



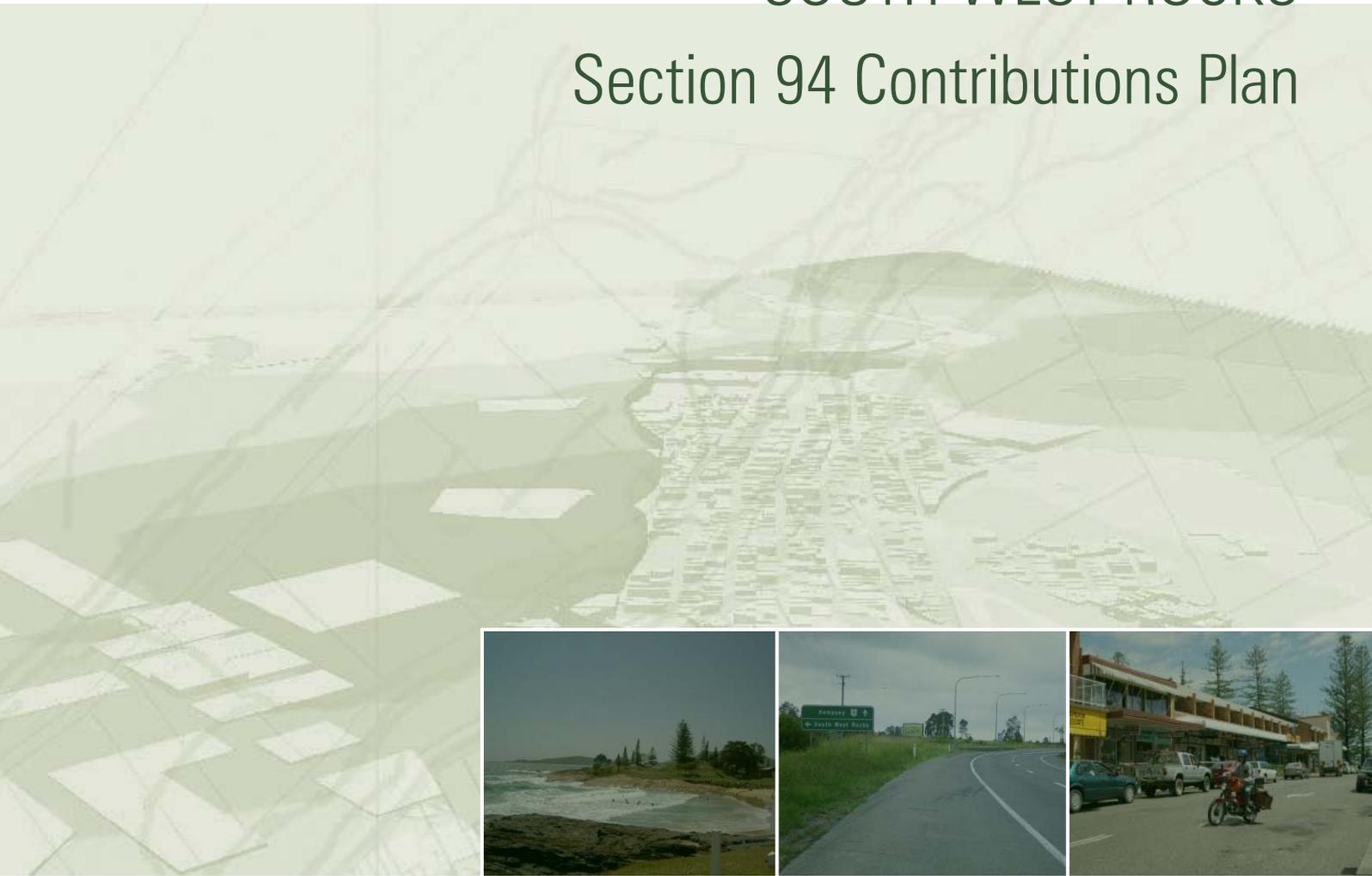
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KEMPSEY
Shire Council

SOUTH WEST ROCKS

Section 94 Contributions Plan



February 2008



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Executive Summary

This Section 94 Contributions Plan is called the South West Rocks Section 94 Contributions Plan 2008. This plan applies to the area known as South West Rocks as shown on the map in Appendix A.

This Section 94 Contributions Plan addresses the public facilities and amenities that will be required to meet the needs of the incoming population of South West Rocks up to 2017. This Plan was prepared in accordance with the *Environmental Planning and Assessment Act 1979* and *Planning and Assessment Regulation 2000*.

This contributions plan has been prepared taking into consideration the principles of nexus, apportionment and reasonableness. Using these principles, Section 94 is being utilised by Council to ensure that the service level to the existing population is not reduced, whilst ensuring a similar level of service for the incoming population. Unless this approach is followed, there will be inequities for the community – both to those who are long-term residents and for the incoming population.

This plan describes the forecast future demands for public facilities and amenities in South West Rocks, the programs of works (projects), which will be implemented to meet these demands, the anticipated costs of these programs, and the basis for determining a reasonable apportionment of the costs to the incoming resident population.

The new population emanating from new development in South West Rocks will result in the need for augmented and/or additional:

1. Community Services.
2. Open Space and Bushland.
3. Traffic and Transport Management.
4. Public Domain Improvements.
5. Stormwater.
6. Other Services.
7. Plans, Studies and Management.

The total contribution rates that will be payable by future residential generating development within South West Rocks are summarised in the following table. The complete contribution tables are shown in Section 12.



Table 1 Sample of Contribution Rates

Dwelling Type		Detached Housing	Semi – Detached, row, terrace	Flat, unit or apartment
	Rate Per Person (\$)	For an average 3 bedroom single dwelling at 2.4 occupancy rate	For an average 2 bedroom semi detached at 1.7 occupancy rate	For an average 2 bedroom apartment at 1.6 occupancy rate
Community Services- Library	\$283.10	\$679.44	\$481.27	\$452.96
Community Services- MPB	\$347.31	\$833.54	\$590.43	\$555.70
Open Space Acquisitions	\$338.50	\$812.40	\$575.45	\$541.60
Open Space Increased Capacity	\$1,092.41	\$2,621.78	\$1,857.10	\$1,747.86
Bushland	\$23.99	\$57.58	\$40.78	\$38.38
Traffic And Transport Management	\$1,028.21	\$2,467.70	\$1,747.96	\$1,645.14
Public Domain Improvements	\$145.70	\$349.68	\$247.69	\$233.12
Stormwater Management	\$987.67	\$2,370.41	\$1,679.04	\$1,580.27
Support Services – Bush Fire	\$27.50	\$66.00	\$46.75	\$44.00
Support Services – Surf life Saving	\$33.71	\$80.90	\$57.31	\$53.94
Plan Studies	\$57.83	\$138.79	\$98.31	\$92.53
Total	\$4365.93	\$10,478.23	\$7,422.08	\$6,985.49



Part A

1. Introduction

1.1 Name of this Plan

This Contributions Plan has been prepared in accordance with the provisions of Section 94 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* and Part 4 of the *Planning and Assessment Regulation 2000 (Regulation)*.

This Plan is known as the “South West Rocks Section 94 Contributions Plan 2008”.

1.2 When does this Development Contributions Plan commence?

This development contributions plan has been prepared pursuant to the provisions of S94 of the *EP&A Act* and Part 4 of the *EP&A Regulation* and takes into effect from 29 February 2008.

Development applications assessed on or after this date will be subject to the provisions of this plan.

1.3 To what area does this Plan apply?

This plan applies to area known as South West Rocks as shown on the map in Appendix A.

This development contributions plan applies to applications for development consent and applications for complying development certificates under Part 4 of the *Environmental Planning and Assessment Act 1979*.

1.4 What is a Section 94 Contributions Plan?

Section 94 of the *EP&A Act* enables Council to levy contributions, from developers (as a condition of consent), for additional facilities and services, which will be needed as a consequence of development. Therefore, a Section 94 Contribution Plan is a public document, which contains Council's policy regarding contributions levied on development. It includes details of anticipated increased demand as a result of new development and links this to an increased demand for public services and amenities for which developer contributions will be sought. This link is fundamental to the levying of developer contributions and is the key to deciding whether or not contributions can be levied. The contributions plan should also include contribution formulae, contribution rates, a works schedule and advice on when and how contributions should be spent.

