

**MAITLAND SECTION 94  
CONTRIBUTIONS PLAN**

**CITY WIDE**

**2006**

**JUNE 2010 REVISION**

## Maitland Section 94 Contributions Plan (Citywide) 2006

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# TABLE OF CONTENTS

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<b>Executive Summary</b>	<b>6</b>
i. Background	6
ii. Future Development	6
iii. Services and Amenities	6
iv. Structure of the Plan	7
v. Summary of Contributions Rates	7
<b>SECTION 1: Introduction</b>	<b>10</b>
1.1 What is the name of this Plan?	10
1.2 When does this Plan take Effect?	10
1.3 What is the purpose of this Plan?	10
1.4 Land to which the Plan applies	11
1.5 To what types of development does this Plan apply?	17
1.5.1 State Environmental Planning Policy - Seniors Living	17
1.5.2 Other development not specified in the Plan	17
1.5.3 Development by the Crown	17
1.6 What is the relationship to other Plans and Policies?	18
<b>SECTION 2: Operation of the Plan</b>	<b>19</b>
2.1 How does this Plan operate?	19
2.2 Types of Contributions	19
2.2.1 Monetary contribution	19
2.2.2 Dedication of land	19
2.2.3 Works In Kind / Material Public Benefit	21
2.2.4 Planning Agreements	23
2.3 When are contributions payable?	23
2.3.1 Timing of Payments	23
2.3.2 Deferred or Periodic Payments	23
2.4 Complying Development	24
2.5 Construction Certificates	25
2.6 Goods and Services Tax	25
2.7 Indexation of Contribution Rates	25
2.8 Adjustment of Contributions at the Time of Payment	26
2.9 Reassessment of Contributions	26
2.10 Review of the Plan	27
2.11 Funding and Timing of Works	27
2.12 Pooling of Contributions	27
2.13 Savings & Transitional Arrangements	28
<b>SECTION 3: Administration of the Plan</b>	<b>29</b>
3.1 Management Costs of the Plan	29
3.2 Explanation of Contribution Formulae	29
3.3 Allowances for existing development	29
3.4 What are the occupancy rates	30
3.5 Estimated land values	30

<b>SECTION 4: Strategy Plans</b>	<b>31</b>
<b>Introduction</b>	<b>31</b>
<b>Part A: Recreation &amp; Open Space</b>	<b>32</b>
4.1 Introduction	32
4.2 Nexus	32
4.3 Contribution Catchment	33
4.4 Facilities Strategy	33
4.5 Apportionment	33
4.6 Calculation of Contributions	34
4.6.1 Background	34
4.6.2 Calculations for Recreation and Open Space Facilities	34
<b>Part B: Community &amp; Cultural Services</b>	<b>36</b>
5.1 Introduction	36
5.2 Cultural Services	36
5.2.1 Nexus	36
5.2.2 Contribution Catchment	37
5.2.3 Facilities Strategy	38
5.2.4 Apportionment	38
5.2.5 Calculation of Contribution	39
5.3 Community Facilities	40
5.3.1 Introduction	40
5.3.2 Nexus	40
5.3.3 Contributions Catchment	41
5.3.4 Facilities Strategy	41
5.3.5 Apportionment	42
5.2.6 Calculation of Contribution	42
<b>Part C: Road &amp; Traffic Facilities</b>	<b>43</b>
6.1 Introduction	43
6.2 Arterial Distributor and Collector Road Network Traffic Facilities	43
6.2.1 Nexus	43
6.2.2 Contributions Catchment	45
6.2.3 Facilities Strategy	45
6.2.4 Apportionment	45
6.2.5 Calculation of Contributions	45
6.3 Extractive Industries	46
6.3.1 Nexus	46
6.3.2 Contribution Catchment	47
6.3.3 Facilities Strategy	47
6.3.4 Apportionment	47
6.3.5 Calculation of Contribution	49
<b>Part D: Cycleways / Shared Paths</b>	<b>50</b>
7.1 Introduction	50
7.2 Nexus	50
7.3 Contribution Catchment	51
7.4 Facilities Strategy	51
7.5 Apportionment	53
7.6 Calculation of Cycleway Contributions	53

<b>Part E: Plan Management &amp; Administration</b>	<b>55</b>
8.1 Nexus	55
8.2 Contribution Catchment	55
8.3 Facilities Strategy	55
<b>SECTION 5: Supporting Documentation</b>	<b>57</b>
SCHEDULE I – Demographics & Expected Types of Development	58
SCHEDULE II – Road & Traffic Facilities – Detailed Works Schedules	62
SCHEDULE III – Work Schedules and Public Facilities Maps	67
SCHEDULE IV – Contributions summaries	83

# Executive Summary

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## **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**

The City of Maitland has a current population of approximately 60,000 and covers an area of 396 km<sup>2</sup>. The LGA is characterised by large areas of flood prone land that has led to a dispersed urban development pattern, with each urban area having its own unique character and identity. Different urban areas or catchments may require different public facilities to cater for the needs of their residents.

At present the continued population growth is forecast at a rate of 2.5% for the City, with a total population of approximately 77,000 residents by 2016, with approximately 5,000 of these new residents within the Thornton North development catchment.

Council's Settlement Strategy 2006 identifies the areas of population growth, and other planning documents such as the Recreation and Open Space Strategy, Community Profile, and Traffic Studies, specify the current level of service, and its adequacy, provided to residents. This Contributions Plan then aims to identify the likely public services and amenities required to be provided as a result of the increase in development of those areas. This demand forms the basis for levying contributions on new development.

The Development Contributions identified within this Plan may be a result of public services and amenities being fully developer funded, where they are directly required as a result of development, or part developer and part Council funded where the existing population may also require the provision of certain additional public services and amenities.

## **iii. Services and Amenities**

The future population stemming from new development in the Maitland LGA will result in the need for the following new and/or augmented works. In accordance with this Plan, the facilities for which Council will require development contributions include the following:

- Community and Cultural services;
- Recreation and open space facilities;
- Cycleways;
- Road and Traffic 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.

#### **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 A: Introduction,** outlines the purpose and area to which the Plan applies.

**Part B: Operation of the Plan,** Describes the way in which the Plan applies and the timing of payments.

**Part C: Administration of the Plan,** describes the management and administration of the Plan.

**Part D: 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 E: Supporting Documentation,** information which supports the contents of the Plan, including key demographic data, detailed cost estimates and works schedules.

#### **v. Summary of Contributions Rates**

The following is a summary of Development Contribution rates for the Maitland Local Government Area



**Table A: Summary of Contribution Rates – Per Allotment (Urban and Rural) February 2010**

Facility	Citywide	West Rutherford Catchment	Aberglasslyn Catchment	Gillieston Heights Catchment	Thornton/ Ashtonfield Catchment	Raworth Avenue Catchment
<b>Recreation and Open Space</b>						
Citywide Facilities	\$4,675	\$4,675	\$4,675	\$4,675	\$4,675	\$4,675
<i>Dedication of Land (m2)</i>	42.2	42.2	42.2	42.2	42.2	42.2
<b>Road and Traffic Facilities</b>						
Citywide Works	\$4,344	\$4,344	\$4,344	\$4,344	\$4,344	\$4,344
Catchment Works	0	\$3,255	\$2,074	\$3,440	\$1,667	\$1,254
<b>Community and Cultural Services</b>						
Cultural Services	\$859	\$839	\$839	\$839	\$839	\$839
Community Services	\$1,863	\$1,863	\$1,863	\$1,863	\$1,863	\$1,863
<i>Dedication of Land (m2)</i>	3.8	3.8	3.8	3.8	3.8	3.8
<b>Cycleways / Shared Paths</b>						
Citywide	\$192	\$192	\$192	\$192	\$192	\$192
Catchment Works	0	0	\$216	\$468	0	0
<b>Plan Management &amp; Administration</b>						
Administration	\$178	\$227	\$214	\$236	\$204	\$197
<b>TOTAL PER LOT</b>	<b>\$12,091</b>	<b>\$15,395</b>	<b>\$14,412</b>	<b>\$16,057</b>	<b>\$13,784</b>	<b>\$13,364</b>

# SECTION I: Introduction

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## **1.1 What is the name of this Plan?**

This Plan is referred to as the ***Maitland Section 94 Contributions Plan (Citywide) 2006***.

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, and the Department of Planning's Development Contributions Practice Notes, 2005.

## **1.2 When does this Plan take Effect?**

This Contributions Plan takes effect on the 4<sup>th</sup> May 2006. 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 What is the purpose of this 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. 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 Maitland Local Government Area (LGA).

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 for the assessment, collection, expenditure, accounting and review of developer contributions towards the provision of public services and amenities.
- enable the Council to recoup funds which it has spent in the provision of amenities and services in anticipation of development;
- identify the additional services and amenities required to meet the demands of the incoming population;
- provide an adequate level of public facilities and services in the Maitland LGA as development occurs and at a reasonable 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 and re-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 Land to which the Plan applies**

This Contributions Plan applies to all land within the Maitland Local Government Area

Contributions are levied on a citywide basis for development that may generate a demand for new district or citywide public services and amenities, or the augmentation of existing facilities.

Specific additional contributions will also apply on a locality or catchment basis, specifically for the provision of services or amenities within that particular development catchment. Figures 1 through to 5 show the specific development contributions catchments that apply in this Plan and include:

- Gillieston Heights (Figure 1)
- Aberglasslyn (Figure 2)
- West Rutherford (Figure 3)
- Thornton / Ashtonfield (Figure 4)
- Raworth Avenue (Figure 5)



**GILLIESTON HEIGHTS CONTRIBUTION CATCHMENT**



Scale 1 : 000  
 Printing Date: March 2008



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S.94 Catchment

**FIGURE 1**  
 Maitland City Wide s.94 Plan

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 over a limited time and should therefore be verified with Maitland City Council



**ABERGLASSLYN CONTRIBUTIONS CATCHMENT**



Scale 1 : 000  
 Printing Date: June 2007



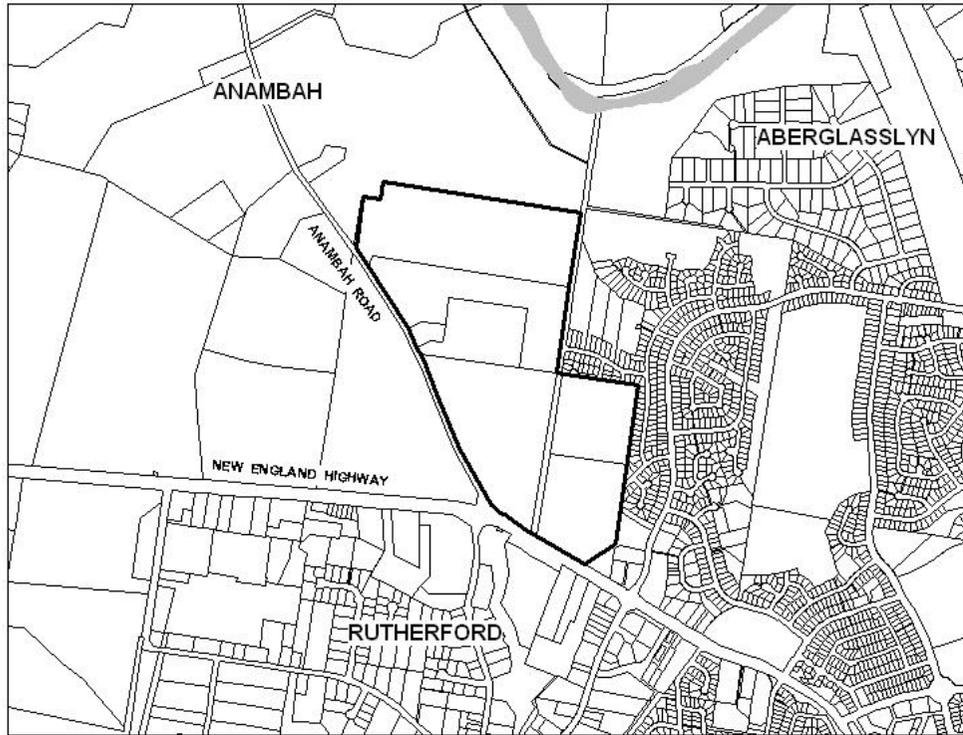
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S.94 Catchment

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 over a limited time and should therefore be verified with Maitland City Council

**FIGURE 2**  
 MAITLAND CITY WIDE S.94 PLAN



**WEST RUTHERFORD CONTRIBUTIONS CATCHMENT**



Scale 1 : 20 000  
 Printing Date: May 2007

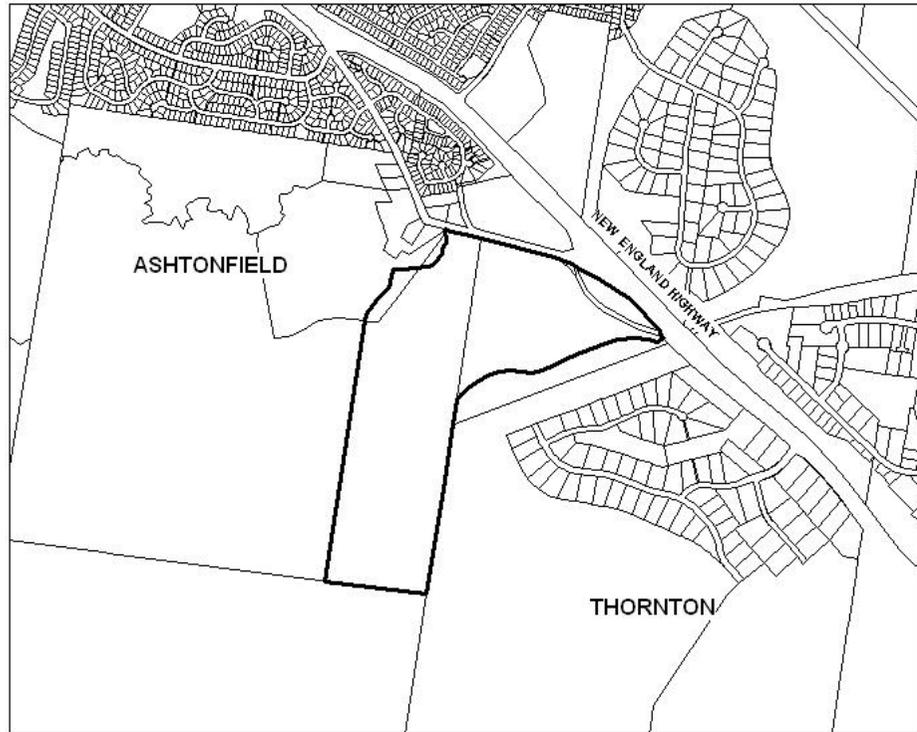


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 S.94 Catchment

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 over a limited time and should therefore be verified with Maitland

**FIGURE 3**  
 MAITLAND CITY WIDE S.94 PLAN



**THORNTON/ASHTONFIELD CONTRIBUTIONS CATCHMENT**



Scale 1 : 20 000  
 Printing Date: May 2007

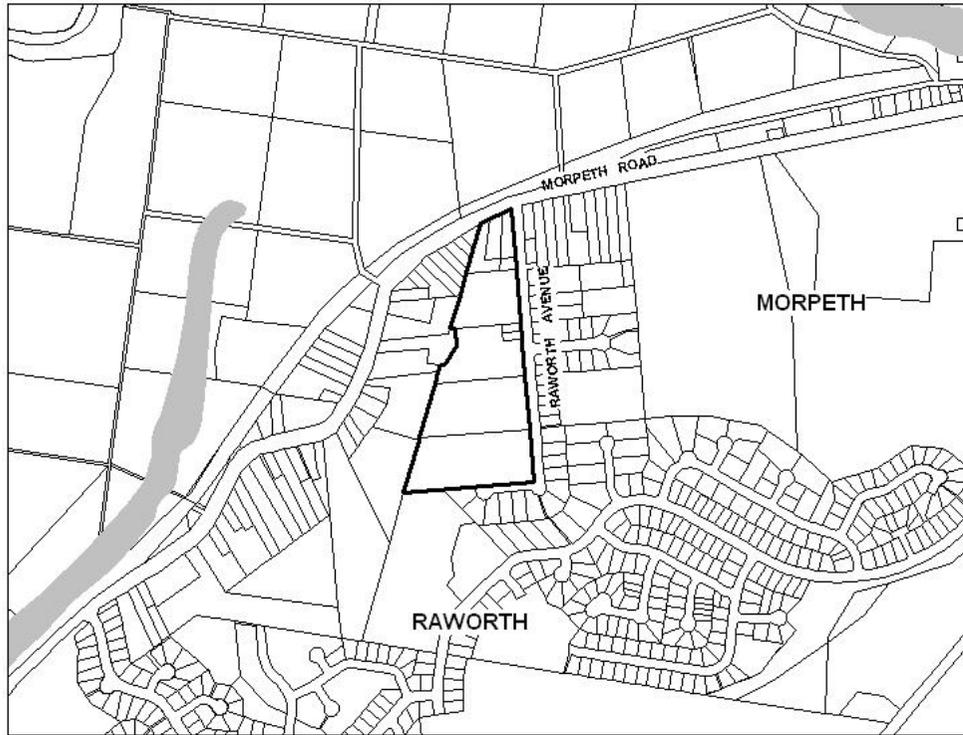


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 S.94 Catchment

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**FIGURE 4**  
 MAITLAND CITY WIDE S.94 PLAN



**RAWORTH AVENUE CONTRIBUTIONS CATCHMENT**



Scale 1 : 10 000  
 Printing Date: May 2006



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 S.94 Catchment

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 over a limited time and should therefore be verified with Maitland

**FIGURE 5**  
 MAITLAND CITY WIDE S.94 PLAN

## **1.5 To what types of development does this Plan apply?**

In accordance with this Plan, contributions under Section 94 will be sought for the following types of development:

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

### **1.5.1 State Environmental Planning Policy - Seniors Living**

All new residential 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 approved under the provisions of SEPP (Housing for Seniors or People with a Disability) 2004, with the exception of development by Dept of Housing, Local Government and community housing providers, will be levied development contributions under this Plan.

It is acknowledged, however that the occupancy rates within seniors living developments are significantly less than other residential dwelling developments. Subsequently, section 94 contributions for developments approved under the SEPP (Housing for Seniors or People with a Disability) 2004 will be calculated based on the following occupancy rates available from the ABS 2006 Census of Population and Housing ;

1 bedroom dwelling	1.1 persons
2 bedroom dwelling	1.4 persons
3 bedroom dwelling	1.7 persons

Development of high level residential care facilities eg nursing homes will not be levied development contributions under this plan, but will be levied contributions under the Maitland City Council S94A Levy Contributions Plan.

### **1.5.2 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 seek to negotiate with the developer to enter 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.

### **1.5.3 Development by the Crown**

Crown developments, where they provide an essential community service, in accordance with the Department of Planning's Circular, 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.

## **I.6 What is the relationship to other Plans and Policies?**

This Contributions Plan repeals:

- The 1995 Maitland Section 94 Contributions Plan.
- Thornton County Residential Release Area, adopted December 1995;
- Morpeth Car Parking, adopted 25 September 2001;

Council's Draft Thornton North s.94 Contributions Plan (2007) supports the provisions of this Plan and identifies additional contributions specific to the Thornton North Release Area and runs in parallel to this Plan.

All other adopted Section 94 plans that cover specific areas or works continue to apply.

In accordance with Section 94EB, the amendment or repeal of the original plans (as amended) does not affect the previous operation of these plans or anything duly done under the Plan. Therefore development consents including a condition requiring Section 94 contributions levied under a previous plan will continue to be acted upon and the payment of those contributions still apply, including any indexation provisions.

This Plan generally levies contributions to meet the demand of the expected population following the public notice of its approval by Council. Contributions received under the provisions of repealed / amended contributions plans will be spent in accordance with the provisions of, and to meet the demand of development identified in the repealed / amended plans.

This Plan is consistent with Council's Management Plan, Maitland LEP 1993, and Maitland Urban Settlement Strategy 2006 Edition. Other planning controls apply to the land to which this Plan relates and should be referred to by prospective developers. These include:

- All draft and adopted Development Control Plan provisions;
- All supplemental Section 94 Development Contributions Plans made to amend/support this Plan.

