted for 21% of the BGH population, which is significantly higher than the Newcastle average of 12%
- a high proportion of youth. Youths (aged 10 - 19 years) represent 16% of the BGH population, which is slightly higher than Newcastle at 12%
- dwellings will be predominantly detached 2, 3, and 4 bedroom houses
- a high proportion of incomes are between \$20,000 - \$50,000
- a high proportion of the population consists of two parent families, often with both parents working
- predominantly first and second home purchases with a similar profile to Maryland, where 57% of households are purchasing their home, 9% are renting, and 29% own their home.

### 3.2 TEMPORAL NEXUS (WHEN TO PROVIDE FACILITIES)

Public facilities and services can be provided as the population reaches specified thresholds, and/or in the early stages of development to facilitate development and provide baseline facilities. Provision for this lies within s94(6) of the EP&A Act 1979. In new release areas such as BGH where very limited facilities exist it is reasonable to expect a number of facilities and infrastructure to be provided in advance, or in the early stages of development .

Development of BGH has been divided into 4 thresholds, each relating to the anticipated population increase representing approximately 5 years of development. The overall development is anticipated to cover a total period of approximately 25 years. It must be appreciated that there is a lag between the approval of a subdivision or development which provides for the increase in population, and the actual times when people can move into new dwellings.

The following lot development estimates are made:

**Table 3.5 Estimated Lot Developments & Year**

<b>Year</b>	<b>Anticipated No. of Lots Developed</b>
1997 (Existing)	2,747
1998 - 2003	500
Balance (2003 - 2021)	1,803
<b>Total</b>	<b>5,050</b>

## **Part B COMMUNITY FACILITIES**

### **3.3 INTRODUCTION**

The Local Government Act 1993 provides Council with a charter to provide directly or on behalf of other levels of government adequate, equitable and appropriate services and facilities for the community, and ensure that the services and facilities are managed efficiently and effectively. Council has an established record in the provision of facilities for community purposes including neighbourhood centres, community halls, senior citizen centres, youth centres and a range of children's facilities. These facilities are distributed throughout the City according to local needs, and the availability of facilities and services provided by other levels of government, non-government and private sectors. In general, Council's role has been to fill the gaps left by these other sectors in the provision of facilities, and provision has been greater in the newer and outer parts of the city. More established inner areas enjoy a greater provision of public buildings provided by other bodies, such as church halls.

The purpose of this section is to establish the community facilities and services required to meet the demands of BGH as the corridor develops and reaches full development (estimated) by 2021. The following assessment is based on the ILAP report, Newcastle City Council Review of Community Facilities report, and advice from Council officers. It will look at facilities already provided, facilities for which s94 contributions have commenced collection, and additional requirements not included in previous contribution plans.

#### **Community Facilities and Services Objectives**

Newcastle City Council has the following community facilities and services objectives:

- provision of adequate and appropriate space for use by the community in suitable locations across the Local Government Area
- provision of venues with the capacity to cater for a range of programs and activities to meet the interests of various groups within the community
- provision of office accommodation from which community support services can be administered
- equity of access to the facilities for community groups and organisations
- provision of necessary space for groups to engage in social, cultural or recreational activities to promote the ongoing development of communities
- recognition of individual requirements of differing communities
- maintain a balance between cost recovery to Council and affordability to users

- identification of the financial and asset maintenance requirements for Council in providing the facilities being identified
- co-location of facilities where appropriate

Community facilities are used by the following broad sections of the community for a variety of activities and programmes:

- aged/disabled
- children
- youth
- cultural
- general

These groups use Council facilities for a range of activities, and have appropriate accommodation requirements. These features include small and large activity areas, meeting rooms, office facilities, storage areas, kitchen facilities, fenced outdoor areas, public transport access and car parking. The newer community facility buildings (multipurpose centres) can meet changing demographic needs, and the diverse needs of the community who may use the venue. Activities held in multipurpose centres can include playgroups, parenting support groups, activities for young people, after school programs, provision of office space for community based support services, vacation care, a range of various support groups, meeting space for different community organisations, special interest groups, skills development courses, social interaction groups and respite care.

An important feature of Council facilities is that community groups can access venues at a reasonable cost throughout the City. With Newcastle's median income levels at \$300 - \$399 per week, this is an important consideration in the provision of space for activities and for groups in accessing space for activities.

### 3.4 COMMUNITY FACILITIES & SERVICES REQUIRED BY BGH

#### Nexus & Industry Standards

The following standards applied by ILAP have been used as a guide to the provision of community facilities:

**Table 3.6 Community Facilities Standards of Provision**

Facility	Standard	Provision at Full Development
Neighbourhood Centre	1:3,500 - 6,000 population	3 - 4 Centres
Multi-purpose Community Centre	1:20,000 population	1 Centre
Youth Centre	1:10,000 - 20,000 population	1 - 2 Centres
Long Day Care	1:10 places (0-4 years)	165 places
Library	1:20,000 population	1 Library

Based on the standards in Table 3.6 the following facilities are required for BGH:

**Table 3.7 Community Facilities Required**

Location/Facility	Built Area	Site Area	Status
Maryland Neighbourhood Centre	360sqm	2,847sqm *	Completed
Glendore Multi-purpose Centre	120sqm		Completed
Minmi Multi-purpose Centre	130sqm		Completed
Fletcher Multi- purpose Centre	300sqm	1,800sqm	Not commenced
<i>Total Neighbourhood/ Community Centre</i>	<i>4 Centres 910sqm</i>		
District Centre	500sqm	2,500sqm	Not commenced
Youth Centre	374sqm	2,847sqm *	Completed
Maryland Child Care Centre	40 places 405sqm	1,469sqm	Completed
Glendore Child Care Centre	50 places 600sqm	2,520sqm	Completed 2001
Fletcher Child Care Centre	40 places 400sqm	1,800sqm	Not commenced
<i>Total Child Care</i>	<i>130 places 1,405sqm</i>		
Library (contribution towards district facility)	1,000sqm	3,000sqm	Construction commenced 2004

\* Maryland Youth Centre and Maryland Neighbourhood Centre are located on one parcel of land totalling 2,847 sqm.

### Neighbourhood Centres

Neighbourhood centres are regarded as either local or district facilities. Local centres service the immediate surrounding area and are frequently 'unstaffed'. District centres tend to be larger, based in a central location and are usually staffed. District facilities can fulfil both local facility requirements (to their immediate area) and district facility requirements. The above suggested facilities would allow for 4 local centres, and a district facility which will meet both local and district requirements.

A new district level facility is required as the current district facility at Wallsend is only capable of providing for minimal future development demand. The Wallsend Pioneers Hall is currently available but is not able to act as a multi-purpose centre. The EP&A Act allows for a district facility to be provided outside the area from which contributions are collected, as long as the issues of nexus and apportionment can be addressed. BGH will need to have access to this facility and it should service the needs of BGH residents. A district level facility is required for each 20,000 population. Since development within BGH is estimated at 16,113, which reaches over 75% of the suggested standard, it would be unreasonable not to supply district level facilities to BGH. If Fletcher (North) is developed as a commercial centre within the corridor it could be economical to augment the local neighbourhood centre to a district facility.

It is important to locate facilities close to initial development to ensure that adequate facilities are available to the population. District facilities can be delayed until a fair proportion of development has taken place, with local facilities providing assistance until district level facilities can be provided. The up-front provision of district facilities is costly due to the large capital requirements and associated interest charges on borrowed funds, which apply when facilities are provided in advance of contribution receipts.

Facilities need to be linked by a public transport and movement system including walking and cycling, to cater for residents with limited access to a vehicle. Co-locating facilities is beneficial to minimise duplication of resources and costs. For example a building which contained a public library and a neighbourhood centre could share entrance space, car parking, open space and centre support staff, reducing capital and operational costs. Other advantages include easier access for people using more than one service, and closer co-operation and co-ordination between providers producing more complementary services. Possibilities for future co-location of buildings will be investigated closer to provision of facilities.

### **Library Facilities**

In 1997 Council engaged Australia Street to undertake the Wallsend Library Scoping Study. This study sought to define the scope, location, form and cost of an information and cultural resource centre to serve the Western Planning Districts of Newcastle, including Wallsend and the surrounding suburbs of BGH.

The study found a population of 20,000 required an area of not less than 630 sqm. The present floor area in Cowper Street Wallsend Branch Library is 110 sqm, which is insufficient for the existing Wallsend residents, and provides no spare capacity for BGH development.

Council estimates the population to be served over the next ten (10) years is in the order of 35,000 people (not 20,000 as the Scoping Study identified). A service point constructed for this size population would need to be 1,000 - 1,200sqm depending on the number and range of cultural service demands it may be required to meet. The 1,000sqm is considered a minimum. Council has used these estimates to determine a library contribution rate per person.

The Wallsend Library commenced construction in 2004. Contributions raised under the repealed Plan No.1 for a library at Maryland will be carried forward to Wallsend Library facility to meet the demands of BGH development. The Wallsend Library will service the needs and be accessible to BGH residents.

### **Youth Services**

Council provides one centre within BGH which primarily focuses on programs and activities for young people. Located at Maryland, the centralised venue offers a range of opportunities for entertainment and skills development, including music, a major issue identified by the young people in the community. The Youth Centre achieves a utilisation rate of 85% and contains office space which is staffed with

funding from the State Government, and use includes children and parenting programs. The Youth Centre was located adjacent to the neighbourhood centre to promote the best utilisation of limited space in the area.

A balance between local venues and a major centralised centre needs to be maintained as limited available income is a major issue for young people. The local needs of young people will continue to be catered for in multipurpose centres. This should be actively encouraged in preference to a facility which caters for young people exclusively. As such the existing Youth Centre will meet the local needs of BGH and is within ILAP standards.

Council established a temporary youth venue in Hunter Street Newcastle in March 2000. This venue was used by both Newcastle local government residents, as well as residents of other Local Government Areas. This Plan will levy for furniture and equipment required to establish the Hunter Street venue. Apportionment between Newcastle and other Local Government Areas has been taken into account. Contributions are based on a cost per person with new development across the city contributing their portion.

Subsequently, Council has moved the youth venue to the School of Arts building in Wolfe Street, Newcastle. The costs associated with the Wolfe Street venue have exceeded those for the Hunter Street venue. This plan will levy as per the costs associated with the Hunter Street venue.

### **Child Care Centres**

Recent policy changes at Federal Government level have impacted on the demand for some child care services. The situation will require ongoing monitoring to ensure facilities are used to meet changing child care requirements. Child care can be either long day care, occasional care or pre-school, with demand varying for each type. Due to the specialised nature of the design of these facilities they cater exclusively for children and are not accessed by other sections of the community. It is intended that building designs will try to incorporate flexibility to meet changes in demands.

ILAP standards allow for 165 places for Maryland, Windy Hill, and Fletcher. Table 3.7 details the child care facilities (130 places) to be provided by Council. In addition to Council facilities a privately operated centre at Maryland offers 30 places, bringing the total to 160 places. Allowance has been made for further private child care centre opportunities.

### 3.5 PUBLIC ART

In 1997 Newcastle City Council adopted a Public Art Policy and is committed to developing an integral strategy and policy for the ongoing provision of public art in the City. It is becoming clearer that the future development of Newcastle is going to depend more on its environmental and cultural assets than on its traditional industrial base. Public art is an important element in providing a 'sense of place', enhancing urban design and improving the 'liveability' of our city.

There are a number of basic principles underlying the Public Art Policy:

1. Enriching Residents' Lives

Council recognises that the daily lives of Newcastle residents and visitors can be significantly enriched and livened through the presence of high quality works of contemporary art and craft in the city's public places. The community is acknowledged as being one of the central reasons for the commissioning of works of art for public places.

2. Consciously Creating a "Newcastle-Specific" Sense of Place

Council accepts that a significant involvement by artists, craftspeople, and/or communities working to site-specific briefs will palpably enrich the areas' public environment beyond what good urban planning, architecture, and landscaping can achieve on their own.

3. Formulating "Model Project" Programs for Development of Newcastle Artists' Skills and Experience

The creation of 'model project' programs by Council supporting the creation of commissioned works of art and craft will continue to provide essential opportunities for professional artists, craftspeople, and communities to grow in skills and capabilities without which the cultural development of Newcastle region will be significantly lessened.

4. Honouring Local Aboriginal Heritage and Culture, Both Historical & Contemporary

Newcastle's Public Art Program is one of a number of pro-active means by which Council is determined to pay tribute to, increase understanding in Council residents, and increase exposure of the community and visitors to both the past heritage and history of indigenous people in and around Newcastle, as well as their contemporary culture.

5. Interpreting, Supporting, and Strengthening Council's Overall Policies Toward Environmental Sustainability in the Newcastle Community

As cultural originators and interpreters, artists and craftspeople can have a strong and effective role in exploring a community's identity in terms of environmental sustainability.



It is essential that Council's Public Art Program actively encourages artists, craftspeople, and designers to contribute to the expression and strengthening of the community's innate awareness that its future lies in careful and conscious decision-making. This decision-making is based on awareness of the total connectedness and interdependence of all aspects of its economy, use of resources, waste management, community development, and cultural life.

Council has determined that in all major applications for subdivision and development of commercial and retail properties it will actively encourage voluntary contributions by developers for the inclusion of public art works, equivalent to at least 1% of the total value of the development. This Plan has applied this requirement to all capital works funded through this Plan greater than \$250,000. The amount allocated to public art per project is detailed in each relevant works schedule.

### **3.6 APPORTIONMENT**

Apportionment is an important aspect of Section 94 and it ensures that the developer is charged a fair contribution towards the provision of facilities and services, based on the portion of demand actually created by the development.

The proposed community facilities detailed in Table 3.8 are designed to be accessible and meet the demands of the future BGH population. The facilities are not designed as a 'regional facility' which may be used by people from outside the Local Government Area. Table 3.8 details facilities required by the BGH development with 100% apportionment. BGH works not completed under the repealed Section 94 Contributions Plan No.1, 2001, and the respective contributions collected, will be carried forward into this Plan.

Table 3.9 details the total library facilities required for a population of 35,000 with a contribution rate per person determined. BGH development will contribute their respective portion.

Table 3.10 refers to the proposed neighbourhood centre at Fletcher. Fletcher is estimated to contain 5,996 people which requires one neighbourhood centre, with 100% apportionment to Fletcher development.

Development within Maryland and Minmi will pay contributions under Table 3.8 and Table 3.9. Development within Fletcher will pay contributions under Table 3.8, Table 3.9, and Table 3.10.

Carried forward funds (from the repealed Plan No.1) and contributions under this Plan (assuming development targets are reached) will be insufficient to fund the scheduled works. Council will be required to fund the remaining balance. Works funding sources are detailed in Table 3.11.

### 3.7 CALCULATION OF CONTRIBUTION RATES & WORKS SCHEDULE

Calculation of the community facilities contribution rate requires consideration of the following:

- apportionment to new versus existing development
- contributions previously collected under s94
- timing of provision (if prior to receipt of contributions interest will need to be calculated).

**Table 3.8 Glendore Child Care Centre, Fletcher (North) Child Care Centre, District Community Centre**

#### Glendore Child Care Centre - Completed

Item	Cost (\$)
Land acquisition	\$229,400
Construction Cost	\$778,459
<b>Total Actual Cost</b>	<b>\$1,007,859</b>

#### Fletcher (North) Child Care Centre

Item	Cost (\$)
Land acquisition - 1,800m <sup>2</sup>	\$406,000
Building cost - 400m <sup>2</sup> (includes site preparation)	\$796,545
Car parking	\$18,000
Fit-out	\$60,000
Project Management	\$91,301
Contingency	\$56,000
Public art (1% of total project)	\$9,305
<b>Total Estimated Cost</b>	<b>\$1,437,151</b>

#### District Community Centre (Location to be determined)

Item	Cost (\$)
Land acquisition - 2,500m <sup>2</sup>	\$560,000
Building cost - 400m <sup>2</sup> (includes site preparation)	\$959,299
Car parking	\$31,500
Fit-out	\$85,000
Project Management	\$112,063
Contingency	\$66,000
Public art (1% of total project)	\$11,418
<b>Total Estimated Cost</b>	<b>\$1,825,279</b>

#### Total of above centres

<b>Total Cost</b>	<b>\$4,270,289</b>
Total Population	16,113
Contribution per person	\$266
Contribution per 1-2 bedroom dwelling	\$561
Contribution per 3+ bedroom dwelling / lot	\$838

**Contribution Rate Formula for Glendore & Fletcher (North) Child Care Centres and District Community Centre**

$$\begin{aligned} \text{Contribution rate per dwelling} &= \frac{\text{Total Facility Cost}}{\text{Total Population}} \times \text{Occupancy per dwelling} \\ \text{Contribution rate per 1-2 bedroom dwelling} &= \frac{\$4,270,289}{16,113} \times 2.11 \text{ people} = \$561 \\ \text{Contribution rate per 3+ bedroom dwelling / lot} &= \frac{\$4,270,289}{16,113} \times 3.15 \text{ people} = \$838 \end{aligned}$$

**Table 3.9 Library Facilities - Construction commenced 2004**

Item	Cost (\$)
Land acquisition	\$0
Construction Cost	\$7,500,000
<b>Total Estimated Cost</b>	<b>\$7,500,000</b>
Total Population	35,000
Contribution per person	\$214
Contribution per 1-2 bedroom dwelling	\$453
Contribution per 3+ bedroom dwelling / lot	\$675

**Contribution Rate Formula for Library Facilities**

$$\begin{aligned} \text{Contribution rate per dwelling} &= \frac{\text{Total Facility Cost}}{\text{Total Population}} \times \text{Occupancy per dwelling} \\ \text{Contribution rate per 1-2 bedroom dwelling} &= \frac{\$7,500,000}{35,000} \times 2.11 \text{ people} = \$453 \\ \text{Contribution rate per 3+ bedroom dwelling / lot} &= \frac{\$7,500,000}{35,000} \times 3.15 \text{ people} = \$675 \end{aligned}$$

**Table 3.10 Fletcher (North) Neighbourhood Centre**

Item	Cost (\$)
Land acquisition - 1,500m <sup>2</sup>	\$422,500
Building cost - 300m <sup>2</sup> (includes site preparation)	\$496,920
Car parking	\$22,500
Fit-out	\$60,000
Project Management	\$60,738
Contingency	\$39,000
Public art (1% of total project)	\$6,184
<b>Total Estimated Cost</b>	<b>\$1,107,843</b>
Total Population	5,996
Contribution per person	\$185
Contribution per 1-2 bedroom dwelling	\$390
Contribution per 3+ bedroom dwelling / lot	\$583

**Contribution Rate Formula for Fletcher (North) Neighbourhood Centre**

$$\text{Contribution rate per dwelling} = \frac{\text{Total Facility Cost}}{\text{Total Population}} \times \text{Occupancy per dwelling}$$

$$\text{Contribution rate per 1-2 bedroom dwelling} = \frac{\$1,107,843}{5,996} \times 2.11 \text{ people} = \$390$$

$$\text{Contribution rate per 3+ bedroom dwelling / lot} = \frac{\$1,107,843}{5,996} \times 3.15 \text{ people} = \$583$$

**Table 3.11 Community Facilities Funding Sources (Excluding Citywide youth venue)**

Item	Dollars (\$)
Total Funds required for facilities within this Plan	6,198,864
Funds levied under repealed contributions plans	3,800,169
Funds under subsequent plans	367,494
Required funds	2,031,201

**Table 3.12 City Wide Youth Centre**

Item	Cost
Furniture & Equipment	\$ 124,900
Current youth population	29,231
Current youth users (intra and inter LGA)	43,000
Apportionment - Newcastle LGA (%)	68%
Apportionment - Other LGAs (%)	32%
Expected population increase across the LGA	28,301
Contribution per person	\$3.00
Contribution per 1-2 bedroom dwelling	\$7
Contribution per 3+ bedroom dwelling / lot	\$10

**Formula for City Wide Youth Centre Apportionment**

$$\text{Inter (Non) LGA} = \frac{\text{Total Users} - \text{Newcastle LGA users}}{\text{Total Users}} = \frac{43,000 - 29,231}{43,000} = 32\%$$

$$\text{Newcastle LGA} = \frac{\text{Newcastle LGA Users}}{\text{Total Users}} = \frac{29,231}{43,000} = 68\%$$

$$\begin{aligned} \text{Contribution rate} &= \frac{\text{Total cost}}{\text{Expected population increase across the LGA}} \times \text{Apportionment} \times \text{Occupancy rate} \\ \text{Contribution rate per 1-2 bedroom dwelling} &= \frac{\$ 124,900}{28,301} \times 68\% \times 2.11 = \$7 \\ \text{Contribution rate per 3+ bedroom dwelling / lot} &= \frac{\$ 124,900}{28,301} \times 68\% \times 3.15 = \$10 \end{aligned}$$

**Table 3.13 Community Facilities Contribution Rates**

<b>Community Facilities Contribution Rate</b>	<b>Per 1-2 bedroom Dwelling</b>	<b>Per 3+ Bedroom Dwelling / lot</b>
Maryland & Minmi (Table 3.8, 3.9 & 3.12)	\$1,021	\$1,523
Fletcher (Table 3.8, 3.9, 3.10 & 3.12)	\$1,412	\$2,106

### 3.8 TIMING OF PROVISION OF FACILITIES

It is estimated that local community facilities will be provided once 50% of Fletcher lots have been developed, with district library and district community centre provision at 70% - 80% development of BGH. This allows for local facilities to meet initial residential demand with district facilities provided closer to full development. This reduces the need for large scale up-front works which can attract large loan costs. The Fletcher (North) Child Care Centre is planned for construction in 2007. All timeframes will be reviewed annually.

The following timetable is proposed for the provision of community facilities:

**Table 3.14 Timing of Community Facilities**

<b>Facility</b>	<b>Timing</b>
Glendore Child Care Centre	2000
Fletcher (North) Neighbourhood Centre	2007
Fletcher (North) Child Care Centre	2007
District Community Centre	2007
District Library	Construction commenced 2004

## **Part C OPEN SPACE & RECREATION**

### **3.9 INTRODUCTION**

Open space refers to a variety of areas where people go for outdoor recreation. These can range in setting, size and complexity (bushland, sporting fields, pocket parks, etc). Recreation is considered to be a voluntary leisure activity undertaken primarily for pleasure and satisfaction. Each member of the community has a number of specific recreation needs. The challenge for Council is to understand the full range of community needs and to provide, over time, a diverse range of recreational opportunities to meet such needs.

The needs of young people vary with age. Children less than 6 or 7 years of age are generally under the control of their parents. Formal fixed play equipment is appropriate for this age group. Pre-schoolers are often the primary users of playground equipment, even though the equipment is designed for older children.

Seven to eleven year olds require independence and prefer activities which involve natural features. Vegetation is central to many preferred activities, providing opportunities for secrecy and privacy.

The pre adolescents, aged between 11 - 15 are not well catered for in the existing formal parks, outside of organised sporting activities. Open space areas can be designed to provide meeting places and sitting areas where people can meet in safety, yet with a degree of privacy.

### **3.10 OPEN SPACE & RECREATION OBJECTIVES**

In order to meet the open space and recreation requirements for BGH, and meet the nexus requirements of s94 legislation, it is the purpose of this Contributions Plan to take a strategic approach to the levying and apportionment of s94 contributions. This approach is based on the following key criteria:

- reflecting anticipated demand and preferences
- being qualitative as well as quantitative in nature
- matching existing levels of provision
- being compatible with current trends in open space planning
- meeting accepted accessibility criteria.

Council has the following goals for open space and recreation:

- Develop an open space system that creates a definite character and theme for the area, and which encourages a sense of identity and ownership within the community. Green spaces between areas of development should be maintained to retain the aesthetic and environmental value of the area.

- Protect and retain existing remnant areas of bushland as core areas for habitat and aesthetic values. Ensure the retention of wildlife movement corridors and the inclusion of wildlife protection measures.
- Provide for a range of active/passive recreational opportunities and ensure that facilities are of a high standard. Recreational needs at local, sub-regional and regional levels should be considered in assessing the demand and nature of facilities to be provided.
- Use easements and corridors for both access and open space/recreational facilities (dual use).
- Protect and enhance wetlands.
- Provide opportunities for community involvement in the management of open space areas.
- Relate recreation and open space facilities to other forms of land use, such as commercial and educational facilities.
- Encourage access to recreational and open space facilities by a variety of modes of transport.
- Develop a recreation and open space plan that is responsive to the needs of diverse groups in an efficient manner.
- Develop strategies to ensure the timely provision of appropriate recreation and open space facilities.
- Ensure that recreation and open space planning is integrated with urban development in such a way as to provide accessibility to open space and in turn the open space system should enhance the environment.
- To provide recreation and open space facilities which are accessible and integrated with other forms of urban land use and urban designs.
- To recognise the role of the private sector in the provision of open space facilities, and incorporate this in strategic planning.

Planning of open space is experiencing important changes. The major change is the shift from the *standards-based* approach (where a specified quantity of open space is provided per person) towards the *needs-based* approach (where the specific needs of the community and the environment are addressed). This approach recognises that because the character of each community and the nature of the surrounding land vary significantly, each community has different needs. It is also recognised that planning should focus on providing quality open space areas with a diversity of recreational experiences. It has been found that simply maintaining a specified quantity of open space does not meet the community's recreational needs.