The plan should be flexible, it should be able to respond to the changing needs of an area, and it should allow for the planned, efficient provision of services and amenities likely to be required as a result of or to facilitate, new development. The plan should be for a particular time period (in this case 10 years) for determining both the rate of development and the services and facilities to be provided in that period.

Council can only require a contribution if it is satisfied that the development, the subject of a development application, will or is likely to require the provision of, or increase the demand for, public facilities within the area. Contributions may be in the form of monetary payments, dedication of land at no cost to Council, the provision of a material public benefit, or a combination of these.

The ability to fund new works facilities and the embellishment of existing infrastructure in the community



using Section 94 is of great importance to Kempsey Shire Council. By using contributions, Council can greatly reduce the cost and impact on the existing residents in the LGA, of providing additional services and facilities generated by new development. Section 94 is being utilised by Council to ensure that the service level to the existing population is not reduced, whilst ensuring a similar level of service for the incoming population.

1.5 What is the purpose of this Plan?

The primary purpose of this plan is to satisfy the requirements of the *Environmental Planning and Assessment Act* and the *Regulation* to enable Kempsey Shire Council to require payment of a monetary contribution, a dedication of land, or, in lieu thereof, to accept the provision of material public benefits (including the dedication of land) or the carrying out of works in kind, towards the provision, extension or augmentation of public amenities and public services that will, or are likely to be, required as a consequence of development in South West Rocks.

Other purposes of this Plan are to:

- ▶ Provide the framework for the efficient and equitable determination, collection and management of development contributions towards the provision of public amenities and services.
- ▶ Ensure that all new development that benefits from these public amenities and services contributes to its provision.
- ▶ Determine likely development patterns and needs of the population which will result from that development.
- ▶ Ensure that the existing wider Kempsey Shire community is not unreasonably burdened by the provision of public infrastructure required (either partly or fully) as a result of the ongoing development and re-development of South West Rocks.
- ▶ Provide an overall strategy for the coordinated delivery of public amenities and services consistent with Council's strategic intent and Management Plan.
- ▶ Provide a comprehensive and transparent strategy which is implemented for the assessment, accounting and review of development contributions made under section 94 of the *Environmental Planning and Assessment Act 1979* and *Regulation* for South West Rocks; and
- ▶ Indicate a program of works and expenditure for the provision of public facilities required as a result of development.

1.6 Relationship to other Plans

This Plan supersedes;

- ▶ Kempsey Shire Council (1993) Section 94 Contributions Plan for Stormwater Drainage - As Amended 2002.
- ▶ Kempsey Shire Council (1993) Section 94 Contributions Plan for Off Street Car parking - As Amended 2001.
- ▶ Kempsey Shire Council (2001) Section 94 Contributions Plan for Outdoor Recreation.
- ▶ Kempsey Shire Council (2001) Section 94 Contributions Plan - Belle O'Connor Catchment – Distributor Road.
- ▶ Kempsey Shire Council (1997) Section 94 Contributions Plan Trunk Stormwater Drainage Belle O'Connor, South West Rocks.



Contributions raised and paid under the auspices of the superseded plans will be directed towards the respective facility categories contained in this Plan. This Plan incorporates the outstanding fund balances of the superseded plans, as existing at the time of the plan's introduction.

Contributions levied under the superseded plans may be adjusted in accordance with movements in the Consumer Price Index. This circumstance would arise where the timing of payment of the contribution is at least one year from the date of the development consent, which contains the condition imposing the Section 94 Contribution(s).

This Plan is consistent with Council's current Management Plan and provides a means of implementing priority facilities and strategies adopted by Council for the provision of public facilities and amenities in South West Rocks.

This Plan complements Council's various development control plans and policies. However, developers and owners should check other relevant plans and policies for further information and development standards that may relate to their site.

1.7 For what amenities and services will contributions be levied?

The contributions plan establishes strategies (Part C) that allow section 94 contributions to be levied towards the provision of the following amenities and services insofar as these amenities and services relate to the needs generated by new development:

1. Community Services.
2. Open Space and Bushland.
3. Traffic and Transport Management.
4. Public Domain Improvements.
5. Stormwater.
6. Other Services.
7. Plans, Studies and Management.

1.8 How is this Plan Structured?

This plan is arranged in four parts;

- Part A – provides a summary of the essential components of the Plan, including the basis for preparing a development contributions plan, describes the Plan's operation and administration, defines the area affected by the Plan and its relationship to other plans
- Part B – provides details of the need for the public facilities planned to be provided, including the expected development and population characteristics of South West Rocks and the plan for the delivery of required facilities.
- Part C – provides details on the strategies to deliver each of the categories of public facilities, including the causal, spatial and temporal link between expected development and the facilities required, and the philosophy, standards and manner of facility and service delivery.
- Part D – contains information which support the contents of Parts A, B and C.



2. Administration and Operation of the Plan

2.1 Operation of the Plan

Section 94 permits Council to require developers to provide or assist in providing new facilities required as a consequence of new development. The mechanism to require the contribution is through the development assessment process.

In determining a development application or issuing a complying development certificate, Council may impose a condition of consent requiring the payment of a monetary contribution, dedication of land and/or works in kind, in accordance with the provisions of this plan.

This plan identifies the quantum of contribution to be levied on an individual development, and what facilities the contribution may be directed towards. Such details are to be included in the respective development approval. The parameters and assumptions used to identify contributions and the works as a result of development occurring are dynamic. As a result, this plan will be reviewed periodically.

Information on the contributions received, and details of how these contributions have been applied toward the provision of the public amenities and services described in this Plan, will be reported in Council's annual financial statements. A register of contributions received under this Plan will also be maintained and made publicly available by Council.

2.2 What is the life of the Plan?

This Plan seeks development contributions for services and facilities required as a result of population increases occurring over the next 10 years. The time frame selected accords with estimated rates of development and detailed population projections completed to identify growth from 2007.

2.3 What is the Contribution Formula?

The formulas used to determine the contributions regarding each type of facility and service are set out in Part C of this Plan. The formulas have been based on a generic contributions formula that applies for each public facility or service.

The contribution rate will be indexed according to the consumer price index set out in section 2.7 below. A summary of the contribution rates is given in Chapter 12. The contribution rates for residential development have been calculated per person, and then converted to per dwelling type and bedroom number using occupancy rates from the 2001 census.

2.4 When is the Contribution Payable?

The amount of developer contributions will be determined as part of the assessment of a development application and will appear as a condition of approval on the respective development consent issued under Section 80 of the *Environmental Planning and Assessment Act 1979*. The notice will include a condition indicating the timing, amount of payment and the specific public amenity or service in respect of which the condition is imposed.

Dedication of land, provision of material public benefits or works in kind or payment of a monetary contribution is to be made prior to the issue of the construction certificate. In the case of subdivision, the contribution is to be made prior to the issue of the subdivision certificate. Where a developer negotiates a material public benefit, works in kind or dedication of land in lieu of paying the monetary contribution



required under this Plan, the developer must also pay Council's reasonable costs for the management of this contributions plan and its elements.

The amount of any monetary contribution to be paid will be the contribution payable at the time of consent, and depending on when the development consent is acted upon, may be subject to reasonable adjustment due to movements in the financial indices and rates indicated in Section 2.7.

2.5 Are Contributions Payable for Complying Development?

The amount of developer contributions will be determined as part of the assessment of a development application and will appear as a condition of approval on the respective development consent issued under Section 80 of the *Environmental Planning and Assessment Act 1979*. The notice will include a condition indicating the timing, amount of payment and the specific public amenity or service in respect of which the condition is imposed.

It is the responsibility of the principal certifying authority to accurately calculate and apply the Section 94 contribution conditions where applicable. Likewise, it is the responsibility of any person issuing a construction certificate to certify that the contributions have been paid to Council prior to the issue of the certificate. Deferred payments of contributions required by a condition of a complying development certificate will not be accepted.

Dedication of land, provision of material public benefits or works in kind or payment of a monetary contribution is to be made prior to the issue of the construction certificate. In the case of subdivision, the contribution is to be made prior to the issue of the subdivision certificate.

Where a developer negotiates a material public benefit, works in kind or dedication of land in lieu of paying the monetary contribution required under this Plan, the developer must also pay Council's reasonable costs for the management of this contributions plan and its elements.