## **SECTION 2:      Operation of the Plan**

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### **2.1      How does this Plan operate?**

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. The proposed location of some of these public amenities and services are shown on the maps to which the works schedule relates.

### **2.2      Types of Contributions**

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

- 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 this 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, tonnage, 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 Section 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 proposed location of those public amenities and services are shown on the maps that relate to the works schedule to the extent to which their precise location can be identified at the time of the preparation of this Plan.

The amount of land that the Council may require to be dedicated free of cost under Section 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 Section 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 Section 94 contribution that could have been sought in relation to the same development.

More detailed planning provisions relating to the development of land giving rise to the need for the relevant public amenities or public services, and hence the land required to be dedicated, are generally contained in Development Control Plan provisions. In some cases, the area of land required to be dedicated may exceed the reasonable dedication that could be required from an Applicant under Section 94. In such cases the relevant DCP provides that 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 Section 94 contributions collected elsewhere towards the acquisition of the land.

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

***Recreation & Open Space – Dedication of Land***

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

Where:

- L = Total Open Space and Recreation land requirements
- P = The total projected resident population

***Community Facilities Land – Dedication of Land***

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

Where:

- L = Total 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 as detailed above.

A monetary contribution towards acquisition 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, recreation or other community 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 2.7 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 local government area, including the costs incurred in acquiring the land.

### **2.2.3 Works In Kind / Material Public Benefit**

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 Section 94 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 Section 94 requiring payment of the monetary contribution.

b) Offer made to Council following the granting of development consent

If development consent has been granted to the carrying out of development subject to a condition under Section 94 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 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 Section 94. If the Council declines the applicant's request, the applicant will be required to comply with the requirements of the conditions imposed under Section 94.

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;
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.

Applicant's should refer to the Council's *Works in Kind / Material Public Benefits Policy* which has been prepared having regard to the Practice Notes contained in the *Revised Development Contributions Manual* (DIPNR 2005).

## **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 Section 94 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.

Applicant's should refer to the Council's *Policy on Planning Agreements*, which has been prepared having regard to the Practice Note on Planning Agreements contained in the *Revised Development Contributions Manual* (DIPNR 2005).

## **2.3 When are contributions payable?**

### **2.3.1 Timing of Payments**

The time of payment of contributions shall be as follows:

- Development applications involving subdivision – prior to the release of the Subdivision Certificate.
- Development applications involving building work – 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 Certificate, whichever occurs first.
- Development applications where no construction certificate is required – prior to issue of an Occupation Certificate.
- Development applications for extractive industries – annually from the date of issue of the development consent.

Where an application is dealt with by an Accredited Certifier, other than the 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 2.7).

### **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 is 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.

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 a development consent unless it has verified that each condition requiring the payment of monetary contributions has been satisfied.

In particular the certifier must ensure that the applicant provides a receipt(s) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to 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 Review of 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, at least annually, with reviewed rates to apply from the 1<sup>st</sup> February each year. Rates will however be indexed quarterly if there are significant increases in construction costs or land values over any one quarter.

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:

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

$$\$C^A + \frac{\$C^A \times (CPI\ 2 - CPI\ 1)}{CPI\ 1}$$

Where:

$\$C^A$  is the 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 is .....at the time of adoption of the Plan.)

If in the event that the CPI at the time of the review is less than the previous CPI, the contribution rates will remain the same.

- b) 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:

$$\$C^{LV} + \frac{\$^{CLV} \times (\text{Current LV} - \text{Base LV Index})}{\text{Base LV Index}}$$

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

Base LV is the land value index as published by the Council at the date of adoption of this Plan

## 2.8 Adjustment of Contributions at the Time of Payment

Contributions will initially be calculated at the time development consent is granted. If the contributions are not paid prior to any adjustment to the contributions rates, the contributions payable will be adjusted and the amount payable will be calculated 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:

$$\$C^P = \$C^{DC} + \left[ \frac{\$C^{DC} \times (\$C^Q - \$C^C)}{\$C^C} \right]$$

Where:

$\$C^P$  is the amount of the contribution calculated at the time of payment

$\$C^{DC}$  is the amount of the original contribution as set out in the development consent

$\$C^Q$  is the contribution rate applicable at the time of payment

$\$C^C$  is the contribution rate applicable at the time of the original consent

The current contribution rates are published by Council and are available from Council Offices.

## 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 determination (Section 82(a)) 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 in the circumstances;
- The application involves the development of a heritage item; and
- Applications for Tourist Accommodation (eg bed and breakfast establishments) where the demand generated from the development can be justified to be less than a single dwelling house.

## **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.

At a minimum, annual reviews of the Plan will occur to review contribution rates, development rates and the costs of land and facilities. In the event that inflation rises sharply, the contribution rates may be reviewed quarterly by the CPI (Consumer Price Index) to reflect these market impacts.

## **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. Strategy Plans for each amenity and service describe how specific apportionment rates have been determined.

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.

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.

Where possible, the strategies for the provision of the public amenities and services for which s.94 contributions are being sought, have been related to thresholds of development in an attempt to ensure provision of funds commensurate with the demand for the facilities.

## **2.12 Pooling of Contributions**

This Plan expressly authorises monetary Section 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.

### **2.13 Savings & Transitional Arrangements**

A development application which has been submitted prior to the adoption of this Plan, but not determined, shall be determined in accordance with the provisions of the Plan which applied at the date of determination of the development application.

## SECTION 3: Administration of the Plan

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### 3.1 Management Costs of the Plan

The administration and management of Section 94 is an expensive and time-consuming task for Council staff.

Council considers that the costs involved with administering Section 94 are an integral and essential component of the efficient provision of facilities generated by the development in the LGA. Accordingly costs associated with the ongoing administration and management of the contributions plan will be levied on all applications occasioning a development contribution. These costs will appear as a separate element in the rates schedule and the method of calculation is described in **Section 4, Part E** 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), any existing contributions that have previously been paid and the total projected population relevant to the facility:

$$\text{Contribution} = \frac{C - E}{P} \times \text{AF}$$

Where:

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

E = any existing contributions which have already been made for this facility

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 = 2.5 persons or 1 lot credit
- Other dwellings (eg medium density ) = 2.0 persons per dwelling

### 3.4 What are the 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 Section 4, 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.

Occupancy rates:

1 bedroom	1.5 persons / dwelling
2 bedroom	2.0 persons / dwelling
3 bedroom / lot	2.5 persons / dwelling

### 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

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### Introduction

This section of the Plan establishes the relationship (nexus) between the expected types of development in the Maitland LGA 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 Maitland. 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 Maitland and the demand for additional public facilities to meet that development, are set out in this part of the Plan under the headings of Recreation & Open Space, Community & Cultural Facilities, Road & Traffic Facilities, Cycleways/Shared Paths, and Plan Management & Administration. The following types of facilities have been identified as being necessary to meet the needs of the new population:

**Table No.1: Facility and Service Delivery of this Plan**

Category	Types of Services / Facilities
<b>Recreation &amp; Open Space</b>	Local and Neighbourhood Playgrounds Neighbourhood Sportsfields and Facilities
<b>Community &amp; Cultural Services</b>	Multipurpose Community Facilities / Buildings Libraries and Library Resources Cultural Facilities
<b>Road &amp; Traffic Facilities</b>	Arterial, Distributor & Collector Roads – traffic facilities, intersection works and general road upgrading Extractive Industries – road upgrades
<b>Cycleways/Shared Paths</b>	Bikeways / shared paths
<b>Plan Management &amp; Administration</b>	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 and accompanying maps attached to this Plan, to the extent to which they can be determined at this point in time. Many of these works will be subject to more detailed planning in conjunction with detailed subdivision planning and assessment.

## **Part A: Recreation & Open Space**

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### **4.1 Introduction**

Maitland City Council supports the provision of recreational activities to local communities, recognising that they play an integral role in encouraging community interaction and development and the enhancement of community wellbeing. In support of these benefits, Maitland City Council will continue to maintain the role of providing recreation facilities and open space for local residents.

Council has undertaken significant strategic planning 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 "City Wide Section 94 Contributions Plan (2006/2016) Review of Open Space and Recreation" and translated into the open space and recreation works schedules.

### **4.2 Nexus**

New residential development in the Maitland LGA will result in an additional demand for the provision of a range of Council-provided open space and recreation facilities.

Council has approximately 850 hectares of community land and land under its care and control (eg. Crown Land). This equates to a level of provision of 130.8m<sup>2</sup> per person or 13.8 hectares per 1000 people. Included in this total are parks, sportsgrounds, wetlands, natural areas and bushland. It is however, recognised that this current provision is generous and it would be an unreasonable or unacceptable impost upon new development to maintain this level of supply.

Sportsgrounds and parks currently constitute approximately 340 hectares of the land that Council currently owns and /or manages for open space purposes. This equates to a level of provision of 55 m<sup>2</sup> per person or 5.5 hectares per 1000 people. The actual amount of open space land identified for acquisition under the provisions of this Plan is 16.8 m<sup>2</sup> per person. It should be noted that this is significantly less than the overall standard of provision enjoyed by the existing population and is therefore considered very reasonable.

The balanced approach advocated in this Plan is consistent with the outcomes of the *Review of Open Space and Recreation* which sets in place principles for ensuring sufficient open space in the future as well as retaining the existing identity of Maitland with a relative abundance of recreation / natural areas.

Facilities included in the Plan have been determined based on the benchmarks for sporting grounds and recreational areas established in the *Review of Open Space and Recreation*. The demand generated by future development across the City has been applied to the benchmarks, so that the distribution of facilities is related to the population growth and the function of the facility (i.e. local, neighbourhood or district function). Local facilities cater for the immediate needs of a particular locality, for example playgrounds, and neighbourhood sportsgrounds. District facilities service the entire community, for example larger sportsgrounds or aquatic facilities.

In both cases, the need for additional recreation and open space facilities under this Plan will be met by a combination of new facilities on land yet to be dedicated to Council and/or improvements to existing facilities on land already owned by Council. Facilities will be provided throughout the LGA in locations where they can effectively meet the needs of the contributing population.

### **4.3 Contribution Catchment**

For section 94 planning purposes Maitland Council's open space requirements are based on a single citywide catchment. The contributions for open space and recreation facilities in the Plan have been determined on the same basis.

### **4.4 Facilities Strategy**

In accordance with framework explored in the *Review of Open Space and Recreation*, this Plan has adopted the following standards (qualitative and quantitative) for the provision for open space facilities:

#### i) Local Playground

A local playground will generally be a minimum of 0.5 hectares in size, containing playground equipment, picnic facilities, seating and landscaping. One to be provided for approximately every 1,000 people and to be located within 400 - 500 metres of the majority of residences.

#### ii) Neighbourhood Parks

A neighbourhood park should be greater than 0.5 hectares and less than 1.5 hectares in size. It contains more features and facilities than a local park and generally caters for a more diverse age group. It can be linked to the neighbourhood sportsground. One is to be provided for every 4,000 people.

#### iii) Neighbourhood Sportsground

A neighbourhood sportsground should be a minimum 4.2 hectares and provided for approximately 3,000 – 5,000 people. It contains a double playing field and associated facilities such as lighting, carparking and landscaping.

#### iv) District Sportsground

Typically a minimum of 6.2 hectares in size with provision of multipurpose playing fields, floodlighting, irrigation, amenities and services, cycleways or associated linkages, picnic and seating facilities and associated car parking. Ideally one to be provided for approximately every 15,000 people.

#### v) Sporting Facilities

In addition to sporting fields, there are a number of other sporting facilities to be provided, including netball and tennis courts and cricket practice nets. These facilities should be located with Neighbourhood or District Sportsgrounds and provided for every 3,000 people.

#### vi) Aquatic Facility

Council currently provides aquatic facilities at a rate of one facility per 30,000 people.

### **4.5 Apportionment**

There is a direct relationship between the increased demand for recreation and open space facilities and the expected increase in population across the LGA. Using the background information from the *Review of Open Space and Recreation* and existing levels of supply across the LGA, Council is providing sufficient facilities to meet the needs of the existing population. The additional recreation and open space facilities to be provided under this Plan will therefore be fully funded from Section 94 (ie 100% apportionment).

Recent population growth in the western area of the LGA has created a demand for recreation and open space facilities. This demand is being addressed by the Council through the previous Section 94 Plan, and other funding sources as appropriate and includes the purchase of an additional 48 hectares of land for recreational uses at Oakhampton.

The following facilities currently represent existing Citywide passive recreation and open space:

- Telarah Lagoon (7ha)
- Brooklyn Park, Greenhills (11ha)
- Maitland Park – passive recreation areas (14ha)
- Hunter River Foreshore – CBD (1ha)
- Queens Wharf, Morpeth (1 ha)
- Greenhills Gardens (11ha)
- Heritage Park, East Maitland (6ha)
- Morpeth Park / Ray Lawler (14ha)
- Walka Water Works (64 ha)

In total these facilities provide approximately 129 hectares of Citywide passive open space. Based on the standards outlined above, this is sufficient to meet the needs of the existing population. The acquisition of additional passive space in this Plan will therefore be fully funded from Section 94 (ie 100% apportionment). It is recognised however that the existing spaces vary in terms of embellishment and facilities. Future improvements to these and other passive recreation facilities will service the demand generated by both the incoming population.

## **4.6 Calculation of Contributions**

### **4.6.1 Background**

The costs attributable for the provision of new recreation and open space provision are comprised of capital costs for the construction and / or embellishment of the various types of recreation facilities as outlined above, plus costs to acquire additional land, except where works will involve improvement / augmentation of existing facilities on land already owned by Council. Further details on the capital costs and land values adopted for this Plan are provided in Schedule II and the Works Schedules of the Plan.

### **4.6.2 Calculations for Recreation and Open Space Facilities**

For the expected population increase of 12,000 people the following facilities will be provided:

- |  |                                    |
|--|------------------------------------|
| • 10 Local Playgrounds   | (total cost = <b>\$4,251,720</b> ) |
| • 6 Neighbourhood Parks to be enhanced   | (total cost = <b>\$1,166,888</b> ) |
| • 8 different facility improvements for Neighbourhood Sportsgrounds, including the provision of 5 new facilities | (total cost = <b>\$7,590,727</b> ) |
| • 2 new netball facilities, 2 new tennis court facilities and 2 new cricket net facilities                       | (total cost = <b>\$1,887,903</b> ) |
| Contribution towards enhancement of aquatic facilities   | (total cost = <b>\$4,008,000</b> ) |
| Passive Open Space   | (total cost = <b>\$1,752,000</b> ) |
|  | <b>Total Cost = \$20,657,238</b>   |

The contribution formula for Recreation and Open Space Facilities is therefore:

$$\frac{C - E}{P}$$

Where: C= Capital and Land Costs of Facility  
 E= Existing Section 94 Funds held  
 P= Benefiting No of People

$$\frac{\$20,657,238 \text{ (C)} - \text{NIL (E)}}{12,000}$$

= **\$1,721 per person**

= **\$4,304 per lot** (based on the assumed occupancy of 2.5 persons per lot)

The formula for the Dedication of Land for Recreation and Open Space 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

$$\frac{220,000}{12,000}$$

= **18.3 m<sup>2</sup> per person**

= **45.8 m<sup>2</sup> per lot** (based on the assumed occupancy rate of 2.5 persons per lot)

## **Part B: Community & Cultural Services**

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### **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.

Maitland is a well established City and has a range of reasonably well developed civic and cultural facilities and community services to which all residents have access. The range and type of new community facilities required in the future will be influenced by the demographic composition of the new population, the types of public facilities currently available and by the availability of any spare capacity within existing infrastructure. Under this Plan, Council, where possible, will seek to provide multipurpose facilities that have flexibility to cater for diverse community use.

Geographic location is not considered to be a limiting factor in the provision of community and cultural facilities and services in Maitland, given its compact structure and well established transport network. Where practical however, public facilities will be provided in locations best suited to meet the demands of the new population and in areas from which contributions have been received.

### **5.2 Cultural Services**

For the purposes of this Plan, Cultural Services includes the provision of libraries, library resources and Council's Cultural Precinct.

#### **5.2.1 Nexus**

##### Library Services

In April 2001, Council commissioned a Library Space Study using the service-based benchmarks provided in *People places, a guide for public library buildings in New South Wales*, published by the Library Council of New South Wales.

*People places* identifies a number of trends which will have a major impact during the next ten to twenty years on public library buildings. A number of issues were explored which have special relevance for Maitland:

- Older users and people with a disability
- Youth
- Technology and the Information Superhighway
- Our multicultural society
- Our indigenous community
- Growing demand
- The library as a focal point for the community
- The educational role of the library
- Resources for local studies, family history and archives

The trends outlined all point towards a continuing need for increased library floor space in the LGA.

In 2002 Council adopted the Maitland City Library Service Strategic Plan 2002-2006, the aim of which is to provide a framework to guide and resource the development of library services across the City. The Plan recommends the provision of libraries that meet established

standards and community expectations and focuses on the existing branch libraries at East Maitland, Rutherford and Thornton as well as a City branch library in Central Maitland.

Subsequent to the adoption of the Library Strategic Plan, new branch libraries have been constructed in East Maitland and Rutherford during 2003/04. These were part funded from Section 94 contributions under the 1995 Section 94 Plan with Council providing funds for the balance.

Council's existing library facilities do not have adequate capacity to accommodate the existing population nor the increased demand, which will arise with additional development. Currently, there is provision of 2,118 square metres of total library floor space in the LGA. In accordance with the service-based standards outlined above, Council should have provided 3,265 square metres of library floor space to date, leaving a deficiency of 1147 square metres. 594 square metres of this is attributable to growth in the LGA between 1995 and 2005 and is being addressed through Council's 1995 Section 94 Plan. The remaining 553 square metres of library floor space will be funded by Council outside of Section 94.

In accordance with Council's adopted standards (service based), population growth under this Plan requires an additional 814 square metres of library floor space to provide for a total of 4,036 square metres by 2016. As indicated previously, the existing shortfall of library floor space is being addressed via a mix of Council revenue and existing Section 94 contributions under Council's 1995 Section 94 Plan.

### Cultural Precinct

To meet the growing needs and expectations of the Maitland community, Council relocated the existing Art Gallery from Brough House in Church Street to the former TAFE Building at 230 High Street Maitland and has subsequently developed the *Interim Maitland Regional Art Gallery* as Stage 1 works. In conjunction with this, Council has adopted a Cultural Precinct Masterplan which envisages completion and extension of the existing art gallery space, a new city library, cultural activity spaces, extensions / linkages between the buildings, linking all facilities and accommodating entry, amenities and complementary functions. The Masterplan recognises that development of a cultural precinct for the City can be staged and Council has formally resolved to proceed with Option "B". This option involves constructing a new entrance at the north-west corner of the site together with major part of the linking foyer, stairs and lift, works to the secondary building would also be substantially completed. This Option will cost \$4.5 million of which \$2.25 million is being funded as part of the Council's 2005/06 Management Plan.

Whilst there are no specific standards based provisions for cultural floor space, Maitland Council has traditionally provided these facilities for the community. Maitland Regional Gallery was established in 1975 and was a foundation member of the Regional Galleries Association of New South Wales. From 1975 it was located in Brough House in Church Street, leased by Council from the Reserve Trustee of the National Trust. Demand for the provision and augmentation of Cultural Facilities in the City is generated by both the existing population and the expected increase in population over the life of this Plan and has therefore been apportioned accordingly.

### **5.2.2 Contribution Catchment**

Libraries generally have wide catchment areas due for the tendency of many residents to access two or three different libraries depending on their daily movements. Residents may access only one library close to home or several depending on work / shopping arrangements. Given the compact nature of the Maitland LGA and the good coverage of the local government area as a whole by the existing library services, together with the range of facilities offered at these four locations, a single citywide contributions catchment for the provision of library services has been adopted for purposes of this plan.

The Cultural Precinct also serves as a single citywide facility and contributions have been levied accordingly.