The first step in assessing anticipated demand is to analyse expected growth and community type. As can be seen in the population profile provided at Table 3.4 the corridor anticipates a population between 16,000 - 17,000, with a high proportion of young families, children aged 0-9, and youth. This population composition will have a high demand for open space and recreation facilities.

New release areas such as BGH do not have an existing community from which to assess open space and recreation needs. As a result, future community needs can best be determined through relevant surveys and studies, and advice from Council officers. In recognition of this Council engaged Hassell Pty Ltd in 1995 to prepare an open space and recreation plan for the City of Newcastle. This Plan builds on a study undertaken jointly by Newcastle and Lake Macquarie City Councils in 1987 and covers the broader issues of leisure and recreation needs, rather than just open space.

For the purposes of this study, the demand for open space and recreation facilities has been assessed in two ways. Firstly, a series of workshops, interviews and focus groups were held with various sectors of the Newcastle community. Secondly, community surveys were conducted on a sample of Newcastle residents and school children to ascertain their satisfaction with existing facilities. A further study which targeted sporting groups in the Newcastle Local Government Area was also undertaken, to gauge their needs and level of satisfaction with existing facilities.

The findings resulting from the study are:

- Responses called for a wider mix of quality sport, recreation and leisure facilities, to be located within reach of the wider population.
- The provision of facilities for youth, particularly those aged between 10-19, which are not sport related is an issue which is not adequately addressed at this time. Providing informal spaces which include facilities such as adventure playgrounds and “rough” area (ie. not highly serviced) may meet some of these needs, and is particularly important in the western areas, which are remote from the beach/foreshore and its associated open space facilities.
- The responses from the Newcastle survey indicate a level of participation in organised sport at 27%. This is very similar to the national figure and almost identical to the figure for New South Wales of 27.8% (ABS, 1995)
- The importance of walking to the local community was highlighted. The increasing emphasis on health and fitness and maintenance of a healthy lifestyle, combined with the low cost of walking and other similar activities has implications for open space provision. Council needs to consider the provision of attractive, interesting, safe and accessible areas of linked open space.

From this study, and Council’s open space and recreation objectives (outlined earlier), Council proposes to meet the needs of BGH through its adopted open space and recreation hierarchy.

### 3.11 OPEN SPACE & RECREATION HIERARCHY

Open space is categorised as either local or district. Local referred to parklands less than 2 hectares, with district facilities referring to areas greater than 2 hectares. Available balances carried forward from CP No.1 will apply what was “local” contributions to parklands, and what was “district” contributions to local sports fields.

Newcastle City Council has adopted an alternative open space hierarchy with suggested facility sizes:

- Playgrounds (within parklands)
- Parklands (0.5 ha)
- Local level sports (4ha)
- District level sports (10ha)
- Bushland
- Scenic protection.

The publication “Outdoor Recreation and Open Space Planning” (Department of Planning, 1992) recommends that the catchment for local and district reserves be based on accessibility criteria rather than population numbers. It suggests the following criteria:

District Facility: Typically one Local Government Area where users will normally not drive more than 15 - 30 minutes.

Local Facility: Catering to a local area where users predominantly walk or cycle to use the facility.

The adequacy of local facilities can generally be summarised as a function of:

1. Accessibility.
2. Area.
3. Facilities.

From this model and Council’s open space and recreation hierarchy Council has developed the following standards which will be applied in BGH.

**Table 3.15 Open Space & Recreation Hierarchy Standards**

**Playgrounds**

CATEGORY	SIZE	LOCATION	FACILITIES REQUIRED
Playground	<p>Generally within a parkland with a minimum area of 3,000sqm and a minimum dimension in any direction of 50m.</p> <p>Unencumbered by floodway, gross pollutant traps etc.</p>	<p>Within 500m of residences having regard for equity and distribution, as well as reducing car dependence. (Playgrounds Plan of Management 1998, Department of Planning 1992)</p> <p>Within 250m of neighbourhood activity centre (Council Officer specification). Where shops, playing fields and primary schools are usually located (Canberra Landscape Designs).</p> <p>Preferably natural features such as trees.</p> <p>Mounding no greater than 1 in 4.</p> <p>Natural landscape features such as a group of mature trees, a rocky outcrop, water play or attractive viewing area.</p> <p>Casual surveillance possible. Assists in reducing vandalism.</p> <p>Not in locations affected by stormwater surcharge.</p> <p>Above the 20 year Annual Exceedance Probability (AEP).</p> <p>Setbacks: 20m from residential, roads, water course, engineering structure, bike tracks and playing fields.</p>	<p>Flat area with maximum 5% fall.</p> <p>Seats/bins</p> <p>Tree planting</p> <p>Grassed and sheltered open space</p> <p>Shelter</p> <p>Constructed play items generally for children 0-9 years</p> <p>Linked by pedestrian/cycle paths</p>

**Parklands**

CATEGORY	SIZE	LOCATION	FACILITIES REQUIRED
<p>Picnic area, cleared useable areas for passive outdoor activities.</p> <p>Meeting teenager needs.</p>	<p>Not less than one parcel of 0.5ha on slopes 0-5% (flat to 1 in 20).</p> <p>Department of Planning (1992) recommends a minimum open space area of 0.5ha for new release areas due to increased maintenance cost and reduced useability for areas smaller than this.</p> <p>Minimum dimension of 50m.</p>	<p>Within 500m of residents.</p> <p>Selection of sites to maximise areas of high natural landscape quality. Take advantage of existing features and open space links.</p> <p>Attractive views preferred.</p>	<p>Can contain playgrounds.</p> <p>Shared pedestrian/cycle paths as necessary to enable use and to connect green spaces.</p> <p>Planting of vegetation as appropriate to the site.</p> <p>Furniture such as seats, shelter, bins as appropriate to the site.</p> <p>Formalised safe street crossings as appropriate.</p> <p>Pedestrian bridges where necessary to provide safe access for pedestrian/cycle linkage and for maintenance.</p> <p>Tap/water supply.</p> <p>Signage.</p>

**Local Level Field & Court Based Facilities**

CATEGORY	SIZE	LOCATION	FACILITIES REQUIRED
<p>Local Level Sports</p> <p>Playing fields and court based activities</p>	<p>2.5 ha of playing field</p> <p>3.8 ha total area</p> <p>Land to provide playing fields should have a minimum area of 4ha (Council Officer specification)</p> <p>Land to provide courts should have a minimum area of 0.5ha (Council Officer specification)</p>	<p>1km maximum from residential development</p> <p>1km maximum from school site</p> <p>Preferred adjacent to primary school and local shopping</p> <p>Orientation North/South +35deg East - 20deg West</p> <p>Goal posts not to be located directly adjacent to roads</p> <p>Provide a court site preferably within 250m of neighbourhood centres (Council Officer specification)</p> <p>Fields and courts together where possible</p>	<p>Lighting to training standard only.</p> <p>Two rugby sized fields, plus 1 cricket, plus 1 oval if possible</p> <p>On-street parking (in accordance with Sports Policy 1998)</p> <p>Drinking fountain near car park</p> <p>Amenities building (containing change room, store room, kiosk and toilets)</p> <p>Informal spectator seating areas. Covering possible at low level by user.</p> <p>If adjacent to a school it may be possible to share amenities</p> <p>Tree planting behind goal posts at either end desirable</p> <p>1 - 2 courts</p>

**District Level Field & Court Based Facilities**

CATEGORY	SIZE	LOCATION	FACILITIES REQUIRED
<p>Field/Court based</p> <p>ACT Office Of Sport &amp; Recreational suggest district playfields per 16,000 - 20,000 population.</p> <p>Rugby union, league, netball and cricket are the four largest sports in Newcastle</p> <p>All four associations have requested a need for further grounds west of Newcastle</p> <p>Recreation Service Strategy identified the service provision need for district sports in BGH.</p> <p>ILAP raised the possibility of a district level recreation facility for a range of sporting activities.</p>	<p>1 x Basic Sports Unit (BSU) = 3.25ha</p> <p>Total area 8 - 12ha</p> <p>A minimum of 10ha is recommended to allow for the grouping of fields/courts and provision of associated infrastructure. (Council Officer specification)</p>	<p>Near a high school</p> <p>Can use sites below 1 in 100 year Annual Exceedance Probability (AEP), but above 1 in 2 year AEP</p> <p>Grade 1 in 70 minimum</p> <p>Can use landfill sites</p>	<p>2 x BSU required</p> <p>1 x BSU = 2 rugby/soccer fields or 4 hockey or 1 AFL or 36 netball</p> <p>Buffer of 10 - 40 m all around</p> <p>Parking for 70 cars</p> <p>Drinking fountain near car park</p> <p>Covered seating area (150 people) - optional</p> <p>Optional to provide play equipment and barbeques Could provide litter bins/seats</p> <p>60 -70% of area is fields/courts</p> <p>30 - 40% of area is buffer 'landscaping' etc</p> <p>Lighting competition standard</p> <p>Irrigation</p> <p>Amenities - 500 square metres. (includes kiosk, change rooms, toilets, store room)</p>

### 3.12 PARKLANDS & PLAYGROUNDS

#### Nexus

Council's Linking Plan (1996: p18) states that Council's major direction for playgrounds is 'to provide equitable access to high quality city wide playground facilities that offer safe but challenging play opportunities. These facilities where possible and practicable should offer sun protection and be designed so that a full range of age groups may be catered for across the city'.

Playground users are generally grouped into two or three age groups. The more current approach in planning and designing for play spaces is to target children in three groups: toddlers (0-5), juniors (5-10 years) and young teens (10-15 years). The anticipated BGH population within these age groups demonstrates a high demand for playgrounds.

**Table 3.16 Playground User Demographics**

Age	Newcastle Proportion % 1996	BGH Proportion % Anticipated
0-4	6.17	10.25
5-9	5.99	10.33
10-14	5.56	8.90

Council's objective of providing challenging and interesting playgrounds that foster children's creative and adventuresome play, needs to be balanced with its obligation to minimise potential hazards in structured play environments. Council has a statutory responsibility to provide equipment and facilities that meet relevant Australian Standards (AS1924 1981: Playground Equipment for Parks, Schools and Domestic Use, AS NZS 4422 1996: Playground Surfacing Specification Requirement and Test Method).

Generally designated local playgrounds need to be easily accessible on foot from surrounding residential areas. Council's Plan of Management 1998 aims to provide where practicable, a local playground in each community within a 5 - 10 minute walk of residents. Playgrounds should be accessible to people pushing strollers and prams. Site planning and design for new installations should maximise opportunities for access by children and carers including those with disabilities.

Appropriate facilities increase the usage of playgrounds by providing carers and family groups with comfortable and sociable places to supervise children's play. Local playgrounds are intended to service local residents and provide basic associated facilities like seating, tables and a bubbler.

The community and Council are increasingly aware of the dangers of sun exposure particularly for young children. Council has an obligation to provide some form of shade shelter near playgrounds for both health and comfort reasons (Newcastle Sun Protection Policy). Playground construction costs in this Plan incorporate provisions for shade.

Council aims to provide multi-use areas that cater for people of varying age groups and fulfil more than one need (recreation experience) at a time. This Plan proposes to locate play equipment within local parklands (where this is topographically possible) which reduces initial capital expenditure and recurrent maintenance costs, lengthens average stays, allows children of different age groups to interact, and allows for local kick-around space. Given the standards detailed in Table 3.15 for parklands and playgrounds the following schedule of works shall apply:

**Table 3.17 Parklands Schedule of Works**

Item	Cost (\$)
<i>Fletcher North</i>	
Land acquisition (15,000m <sup>2</sup> )	\$2,705,240
Augmentation - 3 parklands	\$300,000
Public art (1% of total project)	\$30,053
<i>Fletcher South</i>	
Land acquisition (10,000m <sup>2</sup> )	\$1,390,000
Augmentation - 2 parklands	\$200,000
Public art (1% of total project)	\$15,900
<i>Maryland</i>	
Land acquisition - land currently available	\$0
Augmentation - 1 parkland	\$100,000
Public art (1% of total project)	\$1,000
<b>Estimated Total Cost</b>	<b>\$4,741,193</b>

**Augmentation of each parkland anticipated include:**

Item	Cost (\$)
Survey	\$5,000
Design	\$5,000
Site preparation/earthworks	\$5,000
Taps and water supply	\$5,000
Tree planting	\$15,000
Drinking fountain	\$1,500
Barbeque	\$12,000
Picnic shelters	\$10,000
Informal seating	\$5,000
Signage	\$1,500
Playground equipment	\$25,000
Construction feasibility	\$5,000
Design feasibility	\$5,000
<b>Total</b>	<b>\$100,000</b>



## Reasonableness

Table 3.18 shows the playgrounds that are currently provided in the corridor.

**Table 3.18 Playgrounds Schedule of Works**

Suburb	Location of Playground
Maryland	Beauford Avenue Reserve (include McNaughton Avenue Reserve)
	Bernborough Avenue Park
	Fletcher Park
	Grange Avenue Reserve
	Shortland Close Reserve
	Kariwarra Street Reserve
	Callan Avenue Reserve
Fletcher	Oak Close Reserve - Nikkinba Ridge
Minmi	Woodford Street
	McInnes Street

Suburb	Estimated Population at Full Development	Total Existing Parklands	Proposed Parklands	Population Per Parkland
Minmi	1,275	2	0	638
Maryland	8,842	7	2 (one to be funded from previous contributions Glendore, and an additional playground for further Maryland development - around Hards Avenue)	983
Fletcher	5,996	1	5	999
BGH Average	16,113	10	7	948
Newcastle Average	133,686	143	Not applicable	935

Given the average population per playground within BGH is higher than the remaining Local Government Area, the proposed playground provisions are reasonable.

## **Timing of Facilities**

Playgrounds are provided for the immediate surrounding residents and should be provided when approximately 50% of residential blocks have been developed, at which time a demand for such facilities is experienced. The up-front provision of playgrounds is not preferred by Council as they can be at risk to vandalism. Given this playgrounds are likely to be built in 2007.

### **3.13 LOCAL LEVEL FIELD AND COURT BASED FACILITIES**

#### **Nexus**

Council's Sports Policy 1998 describes sport as leisure, as organised competition, and as tourism. Council encourages sport being played by all population groups including: children, youth, older adults, and persons with disabilities.

This Policy adopts the following sport goals:

- To promote the benefits of an active lifestyle through sport.
- To increase sport participation (players, members and spectators) for enjoyment, fitness and social contact.
- To maximise the opportunities for all residents to play and view sports of their choice, regardless of age, gender, culture or ability.
- To create partnerships with users in sport development and the provision and management of sporting facilities.
- To recoup from users a proportion of the cost to Council in managing each sport facility.
- To be effective and efficient.
- To be user focused in our service delivery and aware of trends in sport development.
- To encourage sport tourism and the social and economic benefits that flow on from that to local residents.

In the delivery and administration of services Council will ensure the needs of its principal user groups are considered separately. There are different users of sports grounds, and they have different needs.

- "Out and About" Local Residents - for example those walking the dog, kite flying, kicking a ball.
- "Individuals Seeking Casual Exercise & Physical Fitness".
- "Casual Sports Groups".

- “Social/Support Groups” including spectators and members.
- Sports Clubs and Associations including those catering for specific groups such as juniors, veterans, disabled persons, all females.
- School and Educational Groups.
- Special Events - for example picnics, concerts and recreation, and that it needs to focus service to specific groups needs.

Council acknowledges that the growth, development and viability of sport relies on sport occurring at four levels:

1. At the basic level, the focus of sport is on the development of basic movement skills. For example, school sports.
2. At the next level the focus is on participation for reasons of enjoyment, fitness or social contact. For example, junior or local sport at local level field and court based facilities.
3. At the next level, the focus is on players improving their performance in club competitions to meet personal goals. For example, district cricket.
4. At the highest level, the focus of sport is excellence where competitors, often professionals, aim to achieve public measured levels of success. For example, State/National/League competitions.

Council's main focus shall be on supporting sport at the middle level where participation is the focus - for reasons of enjoyment, fitness or social contact.

Council will ensure that every ground will have a basic range of infrastructure suitable to the sport played at the level consistent with the grounds hierarchy; regional, district, and local. The core facilities are listed with the general standards adopted as part of this Contribution Plan (Table 3.15).

Based on these standards Council aims to provide one local field and court based facility within Fletcher (North) to service the needs of Fletcher (North) and Fletcher (South). Given the adopted standard of providing facilities within 1km of residents some residents within Fletcher (South) fall outside the 1km of Fletcher (North) facility zone. Rather than provide an appropriate (scaled down) facility for those residents, pathways adjacent to Wentworth Creek will be used as a linkage to facilitate safe access to the local sport facilities. Areas adjacent to Wentworth Creek will also in part be used as a parkland with playground facilities. Table 3.19 details the proposed local facilities works schedule.

Should the Fletcher (North) site be considered inappropriate after feasibility analysis, Council will investigate alternative sites to locate local sporting facilities at an equivalent level of service provision.

**Table 3.19 Local Open Space Facilities & Calculation of Contributions Rates****Location Fletcher (North)**

<b>Item</b>	<b>Cost (\$)</b>
Land acquisition (45,000m <sup>2</sup> )	5,860,000
Survey	10,000
Design & supervision	10,000
Site preparation/earthworks to oval	100,000
Site preparation/earthworks	80,000
Taps and water supply	10,000
Goal posts	5,000
Fencing	35,000
Amenities (kiosk, toilets, change rooms, store room) - 200m <sup>2</sup>	360,000
Sealed car parking - 15 spaces	33,750
Tree planting	25,000
Drinking fountain - 4	6,000
Barbeque - 3	18,000
Picnic shelters - 3	15,000
Informal seating	10,000
Lighting - training standard	95,000
Concrete cricket wicket - 1	1,000
Sealed netball courts - 6	90,000
Signage	5,000
Wentworth Creek pedestrian / cycleway - 500 metres	129,600
Wentworth Creek Signage	5,400
Bridge within Wentworth Creek (over sewer pipe)	151,200
Northern Cycleway (off Balarang Street)	162,000
Feasibility Assessment	97,200
Construction feasibility	48,600
Design feasibility	48,600
Public art (1% of total project)	74,114
<b>Estimated Total Cost</b>	<b>\$7,485,464</b>

**Calculation of Local Level Open Space Facilities Contribution Rates**

Playgrounds	\$4,741,193
Local field and court based	\$7,485,464
<b>Total</b>	<b>\$12,226,657</b>
Apportionment population (Minmi, Fletcher, Windy Hill, Maryland - Harges Avenue)	6,941
Contribution per person	\$1,762
Contribution per 1-2 bedroom dwelling	\$3,717
Contribution per 3+ bedroom dwelling / lot	\$5,549

### Contribution Rate Formula for Local Open Space Facilities

Contribution rate per dwelling	=	$\frac{\text{Total Facility Cost}}{\text{Total Population}^*}$	X	Occupancy per dwelling	=	
Contribution rate per 1-2 bedroom dwelling	=	$\frac{\$12,226,657}{6,941}$	X	2.11 people	=	\$3,717
Contribution rate per 3+ bedroom dwelling / lot	=	$\frac{\$12,226,657}{6,941}$	X	3.15 people	=	\$5,549

\* Total population is new development within Minmi and Maryland, and existing and new development within Fletcher.

### Apportionment - Local Open Space & Recreation Facilities

The proposed local open space and recreation facilities are designed to meet the demands of future development within BGH. These facilities are not designed to meet the needs of existing residents, nor are they designed to serve as a 'regional facility' which may be used by people outside the Local Government Area. It is recognised that these facilities may be used by residents outside the BGH area, although this use is expected to be minimal. It is appropriate that new development within Fletcher, Maryland and Minmi which will have access to local open space and recreational facilities contribute towards these facilities.

### Timing of Facilities

The timing of the provision of local field and court based facilities will depend on a number of factors, including utilisation and ability of surrounding facilities to cater for additional demand, timing of supporting infrastructure (public and private schools), and the rate of lot development.

Council anticipates local field and court based facilities could be provided at approximately 60-70% threshold of development within Fletcher. Due to the large capital requirements to construct these facilities this will minimise the need for borrowed funds and interest. Works can be staged allowing land acquisition and earthworks to be completed 12-18 months prior to the 60-70% development threshold being reached, with augmentation following. Limited usage of the fields can be obtained after the completion of earthworks. Delay between earthworks and augmentation is required to allow land settlement. It is anticipated that local sports facilities will be provided in 2009. This timeframe will be reviewed annually.

## Reasonableness

**Table 3.20 Comparison of Current and Proposed Local Facility Standards**

Current Standards - Local & Major Sportslands			Proposed for Fletcher
Setting	Total hectares	Per 1,000 people within NCC	Per 1,000 people
Local facilities	228 ha	1.7ha	1.17ha

Given the average area per 1,000 people for local and major sports lands facilities within BGH is lower than the remaining Local Government Area, the proposed local facility provisions are reasonable.

### 3.14 DISTRICT LEVEL FIELD AND COURT BASED FACILITIES

#### Nexus & Apportionment

Whilst local facilities are Council's main focus in relation to sports activity, district facilities are also required and supported throughout the Newcastle LGA. The ILAP report proposes the provision of district level facilities based on a population of approximately 20,000. Demand for district facilities is proposed to be met by a rearrangement of existing land uses at Fletcher Park and possibly at 1A Minmi Road and/or development at Minmi East.

The ACT Planning Authority suggests district level facilities be provided for populations of 16,000 - 20,000. The total estimated population for the land zoned residential within BGH is approximately 16,113, and it is appropriate that 100% apportionment apply to BGH development. Should population estimates not be reached, development within the BGH would still need to contribute, in part, to a district facility. The proposed district facility within this Plan could be scaled down in these circumstances.

**Table 3.21 District Level Open Space Facilities & Calculation of Contribution Rates**

Item	Cost (\$)
Importation of landfill	1,680,000
Survey	10,000
Design & supervision	15,000
Site preparation/earthworks to oval	200,000
Site preparation/earthworks	150,000
Taps and water supply	12,000
Goal posts - 2 sets	10,000
Fencing	55,000
Amenities (Kiosk, toilets, change rooms, store room) - 500m <sup>2</sup> and includes covered seating for 150	900,000
Covered seating	90,000
Sealed car parking - 15 spaces	225,000
Tree planting	40,000
Drinking fountain - 8	12,000
Barbeque - 6	36,000
Picnic shelters - 6	30,000
Informal seating	20,000
Lighting - training standard	310,000
Concrete cricket wicket - 2	2,000
Sealed netball courts - 10	150,000
Unsealed netball courts - 20	240,000
Signage	10,000
Irrigation	40,000
Bridge	10,000
DA Preparation	5,000
Construction feasibility	129,000
Design feasibility	129,000
Public art (1% of total project)	45,100
<b>Estimated Total Cost</b>	<b>\$4,555,100</b>
Total BGH Population	16,113
Contribution per person	\$283
Contribution per 1-2 bedroom dwelling	\$597
Contribution per 3+ bedroom dwelling / lot	\$891

### Contribution Rate Formula for District Open Space Facilities

$$\text{Contribution rate per dwelling} = \frac{\text{Total Facility Cost}}{\text{Total Population}} \times \text{Occupancy per dwelling}$$

$$\text{Contribution rate per 1-2 bedroom dwelling} = \frac{\$4,555,100}{16,113} \times 2.11 \text{ people} = \$597$$

$$\text{Contribution rate per 3+ bedroom dwelling / lot} = \frac{\$4,555,100}{16,113} \times 3.15 \text{ people} = \$891$$

### Timing of Facilities

District facilities are not anticipated until 70% of corridor development in 2015.

### Reasonableness

**Table 3.22 Comparison of Current and Proposed District Facility Standards**

Current Standards			Proposed for BGH
Setting	Total Hectares	Per 1,000 people within NCC	Per 1,000 people
District court and field based facilities	130ha	0.97ha	0.7ha

Given that provisions for district open space are below the remaining Newcastle LGA the proposed facilities are regarded as reasonable.

### 3.15 BUSHLAND

#### Nexus & Apportionment

Facilities provided so far have accounted for the need for organised and active recreation. The Hassell study revealed that walking and the need for “rough” areas for youths is also required by BGH residents. To meet this demand, as well as the need for open space linkages (Hassell, and local facilities linkages), Council proposes to purchase a 25 metre ‘buffer’ either side of the Wentworth Creek habitat corridor. In addition, land will also be purchased within Minmi for walking and ‘rough’ areas.

All development within BGH will have access to the Minmi bushland and Wentworth Creek settings, which will provide an alternate open space experience to active field



and court based facilities. As such it is appropriate that BGH development be subject to the full cost of the proposed facilities.