2.6 Offer to enter into a voluntary planning agreement

If an applicant does not wish to pay a levy in connection with the carrying out of development, the applicant may offer to enter into a voluntary planning agreement with the Council under s93F of the *EP & A Act* in connection with the making of a development application.

Under the 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 paying a contribution in accordance with a condition of development consent authorised by this Plan. This will be a matter for negotiation with the Council.

The offer to enter into the planning agreement together with a copy of the draft agreement should accompany the relevant development application or rezoning proposal

Council will publicly notify the draft planning agreement and an explanatory note relating to the draft agreement along with the development application and will consider the agreement as part of its assessment of that application and/or rezoning proposal.

If Council agrees to enter into the planning agreement, it may impose a condition of development consent under s93I(3) of the *EP & A Act* requiring the agreement to be entered into and performed. If Council does not agree to enter into the planning agreement, it may grant consent subject to a condition authorised by this plan requiring the payment of a contribution.



2.6.1 Works in Kind and Material Public Benefits

Council may allow applicants to make a contribution by way of a material public benefit (for items not included in the Works Schedule) or by works in kind (for items included on the Works Schedule) as referred to in Section 94(5) of the *Environmental Planning and Assessment Act 1979*.

Council may, but is not obliged to, accept material public benefits or works in kind when:

- ▶ agreement is reached between the developer and Council as to the proposed material public benefit or works in kind;
- ▶ a monetary contribution in accordance with the Section 94 plan is unnecessary or unreasonable in the circumstances;
- ▶ the value of the material public benefits or works in kind is at least equal to the value of the monetary contribution assessed in accordance with the plan; and
- ▶ the material public benefits of all works in kind will not prejudice the timing or the manner of the provision of the public facility for which the contribution was required.

It may also accept a material public benefit for an item not included on the works schedule where it considers the acceptance of that material public benefit will not create an unacceptable shortfall in contributions collected which may lead to difficulty in providing other items on the works schedule.

The offer from an applicant or any other entitled to that consent must be made in writing as part of the development application and include details of the extent and nature of the works proposed to be undertaken.

Council will require the applicant to enter into a written agreement for the provision of the works.

Acceptance of any such alternative is at the sole discretion of the Council. Valuation of any land to be dedicated will be obtained by Council at the applicant's expense. The cost of the dedications are to be borne by the applicant. The terms of offer as accepted by Council will be included in the development consent.

2.6.2 Dedication of Land

Dedication of land will be required on an area basis in accordance with the rates in the Plan at the date of dedication. All costs of dedication are to be borne by the applicant, including (but not limited to) survey, legal and administration costs. The land is to be in a condition suitable for its intended purpose; cleared of all rubbish, debris and weeds, and have separate title. Land to be dedicated is to be shown on the Final Plan of Subdivision that accompanies the Subdivision Certificate application, and come under Council care and control upon registration of the plan of subdivision.

2.7 Monitoring and Review of Contributions

2.7.1 Review of Plan and Contribution Rates

Kempsey Shire Council acknowledges the need to continually monitor and review the contributions plan. For this reason, the contributions will be subject to a number of reviews to take account of such matters as community needs, costs of amenities and services, rate and extent of development, affordability of contributions and progress in providing scheduled works.

In the event of the Council identifying changes as a result of the review process, amendments to the contributions plan, (apart from the periodic adjustment of contributions that is provided for in Section



2.7.2 of this plan, based on published indices), will be publicly exhibited in accordance with the requirements of the *Environmental Planning and Assessment Regulation 2000*.

Pursuant to Clause 32(3) of the *Environmental Planning and Assessment Regulation 2000*, Council may make certain minor adjustments or amendments to the plan without prior public exhibition and adoption by Council.

2.7.2 Adjustment of Contributions

To ensure that the values of the contributions are not eroded over time by movements of the consumer price index, the Council will amend the contribution rates. The contribution rates listed in Part D will be amended annually and increased according to consumer price index to allow for increases in the cost of provision of facilities. Contributions will also be adjusted at the time of payment in accordance with the quarterly consumer price index.

Contributions required as a condition of development consent will be adjusted at the time of payment in accordance with the latest Consumer Price Index (All Groups – Sydney) as published quarterly by the Australian Bureau of Statistics, using the following formula.

$$\text{Contribution at time of payment} = C \times \frac{\text{CPI 2}}{\text{CPI 1}}$$

Where:

- C = The original contribution amount as shown on the consent
- CPI 2 = The Consumer Price Index Number (Sydney - All Groups) currently available from the Australian Bureau of Statistics at the time of payment.
- CPI 1 = The Consumer Price Index Number (Sydney - All Groups) last published by the Australian Bureau of Statistics at the time of coming into effect of the Plan, or subsequent amendment of the Plan.

2.8 Accountability

Financial management and accountability are important components of Section 94. Council is responsible for the maintenance of an accurate and up to date register of all Section 94 Contributions. Monetary contributions received under this Plan are kept in a separate account specifically for this plan. Accounting records show the contributions received and expended, including any interest earned on invested funds for each account. These records are updated on a monthly basis.

Separate accounting records are maintained for all Council's Section 94 Contributions Plans. Information on Section 94 accounts and funds relating to this plan will be provided in a condensed format within Kempsey Shire Council's Annual Reports in accordance with the requirements of the Environmental Planning and Assessment Regulation 2000. Information is also available in Council's contribution register relating to this plan, which can be inspected at Council's Customer officers during Council's ordinary office hours.

2.9 Can deferred or periodic payments be made?

The Council's policy is to allow deferred or periodic payment of monetary section 94 contributions subject to consideration of a written application made to the Council before the time for payment of the contribution occurs under this plan.



In deciding whether to allow deferred or periodic payment of a monetary section 94 contribution, Council will take into consideration the following matters:

- ▶ the reasons provided by the applicant requesting a deferred or periodic payment;
- ▶ no prejudice will be caused to the community deriving benefit from the services being provided under this plan;
- ▶ whether allowing the deferred or periodic payment is likely to prevent the public facility being provided to meet the demands of development in a timely manner;
- ▶ whether the applicant has provided the Council with adequate security in relation to the deferred or periodic payment; and
- ▶ any other relevant circumstances of the case.

If the Council determines to allow the application, the arrangements relating to the deferred or periodic payment will not take effect until the applicant has entered into a written agreement with the Council reflecting the terms of the Council's approval.

The decision to agree to such a request will be at the complete discretion of Council.

If Council does decide to accept deferred or periodic payment, Council may require the applicant to provide a bank guarantee for the full amount of the contribution or the outstanding balance on condition that:

- ▶ indexing will be calculated from the date the contribution was due until the date of payment;
- ▶ the bank guarantee for the amount of the total contribution, or the amount of the outstanding contribution, plus an amount equal to thirteen (13) months interest plus any charges associated with establishing or operating the bank security;
- ▶ the bank unconditionally pays the guaranteed sum to the Council if the Council so demands in writing not earlier than 12 months from the provision of the guarantee or completion of the work;
- ▶ 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;
- ▶ the bank's obligations are discharged when payment to the Council is made in accordance with this guarantee or when Council notifies the bank in writing that the guarantee is no longer required; and
- ▶ where a bank guarantee has been deposited with Council, the guarantee shall not be cancelled until such time as the original contribution and accrued interest are paid.

2.10 Pooling of Contributions

This Plan expressly authorises monetary S94 contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes. The priorities for the expenditure of the levies are shown in the works schedule.

2.11 Savings and Transitional Arrangements

A development application that 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 the date of determination of the application.



Part B

3. Population and Housing Profile

The population and housing profile has been prepared to provide a clear understanding of the characteristics of the resident population in South West Rocks and to identify trends. The profile assists in projecting residential population growth and determining what facilities will be required to meet the needs of the population resulting from future development. Data has been drawn from the ABS census data held in 1991, 1996, 2001 and 2006 using the South West Rocks postcode of 2431. Please note the 2006 Census data is first release data and therefore not all data for this census year was available at this time of this reports publication.

3.1 Context and Catchments

South West Rocks is located on the North Coast of NSW, approximately 35 kilometres north east of Kempsey. South West Rocks has been identified as the fastest growing urban area in the Kempsey Shire. The area has achieved tourism icon status as one of the highest profile destinations in New South Wales and is well known for an ideal family holiday retreat. Beautiful scenery, numerous beaches, and cultural attractions such as Trial Bay Gaol and Smoky Cape Lighthouse are published as local tourist attractions. Trial Bay is one of only a few west facing bays on the Australian East Coast. For many travellers, South West Rocks is a 'must see' inclusion in itineraries.

