

CONTRIBUTIONS PLAN NO. 47A

**LOCAL OPEN SPACE,
PEDESTRIAN FOOTPATHS,
TOWN CENTRE
IMPROVEMENTS,
CYCLEWAYS, STORMWATER
AND FLOOD MITIGATION**

TERRIGAL



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1 INTRODUCTION

1.1 Name of Plan

This Contributions Plan is called Contributions Plan No. 47A – Local Open Space, Pedestrian Footpaths, Town Centre Improvements, Cycleways, Stormwater and Flood Mitigation – Terrigal.

This plan consists of this document and accompanying map marked Contributions Plan No. 47A - Terrigal.

The Contributions Plan came into effect on 12 October 1993.

Subsequent amendment came into effect on 20 October 2004 and 19 April 2006.

1.2 Land to which Plan Applies

This Contributions Plan applies to land to which the Gosford Planning Scheme Ordinance (as amended) applies as outlined by a bold black line on the accompanying map.

1.3 Purpose of Plan

Council in 1993, adopted a Contributions Plan for the Terrigal Medium Density Area and some adjoining low density residential areas. This plan required the payment of Section 94 Contributions from developers that are to be used for the purposes of the embellishment of open space and the provision of footpaths. With the undertaking of the Terrigal Town Centre Improvement Plan, the Terrigal Town Centre LEP/DCP and strategic plans relating to stormwater/flood mitigation and cycleways for the Terrigal area, it was determined that a review of the contributions plan was necessary. This review, in addition to the existing contributions plan elements of footpaths and open space embellishment, contained apportioned contributions for cycleways, Town Centre improvements and stormwater/flood mitigation works.

1.4 Operation of Plan

This CP has been prepared in accordance with Section 94 of the Environmental Planning and Assessment Act 1979 and Part 4 of the Environmental Planning and Assessment Regulation, 2000.

This CP will come into force on the date of public notification pursuant to Clause 31 of the Environmental Planning and Assessment Regulation, 2000, being 18 April 2012.

1.5 Application of Plan

When a Development Application is lodged which relates to land to which this Contributions Plan applies, Council shall levy contributions on development in accordance with the provisions of this plan.

Compliance with this Contributions Plan does not necessarily imply that Council will consent to any application.

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1.6 Relationship to Other Plans

This Contributions Plan is made under, and generally conforms with, the deemed environmental planning instrument, the Gosford Planning Scheme Ordinance (as amended), which contains the legal planning controls for the development of the area to which this Contributions Plan applies.

This plan must also be read in conjunction with any Development Control Plan or other Contributions Plans that may apply to the area affected by this plan.

1.7 Review Process

This Contributions Plan may be reviewed, amended or repealed in accordance with the provisions of the Environmental Planning & Assessment Regulation, 2000.

It is envisaged that the plan may be reviewed when determined appropriate, having regard to the rate of development and relationship to other Contributions Plans or Development Control Plans.

1.8 Complying Development and the obligation of Accredited Certifiers

In accordance with section 94EC (1) of the Environmental Planning and Assessment Act 1979, accredited certifiers must impose a condition requiring monetary s94 contributions for any complying development which satisfies the requirements of this contributions plan. The amount of the contribution is to be determined in accordance with the formulae contained within the contributions plan and the current contributions' rate.

The conditions imposed must be consistent with Council's section 94 conditions relating to complying development in accordance with this development contributions plan. It is the professional responsibility of accredited certifiers to keep up to date with any amendments or changes to the plan (including changes to contributions' rate arising from indexation) accurately calculate the contributions and to apply the section 94 condition correctly.

1.9 Construction Certificates and the obligation of Accredited Certifiers

In accordance with section 94EC of the Environmental Planning and Assessment Act and Clause 146 of the Environmental Planning and Assessment Regulation, a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring 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 Environmental Planning and Regulation. The only exceptions to the requirement are where works in kind, material public benefit, dedication of land or a deferred payment arrangement has been agreed by the council. In such cases, council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

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2 OBJECTIVES OF CONTRIBUTIONS PLANS

- 2.1 To ensure that infrastructure and works associated with urban and environmental enhancement are funded under Section 94 of the Environmental Planning and Assessment Act, 1979, as amended.
- 2.2 To identify the local open space, pedestrian footpaths, cycleways and Town Centre improvements and stormwater/flood mitigation works required to satisfy the needs of the future population.
- 2.3 Council to manage the Contributions Plan implementation and Section 94 funds to ensure timely provision of local open space, pedestrian footpaths, cycleways, Town Centre improvements and stormwater/flood mitigation works to meet demand.
- 2.4 To provide a basis for determining fair and reasonable developer contributions.
- 2.5 To establish a nexus between anticipated development and contributions sought.
- 2.6 To encourage public participation in the form of the plan.
- 2.7 To provide the development industry with early advice as to the amount of contributions which will be required for a particular development.
- 2.8 To facilitate proper financial management and accountability for the expenditure of contributions received.
- 2.9 To identify locations and costs of local open space, pedestrian footpaths, cycleways, Town Centre improvements and stormwater/flood mitigation works to be provided.
- 2.10 To outline a schedule/priority list identifying when local open space pedestrian footpaths, cycleways, Town Centre improvements and stormwater/flood mitigation works are to be provided in consideration of development rates.

3 POPULATION

Information from the 2001 Census indicates that the current population of the area covered by this Contributions Plan is 3376. Council has established that under existing zoning provisions, the population of Terrigal will increase by 1985 persons (ultimate development) from the 1991 population used in the original CP. This figure has been derived from development take up rates that have occurred, expected occupancy of units and also displacement of existing population through redevelopment. The 2004 Amendment to this contributions plan provides for a higher ultimate population which reflects an increase from 50% to 75% of existing lots zoned Residential 2(b) which are likely to be developed for units and the increased population potential associated with the changes to planning controls for the Terrigal Town Centre which is now included in the Contributions Plan.