It is anticipated that the land adjacent to Wentworth Creek will be purchased at the time of development, and Minmi bushland as funds permit. The following costs are proposed:

**Table 3.23 Bushland and Calculation of Contribution Rates**

Location	Cost
Wentworth Creek 'Buffer'	\$3,260,000
Minmi Bushland	\$2,159,000
<b>Total</b>	<b>\$5,419,000</b>
Population (BGH)	16,113
Contribution per person	\$337
Contribution per 1 -2 bedroom dwelling	\$710
Contribution per 3+ bedroom dwelling / lot	\$1,060

#### Contribution Rate Formula for Bushland

$$\text{Contribution rate per dwelling} = \frac{\text{Total Facility Cost}}{\text{Total Population}} \times \text{Occupancy per dwelling}$$

$$\text{Contribution rate per 1-2 bedroom dwelling} = \frac{\$5,419,000}{16,113} \times 2.11 \text{ people} = \$710$$

$$\text{Contribution rate per 3+ bedroom dwelling / lot} = \frac{\$5,419,000}{16,113} \times 3.15 \text{ people} = \$1,060$$

Dedications of bushlands, which may incur incidental use by the local community, which are not included under the works schedule outlined within this Plan, will not be considered as offsets against local and district open space and recreation contributions. Dedications of land for environmental reasons will be considered under s79C of the EP&A Act 1979.

#### Reasonableness

**Table 3.24 Comparison of Current and Proposed Bushland Standards**

Setting	Current Standards		Proposed for BGH
	Total Hectares	Per 1,000 people within NCC	Per 1,000 people
Bushland	358ha	2.68ha	0.53ha

Given that provisions for bushland within BGH are below the remaining Newcastle LGA the proposed facilities are regarded as reasonable.

**Table 3.25 Open Space & Recreation Funding Sources (Excluding Foreshore Promenade)**

<b>Item</b>	<b>Dollars (\$)</b>
Total funds required for facilities within this Plan	22,200,757
Funds levied under repealed contributions plans	3,311,657
Funds under subsequent plans	1,500,000
Required funds	17,389,100

### **3.16 REGIONAL OPEN SPACE**

A foreshore promenade is proposed in the Inner Newcastle Waterfront Contributions Catchment (catchment as defined by map 5.1) to link new and existing facilities and ensure access to the waterfront. It is anticipated that this facility will be used by both existing and new residents, along with non-Newcastle local government residents (approx 52%), and this apportionment has been taken into account when levying new development.

This Plan levies new residential development across the city for the provision of a foreshore promenade. Table 3.26 details proposed works and apportionment.

**Table 3.26 Proposed Foreshore Promenade Works & Apportionment**

Regional Facilities			
Foreshore Promenade	Paving	Land Acquisition (17,779m <sup>2</sup> )	\$8,853,942
	Lighting	Embellishment	\$2,366,563
	Seating	<b>Estimated Total Cost</b>	<b>\$11,220,505</b>
	Trees	Ncle LGA apportionment	48%
		New development apportionment	16%
		Total cost for new development (excl non-LGA and existing residents apportionment)	\$861,735
		New development City Wide	25,828
		Contribution per person	\$33
		Contribution per 1-2 bedroom dwelling	\$70
		Contribution per 3+ bedroom dwelling / lot	\$104

**Contribution Rate Formula for Foreshore Promenade Works**

$$\text{Contribution rate per 1-2 bedroom dwelling} = \left( \frac{48\% \times 16\% \times \$11,220,505}{25,828} \right) \times 2.11 = \$70$$

$$\text{Contribution rate per 3+ bedroom dwelling /lot} = \left( \frac{48\% \times 16\% \times \$11,220,505}{25,828} \right) \times 3.15 = \$104$$

**3.17 OPEN SPACE & RECREATION RESIDENTIAL CONTRIBUTION RATES**

**Table 3.27 Open Space and Recreation Contribution Rates**

Facility	Contribution per 1-2 bedroom dwelling	Contribution per 3+ bedroom dwelling / lot
Local	\$3,717	\$5,549
District	\$597	\$891
Bushland	\$710	\$1,060
Regional Foreshore Promenade	\$70	\$104
<b>Total</b>	<b>\$5,094</b>	<b>\$7,604</b>

### **3.18 OPEN SPACE DUAL USE**

Open space areas that have a dual purpose with drainage should ensure access and useability of the open space. Floodways should be useable, in all but rainy periods, for recreation and to act as recreation movement corridors. Active playing fields should have similar playing conditions to traditional single use playing fields as measured by:

- ability to play competitions. The main issue is not the frequency of inundation, but how quickly the field is playable after inundation.
- crossfall of 1:80 to ensure flow of water and deposition of silt off the field.
- provision of subsoil drainage where required.
- quality of turf cover.

In investigating dual use opportunities consideration needs to be given to the increased on-going maintenance costs that Council has to bear. It has been estimated that the maintenance costs for dual use sportsground/detention basin can be over three times as high as the maintenance of a single use sportsground.

The opportunity for dual use of open space for drainage requirements is limited to those open space and recreation sites identified under this Contribution Plan. Dual use is limited, but not eliminated, within this Plan.

## Part D BLUE GUM HILLS PLACE MANAGER

In the previous Section 94 Contributions Plan No.3 which applied to the Blue Gum Hills District and the Beresfield Development District, the Council introduced a unique approach to managing the urban development process. A specialist Place Manager position was created within Council to co-ordinate the planning and development of these 'western lands'. This position was required as a result of future development. The costs associated with this position have been apportioned between the districts based on the amount of zoned land to be developed. Originally the position of Place Manager was intended to cease in 2000, however Council continued the position to 30 June 2005 utilising Council Reserve funding. Development between 1996 – 2021 will be levied as the outcomes facilitated by the Place Manager benefit the whole corridor for this period.

**Table 3.28 BGH Place Management Costs and Contribution Rates**

Item	
Total Place Management Cost	\$474,400
Estimated population between 1996-2001	7254
Contribution per person	\$66
Contribution per 1-2 bedroom dwelling	\$140
Contribution per 3+ bedroom dwelling / lot	\$208

### Contribution Rate Formula for BGH Place Management

$$\begin{aligned} \text{Contribution rate per dwelling} &= \frac{\text{Total cost}}{\text{Estimated Population (1996-2021)}} \times \text{Occupancy Rate} \\ \\ \text{Contribution rate per 1-2 bedroom dwelling} &= \frac{\$474,400}{7,254} \times 2.11 = \$140 \\ \\ \text{Contribution rate per 3+ bedroom dwelling / lot} &= \frac{\$474,400}{7,254} \times 3.15 = \$208 \end{aligned}$$

### Apportionment

It is reasonable that development occurring between 1996 – 2021 contribute to the Place Manager as benefits extend to the whole corridor.

**Part E      ASSOCIATED STUDIES**

The Department of Urban Affairs and Planning recommends that Council can only levy contributions for planning studies which establish a comprehensive approach to the administration of Section 94, and which are outside of the daily work normally undertaken by Council. In preparing this Contribution Plan professional services, to the value of no more than \$10,000, were engaged to assist in the identification and cost of facilities and services required for Blue Gum Hills.

Contribution funds collected prior to this Plan from BGH development for associated studies, have been carried forward (similarly to open space and recreation and community facilities) and are sufficient to cover this expenditure. Should further studies be identified in the future they will be incorporated into this Plan.

**Part F      BIBLIOGRAPHY & REFERENCE GROUP**

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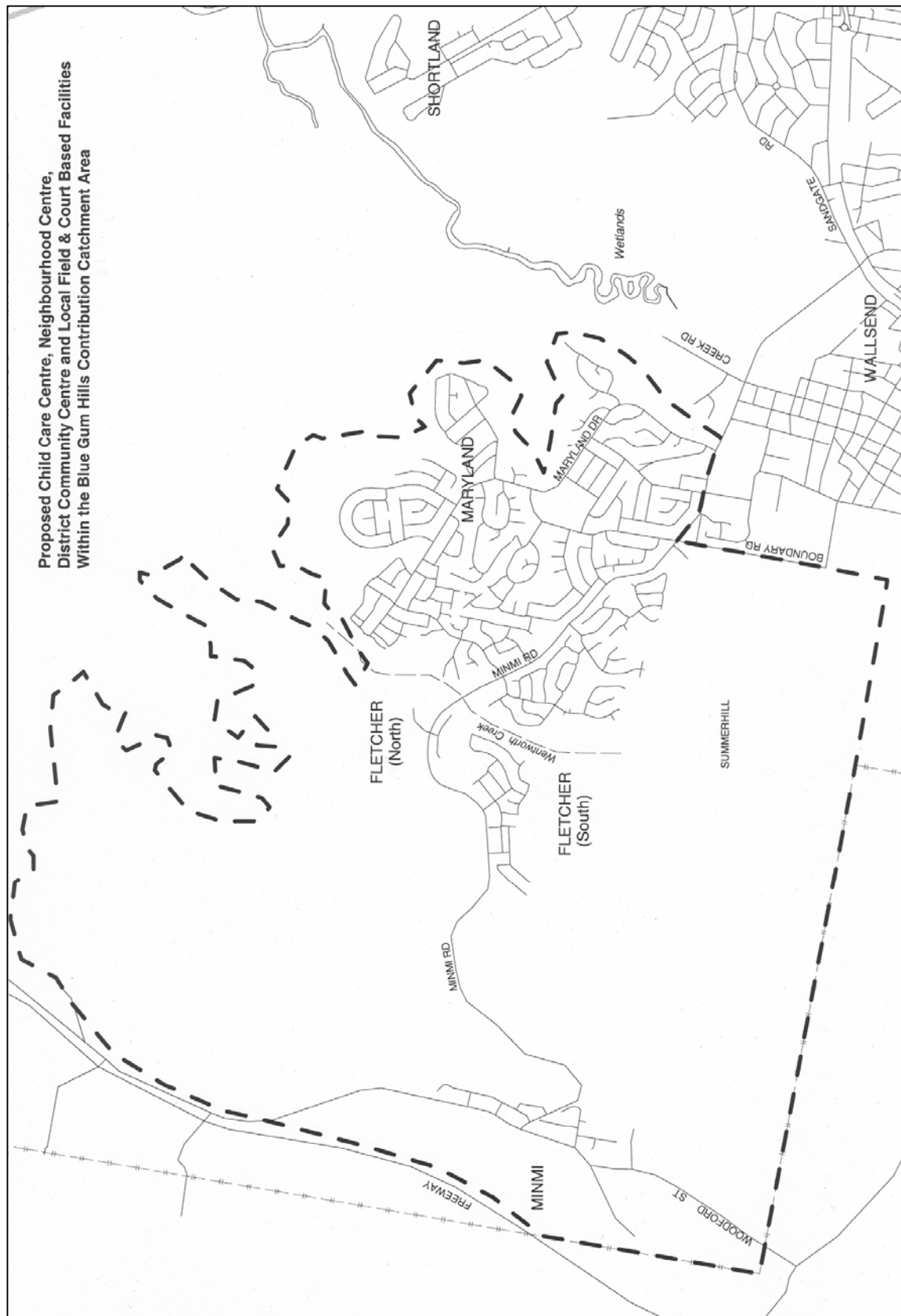
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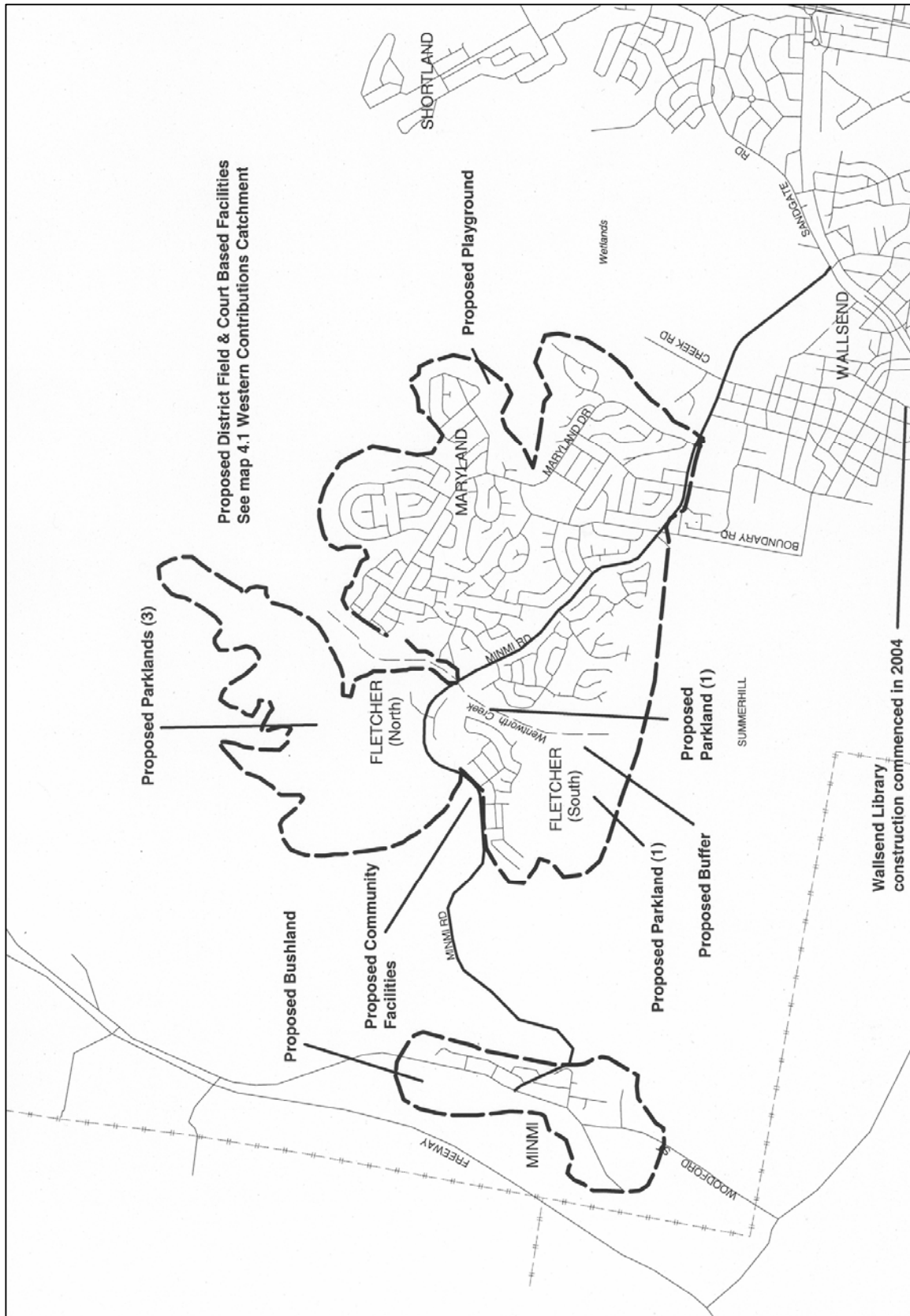
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MAP 3.1: BLUE GUM HILLS CONTRIBUTIONS CATCHMENT MAP



### MAP 3.2: BLUE GUM HILLS OPEN SPACE PLAN



## 4. WESTERN CONTRIBUTIONS CATCHMENT

### RESIDENTIAL CONTRIBUTION RATES SUMMARY

Table 4.1 outlines the residential contribution rates applicable under this contribution catchment.

**Table 4.1 Residential Contribution Rates Summary**

<b>Category</b>	<b>Per 1-2 Bedroom Dwelling</b>	<b>Per 3+ Bedroom Dwelling / Lot</b>
Library Facilities	\$430	\$581
Youth Venue	\$8	\$10
Foreshore Promenade	\$66	\$89
District Parklands	\$32	\$44
District Sportslands	\$28	\$38
S94 Management	\$188	\$254
<b>Total</b>	<b>\$752</b>	<b>\$1,016</b>

<b>WORKS SCHEDULE SUMMARY</b>
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Table 4.2 details the works schedule summary which relate to this contribution catchment.

**Table 4.2 Works Schedule Summary**

**Community Facilities**

Location	Facility	Estimated Cost	Estimated Staging
Wallsend	District Library	\$7,500,000	Construction Commenced 2004
Inner Newcastle	City Wide Youth Venue	\$124,900	Completed in 2000
<b>Total</b>		<b>\$7,624,900</b>	

**Open Space & Recreation Works Schedule Summary**

Location	Facility	Estimated Cost	Estimated Staging
Inner Newcastle	Foreshore Promenade	\$861,735	25%, 50%, 75% and full development
Inner Newcastle	District Sportslands and Parklands	\$561,600	80% of total development

## **Part A PLANNING PROFILE**

### **4.0 PLANNING DISTRICT PROFILE**

The Western Contribution Catchment comprises the following suburbs as shown on Map 4.1:

- Birmingham Gardens
- E尔more Vale
- Sandgate
- Shortland, and
- Wallsend

The area to which this catchment applies is shown on Map 4.1.

## **Part B COMMUNITY FACILITIES**

### **4.1 COMMUNITY FACILITIES**

#### **Library Facilities**

In 1997 Council engaged Australia Street to undertake the Wallsend Library Scoping Study. This study sought to define the scope, location, form and cost of an information and cultural resource centre to serve the Western Planning Districts of Newcastle, including Wallsend. The present floor area in Cowper Street Wallsend Branch Library is 110sqm, which is insufficient for the existing Wallsend residents, and provides no spare capacity for further residential development within the Wallsend Contribution Catchment.

Council estimates the population to be served over the next ten (10) years is in the order of 35,000 people (not 20,000 as the Scoping Study identified). A service point constructed for this size population would need to be 1,000 - 1,200sqm depending on the number and range of cultural service demands it may be required to meet. The 1,000sqm is considered a minimum. Council has used these estimates to determine a library contribution rate per person.

The Wallsend Library commenced construction in 2004. Contributions raised (within the Western Contributions Catchment) under the repealed Plan No.1 for a library facility at Maryland will be carried forward to Wallsend Library facility to meet the demands of the Western Contributions Catchment new development. The Wallsend Library will service the needs and be accessible to Western Contributions Catchment residents.

#### **Youth Venue**

The centralisation of regional youth services in the inner city area is expected to increase the demand for other youth infrastructure.

Council established a temporary youth venue in Hunter Street Newcastle in March 2000. This venue was used by both Newcastle local government residents, as well as residents of other Local Government Areas. This Plan will levy for furniture and equipment required to establish the Hunter Street venue. Apportionment between Newcastle and other Local Government Areas has been taken into account. Contributions are based on a cost per person with new development across the city contributing their portion.

Subsequently, Council has moved the youth venue to the School of Arts building in Wolfe Street, Newcastle. The costs associated with the Wolfe Street venue have exceeded those for the Hunter Street venue. This plan will levy as per the costs associated with the Hunter Street venue.

## **4.2 APPORTIONMENT**

The district service delivery model proposed would meet the needs of approximately 35,000 people, including the Blue Gum Hill Contribution Catchment (full development) and the Western Contribution Catchment. Given current facilities do not have any spare capacity it is reasonable that further development within the Western Contribution Catchment should contribute towards the provision of library facilities.

Contribution levies for the youth venue are determined on a rate per person with new development contributing their portion.

## **4.3 CALCULATION OF CONTRIBUTION RATES & WORKS SCHEDULE**

Calculation of the community facilities contribution rate requires consideration of the following:

- apportionment to new versus existing development
- contributions previously collected under s94
- timing of provision (if prior to receipt of contributions interest will need to be calculated).

**Table 4.3 Library Facilities – construction commenced 2004**

Item	Cost (\$)
Land acquisition	\$0
Construction Cost	\$7,500,000
<b>Total Estimated Cost</b>	<b>\$7,500,000</b>
Total Population	35,000
Contribution per person	\$214
Contribution per 1-2 bedroom dwelling	\$453
Contribution per 3+ bedroom dwelling / lot	\$675

Occupancy rates are 2.7 people per 3+ bedroom dwelling/lot and 2.0 people per 1-2 bedroom dwelling.

**Contribution Rate Formula for Library Facilities**

$$\text{Contribution rate per dwelling} = \frac{\text{Total Facility Cost}}{\text{Total Population}} \times \text{Occupancy rate}$$

$$\text{Contribution per 1-2 bedroom dwelling} = \frac{\$7,500,000}{35,000} \times 2 = \$430$$

$$\text{Contribution per 3+ bedroom dwelling / lot} = \frac{\$7,500,000}{35,000} \times 2.7 = \$581$$



**Table 4.4 City Wide Youth Centre**

Item	
Furniture & Equipment	\$124,900
Current youth population (10-24yrs)	29,231
Current youth users (intra and inter LGA)*	43,000
Apportionment - Newcastle LGA (%)	68%
Apportionment - Other LGAs	32%
Expected population across the LGA (Leyshon)	28,301
Contribution per person	\$4
Contribution per 1-2 bedroom dwelling	\$8
Contribution per 3+ bedroom dwelling / lot	\$10
Contributions raised from this plan	\$5,535

**Formula for City Wide Youth Centre Apportionment**

$$\text{Inter (Non) LGA} = \frac{\text{Total Users} - \text{Newcastle LGA users}}{\text{Total Users}} = \frac{43,000 - 29,231}{43,000} = 32\%$$

$$\text{Newcastle LGA} = \frac{\text{Newcastle LGA Users}}{\text{Total Users}} = \frac{29,231}{43,000} = 68\%$$

**Contribution Rate Formula for City Wide Youth Centre**

$$\text{Contribution rate} = \text{Total cost} \times \text{Apportionment} \times \text{Occupancy rate}$$

$$\text{Contribution rate per 1-2 bedroom dwelling} = \frac{\$124,900 \times 68\%}{28,301} \times 2 = \$8$$

$$\text{Contribution rate per 3+ bedroom dwelling / lot} = \frac{\$124,900 \times 68\%}{28,301} \times 2.7 = \$11$$

## **Part C OPEN SPACE & RECREATION**

### **4.4 DISTRICT OPEN SPACE - INTRODUCTION**

Open space refers to a variety of areas where people go for outdoor recreation. These can range in setting, size and complexity (bushland, sporting fields, parks, etc). Recreation is considered to be a voluntary leisure activity undertaken primarily for pleasure and satisfaction. Each member of the community has a number of specific recreation needs. The challenge for Council is to understand the full range of community needs and to provide, over time, a diverse range of recreational opportunities to meet these needs.

### **4.5 NEXUS & CURRENT OPEN SPACE PROVISION**

#### **Open Space Classifications**

Newcastle has two types of open space:

1. Parklands
2. Sportslands

Within each type of open space there are three categories:

1. Local - facilities predominantly used by people within a planning catchment
2. District - some facilities due to their size and services provided are used by people from more than one catchment
3. Regional - facilities used by both Newcastle and non-Newcastle residents.

Council's Sportslands Plan of Management 2000 classifies sportslands as either local, district, or regional. The classification describes the level of infrastructure provided. Council aims to ensure that every ground has a basic range of infrastructure suitable to the sport played at the level consistent with the grounds hierarchy; regional, district and local. This Plan does not levy for regional open space facilities.

Council's Sports Policy 1998 supports sport as leisure, as organised competition, and as tourism. Council encourages sport being played by all population groups including: children, youth, older adults, and persons with disabilities.

The Australian Bureau of Statistics reported in Australia Social Trends (1995) that the proportion of people who played sport in New South Wales was 27.8%. Given this it is reasonable to assume that there will be additional demands on sporting facilities from new development. Given the current supply of facilities and the nature of sporting competition (for example competition and training scheduling) augmentation of current facilities is required to meet future demand. No land acquisition is required.

#### 4.6 PROPOSED DISTRICT FACILITIES & APPORTIONMENT

This Plan proposes to levy for district parklands and district sportslands. Local open space areas are used by residents within a planning catchment and district facilities are used by more than one planning catchment.

Population growth across the Newcastle LGA (excluding Blue Gum Hills) has been estimated. Blue Gum Hills by nature of its location has its own open space strategy and Section 94 levies in place.

It is proposed to levy new development in the Western Contribution Catchment for the embellishment of district parklands and sportslands. A contribution rate per person has been calculated with new development contributing proportionate to the demand generated.

**Table 4.5 District Parklands & Sportslands Schedule of Works**

<b>District Parklands</b>			
Centennial park	Toilets	Embellishment	\$297,000
Civic park	Playground upgrade	Apportionment - City wide	18,409
Shepherd's Hill Reserve	Seating	Contribution per person	\$16
	Pathways	Contribution per 1-2 bedroom dwelling	\$32
		Contribution per 3+ bedroom dwelling / lot	\$44
	Landscaping		
	Skateboard facilities		
	Basketball facilities		
<b>District Sportslands</b>			
Wickham / Hawkins	Linkages	Embellishment	\$264,600
		Apportionment - Inner City	
	Ground improvements	Catchment	18,409
		Contribution per person	\$14
	Parking	Contribution per 1-2 bedroom dwelling	\$28
		Contribution per 3+ bedroom dwelling / lot	\$38
Signage			
Amenities			
<b>Total Contribution Rate Per Person</b>			<b>\$30</b>
<b>Total Contribution Rate Per 1-2 Bedroom Dwelling</b>			<b>\$60</b>
<b>Total Contribution Rate Per 3+ Bedroom Dwelling / lot</b>			<b>\$82</b>

### Contribution Rate Formula for District Sportslands & Parklands

$$\text{Contribution rate per dwelling} = \frac{\text{district parklands + district sportslands embellishment}}{\text{City wide development}} \times \text{Occupancy rate}$$

$$\text{Contribution per 1-2 bedroom dwelling} = \frac{\$561,600}{18,409} \times 2 = \$62$$

$$\text{Contribution per 3+ bedroom dwelling / lot} = \frac{\$561,600}{18,409} \times 2.7 = \$84$$

#### 4.7 REGIONAL OPEN SPACE

A foreshore promenade is proposed in the Inner Newcastle Waterfront Contributions Catchment (catchment as defined by map 5.1) to link new and existing facilities and ensure access to the waterfront. It is anticipated that this facility will be used by both existing and new residents, along with non-Newcastle local government residents (approx 52%), and this apportionment has been taken into account when levying new development. Newcastle City Council will construct only the proportion (length) of the promenade attributable to Newcastle LGA generated demand.