Historically the main urban development in this 'unique sea side village' has centred around Gregory Street. South West Rocks may be divided into four main areas: South West Rocks, Arakoon, New Entrance and Spencerville. Arakoon is located to the east of South West Rocks and is home to Trial Bay Gaol. New Entrance is located to the west of South West Rocks adjacent to the Macleay River and its entrance. Spencerville is the most southern area of South West Rocks and includes the precinct surrounding The Rocks Shopping Fair south to Spencers Creek Bridge. The new South West Rocks urban release area is located around Arakoon Road and Saltwater Creek.

3.2 Resident Population

The resident population of South West Rocks has been experiencing steady growth since 1991. At the 2001 Census 4,398 persons were counted in South West Rocks, an increase of 3.7 percent per annum between 1996 and 2001. However, during the 2006 (first release) census 4613 persons were counted. This indicates a population increase of only 1 percent during this period.

Table 2 Population Size and Population Change South West Rocks

Year	Population	Average % Change p.a.
1991	3061	
1996	3671	3.99
2001	4398	3.96
2006	4613	1.0

Source: Kempsey Shire Council (2007), ABS Census 2006 (First Release)



3.3 Demographic Characteristics

3.3.1 Age Structure

A large proportion of the resident population is aged over 55 years in 2006. In 2001, of those persons over 55 years old approximately 85 percent were not engaged in the work force. Meanwhile, there are significantly low numbers of person's aged 15 to 44 that live in South West Rocks, especially when compared to NSW. The low number of children and young adults is complementary to the aging population. The higher amount of persons over 50 years may be reflective of the town's attraction as an ideal location for retirees. The ageing population will therefore require services and infrastructure to cater for their specific needs. It is interesting to note that those persons aged 20 to 44 declined from 23 percent in 2001 to 21 percent in 2006 and persons aged 45 and above increased from 57 percent in 2001 to 61 percent in 2006.

Table 3 Age Structure, South West Rocks and NSW , 2001 and 2006

Age Group	South West Rocks	South West Rocks	South West Rocks	NSW
	(2001)	(2006)	(2006)	(2006)
	(%)	(no.)	(%)	(%)
0-4 years	4.8%	211	4.6%	6.4%
5-14 years	11.9%	553	12.0%	13.4%
15-19 years	4.0%	218	4.7%	6.7%
20-24 years	2.6%	128	2.8%	6.6%
25-34 years	8.0%	343	7.4%	13.6%
35-44 years	12.0%	506	11.0%	14.6%
45-54 years	13.0%	638	13.8%	13.8%
55-64 years	17.0%	803	17.4%	11.0%
65-74 years	16.5%	723	15.7%	7.1%
75-84 years	8.6%	417	9.0%	5.0%
85 years and over	1.5%	72	1.6%	1.7%
Total		4612		

Source: ABS Census 2001 and 2006 (First Release)

3.3.2 Household Type

Reflecting the age structure of the population, couple only households (42.4 percent of family households) and lone person households (26 percent of all households) in 2001 comprised a large proportion of the households in South West Rocks, much higher than for New South Wales where couple only households are 22.9 percent of family households and lone person households are 23 percent.



Only 42.9 percent of family households in South West Rocks in 2001, comprised of couples with children compared to 62.2 percent in New South Wales. The proportion of single parent families (13.8 percent) is relatively the same as New South Wales (13.5%). The proportion of group households (non family households) is slightly lower than for New South Wales, 4 percent compared to 2 percent during the same period.

3.3.3 Ethnicity

Eighty seven percent of South West Rocks population was born in Australia in 2006. This is significantly higher than the New South Wales total of 69 percent during the same period. Of those people born overseas, 4 percent are from the United Kingdom and 1.1 percent from New Zealand. Smaller, yet significant groups of overseas born residents include those from Germany, Ireland and Netherlands. South West Rocks has a lesser proportion of persons within these groups than the New South Wales average.

3.3.4 Education

The level of education of South West Rocks residents differs significantly from that of New South Wales according to 2001 Census. Of the persons aged over 15 with a qualification, only 5.7 percent have a degree or higher compared to 13.6 percent for New South Wales, and the majority of persons have skilled or basic vocational training.

The level of schooling (Year 12 and under) of persons in South West Rocks again differs significantly from that of New South Wales. The proportion of persons who only completed up to year 10 was significantly high (64.8 percent) compared to NSW (43.7 percent) in 2001.

3.3.5 Income

Although there is a wide range of income levels in South West Rocks, there is a tendency towards the lower level of weekly individual incomes. In 2006, with 59 percent of people earned less than \$399 per week compared to the NSW average of 41.5 percent. 36.3 percent of individuals earn less than \$249 per week in South West Rocks in 2006. The median individual income in 2006 was \$330 per week, which is lower than the NSW average (\$461 per week).

In 2006, 53.4 percent of households earn less than \$649 per week. The "poverty line" in Australia was over \$626.32 per week for a family of four in June 2006 (*University of Melbourne: June 2006*). The 'poverty line' estimates the amount of money people need in order to cover their basic costs and maintain a minimum living standard. This indicated more than half of the households in South West Rocks lives below the poverty line.

3.3.6 Employment

In 2001, 1,479 residents of South West Rocks were in the labour force and 1,273 (86.1 percent) were employed in either full-time or part-time occupations. South West Rocks had an unemployment rate of 13.9 percent, which was significantly greater than the NSW unemployment rate of 7.2 at the time. The labour force participation rate is relatively low (33.9 percent) when compared to the NSW labour participation rate of 46.5 percent. The low participation rate may be due to the high proportion of aged and retired population in South West Rocks.



The main occupations for residents include intermediate clerical, sales and service workers (16.2 percent), associate professional (14.9 percent), professionals (14.7 percent), and tradespersons and related workers (13.1 percent).

This structure differs significantly from NSW, which has a greater proportion of managers and professionals and a small proportion of less qualified workers as tradespersons, labourers, sales and clerical services.

The primary employment sectors for South West Rocks workforce are the Retail Trade (18.2 percent) and Accommodation, Cafes and Restaurants (11.7 percent) sectors.

3.4 Dwelling and Household Characteristics

3.4.1 Overview

It is anticipated that future housing development in South West Rocks will be in a variety of forms and in accordance with State Government policy; the future housing choices in South West Rocks have been widened to provide for changing housing needs. More demand is expected for multi unit housing development; however, separate houses will continue to be the dominant housing choice. The increase in the separate housing developments has occurred in conjunction with an increase in smaller household size. In addition, seniors housing is likely to increase due to increasing demand for this type of accommodation and the aging of the population.

There is a high demand for housing in South West Rocks reflecting the priority that people place on location and lifestyle as well as improved residential amenity. Consequently, property and rental values have increased resulting in pressures for the redevelopment of housing for the low to medium cost housing market. Housing in South West Rocks tends to cater for smaller households in the low to middle income sector of the market.

3.4.2 Dwelling Growth

Table 4 Dwelling Growth from 1991 to 2006

Dwelling Type	1991	1996	2001	2006	% Change from 1991 to 2001	% Change from 1996 to 2006
Separate house	843	1032	1,335	1596	58%	55%
Semi-detached, row or terrace house, townhouse etc.	73	177	141	163	93%	-8%
Flat, unit or apartment:						
– In a one or two storey block	146	134	200	147	37%	10%
– In a three storey block	22	25	39	18	77%	-28%
– Attached to a house	12	7	4	0	-67%	-100%
– <i>Total - Flat, unit or apartment</i>	<i>180</i>	<i>166</i>	<i>243</i>	<i>165</i>	<i>35%</i>	<i>-1%</i>
Other dwelling:						
– Caravan, cabin, houseboat	104	133	152	55	46%	-59%



Dwelling Type	1991	1996	2001	2006	% Change from 1991 to 2001	% Change from 1996 to 2006
– Improvised home, tent, sleepers out	3	3	4	0	33%	-100%
House or flat attached to a shop, office, etc.	18	9	13	3	-28%	-67%
– Total - Other dwelling	125	145	169	58	35%	-60%
Not stated	0	4	12	0	0%	-100%
Total Occupied Private Dwelling	1,221	1,520	1,888	1,982	55%	30%
Unoccupied private dwellings	406	478	469	-	16%	-
Total Dwellings	1,627	1,998	2,369	-	46%	-

Source : ABS 1991, 1996, 2001, 2006

The key characteristics in dwelling growth in South West Rocks (as shown in Table 4) from 1991 to 2006 include:

- ▶ During the census period 1991 to 2001, the total number of occupied dwellings in South West Rocks increased by 667 or 55 percent.
- ▶ Separate houses counted for most of the growth in South West Rocks since 1991.
- ▶ During the census period 1996 to 2006, the number of separate houses grew by 55 percent.
- ▶ The number of semi detached dwellings increased by 93 percent over the 10-year period from 1991 to 2001. However, over the 10-year period from 1996 to 2006 this number decreased by 8 percent.
- ▶ Historically, the demand for semi-detached dwellings has had significant increases (increased by 123% from 1991 to 2006).
- ▶ Table 4 demonstrates that although separate houses are the dominant form of dwelling growth there has been an increase in the demand for other forms of housing such as semi-detached dwellings.