TABLE 3.1 POPULATION FORECAST FOR TERRIGAL

	1991	1996	2001	ULTIMATE 2020
Total Population	3,000	3,168	3,376	4,985

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4 OPEN SPACE

4.1 Nexus

The basis of all Section 94 Contributions paid to Council is that a nexus or connection exists between a development proposed and the need to either upgrade or provide additional services and facilities.

Demand for additional open space is generated by increased population in the following ways:

- Informal open space catering for activities such as walking, sitting, picnicking and informal games loses its appeal when the space becomes overcrowded. Additional spaces must then be provided.
- Equipment provided within open space areas, such as child play equipment and barbeques have a limited capacity and additional facilities must therefore be provided.
- Medium density development provides much less private open space than do single detached houses. This places additional pressure upon community open space.

The plan responds to increased open space demand at the local level. Demand is measured in accordance with the standards outlined below.

TABLE 4.1 ACCEPTED STANDARDS OF OPEN SPACE PROVISION

ITEM	DESCRIPTION	POPULATION SERVED	LAND REQUIREMENT IN HECTARES	HA/1000
Playgrounds	Play items and play equipment for young children	1:1000	0.20	0.20
Local parks	Passive recreation including major tree planting and space for ball games and play equipment	1:4000	2.00	0.50

This plan relies upon the above standards of local open space provision to establish the amount and type of open space required to serve the anticipated population increase. These standards have been derived from previously published open space guidelines. The local open space has been further broken down into various categories as shown in the above table.

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4.2 Existing Demand

Council has undertaken an audit of open space lands for the area affected by the Terrigal Contributions Plan. The open space resources have been categorised according to the adopted standards as show in Table 4.2.

TABLE 4.2 EXISTING OPEN SPACE DEMAND

	CURRENT LAND REQUIRED IN M2	EXISTING FACILITIES	AREA	SURPLUS IN M2
Playgrounds	6000	Ashley Ave	1920	+9885
		Drummer		
		Parry Res	2774	
		Wilson Rd	696	
		Rotary Park	10495	
Local parks	15000	Willoughby	4800	+31960
		Bridge		
		Foreshore		
		The Haven	39000	
		Yarang Cl	1240	
Riviera Ave	1920			
Total	21000		62845	+41845

From the above table it is evident that Terrigal is generally well provided with local open space facilities. There is approximately 6.2 hectares of local open space within the Terrigal Contributions Plan area. Local residents also have access to Terrigal Beach, Duffys Oval and the foreshore.

4.3 Future Open Space Demand

Table 4.3 indicates future requirements for local open space based upon the adopted standards and the population forecast.

TABLE 4.3 FUTURE OPEN SPACE DEMAND

	ULTIMATE AREA REQUIRED IN M2	SURPLUS
Playgrounds	8550	7335
Local parks	21200	25760
Total	29750	33095

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The projected ultimate population of 4985 will be provided with over 10 square metres of local open space per person. Even allowing for the fact that the beach foreshore and The Haven have significant patronage from outside the Terrigal area and therefore cannot be regarded entirely as local open space, there is a healthy surplus of land available to satisfy the local open space needs of Terrigal.

However, most of these local open space facilities are poorly embellished and further works are required to ensure that the community obtains full value from its open space resources. It is considered reasonable that Section 94 Contributions from new development be used to fund such embellishment.

The schedule for proposed embellishment is contained with Appendix 1.

4.4 Apportionment

The costs of providing for future open space has been apportioned in relation to the existing and future population that will use the existing and proposed facilities. The existing population have provided the land component of the existing open space within the Terrigal Contributions Plan area and also any existing embellishment. The additional embellishment is to meet future needs and therefore is to be fully funded under this plan.

5 PEDESTRIAN FOOTPATHS AND CYCLEWAYS

5.1 Nexus

Footpath provision within the Terrigal Contributions Plan area currently does not form a continuous network. Footpaths have previously been provided on a haphazard basis in association with medium density development. This plan aims to provide pedestrian footpaths in a continuous network. Where appropriate, a cycleway will be provided. Pedestrian footpaths and a cycleway are required to encourage the safe movement of pedestrians/cyclists throughout the area. The additional population to be accommodated as a result of the projected higher density of development warrants the provision of additional footpaths and a cycleway.

Contributions levied under this plan are to fund works required above the level of service of the existing system (as improved). Improvements required to the system to meet the current level of service are to be funded from other sources. Section 94 Contributions as levied under this plan will not be used to fund improvements required to the existing system to serve the existing population.

5.2 Existing Demand

The current provision of pedestrian footpaths and cycleways is inadequate for the existing residents. The existing footpath network does not connect with open space areas, commercial areas or transport nodes. No opportunities currently exist for safe cycling in or near the contributions plan area.

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5.3 Future Demand

Additional footpath and cycleway provision is required to meet the demand from the additional forecast population. A network of pedestrian footpaths and a cycleway has been planned for the Terrigal area to link residential areas with the Terrigal town centre, existing and proposed open space areas and transport nodes.

Footpaths are to be provided on one side of the medium density residential streets within the Terrigal Contributions Plan Area. A cycleway which has a local and a regional function has been provided to enable direct connections to popular locations. The works will be prioritised taking into account the location of future development, anticipated pedestrian/cyclist usage levels, and the need to provide links to facilities.

Currently, there is approximately 1445 metres of footpath constructed in the Terrigal Contributions Plan area. An additional 7336 metres of footpath and cycleway construction would be required to form an integrated pedestrian/cycleway network to serve the additional population.

The additional footpaths and cycleway are to be funded from Section 94 contributions collected under this plan and additional Council funds.

