



BELLBIRD NORTH

**SECTION 94
CONTRIBUTION PLAN 2009**

Bellbird North Section 94 Contributions Plan 2009
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Document Details:

Revision	Public exhibition dates	Adoption date	Effective Date
Original	26 March to 24 April 2009	5 August 2009	28 January 2011

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Summary

i. Background

Section 94 of the Environmental Planning and Assessment Act 1979 enables Council to levy contributions from development for the provision of public services and amenities, required as a consequence of that development. Contributions may be in the form of cash payments, transfer or dedication of land to Council, or the provision of a Material Public Benefit or Works in Kind.

For Council to levy contributions under Section 94, there must be a clear nexus between the proposed development and the need for the public service or amenity for which the levy is being required as detailed in the provisions of this Plan.

ii. Future Development

Bellbird North is located south – west and adjacent to the Cessnock District Centre. It has been identified as a Release Area in the City Wide Settlement Strategy.

The Bellbird North development area involves approximately 3,500 lots and approximately 10,000 people over a 15 to 20 year timeframe.

Technical / background studies have been undertaken to accurately determine the range of road and traffic infrastructure that will be needed to meet the demands of the new Bellbird North population over the life of this Plan. Demand for services such as community, recreation, open space and sporting facilities have been determined having regard to existing Council standards and accepted practices. This demand forms the basis of levying contributions on new development as specifically set out in the Plan.

iii. Services and Amenities

The future population stemming from new development in the Bellbird North Release Area, will result in the need for new and/or augmented infrastructure and services. In accordance with this Plan, the facilities for which Council will require specific Bellbird North development contributions include the following:

- Road and Traffic Facilities;
- Community Facilities;
- Open Space, Recreational, Sporting Facilities

New development will also generate the need for planning, administration and management activities associated with this Contributions Plan, in order to regularly review and update the identified works and manage the future provision of infrastructure.

iv. Structure of the Plan

This Plan is arranged into 6 parts:

Summary: a summary of the essential components of the Plan, including summaries of the actual contribution rates

Part 1 – Introduction: outlines the purpose and area to which the Plan applies

Part 2 –Operation of the Plan: describes the way in which the Plan applies and the timing of payments

Part 3 – Administration of the Plan: describes the management and administration of the Plan

Part 4 – Strategy Plans: provides the details of each category of public services and amenities in the Plan, including details of the nexus, catchments, standards of provision required, what will be provided and when, apportionment and calculation of contributions

Part 5 – Supporting Documentation: Information which supports the contents of the Plan, including key demographic data and works schedules.

v. Summary of Contributions Rates

The following is a summary of Development Contribution rates for the Bellbird North Release Area:

Contribution Type	Per Person	One Bedroom Dwelling	Two Bedroom Dwelling	Three Bedroom (+) Dwelling or per Lot
Open Space Recreational Sporting Facilities	\$1,365	\$2,184	\$2,867	\$3,959
Dedication of Land (m ²)	7.7	12.3	16.2	22.3
Community Facilities	\$1,161	\$1,858	\$2,438	\$3,367
Dedication of Land (m ²)	.64	1.0	1.3	1.9
Road and Traffic Facilities	\$3,087	\$4,939	\$6,483	\$8,952
SUB - TOTAL	\$5,613	\$8,981	\$11,788	\$16,278
Plan Management Administration	\$98	\$157	\$206	\$285
TOTAL	\$5,711	\$9,138	\$11,994	\$16,563

SECTION 1 – INTRODUCTION

1.1 Name of the Plan

This Plan is referred to as the **Bellbird North Section 94 Contributions Plan 2009**.

This Contributions Plan has been prepared in accordance with the provisions of Section 94 of the Environmental Planning and Assessment Act 1979, as amended, the Environmental Planning and Assessment Amendment (Development Contributions) Act, 2005, the Environmental Planning and Assessment Amendment (Development Contributions) Regulation 2005, the Department of Planning's Development Contributions Practice Notes 2005, the Environmental Planning & Assessment Amendment Act, 2008, the Department of Planning Circulars PS 08-017 and PS 09-001.

1.2 Commencement of Plan

This Contributions Plan takes effect on 28 January 2011. Development Applications and applications for complying development certificates determined on or after this date will be subject to the provisions of this Plan as will rezoning applications for the purposes of Planning Agreements.

1.3 Purpose of the Plan

The primary purpose of this Plan is to authorise the levying of contributions that will assist Council to provide quality public services and amenities to meet the needs of incoming residents in the Bellbird North area as a result of proposed development. The Plan enables Council to require a contribution from development towards the provision, extension or augmentation of public services and public amenities that will, or are likely to be, required as a consequence of development in the Bellbird North area.

The contribution may involve the dedication of land free of cost, or the payment of a monetary contribution, or both.

Other purposes of this Plan are to:

- provide a comprehensive strategy and administrative framework for the assessment, collection, expenditure, accounting and review of developer contributions towards the provision of public services and amenities on an equitable basis.
- identify the additional services and amenities required to meet the demands of the incoming population at Bellbird North
- provide an adequate level of public facilities and services in the Bellbird North area, within a reasonable time, as development occurs and at a reasonable cost which does not unduly impact on the affordability of the proposed development.
- ensure that the contributing development benefits from the facilities and services financed from contributions and the development contributions are based on reasonable estimates of cost;
- ensure that the existing community is not burdened by the provision of public services and amenities which are needed (either partly or fully) as a result of ongoing development in Bellbird North; and that there is a reasonable apportionment of cost between existing demand and new demand for public infrastructure created by the development.
- ensure that contributions are fair and reasonable, and that amenities and services nominated under the Plan are provided in a timely and cost effective manner.

1.4 Area to Which the Plan Applies

This Contributions Plan applies to all land within the Bellbird North release area as illustrated in Figure 1.

1.5 Types of Development this Plan applies to

The expected types of development to which the Plan applies and to which contributions will be levied on, include the following:

- subdivision of land;
- medium density housing
- expansion or redevelopment of existing residential development; (infill development) that includes either subdivision or additional housing stock (eg dual occupancies)

1.6 State Environmental Planning Policy (Housing for Seniors or People with a Disability)

All new development intensifies the use of the existing resources and adds incrementally to the demand for public amenities and services.

In this regard, development for the purposes of housing for seniors or people with a disability, including residential care facilities, approved under the provisions of SEPP (Housing for Seniors or People with a Disability), with the exception of seniors living development by Dept of Housing, Local Government and community housing providers as defined by the SEPP, will be levied development contributions under this Plan.

1.7 Other development not specified in the Plan

There may be other types of development not specified in this Plan that generates a need for new or augmented public services and amenities. In such instances, the applicant may be requested to prepare a needs analysis for the development to determine the development contribution to be levied.

Alternatively Council may consider entering into a planning agreement or to provide a mutually agreeable facility(s) in lieu of a contribution to meet the additional needs as a result of the development.

1.8 Development by the Crown

Crown developments, where they provide an essential community service, in accordance with the Department of Planning's Circular No. D6, will not be charged a section 94 contribution. Any other activities by the Crown that will contribute to the demands upon public services or facilities will be levied a contribution under this Plan subject to standard Crown Consent provisions.