3.4.3 Dwelling Type

In 2006, over 71 percent of occupied private dwelling are separate houses in South West Rocks. A further 13 percent of dwelling stock in South West Rocks is apartments, with 11 percent of these being in a one to two storey block. Only 7 percent of dwelling stock in South West Rocks is semi-detached or attached (row, terrace or townhouse). This is significantly lower than the detached housing total for New South Wales of 9.7 percent during the same period.

In addition, a significant amount of occupied private dwellings in South West Rock is caravans (8 percent) compared to the NSW, which is 0.7 percent. This demonstrates the preference of caravans as a type of affordable housing in South West Rocks.

3.4.4 Tenure

South West Rocks has a high proportion of fully owned dwellings (51 percent) when compared to NSW (34 percent) in 2006. Only 20 percent of dwellings are currently being purchased compared to 31 percent of dwellings in NSW. The number of dwellings rented in South West Rocks (26 percent) is comparable to



the number of dwellings rented in NSW (29 percent).

3.4.5 Occupancy Rates

The occupancy rate in South West Rocks during the 2006 census was 2.22 persons per occupied dwelling and during the 2001 Census was 2.27 persons per occupied dwelling. This rate is based on the number of occupied private dwellings (1,982 dwellings in 2006 and 1,895 dwellings in 2001) and the persons in occupied private dwellings (4,402 persons in 2006 and 4,310 persons in 2001). This is significantly smaller than the state average of 2.6 persons in both 2001 and 2006. The reason may be due to the high and increasing proportion of older persons and lone person households.

It is possible to estimate the number of people in a dwelling based on the number of bedrooms provided. This, in turn, can be utilised for the calculation of Section 94 Contributions for residential development. Therefore, the average number of people per dwelling, based on the number of bedrooms, is shown in the Table 5 below.

Table 5 Occupancy Rate (number of bedrooms per dwelling type: 2001 Census)

Number of Bedrooms	1	2	3	4 +
Detached Housing	1.3	1.9	2.4	3.1
Semi – Detached, row, terrace or townhouse	1.3	1.7	2.0	2.9
Flat, unit or apartment	1.4	1.6	2.2	2.7

Source : ABS Census 2001

3.4.6 Commenced Residential Dwellings

Table 6 the shows the increase in residential dwellings which have commenced construction between 2001 and 2005. The total amount of dwellings constructed during this period is 336. This represents an average of 67 dwellings per year.

Table 6 Number of Dwellings Commenced Construction from 2001 to 2005 in South West Rocks

Year	2001	2002	2003	2004	2005	Additional	Total
Commenced Residential Buildings	26	86	77	57	54	36	336

Note: Additional means extra building inspections

Source: Kempsey Shire Council (2007)

3.4.7 Summary of Key Trends

The characteristics of the population have a significant effect on the current and future usage of existing facilities, as well as the type and size of facilities required.

Key population and housing characteristics of South West Rocks include:

- ▶ A low population density.
- ▶ A high proportion of the community who are not in the labour force.



- ▶ An aged population.
- ▶ A higher proportion of couple and single person households.
- ▶ A relatively low level of education amongst the resident population.
- ▶ A low income population with a high proportion below the poverty line.
- ▶ A low dwelling density.
- ▶ A low occupancy rate.
- ▶ A large proportion of residents who fully owned their dwellings.

The above aspects of South West Rocks population are comparable to the indicators for NSW, particularly in terms of age profile and family structure. However, there are differences from NSW particularly in terms of its occupancy rates, relative incomes, levels of education and labour force participation.

The data on older residents is important as it is likely that South West Rocks, with a constrained supply of land for new detached 'family' housing, will experience further 'ageing' of the population.

In 2006, approximately 43.7 percent of people living in South West Rocks were aged 55 and over. People aged 65 and over made up approximately 26.3 percent of South West Rocks population comparing to the NSW figure of 13.8 percent and the national estimate of 13.3 percent.

The period between 1996 and 2006 has seen significant increases in most age cohorts for people over 55 years of age. This aging process is the result of a number of factors including decreasing fertility and mortality rates, as well as the significant increase in births that occurred between 1946 and 1965. The aging of South West Rocks population has implications for the delivery of many services, which Council provides, particularly open space, recreation, community and library facilities.



4. Population Projections and Demand for Facilities

This chapter provides information on the future resident population of South West Rocks until 2017 (in both the established and release areas), by examining the expected rate and type of development likely to occur in the next ten years and relates this to the need for facilities.

In the future, it is difficult to accurately predict in what ways the characteristics of the local population will change and evolve. Over the life of this plan however, it can be expected that the relative proportion of people in the middle age (45-64 years) and older age (65 plus years) will increase, with the proportion of younger age groups stabilising. Works schedules for local facilities address these demographic trends.

Beginning with the 2001 and 2006 census dwelling stock, estimates of dwellings and population to the year 2031 were made based on current trends in development activity. This provides the base year population for the established areas and guides the estimated future resident population. In the release areas net additions to dwelling stock from 2007 to 2017 were made based on the assessed dwelling capacity of the release areas.

4.1 Residential Development in South West Rocks

Urban development has historically been characterised by predominantly detached residential neighbourhoods within a seaside setting, with concentrated commercial area along the foreshore.

The characteristics of development in South West Rocks are very much tied to the existing topography, road access and natural features. Historically, urban development proceeded along the foreshore and Gregory Street, the areas adjacent to the Saltwater Lagoon and Arakoon Road remaining rural in character. Some former rural areas, such as New Entrance and Bell O'Connor Street were also developed for urban purposes, while other substantial areas, including Arakoon Road remained primarily rural, because of the lack of, and relatively high cost of providing new, urban infrastructure. The majority of the undeveloped areas of South West Rocks comprise of natural bushland.

South West Rocks has experienced a recent boom in development activity associated with improved property yields and strong residential and tourism demand at this location. These factors have led to most urban release development being focused around Saltwater Lagoon and Arakoon Road. Population growth not only results from the redevelopment and regeneration of existing areas but also the rezoning of these release areas around Arakoon Road.

4.2 Established areas

4.2.1 Methodology - Established areas

The projected population increase to 2017 is based on the expected and historic average annual growth rates times the 2006 census population and is supported by the trends identified in the previous chapter. The expected dwelling growth is based on established commenced residential buildings, historic average annual growth rates and 2001 ABS population Census figures.

The projections are based on assumptions of future overall growth in the numbers of dwellings at recent levels and 2006 household occupancy rates being maintained. It is reasonable to assume that population will continue to rise given South West Rocks attractive living and natural environment and Council's commitment to accommodate some infill housing in the future.



The growth rate from the 2001 to the 2006 census demonstrated a significant decline (1%). Historically the growth rates in South West Rocks averaged around 3.99 percent. There are many likely causes of the decline in the growth rate during the 2001 to 2006 census period such as economic concerns, land prices, interest rate rises, government policy, and a decline in the migration between local government areas. It is unlikely that the population growth rates will continue at 1 percent as demand for land and lifestyle in coastal locations such as South West Rocks will continue and rates are likely to reflect historic growth rates from 1991 to 2001. For this reason the population projections will be based on historical growth rates rather than the 2006 growth rates.