This Plan levies new residential development across the city for the provision of a foreshore promenade. Table 4.6 details proposed works and apportionment.

**Table 4.6 Proposed Foreshore Promenade Works & Apportionment**

Item	
Total Promenade Area	17,779
Land Acquisition	\$8,853,942
Embellishment	\$2,366,563
Total Cost	\$11,220,505
Ncle LGA apportionment	48%
New development apportionment	16%
Total cost for new development (excl non-LGA and existing residents apportionment)	\$861,735
New development City Wide	25,828
Contribution per person	\$33
Contribution per 1-2 bedroom dwelling	\$66
Contribution per 3+ bedroom dwelling / lot	\$89

### Contribution Rate Formula for Foreshore Promenade

$$\text{Contribution rate per dwelling} = \left( \frac{\text{Newcastle LGA Apportionment} \times \text{New Development Apportionment} \times \text{Total Promenade Cost (land acquisition and embellishment)}}{\text{New Development}} \right) \times \text{Occupancy Rate}$$

$$\text{Contribution rate per 1-2 bedroom dwelling} = \left( \frac{48\% \times 16\% \times \$11,220,505}{25,828} \right) \times 2 = \$68$$

$$\text{Contribution rate per 3+ bedroom dwelling / lot} = \left( \frac{48\% \times 16\% \times \$11,220,505}{25,828} \right) \times 2.7 = \$92$$

**Table 4.7 Facilities Funding Sources**

<b>Item</b>	
Estimated population within this catchment	2,214
Contributions raised from this catchment - Library Facilities	\$476,010
Contributions raised from this catchment - Youth Venue	\$8,856
Contributions raised from this catchment - Foreshore Promenade	\$73,062
<b>Total raised</b>	<b>\$557,928</b>

#### **4.8 TIMING OF FACILITIES**

The Wallsend Library construction commenced 2004. A temporary youth venue was established in March 2000. Open space and recreation facilities will be provided incrementally with development.



## 5. INNER NEWCASTLE CONTRIBUTIONS CATCHMENT

### RESIDENTIAL CONTRIBUTION RATES SUMMARY

Table 5.1 outlines the residential contribution rates applicable in this contribution catchment.

**Table 5.1 Residential Contribution Rates Summary**

Sub Catchment	Category	Per 1-2 Bedroom Dwelling	Per 3+ Bedroom Dwelling / lot
Waterfront Development	Community Facilities	\$1,370	\$1,713
	Local Parklands Open Space	\$8,544	\$10,680
	Local Sportslands Open Space	\$108	\$135
	District Parklands Open Space	\$32	\$40
	District Sportslands Open Space	\$28	\$35
	Foreshore Promenade	\$66	\$83
	s94 Management	\$188	\$235
	Traffic Management	\$109	\$136
	<b>Total</b>	<b>\$10,445</b>	<b>\$13,057</b>

Sub Catchment	Category	Per 1-2 Bedroom Dwelling	Per 3+ Bedroom Dwelling / lot
Infill (Medium Housing Development)	Community Facilities	\$1,370	\$1,713
	Local Open Space	\$136	\$170
	Local Sportslands Open Space	\$110	\$137
	District Parklands Open Space	\$32	\$40
	District Sportslands Open Space	\$29	\$36
	Foreshore Promenade	\$66	\$83
	s94 Management	\$188	\$235
	Traffic Management	\$109	\$136
	<b>Total</b>	<b>\$2,040</b>	<b>\$2,550</b>

**CAR PARKING CONTRIBUTION = \$27,685 per space**



**COMMERCIAL CONTRIBUTION RATES SUMMARY**

Table 5.2 outlines the commercial contribution rates applicable under this contribution catchment.

**Table 5.2 Commercial Development Contribution Rates Summary**

<b>Development Category</b>	<b>Square metres gross floor area per employee / No. of rooms</b>	<b>Infill Commercial Development Contribution per m<sup>2</sup> GFA</b>	<b>Waterfront Commercial Development Contribution per m<sup>2</sup> GFA</b>
Retail (1) / Commercial (2) & other uses	24 m <sup>2</sup>	\$1	\$7
Licensed hotels with facilities (3) ***	0.23 employees per room  <i>plus</i> Beds per room (3.3) x bed occupancy rate (23%) <b>Total / room</b>	\$1 / room (employee)  \$5 / room (visitor) <b>\$6</b>	\$38  \$127 <b>\$165</b>
Hotels and Guest Houses (3) ***	0.18 employees per room  <i>plus</i> Beds per room (3.0) x bed occupancy rate (30%) <b>Total / room</b>	\$2 / room (employee)  \$5 <b>\$7</b>	\$31  \$151 <b>\$182</b>

**CAR PARKING CONTRIBUTION = \$27,685 per space**

**WORKS SCHEDULE SUMMARY**

**Table 5.3 Works Schedule Summary**

**Community Facilities**

Location	Facility	Estimated Cost	Estimated Staging
Inner Newcastle Contribution Catchment	Local Neighbourhood Centre	\$1,478,228	2006
	District Multi-Purpose Community Centre Extension	\$1,262,135	2010
	Child Care Centre	\$1,547,300	80% of total contribution catchment development
	Library Extension	\$2,050,389	
	Youth Venue	\$124,900	Completed
	<b>Total</b>	<b>\$6,462,952</b>	

**Open Space**

Location	Facility	Estimated Cost	Estimated Staging
Inner Newcastle Contribution Catchment - <i>Waterfront Development Area</i>	Local parklands - land acquisition and embellishment	\$7,487,186	50% of total development
Inner Newcastle Contribution Catchment - <i>Infill Development Area</i>	Local parklands - Embellishment	\$546,000	50%, 75% and full development
Inner Newcastle Contribution Catchment	Local sportslands - Embellishment	\$480,600	50%, 75% and full development
Inner Newcastle Contribution Catchment	District parklands and district sportslands - Embellishment	\$561,600	80% of total development
Waterfront Promenade	Land acquisition and embellishment	\$861,735	25%, 50%, 75% and full development
	<b>Total</b>	<b>\$9,937,121</b>	

## Part A PLANNING PROFILE

### 5.0 INTRODUCTION

The Inner Newcastle Contribution Catchment will detail projected residential and commercial development over the next 15 years and infrastructure required for the incoming population. Future dwellings, population projections and infrastructure required are based on information provided in the Residential Development Strategy Stage 1 March 1996; Social Impact Assessment and Social Infrastructure Strategy 1996; City West Development Control Plan No.40; Inner Newcastle Housing Market Research Report 1998 and its population projection update; and advice from Council officers.

The Inner Newcastle Catchment is split into two sub catchments as depicted on maps 5.1 and 5.2. Map 5.1 defines the area for waterfront development, and map 5.2 for infill development. Map 5.3 defines the entire Inner Newcastle Contributions Catchment.

All new development, change of use, and redevelopment which increases the demand for services and facilities will be levied s94 contributions. Change of use and redevelopments may be given s94 levy credits for existing approved floor space.

### 5.1 ANTICIPATED FUTURE RESIDENTIAL DEVELOPMENT

It is forecast that there will be a demand for approximately 4,289 dwellings / 8,850 residents in the Inner Newcastle Catchment over the next 15 years. There are three sources for the demand:

1. Relocation of households from within the Newcastle LGA.
2. New household formation.
3. Migration from Sydney and elsewhere in the Hunter Region.

Residential development opportunities will come from the following areas:

1. *Vacant Land & Re-development*  
Honeysuckle Redevelopment - The largest available site is the Honeysuckle redevelopment which covers an area of over 45 hectares adjoining the Newcastle CBD. The area is mainly surplus or underutilised government land. The sites will be redeveloped for a mix of uses that include housing, entertainment, tourism and cultural uses, mixed commercial, retailing, and office uses, restaurants and markets, a marina and wharves, public squares and open spaces, and a pedestrian promenade and cycleway.
2. *Dual Occupancy & Urban Housing*  
During July 1991 to June 1995 the Inner Newcastle Catchment gained 321 additional dwellings which is approximately 80 per year.

In August 1998 Leyshon Consulting Pty Ltd prepared the Inner Newcastle Housing Market Research Report where it was considered more likely that demand would substantially spike in the early years of the initiation of the Honeysuckle redevelopment followed by a levelling out of demand. The principal objective of the study was to provide an overview of the Newcastle housing market, and an in-depth analysis of the current and future demand for medium and high density housing in the Inner City.

It is possible that demand for multi-unit housing in Inner Newcastle could be substantially higher in future years than it has been in the past – particularly if new site opportunities such as that constituted by Honeysuckle become available. While it is possible to speculate about the capacity of the market to absorb extra units, in assessing the future demand for housing at Honeysuckle it is prudent to have some regard to past market performance.

One particularly important issue is the extent of so-called pent-up demand for Inner City multi-unit housing in Newcastle, this may exist given a limited production of such housing in the past. While there has been only limited production of new multi-unit housing in Inner Newcastle over recent years, there has been no production drought of the scale which existed prior to the recent booms in Sydney and Melbourne CBD.

Throughout Australia there has been an upsurge in residential redevelopment in Inner City areas such as Sydney, Melbourne and Brisbane. This redevelopment is producing very high annual population growth rates and has rapidly reversed previous trends of population decline within Inner City populations in these cities.

The redevelopment of the City West and Honeysuckle areas, as well as the redevelopment of other sites in adjacent suburbs, will provide Inner Newcastle with an added population growth impetus. The future rate of population growth will be significantly less than expected in Sydney, Melbourne and Brisbane as a consequence of a smaller population base in Newcastle compared to that of the major cities.

Recent data released by the Australian Bureau of Statistics on population growth in Newcastle Local Government Area (LGA) indicates that growth rates appear to be on the rise. Table 5.4 details population growth rates estimated by the ABS since 1993.

**Table 5.4 Population Growth Newcastle LGA 1993 - 1998**

Area	1993	1997	1998(p)	Average % Change	
				1993-98	1997-98
Newcastle Inner *	3,962	4,092	4,248	1.4	3.8
Newcastle Remainder	131,731	134,123	134,923	0.5	0.6

(Leyshon 1999, page 4)

\* Area defined as Inner City is marginally different to that defined as the Inner Newcastle Catchment and for comparison purposes is considered insignificant.

(p) = preliminary

Population projections are based on a series of potential growth rates for both Inner Newcastle and the Newcastle LGA which take into account the following:

- historic population growth rates in both areas
- dwelling construction rates in both Newcastle and Inner Newcastle
- the potential for multi-unit housing in the City West area of Newcastle

The assumed growth rates for Newcastle LGA in total are:

1997 – 2000	+0.6% per annum
2001 – 2003	+0.7%
2004	+0.8%
2005 – 2009	+0.6%
2010 – 2011	+0.5%
2012 – 2014	+0.4%

(Leyshon 1999, page 8)

The assumed growth rates for Inner Newcastle are as follows:

1997 – 2000	+1.0% per annum
2001	+1.5%
2002	+2.0%
2003 – 2004	+2.5%
2005 – 2007	+2.0%
2008 – 2010	+1.5%
2011 – 2012	+1.0%
2013 – 2014	+0.8%

(Leyshon 1999, page 9)

Table 5.5 models potential dwelling growth until 2014 (next 15 years) from the assumed growth rates and Honeysuckle Development Corporation estimates.

**Table 5.5 Projected Inner Newcastle Population**

<b>PROJECTED INNER NEWCASTLE POPULATION</b>			
<b>Year</b>	<b>Inner Newcastle Population</b>	<b>Annual Infill Development Population Increases</b>	<b>Annual Waterfront Development Population Increases</b>
1996 (ABS Data)	24,904		
1999	25,659		
2000	25,971	309	3
2001	26,497	384	143
2002	27,577	890	190
2003	28,584	812	194
2004	29,425	679	162
2005	30,253	557	271
2006	31,018	568	198
2007	31,815	580	216
2008	32,405	443	148
2009	32,907	450	51
2010	33,369	457	5
2011	33,682	309	4
2012	33,998	312	4
2013	34,253	252	3
2014	34,509	253	3
<b>Total</b>		<b>7,255</b>	<b>1,595</b>

This Plan assumes an additional 4,289 dwellings / 8,850 residents over the next 15 years.

For the Inner Newcastle Contribution Catchment the following occupancy rates for residential development are assumed to be:

1 or 2 bedroom dwelling	2.0 persons/dwelling
3 + bedroom dwelling	2.5 persons per dwelling

Dwelling occupancy rates (1996 ABS) are higher across the Newcastle LGA than within the Inner City, with 2.35 persons/1-2 bedroom dwelling and 2.09 persons/ 3+ bedroom dwelling. The principal reason for this difference appears to be a lower dwelling occupancy rate in the Inner City than across the Newcastle LGA.

This Plan estimates that 40% of waterfront development dwellings will be 1-2 bedrooms and 60% of dwellings will be 3+ bedrooms. Changes to this mix will impact on contribution rates and land acquisition for local parklands. This mix will be reviewed as development proceeds.

## 5.2 DEMOGRAPHIC PROFILE

The characteristics of the incoming population will be largely influenced by the type and size of housing to be constructed, cost and likely ownership patterns.

It is likely that the area will remain popular amongst:

- younger people, especially students and young professionals, in group and single person households and as childless couples
- single people of all age groups, including older people and people who have never married or who are separated or divorced
- professional working couples with a small number of children, and to single parent families
- older couples making lifestyle changes.

(Brian Elton & Associates 1996, page 36)

Assuming that residential development in Inner Newcastle will be largely in the form of medium and high density dwellings, the incoming population could be expected to have the following characteristics:

### ⇒ Age profile

The population profile will contain a spread of adult age cohorts but is likely to contain particular concentrations of younger adults without family responsibilities, “empty nesters” – parents who have seen their children leave home and would like to purchase a smaller, more manageable house that is well located, and other older people who wish to be close to City services and facilities and in housing more appropriately designed as they become frail and with security features.

### ⇒ Household Type

It could be expected that the predominant household structures will be single people, couples without children and group households. There is unlikely to be a high proportion of families with young or adolescent children, who traditionally prefer detached suburban housing, which is readily available reasonably close to the City centre. There will still be small numbers of families with children – these are likely to include low income families in rental accommodation, couples who have their first child in the area and may move to more suburban housing with the birth of subsequent children, and small families with both parents working nearby. (Brian Elton & Associates 1996, page 37-38)

A population with these characteristics will not have high needs for the types of support infrastructure required by more disadvantaged or isolated populations. Based on current patterns of utilisation of facilities and services by these population groups in Newcastle, these target groups will have a need for the following types of human services and facilities:

- a variety of recreation and leisure activities and facilities. These will include outdoor sporting and recreation facilities, local cultural activities and community arts, hobby and personal development classes, social groups and opportunities for further education

- childcare services
- meeting space for local groups and organisations
- community/cultural development activities to foster community integration and identity
- library services, including information and borrowing services and access to new information and publishing technologies
- community health services for all age groups.

(Brian Elton & Associates 1996, page 74-75)

### **5.3 ANTICIPATED FUTURE COMMERCIAL DEVELOPMENT**

It is estimated that an additional 4,046 employees are likely to be generated by various types of development in the Inner Newcastle Waterfront Contributions Catchment over the next 15 years.

It is the intention of this Plan to levy commercial development for the provision of open space demanded by new employees.



**Part B COMMUNITY FACILITIES**

**5.4 NEXUS & INDUSTRY STANDARDS**

The approach taken within this Plan is to assess the infrastructure needs for the total expected residential population from standards and studies. At the same time an assessment of current facilities is also undertaken to establish if current facilities can accommodate, in part or full, demands from the new population. If current facilities can accommodate new demand then appropriate adjustment is made to new facilities required.

This Plan uses the AMCORD indicative service and facility provision, the Social Impact Assessment & Social Infrastructure Strategy 1996, and the publication 'Towards a Quality Service: Goals, Objectives and Standards for Public Libraries in Australia' (Australian Library and Information Association) to determine facilities required by the new population. Table 5.6 outlines the AMCORD and the Australian Library and Information Association standards.

**Table 5.6 Community Facility Standards of Provision**

Facility	Standard (Population Threshold)	Provision at Full Development
Neighbourhood Centre	1:3,500 – 6,000	1 Centre
Multi-purpose Community Centre	1:20,000	Augmentation required
Youth Centre	Small 1:10,000 Major 1:20,000	Augmentation required
Long Day Care	Residential Development 1:10 places (0-4 years)	45 places
Library	Branch 1:10,000 Central 1:20,000  2 collections per capita	Augmentation required  17,700 collections

(AMCORD, Planning Practice Note PNP 11, page 6)

(Towards a Quality Service: Goals, Objectives and Standards for Public Libraries in Australia)

Table 5.7 details current city wide provision of library facilities and local, district and community arts facilities space per person across the entire City, and can be compared with facilities proposed in this Plan. This table excludes an area per child care place as building sizes and hence total space required is determined by licensing requirements rather than city wide current provision standards.

**Table 5.7 Current & Proposed Community Facilities Service Provision**

	<b>Current Provision Building Area Per Person</b>	<b>Proposed Area Per Person</b>
<b>Library Facilities</b>	0.04m	0.04m
<b>Local, District and Community Arts Facilities</b>	0.09m	0.07m

Facilities proposed within this Plan are considered reasonable as they do not exceed current levels of provision.

### **Building size**

To determine the appropriate building size for community centres, Council uses a Department of Housing guideline which suggests 288sqm for a small neighbourhood centre and 364sqm for a large community centre. The Plan proposes a local community centre of 326sqm. To determine the building size appropriate for a district centre Council uses 1,200sqm which is consistent with district centres currently provided by Council.

The Australian Library and Information Association “Towards a Quality Service” suggests 39sqm per 1,000 people as a building size guide for populations between 20,000 – 35,000. Council has compared this to the city wide current service provision and will levy slightly below this standard, meeting current provision levels.

Department of Housing guidelines suggest 385sqm is required for a child care centre and this Plan proposes 350sqm which does not exceed this guideline.

### **Current Facilities**

#### *Community Centres*

There are a wide variety of facilities within the Inner City area which are available for public use, including church halls, licensed clubs, Council buildings, cultural facilities, school and kindergarten facilities and Scouts and Guides Association buildings. Most of these buildings have been provided to meet the specific needs of a particular group and their availability for community use is dependent on the policy of their owners. In addition, many of these buildings are used by on-going and regular users and are not available for new groups or for one-off purposes.

(Brian Elton & Associates 1996, page 23)

Activities held in general community venues include playgroups, parenting support groups, activities for young people, after school programs, provision of office space for community based support services, vacation care, a range of various support groups, meeting space for different community organisations, special interest groups, skills development courses, social interaction groups and respite care.

Further constraints on flexible or multiple use arise from the often old nature of the facility and the lack of suitable amenities or adjoining open space or parking. As a result of these factors current facilities do not provide capacity to meet future residential needs.

(Brian Elton & Associates 1996, page 23)

While the numbers of buildings potentially available for community use appear relatively high, there are few designated community halls or community centres providing for multiple use within the Inner City. Such facilities are only provided by Council in Carrington and Hamilton South, with the exception of the City Hall. These centres are quite small and have very limited capacity to enable a range of activities. In particular there is a shortage of quality space for community activities in the Wickham/Maryville area and the Inner City.

Current services provided for frail aged are already over stretched and have inadequate resources to meet current, let alone future demand. The shortage of available space for meetings and activities in low cost facilities central to public transport routes is an issue reported by a number of groups. Office and activity space for community support services who work in this catchment and across the City is also inadequate.

Disability support services commonly overlap with services for frail older people, and the comments above about the inadequate resourcing of aged care services in relation to demand apply equally to disability support services. Council's Access Policy aims to ensure that all facilities, public buildings and spaces, programs and events are designed to facilitate access by people with a disability.

#### *Library Services*

Library services are currently provided to the inner Newcastle population from the Central Lending Library of the Newcastle Region Library and a branch service in Hamilton. In recent years there has been considerable growth in the key functions of lending and information provision throughout Newcastle and all the library outlets are well utilised.

In the current environment of rapid technological change and introduction of electronic information and publishing, the role of the library as a public resource is being reassessed. Future reliance on electronic, computer-based forms of information assumes that a large proportion of the population will have the skills and equipment to use information published this way. Those who do not have access to skills, training, and equipment, such as computers at home, may become disadvantaged. The objective of fair and reasonable access for all members of the community to the resources and opportunities provided by new information technology may be best achieved through use of public libraries.

#### *Childrens Services*

In the Inner Newcastle Catchment there are currently 2 pre-schools operating during school hours, 3 pre-schools offering extended hours and 3 long daycare centres offering 99 places, all of which are community based.

There are additional facilities at Merewether and Adamstown which are heavily used by Inner City residents. The pre-schools are used by non-working parents, primarily local people. Long daycare centres, and to a lesser extent extended hours preschools, are used by working parents, who live throughout Newcastle and in adjoining LGAs, by virtue of their proximity to the City Centre workplace.

The Social Impact Assessment & Social Strategy 1996 identified a particular need for childcare which is affordable, located close to the work-place, offers extended hours, and includes places for children aged 0-2 years. Current provision is very limited.

The study considered, even after the completion of Toddler Town Child Care, provision for 0-2 year olds will still not be adequate to meet existing and future demand. It is important to ensure that existing residents are not disadvantaged in their access to places by increased competition with the growing residential and working populations.

Current government policy favours the expansion of existing centres through funding additional places, rather than the construction of new facilities. All the Inner City facilities are on constrained sites which would not allow such expansion.  
(Brian Elton & Associates 1996, page 17-18)

## **5.5 COMMUNITY FACILITIES & SERVICES REQUIRED BY INNER NEWCASTLE**

Given the demographic characteristics of the expected population the following facilities will be required.

### **Multi-purpose Neighbourhood Centre**

AMCORD guidelines suggest a neighbourhood centre per 3500 – 6000 people resulting in the need for a facility at a local level. Local centres service the immediate surrounding area (Inner City) and are frequently 'unstaffed'. The size of facilities is dependant upon the types of services the centre is to provide and is an average estimate made by Council. Services include meeting rooms, kitchen, activity areas, toilets, and storage. This facility is completely apportioned to new development.

### **Multi-purpose District Community Centre**

The Social Impact Assessment & Social Infrastructure Strategy 1996 identified the need for a facility which can accommodate a variety of uses for the Inner Newcastle district as a whole. A multi-purpose centre can be used flexibly for a range of purposes and adapted to meet the needs of the population as priorities change over time. The strategy proposed a facility in the Inner City area that contained a mix of large activity spaces, small meeting rooms, offices and kitchen, and opening onto adjacent outdoor space suitable for children's and other social activities.

(Brian Elton & Associates 1996, page 85)

AMCORD guidelines suggest a district centre for populations of 20,000 residents. The size of facilities is dependant upon the types of services the centre is to provide and is an average estimate made by Council. Services include number of meeting rooms, kitchen size, activity areas, toilets, and storage. Newcastle Council's review of community facilities in 1997 identified the need for an additional centre due to limited availability of space, and the high utilisation rates of existing venues which can be accessed at a reasonable charge.

New development within the Inner City is estimated to house an additional 8850 people and does in part contribute to the need for a district facility. Given a district facility serves approximately 20,000 people it is possible to calculate a contribution rate per person. From this new development makes a contribution proportionally to the extent of their development (per person).

District centres by their nature are able to meet both local and district community needs. Generally it is the size of the centre which determines the variety of services available and hence variety of needs met. This Plan proposes to build one centre to achieve local and district community service needs of the new development, and is consistent with the Social Impact Assessment & Social Infrastructure Strategy 1996. This facility will be a local centre augmented to a district centre.

It is reasonable that the local component of the centre is apportioned completely to new development. A local centre is required for each 3,500 to 6,000 residents. Inner City population increase is estimated at 8,850 and a local centre is needed as a result. The cost of extending the centre from a local to a district centre (for example additional land, building and equipment) should be apportioned over a standard catchment of 20,000 residents. This will determine a levy per person with new development contributing their portion (44%) and Council contributing for existing residents (56%).

The provision of one centre reduces developer contributions (district centre extension cost per person is less than an additional centre construction cost per person), as well as, future maintenance and operating costs to the community.

Initially the local facility will be provided which will allow for initial demands to be met, and then as development continues further stages of the facility will be completed to cater for district needs. Staging allows for facilities to be completed with contributions received, reflecting development demand. The community facility levy will consist of a local and a district component.

To fully extend a local centre to a district centre assumes that district needs of 20,000 people is required. It may be, at the time of district augmentation, that existing facilities are able to meet existing demand (demand prior to 1999) and that only the district demand of the new population is required. Should this be the case district augmentation will occur to the extent of contributions received under this catchment. If Council assessment concludes an inability of current district facilities to meet existing residential demand, Council is required to fund 56% of district augmentation.