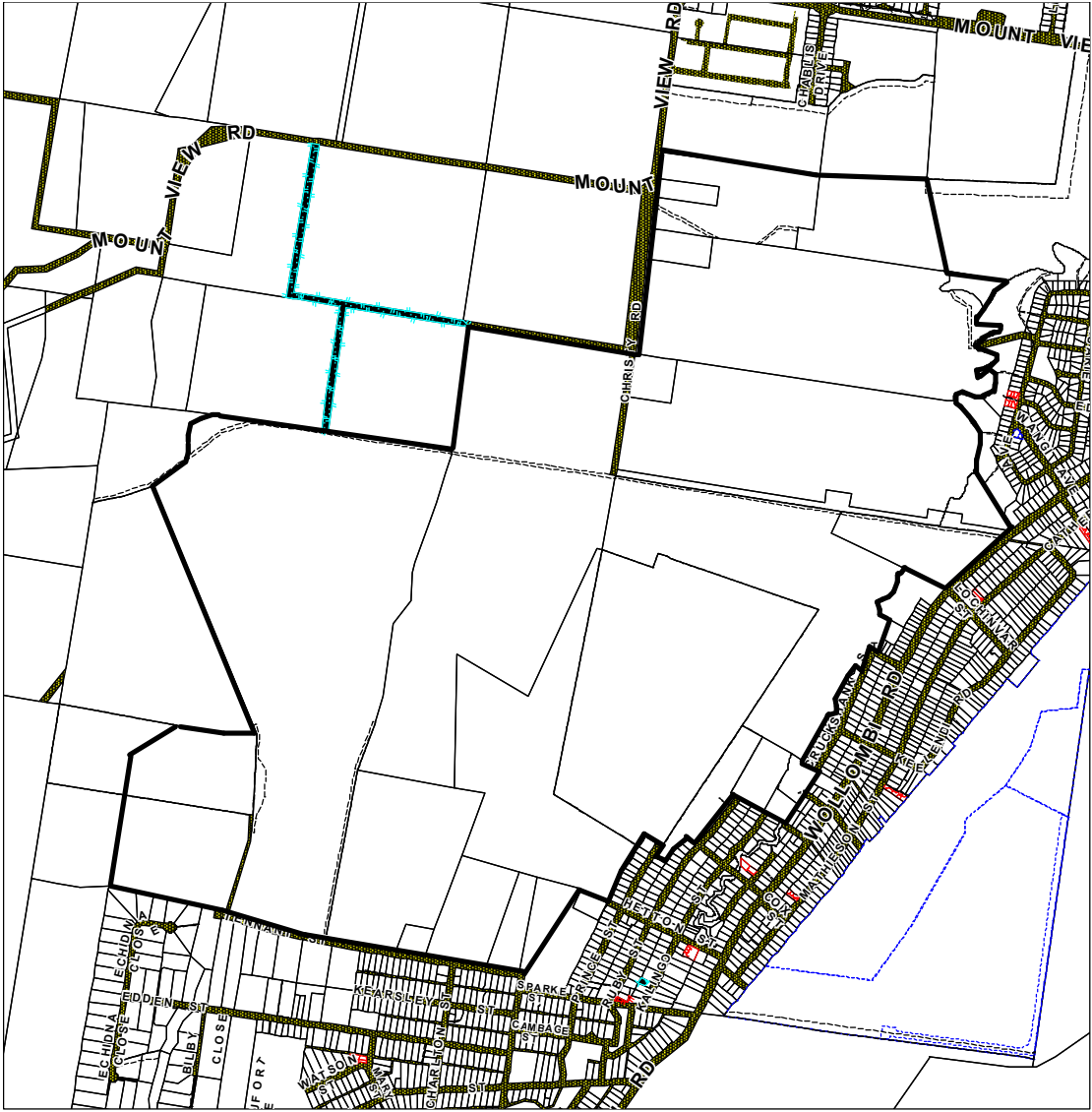
1.9 Relationship to other Plans and Policies

- (i) This Contributions Plan identifies requirements for the Bellbird North Release Area.
- (ii) Cessnock City Council has the following section 94 plans in place:

- Residential Contributions Plan (August 2006).
- Tourism Contributions Plan (February 2007)
- Car Parking Contributions Plan (2001)

These plans do not apply to the Bellbird North Contribution area.

- (iii) This plan should be read in conjunction with the Cessnock Local Environmental Plan 1989 and applicable Development Control Plans.



**Bellbird North Contributions Catchment
Figure 1 – Section 94 Catchment**

SECTION 2 – OPERATION OF THE PLAN

2.1 Method of Operation

In determining a development application to which this Plan applies, Council may impose a condition of consent requiring the payment of a monetary contribution and/or the dedication of land free of charge in accordance with the provisions of this Plan, or in lieu thereof accept the provision of a material public benefit or works in kind.

Similarly, when in receipt of a notice of complying development certificate that relates to land to which this Contributions Plan applies, Council or an Accredited Certifier shall apply the provisions of the Contributions Plan when considering the application.

This plan authorises the Council to grant development consent to development subject to a condition requiring the dedication of land free of cost to the Council. Such a condition may be imposed towards the specific public amenities and services to meet the development particularised in the works schedule accompanying this Plan.

2.2 Types of Contributions

There are a number of alternate methods of payment of section 94 developer contributions as follows:

- Monetary contribution
- Dedication of land
- Material Public Benefit
- Works in Kind

Where a developer negotiates a material public benefit, works in kind or the dedication of land in lieu of paying any part of the monetary contribution required under this Plan, the applicant must still pay Council's reasonable costs for the management of the Plan (plan management and administration contributions).

The Act also provides for the Council to consider entering into a voluntary planning agreement at either a development application or rezoning process, which may be in lieu of, in addition to or instead of the payment of a monetary contribution under Section 94.

2.2.1 *Monetary contribution*

This Plan identifies the cash contribution required for the provision of public services and amenities, usually calculated on a per bedroom, per lot, or area basis. The contribution amount payable will be included as a condition of consent on any development approval issued. Details of how and when the amount will be adjusted will be included in the consent as detailed in this Plan.

2.2.2 *Dedication of land*

This Plan authorises the Council to consent to the carrying out of development subject to a condition imposed under S.94 of the Act, requiring the dedication of land free of cost to the Council.

Such a condition may be imposed where the land is reasonably required towards the provision, extension or augmentation of a public amenity or public service as particularised in the works schedule accompanying this plan, in order to meet the demands generated by development.

The amount of land that the Council may require to be dedicated free of cost under S.94 of the Act is based on an equivalence between the market value of the land determined in accordance with the Land Acquisition (Just Terms Compensation) Act, 1991 and the monetary S.94 contribution that could have been sought in relation to the same development in relation to the acquisition of the land. In other words, the Council will require the dedication free of cost of an area of land the value of which equals the monetary S.94 contribution that could have been sought in relation to the same development.

The need for the relevant public amenities or public services and hence the land required to be dedicated, are generally contained in the Bellbird North Structure Plan and Council's guidelines. In some cases, the area of land required to be dedicated may exceed the reasonable dedication that could be required from an Applicant under S.94 for example, where a development is staged. In such cases consent will usually not be granted to the development, giving rise to the need for the relevant public amenity or service unless prior arrangements, to the satisfaction of the Council, exist for the dedication of the land to the Council. The prior satisfactory arrangements may include an offer by the landowner to transfer the whole of the land to the Council on terms satisfactory to the Council or other satisfactory arrangements for the acquisition of the land by the Council. The satisfactory arrangements may be set out in a Planning Agreement under Section 93F of the Act or otherwise and may entail the use of any monetary S.94 contributions collected elsewhere towards the acquisition of the land for Recreational/Open Space/ Sporting or Community Facilities purposes.

The amount of land that the Council may require to be dedicated free of cost under this Plan is determined by the following formula:

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

Where:

L = Total Recreational/Open Space/Sporting or Community Facilities land requirements

P = The total projected resident population.

Council may accept the dedication of land in lieu of, or as an offset against, making a cash contribution towards the acquisition of land, provided such a proposal forms part of a development application to Council.

Where land identified for acquisition in the Plan falls within land the subject of a development application, the land will be required to be dedicated free of cost in accordance with Section 94(1)(a) of the Act, and detailed above. A monetary contribution will only be required where additional land above and beyond that available within the land the subject of the development application is required or if no land identified for acquisition falls within the land the subject of the development application.

All costs of dedication are to be borne by the applicant. The land must be dedicated in a condition approved by Council, held in separate title, cleared of all rubbish and debris, and suited for its intended public purpose.

In considering whether to accept the provision of land as a partial offset of contributions under this Plan, Council shall have regard to the following:

1. Purpose of the land - whether it forms an identified high quality bushland linkage, SEPP 14 wetland, drainage line, active or passive recreation, multiple use potential;
2. Needs of the community for the land, and whether or not the land is identified for open space or recreation purposes in an adopted Development Control Plan or Recreation Strategy;
3. Whether the land is to be provided in a location and in a manner which will serve the needs of the community who contribute towards it;
4. Cost to convert land to proposed use;

5. Future maintenance and management costs.

The estimated cost of the land to be acquired under this plan is the estimated average land value of the land identified for acquisition/dedication, assuming that the land concerned is available for development and services are available. Land values in the Plan have been determined in accordance with Council's Land Valuation Index, as described in Part 2.8 of this Plan, and will be subject to regular review and adjustment as necessary.

Council's objective is to ensure that the funds Council receives for land acquisition from Section 94 contributions are equivalent to the amount required to fund the purchase of all the land Council is seeking to acquire in the Bellbird North release area, including the costs incurred in acquiring the land.

2.2.3 Works in Kind / Material Public Benefits

A works in kind (WIK) is the undertaking of a work or provision of a facility that is scheduled within a contributions plan, in lieu of the part or full payment of either a monetary contribution or the dedication of land that would normally apply. WIK are generally offered and assessed as part of the development application process. Applicants seeking Council's acceptance of a WIK arrangement should initially discuss such a proposal with Council officers to determine Council's requirements.

A material public benefit (MPB) may be offered by the developer in part or full satisfaction of a condition requiring the payment of a monetary contribution or the dedication of land. A MPB may include the provision of work that is not scheduled within a contributions plan. Council may accept the provision of a material public benefit that is not nominated in the works schedule, if it can be justified why it is of equivalent or greater benefit to the community compared to what has been identified under the Plan.

Such alternative development contributions arrangements may be negotiated with the Council in connection with the carrying out of development in the following circumstances:

a) Offer made to the Council as part of a development application

If an applicant does not wish to pay a monetary S94 contribution in connection with the carrying out of development, the applicant may include in a development application for the development a proposal to carry out the works towards which the contribution or levy would have been applied.