5.4 Apportionment

Most of the additional footpath lengths are to be fully apportioned to the future population of the contributions plan area. A footpath proposed on the Scenic Highway is to be apportioned partly to the existing population and partly to the future population. A cycleway proposed along Terrigal Drive forms part of a regional link and therefore is to be partially apportioned to the future population.

6 TOWN CENTRE IMPROVEMENTS

Council has prepared a plan for improvement works to be undertaken in the Terrigal Town Centre and adjacent foreshore area. The need for the improvement works arises from the expected future increasing usage of the public areas within the Town Centre. The works programme is shown in Appendix II.

The Terrigal Town Centre provides a number of roles in the provision of commercial and retail services to the Gosford community. These roles encompass tourist support, local shopping, local commercial and specialised retail (hospitality) functions. These functions satisfy needs of the residents of Terrigal and beyond.

The benefits of the proposed improvements then are spread across a range of future users and are not confined to just future residents of the Terrigal medium density area/Town Centre.

6.1 Nexus

The nexus or connection between the development in the medium density/Town Centre and improvements to public areas within the Town Centre is that the increased population associated with this development is placing increased demands upon the public areas within the Town Centre and foreshore requiring the need to upgrade and extend these areas. The popularity of centres based on restaurants/cafe activities located adjacent to attractive natural areas will increase over coming years resulting in higher numbers of people from outside the area covered by the Contributions Plans using the public infrastructure of the Terrigal Town Centre and foreshore.

Increased demands from the large number of future users located outside the Terrigal medium density/town centre means that a significant proportion of the cost of the improvements needs to be provided by sources outside the contributions plan area.

6.2 Existing Demand

The existing Town Centre public infrastructure is deficient in terms of capacity to meet current use requirements. A business levy adopted by Council in March 2004 will pay for Stage 1 of the works program to address the existing shortfall. These works amount to \$4.35m in cost. Excess capacity within public infrastructure is not available particularly at peak times with the result that additional demands will require improvements to this infrastructure.

6.3 Future Demand

Growth in population through medium density development and increased attractiveness in the experiences provided in the Town Centre and foreshore area will result in increased use of the public infrastructure of the Town Centre and foreshore area. This increased use of pedestrian footpaths, foreshore areas and traffic using Town Centre streets will require improved facilities to meet this anticipated demand. Closure of roads will provide increased areas for pedestrian use and altered traffic management facilities will assist in moving traffic efficiently through the centre.

6.4 Apportionment

The proposed improvement works to be undertaken in the Terrigal Town Centre and adjacent foreshore area is to be apportioned between future users located from within the area covered by the Contributions Plan and those future users of the Town Centre from the wider Gosford City Local Government Area and beyond, with those from outside the CP area meeting a larger proportion of the total cost. In calculating an appropriate apportionment, it should be noted that local residents use the Centre more often than non-resident users, even though they make up a significantly smaller number of the total users. An estimated 30% of the cost of works that are associated with the demands of the future population is to be charged to development in the Terrigal CP area.

The works programme is shown in Appendix III.

7 STORMWATER AND FLOOD MITIGATION

7.1 Nexus

Further development of the area puts increased strain on stormwater drainage and flood mitigation measures. Higher density development in Terrigal increases stormwater runoff. Firstly, due to a reduction of vegetated areas that act to intercept and infiltrate runoff. Secondly, due to a reduction in available areas for stormwater to safely pond during storm events. Higher density development often also reduces the opportunity for natural overland flow paths, sometimes removing flowpaths altogether.

Higher density development in Terrigal therefore places increased reliance on constructed stormwater and flood mitigation systems. Failure of these systems in these areas results in tangible damage to property, which is ultimately a cost to the whole community. Hence improvements to the stormwater and flood mitigation systems to cater for an increased level of service are imperative.

7.2 Existing Demand

The existing stormwater and flood mitigation systems in the area covered by the Terrigal Contributions Plan are satisfactory in some areas but well under capacity in other areas.

7.3 Future Demand

Future higher density development in Terrigal will place increased demand on stormwater and flood mitigation systems. Additional works are required to meet the increased demand. To this end a schedule of drainage improvement works has been planned (refer Appendix IV). The works will be prioritised taking into account the extent of the existing problem and the location of future development.

7.4 Apportionment

Improvements to the stormwater and flood mitigation systems are to be partially funded from Section 94 contributions collected under this plan together with additional Council funds. Due to the extent of current development in the medium density areas and the locational characteristics of the various catchments which cover the CP area, the apportionment of Section 94 contributions towards drainage improvement works has been calculated to be 26%.

The works program is shown in Appendix IV.

8 OCCUPANCY RATES

Section 94 contributions will be levied on a per person basis based on the size of the dwelling, assumed occupancy rates of dwellings and includes medium density residential development. Medium density residential development includes units, villas, dual occupancies, townhouses, residential flat buildings, apartments, secondary dwellings and the like.

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TABLE – ASSUMED OCCUPANCY RATES

Development

Each allotment / dwelling house	2.5 persons
Other dwellings (eg medium density / semi detached town houses, secondary dwelling etc)	
Small dwelling – not exceeding 70 sq m	1.5 persons
Medium dwelling – greater than 70 sq m but not exceeding 110 sq m	2.0 persons
Large dwelling – greater than 110 sq m	2.5 persons

9 FORMULAS

9.1 Local Open Space Embellishment

The formula adopted to determine contributions for the required recreation facilities is as follows:

$$\frac{R - (E+D)}{P_1 - P_2} = \text{per person contribution}$$

- Contribution per person is adjusted quarterly by multiplying by indexation figures (I1/I2)

R = total cost of embellishment of open space as outlined in works schedule (\$205,000)

E = Existing funds available (currently \$62,465)

D = Contributions under existing consents (\$16,935)

P₁ = Ultimate population increase at commencement of plan (1985)

P₂ = Population increase since plan commenced (as at 2001 Census) (376)

I1 = Current quarter “Consumer Price Index (All Groups Index) for Sydney” issued by the Australian Statistician.