### **Library Services**

The Inner City catchment is anticipated to require additional collections to service new residents. Standards allow for 2 collections per new resident requiring an additional 17,700 collections. It is also reasonable that to accommodate collections there is a need for building extensions to existing facilities. The construction costs of a district library servicing 35,000 people has been used to determine a contribution rate per person which will then be applied to the additional 8,850 people expected in Inner Newcastle. Relevant funds carried forward from repealed Plan No. 2 Eastern Planning Districts will also be used for additional collections and fit-out as they relate to prior development demand.

## **Childcare Services**

It is anticipated that the proportion of young children within the incoming population will not be high. It has been assumed that the proportion of pre-school children (0-4 years) in the new population could be about 5% (Elton 1996, page 75). This would result in approximately 443 additional children aged 0-4 years living in the Inner City. AMCORD guidelines suggest 1 long daycare place for each 10 children aged 0-4, with 45 additional places required to meet residential demand for child care. It is not possible to augment existing child care centres to cater for the additional residential places required.

Licensing requirements for childcare centres establish building and land size requirements. A centre based child care service must have 3.25sqm of unencumbered indoor play space per child, and 7sqm of usable outdoor play space per child. In addition to this area, space is required for thoroughfares, kitchen, toilets and washing facilities, car parking, storage, laundry, and nappy change areas.

It is acknowledged that there could be a duplication between demand for child care derived from residential development and commercial development as some residents will work in the Inner City. In 1995 Nelson English, Loxton & Andrews Pty Ltd prepared a parking strategy for the Inner City and detailed the origin of workers coming to the Inner City. It was found that 12% of employee origins were within the Inner Newcastle catchment. Given this small percentage and the small number of residential child care places it is reasonable to levy for a child care centre.

This Plan levies for child care required from residential development. Child care that is needed as a result of commercial development may be subject to a separate levy payable by commercial development which will be investigated in the future.

## **Youth Facilities**

Council established a temporary youth venue in Hunter Street Newcastle in March 2000. This venue was used by both Newcastle local government residents, as well as residents of other Local Government Areas. This Plan will levy for furniture and equipment required to establish the Hunter Street venue. Apportionment between Newcastle and other Local Government Areas has been taken into account. Contributions are based on a cost per person with new development across the city contributing their portion.

Subsequently, Council has moved the youth venue to the School of Arts building in Wolfe Street, Newcastle. The costs associated with the Wolfe Street venue have exceeded those for the Hunter Street venue. This plan will levy as per the costs associated with the Hunter Street venue.

Other new community infrastructure should also consider and incorporate the needs of young people.

## **Community Arts**

The Social Impact Assessment & Social Strategy 1996 identified the need for a multi-purpose arts and cultural facility which could accommodate a variety of activities currently occurring, as well as activities which emerge from further planning processes and community consultations. There is a need for space where activities can occur at the local level, as well as spaces for city-wide and regional visual and performing arts activities.

(Elton 1996, page 81)

The need for additional local facilities is best served by incorporating the required space into the district community centre, which will allow additional building and fitout to meet community arts needs for the Inner Newcastle catchment. City wide and regional activities are met by the Community Arts Centre. A review of community facilities in 1997 by Council identified that the Community Arts Centre has a utilisation rate of 97%, and is unable to meet future demand. The Gould Building is leased and access is restricted.

### **5.6 RECONCILIATION WITH LEVIES PREVIOUSLY COLLECTED**

Contributions for community facilities were raised under the repealed Contributions Plan No.2 Eastern Planning Districts (effective August 1993). The extent of the anticipated population growth from new development was not sufficient to warrant the construction of whole new facilities. At the same time the population increase was beyond the capacity of existing facilities to absorb. For these reasons, the expansion of a number of existing facilities was proposed, by means of up grading and refurbishment to enable them to provide for the additional population from 1993 – 1998. The community hall at Carrington was identified for refurbishment and levies have been received.

Under Plan No.2 levies have also been raised and expended to provide extensions to the Hamilton South Community Hall. Future works are still expected and prior levies collected have been carried forward for this purpose.

As at June 1999 \$468,246 had been received from the Inner City under Plan No.2 (repealed) and money received prior to contributions plans, and should be allocated to projects not completed. These projects, with the exception of the Carrington Community Hall, still require completion and funding from Plan No.2 (repealed) and prior plan contributions into this Plan allows for their inclusion in the community facilities works schedule. Table 5.8 details these projects.

Contributions received for the Carrington Community Centre under Plan No.2 will be carried forward for the provision of the proposed Local Neighbourhood Centre as shown in Table 5.9.

**Table 5.8 Community Facilities carried Forward Funds**

Project	Estimated Cost	Estimated cost as a % of total incomplete works	Carried forward allocation
Adamstown Senior Citizens Centre	50,000	13.00%	60,872
Kotara Community Hall	50,000	13.00%	60,872
Community Arts Centre	35,000	9.00%	42,142
Library branches	80,000	20.00%	93,649
Carrington Community Centre	180,000	45.00%	210,711
<b>Total</b>	<b>395,000</b>	<b>100.00%</b>	<b>468,246</b>

\* \$180,000 contribution received. Plan No.2 did not specify an amount for the Carrington Community Centre. Contributions received have been used for calculating carried forward amounts for each project.

## 5.7 APPORTIONMENT

Apportionment is an important aspect of s94 and it ensures that the developer is charged a fair contribution towards the provision of facilities and services, based on the portion of demand actually generated by the development.

### Multi-purpose Local Neighbourhood Centre

This facility is designed to meet the demands of future development in the Inner City. It is recognised that development under Plan No.2 (repealed) has made a contribution to this facility which is taken into account when calculating levies for future development. The contribution rate calculated for new development will be based on total cost less carried forward dollars, as it is reasonable that development over the last 5 years will benefit from and access this facility. It is important that this facility be located to best serve the needs of the whole catchment.

### Multi-purpose District Community Extension

The district extension to the local neighbourhood centre is designed to meet the needs of a standard catchment of 20,000 people. The contribution rate calculated for new development will be based on total cost less carried forward dollars, as it is reasonable that development over the last 5 years will benefit from and access this facility. The contribution rate is calculated on a per person basis with new development contributing their portion.

### Library Services

Library facilities levies are based on collections and building extensions per person. Prior contributions relate to prior development demand and will be added to contributions under this Plan.



### Childcare Services

Child care facilities are apportioned completely to new development.

### Youth Facilities

The proposed youth venue is used by non-LGA residents as well as residents across the City. Contribution rates have been discounted by non-LGA use with city wide development contributing for only new Newcastle LGA use. The contribution rate is calculated on a per person basis with development within this catchment contributing their proportion.

## 5.8 CALCULATION OF CONTRIBUTION RATES & WORKS SCHEDULE

Calculation of the community facilities contribution rate requires consideration of the following:

- apportionment to new versus existing development
- contributions previously collected under s94
- timing of provision (if prior to receipt of contributions interest will need to be calculated).

**Table 5.9 Local Neighbourhood Centre**

Item	
Land acquisition - 1,500 sq.m	\$540,000
Construction cost 326 sq.m	\$938,228
<b>Estimated Sub-total</b>	<b>\$1,478,228</b>
Less carried forward from repealed Plan No.2	\$210,711
Total funds required (net of carried forward funds)	\$1,267,517
Total population	8,850
Contribution per person	\$144
Contribution per 1-2 bedroom dwelling	\$288
Contribution per 3+ bedroom dwelling / lot	\$360
<b>Contributions raised from this catchment</b>	<b>\$1,267,517</b>

### Contribution Rate Formula for Local Neighbourhood Centre

$$\text{Contribution rate per dwelling} = \frac{\text{Total facility cost} - \text{Carried forward}}{\text{Total projected catchment population}} \times \text{occupancy rate per dwelling}$$

$$\text{Contribution rate per 1-2 bedroom dwelling} = \frac{1,478,228 - 210,711}{8,850} \times 2 = \$288$$

$$\text{Contribution rate per 3+ bedroom dwelling / lot} = \frac{1,478,228 - 210,711}{8,850} \times 2.5 = \$360$$

**Table 5.10 Child Care Centre**

Item	
Land Acquisition - 1,800 sq.m	\$645,000
Construction cost - 350 sq.m	\$902,300
<b>Estimated Total Cost</b>	<b>\$1,547,300</b>
Total population	8,850
Contribution per person	\$175
Contribution per 1-2 bedroom dwelling	\$350
Contribution per 3+ bedroom dwelling / lot	\$438
<b>Contributions raised from this catchment</b>	<b>\$1,547,300</b>

### Contribution Rate Formula for Child Care Centre

$$\text{Contribution rate per dwelling} = \frac{\text{Total facility cost}}{\text{Total projected catchment}} \times \text{occupancy rate per dwelling}$$

$$\text{Contribution rate per 1-2 bedroom dwelling} = \frac{\$1,547,300}{8,850} \times 2 = \$350$$

$$\text{Contribution rate per 3+ bedroom dwelling / lot} = \frac{\$1,547,300}{8,850} \times 2.5 = \$438$$

**Table 5.11 District Community Centre**

Item	
Land Acquisition - 2,500 sq.m	\$890,000
Construction Cost - 975 sq.m	\$2,467,725
<b>Total</b>	<b>\$3,357,725</b>

**Community Arts Centre**

Item	
Land Acquisition - 1,000sq.m	\$365,000
Construction Cost - 225sq.m	\$569,475
<b>Total</b>	<b>\$934,475</b>

**Total District Community Centre & Community Arts Centre Extension**

Item	
Total District Centre & Community Arts Centre	\$4,292,200
Additional cost over local facility	\$2,813,972
Less carried forward from Plan No.2 & Old Plan	\$42,143
<b>Net additional cost over local facility</b>	<b>\$2,771,829</b>
Total Population	20,000
Contribution per person	\$139
Contribution per 1-2 bedroom dwelling	\$278
Contribution per 3+ bedroom dwelling / lot	\$348
Contributions raised from this catchment	\$1,219,992
Carried forward from repealed Plan No.2	\$42,143
<b>Total</b>	<b>\$1,262,135</b>

### Contribution Rate Formula for District Community and Arts Centre Extension

$$\begin{aligned} \text{Contribution rate per dwelling} &= \frac{\text{Total facility cost} - \text{Cost of local facility} - \text{Carried forward funds}}{\text{Total Population}} \times \text{occupancy rate per dwelling} \\ \\ \text{Contribution rate per 1-2 bedroom dwelling} &= \frac{4,292,200 - 1,478,228 - 42,142}{20,000} \times 2 = \$278 \\ \\ \text{Contribution rate per 3+ bedroom dwelling / lot} &= \frac{4,292,200 - 1,478,228 - 42,142}{20,000} \times 2.5 = \$348 \end{aligned}$$

**Table 5.12 Library Facility (Extension)**

Item	
Land Acquisition - 3,000 sqm	\$1,515,000
Construction & fitout costs - 1,265 sq.m	\$4,512,255
Collection estimate - 70,000 units (\$25/unit)	\$1,750,000
<b>Total</b>	<b>\$7,777,255</b>
Total Population	35,000
Contribution per person	\$223
Contribution per 1-2 bedroom dwelling	\$446
Contribution per 3+ bedroom dwelling / lot	\$557
Contribution raised under this plan	\$1,956,739
Carried forward from repealed Plan No.2	\$93,650
<b>Total</b>	<b>\$2,050,389</b>

### Contribution Rate Formula for Library Facility Extension

$$\text{Contribution rate per dwelling} = \frac{\text{Total facility cost}}{\text{Total projected catchment}} \times \text{occupancy rate per dwelling}$$

$$\text{Contribution rate per 1-2 bedroom dwelling} = \frac{\$7,777,255}{35,000} \times 2 = \$446$$

$$\text{Contribution rate per 3+ bedroom dwelling / lot} = \frac{\$7,777,255}{35,000} \times 2.5 = \$558$$

**Table 5.13 City Wide Youth Centre**

Item	
Furniture & Equipment	\$124,900
Current youth population (10-24yrs)	29,231
Current youth users (intra and inter LGA)*	43,000
Apportionment - Newcastle LGA (%)	68%
Apportionment - Other LGAs	32%
Expected population across the LGA (Leyshon)	28,301
Contribution per person	\$4
Contribution per 1-2 bedroom dwelling	\$8
Contribution per 3+ bedroom dwelling / lot	\$10
Contributions raised from this plan	\$33,150

**Formula for City Wide Youth Centre Apportionment**

$$\text{Inter (Non) LGA} = \frac{\text{Total Users} - \text{Newcastle LGA users}}{\text{Total Users}} = \frac{43,000 - 29,231}{43,000} = 32\%$$

$$\text{Newcastle LGA} = \frac{\text{Newcastle LGA Users}}{\text{Total Users}} = \frac{29,231}{43,000} = 68\%$$

**Contribution Rate Formula for City Wide Youth Centre**

$$\text{Contribution rate} = \frac{\text{Total cost} \times \text{Apportionment}}{\text{Total projected population across the city}} \times \text{Occupancy rate}$$

$$\begin{aligned} \text{Contribution rate} & \\ \text{per 1-2 bedroom} & \\ \text{dwelling} & = \frac{\$ 124,900 \times 68\%}{28,301} \times 2 = \$8 \end{aligned}$$

$$\begin{aligned} \text{Contribution rate} & \\ \text{per 3+ bedroom} & \\ \text{dwelling / lot} & = \frac{\$ 124,900 \times 68\%}{28,301} \times 2.5 = \$10 \end{aligned}$$

**Table 5.14 Community Facilities Funding Sources (Excluding Youth Venue)**

<b>Item</b>	<b>Dollars</b>
Total facilities required from this catchment	\$6,338,052
Total funds raised from this catchment	\$5,991,548
Total funds carried forward from prior plans	\$346,504

**Table 5.15 Residential Inner Newcastle Waterfront and Infill Community Facilities Contribution Rates**

**Inner Newcastle Waterfront Residential Contributions Catchment**

Contribution per person	\$685
Contribution per 1-2 bedroom dwelling	\$1,370
Contribution per 3+ bedroom dwelling / lot	\$1,713

**Inner Newcastle Infill Residential Contributions Catchment**

Contribution per person	\$685
Contribution per 1-2 bedroom dwelling	\$1,370
Contribution per 3+ bedroom dwelling / lot	\$1,713

## **5.9 TIMING OF FACILITIES**

It is estimated that the community facility will be staged with local needs being met initially and as further development proceeds building additions will be completed allowing for district services to be provided. The timing of the initial facility, and subsequent additions, will be dependant upon development thresholds. Generally local facilities are provided once 50% of development has occurred and district facilities at 70% - 80% of development.

Library collections and building extensions will be progressively added as development proceeds.

The youth venue has been established prior to development occurring and will be funded by Council with contributions recouped as they are received.

The child care centre is anticipated by 2007.

## **Part C      OPEN SPACE & RECREATION**

### **5.10    INTRODUCTION**

Open space refers to a variety of areas where people go for outdoor recreation. These can range in setting, size and complexity (bushland, sporting fields, parks, etc). Recreation is considered to be a voluntary leisure activity undertaken primarily for pleasure and satisfaction. Each member of the community has a number of specific recreation needs. The challenge for Council is to understand the full range of community needs and to provide, over time, a diverse range of recreational opportunities to meet such needs.

### **5.11    OPEN SPACE & RECREATION OBJECTIVES**

In order to meet the open space and recreation requirements for the Inner Newcastle catchment, and meet the nexus requirements of s94 legislation, it is the purpose of this Contributions Plan to take a strategic approach to the levying and apportionment of s94 contributions. This approach is based on the following key criteria:

- reflecting anticipated demand and preferences
- being qualitative as well as quantitative in nature
- matching existing levels of provision
- being compatible with current trends in open space planning
- meeting accepted accessibility criteria.

Council has the following goals for open space and recreation:

- Develop an open space system that creates a definite character and theme for the area, and which encourages a sense of identity and ownership within the community. Green spaces between areas of development should be maintained to retain the aesthetic and environmental value of the area.
- Provide for a range of active/passive recreational opportunities and ensure that facilities are of a high standard. Recreational needs at local, district and regional levels should be considered in assessing the demand and nature of facilities to be provided.
- Use easements and corridors for both access and open space/recreational facilities (dual use).
- Provide opportunities for community involvement in the management of open space areas.
- Relate recreation and open space facilities to other forms of land use, such as commercial and educational facilities.



- Encourage access to recreational and open space facilities by a variety of modes of transport.
- Develop a recreation and open space plan that is responsive to the needs of diverse groups in an efficient manner.
- Develop strategies to ensure the timely provision of appropriate recreation and open space facilities.
- Ensure that recreation and open space planning is integrated with urban development in such a way as to provide accessibility to open space and in turn the open space system should enhance the environment.
- To provide recreation and open space facilities which are accessible and integrated with other forms of urban land use and urban designs.
- To recognise the role of the private sector in the provision of open space facilities, and incorporate this in strategic planning.

It is also important to provide linked open spaces which improve the opportunity for walking and cycling to schools, shops and services. Greater use of existing local parks can be achieved by improving access and the quality of experience available.

Planning of open space is experiencing important changes. The major change is the shift from the *standards-based* approach (where a specified quantity of open space is provided per person) towards the *needs-based* approach (where the specific needs of the community are addressed). This approach recognises that because the character of each community and the nature of the surrounding land vary significantly, each community would have different needs. It is also recognised that planning should focus on providing quality open space areas with a diversity of recreational experiences, as it has been found that simply maintaining a specified quantity of open space does not meet the community's recreational needs.

Based on the future demographic profile there will be a need for a variety of recreation and leisure activities and facilities, both at evenings and weekends, for the residential working population and during the day for shiftworkers and retired people. These will include outdoor sporting and recreation facilities, local cultural activities and community arts, hobby and personal development classes, social groups and opportunities for further education.

(Elton 1996, page 24)

## **5.12 NEXUS & CURRENT OPEN SPACE PROVISION**

### **Open Space Classifications**

Newcastle has two types of open space:

1. Parklands
2. Sportslands

Within each type of open space there are three categories:

1. Local - facilities predominantly used by people within a planning catchment,
2. District - some facilities due to their size and services provided are used by people from more than one catchment
3. Regional - facilities used by both Newcastle and non-Newcastle residents.

The Sportslands Plan of Management 2000 classifies the City's sportslands into local, district and regional categories. The Neighbourhood Parks Plan of Management 2000 identifies local parklands.

### **Parklands**

The key role of local parks is informal recreation. Informal recreation includes picnics, barbecues, meeting of neighbours, after school play, where space is available as a kick-around area, walking, cycling, sitting, watching, kite flying, jogging, and as a visual/green break in the urban landscape.

The design of these parks should respond to their use, character, and site conditions. It should be flexible and easy to maintain, as well as, avoiding a "sameness" of design.

The safety of users is a high priority within parks. There are issues of conflicts between users, anti-social behaviour, and vandalism. Design and fitout of parklands considers vandalism issues, as well as, coastal location considerations.

Local parks have been identified in the Neighbourhood Parks Plan of Management 2000. It is reasonable to assume, with the exception of larger regional parks (for example beaches) the remainder of parklands can be regarded as district.

Local parklands are used by people within the catchment, and district parklands by people within and external to the catchment. The level of facilities between the two differ, allowing each to service different levels of recreational need.

### **Current Local & District Parkland Provision**

*Local parklands* for each planning catchment has been calculated, as well as for the proposed catchment (Inner Newcastle). The total area divided by the resident catchment population derives a number of square metres available to each resident. It is reasonable, where new development does not have close proximity to local parklands, that such development contribute towards land acquisition and embellishment to current provision levels.

*District parklands* within a catchment are used by residents within and external to the catchment, and on this basis the total parklands across the City have been totalled and divided by total local government residents to give an area per person. Embellishment of existing district parklands is considered adequate to meet future expected development within the Inner City. No additional land is required.

Table 5.16 details the local and district parklands available across all catchments. This is then used as a basis for determining future provision. The embellishment of parklands should be such that it is a usable facility, as well as meeting Council's various policies, for example Sun Protection Policy through the provision of shade. Embellishment also needs to consider the coastal location of the catchment in terms of appropriate equipment.

**Table 5.16 Local & District Parkland Provision**

Catchment	Population 1996 ABS	Local Parklands (metres per person)	District Parklands (metres per person)
Inner City	22,836	12.66	10.41
Hamilton	15,368	7.72	10.41
Mayfield	18,145	12.90	10.41
South East	15,249	18.97	10.41
Lambton	22,966	24.94	10.41
Jesmond	12,497	20.54	10.41
North West	5,279	17.87	10.41
Wallsend	16,035	38.58	10.41
Blue Gum Hills	6,367	30.74	10.41
Inner Newcastle Contribution Catchment within this Plan	24,904	10.6	10.41

### Sportslands

Council's Sports Policy 1998 supports sport as leisure, as organised competition, and as tourism. Council encourages sport being played by all population groups including children, youth, older adults, and persons with disabilities.

This policy adopts the following goals for sport:

- To promote the benefits of an active lifestyle through sport.
- To increase sports participation (players, members and spectators) for enjoyment, fitness and social contact.
- To maximise the opportunities for all residents to play and view sports of their choice, regardless of age, gender, culture or ability.
- To create partnerships with users in sports development and the provision and management of sporting facilities.
- To recoup from users a proportion of the cost to Council in managing each sports facility.
- To be effective and efficient.

- To be user focused in our service delivery and aware of trends in sports development.
- To encourage sports tourism and the social and economic benefits that flow on from that to local residents.

In the delivery and administration of services Council will ensure the needs of its principal user groups are considered separately. There are different users of sports grounds, and they have different needs.

- “Out and About” Local Residents - for example those walking the dog, kite flying, kicking a ball.
- “Individuals Seeking Casual Exercise & Physical Fitness”.
- “Casual Sports Groups”.
- “Social/Support Groups” including spectators and members.
- Sports Clubs and Associations including those catering for specific groups such as juniors, veterans, disabled persons, all females.
- School and Educational Groups.
- Special Events - for example picnics, concerts and recreation, and that it needs to focus service to specific groups needs.

Council’s Sportslands Plan of Management 2000 classifies sportslands as either local, district, or regional. The classification describes the level of infrastructure provided. Council will ensure that every ground will have a basic range of infrastructure suitable to the sport played at the level consistent with the grounds hierarchy; regional, district, and local.

#### 1. Local Sportslands

Local facilities can be either a single facility or form part of a larger park. Competition is at a local and junior level, and facilities are shared with the general community. Given this it is reasonable to assume that local facilities are used by residents within the Inner Newcastle Catchment.

The Australian Bureau of Statistics reported in Australia Social Trends (1995) that the proportion of people who played sport in New South Wales was 27.8%. Given this it is reasonable to assume that there will be additional demands on sporting facilities. Given the current supply of facilities and the nature of sporting competition (for example competition and training scheduling) augmentation to current facilities is required to meet future demand. No land acquisition is required.

## 2. District Sportslands

District sportslands experience a high level of participation and competition. The type of competition is regarded as significant and/or senior. District facilities are used by people within and external to the Inner Newcastle Catchment.

Given the current supply of facilities and the nature of competition, augmentation is required. New development will create a demand on district facilities. No additional land is required as augmenting existing facilities will meet future development demands.

### **5.13 PROPOSED RESIDENTIAL FACILITIES & APPORTIONMENT**

For the purposes of this Plan Council has divided the Inner City into two geographical planning catchments. The Waterfront Catchment is shown on Map 5.1 and the Infill Development catchment is shown on Map 5.2.

Embellishment provided is regarded as a baseline level of service which facilitates usability and accessibility to open space areas. The following works are designed to meet the needs of additional residents only.

A foreshore promenade is proposed in the Inner Newcastle Waterfront Contributions Catchment to link new and existing facilities and ensure access to the waterfront. It is anticipated that this facility will be used by both existing and new residents, along with non-Newcastle local government residents (approx 52%), and this apportionment has been taken into account when levying new development. This Plan assumes 52% non-Newcastle Local Government Area use of the promenade with Council funding (through Section 94) only that length of the promenade attributable to new development within Newcastle LGA.

This Plan levies new residential development across the City for the provision of a foreshore promenade.