The Council will consider the alternative arrangement as part of its assessment of the development application. If the Council agrees to the arrangement and grants consent to the application, it will impose a condition of consent requiring the works to be carried out. If the Council does not agree to the alternative arrangement, it may grant consent subject to a condition imposed under S94 requiring payment of the monetary contribution.

b) Offer made to Council following the grant of development consent:

If development consent has been granted to the carrying out of development subject to a condition under S94 requiring payment of a monetary contribution towards the cost of public amenities and public services, the applicant may request in writing to the Council to provide to the Council a material public benefit in part or full satisfaction of the requirements of the relevant condition.

The material public benefit may be the carrying out of work or another public benefit but not the payment of money or the dedication of land free of cost.

If the Council agrees to the applicant's request, the applicant is required to comply with the alternative arrangement and is relieved of the obligation, in part or whole, as the case requires, to comply with the conditions imposed under S94. If the Council declines the applicant's request, the applicant will be required to comply with the requirements of the conditions imposed under S94.

In either case, in deciding whether to agree to the applicant's request, the Council will have regard to the requirements of the current Practice Notes issued by the NSW Government in the Revised Development Contributions Manual (DIPNR 2005) and may consider matters such as, but not limited to, the following:

1. the need for the facility and how it achieves the outcome of what the contribution was being sought for;
2. the purpose and objectives of this Plan and any relevant plans or strategies;
3. whether the alternative will prejudice the timing or the manner of the provision of public facility for which the contribution was required; and
4. full details of the quantities, finishes and costings of the proposed works.

The acceptance of a WIK agreement or a MPB will be at Council's absolute discretion.

Unless approved by Council, no credits will be recognised for in-kind works carried out by the developer that are in excess of the approved contribution. Where the value of the WIK, MPB or dedication of land is less than the value of the required contribution, the applicant will be required to settle the balance of the contribution by way of a monetary contribution and/or land dedication.

2.2.4 Planning Agreements

An applicant may offer to enter into a Voluntary Planning Agreement with the Council in connection with a development application or a rezoning application that is made for the purposes of being able to subsequently make a development application.

Under a planning agreement, the applicant may offer to pay money, dedicate land, carry out works, or provide other material public benefits for public purposes. The applicant's provision under a planning agreement may be additional to or instead of making contributions under S94 of the Act.

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

2.3 Payment of the Contribution

2.3.1 Timing of Payments

The time of payment of contributions shall be as follows:

- Development applications involving subdivision only – prior to the release of the subdivision certificate.
- Development applications involving building work only – prior to the release of the construction certificate.
- Development involving both subdivision and building work (eg. Integrated housing developments) – prior to the release of the construction certificate, or the release of the subdivision plan, whichever occurs first.
- Development applications where no construction certificate is required – prior to occupation of the premises.

Where an application is dealt with by an Accredited Certifier other than Council, the development consent shall not operate unless and until the amount required by the consent under this Contributions Plan is paid to Council.

The amount of any monetary contribution to be paid will be the contribution payable at the time of consent, and depending upon the time of payment will be subject to reasonable adjustment due to movements in the Consumer Price Index and/or changes to the rates indicated within this Plan (refer to Section 2.8).

2.3.2 Deferred or Periodic Payments

Council may consider the deferred payment of contributions or payments made by periodic instalments.

A request for deferral or periodic payment shall be made in writing to Council, stating the proposed length of deferral, and may only be accepted where:

- there are valid reasons for the deferral or periodic payment;
- the deferral will not prejudice the efficiency and operation or cash flows of the Plan;
- the granting of the request for deferred payment will not prejudice the community needs or jeopardise the timely provision of works or land identified within the Plan;
- a suitable bank guarantee (or equivalent security) can be, and is, provided in the event that the request is accepted by Council;
- the periodic or deferred contributions are paid, including interest, at no cost to Council.

The conditions under which Council may accept **deferred payment** by way of a bank guarantee are that:

- the bank guarantee is by an Australian Bank.
- the bank guarantee is for a maximum period of twelve months.
- the amount of the bank guarantee is the sum of the total contribution or the amount of the outstanding contribution at the time of deferring payment, plus an amount equal to thirteen months interest.
- the bank unconditionally pays the guaranteed sum to Council if Council so demands in writing, no earlier than 6 months from the provision of the guarantee or completion of the work, whichever occurs first.
- the bank must pay the guaranteed sum without reference to the applicant or landowner or other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development in accordance with the development consent.
- the bank's obligations are discharged when payment to the Council is made in accordance with the approved bank guarantee or when Council notifies the bank in writing that the guarantee is no longer required.
- Council's registration and release of bank guarantee fee is paid.

Any outstanding component of the contribution shall be indexed quarterly in accordance with the Consumer Price Index movements. Indexing will be calculated from the date the contribution was due until the date of payment.

The conditions under which Council may accept **periodic payment** for a staged development are:

- that the instalments are paid before the work commences on each relevant stage of the development.
- the amount to be paid at each stage is to be calculated on a pro-rata basis in proportion to the demand for the relevant facility being levied by the overall development, including CPI if required.

2.4 Complying Development

In accordance with Section 94EC(1) of the EP&A Act, accredited certifiers must impose a condition requiring monetary contributions in accordance with this development contributions plan for any type of development listed within Section 1.5. The amount of the contribution is to be determined in accordance with the formulas contained in the Plan and the current contribution rates.

The conditions imposed must be consistent with Council's standard Section 94 consent conditions and be strictly in accordance with this development contributions plan. It is the professional responsibility of accredited certifiers to accurately calculate the contribution and to apply the section 94 contribution correctly.

2.5 Construction Certificates

In accordance with Section 94EC of the EP&A Act 1979, and Clause 146 of the EP&A Regulation, a certifying authority must not issue a construction certificate for building work or subdivision works under development consent unless it has verified that each condition requiring the payment of monetary contributions has been satisfied.

In particular the certifier must ensure that the applicant provides a receipt(s) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the Council in accordance with Clause 142(2) of the EP&A Regulation. Failure to follow this procedure may render such a certificate invalid.

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

2.6 Goods and Services Tax

Monetary Section 94 development contributions are exempt from the Federal Government Goods and Services Tax (GST).

2.7 Adjusting Contribution Rates

To ensure that the value of contributions are not eroded over time by movements in the Consumer Price Index, land value increases, the capital costs of construction of facilities and administration of the plan or through changes in the costs of studies to support the Plan, the Council will index the contribution rates, quarterly, with reviewed rates to apply from the first working day of December, March, June & September.

The contribution rates will be reviewed and subsequently indexed by reference to the following specific indices:

- Construction costs by the Consumer Price Index (All Groups – Sydney) as published quarterly by the Australian Bureau of Statistics.
- Land acquisition costs by reference to average land valuation figures or specific valuations for parcels of land that are identified in the Section 94 Plan, as published by the Council.
- Changes in the capital costs of various studies, activities and the provision of services to administer and support the plan, by reference to actual costs incurred by Council.

In accordance with Clause 32(3)(b) of the EP&A Regulations, the following sets out the means by which Council will index contribution rates that are set out in this Plan:

For changes to the Consumer Price Index (Sydney All Groups), the contributions will be reviewed quarterly in accordance with the following formula:

$$\text{New Contribution Rate} = \text{IR} \times \frac{\text{CPI 2}}{\text{CPI 1}}$$

Where:

IR is the initial contribution rate at the time of adoption of the Plan, expressed in dollars

CPI 2 is the Consumer Price Index Number (Sydney All Groups) available at the time of the review

CPI 1 is the Consumer Price Index Number (Sydney All Groups) at the date of adoption of the Plan, or its subsequent amendment (which isat the time of adoption of the Plan.)

For changes to land values, Council will publish at least on an annual basis the revised land index values that are to be used to change the base land values contained in the Plan, which will be determined in accordance with the following formula:

$$\$C_{LV} + \frac{C_{LV} \times (\text{Current LV} - \text{Base LV Index})}{\text{Base LV Index}}$$

Where:

$\$C_{LV}$ is the land values within the plan at the time of its adoption

Current LV is the land value index as published by the Council, available at the time of the review

Based LV is the land value index as published by the Council at the date of adoption of this plan (which is.....)

2.8 Adjusting Contributions at the Time of Payment

Contribution rates will initially be calculated at the time development consent is granted. The contributions payable will be adjusted subsequently on the basis of the contribution rates that are applicable at the time of the payment and not at the date of the approval of the development.

Adjustments to the contributions payable will be made in the following manner:

$$\text{CP} = \text{CD} \times \frac{\text{CPI 2}}{\text{CPI 1}}$$

Where:

CP is the amount of the contribution calculated at the time of payment

CD is the amount of the original contribution as set out in the development consent

CPI 2 is the Consumer Price Index Number (Sydney All Groups) applicable at the date of payment

CPI 1 is the Consumer Price Index Number (Sydney All Groups) applicable at the date of development consent.

The current contribution rates are published by Council and are available from Council Offices. They are updated and available on Council's internet site as part of this plan.

2.9 Reassessment of Contributions

Council may consider an application for the reassessment of the development contribution payable. This may result in the contribution being reduced or waived or modified.

Where a condition of development consent has already been imposed requiring the payment of a contribution, the applicant will need to lodge an application to review the consent in accordance with the EP&A Act 1979, as amended.