In summary, the 2006 census population figure will be the figure on which the population projections will commence for purposes of this Plan. While, historically, as explained above, the population growth rates of 1991 to 2001 will be used for population projections for South West Rocks as demonstrated in Table 7.

4.2.2 Population Projections - Established Areas of South West Rocks

As stated above, the 2001 to 2006 ABS population growth rates demonstrated a significant decline to 1%. While, historically, the population growth rates of 1991 to 2001 will be used for population projections for South West Rocks as demonstrated in Table 7. Therefore, for the purposes of this study, it is anticipated that the growth rate will rise steadily and then decrease over time.

Recent population and dwelling trends for South West Rocks have been examined in Chapter 3 and Table 7 using latest available data. Population growth for the preceding ten-year period, from 1996 to 2006, was 942 persons. The population average annual growth rate in that ten-year period was 2.6 percent. It is therefore likely given the past growth rates and Council policy that the average annual growth rates between 2006 and 2011 will be 2.5 percent.

Accordingly, the population within the established areas in South West Rocks will grow by 4,621 people in the next 25 years- an average increase of 185 persons per year. The average annual increase in later years (2031) is much lower than the existing increase, as it is anticipated that growth in South West Rocks will grow steadily over the next ten years and then decrease over time.

The figures in Table 7 and in Chapter 3 support Council's assumption of the average growth rates over the next ten years and this Plan's population projections.

This Plan's life is from 2007 to 2017 and assumptions must be made on the population during this period. Therefore, based on the above assumptions, and using the projected annual growth rates, the population of South West Rocks in the established areas in **2017 will be 6,266** persons (projected from a population of 6,027 persons in 2016 and a growth rate of 3.2 percent).

This represents a projected increase of 1,538 persons in the established areas for the ten-year period (**4,728 persons in 2007** using the 2006 to 2011 growth rate) of this Section 94 Contributions Plan, or 153.8 persons per year.



Table 7 Population Projections in Established Areas : South West Rocks , 2006 to 2031

Year	Population Count	Annual Average Growth Rates (%)	Population Projections 2007 (no.)	Annual Average Growth Rates 2007 (%)
	ABS Census	ABS Census	Section 94 Plan	Section 94 Plan
1991	3,061			
1996	3,671	3.99%		
2001	4,398	3.96%		
2005				
2006	4613	1.00%	5,190	2.50%
2007			4,728	
2011			6,072	3.40%
2016			7,043	3.20%
2017			6,266	
2021			8,100	3.00%
2026			9,234	2.80%
2031				

Source: ABS 1991, 1996, 2001, 2006

4.2.3 Dwelling Trends- Established Areas of South West Rocks

Recent dwelling trends for South West Rocks have been examined in Chapter 2 and Table 8 using latest available data.

The 2006 ABS census demonstrated that the number of occupied dwelling was 1,982 in the established areas of South West Rocks. It is unlikely that the growth rates predicted from the 2001 to 2006 Census will continue. Therefore, for the purposes of this study, it is anticipated that the growth rate will rise steadily and then decrease over time as shown in Table 8.

Dwelling growth in Table 8 is based on population projections, occupancy rates and annual growth rates from the 2006 census. Again, this figure is realistic given the growth rates are likely to continue as per the 1991 to 2001 census period.

Table 8 demonstrates that the dwelling completions of South West Rocks are expected to grow by 627 dwellings by the year 2016 (from 2006) - an average increase of 63 dwellings per year.

Based on the above growth rates during the period 2006 to 2011, it is expected that a total of 2,032 dwelling are projected for 2007.

The growth rate between 2016 and 2021 has an average increase of 3.2 percent. Therefore, the number of dwelling predicted for 2017 represents and increase to 2,727 dwellings.

It is therefore estimated that an increase of 695 dwelling will occur from 2007 to 2017 in the established areas of South West Rocks.



Table 8 Dwelling Projections in Established Areas, South West Rocks

Year	Occupied Private Dwellings (no.)	Projected Dwelling 2007 (no.)		Annual Average Dwelling Growth Rates 2007 (%)
	ABS Census	Section 94 Plan	Section 94 Plan	
1991	1,221			
1996	1,520			
2001	1,888			
2006	1,982			
2007		2032		
2011		2,230		2.50%
2016		2,609		3.40%
2017		2727		
2021		3,026		3.20%
2026		3,480		3.00%
2031		3,967		2.80%

Source: ABS 1991, 1996, 2001, 2006

4.2.4 Assumptions on extent of growth in established areas

To allow for an increase in population and dwelling stock in South West Rocks, Council's Local Environmental Plan 1987 and Development Control Plan 22 (Local Housing Strategy) permits medium to high residential development in three areas including the areas surrounding Landsborough Street, John Shaw Drive and Mitchell Street. Council development strategy also indicated there are additional development opportunities in other areas including Spencer Creek Road, Bell O'Connor Street and Gordon Young Drive.

The projections in this section is based on the following assumptions that:

- ▶ Council's policies and planning controls which support and encourage development of low, medium and high density housing and retention of detached housing;
- ▶ To provide additional medium and high density housing in limited quantities within certain residential zones to assist in the maintenance of the present population of South West Rocks, and
- ▶ Market demand for the type of housing being developed in South West Rocks and its proximity to employment, recreational and cultural facilities.

4.3 South West Rocks Release Area

4.3.1 Expected Development

The South West Rocks Release Area is shown in Appendix B has been identified for urban development. This area includes the Saltwater development which has been the subject of a number of studies and



provides the base information for the preparation of this Plan. It can be assumed that development is likely to continue within this area for the next 10 years depending on wider economic conditions.

Several constraints to the release area have been identified and evaluated, which will impact upon the ability of the release area to accommodate residential development. The methodology for determining appropriate land use focuses on those features of the landscape that pose limitations to development. These areas may be divided into the categories of economic, social and environmental limitations. Natural features primarily define the environmental limitations. The environmental constraints identified in the South West Rocks release area include but are not limited to environmental protection, potential bushfire, the potential risk of flooding, infrastructure such as the cemetery and sewage treatment plant and the location of Saltwater Creek and Lagoon. Once Council has determined areas of low environmental risk at a broadscale, this information can subsequently be used to identify areas for development. Detailed site investigation can then be undertaken by investors as part of their risk assessment and decision making process.

The South West Rocks Release Area is shown in Appendix B. The proposed release area will be developed for residential purposes and associated public amenities and services.

Based on the information obtained from a constraints analysis, it is expected residential development in the South West Rocks Release Area will have the following characteristics:

- ▶ A total of 2414 new dwellings;
- ▶ An average household occupancy rate of 2.3 persons per household, resulting in an additional population in the South West Rocks of approximately 5552 residents; and
- ▶ The expected housing forms will comprise traditional, single detached housing on individual lots and semi-attached housing. Between 20 and 25 percent will be multi-unit housing or integrated housing.

It is reasonable to assume that the South West Rocks release area population characteristics will be similar to that anticipated for the established area, as it will have a housing mix commensurate with that envisaged for the established areas.

4.4 Total Population Projections

It is anticipated that full development of the South West Rocks (established and release areas) will result in an additional 7,090 persons (1,538 persons and 5552 persons) over a ten-year period (60 percent increase in persons from 2007).

In this plan, these projections are used as a basis for determining the appropriate contributions, which should be levied on new development, which generates increased population. It is reasonable to assume that population will continue to rise given South West Rocks attractive living and natural environment and Council's commitment to accommodate some infill and a large amount of release housing in the future.

Based on the above assumptions, and using the 2006 census data and projected housing data, the population of South West Rocks in the 2017 will be 11,818 persons (from 4,728 persons in 2007).

A review of other sources and the historic dynamics and expectations of the local housing market including the South West Rocks Release Area, suggest that these projections are reasonable.

4.5 Future Development and Residential Population Characteristics

In the future, it is difficult to accurately predict in what ways the characteristics of the local population will change and evolve. For the purposes of this plan, it is assumed that the population resulting from future



development will have similar characteristics to those outlined in Chapter 3. Therefore, over the life of this plan it can be expected that the relative proportion of people in the middle age (45-64 years) and older age (65 plus years) will increase, with the proportion of younger age groups stabilising. It will be necessary to continue to provide flexible facilities that meet the needs for all age groups and their needs. Works schedules for local facilities address these demographic trends.