### **5.2.3 Facilities Strategy**

#### (a) Additional Library Floor Space

Maitland's current population of 60,000 is expected to increase by an additional 17,000 persons over the next 10 years. On the basis of Council's adopted library service provision, as detailed above, an additional 814 square metres of library floor area will be required to meet the needs of the anticipated additional population.

New developments are likely to encourage additional use of existing libraries and require extra services in new areas. To cater for this demand, Council is proposing that the additional floor space will be met via a mixture of upgrades and augmentation of the existing branch libraries and through a new and expanded central library facility in Maitland CBD.

In both cases, the Section 94 Plan assumes that no additional land acquisition costs will be required.

#### (b) Book Stock Items

In addition to capital costs for library buildings, library book and non-book collections must be kept up to date by the sufficient purchase of new stock. It is proposed to levy contributions for the purchase of new library resources to meet the needs of the new population as a result of development. Council proposes to collect for new book stock / library resources on the following basis:

2.5 book items per person (\$45.00 per item) = \$112.50 per person  
1 computer terminal (@ \$2,000ea) per 5,000 persons, or part thereof.

These requirements are considered reasonable as they are consistent with current NSW State averages and reflect the community's needs in respect of information items and technology upgrades.

#### (c) Cultural Precinct

Council has resolved to proceed with Option "B" of the Cultural Precinct Masterplan. This option involves construction of a new entrance at the north-west corner of the site together with a major part of the linking foyer and stairs and lift. Works to the rear secondary building would also be substantially completed. Option "B" will cost \$4.5 million, \$2.25 million of which is being funded in the Council's 2005/06 Management Plan. In addition to the above, Council has already spent \$1.75 million on acquiring the site and establishing Stage 1 of the Gallery. Recoupment of these funds is *not* being sought.

### **5.2.4 Apportionment**

There is an existing deficiency in the provision of library services in the Maitland LGA. This deficiency equates to a total of 1,147 square metres which is being addressed outside of this Section 94 Plan. The calculations for library services contributions have taken this deficiency into consideration and new development will therefore only contribute towards the costs of the additional library floor space of 814 square metres, which is required for the estimated additional population in 2016.

Contributions for book stock items and library resources have been levied on a per person basis directly related to the anticipated growth in population and cost to supply the items.

Demand for the Cultural Precinct stems from both the new and existing population and has been apportioned 23% to the new population in accordance with the growth scenarios identified in the Plan.

## 5.2.5 Calculation of Contribution

### (a) Library Services

The current cost of constructing library floor space, which includes provision for buildings, equipment, car parking and landscaping is \$2,500 per m<sup>2</sup>. Based on this cost estimate and the additional floor space required to provide library services for the additional population (814m<sup>2</sup>), the capital component of the facilities equates to \$2,035,000.

The contribution formula for library services is therefore:

$$\frac{C - E}{P}$$

Where:

C= Capital Costs of Facility

E= Existing Section 94 Funds held

P= Benefiting No of Lots

AF= Apportionment Factor

$$\frac{\$2,049,245 (C) - \text{NIL} (E)}{17,000}$$

= **\$120 per person**

= **\$300 per lot** (based on the assumed occupancy of 2.5 persons per lot)

### (b) Library Resources

The contribution formula for library resources is:

i) Book Stock

= **\$112.50 per person** (2.5 X \$45 per item)

= **\$281 per lot** (based on an assumed occupancy rate of 2.5 persons per lot)

ii) Computer Terminals

1 computer terminal (@ \$2,000 per terminal) is required per 5,000 persons, or part thereof. 4 terminals at a cost of \$8,000 will therefore be required to service the incoming population of 17,000 people.

= **\$0.47 per person** (\$8,000 / 17,000 persons)

= **\$1.18 per lot** (based upon an assumed occupancy rate of 2.5 persons per lot)

### (c) Cultural Precinct

Recognising that the demand for the proposed Cultural Precinct facilities is as a result of both the new and existing population, Council will fund 77% of the total works whilst the incoming population will fund the remaining 23%.

The contribution formula for Cultural Precinct is therefore:

$$\frac{C - E}{P} \times AF$$

Where:

C = Capital Costs of Facility

E= Existing Section 94 Funds held

P= Benefiting No of Lots

AF= Apportionment Factor

$$\frac{\$5,519,794 \text{ (C)} - \text{Nil (E)} \times 0.23}{17,000}$$

= **\$75 per person**

= **\$187 per lot** (based on the assumed occupancy of 2.5 persons per lot)

The total contributions for Cultural Services are therefore (Library Services (\$300) + Library Resources (\$282) + Cultural Precinct (\$153)):

**\$772 per lot**

**\$309 per person**

## **5.3 Community Facilities**

### **5.3.1 Introduction**

Community facilities play an integral role in encouraging community interaction and development and the enhancement of community wellbeing. In recognition of these benefits, Maitland Council proposes to continue the role of providing community facilities and services for local residents and groups.

A Community Facilities Review was undertaken in 2002 and the document adopted by Council in January 2003. The objectives of the review were to assess the management and operation of Council's community facilities. A key component of the review was to measure community usage and service delivery for the current population, as well as the needs of future populations.

For the purposes of this Plan, Community Facilities include community buildings and services.

### **5.3.2 Nexus**

Council has provided a network of community facilities in areas throughout the city, which generally meet the needs of the current population. The Community Facilities review indicated that 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 City. Council will respond to priorities by providing multi-purpose space; a flexible approach already commenced in Maitland at Ashtonfield, Thornton and Woodberry.

The multipurpose approach maximises use of existing and new public buildings, along with changes in community life cycles. This model has been recommended by the NSW Parliament's Standing Committee on Public Works with their recent Inquiry into the Joint Use and Co-location of Public Buildings. The report indicates that combined facilities may be a viable option to save on construction and operating expenses and to deliver community services in an effective manner. Combined facilities may involve two main approaches – the joint use approach where a single building has multiple uses and the co-location or campus approach where multiple facilities are based at a common location" (*Report on the Joint Use and Co-Location of Public Buildings*).

Whilst the incoming population will have access to existing facilities, the current population will also have access to new facilities constructed under the provisions of this Plan. On this basis, there is a need therefore to consider improvements to existing facilities as well as the development of new floorspace. Where practical, under the Plan, public facilities will be provided in locations best suited to meet the demands of the new population and in areas from which the contributions were made.

Facilities will be provided in a manner or location which enables them to be accessed by residents across the LGA. Projects will be implemented as funds become available, subject to

annual consideration of options and prioritisation as part of the annual Management Plan and budget planning processes.

During the life of this Contributions Plan, the Maitland population is expected to increase from 60,000 to approximately 77,000 by 2016. This population increase includes an expected 5,000 people within the Thornton North development area. Given the size and nature of the Thornton North development, together with a specific Section 94 Plan for that development catchment, the expected Thornton North population has been *excluded* from the Community Buildings component of this Plan. This ensures:

- i. There is no issue of 'double dipping' for the provision of these facilities
- ii. Community Facilities are provided on a local, as needed basis for the Thornton North population.

### **5.3.3 Contributions Catchment**

Existing community services, halls, buildings and facilities are spread throughout the LGA and are used for a variety of activities. Because of the reasonably compact nature of the LGA and the existing practice of residents making use of a number of different facilities, regardless of location, for Section 94 planning purposes Council's Community and Civic facilities and services are based on a single citywide catchment and contributions have therefore been determined on this basis.

### **5.3.4 Facilities Strategy**

#### **Community Buildings**

As part of this Plan, Council proposes the provision of multi-purpose community facilities. A multi-purpose approach will achieve the following objectives:

- Provide increased flexibility to address changing community needs over time;
- Achieve more appropriate coverage and servicing;
- Address shifts in Government policy and funding programs;
- Provide for better cost effectiveness of investments;
- Provide for the co-location of existing services leading to a more coordinated approach to service delivery;
- Provide more innovative, economical and effective models of provision and,
- More flexible management of changing demand.

Council's established standard for the provision of Community Buildings is one facility, of 400 square metres, for every 4,000 people. Council has previously also collected contributions towards the separate provision of youth and children's services, requiring separate or additional floor space to meet the specific needs of these sectors of the population. Under the multi-purpose model described above, Council proposes the continued provision of 1 facility for every 4,000 people, but of 950 square metres per facility. This size is based on the Shamrock Hill multipurpose model and provides increased flexibility to allow for co-location of services that have traditionally been provided in separate buildings. This approach will meet a range of community needs in one centre and provide for a more innovative, economical and effective model for service delivery.

Based on the above standard, a total of 3 multipurpose centres (or 2,850 square metres of floorspace) will be required to meet the demands of the new population (12,000 people) exclusive of the Thornton North development catchment. This will be met through the provision of new purpose built floor space as detailed in the Work Schedules of this Plan. New community floor space is proposed in Gillieston Heights, Rutherford and Raworth Morpeth.

### 5.3.5 Apportionment

This Plan adopts the approach of levying contributions based on demand for multipurpose community facility floor space generated by the additional population. Accordingly apportionment for these facilities is 100% from Section 94.

### 5.3.6 Calculation of Contribution

#### Community Buildings

The current cost of constructing Community Services floor space, which includes provision for buildings, equipment, car parking and landscaping is \$2,540 per m<sup>2</sup>. Based on this cost estimate and the additional floor space required to provide community buildings for the new population (2,850m<sup>2</sup>), the capital component of the facilities equates to \$7,240,200.

In addition land will need to be acquired for the three new multipurpose facilities, estimated to cost \$990,000.

The contribution formula for community buildings component is therefore:

$$\frac{C + L - E}{P} \times AF$$

Where:

C= Capital Costs of Facility

L= Land Acquisition Costs

E= Existing Section 94 Funds held

P= Benefiting number of lots (excluding Thornton North)

AF= Apportionment Factor

$$\frac{\$7,240,200 + \$990,000 - \text{NIL (E)}}{12,000}$$

**= \$686 per person**

**= \$1,715 per lot** (based on the assumed occupancy of 2.5 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

$$\frac{18,000}{12,000}$$

**= 1.5 m<sup>2</sup> per person**

**= 3.8 m<sup>2</sup> per lot** (based on the assumed occupancy rate of 2.5 persons per lot)

## **Part C: Road & Traffic Facilities**

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### **6.1 Introduction**

Ongoing development in the Maitland LGA will result in the need to upgrade local and arterial road facilities. This part of the Plan has taken data from specific locality based traffic studies, where they are available, such as investigation areas in the Maitland Urban Settlement Strategy, or in the absence of such specific information, Council's general road infrastructure planning works to determine the demand for upgraded traffic facilities generated by the expected population growth in the LGA. Some assumptions have been made regarding the potential number of future lots within development catchments and this data will be refined when planning for such areas is advanced.

Over time other localities will be examined and, where appropriate, contributions towards the provision of road infrastructure may be determined. Such works will particularly flow from Council's future Citywide Road and Traffic Study, due to be undertaken in 2005/06. Such contributions would then be incorporated into future amendments to the Contributions Plan.

### **6.2 Arterial Distributor and Collector Road Network Traffic Facilities**

#### **6.2.1 Nexus**

##### Standard and Level of Service

New development generates additional traffic throughout Council's local and district road network. To accommodate this increased local traffic, many roads will need improvement in standard. A range of options is available to Council and these are based on maintaining existing levels of service.

In determining appropriate works, current Australian Standards and Council's Guide to Subdivision have been used. Publications such as the *Guide to Traffic Generating Developments*, *Rural and Urban Guide to Geometric Design* published by the RTA and AUSTRROADS, has also been used in assessing the road standard required.

##### Network

The arterial and sub-arterial network is approximately 170km and represents a third of the overall road network in the LGA. These roads are typically used by all as a direct conduit to other residential destinations and/or services throughout the City. As a result of both specific developments and the cumulative effect from all development, these particular roads will need to be brought up to a standard, either geometrically, strength wise or both, during the life of Council's Section 94 Plan. The current standard of this sub arterial network varies across city. Determination of the appropriate standard is often multi dimensional, however an approach in appropriate apportionment that is equitable for both the existing and potential resident is outlined below.

## Citywide Road Works

During the life of this Plan the population is expected to increase from about 60,000 in 2006 to 77,000 in 2016, representing an increase of about 17,000 people or approximately 23% growth. The following general apportionment is for those roads, intersections and other infrastructure not specifically listed in other parts of the Plan:

1. For the subject road network and other roads directly in a development catchment, where pavement depth, traffic facility or width is currently adequate but will need strengthening, additional traffic facilities or widening solely due to the forecast growth of a particular development, 100% of upgrade apportioned to new development. There is a direct relationship between the need for expansion and upgrading and development in the locality. Typically these are roads that require thickening, widening, new traffic facilities or new pavement material.
2. For the subject road network that are near the end their design life and are not subject to 1) above, as the new design criteria will incorporate the expected growth of this Section 94 plan, cost apportionment is 77% to existing residents, 23% to new residents.

This apportionment is for those roads within the subject road network that have been spent or will be in the life of this plan and will require substantial capital works. Existing residents have already enjoyed and paid for the road. Demand for these works arises from both the existing and future populations. It does not include normal maintenance interventions. This apportionment ensures equity with respect to the notion of user pays. The design criteria used in construction will include the growth factor that the Section 94 plan stipulates and be constructed accordingly. Typically this includes all roads in the arterial and sub arterial network that naturally fall due for reconstruction or major rehabilitation during the life of this Plan.

3. For roads that existing standards are able to cater for expected growth and are not due for a new set of design criteria (i.e. roads that are not due for reconstruction during the life of the Plan), 100% of capital renewal works and intervention apportioned to existing residents and therefore funded by Council outside of Section 94.
4. A contribution to capital renewal and resurfacing is also required on the subject road network. This work is required to preserve the wearing surface and integrity of the road between capital works. Similarly to 2) above, cost apportionment is 77% to existing residents, 23% to new residents.

The capital renewal done on the road network is a function of use. Surface renewal, pothole repair and heavy patching will increase as a result of the increase in use brought about by development. The current budget for the LGA's total road network is \$4 million per annum, with 70% of this amount expended on the subject road network i.e. \$2.8 million annually or \$28 million over the life of the Plan (without discount to net present value). Apportionment is based on equity and usage i.e. 77% to existing residents and 23% from new development. This equates to a \$6.44 million contribution from development over the life of this Plan.

## **6.2.2. Contributions Catchment**

The contributions for traffic facilities on the arterial, distributor and collector road network have been determined on both a single citywide basis as well as using specific 'contribution catchments'. The contribution catchments are the area over which a contribution for an identifiable list of works is levied and these generally relate to the investigation areas for new development from the Maitland Urban Settlement Strategy. Maps showing the areas which make up each catchment are shown in Figure /s 1 through 5. Appendix 1 details the predicted population growth for each of these areas.

## **6.2.3 Facilities Strategy**

A specific works program of road and traffic facilities have been developed and is shown in Schedule IV of this Plan.

The works include specific intersection and/or bridge works as well as general road upgrading (pavement strengthening, widening, etc) collectively described as capital improvements. Capital renewal works, resurfacing and resealing, have also been factored into the road works schedules where such works can be reasonably attributed to demand generated by new development.

The timing of the provision of the traffic management facilities in the Plan will be dependent upon funds becoming available and population growth in the various development catchments.

## **6.2.4 Apportionment**

As described above, differing apportionments apply for the provision of traffic management facilities. Where traffic facilities have to be provided to meet the demands of new development it is reasonable to apportion full costs to that particular contributions catchment. In all other cases costs have been apportioned with existing road users, as appropriate, and as detailed above.

## **6.2.5 Calculation of Contributions**

The following formulas are used to calculate contributions:

Upgrade required as a result of both existing users and new users:

Council's Contribution:

$$= \text{Traffic Facilities Cost} \times \frac{\text{Existing Population} - \text{Growth in Population}}{\text{Existing Population}}$$

$$= \text{Traffic Facilities Cost} \times 77\%$$

New Development Contribution per Lot:

$$= \text{Traffic Facilities Cost} \times \frac{\text{Growth in Population} \times \text{New lots}}{\text{Existing Population}}$$

$$= \text{Traffic Facilities Cost} \times 23\%$$

Upgrade solely due to Development:

$$= 100\% \times \text{Traffic Facilities Cost}$$

Where:

*Traffic Facilities Cost = Cost for road works (as identified in Schedule iv)*

*Existing Population = 60,000*

*Growth in Population = 17,000*

*New Lots (2016) = 5,870*

Council has estimated unit costs to upgrade rural and urban roads that fall under the subject road network. The sub-network of roads described above, the proposed works, costs and apportionment is detailed in Schedule IV of this Plan.

A summary of the contribution rates applicable for Road and Traffic Facilities is shown in Tables 2 and 3.

**Table No. 2: Contributions for Citywide Road and Traffic Facilities**

Works Category	No New Lots*	Apportioned Cost of Intersection & Bridge Works	Apportioned Cost of Road Pavement Works	Total Apportioned Cost of Works	Contribution per Lot
Capital Works	5,870	\$6,365,000	\$10,500,946	\$16,865,946	<b>\$2,873</b>
Capital Renewal	5,870	-	\$6,440,000	\$6,440,000	<b>\$1,097</b>
<b>TOTAL</b>					<b>\$3,970</b>

\*Includes Thornton North Development as it contributes to the citywide road network usage

**Table No. 3: Contributions for Traffic Management Facilities Specifically Due to Development**

Contributions Catchment or Area	No. New Lots	Cost of Intersection & Bridge	Cost of Road Pavement Works	Total Cost of Works	Catchment Contribution per Lot	Citywide Contribution per Lot (see Table 2 above)	<b>Total Contribution per Lot</b>
West Rutherford	400	\$500,000	\$690,000	\$1,190,000	\$2,975	\$3,970	<b>\$6,945</b>
Aberglasslyn	1,500	\$1,160,000	\$1,683,328	\$2,843,328	\$1,896	\$3,970	<b>\$5,866</b>
Gillieston Heights	1630	\$5,162,210	NIL	\$5,162,210	\$3,167	\$3,970	<b>\$7,137</b>
Thornton Ashtonfield	525*	\$800,000	NIL	\$800,000	\$1,524	\$3,970	<b>\$5,494</b>
Raworth Ave	70	\$80,000**	NIL	\$80,000	\$1,143	\$3,970	<b>\$5,113</b>

\* Based on assumed residential growth in the investigation area. Figure subject to review and revision and per lot contribution may change

\*\* Total works are estimated at \$200,000, Council has resolved to recoup 50% of this & already holds \$20,000

## 6.3 Extractive Industries

### 6.3.1 Nexus

In December 1993 the Council reviewed its policy for the calculation of the annual road maintenance contribution applicable to extractive industries. Council subsequently adopted a revised policy in this regard. This revised policy has been reviewed and the following contribution calculations provide for an appropriate approach to the levying of a contribution associated with the increased impact resulting from extractive industries.

The basis of the calculation has regard to the average annual road maintenance costs and the length of roads likely to be used by vehicles associated with extractive industries. The increased maintenance costs are related to the number of vehicle movements, the capacity of vehicles and the tonnage of material carried. The calculation for the increased impact is related to both sealed and unsealed roads.

### 6.3.2 Contribution Catchment

Contributions are applied to existing approved and future extractive industries.

### 6.3.3 Facilities Strategy

As the location of future extractive industries cannot be accurately predicted, it is not possible to determine with certainty, the extent, location or timing of works which are likely to be required as a consequence of that development.

However, the following policy has been established by the Council as an appropriate methodology for the assessment of development contributions likely to be associated with future applications for extractive industries.

### 6.3.4 Apportionment

#### 1. Average Road Maintenance Costs

In the December 1993 review, Council related the contributions to the basic average road maintenance costs on a Citywide basis for sealed and unsealed roads, taken over the previous 5 years. The basic cost was indexed each year in accordance with the Roads Cost Index applying to each year ending 30 June. It is proposed to use a similar methodology in this Plan. The cyclic nature of road maintenance, after initial construction, includes activities ranging from pothole repair and heavy patching to surface resealing and rehabilitation. These pavement costs over the past five years are shown in Table 4 below:.