The request shall be in writing and provide sufficient information to satisfy Council of the inappropriate nature of the contribution and the implications to Council of reducing or waiving the contribution in the particular circumstances.

The instances in which Council may consider a reassessment may include the following:

- The applicant is a registered charity, church, hospital or community organisation;
- The development satisfies a broader planning objective and the achievement of which is considered by Council to be of greater importance or priority than making a contribution;
- Where it is considered that the contribution is unreasonable;
- The application involves the development of a heritage item; and

2.10 Review of the Plan

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

2.11 Funding and Timing of Works

The contributions made to Council under the Plan may fully or partially fund the public amenities and services identified in this Plan. The contribution rates have been determined on the basis of apportionment between the expected development and other sources of demand. In circumstances where public amenities and services are not fully funded by contributions, the remaining funds will be supplied from other Council sources.

Public amenities and services are required at the time demand is created, which may be before completion of development and before sufficient contributions are received. Council's ability to forward fund these services and amenities is very limited, and consequently their provision is largely contingent upon the availability of contributions. Pooling of funds to assist with the provision of infrastructure, as detailed in Section 2.12 will be considered and used when necessary.

To provide a strategy for the implementation of the services and amenities levied for in this Plan, and to use contributions in the most effective manner, the individual work schedules may be re – prioritised. This will take into account development trends, population characteristics, existing funds, funds from other sources (where required) and anticipated revenue flows.

It is expected that the development of the Bellbird North Area will be achieved over the next 15 to 20 years. The scope and duration of this Plan is for the same duration. However, as the projections and timeframes for development are uncertain, the Work Schedules in the Plan include the staging of infrastructure provision and are expressed in terms of thresholds of development. Furthermore management of the Plan incorporates ongoing monitoring of development trends, actual population growth rates and regular review processes.

2.12 Pooling of Contributions

This Plan expressly authorises monetary S.94 Contributions paid for differing purposes to be pooled and applied (progressively or otherwise) for those purposes. The priorities for the expenditure of the contributions are shown in the Works Schedules.

SECTION 3 – ADMINISTRATION OF THE PLAN

3.1 Management Costs of the Plan

There is a substantial time and cost overhead associated with this Section 94 Plan and its successful implementation.

Accordingly costs associated with the ongoing administration and management of this contributions plan will be levied on all applications relating to the release area. These costs will appear as a separate element in the rates schedule and the method of calculation is described in Section D: Part F and cover the implementation review, monitoring and updating procedures set out in the Plan. In addition studies are undertaken to determine the design and costings of works as well as to review the development and demand assumptions of the contributions plan.

Where a MPB or WIK agreement is negotiated between a developer and the Council, the Plan Administration and Management Contribution levy will still apply. This amount will cover plan review costs and also Council's costs associated with negotiating the MPB and supervision work undertaken.

3.2 Explanation of Contribution Formulae

Council applies a contribution formula to each public amenity and service for the purpose of calculating the contribution rate applicable for that service or amenity. The formulae take into consideration the cost of the works to be undertaken, the cost to Council of acquiring land on which to undertake these works (if applicable) and the total projected population relevant to the facility:

$$\text{Contribution} = \frac{\text{TC} \times \text{AF}}{\text{P}}$$

Where:

TC = total cost of providing the facility including land and capital costs, including costs to be recouped (if applicable)

P = projected population increase or the anticipated increase in the number of lots over the life of the Plan

AF = apportionment factor

3.3 Allowances for existing development

As Section 94 contributions can only be levied where development will result in an increased demand for public amenities and services, contributions will not be sought in relation to demand generated for existing (or approved) development. Thus "credits" will be granted in relation to demand generated by existing development at the following rates:

- Dwelling houses and single vacant allotments = 2.9 persons or 1 lot credit.
- Other dwellings (eg medium density) = 2 persons per dwelling

3.4 Occupancy rates

The contribution which may be levied for any development proposal will be calculated on the basis of the number of dwellings or lots or in the case of medium density development the dwelling density.

The dwelling density or number of residents will be calculated on the basis of the occupancy rates contained in Part E of this Plan and summarized below.

For the purposes of this Plan, applications for dwellings which refer to a 'study', 'office' or 'sewing room' will be considered as a bedroom for the basis of calculating the contributions required.

The following schedule outlines occupancy rates utilised in this plan

Occupancy Rates	Number of Persons
One Bedroom	1.6
Two Bedroom	2.1
Three Bedroom (+) Dwelling or per Lot	2.9

3.5 Estimated Land Values

Land values adopted in the contributions plan are based on englobo land values.

In considering a land value for a particular facility identified in the works schedules, the whole of the land has been considered and the Land Value Base Index as shown in the plan is reflective of value when considering influencing factors including location, topography, aspect, servicing and access.

Where a facility is to be located entirely on flood liable land, or land that could not otherwise be developed for residential purposes, a flood liable land rated has been applied.

SECTION 4 – STRATEGY PLANS

This section of the Plan establishes the relationship (nexus) between the expected types of development in the Bellbird North release area and the demand for additional public services and facilities to meet the needs of that development.

Nexus is the relationship between the expected types of development in the area and the demonstrated need for additional public facilities created by those developments. The concept of nexus is often referred to in the following terms:

Causal Nexus – ‘what’. This is a demonstration that the anticipated development actually creates a need or increases the demand for a particular public facility.

Spatial or physical nexus – ‘where’. Spatial nexus requires that the proposed public facility be located so as to serve the needs of those who created the demand for it.

Temporal nexus – ‘when’. Temporal nexus seeks to ensure that the public facility will be provided in a timely manner to benefit those who contributed towards it.

The proposed public facilities identified in this plan are considered reasonable and are required to satisfy the expected demands of the anticipated types of development in Bellbird North. In general, the needs and increased usage of public facilities likely as a consequence of new development will exceed the capacity of existing public facilities in the area. It will therefore be necessary for new and augmented public facilities to be provided to cater for the anticipated demand of likely development.

The details establishing the nexus between the expected types of development in Bellbird North and the demand for additional public facilities to meet that development, are set out in this part of the Plan under the headings of Open Space/Recreational Sporting/Facilities, Community Facilities, Road and Traffic Facilities, and Plan Management Administration. The following types of facilities have been identified as being necessary to meet the needs of the new population:

Category	Types of Services/Facilities
Open Space/Recreational/Sporting Facilities	Sporting fields, amenities, tennis courts, passive open space, playgrounds, skatepark, BMX, netball, aquatic, indoor, cycle paths
Community Facilities	Neighbourhood, Childcare, Library, Cultural Centre
Roads & Traffic Facilities	Arterial, sub-arterial, collector and local roads – traffic facilities, intersection works and road up-grading, provision of cycleways.
Plan Management & Administration	Management of development contributions

Details regarding the approximate location, timing and estimated costs for each of the facilities are set out in the Work Schedules attached to this Plan. Many of these works will be subject to more detailed planning in conjunction with detailed subdivision planning and assessment

PART A - OPEN SPACE/RECREATIONAL/SPORTING FACILITIES

4.1 Introduction

Cessnock City Council supports the provision of open space, recreational and sporting activities to local communities recognising that they play an important role in encouraging community interaction and development and wellbeing. In support of these benefits, Cessnock Council will continue to maintain the role of facilitating the provision of recreational and sporting and open space for local residents in Bellbird North.

Council has undertaken significant work in order to determine the future recreation and open space requirements to cater for the incoming population. The findings of these investigations have been detailed in the document draft Cessnock Recreation Open Space Strategic Plan and translated into the open space and recreation works schedules.

Local contributions are not permitted to fund acquisition of land for riparian corridors. If land is intended to be dedicated to Council, it shall be dedicated free of cost by the developer at the time of subdivision and only following agreement by Council.

4.2 Nexus

New residential development in the Bellbird North will result in a clear demand for the provision of a range of Council-provided open space, recreational and sporting facilities to meet the needs of the new population.

Council currently provides a high level of open space for passive and active purposes, which equates to a provision of 11.9 hectares per 1000 people. Included in this total are parks, sportsgrounds, natural areas etc. This provision is generous and the amount of open space land identified for acquisition with the provision of this plan is significantly less. The dedication of the open space riparian corridors within this plan however maintains a good open space provision.

Facilities included in the plan have been determined based on benchmarks for open space, recreational areas and sporting grounds established in Councils Recreation and Open Space Guidelines and the Draft Recreation and Open Space Strategic Plan 2008, which set in place principles for ensuring sufficient open space in the future as well as retaining the existing identity of Cessnock with a relative abundance of recreation/natural areas. An assessment of the demand generated by future development in the Bellbird North Catchment has been applied to the benchmarks, so that the distribution of facilities is related to population growth and the function of the facilities.

4.3 Contribution Catchment

Contributions for open space, recreational and sporting facilities are based on the requirements of sporting facilities of the Bellbird North Release Area Catchment, however in relation to centralised services/amenities contributions are based on the requirements of the overall Cessnock District Catchment.