In summary it is assumed that the characteristics of the new population and development will include the following:

- ▶ A relatively high proportion of couple and single person households, although the trend is towards declining overall household sizes and more one and two person households as neighbourhoods 'mature'.
- ▶ Occupancy rates have generally been declining since the 1970s. This trend appears to be continuing for separate houses in South West Rocks.
- ▶ The majority of the population will be born in Australia.
- ▶ There will be low levels of income with 59 percent of people earning less than \$400 per week and approximately 53 percent of people living below the poverty line.
- ▶ A high proportion of the community will not be in the labour force.
- ▶ A large proportion of the population will fully own their dwellings.
- ▶ Continued strong demand for new single dwellings, which is anticipated to be met by new infill and release areas development.
- ▶ Continuing increasing land prices, which will limit Council's ability to purchase additional land for facilities and services.
- ▶ People with disabilities and the elderly must be able to access and utilise public services and facilities.

4.6 Change in Demand in Services From Increased Residential Population

The increase in population, resulting from future development, will place increased pressure on existing facilities and, thus, create demand for an increase in the capacity of those facilities.

As a result of public amenities and services audits carried out as part of the planning framework for South West Rocks, a range of public amenities and services have been identified as being required to satisfy the anticipated demands of the expected population.

Such amenities and services will benefit the future population of South West Rocks and are required as a consequence of development taking place. It is assumed that the population, resulting from future development, will have similar needs in terms of facilities that the current population has (because the characteristics of the new population will be similar characteristics to those of the current population). Future residents in South West Rocks are likely to need:

- ▶ recreation facilities including open space and bushlands;
- ▶ improvements to the Urban Environment - public domain, streetscape, cycle ways and traffic and transport facilities;
- ▶ additional community facilities including library and community centre facilities;
- ▶ water management facilities, including storm water, drainage and water quality facilities; and
- ▶ resident protection facilities including bushfire and surf life saving.



4.7 Meeting the Needs of the Population

To meet the needs of the existing and future population, Council has developed a set of planning principles for South West Rocks. The planning principles have been developed from existing planning policy and community aspirations. Planning controls for the future development of South West Rocks are contained within the following key planning documents:

- ▶ Relevant State Environmental Planning Policies.
- ▶ Kempsey Shire Local Environmental Plan 1987.
- ▶ Development Control Plan 22 – Local Housing Strategy.

Kempsey Council's future focus for delivery of facilities and services, and therefore its administration of developer contributions, should accord with the planning principles.

South West Rocks is described as a unique seaside village and is well known for its degree of retention of natural features, continuing coastal ecological cycles, and the relatively low visual impact of existing development. The following planning principles reflect the diverse, natural environment and the aspirations and expectations of the Council and residents of South West Rocks.

The following lists planning principles that are of most relevance to this Section 94 Contributions Plan. The planning aims for South West Rocks includes:

- ▶ to encourage a range of development, including housing, employment and recreation, which accommodates the needs of the existing and future residents of the South West Rocks;
- ▶ to facilitate improvements to accessibility and urban design throughout South West Rocks, while preserving and promoting the heritage and natural elements of the area;
- ▶ to provide opportunities for a range of housing types to accommodate the needs of the community;
- ▶ to foster environmental, economic, social and physical well-being so that South West Rocks develops as an integrated, balanced and sustainable coastal village;
- ▶ to provide planning controls which contribute to, and facilitate economic growth and employment opportunities within South West Rocks;
- ▶ to identify and conserve those localities which contribute to the natural, built and cultural heritage of South West Rocks;
- ▶ to encourage design which blends with the natural surrounding environment rather than dominating it;
- ▶ to retain existing natural vegetation, where reasonably possible, and thereby reduce the impact of storm water and nutrients that encourage dieback, weed infestation, runoff and siltation;
- ▶ to conserve and promote South West Rocks heritage and natural environment as a framework for its identity, prosperity, livability and social development;
- ▶ to encourage subdivisions that are sympathetic with the environment through conserving the existing natural features of the site particularly rock formations, tree canopies, natural bush land and archaeological features;
- ▶ to maintain, protect and enhance the existing range of natural landforms, waterways, ecological processes and natural resources of the area for use by existing and future generations; and
- ▶ to develop strategies for urban development which do not significantly impact upon the existing environment.



Part C – Strategies

5. Community Facilities

This section identifies the existing provision of community services and facilities, their distribution throughout South West Rocks, the manner in which they are used by the existing population and other issues associated with their provision.

An assessment of the level of provision of community services and facilities and the specific needs of South West Rocks residents was initially documented in *The Community Infrastructure Needs and Priorities for South West Rocks (2004)*. This study recognised the high priority for the provision of larger community facilities and library services. As a consequence, new community facilities will be provided, have been included in this Plan and incorporated into the Schedule of Works.

This Plan identifies both individual facility concepts and the unit cost of certain types of library and community facilities, which Council intends to provide for its residents in the future. Further detail on design concepts for the facilities will be determined as part of the annual Management Plan process during the Plan period. New residents will only be levied an amount for these types of facilities commensurate with the demand generated by new residents and the established standard of provision for the facility type.

5.1 Library

5.1.1 Existing Provision

The South West Rocks library was first opened in 1978 and then relocated to the existing position in 1988. The current South West Rocks library exists on Landsborough Street and provides library facilities to the existing population of South West Rocks. It can be reasonable to assume that given the isolated location of South West Rocks (on a peninsula) that the users of the library will be residents.

The South West Rocks Library houses a selection of volumes, which benefit local communities through social and educational development. The wide selection of volumes available for loan or reference, includes, adults and children's books, magazines, serials, audio-visuals, CD ROMS and compact disks. Library facilities for the purposes of this Plan are categorised as buildings, which includes fitout such as shelves, desks and other such equipment, and books, which includes audiovisual materials and other reading materials but excludes periodicals. Periodicals are generally considered to be ongoing costs in library accounting and this Plan proposes to levy contributions for capital costs and not ongoing or maintenance costs. Computer equipment is taken to be a capital cost and is included in the cost of construction and fitout.

The *Community Infrastructure Needs and Priorities for South West Rocks (2004)* study identified the library as one of the most highly valued facilities in South West Rocks. The redevelopment of the library was also identified, as a high priority infrastructure need. The community has long recognised that the present level of library facilities in South West Rocks is less than the accepted standards for the provision of such services for the future population. This Plan proposes to substantially improve the standard of library services.



To ensure that this proposed improved standard of library facilities and services does not deteriorate with increased population as a result of new development, the further needs of the projected additional population are proposed to be addressed by the levying of contributions for library facilities.

5.1.2 Nexus and Future Demand

Council's library facilities are operating at capacity and new development will increase the demand for the provision of Council library facilities, including additional library floor space and augmented library facilities, including the provision of library materials, off street car parking and technology upgrades to meet the evolving information access needs of the community.

It is considered that the additional population would require these facilities to be delivered to a standard at least equal to the level of service currently provided. Current general standards of provision and a review of expressed contemporary aspirations for the provision of facilities have been used, as a basis for developing the Works Schedule to address cumulative future needs contained in this plan.

The additional population will require library facilities for the projected mixed profile of the population that will include an increased proportion of those aged 55 years or more. The new facilities will therefore be adapted to meet the needs of this community. Such facilities as the provision of large print books that are better able to meet the needs of the changing community, as well as the provision of up-to-date software to maintain an appropriate level of service, means that the library will be better able to meet the demands of the new residents and changing community profile.

The physical constraints of existing library buildings means that it would be difficult to expand current facilities to provide additional floor space without major capital works being undertaken. Extending the current library to provide more appropriate standards of provision for existing residents and for the population of new development would not be a suitable course of action.

Council proposes as part of its program to achieve better utilisation of its assets the sale of the existing library and the redevelopment of another site at Landsborough Street. The proposal includes development of residential units as part of the redevelopment of this site. It is unreasonable to portion the development of these costs to the new population and will therefore be sourced through other funds. Therefore, this Plan only levies for the provision of the library floor space and other related library facilities such as off street car parking. It is expected that 350 square metres of floor space would become available in this way for use as a library. The present library would then be closed with facilities relocated and additional books and other library facilities added to provide a total central library within the new building.