I2 = Original quarter “Consumer Price Index (All Groups Index) for Sydney” issued by the Australian Statistician = 145.5 (June 2004).

= \$78 per person

Note: Credit is given for the existing allotment at a rate of 2.5 persons per dwelling except in relation to where the development is for a secondary dwelling.

Where existing units are to be demolished and replaced with new units, credit will apply according to occupancy rates in this CP.

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9.2 Footpath and Cycleway Contribution

$$\frac{R - (E + D)}{P_1 - P_2} = \text{per person contribution rate}$$

Contribution per person is adjusted quarterly by multiplying by indexation figures (11/12)

- R = Cost of constructing the total footpath network within the contributions plan area as outlined in the Schedule of Works (\$471,152)
- E = Existing funds available (\$137,155)
- D = Contributions at new rates for existing consents (\$22,424)
- P₁ = Ultimate population increase at commencement of plan (1985)
- P₂ = Population increase since plan commenced (as at 2001 census) (376)
- I₁ = Current “Consumer Price Index (All Groups Index) for Sydney” issued by the Australian Statistician.
- I₂ = Original Previous quarter “Consumer Price Index (All Groups Index) for Sydney” issued by the Australian Statistician = 145.5 (June 2004)
- = \$203 per person

Note: Credit is given for the existing allotment at a rate of 2.5 persons per dwelling except in relation to where the development is for a secondary dwelling.

Note: Kerb and gutter and street planting to be provided at the frontage(s) of each site by the developer.

Where existing units are to be demolished and replaced with new units, credit will apply according to occupancy rates in this CP.

9.3 Terrigal Town Centre Embellishment

The formula adopted to determine contributions for the required embellishment is as follows –

$$\frac{R - E}{P_1 - P_2} \times A = \text{per person contribution rate}$$

Contribution per person is adjusted quarterly by multiplying by indexation figures (11/12)

- R = total cost of embellishment of Town Centre (\$15,377,819)
- E = Existing funds available through Deed of Agreement (\$1,000,000) (see condition 82 in DA 21589)
- P₁ = Ultimate population increase (1985)
- P₂ = Population increase since plan commenced (as at 2001 Census) (376)

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- A = Apportionment factor (.3)
- I_1 = Current quarter "Consumer Price Index (All Groups Index) for Sydney" issued by the Australian Statistician.
- I_2 = Original quarter "Consumer Price Index (All Groups Index) for Sydney" issued by the Australian Statistician. - 145.5 (June 2004)
- = \$2681 per person

Note: Credit is given for the existing allotment at a rate of 2.5 persons per dwelling except in relation to where the development is for a secondary dwelling.

Where existing units are to be demolished and replaced with new units, credit will apply according to occupancy rates in this CP.

9.4 Stormwater and Flood Mitigation

The formula adopted to determine contributions for the required stormwater and drainage works is as follows:

$$\frac{R}{P_1 - P_2} \times A = \text{per person contribution rate}$$

Contribution per person is adjusted quarterly by multiplying by indexation figures (11/12)

- R = Cost of constructing the stormwater and drainage works (\$11,165,660)
- A = Apportionment factor (.26)
- P_1 = Ultimate population increase at commencement of plan
- P_2 = Population increase since plan commenced (as at 2001 census - 376)
- I_1 = Current quarter "Consumer Price Index (All Groups Index) for Sydney" issued by the Australian Statistician.
- I_2 = Original quarter "Consumer Price Index (All Groups Index) for Sydney" issued by the Australian Statistician. = 145.5 (June 2004)
- = \$1804 per person

Note: Credit is given for the existing allotment at the rate of 2.5 persons per dwelling except in relation to where the development is for a secondary dwelling.

In the case of replacement of existing units with new, credit will apply to occupancy rates in this CP.

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10 PAYMENT OF CONTRIBUTIONS

Contributions for open space pedestrian footpaths/cycleways, Town Centre improvements and stormwater/flood mitigation levied under this plan will be payable as follows:

- (a) Development applications involving subdivision – payment prior to the release of the subdivision certificate.
- (b) Development applications involving building – payment prior to the release of the construction certificate.
- (c) Development applications not accounted for in (a) or (b) above – payment prior to the release of development consent.
- (d) Complying Development Certificates prior to the release of the complying development certificate.

Deferred payment may be accepted (Bank Guarantee or similar) and the form of payment will be considered at the Development Application stage.

Note: Kerb and gutter and street tree planting to be provided at the frontage(s) of each site by the developer.

11 ACCOUNTS/FUND BALANCES

A register is kept by Council which outlines the following information.

- funds held as at 20 October 2004 along with interest accrued (Account Numbers: Pedestrian Footpaths; Cycleway; Open Space Embellishment, Town Centre/Foreshore Improvements and Stormwater/Flood Mitigation E);
- funds received from 20 October 2004 onwards, under the new regulations pertaining to Section 94 contributions;
- funds will be accounted for separately in keeping with the individual contribution plans, ie each Contribution Plan will have a separate account;
- source of all funds received from 20 October 2004 onwards, ie identifying the specific development;
- expenditure of all funds, identifying on what they were spent and where and when they were spent;

These records are kept in accordance with the Environmental Planning and Assessment Act, Regulation, 2000 as amended. These records are available for public perusal at the ground floor counter.

In accordance with the Regulations, an annual statement will be prepared and made available for public perusal, along with the register of accounts.