4.4 Facilities Strategy

In accordance with the guidelines within Council's Draft Recreation and Open Space Strategic Plan 2008, this plan has adopted the following standards for the provision of open space facilities:-

(i) Local Park

Two local parks will be a minimum of 0.5 hectares each in size containing playground equipment, picnic shelter and seating as well other requirements as outlined in the Open Space and Recreation Strategic Plan. A local park to be provided and accessible within a 10 minute walk from residences.

(ii) District Park

A district park will generally service a minimum population of 10,000 persons and should be greater than 0.75 hectares in area but less than 2 hectares. It should offer a more diverse range of activities than local parks and provide for longer term visits.

(iii) District Sportsground

A District Sportsground will provide for district level sport and cater for a population of between 5,000 and 15,000 people. It will incorporate four (4) full size sporting fields, amenities, building, lighting, carparking and other requirements as outlined in the above plan.

(iv) Open Space

Passive open space has been identified to satisfy the demand for passive recreation within the Bellbird North Release Area and 140 hectares will be provided within the riparian or linkage corridors.

These areas will be embellished to provide concrete tracks & cycleways, boardwalks, bridges, picnic settings and benches as well as barbeques and lighting.

Prior to accepting dedication of the riparian or linkage corridors, Council will require weed removal, revegetation, stabilisation of creek banks and the provision of necessary pollutant traps.

This plan also provides for up-graded aquatic and indoor sporting facilities in accordance with Council Guidelines as well as tennis courts, netball courts and skate park. Refer to Figure 3 for details on the location of facilities discussed.

4.5 Apportionment

There is a direct relationship between the development of Bellbird North and the provision of the proposed open space, recreational and sporting amenities and services. Facilities which will service the Bellbird North Release Area and are not provided to benefit the existing communities in Cessnock will be fully funded from Section 94 (i.e. 100% apportionment to the development). Centralised facilities which will service both the Bellbird North Release Area and other communities within the Cessnock District will be funded from Section 94 on a proportionate population basis i.e. 25% from the Bellbird North Release Area and 75% from existing communities of the Cessnock District Catchment.

The Cessnock District Catchment is the area as illustrated in Figure 2.

The estimated population of the Cessnock District Catchment is a calculated as follows:-

Estimated population as per relevant ABS Census Collector Districts- 2006 Census	23,600
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Add Estimated Population growth over development timeframe to 2025 as per Dept. of Planning predicted average annual growth rates	2,730
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Add Estimated Population Growth through major rezonings/subdivision for land identified in Citywide Settlement Strategy over development timeframe i.e:-

Estimated 6860 lots x 2.9 persons per lot x .75% occurrence rate over period of development 14,920

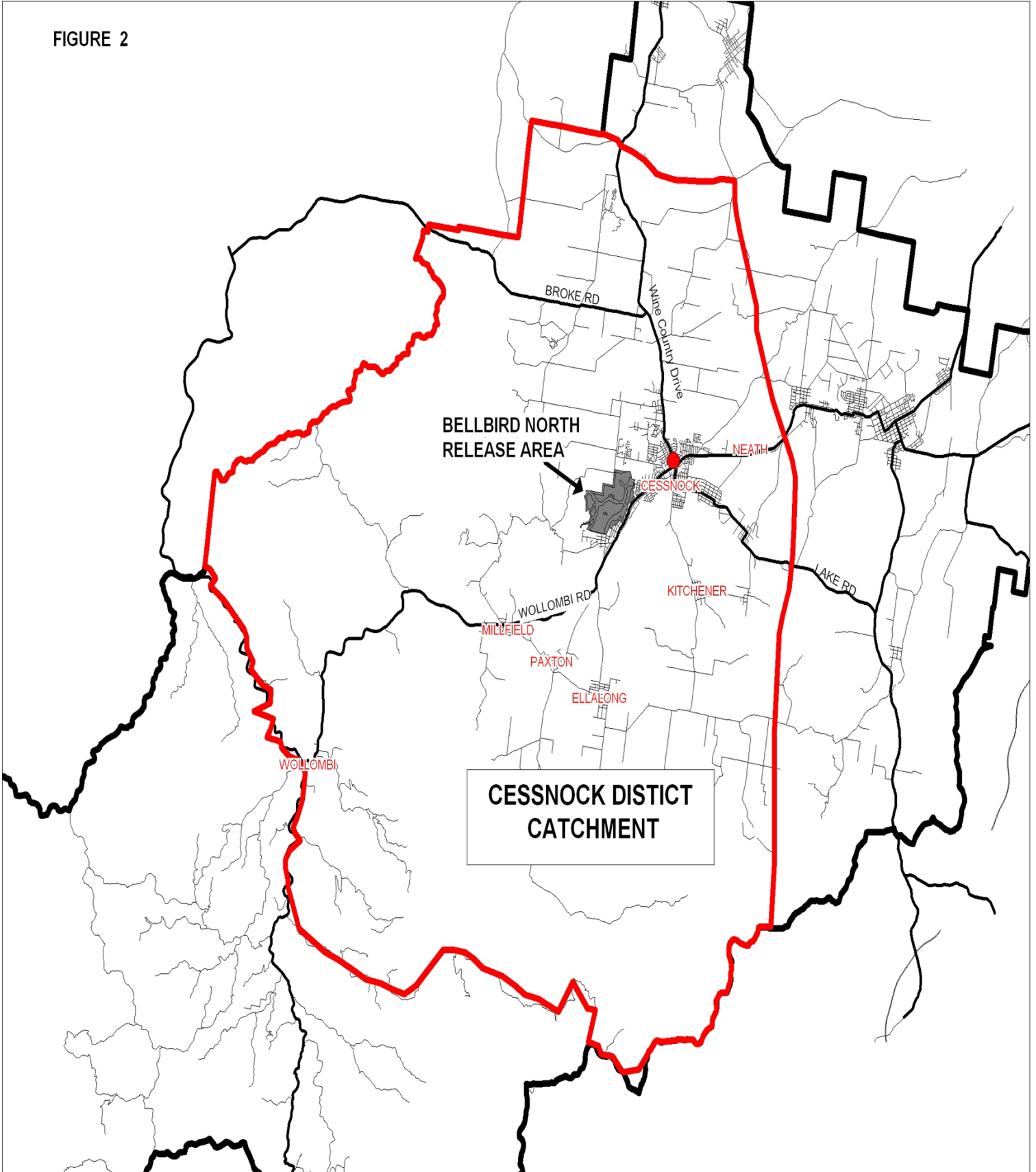
Estimated Total Population of Cessnock District Catchment in 2025. 41,250

Estimated population of Bellbird North Release Area.
3500 lots x 2.9 persons per lot average 10,150.

Estimated Population of Bellbird North Catchment 10,150
Estimated Population of Cessnock District Catchment 41,250

Apportionment % = 25%

FIGURE 2



4.6 Calculation of Contribution

4.6.1 Background

The costs attributable for the provision of new open space, recreational and sporting facilities are comprised of capital costs for the construction and / or embellishment of the various types of recreation facilities as outlined above, plus the costs to acquire land. In some instances Council will provide land for the various facilities. Further details on the capital costs and land values adopted for this Plan are provided in Schedule II and the Works Schedule of this Plan.

4.6.2 Calculations for Open Space, Recreational and Sporting Facilities

For the expected population increase of just over 10,000 people the following facilities will be provided:

Local Parks	(total cost =	\$527,500)
District Park	(total cost =	\$636,250)
District Sportsgrounds	(total cost =	\$4,854,000)
Aquatic Facilities	(total cost =	\$2, 500,000)
Indoor Sports Facility	(total cost	\$1,250,000)
Netball courts, Tennis Courts and Skate Park	(total cost =	\$657,000)
Open space	(total cost =	\$3,428,000)
	TOTAL COST	\$13,852,750

The contribution formula for Local Facilities is therefore:

$$\frac{C}{P}$$

Where: C = Capital and Land Costs of Facility

P = Benefiting No of People

$$\frac{\$13,852,750}{10,150}$$

= \$1,365 per person

= \$3,959 per lot (based on the assumed occupancy of 2.9 persons per lot)

The formula for the Dedication of Land for Local Open Space, Recreational and Sporting Facilities is:

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

Where: L = Total Open Space and Recreation land requirements

P = The total projected resident population

$$\frac{77,750}{10,150}$$

= 7.7m²per person

= 22.3 m² per lot (based on the assumed occupancy rate of 2.9 persons per lot)

PART B - COMMUNITY FACILITIES

5.1 Introduction

All forms of residential development, which result in additional population, require a range of community facilities and services to support the needs of that population. As the population increases therefore, additional demand is placed on existing facilities and services as well as creating demand for new amenities.

Cessnock is a well established City and has a range of reasonably well developed community facilities and services to which all residents have access. The range and type of new community facilities required for the future Bellbird North population will be influenced by the spatial and demographic composition of the new population.

Under this Plan, Council, where possible, will seek to provide community facilities that equate to the current level of service provided to the existing community and contributions under the plan are levied accordingly.

5.2 Nexus

Council has provided a network of community facilities in areas throughout the city, which generally meet the needs of the current population. Existing community facilities are well utilised and are operating at capacity (ie no practical spare capacity). Council will therefore need to provide additional community facilities space, commensurate with the projected growth within the Bellbird North Release Area.