<b>Year</b>	<b>Actual Road Costs (\$million)</b>
1999-2000	2.69
2000-2001	2.62
2001-2002	2.88
2002-2003	2.44
2003-2004	2.78
<b>5 Year Total</b>	<b>13.41</b>
5 year Average	2.682
Network Length	565km
Average Road Cost per km	\$4,746 per year

#### 2. Road Lengths

The lengths of road to which the maintenance contribution will apply are the lengths of sealed (Ls) road over which loaded vehicles from the development travel to reach an urban or rural sub-arterial road (usually a main road or highway) which is capable of carrying the additional loaded traffic without the need for increased maintenance attention.

These road lengths will be multiplied by the adjusted average annual maintenance costs and would be specific to each development, its location and access routes.

#### 3. Maintenance Cost Increase.

It is generally true that road pavement performance is affected only by the heavy vehicle end of the traffic spectrum. The increased deterioration can reasonably be attributed to the increase in heavy vehicle loading from a proposed traffic generating development. The increase in road maintenance, and hence in Council's expenditure is related to the

ratio of heavy vehicle movements generated by the development to the existing heavy vehicle movements on the road prior to development.

If the number of heavy vehicles initially on the road is expressed as  $V_i$  and the total number of heavy vehicles (entering and leaving) from a traffic generating development is  $V_d$ , then the increased ratio of damage, and hence the additional maintenance expenditure may be expressed by the ratio of:

$$\frac{V_d}{(V_i + V_d)}$$

This figure should be multiplied by the length of road travelled ( $L_s$ ) and the adjusted average annual maintenance cost.

The maintenance contribution, per year therefore becomes:

Maintenance contribution ( $C_s$ ) for sealed pavements

$$C_s = \frac{M_s \times L_s \times V_d}{(V_d + V_i)} \quad (\text{dollars per year})$$

#### 4. Method of measurement

The method of determining the initial numbers of heavy vehicles on the road should be by traffic count over a minimum period of one week, prior to the commencement of the development and prior to setting the maintenance contribution rate.

Traditionally, the method of assessing heavy vehicle movements generated by a development has been to utilise the projected movements provided as part of the EIS accompanying the proposed development application. This practice has, in the past, lead to some concerns regarding the reliability of the movements adopted for the purpose of calculating contributions.

In order to overcome this uncertainty and establish some reliability in the basis for contribution calculations, a relationship has been established between the volume of material extracted and vehicle movements generated. Surveys undertaken by Council on contract haulage have indicated a relationship 1:1.3 for stockpile (or solid volume) to in truck volume. On this basis, for an average truck size of 10m<sup>3</sup> a solid volume of 7.7m<sup>3</sup> would be extracted, resulting in a total of two truck movements (one outward, one return).

For an annual extraction of ( $Z$ ) cubic metres of in situ volume, the average annual daily number of truck movements ( $V_d$ ) would be:

$$V_d = \frac{Z \times 1 \times 2}{7.7 \times 365} \quad (\text{Truck movements per day (average annual basis)}).$$

$$V_d = 0.000712 \times Z \quad (\text{Truck movements per day (average annual basis)}).$$

Thus, the contribution rate for sealed roads is

$$C_s = \frac{0.000712 \times Z \times \$4,756 \times L_s}{(0.000712 \times Z + V_i)} \quad (\text{dollars})$$

$$C_s = \frac{\$3.38 \times L_s \times Z}{(0.000712 \times Z + V_i)} \quad (\text{dollars})$$

Where

$Z$  = Extracted in situ volume in cubic metres.

$V_i$  = Initial average daily heavy vehicle traffic volume on the subject road.

Ls = Length of seal on the subject road.

## 5. Measurement Procedures

It is proposed that the volume of extracted material may be determined by one of the three options detailed below (in decreasing order of preference), option c) will only be accepted under specially approved circumstances.

- a) Volumetric survey, certified by a registered surveyor.
- b) An annual statement of the volume of material extracted, derived from company records and certified correct by the company's auditor.
- c) If by means beyond the control of the developer, the volume cannot be obtained via a) or b) above, then subject to the bona-fides of those reasons being acceptable to Council, the volume as stated in the EIS for the development may be used.

In any case the volume of extracted material is to be submitted to Council by the 31 July each year, covering extraction for the preceding twelve month period (or part thereof in the first year) to June 30 of that year. The cost of determining the extracted volume shall be borne by the developer.

### **6.3.5 Calculation of Contribution**

The contribution shall be paid annually from the date of development consent, or quarterly from the date of development consent, whichever is stated in the consent.

It is proposed that the following be adopted as Council's method of determining routine road maintenance contributions for extractive industries.

$$\text{Contribution rate for sealed roads} = Cs = \frac{\$3.38 \times Ls \times Iy \times Z}{(0.000712 \times Z + Vi)} \quad (\text{dollars})$$

Where:

- Iy = is the Road Cost Index, as issued by the Roads and Traffic Authority of NSW, for each year after 30 June
- Ls = the length of sealed road over which maintenance is contributed and which is measured from site entry to the nearest main road or highway as route of travel.
- Vi = the average daily volume of heavy vehicles on the length of road, prior to the commencement of the development
- Z = the total measured volume of extracted material for one year of maintenance contribution

The volume of extracted material may be determined by one of the three options detailed below (in decreasing order of preference). Option c will only be accepted under specially approved circumstances.

- a) Volumetric survey, certified by a registered surveyor.
- b) An annual statement of the volume of material extracted, derived from company records and certified correct by the company's auditor.
- c) If by means beyond the control of the developer, the volume cannot be obtained via a) or b) above, then subject to the bona-fides of those reasons being acceptable to Council, the volume as stated in the EIS for the development may be used.

## **Part D:                    Cycleways / Shared Paths**

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### **7.1     Introduction**

The Maitland Bike Plan 2005, details a series of Bicycle *Trunk Routes*, which form the primary citywide bicycle routes within the overall cycleway network in the Maitland LGA. These trunk routes act as “spokes” which connect to “hub” destinations such as commercial centres, industrial areas, schools and urban railway stations.

Maitland City Council adopted its first Bike Plan in 1982 and since then has established a cycleway network with approximately 30km of on-road and 10 km of off-road cycleways at a total cost of \$823,000. Whilst the resultant cycleway network is extensive it is also heavily fragmented. Further, the existing network lacks cohesion and consistency especially in relation to signage and linemarking and does not comply with current cycleway design standards.

Council remains committed to the development of a safe and practical cycleway network for the Maitland LGA. Additional residential, rural residential and industrial developments will increase the demand for cycleways, to be constructed both within new development areas plus to provide linkages to the bicycle trunk routes and hub locations. The linkages to the trunk routes will be off-road cyclist/pedestrian shared paths in the majority of cases. Further works will also be required to upgrade the existing trunk routes to meet increased demands and current design standards.

The primary purpose of this part of the Contributions Plan is therefore to obtain funds to build the core of a comprehensive cycleway network capable of serving the entire community. Funding is also being sought to undertake annual capital renewal works to the bicycle trunk routes over their design lives, and to provide for a five year review of the cycleway network and preparation of a new Bike Plan.

The Bike Plan prioritises the bicycle trunk routes according to safety, population and cost factors. The highest priority routes provide safe and affordable bicycle facilities to the largest parts of the community and it is therefore considered reasonable to levy citywide contributions towards the provision of such routes.

In addition to Section 94 Development contributions, Council intends to fund cycleway infrastructure from State Government grant applications. The NSW Roads and Traffic Authority is currently funding a \$251M cycleway development program called Action for Bikes 2010.

### **7.2     Nexus**

While it can be demonstrated that demand for the cycleway network is increasing with each development, the purpose of this part of the Plan is to establish an equitable means of servicing the overall needs of the population. The Plan establishes that the demand linked to new developments is to be serviced from contributions while other sources of funds are to be used to service the remaining facilities required.

The Bike Plan is seen as an integral part of the city’s transportation system and recognises the bicycle as an alternative to motor vehicles and buses and in some cases is the only transport option for some sections of the community. A well developed and comprehensive cycleway network can supplement the public transport system, particularly in local areas for short journeys, thus providing a cheap and efficient means of transport for the community in general.

It is recognised that the Bike Plan covers a network of routes that are available to all cyclists to use, irrespective of their residence location. Whilst usage for certain segments will be

generally limited to that of local residents, other segments passing through established areas will be significantly utilised by up-stream new development or by general city-wide users. For this reason differing apportionments have been established as described below.

In summary the Bike Plan proposes that:

- a) cycleways within future development areas are to be well designed, included in DCPs where appropriate and be constructed at no cost to Council;
- b) cycleways that link future development areas to the Bicycle Trunk Route Network or hub locations, and that are required solely as a result of that development, are to be well designed shared paths, included in DCPs where appropriate, and constructed at no cost to Council

In all other cases the trunk route network will function as a citywide system with costs for the network apportioned over the entire population.

### 7.3 Contribution Catchment

While certain elements of the cycleway network are located within different catchments or sectors, the cycleway system that contributions are being sought for under this Plan effectively lead to the creation of a citywide trunk route system. On this basis it is proposed that contributions be calculated on a single citywide catchment and that this applies equitably to all new development.

There are however three exceptions to this approach:

- i. An off-road shared pathway linking the Aberglasslyn development area to the trunk route network
- ii. An off-road shared pathway linking the Gillieston Heights development area to the trunk route network
- iii. An off-road shared pathway required to link the Thornton North development area to the trunk route network

Whilst each of these segments form direct linkages to the Trunk Route network, in each case, demand for the facility arises solely as a result of development in these specific localities over the life of this Plan, and accordingly specific contribution catchments will apply. The Thornton North contributions are dealt with in the Thornton North Contributions Plan, while the calculations and contributions for the Gillieston Heights and Aberglasslyn development areas are detailed below.

**Table No.5: Cycleways / Shared Paths specifically due to development**

Description	Total kms	Capital Costs (\$)
Aberglasslyn Development Area to Rutherford (off-road)	0.7	290,000
Cessnock Road, Gillieston Hgts to Maitland (off-road)	2.8	702,530

### 7.4 Facilities Strategy

As cycleways are primarily located on public land (including roads and footpaths), it is considered appropriate that Section 94 Contributions should be sought to implement the capital cost components of the Bike Plan. It is also reasonable to require a minor contribution towards the annual capital renewal of the network, which is likely to be required as a result of increasing demand for use of the facilities.

Council's current schedule of Unit Rates was used to calculate estimated costs for cycleway infrastructure (initial capital and annual capital renewal works). The series of citywide bicycle trunk routes that apply to this Plan, proposed works and estimates costs are shown in Table 6.

**TABLE No. 6: Citywide Cycleways Capital Construction Works & Annual Capital Renewal Works**

	Trunk Route Capital Construction works		On-Road Bike Lanes Annual Capital Renewal Costs				Off-Road Shared Paths Annual Capital Renewal Costs				
	Total km	Capital Cost (\$)	Width km	Width (m)	Asphalt (sq m)	Cost (\$0.5/m <sup>2</sup> )	Asphalt km	Asphalt (sq m)	Cost (\$0.5/m <sup>2</sup> )	Concrete (sq m)	Cost (\$1.0/sq m)
Rutherford (SH9) Bridge Link	0.3	85,000	0.0	0.0	0	0	0	0	0	800	800
Thornton*	4.7	243,000	2.0	1.4	5,600	2,800	2.7	0	0	6,000	6,000
Mount Dee Road to Aberglasslyn	3.0	180,000	1.2	1.2	2,880	1,440	1.8	0	0	3,900	3,900
Maitland to Bolwarra Heights	7.3	455,000	4.9	1.5	14,700	7,350	2.4	200	100	5,800	5,800
Rutherford to Aberglasslyn (Off-road)**	2.3	246,000	0.0	0.0	0	0	2.3	0	0	5,000	5,000
Metford to Tenambit (Off-Road)	3.7	540,000	0.0	0.0	0	0	3.7	0	0	9,300	9,300
Cessnock Road (Off-Road)***	2.8	N/A	0.0	0.0	0	0	2.8	0	0	7,000	7,000
Metford to Morpeth (On-Road)	5.0	158,000	5.0	1.5	15,000	7,500	0.0	0	0	0	0
Total Road	8.6	490,000	8.6	1.5	25,800	12,900	0.0	0	0	0	0
Cessnock Road (On-Road)	5.2	363,000	5.2	2.0	20,800	10,400	0.0	0	0	0	0
Raymond Terrace Road (Rural)	12.6	606,000	12.6	2.0	50,400	25,200	0.0	0	0	0	0
Bridle Trail and linkages		426,800									
<i>Bike Plan 2010</i>		20,000									
<i>Land Acquisition<sup>#</sup></i>		130,000									
<b>GRAND TOTALS</b>	<b>55.5</b>	<b>\$3,931,800</b>	<b>39.5</b>		<b>135,180</b>	<b>\$67,590</b>	<b>15.7</b>	<b>200</b>	<b>\$100</b>	<b>37,800</b>	<b>\$37,800</b>

\* Note excludes off-road shared path in Government Road from Somerset Drive to Raymond Terrace Road (estimated capital cost of \$165,000) as works solely related to development and included in Thornton North Section 94 Plan

\*\* Note: excludes off-road shared path section from Aberglasslyn Road to development area (estimated capital cost of \$107,000) as works solely related to development and subject to 100% apportionment

\*\*\* Note: excludes off-road shared path in Cessnock Road from Maitland Railway Station to Gillieston Heights Development Area (estimated capital cost of \$514,000) as works solely related to development and subject to 100% apportionment

# Land required for cycleway associated with 3<sup>rd</sup> River Crossing (2,600m<sup>2</sup> @ \$50m<sup>2</sup>)

## 7.5 Apportionment

During the life of this Plan the population is expected to increase to 77,000 from the existing population of 60,000. This represents an increase of about 17,000 people or approximately 23%. The Plan recognises the need to apportion the costs of the network over the entire population as the demand for the provision of these facilities is as a result of both the existing and future population. Accordingly, Council will be responsible for 77% of the costs of the identified works, whilst contributions will be sought for the remaining 23%. This apportionment applies to all lots on a citywide basis.

Development of the Gillieston Heights investigation area however will require the provision of part of the Trunk Route solely as a result of that development. In this circumstance 100% of the capital costs are therefore attributable to that development and will be apportioned accordingly.

Contribution to annual capital renewal works will also be required on the bicycle trunk routes. These works are required to preserve the wearing surface and integrity of the routes over the design life of the routes. Annual capital renewal works undertaken on bicycle trunk routes are a function of use. Surface repair works will increase from greater use brought about by new development. Annual renewal works are estimated at \$1.00 and \$0.50 per square metre for concrete and asphalt surfaces respectively. Apportionment is based on equity use, being 77% existing and 23% from new development.

## 7.6 Calculation of Cycleway Contributions

The contribution formula for cycleways is ;

$$\frac{C - E}{P} \times AF$$

Where:

C= Capital & Maintenance Costs of Facility

E= Existing Section 94 Funds held

P= Benefiting No of People

AF= Apportionment Factor

$$\frac{\$4,933,700 (C) - \text{Nil} (E)}{17,000} \times 0.23$$

= **\$69 per person**

= **\$173 per lot** (based on the assumed occupancy of 2.5 persons per lot)

### (ii) Gillieston Heights Contributions Catchment – Cycleways / Shared Paths

Total costs of works are estimated at \$702,530. Based on an estimated lot yield of 1630 and 100% apportionment of costs, additional contributions for this catchment are therefore:

= \$431 per lot

= \$173 per person (based on the assumed occupancy rate of 2.5 persons per lot)

Total Contributions are therefore Citywide + Development Catchment

= \$574 per lot

= \$230 per person

### (iii) Rutherford / Aberglasslyn Contributions Catchment – Cycleways / Shared Paths

Total costs of works are estimated at \$290,000. Based on an estimated lot yield of 1500 and 100% apportionment of costs, additional contributions for this catchment are therefore:

= \$193 per lot

= \$77 per person (based on the assumed occupancy rate of 2.5 persons per lot)

**Total Contributions are therefore Citywide + Development Catchment**

**= \$366 per lot**

**= \$146 per person**

## **Part E: Plan Management & Administration**

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### **8.1 Nexus**

The Administration of Section 94 is an expensive task. 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 integral and essential component of the efficient provision of facilities demanded by development throughout the Maitland LGA. The new population should therefore pay a reasonable contribution towards the costs associated with the management and administration of the Plan.

At the time of the preparation of this Plan, it was determined that 1.5% of all development contributions payable over the life of the Plan is a reasonable contribution towards Plan Management and Administration functions.

### **8.2 Contribution Catchment**

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

### **8.3 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 may include review of the works schedules or the latest information on community needs to ensure that facility planning is current and appropriate. This may also include engaging specialist consultants (eg planning and valuation specialists) to carry out studies.

## REFERENCES

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

*Citywide Contributions Plan (2006-2016) Review of Open Space and Recreation*

*Aberglasslyn Masterplan (2005),*

*Census 2001, Australian Bureau of Statistics*

*Childcare Study for Maitland City Council (2005), Families at Work*

*Development Contributions Practice Note (2005), Department of Planning*

*Gillieston Heights Masterplan (2005), Maitland City Council*

*Library Space Study (2001), David Jones*

*Library Services Strategic Plan, 2002-2006, Maitland City Council*

*Maitland Bike Plan (2005), Maitland City Council*

*Maitland Citywide Road and Traffic Study, (1998), PPK*

*Maitland Community Profile (2003), Maitland City Council*

*Maitland Linkages Project, (1996)*

*Maitland Recreation & Open Space Strategy, (2004), Manidis Roberts*

*Maitland Section 94 Contributions Plan (1995), Maitland City Council*

*Public Library Building Guidelines, State Libraries of NSW*

*Revised Maitland Urban Settlement Strategy (2004), Maitland City Council*

## **SECTION 5:        Supporting Documentation**

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SCHEDULE I:        Demographics and Expected Types of Development

SCHEDULE II        Road & Traffic Facilities – Detailed Works Schedules

SCHEDULE III:     Works Schedules & Maps of Public Facilities

SCHEDULE IV:      Contributions Summaries

## SCHEDULE I – Demographics & Expected Types of Development

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### Existing Population Characteristics

The Maitland LGA continues to experience one of the largest inland growths in NSW. Population growth rate is currently **2.5%** and is expected to continue, if not exceed this rate over the following years. Maitland's resident population (January 2005) is estimated at 60,000 persons. This estimate has been based upon ABS data, HVRF data and Council statistics on new approved residential developments.

The key demographic characteristics of the Maitland LGA are considered to have remained relatively unchanged over the last census period (1996 – 2001). The following descriptions of the Maitland population are still applicable:

- The Maitland LGA has a young age structure when compared to the NSW average. However, recent changes in demographic structure show an increase in middle and elderly age groups.
- A traditional household of two parent families is prominent.
- Maitland has a relatively stable population in terms of residential mobility.
- Separate houses continue to be the dominant dwelling type.
- Slightly higher levels of home ownership or home purchase occur in the Maitland LGA when compared to the State average.
- The population has a relatively low level of higher tertiary educational attainment.
- Annual household incomes are generally consistent with State averages, but there is a slightly higher percentage of middle-income households and a lower percentage of high-income families.

Demographic projections for the Hunter Region suggest that 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.

One impact of an aging population is that the number of residents per dwelling decreases as the population ages. The following table details the change in household size that has occurred in Maitland since 1986:

Year	Population	Dwellings	Household Size
1986	44,273	14,071	3.1
1991	46,844	15,288	3.0
1996	49,847	17,475	2.8
2001	53,803	19,475	2.7
2004	58,000	22,300	2.6

This trend in a decrease in household size is expected to continue and, for the purposes of this Plan an average citywide occupancy rate of **2.5 persons** has been used for future planning purposes and analysis.

The following citywide occupancy rates on a per bedroom basis have been used for the purposes of this Plan:

1 bedroom	1.5 persons / dwelling
2 bedroom	2.0 persons / dwelling
3 bedroom/ lot	2.5 persons / dwelling

## Population Projections

Forecasting the size and characteristics of the future populations 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 is 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. Maitland's future population trend may well exceed Hunter Region projections because of geographic /strategic location and residential land availability.