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APPENDIX I

LOCAL OPEN SPACE EMBELLISHMENT - SCHEDULE OF WORKS

FACILITY	EMBELLISHMENT COSTS
Drummer	\$50,000
Parry park	
Terrigal haven	\$155,000
Total	\$205,000

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APPENDIX II

PEDESTRIAN FOOTPATHS AND CYCLEWAYS – WORKS SCHEDULE						
PRIORITY	STREET	SECTION	LENGTH (M)	BUILT (M)	REMAINING (M)	COST OF REMAINING
1	Wilson Road	Eastern/Western	380	92	288	\$21,600
2	Campbell Cres	Northern/Western	305	148	157	\$11,775
3	Barnhill Road	Western	260	148	112	\$8,400
4	Whiting Ave	Southern/Western	240	188	52	\$3,900
5	Havenview Rd	Southern	240	127	113	\$8475
6	Junction Road	Western	140	140	0	\$0
7	Ash Street	Western	410	60	350	\$26,250
8	Maroomba Dr	Eastern	170	-	170	\$12,750
9	Kurraybyba Ave	Southern	170	26	144	\$10,800
10	Scenic Hwy	Western/Northern	2001	130	1871	CP Component 50% \$100,112
11	Henley Avenue	Southern	65	-	65	\$4,875
12	Smilie Avenue	Northern	95	-	95	\$7,125
13	Grosvenor Rd	Southern	200	26	174	\$13,050
14	Bellbird Ave	Eastern/Northern	490	69	421	\$31,575
15	Cadell Ave	Northern	50	-	50	\$3,750
16	Hillcrest St	Both sides	110	-	110	\$8,250
17	Barnhill Rd	Eastern	530	55	475	\$35,625

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PEDESTRIAN FOOTPATHS AND CYCLEWAYS – WORKS SCHEDULE						
PRIORITY	STREET	SECTION	LENGTH (M)	BUILT (M)	REMAINING (M)	COST OF REMAINING
18	Ena St	Northern	390	56	334	\$25,050
19	Auld St	Northern	210	110	100	\$7,500
20	Painters Ln	Eastern	380	52	328	\$24,600
21	Quarang St	Northern	330	18	312	\$23,400
22	Tiarri Cr	Northern/Southern	150	-	150	\$11,250
23	Woolunga Ave	Western	130	-	130	\$9,750
	TOTAL FOOTPATHS		7646	1445	6201	\$409,802
	Cycleway Terrigal Dr	Northern	1135	-	1135	CP Component 30% \$61,290
Total			8781	1445	7336	\$471,152

The priorities listed may alter having regard to the pattern of development within the Contributions Plan area.

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APPENDIX III

TERRIGAL TOWN CENTRE IMPROVEMENTS – WORKS SCHEDULE					
PRIORITY	GCC ITEM	DESCRIPTION	ULTIMATE WORKS TERRIGAL CBD	STAGE ONE LEVY WORKS	ULTIMATE WORKS LESS STAGE ONE WORKS
1		Design	Not Applicable	\$ 100,000	\$0
2	4	Broad promenade part Town square	\$1,286,487	\$ 200,000	\$1,086,487
3	1	Part Town square and Surf Club surround	\$450,000	\$ 410,000	\$40,000
4	3	Lawn terrace with seating and decking platforms	\$1,078,409		\$1,078,409
5	15	Campbell Crescent / Church Street intersection	\$447,755		\$447,755
5	21	Church Street / Kurrawyba Avenue signalised intersection	\$646,301		\$646,301
5	19	Church Street signalised pedestrian crossing	\$114,649		\$114,649
5	28	Terrigal Esplanade / Ash Street intersection	\$170,151		\$170,151
5	13	Terrigal Esplanade / Campbell Crescent signalised pedestrian crossing	\$341,519	\$ 50,000	\$291,519
5	31	Terrigal Esplanade / Haven intersection	\$246,197		\$246,197
5	25	Ash Street / Pinetree Lane intersection	\$87,908		\$87,908
5	35	Directional signposting	\$18,257	\$ 20,000	\$0
6	16	Terrigal Esplanade roadworks (central) + landscape (Campbell/Kurrawyba)	\$626,693	\$ 800,000	\$0
7	20	Kurrawyba Avenue roadworks 130m + landscape	\$523,593	\$ 200,000	\$323,593
7	22	Terrigal Esplanade roadworks 120m (south) + landscape	\$465,120	\$ 50,000	\$415,120
7	50	Terrigal Esplanade/Kurrawyba Avenue intersection	\$134,910	\$ 50,000	\$84,910

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TERRIGAL TOWN CENTRE IMPROVEMENTS – WORKS SCHEDULE					
PRIORITY	GCC ITEM	DESCRIPTION	ULTIMATE WORKS TERRIGAL CBD	STAGE ONE LEVY WORKS	ULTIMATE WORKS LESS STAGE ONE WORKS
8	14	Campbell Crescent roadworks + landscape	\$638,125	\$ 400,000	\$238,125
9	18	Church Street roadworks + retaining wall + landscape	\$955,250	\$ 360,000	\$595,250
9	27	Ash Street roadworks + landscape (Ch.10.00-80.00)	\$636,420		\$636,420
10	37	Pathway - Terrigal Esplanade to Hudson Lane	\$56,139	\$ 60,000	\$0
10	38	Kurrawyba Avenue roadworks Church Street to Wilson Road	\$98,932	\$ 60,000	\$38,932
10	17	Hudson Lane roadworks	\$219,418	\$ 50,000	\$169,418
11	8	Reconstructed rock pool	\$185,131		\$185,131
12	11	Terrigal Esplanade Beach car park reconfiguration + landscape	\$518,364	\$ 200,000	\$318,364
12	12	Terrigal Esplanade roadworks 120m (north) + landscape	\$675,912	\$ 260,000	\$415,912
13	30	Lookout with improved parking	\$129,321		\$129,321
13	29	Terrigal Esplanade 280m (south) 2.5m wide path Star of the sea works	Not Applicable		\$0
14	33	Terrigal Haven New Southern Carpark No.CL17	\$850,146		\$850,146
14	51	Terrigal Haven other new road / landscape / lookouts / car park works	\$1,492,668		\$1,492,668
15	34	Terrigal Haven Restaurant Carpark No.1	\$520,146		\$520,146
16	32	Terrigal Haven landscape	\$530,436		\$530,436
17	9	Terrigal Esplanade 500m (north) 2.5m wide path & landscaping	\$2,058,083		\$2,058,083
18	40	Painters Lane trunk drainage	\$131,802		\$131,802