5.3 Contributions Catchment

Contributions for community facilities are based on the requirements of the Bellbird North Release Area catchment, however in relation to centralised services and amenities, contributions are based on the requirements of the overall Cessnock District Catchment.

5.4 Facilities Strategy

In accordance with its Guidelines for Community Facilities, as part of this plan Council proposes the provision of a Multi - Purpose District Neighbourhood Centre. The plan also provides for an up-graded and expanded library facility to meet the requirements of future population within the Bellbird North Release Area and the Cessnock District Catchment. Refer to Figure 3 for details on the location of facilities discussed.

A Multi-Purpose approach to the provision of the District Neighbourhood Centre will achieve the following objectives:

- Increased flexibility to address changing community needs over time
- Achieve more appropriate coverage and servicing
- Improved cost effectiveness of investments
- Co-location of services leading to improved service delivery via a collaborative approach
- Innovative, economical and effective models of provision
- Flexible management of changing demands.

The 500m² proposed District Neighbourhood Centre will cater to the envisaged population within the Bellbird North Release Area and will provide for a diverse range of activities. The multipurpose model of the building will provide the flexibility to allow for the co-location of services and for a range of community needs to be met in one centre to provide an innovative, economical and effective model for service delivery.

5.5 Apportionment

This plan adopts the approach of levying contributions based on demand for facilities generated by the development of the Bellbird North Release Area. Facilities which will benefit the Bellbird North Area and are not provided to benefit the existing communities in Cessnock will be fully funded from Section 94 (ie 100% apportionment to the development). Facilities which will benefit both the Bellbird North Release Area and other communities within the Cessnock District will be funded from Section 94 on a proportionate population basis i.e. 25% from the Bellbird North Release Area and 75% from existing communities of the Cessnock District Catchment. The method of calculation of the apportionment percentage of 25% is outlined on page 23.

5.6 Calculation of Contribution

The capital component for the provision of community buildings for the new population equates to \$11,475,000. In addition, 6,500m² of land will have to be acquired for the Neighbourhood and Child Care Centres at an estimated cost of \$308,750.

The contribution formula for community buildings component therefore:

$$\frac{C + L}{P}$$

Where: C = Capital Costs of Facility
L = Land Acquisition Cost
P = Benefiting Number of People

$$\frac{\$11,475,000 + \$308,750}{10,150}$$

= \$1,161 per person
= \$3,367 per lot (based on the assumed occupancy of 2.9 persons per lot)

Dedication of Land

The formula for the Dedication of Land for Community Facilities is:

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

Where: L = total Community Facilities land requirements
P = The total projected resident population

$$\frac{6,500}{10,150}$$

= .64m² per person
= 1.9m² per lot (based on the assumed occupancy rate of 2.9 persons per lot)

PART C - ROAD & TRAFFIC MANAGEMENT

6.1 Introduction

The roadworks and traffic management facilities in this Plan are required to meet the increase in traffic as a result of the Bellbird North development. The need for the facilities has been determined from and based upon the following background documents:

- Cessnock City Council S.94 Review
- Bellbird North Traffic Level of Services Analysis and Upgrade Requirements – Parsens Brinkenhoff.

6.2 Nexus

The traffic generation from the Bellbird North development will result in a significant increase in traffic on the existing arterial, sub-arterial, collector and local road network generating a need for new and/or upgraded traffic facilities, roads, and intersections to:

- ensure safe and efficient traffic movement, and access
- address the potential for functional conflict
- maintain environmental amenity and level of service
- ensure continued road network connectivity and capacity.

The roads, and traffic management works will be undertaken both at the interface of the new Development, to the existing road network and outside the boundaries of the new development area. The construction of cycleways also presents opportunities for access to CBD facilities and Mt. View High School. Routes provided for are as per Council's adopted Bike Plan. An assessment of the traffic generated demand from Bellbird North has been undertaken and a specific schedule of works for Road and Traffic Management infrastructure has been identified together with development thresholds. The timing of the provision of the works has been based on the projected demand for lots within the area and is therefore indicative only. Works programmes will be regularly reviewed and revised depending upon development trends, updated traffic modelling, State Government planning policy and available funding.

6.3 Contributions Catchment

The Section 94 contributions for the Road and Traffic Management infrastructure have been determined on the basis of requirements generated by the Bellbird North Release Area or contributions catchment..

6.4 Facilities Strategy

Necessary road works and traffic management facilities have been identified in technical studies, and reviews undertaken by Council staff.

A summary of proposed Road and Traffic Management infrastructure works and costs within the Bellbird North development area is provided in the works schedule attached.

6.5 Apportionment

The Road and Traffic Management Infrastructure works detailed in this plan have been designed to meet the demands of the future development of the Bellbird area.

The existing roads in the Bellbird/Cessnock areas have adequate capacity to service existing demand for both the local traffic and road uses outside the area. Consideration of future traffic growth has been given and there is no major new or upgrade capital work required as a result of regional /background traffic growth.

Accordingly all works required under this plan are considered to be a direct result of planned rezoning and subdivision within the Bellbird area.

On the basis of traffic volumes supplied to Council in the Bellbird North Traffic Level of Service Analysis and Upgrade Requirements and estimated lot yields in respect of planned rezonings and subdivision in the Bellbird area, the apportionment of new or upgraded capital works required is generally based on the following:-

Bellbird North Release Area	82%
Other	18%

In instances, where upgrade work is fully attributable to the Bellbird North Release Area, the apportionment is 100%.

Where traffic routes are not fully impacted by vehicles travelling to and from the Bellbird North Release Area, allowance has been made and lower apportionments utilised.

Where up-graded capital works are required which are also attributable to other planned re-zonings and subdivision, allowance has been made and a lower apportionment utilised.

6.6 Calculation of Contribution

Estimated capital costs for the proposed works were prepared by Cessnock City Council.

These estimates do not include any allowance for staging of the intersection works. Staging will only be considered where it presents no additional costs and impacts on the Section 94 Plan and the development of Bellbird North.

The contribution formula for Road and Traffic Management Facilities is therefore:

$$\frac{C}{P}$$

Where:

C= Capital costs of facility (total cost)

P= Benefiting No of People

$$\frac{\$31,336,800}{\$10,150}$$

= **\$3,087 per person**

= **\$8,952 per lot** (based on assumed occupancy of 2.9 persons per lot)

PART D - PLAN MANAGEMENT & ADMINISTRATION

7.1 Nexus

The Administration of Section 94 is a time consuming and costly. Council employs staff that coordinate the implementation of the Plan and of works, as well as the financial accounting of contributions received. In addition consultant studies are often commissioned in order to determine design and costings of works, as well as to review the development and demand assumptions of the contributions plan.

Council considers that the costs involved with the administering Section 94 are an essential component of the efficient provision of facilities demanded by development throughout the Bellbird North development area. The new population should therefore pay a reasonable contribution towards the costs associated with the implementation, management and administration of this Plan which involves substantial works and facilities establishment as outlined in the Schedules attached.

7.2 Contribution Catchment

Plan administration and management is based upon a single release area catchment and contributions have therefore been applied on this basis.

7.3 Facilities Strategy

The Plan aims to provide funds to ensure the efficient management of the Section 94 planning and financial processes within Council. These processes will be ongoing throughout the life of the Plan.

Council staff accountable for facility / service planning and delivery will be involved in reviewing and updating the Plan. This will include review of the works schedules or the latest information on community needs to ensure that facility planning is current and appropriate. This will also include engaging specialist consultants (eg planning, engineering and valuation specialists) to carry out studies.

7.4 Calculation of Contribution

The established cost of Council staff and specialist consulting assistance in the areas of planning, engineering and valuation advice for the implementation, management and administration of this plan together with design and costing of associated works, accounting for contributions received, reviewing the Plan and works schedules is to be in the estimated vicinity of \$50,000 to \$65,000 annually throughout the life of the Section 94 Plan.

At the time of the preparation of this Plan, it was estimated that 1.75% of all development contributions payable over the life of the plan is a reasonable contribution towards Plan Management and Administration functions to cover these costs.

SECTION 5 – SUPPORTING DOCUMENTATION

SCHEDULE I: Demographics and Expected Types of Development

SCHEDULE II: Work Schedules and Map.

SCHEDULE I – DEMOGRAPHICS & EXPECTED TYPES OF DEVELOPMENT

Existing Population Characteristics

Located on the western fringe of the town of Cessnock and to the immediate north of the town of Bellbird, the Bellbird North Development Area is comprised of undulating rural land which was used initially for a range of agricultural pursuits but in more recent times cropping has given way to mainly cattle grazing and the area is home to a small rural population.

In order to determine the demographics of a new population at Bellbird North, it is possible to review similar urban areas in the Cessnock LGA to understand the type and amount of demand for new infrastructure and services.