Actual population growth for the Maitland LGA between 1996 and 2001 was recorded as 1.5%pa in the 2001 Census of Population and Housing (ABS, 2002). From 2001 to July 2004 the population is estimated to have grown to about 58,000 representing an annual growth rate of just under 2.4% since 2001. While the projected national slowing of new residential development is recognised, the impacts are not expected to be felt within the Maitland LGA because of its strategic location and focus. This assumption continues to be supported by current residential development approvals and industry investment levels.

Location	2006Population	New Housing Lots	* Projected Population Increase	2016 Projected Population
West Sector	14,940	1,900		20,165
Rutherford			1,100	
Aberglasslyn			4,125	
Central Sector	9,780	1,250		13,217
Gillieston Heights			2,516	
Bolwarra/Largs			921	
East Sector	35,280	2,720		42,760
East Mait./Ashton/ Metford			1,279	
Raworth/Morpeth			921	
Thornton North			5,280	
	<b>60,000</b>	<b>5,870</b>	<b>16,142</b>	<b>76,142</b>

*\* Projected population has been calculated on the basis of 2.5 person occupancy rate and the multiplied by a factor of 1.1 to account for residential infill and redevelopment.*

Current information and other independent analysis concur with the 2016 population figure of 76,142. This could be considered low, given all the current trends and unique factors relevant to the Maitland LGA previously stated.

For the purposes of this Plan the following population growth has been adopted.

Locality	Population 2005	Population 2016
West Sector	14,940	20,400
Central Sector	9,780	13,500
East Sector	35,280	43,100
Totals	60,000	77,000

## Expected Types of Development In Maitland

- *Residential*

The Maitland LGA comprises of a number of established urban centres and new urban release areas. Areas such as East Maitland and Telarah have been identified for possible urban consolidation or redevelopment due to the present supply of services and infrastructure. Central Maitland has opportunities for urban consolidation and the redevelopment of upper floors of commercial development for residential unit housing.

Under the life of this Plan, new urban release areas include Gillieston Heights (915 lots), Thornton North (1,730 lots), West Rutherford (400 lots), Aberglasslyn (1,500 lots), Thornton / Ashtonfield (525 lots) and expansions to the areas of Raworth, Morpeth and Tenambit. The trend is currently for single dwelling houses and duplex style developments with a small percentage of larger medium density unit developments.

The development industry suggests that Maitland's position in the region is characterised by a demand for larger, affordable lots. To protect this character, Council has adopted a target dwelling density of 10 lots/ha.

Potential for some rural residential development exists around the suburbs of Largs, Greta, Mt Harris, Windella and Luskintyre Road, generally on the outskirts of the LGA boundary.

- *Commercial/Industrial*

Maitland is increasingly being recognised as key location in the Lower Hunter region for employment generating development because of its proximity to Newcastle by road and rail, the Port of Newcastle, Newcastle Airport, and the junction of the New England and Pacific Highways.

Potential for future industrial development exists around the current industrial areas of Rutherford and Thornton.

The main commercial centres are identified as Maitland CBD, and Greenhills Shopping Centre, with smaller regional centres located in Rutherford, Telarah, East Maitland, Tenambit, Morpeth, and Thornton.

Plans are currently underway to revitalise the Maitland CBD shopping mall with the introduction of a large pedestrian walk along the riverfront with links through to the Mall, and the potential for shops to utilise dual frontage and develop shop-top housing. Greenhills shopping centre is expected to continue to expand to provide additional specialty shops and discount department stores.

- *Tourist Development*

With the close proximity of Maitland to the surrounding vineyards, beaches and forests, and its reputation for historic places and antique galleries, tourism is becoming an increasing activity in the region. There is current interest in the redevelopment of land in Rutherford for a resort style development and private golf course, and the development of a French themed village in Lochinvar.

It is expected that similar style developments will continue to be developed in the future, placing additional demands on Council's road networks and public recreation and community facilities.

- *Extractive/Agricultural Industries*

The Hunter River and the surrounding floodplains are dominant features within the Maitland LGA. In the past, industries have been developed around the river systems comprising mostly gravel, sand and soil extraction. Similarly the surrounding floodplains are regularly used for turf farming, which in itself is classified as designated development due to the potential environmental impacts upon the river, groundwater, and soil quality.

Both industries and other similar activities have the potential to generate significant traffic movements on local roads. A traffic study shall be required to be prepared in conjunction with the Development Application to determine the appropriate levy required to be paid towards road improvements in the locality.

## SCHEDULE II – Road & Traffic Facilities – Detailed Works Schedules

<b>Traffic Management Facilities (Intersections / Bridges) Works Proposed</b>			
<b>Contributions Catchment or Area</b>	<b>Description of Works Proposed</b>	<b>Cost Estimate (apportioned)</b>	<b>Total Costs to be Levied in this Plan</b>
West Rutherford	Upgrading of Anambah Road & New England Highway intersection – contribution towards proposed roundabout	\$500,000	<b>\$500,000</b>
Gillieston Heights	Intersection Works with Development Road A and Cessnock Road	\$1,900,000	<b>\$5,162,210</b>
	Intersection Works with Development Road B and Cessnock Road	\$1,900,000	
	Access Management Works	\$1,362,210	
Aberglasslyn	Upgrading of Walter Street Intersection	\$370,000	<b>\$1,160,000</b>
	Upgrading of Fourth Street intersection	\$440,000	
	Upgrading of Aberglasslyn Rd intersection	\$300,000	
	Ancillary Works	\$50,000	
Thornton / Ashtonfield	Intersection works – Four Mile Creek Rd & New England Highway	\$800,000	<b>\$800,000</b>
Raworth Avenue	Intersection Works – Raworth Ave & Morpeth Road	\$80,000	<b>\$80,000</b>

<b>Traffic Management Facilities (Intersections / Bridges) Works Proposed (cont.)</b>			
<b>Contributions Catchment or Area</b>	<b>Description of Works Proposed</b>	<b>Cost Estimate (apportioned)</b>	<b>Total Costs to be Levied in this Plan</b>
Citywide	Bridge Works – Church Street Rail Crossing, Maitland	\$1,000,000	<b>\$6,365,000</b>
	Intersection Improvements Paterson Road & Largs Ave	\$115,000	
	Intersection improvements – Green Street and South Street Telarah	\$300,000	
	Bridge Works – High Street Rail Crossing, East Maitland	\$800,000	
	Bridge Works – Trappaud Rd Bridge, Wallis Creek	\$750,000	
	Intersection improvements – Raymond Terrace Rd & High & Lindsay streets	\$500,000	
	Bridge Works – Telarah Street Rail Bridge	\$800,000	
	Intersection improvements – Wollombi Rd & New England Highway	\$600,000	
	Intersection improvements – Ken Tubman & Athel D’obrien Drive	\$500,000	
	Bridge Works – High Street rail crossing, Maitland	\$1,000,000	

Street	Suburb	From	To	Width	Length	ADT	ADT 2014	Treat Year	Is current road standards adequate as per original Design Criteria?	Will development require higher standard(Width,thick,pav type)	Is this road likely to need reconstruction by 2015	Apporti. to Development %	Proposed Standard/Works	Construction Comments / Requirements	Total Estimate	Sec 94 Value	Council Valu
<b>Year 1</b>																	
Lawes	East Maitland	George	William	15	3000	7000	9500	1	YES	no	YES	23	Recon	Increase pavement depth	\$443,000	\$101,890	\$341,110
Maitland	Bolwarra	Maitland Bolwarra	Progressive	0	500	0	0	1	YES	Yes	YES	23	Widen & Recon	rural recon to 11 m pave+AC	\$500,000	\$115,000	\$385,000
Maitland	Bolwarra	Maitland Bolwarra	Progressive	0	500	0	0	1	YES	Yes	YES	23	Widen & Recon	rural recon to 11 m pave+AC	\$500,000	\$115,000	\$385,000
Morpeth	Largs	Hunter	High	12.1	303	2095	2709	1	YES	no	yes	23	Recon	Increase pavement depth or improve material	\$238,310	\$54,811	\$183,498
Paterson	Bolwarra Heights	Paterson Bolwarra He	Regional Rd	9	300	0	0	2	No	Yes	YES	23	Widen & Recon	Urban Recon + Kerb	\$450,000	\$103,500	\$346,500
Phoenix Park	Largs	Boundary	Dunmore Farm	8.5	731	1975	2554	1	YES	yes	YES	23	Widen & Recon	Rural recon Widen to 10 m + Land Acquisition	\$365,500	\$84,065	\$281,435
Swan	Morpeth	Edward	George	10.2	294	1517	1961	1	YES	Yes	yes	23	Widen & Recon	Urban Recon + Kerb	\$352,800	\$81,144	\$271,656
Swan	Morpeth	George	Robert	13.6	307	1757	2272	1	YES	no	yes	23	Recon	Increase pavement depth or improve material	\$271,388	\$62,419	\$208,969
Total	Mindaribba	Total Mindaribba	Regional Rd	8	1200	3000	3879	1	No	yes	yes	23	Widen & Recon	Rural recon Widen to 10 m + Land Acquisition	\$300,000	\$69,000	\$231,000
															<b>\$3,420,998</b>	<b>\$786,829</b>	<b>\$2,634,168</b>
<b>Year 2</b>																	
Brisbane	East Maitland	Park	William	7.8	324	1843	2383	2	YES	Yes	YES	23	Widen & Recon	Urban Rcon + Kerb	\$388,800	\$89,424	\$299,376
Green	Telarah	South	Brooks	8.4	179	4786	6188	2	YES	Yes	YES	23	Widen & Recon	Urban Rcon + Kerb	\$232,700	\$53,521	\$179,179
Green	Telarah	Brooks	Lismore	8.5	219	4266	5516	2	YES	Yes	YES	23	Widen & Recon	Urban Rcon + Kerb	\$284,700	\$65,481	\$219,219
High	Maitland	Bridge	Abbott	15	293	11325	14643	2	YES	No	YES	23	Recon	Increase pavement depth or improve material	\$285,675	\$65,705	\$219,970
High	Maitland	Belmore	Bridge	13.5	391	11295	14604	2	YES	Yes	YES	23	Recon	Increase pavement depth or improve material	\$527,850	\$121,406	\$406,445
Melbourne	East Maitland	New England Hwy	Brisbane	18.4	304	2059	2662	2	YES	Yes	YES	23	Recon	Increase pavement depth	\$550,000	\$126,500	\$423,500
Morpeth	Tenambit	Morpeth Tenambit	Regional Rd	8	500	5500	7112	2	No	Yes	yes	23	Widen & Recon	Rural recon Widen to 10 m	\$250,000	\$57,500	\$192,500
Mt Vincent	East Maitland	City Boundary	Culvert	7	470	2230	2883	2	YES	Yes	YES	23	Widen & Recon	Rural recon Widen to 13 m	\$376,000	\$86,480	\$289,520
Mt Vincent	East Maitland	Culvert	Culvert	7	1256	2084	2695	2	YES	Yes	YES	23	Widen & Recon	Rural recon Widen to 13 m	\$700,000	\$161,000	\$539,000
Paterson	Bolwarra Heights	Paterson Bolwarra He	Progressive	9	300	0	0	2	No	Yes	YES	23	Widen & Recon	Urban Recon + Kerb	\$360,000	\$82,800	\$277,200
Paterson	Bolwarra	P/Pole 1Q7 / 1516	P/Pole 1Q7 / 1520	6.5	360	1352	1748	2	no	yes	YES	23	Widen & Recon	Rural recon Widen to 10 m + Land Acquisition	\$180,000	\$41,400	\$138,600
Total	Mindaribba	Total Mindaribba	Progressive	8	1200	3000	3879	2	No	yes	yes	23	Widen & Recon	Rural recon Widen to 10 m + Land Acquisition	\$300,000	\$69,000	\$231,000
Victoria	East Maitland	End	Lawes	14.4	283	1347	1742	2	YES	yes	yes	23	Recon	Increase pavement depth or improve material	\$250,000	\$57,500	\$192,500
Victoria	East Maitland	Lawes	New England	14.1	333	1607	2078	2	YES	Yes	YES	23	Recon	Increase pavement depth or improve material	\$300,000	\$69,000	\$231,000
															<b>\$4,985,725</b>	<b>\$1,146,717</b>	<b>\$3,839,008</b>
<b>Year 3</b>																	
Brisbane	East Maitland	George	Park	11.4	152	2191	2833	3	YES	Yes	YES	23	widen & Recon	Urban Rcon + Kerb	\$182,400	\$41,952	\$140,448
High	Largs	Dalveen	William	11	234	1228	1588	3	YES	No	YES	23	Recon	Increase pavement depth or improve material	\$167,310	\$38,481	\$128,829
Ken Tubman	Maitland	Bulwer	Church	12.4	215	10020	12956	3	YES	Yes	YES	23	Recon	Increase pavement depth or improve material	\$250,000	\$57,500	\$192,500
Lang	Bolwarra	Paterson Rd	Culvert					3	YES	Yes	Yes	23	widen & Recon	Rural recon widen to 10m	\$350,000	\$80,500	\$269,500
Largs	Largs	H/No 10	Paterson	6.1	150	1289	1667	3	No	Yes	YES	23	Widen & Recon	Urban Recon + Kerb	\$180,000	\$41,400	\$138,600
Mefford	East Maitland	Pound	Maize	7.1	766	6208	8027	3	YES	Yes	YES	23	Widen & Recon	Rural recon Widen to 10 m	\$383,000	\$88,090	\$294,910
Molly Morgan	East Maitland	Chisholm	Verdant	15.4	192	4153	5370	3	YES	Yes	YES	23	Recon	Increase pavement depth or improve material	\$295,680	\$68,006	\$227,674
Molly Morgan	East Maitland	Verdant	Mitchell	10.4	454	8101	10475	3	YES	Yes	YES	23	Recon	Increase pavement depth or improve material	\$472,160	\$108,597	\$363,563
Mt Vincent	East Maitland	Culvert	Wilton	7	948	2583	3340	3	YES	Yes	YES	23	Widen & Recon	Rural recon Widen to 13 m	\$650,000	\$149,500	\$500,500
Mt Vincent	East Maitland	Wilton	Brunswick	7	652	3152	4076	3	YES	Yes	YES	23	Widen & Recon	Rural recon Widen to 13 m	\$500,000	\$115,000	\$385,000
Narang	East Maitland	Maize	Start Of Kerb	7.4	267	2920	3776	3	No	yes	YES	23	Widen & Recon	Urban Recon + Kerb	\$320,400	\$73,692	\$246,708
Paterson	Bolwarra	Cabarita	Largs	7.5	300	2601	3363	3	no	yes	yes	23	Widen & Recon	Rural recon Widen to 10 m + Land Acquisition	\$150,000	\$34,500	\$115,500
Paterson	Bolwarra	Largs	P/Pole 1Q7 / 1511	7.5	320	1872	2420	3	no	Yes	YES	23	Widen & Recon	Rural recon Widen to 10 m + Land Acquisition	\$160,000	\$36,800	\$123,200
Phoenix Park	Phoenix Park	Morriss	Levee Bank	8.5	1073	1975	2554	3	YES	yes	YES	23	Widen & Recon	Rural recon Widen to 10 m + Land Acquisition	\$536,500	\$123,395	\$413,105
Phoenix Park	Phoenix Park	Mccanns	Morriss	8.5	716	1996	2581	3	YES	yes	YES	23	Widen & Recon	Rural recon Widen to 10 m + Land Acquisition	\$358,000	\$82,340	\$275,660
															<b>\$4,955,450</b>	<b>\$1,139,754</b>	<b>\$3,815,697</b>
<b>Year 4</b>																	
Belmore	Lorn	Belmore Lorn	Progressive	13	300	0	0	4	YES	Yes	YES	23	Recon	AC on top of 600 plus pavement - improve crossfall	\$390,000	\$89,700	\$300,300
Belmore	Lorn	Belmore Lorn	Progressive	13	300	0	0	4	YES	Yes	YES	23	Recon	AC on top of 600 plus pavement - improve crossfall	\$390,000	\$89,700	\$300,300
Belmore	Lorn	Belmore Lorn	Progressive	13	300	0	0	4	YES	Yes	YES	23	Recon	AC on top of 600 plus pavement - improve crossfall	\$390,000	\$89,700	\$300,300
High	Maitland	Bonar	Roundabout	13.7	213	11334	14655	4	YES	No	YES	23	Recon	Increase pavement depth or improve material	\$291,810	\$67,116	\$224,694
Lindesay	East Maitland	Cumberland	Rollleston	14.6	158	4828	6243	1	YES	Yes	YES	23	Recon	Increase pavement depth	\$230,680	\$53,056	\$177,624
Lindesay	East Maitland	Rollleston	King	14.6	146	4936	6382	1	YES	Yes	YES	23	Recon	Increase pavement depth	\$213,160	\$49,027	\$164,133
Lindesay	East Maitland	King	George	14.7	176	5149	6658	1	YES	Yes	YES	23	Recon	Increase pavement depth	\$258,720	\$59,506	\$199,214
Lindesay	East Maitland	George	High	14.6	119	4513	5835	1	YES	Yes	YES	23	Recon	Increase pavement depth	\$173,740	\$39,960	\$133,780
Maize	Tenambit	Byng	Tyrel	8.5	226	3578	4626	4	No	Yes	YES	23	Widen & Recon	Urban Recon + Kerb	\$271,200	\$62,376	\$208,824
Maize	Tenambit	Tyrel	View	10.7	211	5716	7391	4	No	Yes	YES	23	Widen & Recon	Urban Recon + Kerb	\$253,200	\$58,236	\$194,964