## Residential Waterfront Development (Map 5.1)

**Table 5.17 Residential Waterfront Development Open Space & Recreation  
Works Schedule and Contribution Rates**

Location	Works	Category & Type	Amount
Newcastle Waterfront Foreshore	Playground Equipment	Land Acquisition	\$6,475,354
	Tree Planting	Embellishment	\$1,004,271
	Shade structures	Survey	\$7,560
	Barbeques	<b>Total Local Parklands</b>	<b>\$7,487,185</b>
	Drinking fountain	Apportionment - Waterfront Residential development	1,595
	Seating	Residential Apportionment	91%
	Pathways	Contribution per person	\$4,272
	Upgrade toilet facilities	Contribution per 1-2 bedroom dwelling	\$8,544
	Landscaping	Contribution per 3+ bedroom dwelling / lot	\$10,680
	Signage		
<b>Local Sportslands</b>			
Pat Jordon Park	Tree Planting	Embellishment	\$480,600
Connolly Park	Seating	Apportionment - Inner Newcastle Catchment	8,850
Islington Park	Ground Improvements	Contribution per person	\$54
Darling Street Park	Shade structures	Contribution per 1-2 bedroom dwelling	\$108
Learmonth Park	Skateboard facilities	Contribution per 3+ bedroom dwelling / lot	\$135
Gross Street Reserve	Landscaping		
Fletcher Park	Car parking		
Wickham / Hawkins	Amenities upgrade		
	Playground upgrade		
	Linkage improvements		
	Signage		
<b>District Parklands</b>			
Centennial park	Toilets	Embellishment	\$297,000
Civic park	Playground upgrade	Apportionment - City wide	18,409
Shepherd's Hill Reserve	Seating	Contribution per person	\$16
	Pathways	Contribution per 1-2 bedroom dwelling	\$32
	Landscaping	Contribution per 3+ bedroom dwelling / lot	\$40
	Skateboard facilities		
	Basketball facilities		
<b>District Sportslands</b>			
Wickham / Hawkins	Linkages	Embellishment	\$264,600
	Ground improvements	Apportionment - Inner City Catchment	18,409
	Parking	Contribution per person	\$14
	Signage	Contribution per 1-2 bedroom dwelling	\$28
	Amenities	Contribution per 3+ bedroom dwelling / lot	\$35
<b>Regional Facilities</b>			
Foreshore Promenade	Paving	Land Acquisition (17,779m <sup>2</sup> )	\$8,853,942
	Lighting	Embellishment	\$2,366,563
	Seating	Total Cost	\$11,220,505
	Trees	Ncle LGA apportionment	48%
		New development apportionment	16%
		<b>Total cost for new development (excl non-LGA and existing residents apportionment)</b>	<b>\$861,735</b>
		New development City Wide	25,828
		Contribution per person	\$33
		Contribution per 1-2 bedroom dwelling	\$66
		Contribution per 3+ bedroom dwelling / lot	\$83
<b>Total Waterfront Contribution Rate Per Person</b>			<b>\$4,389</b>
<b>Total Waterfront Contribution Rate Per 1-2 Bedroom Dwelling</b>			<b>\$8,778</b>
<b>Total Waterfront Contribution Rate Per 3+ Bedroom Dwelling / lot</b>			<b>\$10,973</b>

The key role of local parklands is to provide opportunity for informal recreation to surrounding residents, employees and visitors within reasonable proximity. The Inner Newcastle catchment currently provides 10.6sqm per resident. The land acquisition and embellishment required for the Waterfront Contributions Catchment is wholly apportioned to new development as access to local parkland within close proximity is required up to the existing provision rate per resident. It is recognised that this space will also be shared by employees and visitors. The respective apportions have been estimated at 91% for residents and 9% to employees and visitors. An amount of \$7,000 has been incorporated into the open space levy to survey the impact of new waterfront development on open space usage over time to monitor this assumption.

The demand for open space between residents, employees and visitors is unique to the City of Newcastle in that the Waterfront Catchment is undergoing intense adjacent residential and commercial development. Notwithstanding that open space beyond s94 requirements is to be provided under the Hunter Regional Environmental Plan 1989, it is deemed reasonable that new development contribute on the same basis as the existing availability of open space per resident (10.6sqm).

The land acquisition and embellishment of 1.69 hectares is in addition to a continuous public promenade at least 6 metres wide along the water's edge as required by the Hunter Regional Environmental Plan 1989 – Amendment No.3. Provision of local parklands is apportioned completely to new development within the Waterfront Catchment.

Local sportslands are used by residents within the Inner Newcastle catchment. Embellishment of existing facilities is regarded as adequate to meet the needs of future Inner Newcastle residents. Local sportslands embellishment is 100% apportioned to new Inner Newcastle development.

District parklands and district sportslands are used by residents throughout the City and the embellishment of such facilities is apportioned to new development throughout the City as defined by Map 6. Levies are based on a rate per person with development within Inner Newcastle contributing for their respective residential demand. Land acquisition is not required.

### Contribution Rate Formula Residential Waterfront Development Open Space

Contribution rate per dwelling	=	$\left( \frac{\text{Local Parklands land acquisition and embellishment (after 91\% apportionment)}}{\text{Waterfront residential development}} + \frac{\text{Promenade land acquisition and embellishment}}{\text{City Wide new Development (until 2015)}} + \frac{\text{Local sportslands embellishment}}{\text{Inner Newcastle Catchment}} + \frac{\text{District parklands + district sportslands embellishment}}{\text{City Wide development}} \right) \times \text{Occupancy rate}$	X	Occupancy rate	
Contribution rate per 1-2 bedroom dwelling	=	$\left( \frac{6,813,339}{1,595} + \frac{861,735}{25,828} + \frac{480,600}{8,850} + \frac{561,600}{18,409} \right) \times 2 = \$8,778$	X	2	= \$8,778
Contribution rate per 3+ bedroom dwelling / lot	=	$\left( \frac{6,813,339}{1,595} + \frac{861,735}{25,828} + \frac{480,600}{8,850} + \frac{561,600}{18,409} \right) \times 2.5 = \$10,973$	X	2.5	= \$10,973



**Residential Infill Development (Map 5.2)**

**Table 5.18 Residential Infill Development Open Space & Recreation Works  
Schedule and Contribution Rates**

Location	Works	Category & Type	Amount		
Linwood, Carrington, Pacific Park Gregson park Henry Park Nesca Park Cathedral Park Graham Park Rowland Park Parnell Park Tramway Reserve Hogue Park	Playground Equipment Tree Planting Shade structures Barbeques Drinking fountain Seating Pathways Upgrade toilet facilities Landscaping Signage	Embellishment	\$546,000		
		Apportionment (infill development)	91%		
		Total Residents	7,255		
		Contribution per person	\$68		
		Contribution per 1-2 bedroom dwelling	\$136		
		Contribution per 3+ bedroom dwelling / lot	\$170		
		<b>Local Sportslands</b>			
		Pat Jordon Park	Tree Planting	Embellishment	\$482,500
		Connolly Park	Seating	Apportionment - Inner Newcastle	8,850
				Catchment	\$55
Islington Park	Ground Improvments	Contribution per person	\$110		
Darling Street Park	Shade structures	Contribution per 1-2 bedroom dwelling	\$137		
Learmonth Park	Skateboard facilities	Contribution per 3+ bedroom dwelling / lot			
Gross Street Reserve	Landscaping				
Fletcher Park	Car parking				
Wickham / Hawkins	Amenities upgrade Playground upgrade Linkage improvements Signage				
<b>District Parklands</b>					
Centennial park	Toilets	Embellishment	\$297,000		
Civic Park	Playground upgrade	Apportionment - City wide	18,409		
Shepherd's Hill Reserve	Seating Pathways Landscaping Skateboard facilities Basketball facilities	Contribution per person	\$16		
		Contribution per 1-2 bedroom dwelling	\$32		
		Contribution per 3+ bedroom dwelling / lot	\$40		
<b>District Sportslands</b>					
Wickham / Hawkins	Linkages Ground improvments Parking Signage Amenities	Embellishment	\$264,600		
		Apportionment - Inner City Catchment	18,409		
		Contribution per person	\$14		
		Contribution per 1-2 bedroom dwelling	\$29		
		Contribution per 3+ bedroom dwelling / lot	\$36		
<b>Regional Facilities</b>					
Foreshore Promenade	Paving Lighting Seating Trees	Land Acquisition (17,779m <sup>2</sup> )	\$8,853,942		
		Embellishment	\$2,366,563		
		<b>Total Cost</b>	<b>\$11,220,505</b>		
		Ncle LGA apportionment	48%		
		New development apportionment	16.00%		
		Total cost for new development (excl non-LGA and existing residents apportionment)	\$861,735		
		New development City Wide	25,828		
		Contribution per person	\$33		
		Contribution per 1-2 bedroom dwelling	\$66		
		Contribution per 3+ bedroom dwelling / lot	\$83		
<b>Total Waterfront Contribution Rate Per Person</b>			\$186		
<b>Total Waterfront Contribution Rate Per 1-2 Bedroom Dwelling</b>			\$373		
<b>Total Waterfront Contribution Rate Per 3+ Bedrom Dwelling / lot</b>			\$466		

Embellishment to existing local parklands within the infill contributions catchment are regarded as adequate to meet the needs of additional infill development. Embellishment costs are apportioned to infill development.

### Contribution Rate Formula Residential Infill Development Open Space

$$\begin{array}{l}
 \text{Contribution rate per dwelling} = \left( \frac{\text{Local Parklands land acquisition and embellishment (after 91\% apportionment)}}{\text{Waterfront residential development}} + \frac{\text{Promenade land acquisition and embellishment}}{\text{City Wide new Development (until 2015)}} + \frac{\text{Local sportslands embellishment}}{\text{Inner Newcastle Catchment}} + \frac{\text{District parklands + district sportslands embellishment}}{\text{City Wide development}} \right) \times \text{Occupancy rate} \\
 \\
 \text{Contribution rate per 1-2 bedrom dwelling} = \left( \frac{496,860}{7,255} + \frac{861,735}{25,828} + \frac{480,600}{8,850} + \frac{561,600}{18,409} \right) \times 2 = \$373 \\
 \\
 \text{Contribution rate per 3+ bedrom dwelling / lot} = \left( \frac{496,860}{7,255} + \frac{861,735}{25,828} + \frac{480,600}{8,850} + \frac{561,600}{18,409} \right) \times 2.5 = \$466
 \end{array}$$

## 5.14 PROPOSED COMMERCIAL FACILITIES & APPORTIONMENT

This Plan estimates that Commercial development in the Inner Newcastle Waterfront Contributions Catchment is likely to generate 4,046 new employees as well as additional visitors. This Section evaluates the additional open space and recreation needs of new employees and visitors.

It is reasonable to expect that additional residents, employees and visitors will place increased pressure on existing facilities, as well as, creating demand for new facilities. Where employees and tourists do not have close proximity to local parkland, such development should contribute towards land acquisition and embellishment. Future employees require leisure and recreation facilities such as parks for passive recreation, eating areas and adequate facilities for corporate sporting activities. Employees also use parks at lunchtime or before or after work.

The land acquisition and embellishment required for the Waterfront Contributions Catchment is wholly apportioned to new development as access to local parkland within close proximity is required for new development (at the same rate as the existing provision per resident). It is recognised that this space will also be shared by employees and visitors. The respective apportions have been estimated at 91% for residents and 9% to employees and visitors. An amount of \$7,000 has been incorporated into the open space levy to survey new waterfront development as it proceeds to monitor this assumption.

Infill commercial development will place additional demands on existing open space facilities and will be levied for the additional embellishment required to meet new employee and visitor demands.

Contribution per employee will be determined with an estimate of the gross floor area per employee for each development type anticipated.

Table 5.19 details the Waterfront and Infill commercial development local open space cost per employee from which contribution rates in table 5.20 are determined.

**Table 5.19 Commercial Development Local Open Space Schedule of Works**

Location	Works	Item	Amount
Newcastle Waterfront Catchment	Tree planting	Land acquisition (1.69hecatres)	\$6,475,354
	Shade structures	Embellishment	\$1,004,271
	Barbeques	Survey	\$7,560
	Drinking fountain	<b>Total Cost</b>	<b>\$7,487,185</b>
	Seating	Commercial development apportionment (9%)	\$673,847
	Pathways	No. of employees	4046
	Landscaping	Contribution per employee	\$167
	Signage		
	Inner Newcastle Infill Contributions Catchment	Tree planting	Embellishment
Shade structures		Cost per employee	\$6
Barbeques			
Drinking fountain			
Seating			
Pathways			
Landscaping			
Toilets			

**Table 5.20 Commercial Development Local Open Space Contribution rates**

Development Category	Square metres gross floor area per employee / No. of rooms	Infill Commercial Development Contribution per m <sup>2</sup> GFA	Waterfront Commercial Development Contribution per m <sup>2</sup> GFA
Retail (1) / Commercial (2) & other uses	24 m <sup>2</sup>	\$1	\$7
Licensed hotels with facilities (3) ***	0.23 employees per room  <i>plus</i> Beds per room (3.3) x bed occupancy rate (23%) <b>Total / room</b>	\$1 / room (employee)  \$5 / room (visitor) <b>\$6</b>	\$38  \$127 <b>\$165</b>
Motels and Guest Houses (3) ***	0.18 employees per room  <i>plus</i> Beds per room (3.0) x bed occupancy rate (30%) <b>Total / room</b>	\$2 / room (employee)  \$5 <b>\$7</b>	\$31  \$151 <b>\$182</b>

(1) Employment Monitoring of Commercial Centres & Industrial Areas (Department of Planning 1981)

(2) Honeysuckle Development Corporation

\*\* The assumption of 25 sqm GFA per employee for commercial development is consistent with the methodology in estimating the total number of employees.

(3) Australian Bureau of Statistics: Tourist Accommodation Small Area Data New South Wales

\*\*\* Rates are based on ABS data from Sept 98 and Sept 99 and will be updated with subsequent reviews.

### Contribution Rate Formula for Commercial Development of Local Open Space

$$\text{Contribution rate per employee per m}^2 \text{ GFA / room} = \frac{\text{Total Open Space Cost (land acquisition and embellishment)}}{\text{Total Estimated Employees}} \times \text{No. of Employees per m}^2 \text{ GFA or room}$$

$$\text{Contribution rate per visitor} = \frac{\text{Total Open Space Cost (land acquisition and embellishment)}}{\text{Total Estimated Employees}} \times \text{Beds per room} \times \text{Bed occupancy rate}$$

### 5.15 TIMING OF FACILITIES

Similarly to community facilities, open space provision is determined upon development thresholds.

Future timing of works will be monitored and completed as development proceeds and funds are available.

### 5.16 WORKS-IN-KIND & CREDITS SPECIFIC TO LAND DEDICATIONS FOR INNER NEWCASTLE CATCHMENT

Where appropriate Council may accept or require the dedication of land to offset a monetary contribution payable. The land that is to be dedicated must be within the area defined by Map 5.1, and meet criteria as detailed in Section 2.11.

### 5.17 RECONCILIATION OF WORKS ALREADY PROVIDED

In 1995 Council entered into a deed of agreement which has resulted in the completion of waterfront parkland embellishment at Carrington and Maryville (Linwood Development).

Contribution Plan No.2 Eastern Planning Districts (repealed) levied for local and district open space. Local levies received from suburbs within the Inner Newcastle catchment under Plan No.2 will be carried forward into this Plan for the provision of parklands as they relate to prior demand. The total expenditure for parklands will be the total carried forward balance from Plan No.2 and levies under this Plan. Embellishment of parklands under this Plan and Plan No.2 are consistent.

Levies raised for district facilities under Plan No.2 will be spent in accordance with the works schedule within Plan No.2.

### Funding Table

**Table 5.21 Open Space Funding Sources**

Item	Cost (\$)
Parklands & Sportslands from this plan (excluding promenade)	\$9,075,385
Foreshore promenade (Inner Newcastle catchment only)	\$861,735
Contributions from prior plans and this plan	\$9,937,120

**Part D      TRAFFIC MANAGEMENT**

**5.18      WORKS SCHEDULE & CONTRIBUTION RATES**

This Plan intends to use the background information that established Plan No.2 as a basis for calculating contributions. The following works schedule and contribution rates are applicable.

**Table 5.22 Traffic Management Works Schedule**

Location	Works	Cost	Staging
Inner Newcastle Contributions Catchment	LATM Study and traffic management	\$482,325	At 25%, 50%, 75% and 100% development thresholds

**Contribution Rate Formula for Traffic Management**

$$\text{Contribution rate per dwelling} = \frac{\text{Total Facilities Costs}}{\text{Total Catchment Population}} \times \text{Occupancy rate}$$

$$\text{Contribution rate per 1-2 bedroom dwelling} = \frac{\$482,325}{8,850} \times 2 = \$109$$

$$\text{Contribution rate per 3+ bedroom dwelling / lot} = \frac{\$482,325}{8,850} \times 2.5 = \$136$$

## **Part E CAR PARKING**

### **5.19 INTRODUCTION**

A car parking system should have regard to:

- Ecological sustainable development principles
- Urban design principles
- The most efficient and effective use of parking
- All users of the development area, and
- An equitable cost structure, with funding provided by parties generating the parking demand.

Adequate parking contributes to the economic viability of a development, and an effective car parking system has regard for all users of the development and the amenity of the area.

In 1999 Council engaged Nelson English, Loxton & Andrews Pty Ltd (NELA) to undertake a car parking study for the Newcastle Central Business District (CBD). The study identified a need for additional car parking to be provided in the City West, Civic and Honeysuckle precincts.

A parking scheme is deemed to maintain business competitiveness if it allocates sufficient parking spaces to accommodate reasonable demand by customers and people on related business trips within a safe walking distance (400m measured around the footpaths). (NELA 2000, Page 34)

The NELA study identified the need for an 800 space car park within the Honeysuckle Development Area.

Shared use of car parking is regarded as the most effective and efficient means of provision and is supported by NELA. Shared parking allows the total supply to be reduced, as different land uses frequently exhibit peak demands at different times of the day or week. It also allows rationalisation of access points, ramps and revenue controls.

### **5.20 CAR PARKING AIMS**

The aim of this Plan is to ensure that adequate public car parking facilities are provided to meet the needs of new development.



## **5.21 RELATIONSHIP WITH OTHER PLANS**

This Plan has been prepared pursuant to the provision of Section 94 of the Environment Planning & Assessment Act 1979 as amended, and Part 4 of the Regulations to the Act.

Council's Development Control Plans will determine the amount of car parking to be provided by new development.

## **5.22 AREA TO WHICH LEVY APPLIES**

A parking levy will apply to all development within land zoned 3(b) District Centre, 3(c) City Centre and 3(d) Mixed Use in the Newcastle Local Environmental Plan 2003 as shown by Map 5.4.

## **5.23 ESTIMATED NEW FUTURE COMMERCIAL DEVELOPMENT**

Given this plan will only levy a s94 car parking contribution when car parking cannot be provided on-site, it is difficult to estimate the likely contributions to be received under this plan.

## **5.24 PARKING FACILITY LOCATION, COSTS AND TIMING**

### **Facility Location**

For almost all kinds of trips except work (and visitors to some spectator sporting events), parking facilities may be located within say 400m (measured around the footpaths, NELA 2000 page 34) of the final destination. For work trips a walking distance of 1km to 1.5km is acceptable. (NELA 2000, page 34) This Plan aims to locate car parking in a position which best meets the needs of all contributing commercial development. Location of parking facilities is dependant upon where commercial development occurs.

### **Facility Cost**

Design efficiency for car parking stations requires that the dimensions be built according to modules that are well accepted in the industry. Assuming a minimum of two parking lanes across, with angle parking on both sides of each lane, the footprint of an efficiently designed car park should be in the range of 35m to 40m wide. (NELA 2000, page 65)

The floor area required may be estimated by assuming approximately 27m<sup>2</sup> of floor area per parking space.

A 450 car space multi-deck parking facility has been costed with a contribution levy per car space determined.

A minimum ground floor area of 2000m<sup>2</sup> is needed to limit the number of levels, with a total built floor space of 12000m<sup>2</sup>. Construction costs have been determined by a quantity surveyor and land acquisition costs have been determined by a land valuer. Table 5.25 details the cost schedule for a 450 space multi-deck car park.

**Table 5.23 Car Parking Facility Cost**

Item	Cost
Land Acquisition - 2,000m <sup>2</sup>	\$1,915,000
Semi-basement - 2,000m <sup>2</sup>	\$2,014,974
Remaining levels - 10,000m <sup>2</sup>	\$6,100,380
Construction Contingency	\$811,535
Professionals	\$600,000
Miscellaneous	\$70,000
Authority fees	\$600,000
Legals and tender	\$15,000
Public Art	\$81,154
Fitout and equipment	\$250,000
<b>Estimated Total Cost</b>	<b>\$12,458,043</b>
Number of spaces	450
Contribution per space	\$27,685

**Contribution Rate Formula for Car Parking**

The formula to be used for determining car parking contributions required for new development is as follows:

$$\begin{aligned}
 \text{Cost per Car Space} &= \frac{\text{Total Car Park Facility Cost}}{\text{Total number of spaces}} \\
 \text{(Contribution per space)} &= \frac{\$12,458,043}{450} = \$27,685
 \end{aligned}$$

**Facility Timing**

The provision of car parking facilities will be dependent upon the extent and origin of contributions.

**5.25 APPORTIONMENT**

Additional car parking facilities required are as a result of new development only and, accordingly, the cost is apportioned wholly to new development.

**Part F      ASSOCIATED STUDIES**

This Plan has identified the need for surveys to confirm the portion of non local government use of the promenade (levied under open space), as well as the respective use of local open space by residential and commercial development.

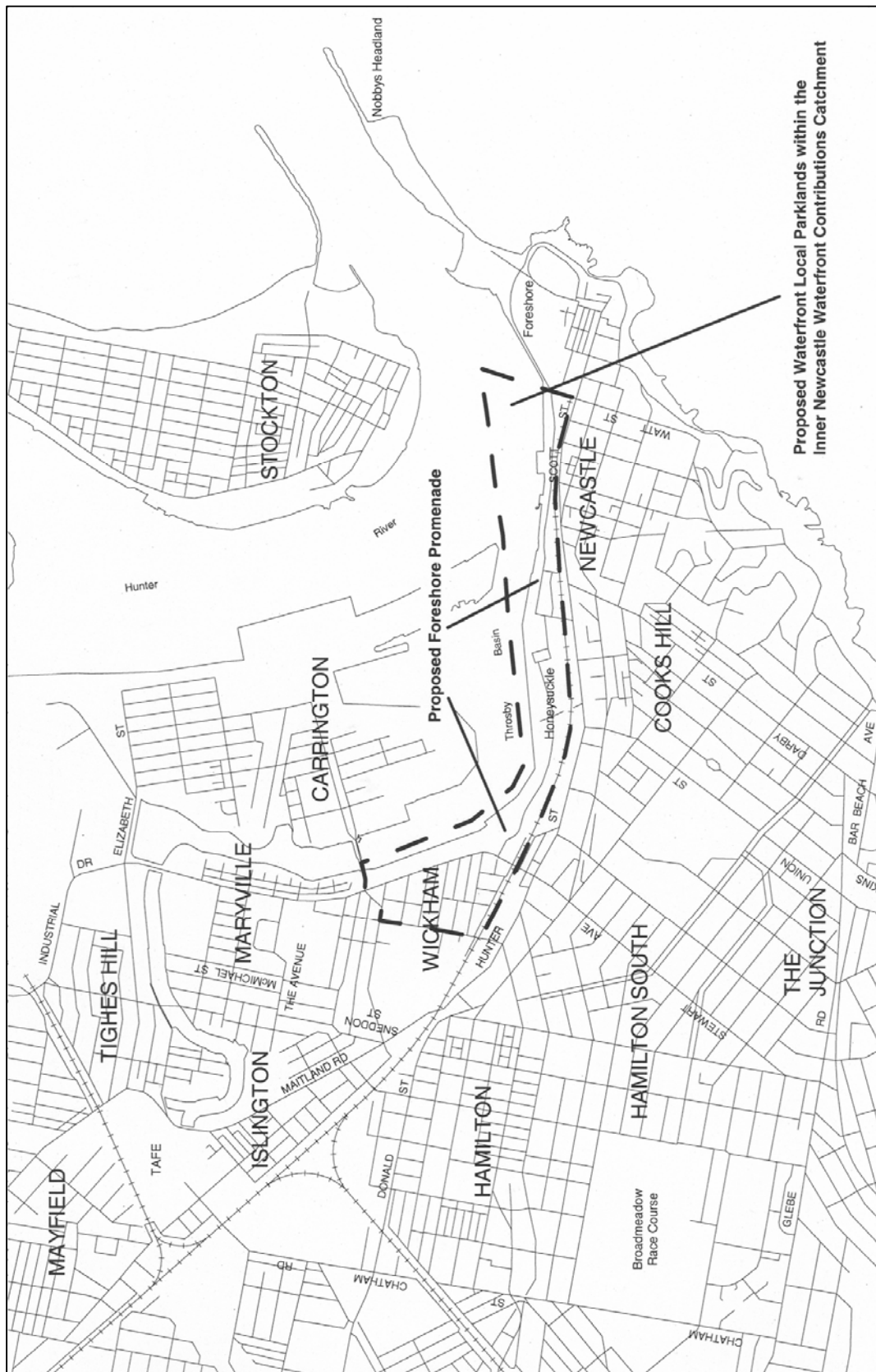
An amount of \$7,000 has been incorporated into the commercial and residential waterfront open space levy for the residential/commercial apportionment survey.

Associated studies have previously been levied under the repealed Plan No.2 Eastern Planning Districts & repealed Plan No.1 Western Planning Districts. This Plan will carry forward associated studies levies from those suburbs contributing towards the promenade to fund the promenade survey.