The key demographic characteristics of the Cessnock LGA are considered to have remained relatively unchanged over the last census period (2001-2006) and are considered to be applicable to future development of Bellbird North and the Cessnock area in general:

While the population of the Cessnock LGA is similar to that of NSW as a whole in many ways, it also differs in some important ways:

- It has a slightly higher proportion of children and of older people 70+, and a slightly lower proportion of young adults;
- It has a slightly higher proportion of one parent family households, and low proportion of group households;
- It is relatively culturally homogeneous and has low proportions of both indigenous people and people from non English speaking backgrounds;
- It has relatively lower proportions of residents in the higher household income brackets, significantly lower average weekly household income, and higher rates of unemployment;
- It has lower proportions of people with university qualifications and employed in professional and managerial occupations, and higher rates with no qualifications working in lower skilled occupations;
- It has very high rates of home ownership and slightly higher rates of vehicle ownership;
- A very high proportion of its housing stock is separate houses, with very low proportions of medium density dwelling types.

Demographic projections for the Hunter Region suggest the population structure will begin to change over the next 25 years, with an ongoing trend towards an aging population (HVRF, 2003). The proportion of the population aged over 65 years will continue to increase with a forecast reduction in the proportion of youth and children.

The following table details household size in Cessnock from recent census data:-

Cessnock LGA Population and Household Size.			
Year	Population	Dwelling	Average Household
2001	45,071	16,516	2.72
2006	46,206	17,732	2.68

The 2006 Census data also indicated an average number of persons per bedroom within the Cessnock LGA of 1.1.

On the basis of these figures, similar occupancy rates to Councils Residential Section 94 Contribution Plan have been used for the purpose of this plan:

Dwelling Type	Number of Persons
One Bedroom	1.6
Two Bedroom	2.1
Three Bedroom (+) Dwelling or per Lot	2.9

Population Projections

Forecasting the size and characteristics of the future population is a complex matter, and predictions are more generally suitable for use in short-term planning compared with long-range predictions.

Population change is determined by two key factors (i.e. births/deaths and migration) and more accurately calculated at a large spatial scale. At the micro scale, population is more greatly influenced by local development and factors such as migration, which are difficult to control and record.

The Cessnock LGA continues to experience population growth. Predicted average annual rates by the NSW Dept of Planning for the period of this plan are 2008 to 2011 – .7%, 2011 to 2016 - .6%, 2016 to 2026 -.5% and 2026 to 2028 - .4%. However, these rates do not take into account planned major rezonings and subdivisions which are beginning to occur in various areas.

A higher population growth rate is expected in the Bellbird and Bellbird North areas because of planned rezonings, the popularity of new urban areas, locational advantages of the area and the potential demand for housing. A population growth of between 500 and 600 new residents is predicted annually, or on average the release of 175 to 220 residential allotments each year. For the purpose of this plan, a linear of population growth is used, hence it is expected that an average of 175 to 220 dwellings will be released each year, although in some years plans may be exceeded or not achieved.

On the basis that the Bellbird North development area contains around 3,500 residential lots, it is estimated that development may occur over a 15-20 year timeframe. An ultimate population of approximately 10,000 residents may call Bellbird North home.

Residential development will contain a mix of separate dwellings, duplexes, townhouses and larger lot residential housing. The target density per hectare proposed for the Bellbird North Release Area is as follows:

Low Density Residential – 11.5 dwellings per hectare.

Medium Density Residential – 30 dwellings per hectare.

Large Lot Residential – 5 dwellings per hectare.

Mixed Use – 15.5 dwellings per hectare.

SCHEDULE II – WORK SCHEDULES AND MAP

Table 1 – Land Acquisition/Dedication Details

Table 2 – Open Space/Recreational /Sporting Facilities

Table 3 – Community Facilities

Table 4 – Roads and Traffic Facilities

TABLE 1 - LAND ACQUISITION/DEDICATION DETAILS

Service/ Facilities	Land Acquired (Ha)	Valuation Basis	Land Value (\$/Ha)	Total Value
OPEN SPACE/RECREATIONAL/SPORTING FACILITIES				
Local Park 1	.5	Englobo	Dedicated	Nil
Local Park 2	.5	Englobo	\$475,000	\$237,500
District Park	.75	Englobo	\$475,000	\$356,250
District Sportsground	6.0	Englobo	\$475,000	\$2,850,000
TOTAL	7.75	Englobo		\$3,443,750
COMMUNITY FACILITIES				
Neighbourhood Centre	.25	Englobo	\$475,000	\$118,750
Childcare Centre	.4	Englobo	\$475,000	\$190,000
TOTAL	.65			\$308,750

TABLE 2 - OPEN SPACE/RECREATIONAL/SPORTING FACILITIES

SERVICE/FACILITIES	MAP REF.	AF %	EST. CAPITAL COST \$	EST. LAND COST \$	TOTAL COST \$	ESTIMATED TIMING
District Sportsground - Sporting Fields (4), Lighting Amenities Block, Carpark	11	100	1,904,000	2,850,000	4,754,000	Stages 1 & 2
Local Parks (2)	10	100	290,000	237,500	527,500	Stages 1 & 2
District Park (1)	9	100	280,000	356,250	636,250	Stages 1 & 2
Passive Open Space 140 Ha various Linear Linkages:- - Regeneration/ Revegetation/ Creek Stabilisation/Pollutant Traps / Re-establishment of manageable bushland. - Embellishment - Cycle/Walk Tracks, Boardwalk Bridges, Picnic Settings and Benches, Lighting		100	1,128,000	DEDICATED	1,128,000	All Stages
		100	2,300,000		2,300,000	
Up-grade/expand:- District/Sportsground - Mt View Basin	8	25	100,000	Provided by Council	100,000	Stage 1
Skatepark – Carmichael Park	7	100	211,000	Provided by Council	211,000	Stage 1
Tennis Courts (2), Amenities block - Carmichael Park	7	100	241,000	Provided by Council	241,000	Stage 1
Netball Courts (2) Floodlit amenities – expand Cessnock Facility, Vernon Street.	5	100	205,000	Provided by Council	205,000	Stage 3
Indoor Sporting Facilities Cessnock – Expanded. Mt View Road.	4	25	1,250,000	Provided by Council	1,250,000	Stage 3
Up-graded Aquatic Facilities – Cessnock Pool.	3	25	2,500,000	Provided by Council	2,500,000	Stage 3
TOTAL			\$10,409,000	\$3,443,750	\$13,852,750	

AF% = Apportionment Factor

TABLE 3 - COMMUNITY FACILITIES

SERVICE/FACILITIES	MAP REF.	AF %	EST. CAPITAL COST \$	EST. LAND COST \$	TOTAL COST \$	ESTIMATED TIMING
Neighbourhood Centre	6	100	\$1,400,000	\$118,750	\$1,518,750	Stage 1
Childcare Centre	6	100	\$4,850,000	\$190,000	\$5,040,000	Stage 3
Library – Cessnock	1	25	\$3,200,000	Provided by Council	\$3,200,000	Stage 3
Cultural Centre – Cessnock.	2	25	\$2,025,000	Provided By Council	\$2,025,000	Stage 1
TOTAL			\$11,475,000	\$308,750	\$11,783,750	