Street	Suburb	From	To	Width	Length	ADT	ADT 2014	Treat Year	Is current road standards adequate as per original Design Criteria?	Will development require higher standard(Width,thick,pav type)	Is this road likely to need reconstruction by 2015	Apporti. to Development %	Proposed Standard/Works	Construction Comments / Requirements	Total Estimate	Sec 94 Value	Council Valu
Maize	Tenambit	View	Narang	9.5	218	3159	4085	4	No	Yes	YES	23	Widen & Recon	Urban Recon + Kerb	\$261,600	\$60,168	\$201,432
Swan	Morpeth	Swan Morpeth	Regional Rd	17	350	0	0	4	YES	yes	YES	23	Recon	Increase pavement depth or improve material	\$386,750	\$88,953	\$297,798
Tank	Morpeth	Butchers	Culvert	6.7	445	3947	5103	4	No	Yes	yes	23	Widen & Recon	Rural recon Widen to 10 m + Land Acquisition	\$222,500	\$51,175	\$171,325
Tank	Morpeth	Culvert	High	7.6	215	3741	4837	4	No	Yes	yes	23	Widen & Recon	Rural recon Widen to 10 m + Land Acquisition	\$107,500	\$24,725	\$82,775
Tank	Morpeth	High	Swan	11.5	168	4229	5468	4	YES	Yes	YES	23	Recon	Increase pavement depth or improve material	\$125,580	\$28,883	\$96,697
Telarah	Telarah	Bridge	Trevor	10.3	257	4244	5487	4	YES	yes	yes	23	Recon	Increase pavement depth or improve material	\$172,062	\$39,574	\$132,487
Telarah	Telarah	Trevor	South	10.3	205	4550	5883	4	YES	Yes	YES	23	Recon	Increase pavement depth or improve material	\$137,248	\$31,567	\$105,681
															<b>\$4,275,749</b>	<b>\$963,422</b>	<b>\$3,292,327</b>
<b>Year 5</b>																	
High	Maitland	Bridge	Bonar	13.7	208	11224	14513	5	YES	No	YES	23	Recon	Increase pavement depth or improve material	\$285,000	\$65,550	\$219,450
Ken Tubman	Maitland	Roundabout	High	7.7	482	6538	8454	5	YES	Yes	YES	23	widen & Recon	recon Widen to 10 m+AC	\$450,000	\$103,500	\$346,500
Melbourne	East Maitland	Brisbane	Adams	7	264	3212	4153	5	No	Yes	YES	23	Widen & Recon	Rural recon Widen to 10 m	\$132,000	\$30,360	\$101,640
Melbourne	East Maitland	Adams	Wallis	8	173	1117	1444	5	No	Yes	YES	23	Widen & Recon	Urban Recon + Kerb	\$207,600	\$47,748	\$159,852
Paterson	Bolwarra	Dalveen	House No 258	13	370	5722	7399	5	YES	Yes	yes	23	Recon	Increase pavement depth or improve material	\$312,650	\$71,910	\$240,741
Paterson	Bolwarra	P/Pole 1Q7 / 1511	P/Pole 1Q7 / 1516	8	510	1352	1748	5	no	Yes	YES	23	Recon	Rural recon Widen to 10 m + Land Acquisition	\$255,000	\$58,650	\$196,350
Phoenix Park	Phoenix Park	Br (Ab2)	Mccanns	8.5	643	1788	2312	5	YES	Yes	YES	23	Widen & Recon	Rural recon Widen to 10 m + Land Acquisition	\$321,500	\$73,945	\$247,555
Thornton	Thornton	New England Hwy	Bridge	8.1	1169	8481	10966	5	YES	Yes	YES	23	realign	Special Widen &Pave	\$1,600,000	\$368,000	\$1,232,000
Trappaud	South Maitland	Pender	Cultivation	5.3	526	632	817	5	No	Yes	YES	23	Widen & Recon/poles_lan d acq	Rural recon Widen to 10 m + Land Acquisition	\$365,600	\$84,088	\$281,512
Trappaud	South Maitland	Cultivation	Louth Park	5.5	454	885	1144	5	No	Yes	YES	23	Widen & Recon/poles_lan d acq	Rural recon Widen to 10 m + Land Acquisition	\$322,400	\$74,152	\$248,248
															<b>\$4,251,750</b>	<b>\$977,903</b>	<b>\$3,273,848</b>
<b>Year 6</b>																	
Bungaree	Telarah	Roundabout	Ledsam	12	328	4591	5936	6	YES	Yes	YES	23	Widen & Recon	Urban Rcon + Kerb	\$393,600	\$90,528	\$303,072
High	East Maitland	Lindesay	Bridge	14	247	8436	10908	6	YES	Yes	YES	23	Recon	Increase pavement depth or improve material	\$345,800	\$79,534	\$266,266
High	East Maitland	Bridge	Lawes	14	161	10613	13723	6	YES	Yes	YES	23	Recon	Increase pavement depth or improve material	\$225,400	\$51,842	\$173,558
Hinton	Phoenix Park	Phoenix Park	H/No 60	0	600	1500	1940	6	YES	Yes	YES	23	Widen & Recon	Rural recon Widen to 10 m	\$600,000	\$138,000	\$462,000
Hinton	Phoenix Park	H/No 60	Lawlers	0	645	1500	1940	6	YES	Yes	YES	23	Widen & Recon	Rural recon Widen to 10 m	\$645,000	\$148,350	\$496,650
Hinton	Phoenix Park	Lawlers	Hunter River	0	1000	1500	1940	6	YES	Yes	YES	23	Widen & Recon	Rural recon Widen to 10 m	\$1,000,000	\$230,000	\$770,000
Lawes	East Maitland	Page	Alliance	8.6	315	3113	4025	6	YES	Yes	YES	23	Widen & Recon	Urban Recon + Kerb	\$378,000	\$86,940	\$291,060
															<b>\$3,587,800</b>	<b>\$825,194</b>	<b>\$2,762,606</b>
<b>Year 7</b>																	
Allan Walsh	Maitland	Roundabout	Roundabout	7.5	487	9079	11739	7	YES	Yes	YES	23	Recon/kerb	Urban Rcon + Kerb	\$584,400	\$134,412	\$449,988
Church	Maitland	Roundabout	Roundabout	13.4	193	11369	14700	7	YES	Yes	N/A	23	Recon	Increase pavement depth or improve material	\$350,000	\$80,500	\$269,500
Ken Tubman	Maitland	Roundabout	Bulwer	12.4	306	11058	14298	7	YES	Yes	YES	23	Recon	Increase pavement depth or improve material	\$350,000	\$80,500	\$269,500
Metford	East Maitland	Roundabout	Pound	7.2	517	6208	8027	7	YES	Yes	YES	23	Widen & Recon	Rural recon Widen to 10 m	\$258,500	\$59,455	\$199,045
Metford	Tenambit	Maize	Ribee	10.9	714	4624	5979	7	YES	Yes	YES	23	Recon	Increase pavement depth	\$505,869	\$116,350	\$389,519
Metford	Tenambit	Ribee	Tank	7.4	836	3665	4739	7	YES	Yes	YES	23	Widen & Recon	Rural recon Widen to 10 m	\$418,000	\$96,140	\$321,860
Morpeth	Morpeth	Morpeth Morpeth	Progressive	10	500	4000	5172	7	YES	Yes	YES	23	Recon	Increase pavement depth or improve material	\$325,000	\$74,750	\$250,250
Morpeth	Morpeth	Morpeth Morpeth	Progressive	8	500	4000	5172	7	YES	Yes	YES	23	Recon	Increase pavement depth or improve material	\$260,000	\$59,800	\$200,200
Morpeth	Morpeth	Morpeth Morpeth	Progressive	8	500	4000	5172	7	YES	Yes	YES	23	Recon	Increase pavement depth or improve material	\$260,000	\$59,800	\$200,200
Trappaud	East Maitland	Wallis	Bridge	6.3	190	831	1074	7	No	Yes	YES	23	Widen & Recon/poles_lan d acq	Rural recon Widen to 10 m + Land Acquisition	\$164,000	\$37,720	\$126,280
Trappaud	South Maitland	Bridge	Pender	5.7	379	753	974	7	No	Yes	YES	23	Widen & Recon/poles_lan d acq	Rural recon Widen to 10 m + Land Acquisition	\$277,400	\$63,802	\$213,598
															<b>\$3,753,169</b>	<b>\$863,229</b>	<b>\$2,889,940</b>
<b>Year 8</b>																	
Cessnock	Gillieston Heights	Cessnock Gillieston		0	5000	0	0	8	YES	Special	N/A	23	4 lanes	LINK Road to F3 (Stage 1)	\$3,000,000	\$690,000	\$2,310,000
Cumberland	East Maitland	Narang	End Of Seal	9.9	157	2170	2806	8	YES	Yes	YES	23	Widen & Recon	Urban Rcon + Kerb	\$204,100	\$46,943	\$157,157
Cumberland	East Maitland	End Of Seal	Markey	10.2	297	2712	3507	8	YES	Yes	YES	23	Widen & Recon	Urban Rcon + Kerb	\$386,100	\$88,803	\$297,297
Green	Telarah	Lismore	Taree	9.5	193	3376	4365	8	YES	Yes	YES	23	Widen & Recon	Urban Rcon + Kerb	\$250,900	\$57,707	\$193,193
Green	Telarah	Taree	Wollombi	8.2	426	2929	3787	8	YES	Yes	YES	23	Widen & Recon	Urban Rcon + Kerb	\$553,800	\$127,374	\$426,426
Newcastle	East Maitland	Fitzroy	Victoria Bridge	12.3	419	2023	2616	8	YES	no	YES	23	Recon	Increase pavement depth or improve material	\$334,991	\$77,048	\$257,943
Total	Bolwarra Heights	Total Bolwarra Heigh	Progressive	8	500	4366	5645	8	No	Yes	YES	23	Widen & Recon	Urban Recon + Kerb	\$597,000	\$137,310	\$459,690
Total	Bolwarra Heights	Total Bolwarra Heigh	Progressive	8	500	4366	5645	8	No	Yes	YES	23	Widen & Recon	Rural recon Widen to 10 m + Land Acquisition	\$250,000	\$57,500	\$192,500
															<b>\$5,576,891</b>	<b>\$1,282,685</b>	<b>\$4,294,206</b>
<b>Year 9</b>																	
Brisbane	East Maitland	William	Banks	10.2	115	1278	1652	9	YES	Yes	YES	23	Widen & Recon	Urban Rcon + Kerb	\$138,000	\$31,740	\$106,260
Brisbane	East Maitland	Banks	Melbourne	9	161	667	862	9	YES	Yes	YES	23	Widen & Recon	Urban Rcon + Kerb	\$194,548	\$44,746	\$149,802

Street	Suburb	From	To	Width	Length	ADT	ADT 2014	Treat Year	Is current road standards adequate as per original Design Criteria?	Will development require higher standard(Width,thick,pav type)	Is this road likely to need reconstruction by 2015	Apporti. to Development %	Proposed Standard/Works	Construction Comments / Requirements	Total Estimate	Sec 94 Value	Council Valu
Cessnock	Gillieston Heights	Cessnock Gillieston		0	5000	0	0	9	YES	Special	N/A	23	4 lanes	LINK Road to F3 (Stage 2)	\$4,500,000	\$1,035,000	\$3,465,000
High	Maitland	Victoria Bridge	High	12	650	1908	2467	9	YES	No	YES	23	Recon	Increase pavement depth or improve material	\$507,000	\$116,610	\$390,390
Paterson	Bolwarra	P/Pole 1Q7 1520	H/No 603	8	380	1872	2420	9	no	Yes	YES	23	Recon	Rural recon Widen to 10 m + Land Acquisition	\$190,000	\$43,700	\$146,300
															<b>\$5,529,548</b>	<b>\$1,271,796</b>	<b>\$4,257,752</b>
<b>Year 10</b>																	
Brisbane	East Maitland	Victoria	High	11.9	213	1573	2034	10	YES	Yes	YES	23	widen & Recon	Urban Rcon + Kerb	\$255,600	\$58,788	\$196,812
Brisbane	East Maitland	High	George	11.2	112	2628	3398	10	YES	Yes	YES	23	widen & Recon	Urban Rcon + Kerb	\$134,400	\$30,912	\$103,488
Bungaree	Telarah	Ledsam	Telarah	10.6	222	4591	5936	10	YES	Yes	YES	23	Widen & Recon	Urban Rcon + Kerb	\$266,400	\$61,272	\$205,128
Cessnock	Gillieston Heights	Cessnock Gillieston	State Rd	0	5000	0	0	10	YES	Special	N/A	23	4 lanes	LINK Road to F3 (Stage 3)	\$2,500,000	\$575,000	\$1,925,000
Fieldsend	East Maitland	Melford	Turton	6.4	423	2821	3648	10	YES	Yes	YES	23	Widen & Recon	Rural recon Widen to 10 m	\$211,500	\$48,645	\$162,855
High	Largs	William	Church	12.3	183	1277	1651	10	YES	No	YES	23	Recon	Increase pavement depth or improve material	\$146,309	\$33,651	\$112,658
Ken Tubman	Maitland	High	Roundabout	12	100	11221	14509	10	YES	No	No	0	Recon	Increase pavement depth or improve material	\$78,000	\$0	\$78,000
Ken Tubman	Maitland	Church	Roundabout	8.3	147	8508	11001	10	No	Yes	Yes	23	Recon	Urban Rcon + Kerb+Land Acquisition	\$1,005,000	\$231,150	\$773,850
Melbourne	East Maitland	Melbourne East Maitl	Progressive	16	300	0	0	10	YES	no	YES	23	Recon		\$400,000	\$92,000	\$308,000
Melbourne	East Maitland	Melbourne East Maitl	Progressive	16	300	0	0	10	YES	no	YES	23	Recon		\$400,000	\$92,000	\$308,000
															<b>\$5,397,209</b>	<b>\$1,223,418</b>	<b>\$4,173,791</b>
														<b>Grand Total</b>	<b>\$45,734,288</b>	<b>\$10,500,946</b>	<b>\$35,233,341</b>

**SCHEDULE III – Work Schedules and Public Facilities Maps**

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## LAND ACQUISITION / DEDICATION DETAILS

Services / Facilities		Approximate Location	Land Required (Ha)	Valuation Basis	Land Value Base Index (per Ha)	Total Value	Property Description	
<b>LOCAL RECREATION AND OPEN SPACE FACILITIES</b>								
Local Playground	1	Aberglasslyn URA (North)	0.5	Englobo	\$650,000	\$325,000	Lot 12 DP530368	
	2	Aberglasslyn URA (South)	0.5	Englobo	\$650,000	\$325,000	Lot 1 DP1083183	
	3	Rutherford - Weblands St	0.5	Englobo	\$650,000	\$325,000	Lot 1490 DP1005639	
	4	West Rutherford URA	0.5	Englobo	\$650,000	\$325,000	Lot 31 DP 598354	
	6	Gillieston Heights URA (North)	0.5	Englobo	\$550,000	\$275,000	Lot 114 DP 703265	
	7	Gillieston Heights URA (South)	0.5	Englobo	\$550,000	\$275,000	Lot 12 DP 1083985	
	9	Ashtonfield/ East Maitland	0.5	Englobo	\$650,000	\$325,000	Lot 2 DP828556	
	10	Raworth	0.5	Englobo	\$550,000	\$275,000	Lot 254 DP1092466	
	Neighbourhood Sportsground	23	Aberglasslyn URA	4.2	Flood Liable	\$50,000	\$210,000	Lot 1 DP 1083183
		31	Thornton North URA (1)	4.2	Flood Liable	\$50,000	\$210,000	Lot 1 DP783438
32		Thornton North URA (2)	6.2	Flood Liable	\$50,000	\$310,000	Lot 121 DP1108020	
25		Gillieston Heights	2	Constrained	\$150,000	\$300,000	Lot 315 DP812385	
	44	Morpeth (River F/S)	1.4	Flood Liable	\$130,000	\$182,000	Various	
<b>TOTAL</b>			<b>22.0</b>					
<b>COMMUNITY FACILITIES</b>								
Multipurpose Centre No.1	49	Rutherford	0.6	Englobo	\$550,000	\$330,000	Lot 1490 DP1005639	
Multipurpose Centre No.2	50	Gillieston Heights URA	0.6	Englobo	\$550,000	\$330,000	Lot 12 DP 1083985	
Multipurpose Centre No3	51	Raworth Morpeth	0.6	Englobo	\$550,000	\$330,000	Lot 254 DP1092466	
<b>TOTAL</b>			<b>1.8</b>					
<b>CYCLEWAYS</b>								
Third River Crossing		East Maitland	0.26	Flood Liable	\$500,000	\$130,000	TBD	
Bridle Path and Linkages		East Maitland/ Ashtonfield	1.2		\$20,000	\$24,000	TBD	
<b>TOTAL</b>			<b>1.46</b>					

## RECREATION AND OPEN SPACE FACILITIES

Services / Facilities		Location	Est. Capital Cost	Half width road construction	Est. Land Cost	Total Cost	Percentage of Development Cost	Threshold Population
Local Playground	1	Aberglasslyn URA (North)	\$154,012	\$22,400	\$325,000	\$501,412	100%	1000 people
	2	Aberglasslyn URA (South)	\$154,012	\$22,400	\$325,000	\$501,412	100%	1000 people
	3	Rutherford - Weblands St	\$214,012	\$22,400	\$325,000	\$561,412	100%	1000 people
	4	West Rutherford URA	\$154,012	\$22,400	\$325,000	\$501,412	100%	1000 people
	5	Aberglasslyn URA (Central)	\$154,012	\$0	\$0	\$154,012	100%	1000 people
	6	Gillieston Heights URA (North)	\$154,012	\$22,400	\$275,000	\$451,412	100%	1000 people
	7	Gillieston Heights URA (South)	\$154,012	\$22,400	\$275,000	\$451,412	100%	1000 people
	8	Bolwarra	\$154,012	\$22,400	\$0	\$176,412	100%	1000 people
	9	Ashtonfield/ East Maitland	\$154,012	\$22,400	\$325,000	\$501,412	100%	1000 people
	10	Raworth	\$154,012	\$22,400	\$275,000	\$451,412	100%	1000 people
Neighbourhood Park/ Playground	16	Anambah/ Oakhampton	\$322,584	\$0	\$0	\$322,584	100%	4000 people
	17	Gillieston Heights	\$177,432	\$0	\$0	\$177,432	100%	4000 people
	18	Bolwarra Sportsground	\$97,464	\$0	\$0	\$97,464	100%	4000 people
	19	Maitland #1 Sportsground	\$188,024	\$0	\$0	\$188,024	100%	4000 people
	20	Maitland Park	\$241,912	\$0	\$0	\$241,912	100%	4000 people
	21	East Maitland (Rathluba)	\$139,472	\$0	\$0	\$139,472	100%	4000 people
Neighbourhood Sportsgrounds and Enhancement of fields	23	Aberglasslyn URA	\$1,858,784	\$105,600	\$210,000	\$2,174,384	100%	3000 people
	24	Anambah/ Oakhampton	\$2,096,231	\$211,200	\$0	\$2,307,431	100%	5000 people
	25	Gillieston Heights	\$752,400	\$52,800	\$300,000	\$1,105,200	100%	3000 people
	26	Bolwarra Sportsground	\$220,000	\$0	\$0	\$220,000	100%	3500 people
	27	Bolwarra - floodlighting	\$100,000	\$0	\$0	\$100,000	100%	3500 people

Services / Facilities		Location	Est. Capital Cost	Half width road construction	Est. Land Cost	Total Cost	Percentage of Development Cost	Threshold Population
	28	Maitland # 1 Sportsground	\$789,760	\$0	\$0	\$789,760	100%	10,000 people
	29	Maitland Park	\$792,500	\$0	\$0	\$792,500	100%	10,000 people
	30	Morpeth	\$101,452	\$0	\$0	\$101,452	100%	1500 people
Netball Courts	33	Anambah/ Oakhampton	\$336,056	\$0	\$0	\$336,056	100%	3000 people
	34	Maitland Park	\$753,500	\$0	\$0	\$753,500	100%	3000 people
Tennis Courts	36	Anambah/ Oakhampton	\$591,878	\$0	\$0	\$591,878	100%	3000 people
	37	Gillieston Heights	\$156,469	\$0	\$0	\$156,469	100%	3000 people
Cricket Nets	39	Anambah/ Oakhampton	\$25,000	\$0	\$0	\$25,000	100%	2500 people
	40	Maitland Park	\$25,000	\$0	\$0	\$25,000	100%	2500 people
Aquatic Facility	42	Citywide	\$4,008,000	\$0	\$0	\$4,008,000	100%	30,000 people
Passive Open Space*	43	Oakhampton (River F/S)	\$1,035,000	\$0	\$0	\$1,035,000	100%	various
	44	Morpeth (River F/S)	\$535,000	\$0	\$182,000	\$717,000	100%	various
<b>TOTAL</b>			\$16,944,038	\$571,200	\$3,142,000	\$20,657,238		

## CULTURAL SERVICES

Services / Facilities		Location	Est. Capital Cost	Est. Land Cost	Total Cost	Percentage of Development Cost	Development Cost under this Plan	Funding From Other Sources	Estimated Timing / Staging or Threshold Population
Cultural Precinct	46	Maitland CBD	\$4,531,500	\$0	\$4,531,500	23%	\$1,042,245	\$3,489,255	10,000 people
Art Gallery Loan	46	Maitland CBD	\$988,295	\$0	\$988,295	23%	\$227,308	\$760,987	10,000 people
Library Floor Space	47	Maitland CBD / Branches	\$2,049,245	\$0	\$2,049,245	100%	\$2,049,245	\$1,382,500*	10,000 people
Book Stock Items	48	Various	\$1,933,944	\$0	\$1,933,944	100%	\$1,933,944	\$0	annual program
<b>TOTAL</b>			\$9,502,984	\$0	\$9,502,984		<b>\$5,252,742</b>	\$4,847,500	* Based on existing deficiency

## COMMUNITY FACILITIES

Services / Facilities		Location	Est. Capital Cost	Est. Land Cost	Total Cost	Percentage of Development Cost	Development Cost under this Plan	Funding From Other Sources	Estimated Timing / Staging or Threshold Population
Multipurpose Centre	49	Rutherford	\$2,413,400	\$330,000	\$2,743,400	100%	\$2,743,400	\$0	3,500 people
Multipurpose Centre	50	Gillieston Heights Release Area	\$2,413,400	\$330,000	\$2,743,400	100%	\$2,743,400	\$0	8,000 people
Multipurpose Centre	51	Raworth Morpeth	\$2,413,400	\$330,000	\$2,743,400	100%	\$2,743,400	\$0	12,000 people
<b>TOTAL</b>			\$7,240,200	\$990,000	\$8,230,200		<b>\$8,230,200</b>	\$0	