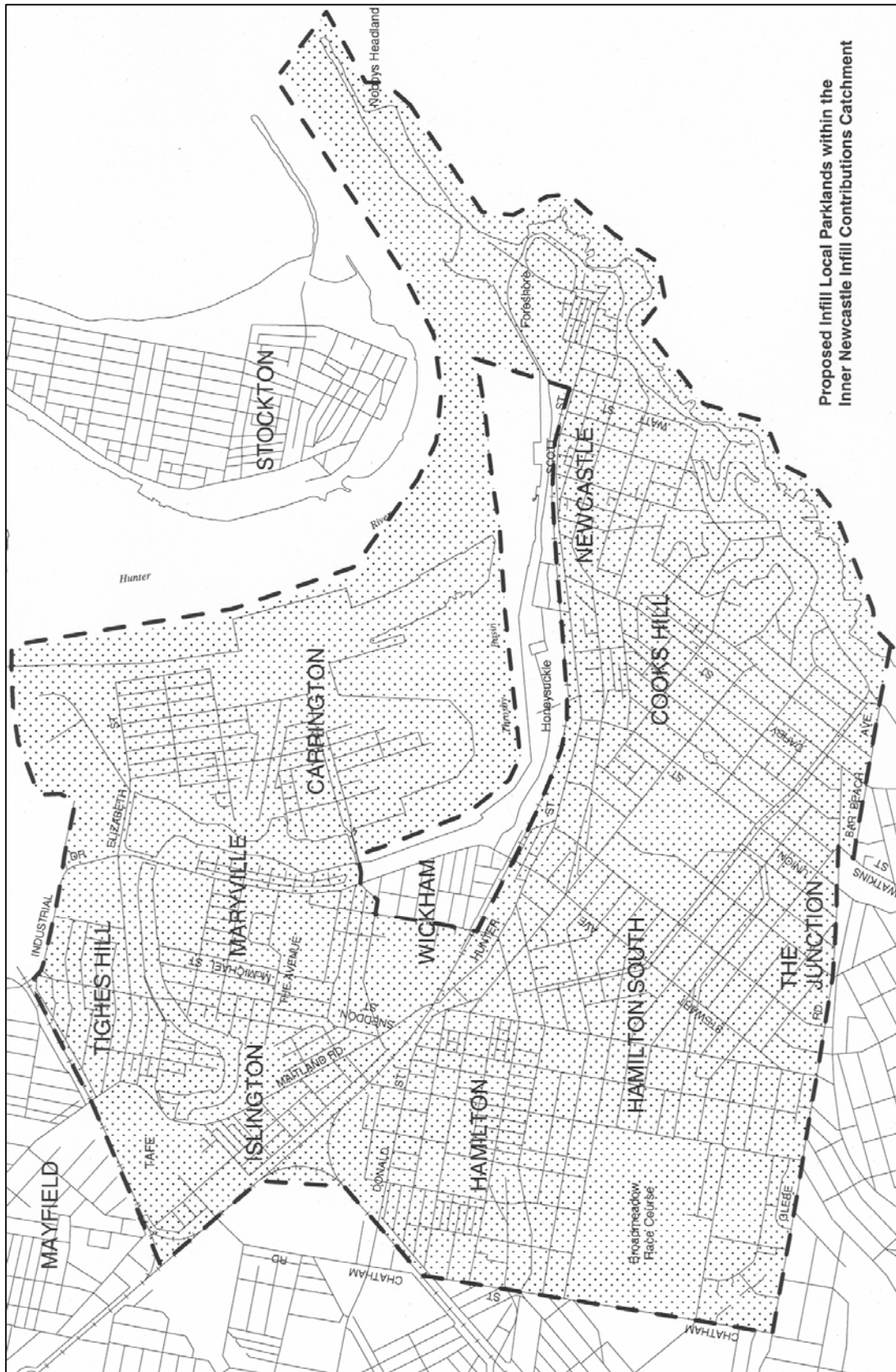
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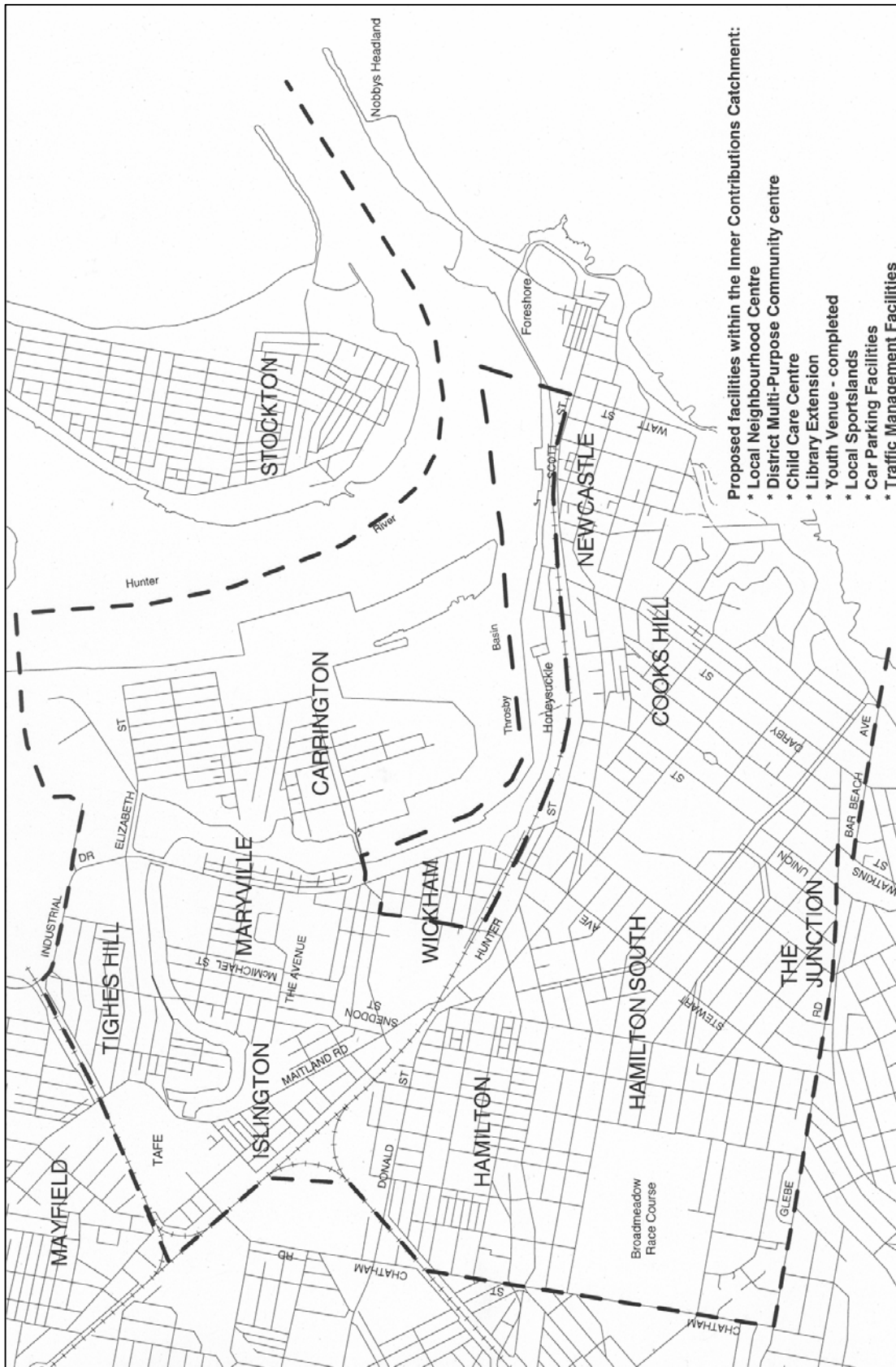
MAP 5.1: INNER NEWCASTLE WATERFRONT CONTRIBUTIONS CATCHMENT



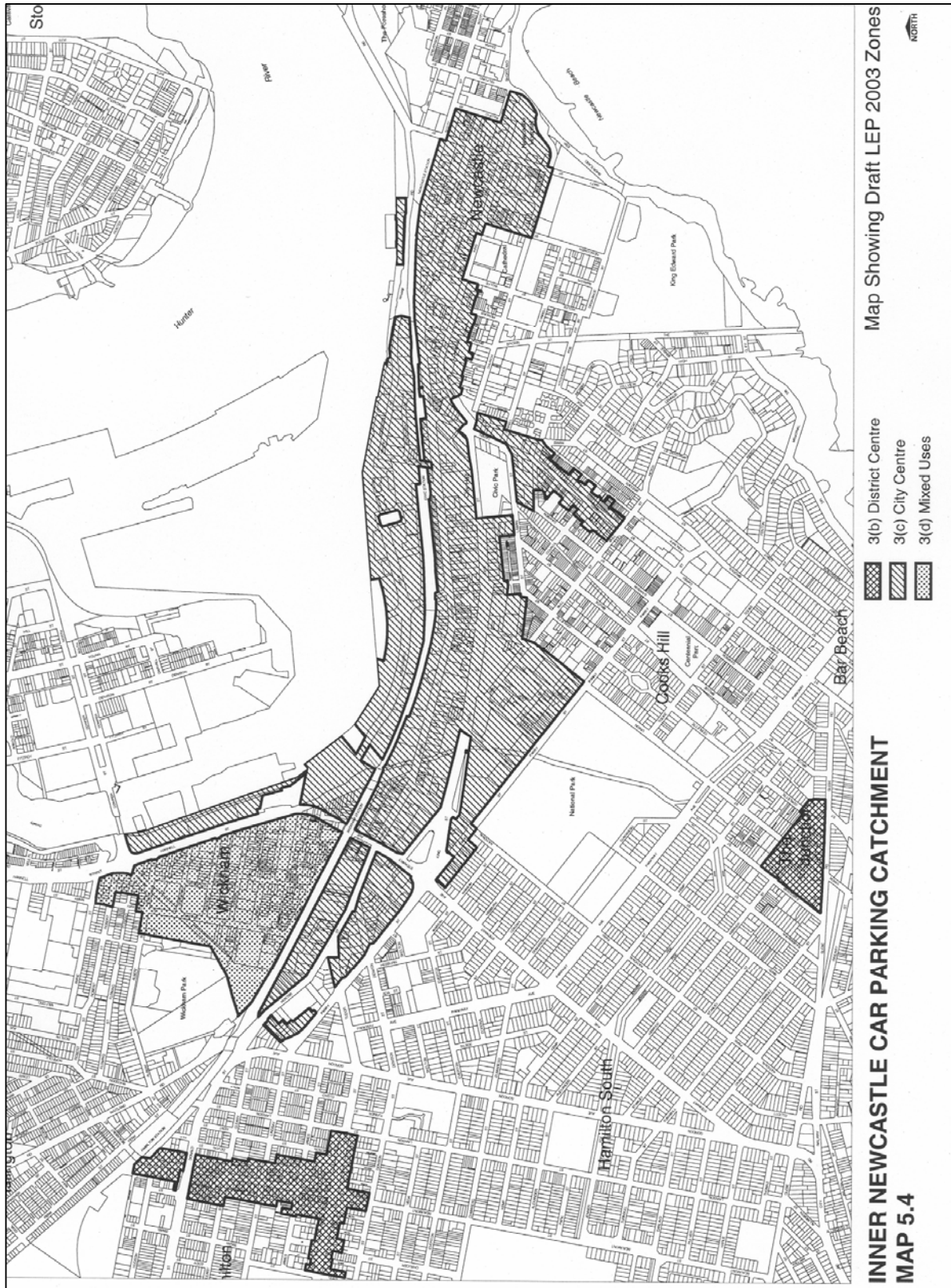
MAP 5.2: INNER NEWCASTLE INFILL CONTRIBUTIONS CATCHMENT



**MAP 5.3: INNER NEWCASTLE CONTRIBUTIONS CATCHMENT**



### MAP 5.4: INNER NEWCASTLE CAR PARKING CATCHMENT





**6. CITY WIDE RESIDUAL CONTRIBUTIONS CATCHMENT**

**RESIDENTIAL CONTRIBUTION RATES SUMMARY**

Table 6.1 summarises the residential contribution rates applicable under this contributions catchment.

**Table 6.1 Residential Contribution Rates Summary**

Category	Per 1-2 Bedroom Dwelling	Per 3+ Bedroom Dwelling / Lot
District Open Space & Recreation - Parklands	\$34	\$42
District Open Space & Recreation - Sportslands	\$29	\$36
Regional Open Space - Foreshore Promenade	\$66	\$83
S94 Management	\$188	\$235
Youth Facilities	\$8	\$10
<b>Total</b>	<b>\$325</b>	<b>\$406</b>

**WORKS SCHEDULE SUMMARY**

**Table 6.2 Works Schedule Summary**

**Community Facilities**

<b>Location</b>	<b>Facility</b>	<b>Estimated Cost</b>	<b>Estimated Staging</b>
Inner Newcastle Contributions Catchment	Youth Venue	\$124,900	Completed in 2000

**Open Space & Recreation**

<b>Location</b>	<b>Facility</b>	<b>Estimated Cost</b>	<b>Estimated Staging</b>
Inner Newcastle Contributions Catchment	District parlans and district sportslands - embellishment	\$561,600	80% of total development
Inner Newcastle Waterfront Contributions Catchment	Foreshore Promenade	\$861,735	25%, 50%, 75% and full development
<b>Total</b>		<b>\$1,423,335</b>	

**Part A COMMUNITY FACILITIES**

**6.0 YOUTH FACILITIES**

Council established a temporary youth venue in Hunter Street Newcastle in March 2000. This venue was used by both Newcastle local government residents, as well as residents of other Local Government Areas. This Plan will levy for furniture and equipment required to establish the Hunter Street venue. Apportionment between Newcastle and other Local Government Areas has been taken into account. Contributions are based on a cost per person with new development across the city contributing their portion.

Subsequently, Council has moved the youth venue to the School of Arts building in Wolfe Street, Newcastle. The costs associated with the Wolfe Street venue have exceeded those for the Hunter Street venue. This plan will levy as per the costs associated with the Hunter Street venue.

Development across the Newcastle LGA will be levied for youth facilities and the area to which this catchment applies is shown on Map 6.1.

**Table 6.3 City Wide Youth Centre**

Item	
Furniture & Equipment	\$124,900
Current youth population (10-24yrs)	29,231
Current youth users (intra and inter LGA)*	43,000
Apportionment - Newcastle LGA (%)	68%
Apportionment - Other LGAs	32%
Expected population across the LGA (Leysdon)	28,301
Contribution per person	\$4
Contribution per 1-2 bedroom dwelling	\$8
Contribution per 3+ bedroom dwelling / lot	\$10

**Formula for City Wide Youth Centre Apportionment**

$$\text{Inter (Non) LGA} = \frac{\text{Total Users} - \text{Newcastle LGA users}}{\text{Total Users}} = \frac{43,000 - 29,231}{43,000} = 32\%$$

$$\text{Newcastle LGA} = \frac{\text{Newcastle LGA Users}}{\text{Total Users}} = \frac{29,231}{43,000} = 68\%$$

**Contribution Rate Formula for City Wide Youth Centre**

$$\text{Contribution rate} = \frac{\text{Total cost} \times \text{Apportionment}}{\text{Total projected population across the city}} \times \text{Occupancy rate}$$

$$\begin{array}{l} \text{Contribution rate} \\ \text{per 1-2 bedroom} \\ \text{dwelling} \end{array} = \frac{\$ 124,900 \times 68\%}{28,301} \times 2 = \$8$$

$$\begin{array}{l} \text{Contribution rate} \\ \text{per 3+ bedroom} \\ \text{dwelling / lot} \end{array} = \frac{\$ 124,900 \times 68\%}{28,301} \times 2.5 = \$10$$

## **Part B OPEN SPACE & RECREATION**

### **6.1 INTRODUCTION**

Open space refers to a variety of areas where people go for outdoor recreation. These can range in setting, size and complexity (bushland, sporting fields, parks, etc). Recreation is considered to be a voluntary leisure activity undertaken primarily for pleasure and satisfaction. Each member of the community has a number of specific recreation needs. The challenge for Council is to understand the full range of community needs and to provide, over time, a diverse range of recreational opportunities to meet such needs.

### **6.2 NEXUS & CURRENT OPEN SPACE PROVISION**

#### **Open Space Classifications**

Newcastle has two types of open space:

1. Parklands
2. Sportslands

Within each type of open space there are three categories:

1. Local - facilities predominantly used by people within a planning catchment
2. District - some facilities due to their size and services provided are used by people from more than one catchment
3. Regional - facilities used by both Newcastle and non-Newcastle residents.

Council's Sportslands Plan of Management 2000 classifies sportslands as either local, district, or regional. The classification relates to the level of infrastructure provided. Council will ensure that every ground has a basic range of infrastructure suitable to the sport played at the level consistent with the grounds hierarchy; regional, district, and local.

Council's Sports Policy 1998 supports sport as leisure, as organised competition, and as tourism. Council encourages sport being played by all population groups including children, youth, older adults, and persons with disabilities.

The Australian Bureau of Statistics reported in Australia Social Trends (1995) that the proportion of people who played sport in New South Wales was 27.8%. Given this it is reasonable to assume that there will be additional demands on sporting facilities from new development. Given the current supply of facilities and the nature of sporting competition (for example, competition and training scheduling) augmentation to current facilities is required to meet future demand. No land acquisition is required.

### 6.3 PROPOSED DISTRICT FACILITIES & APPORTIONMENT

This Plan proposes to levy for district parklands and district sportslands. Local open space areas are used by residents within a planning catchment and district facilities are used by more than one planning catchment.

Population growth for across the Newcastle LGA (excluding Blue Gum Hills) has been estimated. Blue Gum Hills by nature of its location has its own open space strategy and s94 levies in place.

It is proposed to levy new development for the embellishment of district parklands and sportslands. A contribution rate per person has been calculated with new development contributing in accordance with the demand generated.

**Table 6.4 District Parklands and Sportslands Schedule of Works and Contribution Rates**

<b>District Parklands</b>			
Centennial park Civic park Shepherd's Hill Reserve	Toilets	Embellishment	\$297,000
	Playground upgrade, Basketball facilities	Apportionment - City wide	18,409
		Contribution per person	\$17
	Seating Pathways, skateboard facilities	Contribution per 1-2 bedroom dwelling	\$34
		Contribution per 3+ bedroom dwelling / lot	\$42
Landscaping			
<b>District Sportslands</b>			
Wickham / Hawkins	Linkages	Embellishment	\$264,600
		Apportionment - Inner City Catchment	18,409
	Ground improvements Parking, amenities	Contribution per person	\$14
		Contribution per 1-2 bedroom dwelling	\$29
	Signage	Contribution per 3+ bedroom dwelling / lot	\$36
<b>Total Contribution Rate Per Person</b>			<b>\$31</b>
<b>Total Contribution Rate Per 1-2 bedroom Dwelling</b>			<b>\$63</b>
<b>Total Contribution Rate Per 3+ bedroom Dwelling / lot</b>			<b>\$78</b>

### Contribution Rate Formula for District Sportslands & Parklands

$$\begin{aligned}
 &\text{Contribution rate per dwelling} = \frac{\text{district parklands} + \text{district sportslands} + \text{embellishment}}{\text{City wide development}} \times \text{Occupancy rate} \\
 &\text{Contribution per 1-2 bedroom dwelling} = \frac{\$561,600}{18,409} \times 2 = \$62 \\
 &\text{Contribution per 3+ bedroom dwelling / lot} = \frac{\$561,600}{18,409} \times 2.5 = \$78
 \end{aligned}$$

Occupancy rates are 2.0 people per 1-2 bedroom dwelling and 2.5 people per 3+ bedroom dwelling.

#### 6.4 REGIONAL FACILITIES & APPORTIONMENT

A foreshore promenade is proposed in the Inner Newcastle Waterfront Contributions Catchment (catchment as defined by map 5.1) to link new and existing facilities and ensure access to the waterfront. It is anticipated that this facility will be used by both existing and new residents, along with non-Newcastle local government residents (approx 52%), and this apportionment has been taken into account when levying new development.

This Plan levies new residential development across the city for the provision of a foreshore promenade. Table 6.5 details proposed works and apportionment.

**Table 6.5 Proposed Foreshore Promenade Works & Apportionment**

Item	
Total Promenade Area (m <sup>2</sup> )	17,779
Land Acquisition	\$8,853,942
Embellishment	\$2,366,563
<b>Estimated Total Cost</b>	<b>\$11,220,505</b>
Ncle LGA apportionment	48%
New development apportionment	16%
Total cost for new development (excl non-LGA and existing residents apportionment)	\$861,735
New development City Wide	25,828
Contribution per person	\$33
Contribution per 1-2 bedroom dwelling	\$66
Contribution per 3+ bedroom dwelling / lot	\$83

**Contribution Rate Formula for Foreshore Promenade**

$$\text{Contribution rate per dwelling} = \left( \frac{\text{Newcastle LGA Apportionment} \times \text{New Development Apportionment} \times \text{Total Promenade Cost (land acquisition and embellishment)}}{\text{New Development}} \right) \times \text{Occupancy Rate}$$

$$\text{Contribution rate per 1-2 bedroom dwelling} = \left( \frac{48\% \times 16\% \times \$11,220,505}{25,828} \right) \times 2 = \$68$$

$$\text{Contribution rate per 3+ bedroom dwelling / lot} = \left( \frac{48\% \times 16\% \times \$11,220,505}{25,828} \right) \times 2.5 = \$85$$

**6.5 TIMING OF FACILITIES**

Similarly to community facilities, open space provision is determined upon development thresholds.

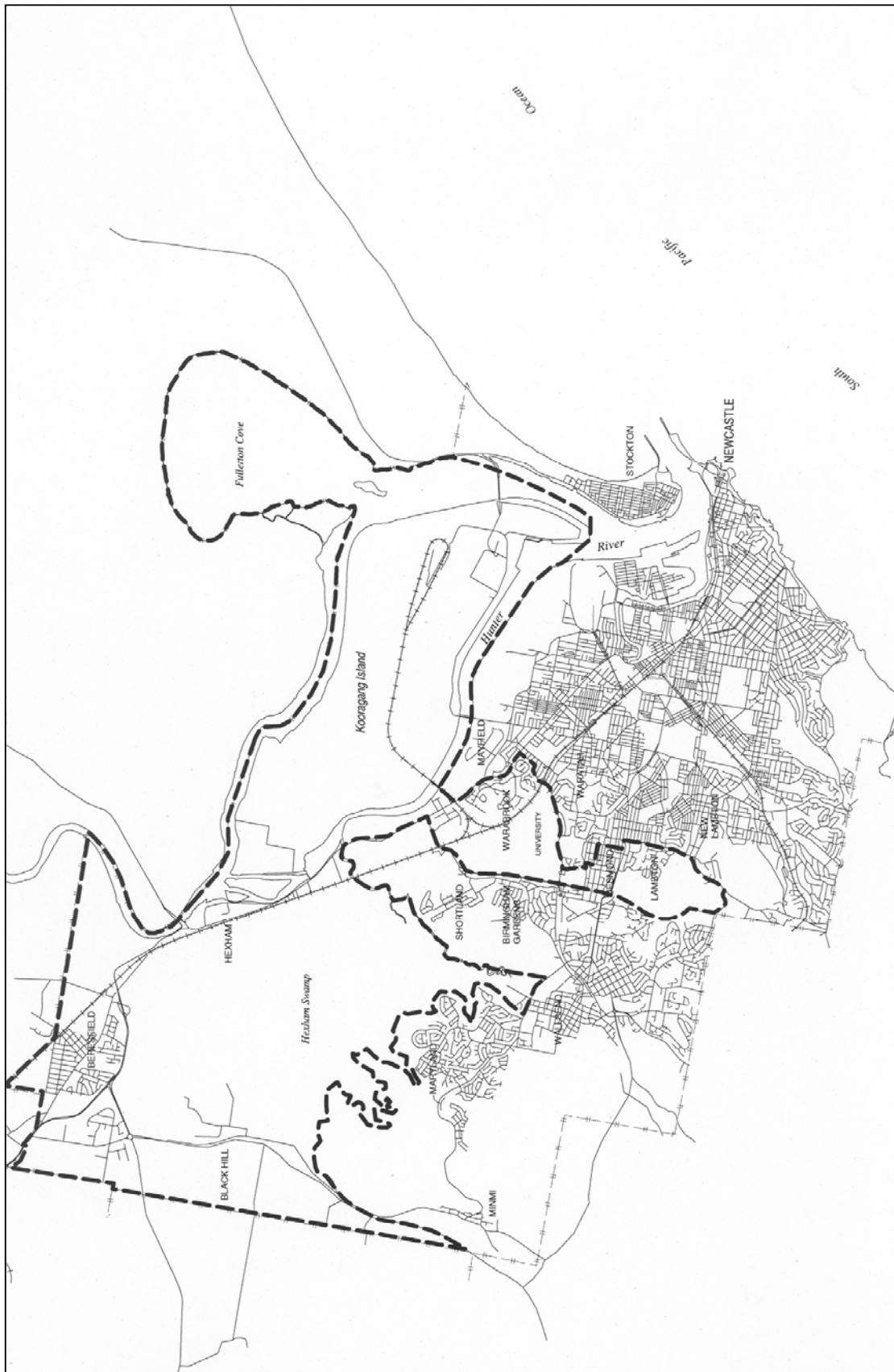
Future timing of works will be monitored and completed as development proceeds and funds are available.