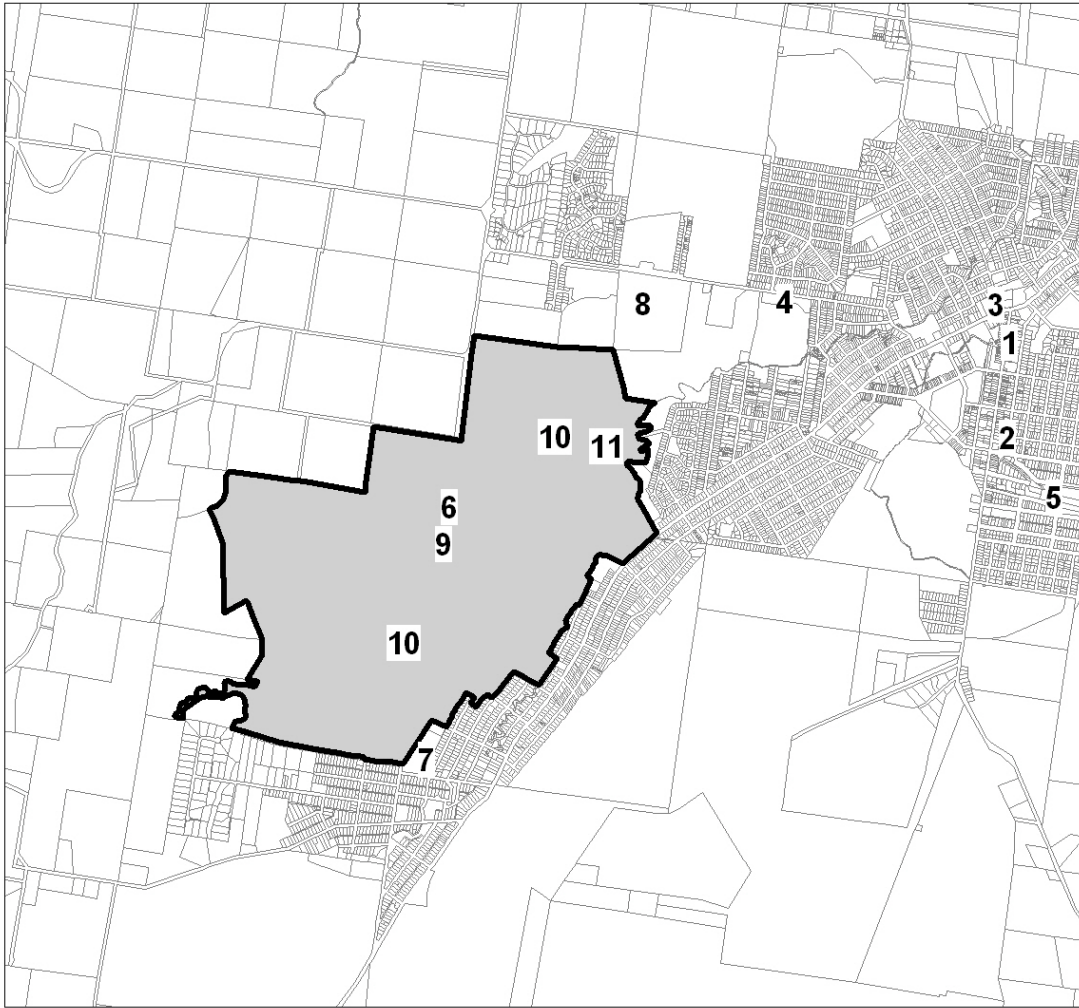


Figure 3

**Bellbird North And Cessnock Catchments
Open Space, Recreational, Sporting and Community Facilities**

This map has been prepared on the basis of information available to Council at the date of issue. However, that information may be subject to change and should be verified with Cessnock City Council

TABLE 4 - ROADS AND TRAFFIC FACILITIES

ITEM	LOCATION	DESCRIPTION	AF %	APPORTNORED COST	ESTIMATED TIMING
1	Wollombi Rd – West Ave to Marketplace entry	Reconstruct & widen to four lane two way	82	\$2,200,000	Stage 1
2	Wollombi Rd – West Ave to Marketplace entry	Additional pedestrian facilities fencing and refuges	82	\$143,900	Stage 1
3	Wollombi Rd – Lochinvar St to West Ave	Reconstruction & widen to four lane two way	75	\$3,375,000	Stage 1
4	Wollombi Rd/Marketplace entry	Install traffic signals	82	\$477,400	Stage 1
5	Wollombi Rd/Westcott St intersection	Traffic management measures	82	\$43,900	Stage 1
6	Darwin St/Wollombi Rd	Install traffic signals	82	\$1,190,000	Stage 1
7	Wollombi Rd/Mount View Rd intersection	Reconstruct & major channlisation	82	\$780,000	Stage 1
8	Wollombi Rd/Mount View Rd intersection	Acquisition	82	\$175,500	Stage 1
9	Wollombi Rd/Helen St intersection	Traffic Management measures	75	\$36,000	Stage 1
10	Wollombi Rd/Miller St intersection	Traffic Management measures	75	\$36,000	Stage 1
11	Wollombi Rd/Lyell St intersection	Traffic Management measures	75	\$36,000	Stage 1
12	Wollombi Rd/Florence St intersection	Traffic Management measures	75	\$36,000	Stage 1
13	Wollombi Road/West Ave	Construct roundabout	75	\$1,520,000	Stage 1
14	Wollombi Rd/Hutton St	Traffic Management measures	75	\$43,900	Stage 1
15	Wollombi Rd/Alexander St	Remove signals. Replace with signal lined pedestrian crossings.	75	\$220,000	Stage 3
16	Wollombi Rd/Campbell St	Traffic Management measures	75	\$43,900	Stage 3
17	Wollombi Rd/Ivan St/James St	Install signalls	75	\$570,300	Stage 1
18	Wollombi Rd/Chidgey St intersection	Traffic Management measures	75	\$36,000	Stage 3
19	Wollombi Rd/Hickey St/Francis St intersection	Install Signals	75	\$570,300	Stage 1

20	Wollombi Rd/Desmond St intersection	Traffic Management measures	75	\$36,000	Stage 3
21	Wollombi Rd/Wangi Ave intersection	Traffic Management measures	75	\$36,000	Stage 3
22	West Ave-Wollombi Rd to North Ave	Reconstruct & widen to four lane two way	75	\$950,000	Stage 2
23	West Ave/Alfred St	Traffic Management measures	75	\$43,900	Stage 2
24	West Ave/Lyell St intersection	Traffic Management measures	75	\$36,000	Stage 2
25	West Ave/Miller St intersection	Traffic Management measures	75	\$36,000	Stage 2
26	West Ave/North Ave intersection	Construct roundabout (enclosure of drainage channel required)	75	1,950,000	Stage 2
27	Mt View/Barrett Ave intersection	Intersection improvements	45	\$210,000	Stage 2
28	Mt View Rd/Condon Ave intersection	Traffic Management measures	45	\$24,000	Stage 2
29	Vincent St/Snape St/Aberdare Rd intersection	Signal upgrade	N/A	RTA	Stage 1
30	Aberdare Rd/Cumberland St intersection	Install traffic signals	75	\$330,000	Stage 1
31	North Ave-West Ave to Darwin St	Reconstruct & widen to four lane two way	75	\$450,000	Stage 1
32	North Ave/Darwin St	Improvement to roundabout	75	\$125,000	Stage 2
33	North Ave/Keene St intersection	Adjust pedestrian facilities	75	\$25,000	Stage 1
34	South Ave – North Ave to Darwin St	Reconstruct & widen to four lane two way	75	\$675,000	Stage 2
35	South Ave & Snape St – Darwin St to Aberdare Rd	Reconstruct & widen to four lane two way	75	\$950,000	Stage 1
36	South Ave/Darwin St intersection	Construct two lane roundabout	75	\$975,000	Stage 2
37	Acquisition for road widening	Darwin St/ South Ave intersection	75	\$350,000	Stage 2
38	Wollombi Rd – Lochinvar St to Abbotsford St	Reconstruction plus on road cycleway	65	\$1,885,000	Stage 1
39	Mt View Rd – Wollombi Rd to Oakey Creek Rd	Reconstruct & widen to four lane two way	45	\$1,800,000	Stage 1
40	Mt View Rd – Oakey Creek Rd to Investigation Area	Reconstruct and widen to four lane two way	100	\$650,000	Stage 1
41	Allandale Rd/Wollombi Rd	Intersection works	N/A	RTA	Stage 1

42	Vincent St/Cooper St	Intersection Works	N/A	RTA	Stage 1
43	Cycle Path – Release Area to Cessnock CBD.	To provide access to facilities within/around CBD.	82	\$650,000	All Stages
44	Provision for relocation	Services	82	\$1,100,000	All Stages
45	Oakey Creek Rd – Mt View Road to Ingles Lane	Strengthen and widen pavement	100	\$565,000	Stage 3
46	Ingles Lane – Oakey Creek Rd to O'Connors Rd	Construct two lane sealed pavement, incl.Int'n	100	\$545,000	Stage 3
47	O'Connors Rd – Ingles Lane to MR220	Reconstruct and widen two lanes	100	\$865,000	Stage 3
48	O'Connors Rd/MR20 Intn	Widen and Install Traffic Signals	20	\$260,000	Stage 3
49	Provision of carparks – Wollombi Rd between: <ul style="list-style-type: none"> • Allandale Rd & Darwin St • Darwin St and Hunter Ave • Just north of West Ave and Hutton St • James St & just west of Chidgey St. 	Loss of parking (clearway conditions)	82	\$2,460,000	All Stages
50	Cessnock CBD	Parking signage – provision replacement/reworking-increased requirement for on/off street parking	82	\$20,800	All Stages
51	Ellalong Rd & Sandy Creek Road	Widen & strengthen pavement	75	\$1,800,000	Stage 3
Total				\$31,336,800	

Note: AF% = Apportionment Factor

REFERENCES

The References which have been used in the drafting of this Plan includes:

1. Census of Population and Housing (2006), Australian Bureau of Statistics
2. Residential Section 94 Contribution Plan (2006) Cessnock City Council
3. Cessnock Community Profile (2003), Cessnock City Council
4. Cessnock Bike Plan (2005), Cessnock City Council
5. Department of Planning – Development Contribution Practice Notes 2005
6. Department of Planning – Planning Circular PS07-018
7. Draft Social Impact Assessment Procedure and Guidelines, Development Application (2006), Cessnock City Council
8. Draft Recreation & Open Space Strategic Plan (2008), Cessnock City Council
9. Draft (Revised) Cessnock Settlement Strategy (2007), Cessnock City Council
10. Environmental Planning and Assessment Act, 1979
11. Environmental Planning and Assessment Amendment (Development Contributions) Regulations, 2005
12. Environmental Planning and Assessment regulation, 2000
13. Bellbird North Traffic Level of Services Analysis and Up-grade Requirements - Parsons Brinckenhoff.
14. People Places – A guide for Public Library Buildings in New South Wales, 2nd edition (2005)Heather Nesbit Planning
15. Public Library Building Guidelines State Libraries of NSW
16. Environmental Planning and Assessment Amendment Act, 2008