## CYCLEWAYS

Location	Est. Capital Cost	Est. Land Cost	Total Cost	Percentage of Development Cost	Development Cost under this Plan	Funding From Other Sources	Estimated Timing / Staging or Threshold Population
Tocal Rd (R9) Stage 1	\$40,000	\$0	\$40,000	23%	\$9,200	\$30,800	2007-2008
Telarah to Rutherford Loop (R11)	\$90,000	\$0	\$90,000	23%	\$20,700	\$69,300	2007-2008
Maitland to Bolwarra Heights (R8) Stage 1	\$80,000	\$0	\$80,000	23%	\$18,400	\$61,600	2007-2008
Maitland to Bolwarra Heights (R8) Stage 2	\$80,000	\$0	\$80,000	23%	\$18,400	\$61,600	2008-2009
Third River Crossing	\$0	\$130,000	\$130,000	23%	\$29,900	\$100,100	2008-2009
Mt Dee Rd to Rutherford (R10) Stage 1	\$100,000	\$0	\$100,000	23%	\$23,000	\$77,000	2008-2009
Mt Dee Rd to Rutherford (R10) Stage 2	\$80,000	\$0	\$80,000	23%	\$18,400	\$61,600	2009-2010
Maitland to Bolwarra Heights (R8) Stage 3	\$135,000	\$0	\$135,000	23%	\$31,050	\$103,950	2009-2010
Thornton (R2) Section1	\$243,000	\$0	\$243,000	23%	\$55,890	\$187,110	Year 4
Maitland to Bolwarra Heights (R8) Stage 4	\$160,000	\$0	\$160,000	23%	\$36,800	\$123,200	Year 4
Bike Plan	\$20,000	\$0	\$20,000	100%	\$20,000	\$0	Year 4
Rutherford - Aberglasslyn (R12) Stage 1	\$246,000	\$0	\$246,000	23%	\$56,580	\$189,420	Year 5
Rutherford SH9 Bridge (R1)	\$85,000	\$0	\$85,000	23%	\$19,550	\$65,450	Year 6
Metford to Morpeth (R4) Stage 1	\$158,000	\$0	\$158,000	23%	\$36,340	\$121,660	Year 6
Metford to Tenambit (R4) Stage 2	\$540,000	\$0	\$540,000	23%	\$124,200	\$415,800	Year 7
Tocal Rd (R9) Stage 2	\$450,000	\$0	\$450,000	23%	\$103,500	\$346,500	Year 8
Cessnock Rd (R6)	\$363,000	\$0	\$363,000	23%	\$83,490	\$279,510	Year 9
Raymond Terrace Rd (R3)	\$606,000	\$0	\$606,000	23%	\$139,380	\$466,620	Year 10
Bridle Trail and linkages (S4)	\$402,800	\$24,000	\$426,800	23%/100%	\$116,644	\$310,156	TBD
<i>Capital Renewal Works</i>	<i>\$1,054,900</i>	<i>\$0</i>	<i>\$1,054,900</i>	<i>23%</i>	<i>\$242,627</i>	<i>\$812,273</i>	<i>Annual Program</i>
<b>TOTAL</b>	<b>\$4,933,700</b>	<b>\$154,000</b>	<b>\$5,087,700</b>		<b>\$1,204,051</b>	<b>\$3,883,649</b>	

**CYCLEWAYS - CATCHMENT AREAS**

Location	Est. Capital Cost	Est. Land Cost	Total Cost	Percentage of Development Cost	Development Cost under this Plan	Funding From Other Sources	Estimated Timing / Staging or Threshold Population
<b>GILLIESTON HEIGHTS</b>							
Cessnock Rd	\$702,530	\$0	\$702,530	100%	\$702,530	\$0	1,630 people

<b>ABERGLASSLYN</b>							
Rutherford - Aberglasslyn (R12) Section 2	\$290,000	\$0	\$290,000	100%	<b>\$290,000</b>	\$0	1,200 people

## CITYWIDE ROADS AND TRAFFIC FACILITIES

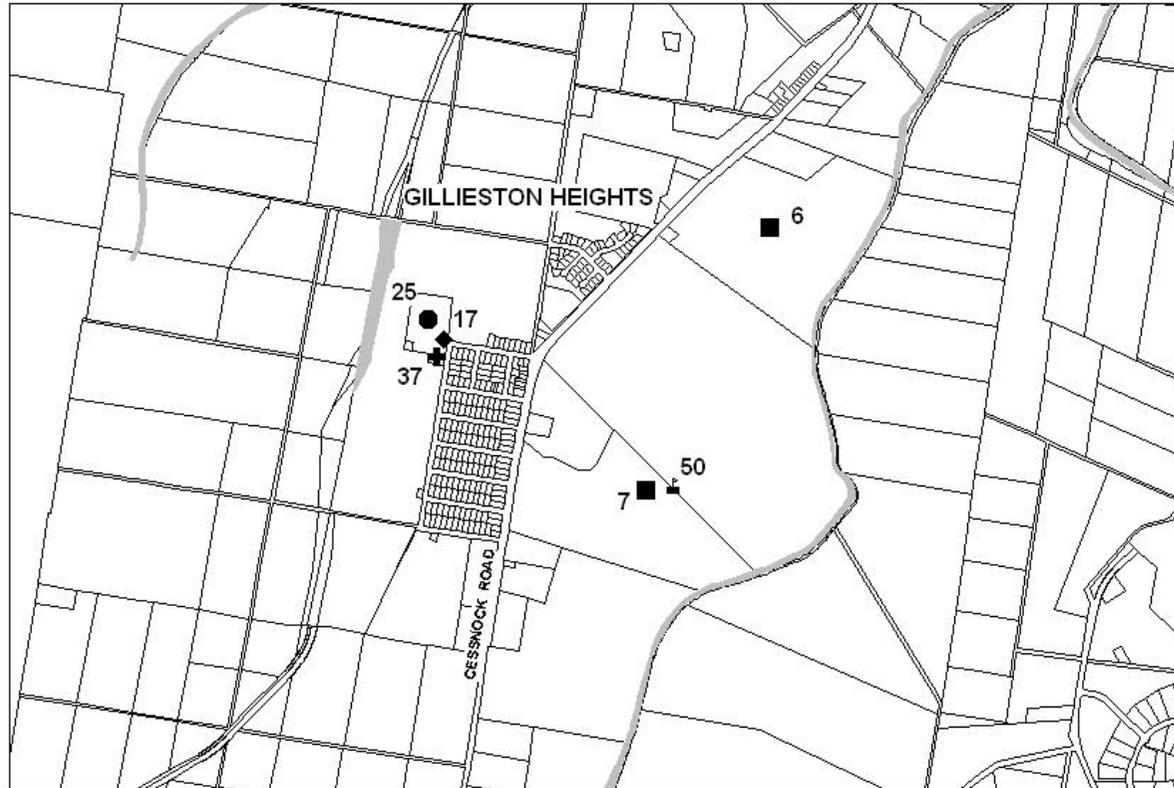
Location	Est. Capital Cost	Est. Land Cost	Total Cost	Percentage of Development Cost	Development Cost under this Plan	Funding From Other Sources	Estimated Timing / Staging or Threshold Population
Capital Pavements			\$3,420,998	various	\$786,829	\$2,634,168	2006-2007
			\$4,985,725	various	\$1,146,717	\$3,839,008	2007-2008
			\$4,955,450	various	\$1,139,754	\$3,815,697	2008-2009
			\$4,275,749	various	\$983,422	\$3,292,327	Year 4
			\$4,251,750	various	\$977,903	\$3,273,848	Year 5
			\$3,587,800	various	\$825,194	\$2,762,606	Year 6
			\$3,753,169	various	\$863,229	\$2,889,940	Year 7
			\$5,576,891	various	\$1,282,685	\$4,294,206	Year 8
			\$5,529,548	various	\$1,271,796	\$4,257,752	Year 9
		\$5,397,209	various	\$1,223,418	\$4,173,791	Year 10	
Capital Renewal Works	\$28,000,000	\$0	\$28,000,000	23%	\$6,440,000	\$21,560,000	Annual Program
Intersection / Bridge Works	\$6,365,000	\$0	\$6,365,000	100%	\$6,365,000	\$0	
<b>Subtotal</b>	\$34,365,000	\$0	\$80,099,289		\$23,305,947	\$56,793,343	
<b>Total (inc CPI February 2007)</b>	\$34,605,555	\$0	\$80,659,984	\$0	<b>\$23,469,089</b>	\$57,190,896	\$0

## ROADS AND TRAFFIC FACILITIES - CATCHMENT AREAS

Location	Est. Capital Cost	Est. Land Cost	Total Cost	Percentage of Development Cost	Development Cost under this Plan	Funding From Other Sources	Estimated Timing / Staging or Threshold Population
<b>ROADS AND TRAFFIC FACILITIES - WEST RUTHERFORD</b>							
Anambah / NEH intersection	\$503,530	\$0	\$503,530	100%	\$503,530	\$0	Years 1 to 3
New England Highway to house #62	\$325,000	\$0	\$325,000	100%	\$325,000	\$0	Years 1 to 3
House #62 to Culvert	\$365,000	\$0	\$365,000	100%	\$365,000	\$0	Years 1 to 3
<b>Total (inc CPI February 2007)</b>	<b>\$1,193,530</b>	<b>\$0</b>	<b>\$1,193,530</b>		<b>\$1,193,530</b>	<b>\$0</b>	
<b>ROADS AND TRAFFIC FACILITIES - GILLIESTON HEIGHTS</b>							
"A" / Cessnock Rd	\$1,900,000	\$0	\$1,900,000	100%	\$1,900,000	\$0	Years 1 to 3
"B" / Cessnock Rd	\$1,900,000	\$0	\$1,900,000	100%	\$1,900,000	\$0	Years 1 to 3
Access Management Plan	\$1,362,210	\$0	\$1,362,210	100%	\$1,362,210	\$0	Years 5 to 8
<b>TOTAL</b>	<b>\$5,162,210</b>	<b>\$0</b>	<b>\$5,162,210</b>		<b>\$5,162,210</b>	<b>\$0</b>	
<b>ROADS AND TRAFFIC FACILITIES - THORNTON / ASHTONFIELD</b>							
Four Mile / NEH	\$800,000	\$0	\$800,000	100%	\$800,000	\$0	Year 10
<b>Total (inc CPI February 2007)</b>	<b>\$805,600</b>	<b>\$0</b>	<b>\$805,600</b>		<b>\$805,600</b>	<b>\$0</b>	
<b>ROADS AND TRAFFIC FACILITIES - RAWORTH AVE</b>							
Raworth	\$80,000	\$0	\$80,000	100%	\$80,000	\$0	Year 5

<b>Total (inc CPI February 2007)</b>	\$80,560	\$0	\$80,560		<b>\$80,560</b>	<b>\$0</b>	
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<b>ROADS AND TRAFFIC FACILITIES - ABERGLASSLYN</b>							
Walter Street / NEH	\$370,000	\$0	\$370,000	100%	\$370,000	\$0	at 300 lots
Fourth Street / NEH	\$440,000	\$0	\$440,000	100%	\$440,000	\$0	at 300 lots
Aberglasslyn Road / NEH	\$300,000	\$0	\$300,000	100%	\$300,000	\$0	at 300 lots
Ancilliary	\$50,000	\$0	\$50,000	100%	\$50,000	\$0	at 300 lots
Oakhampton Rd - Hannan to end left kerb	\$158,000	\$0	\$158,000	23%	\$36,340	\$121,660	Years 5 to 7
Oakhampton Rd - Dillions to Scobies	\$695,400	\$231,800	\$927,200	23%	\$213,256	\$713,944	Years 5 to 7
Oakhampton Rd - Scobies to H/No 296	\$868,200	\$289,400	\$1,157,600	23%	\$266,248	\$891,352	Years 5 to 7
Oakhampton Rd - H/No. 296 to Willards	\$382,200	\$127,400	\$509,600	23%	\$117,208	\$392,392	Years 5 to 7
Oakhampton Rd - Willards to rail crossing	\$288,600	\$96,200	\$384,800	23%	\$88,504	\$296,296	Years 5 to 7
Oakhampton Rd - Rail crossing to Kezia	\$351,600	\$117,200	\$468,800	23%	\$107,824	\$360,976	Years 5 to 7
Oakhampton Rd - Kezia to boundary	\$205,200	\$68,400	\$273,600	23%	\$62,928	\$210,672	Years 5 to 7
Oakhampton Rd - Boundary to Aberglasslyn	\$618,000	\$206,000	\$824,000	23%	\$189,520	\$634,480	Years 1 to 2
Aberglasslyn Rd - Oakhampton to H/No 302	\$207,750	\$69,250	\$277,000	100%	\$277,000	\$0	Years 1 to 2
Aberglasslyn Rd H/No 302 to Aberglasslyn	\$243,375	\$81,125	\$324,500	100%	\$324,500	\$0	Years 1 to 2
<b>Subtotal</b>	\$5,178,325	\$1,286,775	\$6,465,100		\$2,843,328	\$3,621,772	
<b>Total (inc CPI February 2007)</b>	\$5,214,573	\$1,295,782	\$6,510,356		<b>\$2,863,231</b>	\$3,647,124	\$0



Approximate location of Public Facilities to be provided in accordance with Council's City Wide S.94 Plan 2005.  
 The locations identified are approximate only for the purposes of identifying the facilities required to service the needs of future growth areas.



Scale 1 : 20 000  
 Printing Date: May 2007



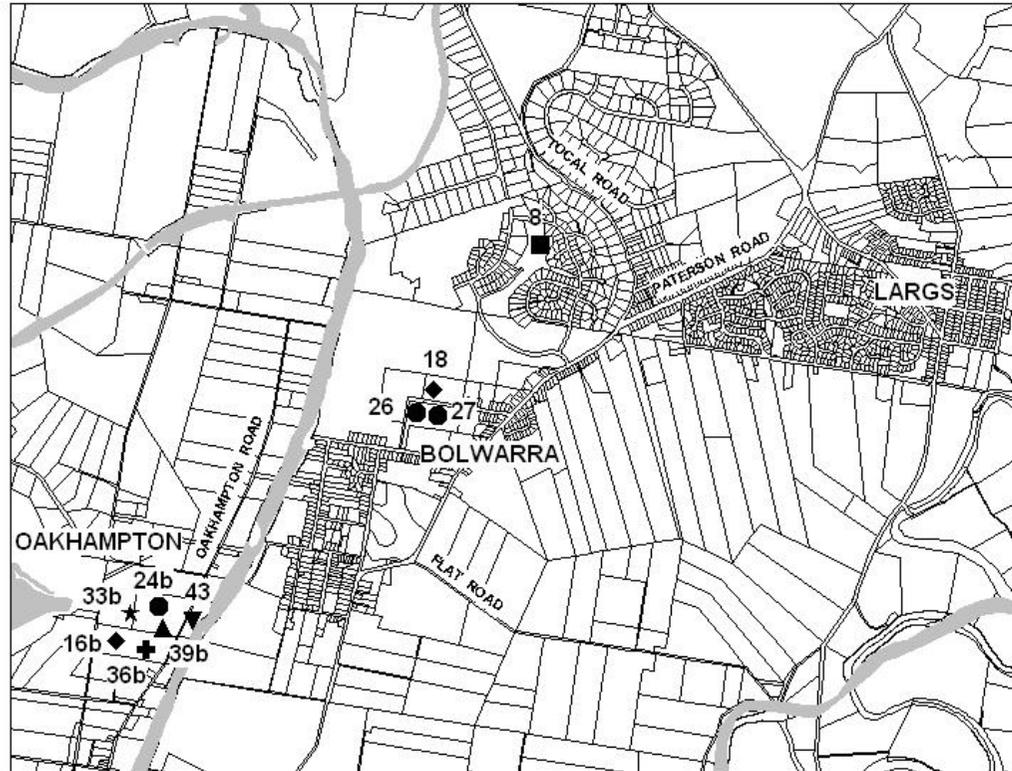
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This map has been prepared on the basis of information available to Council at the date of issue. However, that information may be subject to change over a limited time and should therefore be verified with Maitland

- ⊕ Tennis Courts
- Neighbourhood Sportsgrounds and Enhancement of Fields
- Local Playground
- ◆ Neighbourhood Park/Playground
- ⌚ Multipurpose Centre

## FIGURE 6

MAITLAND CITY WIDE S.94 PUBLIC FACILITIES



Approximate location of Public Facilities to be provided in accordance with Council's City Wide S.94 Plan 2005.  
The locations identified are approximate only for the purposes of identifying the facilities required to service the needs of future growth areas.



Scale 1 : 30 000  
Printing Date: May 2007



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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 over a limited time and should therefore be verified with Maitland

- ⊕ Tennis Courts
- Local Playground
- ▲ Cricket Nets
- ◆ Neighbourhood Park/Playground
- ★ Netball Courts
- Neighbourhood Sportsgrounds and Enhancement of Fields
- ▼ Passive Open Space

## FIGURE 7

MAITLAND CITY WIDE S.94 PUBLIC FACILITIES



Approximate location of Public Facilities to be provided in accordance with Council's City Wide S.94 Plan 2005.  
 The locations identified are approximate only for the purposes of identifying the facilities required to service the needs of future growth areas.



Scale 1 : 30 000  
 Printing Date: May 2007



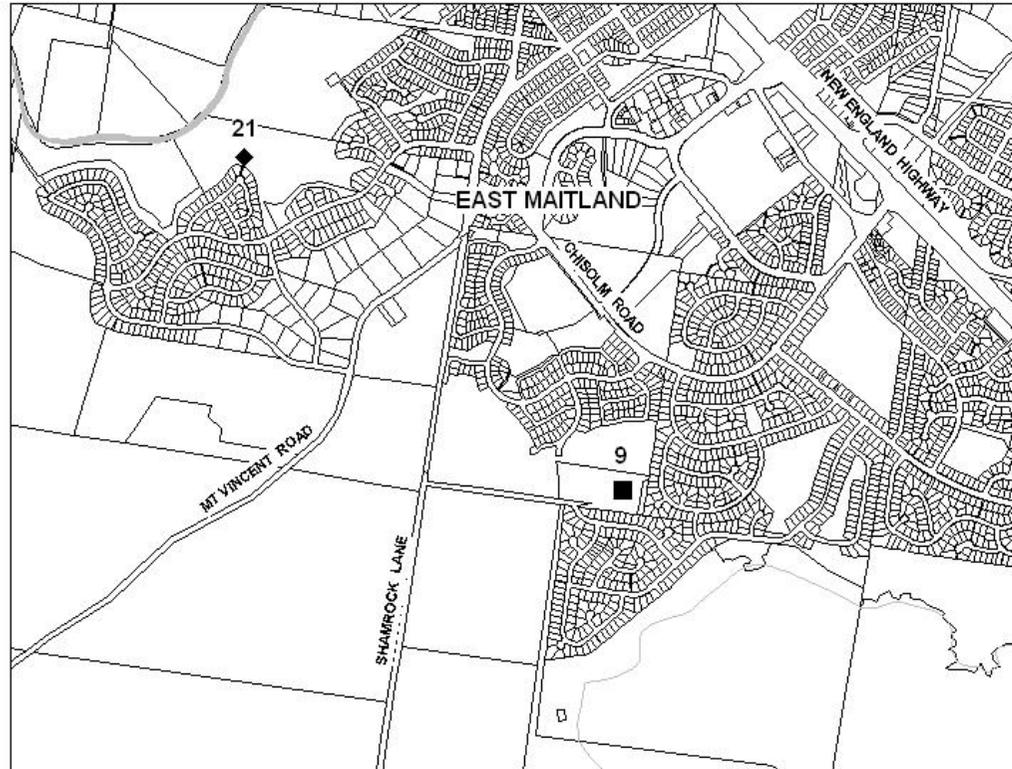
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This map has been prepared on the basis of information available to Council at the date of issue. However, that information may be subject to change over a limited time and should therefore be verified with Maitland

- ⊕ Tennis Courts
- Local Playground
- ▲ Cricket Nets
- ◆ Neighbourhood Park/Playground
- ★ Netball Courts
- Neighbourhood Sportsgrounds and Enhancement of Fields
- ⌚ Multipurpose Centre

## FIGURE 8

MAITLAND CITY WIDE S.94 PUBLIC FACILITIES



Approximate location of Public Facilities to be provided in accordance with Council's City Wide S.94 Plan 2005.  
 The locations identified are approximate only for the purposes of identifying the facilities required to service the needs of future growth areas.