**Part C      ASSOCIATED STUDIES**

Associated studies have previously been levied under the repealed Plan No.1 Western Planning Districts and the repealed Plan No.2 Eastern Planning Districts. This Plan will carry forward levies collected across the city which may be used to fund necessary studies and surveys towards the establishment or confirmation of required infrastructure levies.

MAP 6.1: CITY WIDE RESIDUAL CONTRIBUTIONS CATCHMENT



## 7. EASTERN INFILL CONTRIBUTIONS CATCHMENT

### RESIDENTIAL CONTRIBUTION RATES SUMMARY

Table 7.1 outlines the residential contribution rates applicable under this contribution catchment.

**Table 7.1 Residential Contribution Rates Summary**

Category	Per 1-2 Bedroom Dwelling	Per 3+ Bedroom Dwelling / Lot
Youth Venue	\$8.00	\$10.00
Community Facilities	\$234.00	\$292.50
Local Open Space & Recreation	\$156.00	\$195.00
District Parklands	\$32.00	\$40.00
District Sportslands	\$28.00	\$35.00
Foreshore Promenade	\$66.00	\$83.00
Traffic Management	\$109.00	\$136.00
Associated Studies	\$65.00	\$81.00
Bikeways	\$11.00	\$14.00
S94 Management	\$188.00	\$235.00
<b>Total</b>	<b>\$897.00</b>	<b>\$1,121.50</b>

**WORKS SCHEDULE SUMMARY**

**Table 7.2 Works Schedule Summary**

**Community Facilities**

Location	Facility	Estimated Cost	Estimated Staging
Inner Newcastle Contributions Catchment	Youth Venue	\$124,900	Completed in 2000
Eastern Infill Contributions Catchment	Library refurbishment and additional stock	\$220,511	At 50% and full development
	Community centre extension	\$280,651	
	Community Arts Centre Refurbishment	\$100,233	
<b>Total</b>		<b>\$726,295</b>	

**Open Space & Recreation**

Location	Facility	Estimated Cost	Estimated Staging
Eastern Infill Contributions Catchment	Local parklands embellishment	\$477,774	50% and full development
Inner Newcastle Contributions Catchment	District parklands and district sportslands - embellishment	\$561,600	80% of total development
Inner Newcastle Contributions Waterfront Catchment	Foreshore promenade (contributions from Eastern Infill Catchment only)	\$204,171	25%, 50%, 75% and full development
<b>Total</b>		<b>\$1,243,545</b>	

**Traffic Management**

Location	Works	Cost	Staging
Eastern Infill Contributions Catchment	LATM Study and traffic management	\$337,202	25%, 50%, 75% and full development

**Associated Studies**

Location	Works	Cost	Staging
Eastern Infill Contributions Catchment	Study	\$200,465	25%, 50%, 75% and full development

**Bikeways**

Location	Works	Cost	Staging
University to Alfred Street/ Heliport Link/ Driver training range	Cycleway and bridge	\$33,720	25%, 50%, 75% and full development

## **Part A INTRODUCTION**

### **7.0 OVERVIEW**

Plan No.2 Eastern Planning Districts became operational in 1993 and is replaced in part by the Inner Newcastle Contributions Catchment (Section 5 within this Plan). The remainder of the catchment covered by Plan No.2 Eastern Planning Districts (now repealed) will continue to be levied with slight modifications. This Plan intends to use the background information that established Plan No.2 as a basis for calculating contributions. Additional levies are also calculated based on the information from Section 5 Inner Newcastle Contributions Catchment and Section 8 Section 94 Management.

The area to which this catchment applies is shown on map 7.1.

## Part B COMMUNITY FACILITIES

### 7.1 YOUTH FACILITIES

Council established a temporary youth venue in Hunter Street Newcastle in March 2000. This venue was used by both Newcastle local government residents, as well as residents of other Local Government Areas. This Plan will levy for furniture and equipment required to establish the Hunter Street venue. Apportionment between Newcastle and other Local Government Areas has been taken into account. Contributions are based on a cost per person with new development across the city contributing their portion.

Subsequently, Council has moved the youth venue to the School of Arts building in Wolfe Street, Newcastle. The costs associated with the Wolfe Street venue have exceeded those for the Hunter Street venue. This plan will levy as per the costs associated with the Hunter Street venue.

Development across the Newcastle LGA will be levied for youth facilities.

**Table 7.3 (Duplication of Table 5.13) City Wide Youth Centre**

Item	
Furniture & Equipment	\$124,900
Current youth population (10-24yrs)	29,231
Current youth users (intra and inter LGA)*	43,000
Apportionment - Newcastle LGA (%)	68%
Apportionment - Other LGAs	32%
Expected population across the LGA (Leyshon)	28,301
Contribution per person	\$4
Contribution per 1-2 bedroom dwelling	\$8
Contribution per 3+ bedroom dwelling / lot	\$10

#### Formula for Youth Centre Apportionment

$$\text{Inter (Non) LGA} = \frac{\text{Total Users} - \text{Newcastle LGA users}}{\text{Total Users}} = \frac{43,000 - 29,231}{43,000} = 32\%$$

$$\text{Newcastle LGA} = \frac{\text{Newcastle LGA Users}}{\text{Total Users}} = \frac{29,231}{43,000} = 68\%$$

**Contribution Rate Formula for City Wide Youth Centre**

$$\text{Contribution rate} = \frac{\text{Total cost} \times \text{Apportionment}}{\text{Total projected population across the city}} \times \text{Occupancy rate}$$

$$\begin{array}{l} \text{Contribution rate} \\ \text{per 1-2 bedroom} \\ \text{dwelling} \end{array} = \frac{\$ 124,900 \times 68\%}{28,301} \times 2 = \$8$$

$$\begin{array}{l} \text{Contribution rate} \\ \text{per 3+ bedroom} \\ \text{dwelling / lot} \end{array} = \frac{\$ 124,900 \times 68\%}{28,301} \times 2.5 = \$10$$

## 7.2 COMMUNITY CENTRES & LIBRARY FACILITIES

Based on the information used to establish Plan No.2 Eastern Planning Districts (now repealed) this Plan will levy for refurbishment and additional stock for existing local libraries, local community centre extensions, and community arts centre refurbishment to the amount levied under Plan No.2. Table 7.4 details the facilities work schedule.

**Table 7.4 Community Facilities Works Schedule**

Location	Works	Estimated Cost	Estimated Staging
Eastern Infill Contributions Catchment	Library refurbishment and additional stock	\$220,511	Incrementally as population growth occurs
	Community centre extension	\$280,651	
	Community Arts Centre Refurbishment	\$100,233	
	<b>Total</b>	<b>\$601,395</b>	
Carried Forward Funds	Adamstown Senior Citizens Centre	\$60,872	
	Kotara Community Centre	\$60,872	

### Contribution Rate Formula for Community Facilities

$$\begin{aligned} \text{Contribution rate per dwelling} &= \frac{\text{Total Facilities Costs}}{\text{Total Catchment Population}} \times \text{Occupancy per dwelling} \\ \text{Contribution rate per 1-2 bedroom dwelling} &= \frac{601,395}{6,187} \times 2.0 = \$194 \\ \text{Contribution rate per 3+ bedroom dwelling / lot} &= \frac{601,395}{6,187} \times 2.5 = \$243 \end{aligned}$$

## 7.3 COMMUNITY FACILITIES CONTRIBUTION RATES SUMMARY

**Table 7.5 Community Facilities Contribution Rates Summary**

Category	Contribution Rate per 1-2 Bedroom Dwelling	Contribution Rate per 3+ Bedroom Dwelling / lot
Youth venue	\$8	\$10
Community Centres and Library Facilities	\$234	\$293
<b>Total</b>	<b>\$242</b>	<b>\$303</b>



## **Part C      OPEN SPACE & RECREATION**

### **7.4      INTRODUCTION**

Open space refers to a variety of areas where people go for outdoor recreation. These can range in setting, size and complexity (bushland, sporting fields, parks, etc). Recreation is considered to be a voluntary leisure activity undertaken primarily for pleasure and satisfaction. Each member of the community has a number of specific recreation needs. The challenge for Council is to understand the full range of community needs and to provide, over time, a diverse range of recreational opportunities to meet such needs.

### **7.5      NEXUS & CURRENT OPEN SPACE PROVISION**

#### **Open Space Classifications**

Newcastle has two types of open space:

1. Parklands
2. Sportslands

Within each type of open space there are three categories:

1. Local - facilities predominantly used by people within a planning catchment
2. District - some facilities due to their size and services provided are used by people from more than one catchment
3. Regional - facilities used by both Newcastle and non-Newcastle residents.

Council's Sportslands Plan of Management 2000 classifies sportslands as either local, district, or regional. The classification describes the level of infrastructure provided. Council will ensure that every ground will have a basic range of infrastructure suitable to the sport played at the level consistent with the grounds hierarchy; regional, district, and local.

Council's Sports Policy 1998 supports sport as leisure, as organised competition, and as tourism. Council encourages sport being played by all population groups including: children, youth, older adults, and persons with disabilities.

The Australian Bureau of Statistics reported in Australia Social Trends (1995) that the proportion of people who played sport in New South Wales was 27.8%. Given this, it is reasonable to assume that there will be additional demands on sporting facilities from new development. Given the current supply of facilities and the nature of sporting competition (for example competition and training scheduling) augmentation to current facilities is required to meet future demand. No land acquisition is required.

## 7.6 PROPOSED FACILITIES & APPORTIONMENT

### Local Open Space & Recreation Facilities

The intention of this Plan is to levy for local open space embellishment with no land acquisition required.

**Table 7.6 Local Open Space & Recreation Facilities Works Schedule**

Location	Works	Cost	Staging
Adamstown Adamstown Heights Broadmeadow Georgetown Hamilton North Kotara Lambton Mayfield Mayfield East Mayfield West Merewether Merewether Heights New Lambton North Lambton Waratah Waratah West	Local parkland and local sportslands embellishment Including:  Shade (trees/structure) Seating Play equipment Night lighting for ovals Artificial surfaces Toilet/change facilities Paving/Footpaths	\$442,383	Incrementally with population growth

### Contribution Rate Formula for Local Open Space & Recreation

$$\begin{aligned} \text{Contribution rate per dwelling} &= \frac{\text{Total Embellishment Costs}}{\text{Total Catchment Population}} \times \text{Occupancy per dwelling} \\ \text{Contribution rate per 1-2 bedroom dwelling} &= \frac{442,383}{6,187} \times 2.0 = \$143 \\ \text{Contribution rate per 3+ bedroom dwelling / lot} &= \frac{442,383}{6,187} \times 2.5 = \$179 \end{aligned}$$

### District Open Space & Recreation Facilities

This Plan proposes to levy for district parklands and district sportslands. Local open space areas are used by residents within a planning catchment and district facilities are used by more than one planning catchment.

Population growth across the Newcastle Local Government Area (excluding Blue Gum Hills) has been estimated. Blue Gum Hills by nature of its location has its own open space strategy and s94 levies in place.

It is proposed to levy new development for the embellishment of district parklands and sportslands. A contribution rate per person has been calculated with new development contributing according to the demand generated.

Table 7.7 details the works schedule for district facilities.

**Table 7.7 (Duplication of Table 5.17) District Parklands & Sportslands Works Schedule**

<b>District Parklands</b>			
Centennial park	Toilets	Embellishment	\$297,000
Civic park	Playground upgrade, Basketball facilities	Apportionment - City wide	18,409
		Contribution per person	\$17
Shepherd's Hill Reserve	Seating Pathways, skateboard facilities	Contribution per 1-2 bedroom dwelling	\$34
		Contribution per 3+ bedroom dwelling / lot	\$42
	Landscaping		
<b>District Sportslands</b>			
Wickham / Hawkins	Linkages	Embellishment	\$264,600
		Apportionment - Inner City Catchment	18,409
	Ground improvements Parking, amenities	Contribution per person	\$14
		Contribution per 1-2 bedroom dwelling	\$29
	Signage	Contribution per 3+ bedroom dwelling / lot	\$36
<b>Total Contribution Rate Per Person</b>			<b>\$31</b>
<b>Total Contribution Rate Per 1-2 bedroom Dwelling</b>			<b>\$63</b>
<b>Total Contribution Rate Per 3+ bedroom Dwelling / lot</b>			<b>\$78</b>

### Contribution Rate Formula for District Sportslands & Parklands

$$\begin{aligned} \text{Contribution rate per dwelling} &= \frac{\text{district parklands} + \text{district sportslands} + \text{embellishment}}{\text{City wide development}} \times \text{Occupancy rate} \\ \\ \text{Contribution per 1-2 bedroom dwelling} &= \frac{\$561,600}{18,409} \times 2 = \$62 \\ \\ \text{Contribution per 3+ bedroom dwelling / lot} &= \frac{\$561,600}{18,409} \times 2.5 = \$78 \end{aligned}$$

## Regional Open Space Facilities & Apportionment

A foreshore promenade is proposed in the Inner Newcastle Waterfront Contributions Catchment (catchment as defined by map 5.1) to link new and existing facilities and ensure access to the waterfront. It is anticipated that this facility will be used by both existing and new residents, along with non-Newcastle local government residents (approx 52%), and this apportionment has been taken into account when levying new development.

This Plan levies new residential development across the City for the provision of a foreshore promenade. Table 7.8 details proposed works and apportionment.

**Table 7.8 Proposed Foreshore Promenade Works & Contribution Rates**

Item	
Total Promenade Area (m <sup>2</sup> )	17,779
Land Acquisition	\$8,853,942
Embellishment	\$2,366,563
<b>Estimated Total Cost</b>	<b>\$11,220,505</b>
Ncle LGA apportionment	48%
New development apportionment	16%
Total cost for new development (excl non-LGA and existing residents apportionment)	\$861,735
New development City Wide	25,828
Contribution per person	\$33
Contribution per 1-2 bedroom dwelling	\$66
Contribution per 3+ bedroom dwelling / lot	\$83

### Contribution Rate Formula for Foreshore Promenade

$$\text{Contribution rate per dwelling} = \left( \frac{\text{Newcastle LGA Apportionment} \times \text{New Development Apportionment} \times \text{Total Promenade Cost (land acquisition and embellishment)}}{\text{New Development}} \right) \times \text{Occupancy Rate}$$

$$\text{Contribution rate per 1-2 bedroom dwelling} = \left( \frac{48\% \times 16\% \times \$11,220,505}{25,828} \right) \times 2 = \$68$$

$$\text{Contribution rate per 3+ bedroom dwelling / lot} = \left( \frac{48\% \times 16\% \times \$11,220,505}{25,828} \right) \times 2.5 = \$85$$

## Contributions Rates Summary

**Table 7.9 Open Space & Recreation Contribution Rates Summary**

<b>Category</b>	<b>Contribution Rate per 1-2 Bedroom Dwelling</b>	<b>Contribution Rate per 3+ Bedroom Dwelling / lot</b>
Local	\$156	\$195
District parklands	\$32	\$40
District sportslands	\$28	\$35
Foreshore promenade	\$66	\$83
<b>Total</b>	<b>\$282</b>	<b>\$353</b>

**Part D      TRAFFIC MANAGEMENT**

**7.7      WORKS SCHEDULE & CONTRIBUTION RATES**

In response to increased traffic generation associated with new development throughout the City and the impact that traffic has on the amenity of residential precincts, the Council has implemented an ongoing programme of Local Area Traffic Management (LATM).

This Plan intends to use the background information that established Plan No.2 Eastern Planning District (now repealed) as a basis for calculating contributions. The following works schedule and contribution rates are applicable.

**Table 7.10    Traffic Management Works Schedule**

Location	Works	Cost	Staging
Eastern Infill Contributions Catchment	LATM Study and traffic management	\$309,359	Incrementally with development

**Contribution Rate Formula for Traffic Management**

$$\begin{aligned}
 &\text{Contribution rate per dwelling} = \frac{\text{Total Facilities Costs}}{\text{Total Catchment Population}} \times \text{Occupancy per dwelling} \\
 &\text{Contribution rate per 1-2 bedroom dwelling} = \frac{\$309,359}{6,187} \times 2.0 = \$100 \\
 &\text{Contribution rate per 3 + bedroom dwelling / lot} = \frac{\$309,359}{6,187} \times 2.5 = \$125
 \end{aligned}$$

**Part E ASSOCIATED STUDIES**

**7.8 WORKS SCHEDULE AND CONTRIBUTION RATES**

In order to establish the contribution rates under this Plan, the Council has had to undertake a contribution study over the established areas of the City. Further study levies are required to fund studies required for plan reviews.

This Plan intends to use the background information that established Plan No.2 Eastern Planning Districts (now repealed) as a basis for calculating contributions. The following works schedule and contributions are applicable.

**Table 7.11 Associated Studies Works Schedule**

Location	Works	Cost	Staging
Eastern Infill Contributions Catchment	Study	\$185,615	Incrementally with development

**Contribution Rate Formula for Associated Studies**

$$\begin{aligned}
 &\text{Contribution rate per dwelling} = \frac{\text{Total Facilities Costs}}{\text{Total Catchment Population}} \times \text{Occupancy per dwelling} \\
 &\text{Contribution rate per 1-2 bedroom dwelling} = \frac{\$185,615}{6,187} \times 2.0 = \$60 \\
 &\text{Contribution rate per 3 + bedroom dwelling / lot} = \frac{\$185,615}{6,187} \times 2.5 = \$75
 \end{aligned}$$



**Part F      BIKEWAYS**

**7.9      WORKS SCHEDULE & CONTRIBUTION RATES**

The anticipated population growth will increase the demand for bikeway facilities.

This Plan uses the background information that established Plan No.2 Eastern Planning Districts (now repealed) as a basis for calculating contributions. The following works schedule and contributions are applicable.

**Table 7.12    Bikeways Works Schedule**

Location	Works	Cost	Staging
University to Alfred Street/ Heliport Link/ Driver training range	Cycleway and bridge	\$30,936	Incrementally with development

**Contribution Rate Formula for Bikeways**

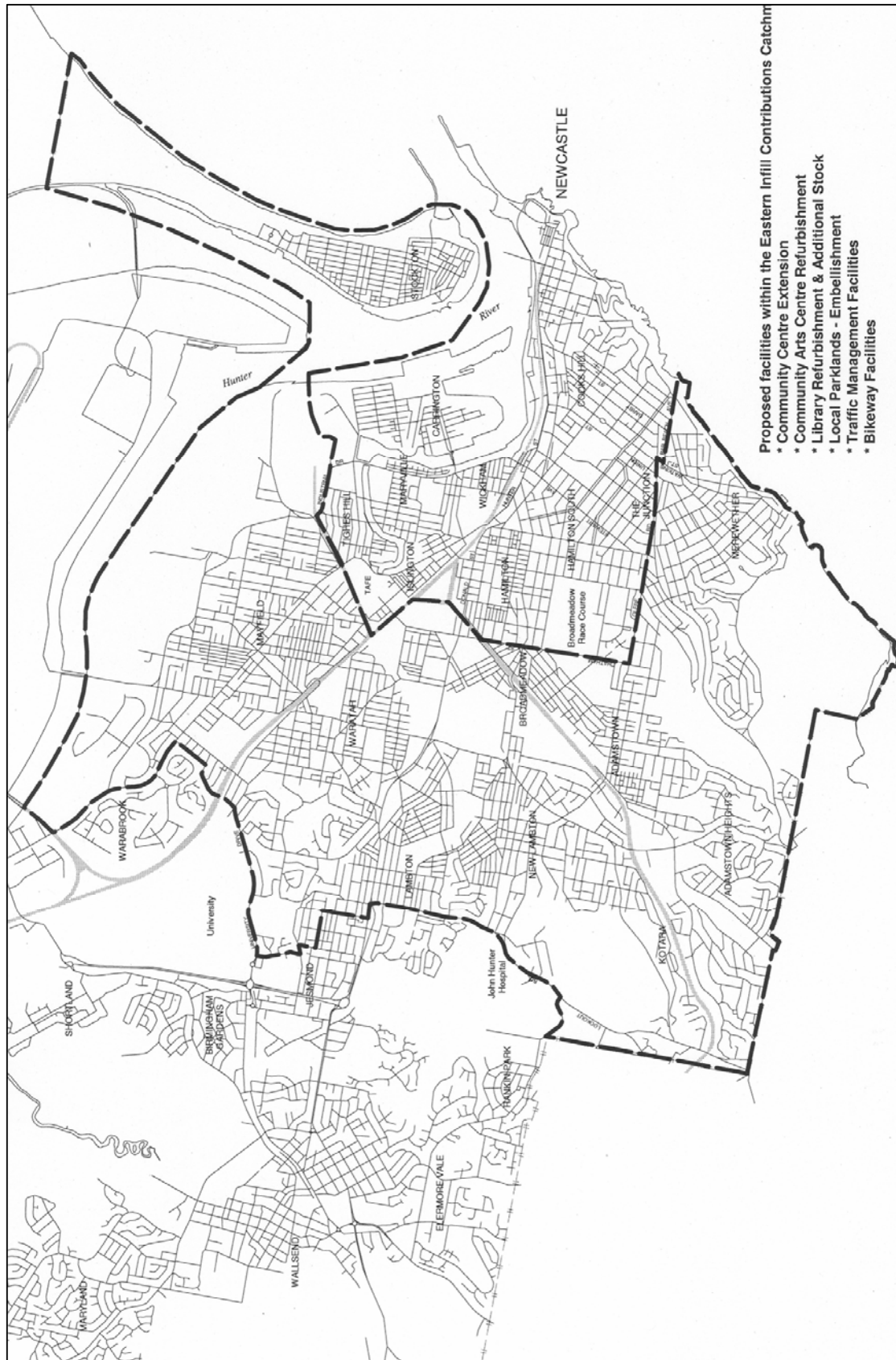
$$\begin{array}{l}
 \text{Contribution rate per dwelling} \\
 \\
 \text{Contribution rate per 1-2 bedroom dwelling} \\
 \\
 \text{Contribution rate per 3 + bedroom dwelling / lot}
 \end{array}
 =
 \frac{\text{Total Facilities Costs}}{\text{Total Catchment Population}}
 \times
 \begin{array}{l}
 \text{Occupancy per dwelling} \\
 \\
 2.0 \\
 \\
 2.5
 \end{array}
 =
 \begin{array}{l}
 \\
 \\
 \$10 \\
 \\
 \$12.50
 \end{array}$$

**7.10    TIMING OF CATCHMENT FACILITIES**

Facility provision is determined upon development thresholds and will be expended incrementally with population growth.

Future timing of works will be monitored and completed as development proceeds and funds are available.

MAP 7.1: EASTERN INFILL CONTRIBUTIONS CATCHMENT



## 8. SECTION 94 MANAGEMENT

In 1997 Council appointed a full-time Section 94 Co-ordinator who is responsible for the administration of Section 94 within Newcastle City Council. This position monitors s94 financial management and co-ordinates contribution plan preparation and implementation.

The approach taken within this Plan is to estimate the total s94 management cost based on future population estimates to calculate a rate per person. Each development will contribute for the number of additional residents generated.

**Table 8.1 Section 94 Management Works Schedule & Contribution Rate**

Item	
Total S94 Management costs until 2021	\$2,606,100
levied Under Plan No.1 1998	\$689,443
Net Total under this Plan	\$1,916,657
Total Projected Population to 2021	20,441
Contribution Rate Per Person	\$94

The rate per person is then applied to each contribution catchment and respective occupancy rates to determine a levy per dwelling.

### Contribution Rate Formula for Section 94 Management

$$\text{Contribution Rate Per Person} = \frac{\text{Total S94 Management Costs until 2021}}{\text{Total projected Population until 2021}}$$

$$\text{Contribution Rate Per Person} = \frac{\$1,916,657}{20,441} = \$94$$

Contribution Rate Per Dwelling	=	Contribution Rate Per Person	X	Respective Occupancy Rate of each Contribution Catchment	=	
BGHs Contribution Catchment Contribution rate per 1-2 bedroom dwelling	=	\$94	X	2.11	=	\$199
BGHs Contribution Catchment Contribution rate per 3+ bedroom dwelling / lot	=	\$94	X	3.15	=	\$297
Western Contribution Catchment Contribution rate per 1-2 bedroom dwelling	=	\$94	X	2	=	\$188
Western Contribution Catchment Contribution rate per 3+ bedroom dwelling / lot	=	\$94	X	2.7	=	\$254
Inner Newcastle Contribution Catchment Contribution rate per 1-2 bedroom dwelling	=	\$94	X	2	=	\$188
Inner Newcastle Contribution Catchment Contribution rate per 3+ bedroom dwelling / lot	=	\$94	X	2.5	=	\$235
City Wide Residual Contribution Catchment Contribution rate per 1-2 bedroom dwelling	=	\$94	X	2	=	\$188
City Wide Residual Contribution Catchment Contribution rate per 3+ bedroom dwelling / lot	=	\$94	X	2.5	=	\$235
Eastern Infill Contribution Catchment Contribution rate per 1-2 bedroom dwelling	=	\$94	X	2	=	\$188
Eastern Infill Contribution Catchment Contribution rate per 3+ bedroom dwelling / lot	=	\$94	X	2.5	=	\$235

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