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TERRIGAL TOWN CENTRE IMPROVEMENTS – WORKS SCHEDULE					
PRIORITY	GCC ITEM	DESCRIPTION	ULTIMATE WORKS TERRIGAL CBD	STAGE ONE LEVY WORKS	ULTIMATE WORKS LESS STAGE ONE WORKS
18	10	Painters Lane roadworks and drainage	\$68,058		\$68,058
19	23	Pinetree Lane roadworks + landscape	\$688,445		\$688,445
		Replace 10 power poles with street lights and underground cabling		\$ 200,000	\$0
		Underground power lines and bundled over head lines		\$ 350,000	\$0
		Wilson road missing kerb and gutter		\$ 135,000	\$0
		SUMMARY			
		Total value from estimate	\$17,090,745	\$ 3,955,000	\$14,099,655
		Contingencies	\$1,709,074	\$ 395,000	\$1,409,966
		Total estimate	\$18,668,017	\$ 4,350,000	\$15,377,819

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APPENDIX IV

STORMWATER AND FLOOD MITIGATION – WORKS SCHEDULE	
Terrigal Lagoon to Lot 12 (No.7) Yarang Rd: Construct culvert from Terrigal Lagoon to rear of No.7 Yarang Close. Provide flow entry to culvert from public reserve area. Obtain drainage easement through No.7 Yarang Close and Lot 5 Terrigal Drive.	\$265,434
Lot 28 Grasslands Ave: Construct new open channel east of and parallel to existing open channel to increase combined capacity to 1 in 100 AEP. Acquire drainage easement for new open channel and maintenance access road.	\$53,087
Grasslands Ave: Construct additional culvert to provide combined capacity to 1 in 100 AEP. Join to new open channel proposed in Lot 28 (see above). Reshape footpaths to drain to open channels on both sides of Grasslands Ave.	\$26,543
Ashley Ave fronting Lot 101: Construct 3.6m EKI multiple grated gully pit a low point and construct RCP to join box culvert in Lot 101. Contour footpath to direct excess flow to grass swale to be constructed over box culverts in Lot 101.	\$13,272
Ashley Ave: Upgrade drainage line in Ashley Ave to 1 in 100 AEP capacity. Provide additional surface collection pits to ensure pipes are flowing to capacity.	\$66,359
Anniversary Ave: Construct new line on eastern side of road to 1 in 20 AEP capacity with corresponding number of gully pits. Provide overland flow to Grasslands Ave lowpoint and to public reserve at north-eastern end of road. Disconnect drainage lines.	\$929,020
Bellbird Ave: Upgrade drainage to 1 in 20 AEP capacity	\$205,712
Hillcrest Ave: Extend kerb and gutter from end of existing kerb to tie in with existing kerb and gutter at Ena St/Hillcrest Ave and tie in with drainage proposed in Bellbird Ave.	\$79,630
Terrigal Drive: Construct junction pit on southern side of Terrigal Drive to join existing 3x900 RCPs with existing 4x900 RCP under Terrigal Drive	\$6,636
Public Reserve between end of Yarang Cl and northern end of Anniversary Ave: Lower the general level of the reserve and provide drainage from reserve to existing drainage line	\$13,272
Lot 28 Grasslands Ave: Lower invert of open drain from rear boundary to common boundary between Lots 22 and 23 Anniversary Ave	\$9,290
Alanna St: Upgrade and extend drainage line in Alanna St a further 80m, with 1 in 20 AEP capacity pipes and pits	\$92,902
Terrigal Lagoon to Havenview Rd: (complete), Investigation and Design \$67,568; Supply of culverts & construction \$752,615; Provide combined capacity of 1 in 100 AEP	\$820,183