Scale 1 : 20 000  
 Printing Date: May 2007



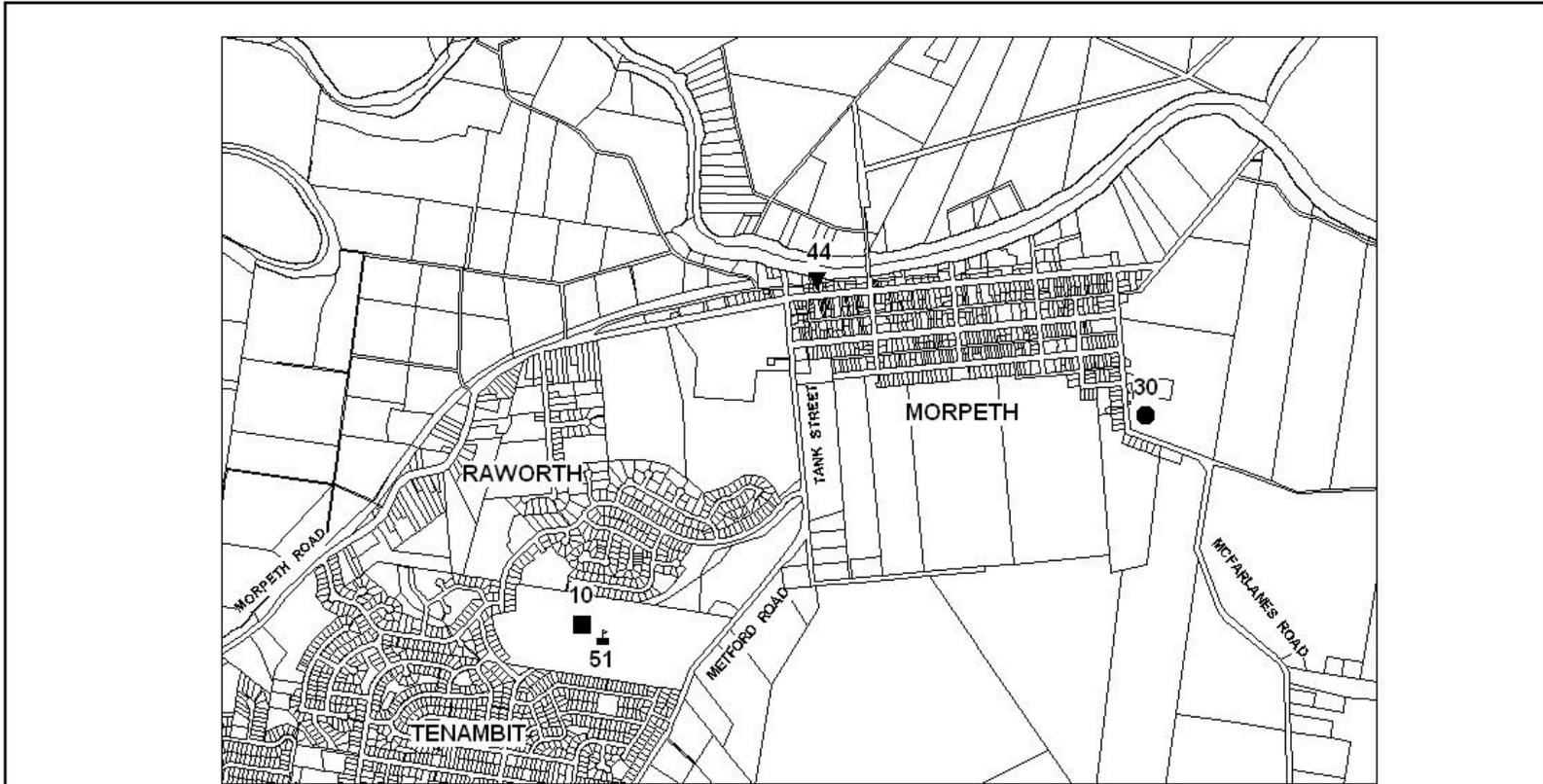
© Maitland City Council 2007  
 © Lands Department 2007

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 over a limited time and should therefore be verified with Maitland

- Local Playground
- ◆ Neighbourhood Park/Playground

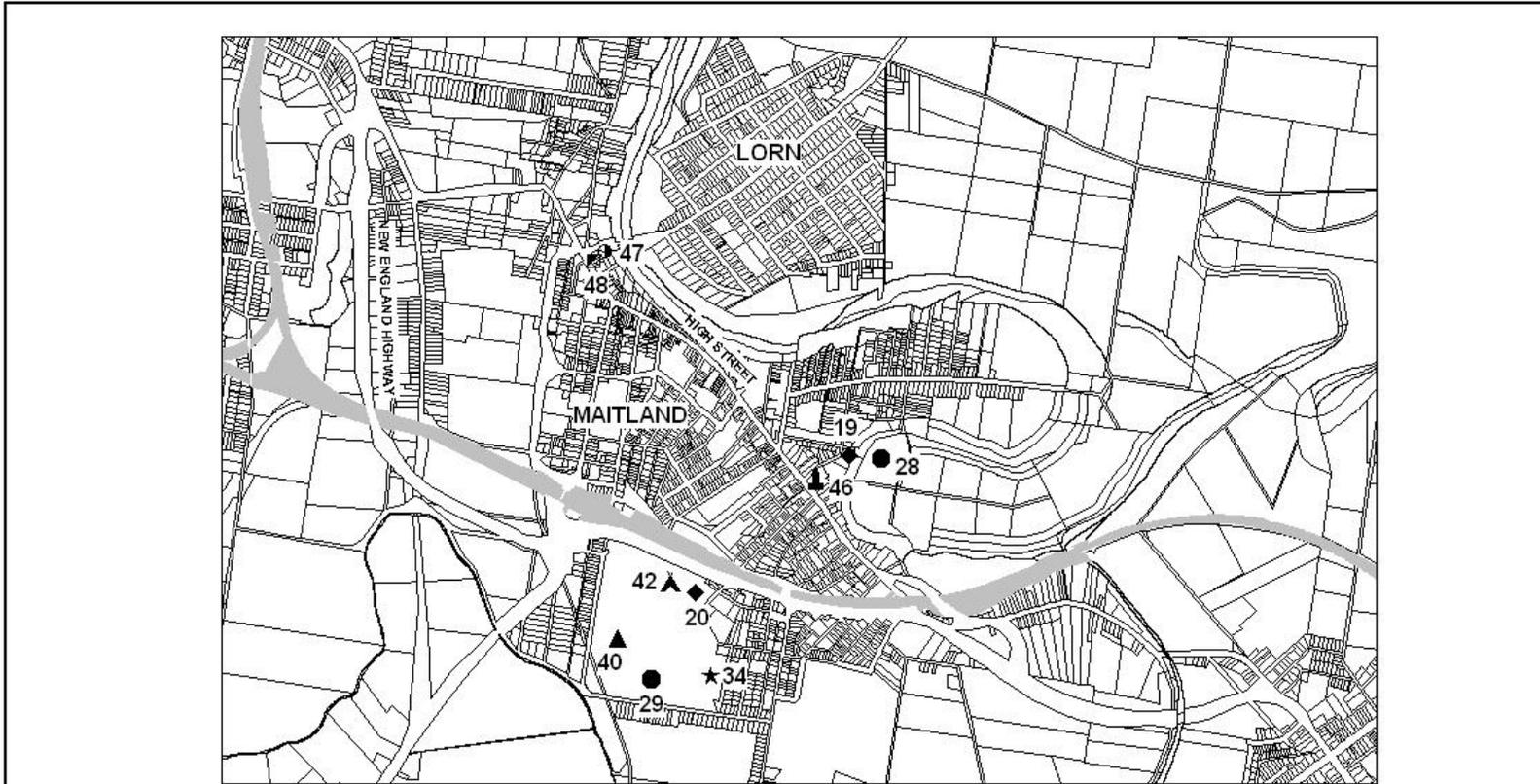
## FIGURE 9

MAITLAND CITY WIDE S.94 PUBLIC FACILITIES



Approximate location of Public Facilities to be provided in accordance with Council's City Wide S.94 Plan 2005.  
 The locations identified are approximate only for the purposes of identifying the facilities required to service the needs of future growth areas.

	<p>Scale 1 : 20 000          Printing Date: May 2007</p>	 <p><b>NORTH</b></p>	<p>© Maitland City Council 2007          © Lands Department 2007</p>	<ul style="list-style-type: none"> <li> Multipurpose Centre</li> <li> Local Playground</li> </ul>	<ul style="list-style-type: none"> <li> Neighbourhood Sportsgrounds and Enhancement of Fields</li> <li> Passive Open Space</li> </ul>
<p>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 over a limited time and should therefore be verified with Maitland</p>				<p><b>FIGURE 10</b>  <b>MAITLAND CITY WIDE S.94 PUBLIC FACILITIES</b></p>	



Approximate location of Public Facilities to be provided in accordance with Council's City Wide S.94 Plan 2005.  
 The locations identified are approximate only for the purposes of identifying the facilities required to service the needs of future growth areas.

	<p>Scale 1 : 20 000          Printing Date: May 2007</p>	 <p><b>NORTH</b></p>	<p>© Maitland City Council 2007          © Lands Department 2007</p>	<ul style="list-style-type: none"> <li>▲ Aquatic Facility</li> <li>○ Library Floor Space</li> <li>▣ Book Stock Items</li> <li>◆ Neighbourhood Park/Playground</li> <li>★ Netball Courts</li> </ul>	<ul style="list-style-type: none"> <li>● Neighbourhood Sportsgrounds and Enhancement of Fields</li> <li>▼ Passive Open Space</li> </ul>	<p><b>FIGURE 11</b>  <b>MAITLAND CITY WIDE S.94 PUBLIC FACILITIES</b></p>
<p>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 over a limited time and should therefore be verified with Maitland</p>						

## SCHEDULE IV – Contributions Summaries

<b>Table A: Summary of Contribution Rates – CITYWIDE – FEBRUARY 2010</b>							
<i>Applies to all new allotments that are outside of specific release area or contributions catchments</i>							
Facility	Per Person	Development under SEPP <i>(Housing for seniors or people with a disability)</i>			Residential Development		
		One Bedroom dwelling	Two Bedroom Dwelling	Three Bedroom Dwelling or Lot	One Bedroom dwelling	Two Bedroom Dwelling	Three Bedroom Dwelling or Lot
		(x1.1)	(x1.4)	(x1.7)	(x1.5)	(x2.0)	(x2.5)
Recreation and Open Space	\$1,870	\$2,057	\$2,618	\$3,179	\$2,804	\$3,741	\$4,675
Citywide Road and Traffic Facilities	\$1,738	\$1,912	\$2,433	\$2,955	\$2,606	\$3,474	\$4,344
Cultural Services	\$336	\$370	\$470	\$571	\$503	\$671	\$839
Community Services	\$745	\$820	\$1,043	\$1,267	\$1,118	\$1,490	\$1,863
Citywide Cycleways	\$77	\$85	\$108	\$131	\$115	\$154	\$192
Plan management and administration	\$71	\$78	\$99	\$121	\$107	\$143	\$178
<b>TOTAL PER LOT</b>	\$4,836	<b>\$5,320</b>	<b>\$6,770</b>	<b>\$8,221</b>	<b>\$7,253</b>	<b>\$9,673</b>	<b>\$12,091</b>

<b>Table B: Summary of Contribution Rates – WEST RUTHERFORD CATCHMENT – FEBRUARY 2010</b>							
<i>Applies to all new allotments within the West Rutherford Release Area</i>							
Facility	Per Person	Development under SEPP <i>(Housing for seniors or people with a disability)</i>			Residential Development		
		One Bedroom dwelling	Two Bedroom Dwelling	Three Bedroom Dwelling or Lot	One Bedroom dwelling	Two Bedroom Dwelling	Three Bedroom Dwelling or Lot
		(x1.1)	(x1.4)	(x1.7)	(x1.5)	(x2.0)	(x2.5)
Recreation and Open Space	\$1,870	\$2,057	\$2,618	\$3,179	\$2,804	\$3,741	\$4,675
Citywide Road and Traffic Facilities	\$1,738	\$1,912	\$2,433	\$2,955	\$2,606	\$3,474	\$4,344
West Rutherford Road and Traffic Facilities	\$1,302	\$1,432	\$1,823	\$2,213	\$1,953	\$2,603	\$3,255
Cultural Services	\$336	\$370	\$470	\$571	\$503	\$671	\$839
Community Services	\$745	\$820	\$1,043	\$1,267	\$1,118	\$1,490	\$1,863
Citywide Cycleways	\$77	\$85	\$108	\$131	\$115	\$154	\$192
Plan management and administration	\$91	\$100	\$127	\$155	\$137	\$181	\$227
<b>TOTAL PER LOT</b>	\$6,158	<b>\$6,774</b>	<b>\$8,621</b>	<b>\$10,469</b>	<b>\$9,236</b>	<b>\$12,314</b>	<b>\$15,395</b>

**Table C: Summary of Contribution Rates – ABERGLASSLYN CATCHMENT – FEBRUARY 2010***Applies to all new allotments within the Aberglasslyn Release Area*

Facility	Per Person	Development under SEPP (Housing for seniors or people with a disability)			Residential Development		
		One Bedroom dwelling	Two Bedroom Dwelling	Three Bedroom Dwelling or Lot	One Bedroom dwelling	Two Bedroom Dwelling	Three Bedroom Dwelling or Lot
		(x1.1)	(x1.4)	(x1.7)	(x1.5)	(x2.0)	(x2.5)
Recreation and Open Space	\$1,870	\$2,057	\$2,618	\$3,179	\$2,804	\$3,741	\$4,675
Citywide Road and Traffic Facilities	\$1,738	\$1,912	\$2,433	\$2,955	\$2,606	\$3,474	\$4,344
Aberglasslyn Road and Traffic Facilities	\$830	\$913	\$1,162	\$1,411	\$1,244	\$1,659	\$2,074
Cultural Services	\$336	\$370	\$470	\$571	\$503	\$671	\$839
Community Services	\$745	\$820	\$1,043	\$1,267	\$1,118	\$1,490	\$1,863
Citywide Cycleways	\$77	\$85	\$108	\$131	\$115	\$154	\$192
Aberglasslyn Cycleways	\$84	\$92	\$118	\$143	\$127	\$168	\$211
Plan management and administration	\$85	\$94	\$119	\$145	\$129	\$171	\$214
<b>TOTAL PER LOT</b>	<b>\$5,764</b>	<b>\$6,342</b>	<b>\$8,071</b>	<b>\$9,801</b>	<b>\$8,646</b>	<b>\$11,528</b>	<b>\$14,412</b>

**Table D: Summary of Contribution Rates – GILLIESTON HEIGHTS CATCHMENT – FEBRUARY 2010***Applies to all new allotments within the Gillieston Heights Release Area*

Facility	Per Person	Development under SEPP (Housing for seniors or people with a disability)			Residential Development		
		One Bedroom dwelling	Two Bedroom Dwelling	Three Bedroom Dwelling or Lot	One Bedroom dwelling	Two Bedroom Dwelling	Three Bedroom Dwelling or Lot
		(x1.1)	(x1.4)	(x1.7)	(x1.5)	(x2.0)	(x2.5)
Recreation and Open Space	\$1,870	\$2,057	\$2,618	\$3,179	\$2,804	\$3,741	\$4,675
Citywide Road and Traffic Facilities	\$1,738	\$1,912	\$2,433	\$2,955	\$2,606	\$3,474	\$4,344
Gillieston Heights Road and Traffic Facilities	\$1,376	\$1,514	\$1,926	\$2,339	\$2,064	\$2,753	\$3,440
Cultural Services	\$336	\$370	\$470	\$571	\$503	\$671	\$839
Community Services	\$745	\$820	\$1,043	\$1,267	\$1,118	\$1,490	\$1,863
Citywide Cycleways	\$77	\$85	\$108	\$131	\$115	\$154	\$192
Gillieston Heights Cycleways	\$187	\$206	\$262	\$318	\$281	\$374	\$468
Plan management and administration	\$95	\$105	\$133	\$162	\$142	\$190	\$236
<b>TOTAL PER LOT</b>	<b>\$6,423</b>	<b>\$7,066</b>	<b>\$8,994</b>	<b>\$10,921</b>	<b>\$9,633</b>	<b>\$12,847</b>	<b>\$16,057</b>

**Table E: Summary of Contribution Rates – THORNTON / ASHTONFIELD CATCHMENT – FEBRUARY 2010**

*Applies to all new allotments within the Thornton / Ashtonfield Release Area*

Facility	Per Person	Development under SEPP (Housing for seniors or people with a disability)			Residential Development		
		One Bedroom dwelling	Two Bedroom Dwelling	Three Bedroom Dwelling or Lot	One Bedroom dwelling	Two Bedroom Dwelling	Three Bedroom Dwelling or Lot
		(x1.1)	(x1.4)	(x1.7)	(x1.5)	(x2.0)	(x2.5)
Recreation and Open Space	\$1,870	\$2,057	\$2,618	\$3,179	\$2,804	\$3,741	\$4,675
Citywide Road and Traffic Facilities	\$1,738	\$1,912	\$2,433	\$2,955	\$2,606	\$3,474	\$4,344
Thornton/Ashton. Road and Traffic Facilities	\$667	\$734	\$934	\$1,134	\$1,000	\$1,333	\$1,667
Cultural Services	\$336	\$370	\$470	\$571	\$503	\$671	\$839
Community Services	\$745	\$820	\$1,043	\$1,267	\$1,118	\$1,490	\$1,863
Citywide Cycleways	\$77	\$85	\$108	\$131	\$115	\$154	\$192
Plan management and administration	\$81	\$89	\$113	\$138	\$122	\$164	\$204
<b>TOTAL PER LOT</b>	<b>\$5,513</b>	<b>\$6,065</b>	<b>\$7,720</b>	<b>\$9,374</b>	<b>\$8,268</b>	<b>\$11,027</b>	<b>\$13,784</b>

**Table F: Summary of Contribution Rates: RAWORTH AVENUE CONTRIBUTIONS CATCHMENT – FEBRUARY 2010**

*Applies to all new allotments within the Raworth Avenue Contributions Catchment*

Facility	Per Person	Development under SEPP (Housing for seniors or people with a disability)			Residential Development		
		One Bedroom dwelling	Two Bedroom Dwelling	Three Bedroom Dwelling or Lot	One Bedroom dwelling	Two Bedroom Dwelling	Three Bedroom Dwelling or Lot
		(x1.1)	(x1.4)	(x1.7)	(x1.5)	(x2.0)	(x2.5)
Recreation and Open Space	\$1,870	\$2,057	\$2,618	\$3,179	\$2,804	\$3,741	\$4,675
Citywide Road and Traffic Facilities	\$1,738	\$1,912	\$2,433	\$2,955	\$2,606	\$3,474	\$4,344
Raworth Road and Traffic Facilities	\$502	\$552	\$703	\$853	\$751	\$1,001	\$1,254
Cultural Services	\$336	\$370	\$470	\$571	\$503	\$671	\$839
Community Services	\$745	\$820	\$1,043	\$1,267	\$1,118	\$1,490	\$1,863
Citywide Cycleways	\$77	\$85	\$108	\$131	\$115	\$154	\$192
Plan management and administration	\$79	\$87	\$111	\$134	\$119	\$157	\$197
<b>TOTAL PER LOT</b>	<b>\$5,346</b>	<b>\$5,882</b>	<b>\$7,486</b>	<b>\$9,090</b>	<b>\$8,016</b>	<b>\$10,688</b>	<b>\$13,364</b>