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STORMWATER AND FLOOD MITIGATION – WORKS SCHEDULE	
Havenview Rd to Ena St: (complete) Purchase 8 Havenview Rd, \$233,365; Purchase Ena St \$239,818; construct RC pipes through Public School to provide combined capacity of 1 in 100 AEP \$544,051. Acquire drainage easement through school grounds. Water and sewer relocations between Ena St & Quarang Rd ready for next stage \$164,664.	\$1,181,898
Ena St: Construct 1 in 100 AEP collection system in Ena St	\$132,717
Ena St to Quarang Rd and Karla Ave: Construct additional RCPs to provide combined capacity of 1 in 100 AEP. Acquire Lot 19 as a drainage reserve over existing RCPs and proposed RCPs. Construct 3.6m EKI gully pit with multiple grates at low point in Quarang Rd with kerb and gutter. Construct 1 in 100 capacity system in Karla Ave.	\$663,586
Chantell Ave: Construct RCP on eastern side of road to provide combined capacity to the 1 in 20 AEP and 1 in 100 AEP peak flows.	\$424,695
Casino St – Riviera Ave (east): Construct RCP on western side of Casino St to 1 in 100 AEP capacity up to existing gully pit in Riviera Ave for a 1 in 100 AEP storm. Extend southwards into Riviera Ave to existing gully pit. Disconnect lines draining to easement between Riviera Ave and Trevally Close.	\$212,348
Barnhill Rd: Extend existing drainage at corner of Scenic Highway and Barnhill Rd, along Barnhill Rd to Grosvenor Rd.	\$106,174
Barnhill Rd/Riviera Ave/Whiting Ave intersection: Connect existing drainage lines in Barnhill Rd to existing line from whiting Ave.	\$46,451
Riviera Ave – Parry Ave; Construct kerb & Gutter on northern end of Riviera Ave to prevent scour. Construct 1in 20 AEP capacity drainage line along Riviera Ave and extend across Parry Ave to Chantell Ave. Disconnect line from Riviera Ave and Marlin Place.	\$75,649
Trevally Close – Riviera Ave: Construct new RCP to improve system geometry. Disconnect line in Lot 58 (No.4) Trevally Close. Upgrade drainage line in Trevally Close to 1 in 100 AEP capacity.	\$82,285
Riviera Ave – Marlin Place: Construct additional pits in Riviera Ave for the 1 in 100 AEP peak flow and convey in new RCP in Marlin Place.	\$92,902
Riviera Ave – Trevally Close: Construct additional collection pits in Riviera Ave for 1 in 100 AEP peak flow and upgrade drainage line to 1 in 100 AEP capacity. Provide additional collection in Trevally Close and upgrade line to 1 in 100 AEP capacity to drainage easement between Trevally Cl and Casino St.	\$151,298
Establish drainage easement between Trevally Close and Casino St: Provide drainage line with 1 in 20 AEP capacity and join to existing line. Ensure a clear grass swale is provided over the new drainage easement for overland flow. Fences over drainage easement to be fitted with swing mechanism.	\$159,261
Parry Ave to Chantell Ave: Provide kerb & gutter on both sides of Parr Ave to control overland flow. Provide collection and drainage line to 1 in 100 AEP capacity in Parry Ave. Between Parry Ave and Chantell Ave re-align drainage route and provide 1 in 100 AEP capacity drainage line.	\$192,440

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STORMWATER AND FLOOD MITIGATION – WORKS SCHEDULE	
Cottee Cres: Upgrade existing drainage line and collection system to 1 in 100 AEP capacity and extend system towards cul-de-sac.	\$59,723
Junction Rd to Outfall: Upgrade existing line and collection system to 1 in 100 AEP capacity and extend system towards Havenview Rd.	\$58,396
Ash St – Barrington Rd: Extend 1 in 100 AEP capacity drainage line into catchments on eastern side of Ash St.	\$199,076
Pinetree Lane to Outfall: Construct new 3.6m x 1.8m box culvert from open channel adjacent to Bowling Club through to beach outfall along Ash St.	\$1,100,000
Pinetree Lane to Henly Ave: Upgrade open channel to 1 in 100 AEP capacity. Widen drainage easement.	\$470,000
Scenic Highway: Floodproof flood liable houses, upgrade drainage system to 1 in 100 AEP capacity. Provide additional collection in Scenic Highway.	\$95,556
Church St/Campbell Cres intersection to outfall: Upgrade culvert in Church St enlarge capacity (1 in 100 AEP not possible). Set MFLs to manage continuing flood risk.	\$1,459,889
Grosvenor Rd and Kurrawyba Ave: Kerb & gutter on low side of road. Construct 1 in 100 AEP drainage system	\$237,564
Wilson Rd between Boomerang Rd and Grosvenor Rd: Provide 1 in 100 AEP capacity drainage line from Wilson Rd and up into	\$265,434
Wilson Rd to Pinetree Lane: Provide 1 in 100 AEP system.	\$600,000
Henley Ave – Wilson Rd: Upgrade drainage system in Henley Ave to 1 in 100 AEP capacity and extend into Wilson Rd. Provide additional collection in Wilson Rd to transfer overland flow	\$228,274
Wilson Rd to western end of Boomerang Rd: Provide 1 in 20 AEP drainage line in existing watercourse and provide a grass swale for excess flows. Join to existing 600mm RCP from Auld St.	\$115,464
Kurrawyba Ave to Boomerang Rd: Provide 1 in 20 AEP capacity system in Kurrawyba Ave and extend via drainage easement in Lot 2 to Auld St. Acquire drainage easement in either Lot 46 or Lot 47 Auld St. Extend line to Boomerang Rd via existing easements.	\$92,902
Provide additional gully pits to minimise flows down driveway of No.63 Scenic Highway. Provide additional drainage line to 1 in 100 AEP capacity in easement. Acquire drainage reserve over natural watercourse.	\$70,340
Acquire drainage easement over existing watercourse through Lots A, B , C, D of DP 370122	\$10,000
TOTALS	\$11,165,662

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APPENDIX V

INDEXATION FIGURES

- I1 = Current Quarter "Consumer Price Index (All Groups Index) for Sydney" issued by the Australian Statistician.
- I2 = Original Quarter "Consumer Price Index (All Groups Index) for Sydney" issued by the Australian Statistician = 145.5 (June 2004).

Contribution per person is adjusted quarterly by multiplying original rate by indexation figures (I1/I2)

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APPENDIX VI

CONTRIBUTIONS RATES

OPEN SPACE EMBELLISHMENT

At the original rate of \$78.00 per person, the following contributions would apply:

1	Small unit (1.5 persons x \$78.00)	=	\$117.00
2	Medium unit (2.0 persons x \$78.00)	=	\$156.00
3	Large unit (2.5 persons x \$78.00)	=	\$195.00
4	New allotment (2.5 persons x \$78.00)	=	\$195.00

PEDESTRIAN FOOTPATHS

At the original rate of \$203.00 per person, the following contributions would apply:

1	Small unit (1.5 persons x \$203.00)	=	\$305.00
2	Medium unit (2.0 persons x \$203.00)	=	\$406.00
3	Large unit (2.5 persons x \$203.00)	=	\$508.00
4	New allotment (2.5 persons x \$203.00)	=	\$508.00

TOWN CENTRE/FORESHORE IMPROVEMENTS

At the original rate of \$2681 per person, the following contributions would apply:

1	Small unit (1.5 persons x \$2681)	=	\$4022
2	Medium unit (2.0 persons x \$2681)	=	\$5362
3	Large unit (2.5 persons x \$2681)	=	\$6703
4	New allotment (2.5 persons x \$2681)	=	\$6703

STORMWATER AND FLOOD MITIGATION

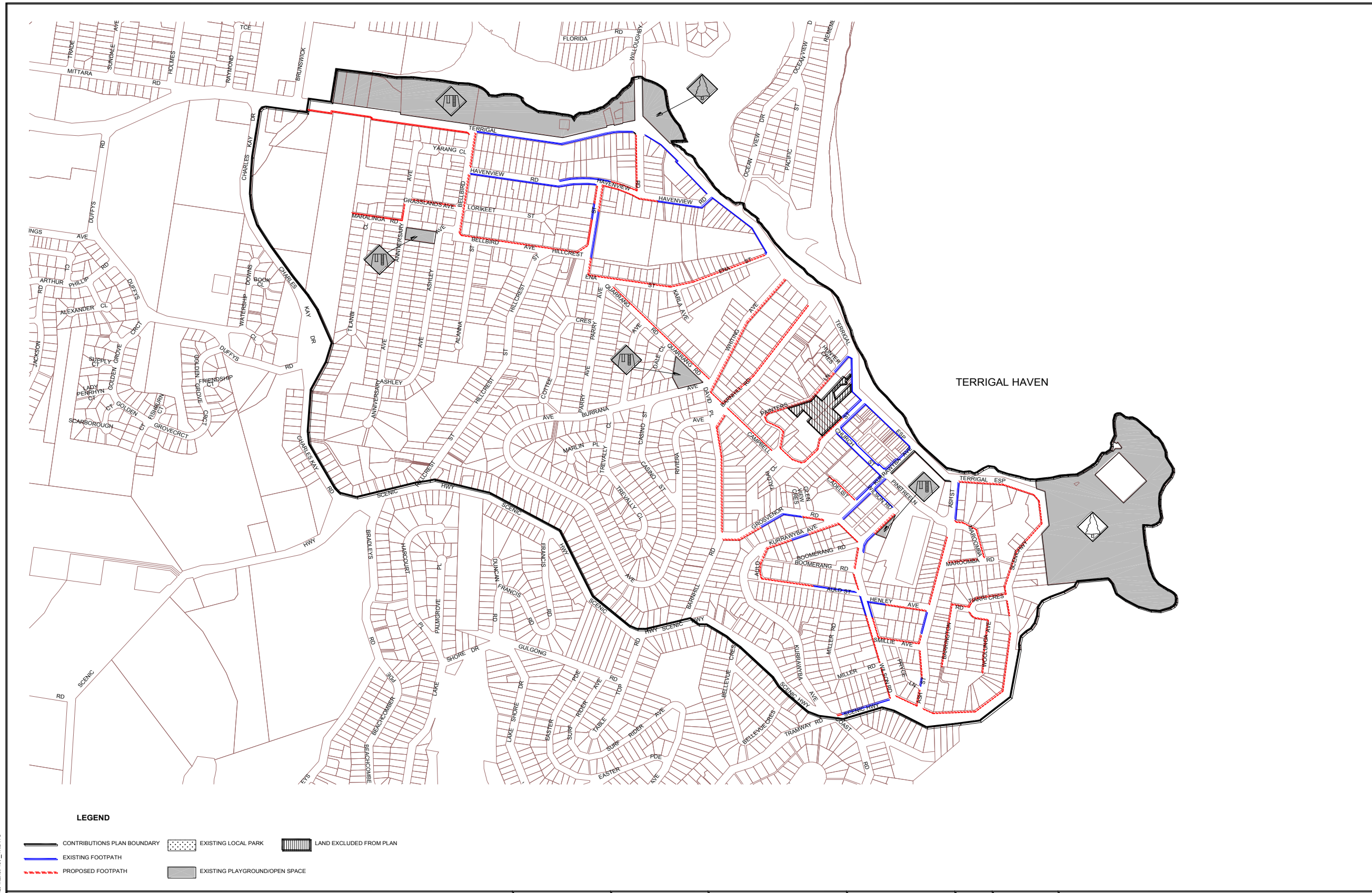
At the original rate of \$1804 per person, the following contributions would apply:

1	Small unit (1.5 persons x \$1804)	=	\$2706
2	Medium unit (2.0 persons x \$1804)	=	\$3608
3	Large unit (2.5 persons x \$1804)	=	\$4510
4	New allotment (2.5 persons x \$1804)	=	\$4510

Contribution rates are indexed in accordance with the Consumer Price Index (All Groups Index) for Sydney issued by the Australian Statistician.

Current Contribution rates are available from Council's Ground Floor Enquiry Counter, Mann Street, Gosford.

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LEGEND

- CONTRIBUTIONS PLAN BOUNDARY
- EXISTING FOOTPATH
- PROPOSED FOOTPATH
- EXISTING LOCAL PARK
- EXISTING PLAYGROUND/OPEN SPACE
- LAND EXCLUDED FROM PLAN

REVISION DETAILS	DATE	CONTRIBUTIONS PLAN 7A - DRAINAGE CONTRIBUTIONS PLAN 7B - ROADWORKS AND TRAFFIC MANAGEMENT	COUNCIL FILE No.: 377.88	CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 AND REGULATIONS, AS AMENDED.		SCALE 1:4000
THIS PLAN COMES INTO EFFECT FROM 21/10/93 TO THE EXTENT TO WHICH IT IS CONSISTENT WITH THE GOSFORD PLANNING SCHEME ORDINANCE AND ALL OTHER LOCAL ENVIRONMENTAL PLANS.			FOR COUNCIL	DATE	GOSFORD CITY COUNCIL CONTRIBUTIONS PLAN No.47A TERRIGAL	