The Library Council of New South Wales provides a population based benchmark for branch libraries in its publication *'People Places- A guide for Public Library Buildings in NSW' (2005)*. At this rate of provision 336.9 square metres are needed for the new population (this was based on the rate that 10 percent of ancillary services will be funded through capital works). Therefore, based on this benchmark the provision of 350 square metres to service the future population of South West Rocks is seen as reasonable.

The additional library area proposed would provide an improved standard of library facilities and services for the additional population that will live in the anticipated additional residential development in South West Rocks.

The site for the library has previously been acquired under the Kempsey Shire Council (1993) *Section 94 Contributions Plan for Off Street Car parking* for the purposes of providing off street car parking. As



Council now intends to redevelop this site for a library and therefore the acquisition costs will be pooled into this works schedule in order to provide the land for the purposes of a library. This is seen as reasonable as the land is will be used for a community purpose for additional residential population expected in South West Rocks and it is consistent with Council's Management Plan strategic goals of providing and facilitating a range of community service facilities that have fair and equal access.

The works schedule for the library facilities also allows for the provision of off street car parking to access the library from the residential development projected under the provisions of Council's planning policies. The estimated number of required car spaces (14) was derived having regard for the anticipated nature of development on the site and other similar works been under taken. The schedule discounted the amount of car spaces needed for the residential development portion of the site. Thus the number of car spaces to be provided is directly related to the anticipated level of future development of the library (350 square metres). This is considered reasonable as it will service the community of South West Rocks by providing high quality local government services, developed with the benefit of knowledge of the community's needs and priorities and it will provide additional community facility floor space while also enhancing access and usability of these facilities for incoming residents.

Therefore, the nexus between the increased residential population within South West Rocks and the need to provide additional facilities is the requirement to maintain the same standard of provision of library facilities and as the residential population increases. No contributions are proposed to be levied for associated residential development on the site.

5.1.3 Apportionment

Without the expected new development outlined in this Plan, there would be no additional demand for a new library facility. The attractiveness of South West Rocks as a development locality is a function of its geographical location coupled with the existing infrastructure of the area.

Traditionally, developer contributions have only been required to support additional infrastructure caused by new development. Consequently, such an approach ignores the fact that Council has already funded quite a large amount of infrastructure. This Plan recognises the fact that existing residents of South West Rocks have already funded the existing library in South West Rocks.

Council considers it essential that the full economic value of the contribution made by existing residents to the provision of library facilities should be recognised and that new development will benefit substantially from this existing provision. It is therefore, considered equitable that 100 percent of the cost of the library facilities and equipment listed in the works schedules be borne by the incoming population.

5.1.4 Formula and contribution rates – Library

Formula

$$\frac{(TC - C)}{RP}$$

Where:

TC = Total cost apportioned to new population

RP = Increase in South West Rocks residential population

C= The amount recorded in the "Register of Developer Contributions" as being the contribution previously paid towards the acquisition in respect of the subject land.



Contribution Rate

$$\text{Contribution Per Person} = \frac{(\$ 2,256,202 - \$249,000)}{7,090}$$

$$= \$283.10$$

5.1.5 Works Schedule

Based on cost estimates obtained by the Council and comparison with similar projects, the estimated costs of the proposed library facilities are provided in Table 9. Costs including residential development and associated facilities on the site have been not been included in this schedule.

Table 9 Works Schedule – Library Facilities

Project	Cost Estimation (\$)	Timing	Contributions Collected to date (\$)
Building Works	\$1,330,000	Post 2010	-
Book space facilities	\$73,500	Post 2010	-
Administration Facilities	\$14,700	Post 2010	-
Professional Fees	\$66,500	Post 2010	-
Electrical Goods	\$3,000	Post 2010	-
Loose Furniture	\$100,000	Post 2010	-
Computers	\$25,000	Post 2010	-
Contingency	\$159,600	Post 2010	-
Reference Facilities	\$28,000	Post 2010	-
Library car parking facilities	\$33,600	Post 2010	-
Kempsey Council Project Management Fees	\$30,000	Post 2010	-
Acquisition Costs	\$392,302	-	\$249,000
Total	\$ 2,256,202		\$249,000

5.2 Multipurpose Community Centre

5.2.1 Existing Provision

The Community Infrastructure Needs and Priorities for South West Rocks (2004) analysed the level of patronage of the existing community facilities. It was found that South West Rocks only has a limited number of community facilities that are either privately owned or utilised for other purposes including the South West Rocks School of Arts, Sulf Life Saving Clubhouse and the Golf Course clubhouse. Although the Council has no direct control over the types of services and facilities that these agencies provide, in terms of this plan, it is recognised that these non-Council agencies and groups contribute to the range and types of community services available throughout South West Rocks. However, these community facilities are increasingly well utilised and do not cater for all aspects of the community particularly for



youth services, persons with a disability services and aged services. This study also identified the need for a community centre in South West Rocks that caters for all needs of a diverse population of various age groups.

Community centres provide flexible space that can cater for the needs of a diverse population of various age groups, community groups and ethnic, cultural, linguistic, educational and socio-economic backgrounds. Activities and programs can be adapted to accommodate the changing needs and characteristics of the population. Community centres play an integral role in encouraging community interaction and development and the enhancement of community well-being. In recognition of these benefits, Kempsey Shire Council seeks to provide a community centre for the residents of South West Rocks. Activities accommodated and needed in a community centres for South West Rocks include:

- ▶ social activities for all age groups;
- ▶ adult education;
- ▶ playgroups for pre-schoolers;
- ▶ art and craft activities;
- ▶ community markets;
- ▶ support services for older residents;
- ▶ support services for those with a disability; and
- ▶ catering and function rooms for events.

5.2.2 Nexus and Future Demand

A place of some kind for the community to meet is considered a basic prerequisite for community development. A sense of identification with an area and seeing it as 'our community' is encouraged in a number of ways, an important one being shared activities carried out in the locality. A local community facility such as a community centre provides a home for existing groups, encourages the formation of new groups and provides a place for both to meet and integrate. Locality based groups are some of the building blocks of community cohesion and often the focus of effective neighbourhoods.

Discussions with the community indicate the need for a large community centre space. For large functions and events, users are currently required to utilise private facilities. These facilities were also built for specific purposes. The existing private facilities generally satisfy the needs of the existing population with limited, if any, capacity available to serve the additional demand created by the incoming population. The need for such a space was identified in the *Community Infrastructure Needs and Priorities for South West Rocks (2004)*.

All sectors of the community share the need for some type of facility or community service at some time. Some types of community services are age specific (such as child care, youth centres or senior citizens centres) while others are generic and used by people of all ages (such as exhibition space). Council seeks to provide a community space that is able to provide for the demand of the whole population of all ages. Accordingly, the provision of a multi-use facility that are able to be adapted for use for a broad range of purposes will best address these demands. A multi-purpose community facility will achieve the following objectives and benefits:

- ▶ more appropriate servicing;
- ▶ provide increased flexibility to address changing community needs over time;



- ▶ provide more innovative, economical and effective models of provision;
- ▶ facilities can meet a range of community needs in one centre – increasing levels of community access and service;
- ▶ facility will be made fully accessible to enable them to be used for services specifically for older residents and for people with disabilities.
- ▶ provision of facilities within a reasonable time;
- ▶ achievement of increased economies of scale in both terms of initial construction and ongoing operating costs; and
- ▶ the establishment of focal point for community services delivery and the potential to co-locate community services and amenities which may provide benefits in community development terms as well as potential cost benefits through the sharing of resources between community groups.

The provision of new multi purpose community centre is proposed to be constructed as a one storey facility with a floor areas of approximately 600 square metres and will be located on Short Street, which will provide space for meetings, information and office space for local community groups. The location of the centre with its high degree of accessibility will provide benefit to all areas of South West Rocks

The location of the multi purpose community centre and the range of services and amenities that it will provide will satisfy the anticipated demands of the expected population increase. It is proposed that the multi purpose community space will be capable of providing services for and catering to the needs of all ages, socio economic groups and diverse ethnic groups.

5.2.3 Apportionment

The apportionment of the cost of the multipurpose community centre recognises that the total cost of such facilities should not be attributed solely to the new population as these facilities service the needs of existing residents as well (as no public community centre currently exists in South West Rocks). Accordingly, it is necessary to revise the total cost by a factor that represents the proportional use by the incoming population.

During the life of this Plan the population is expected to increase to 11,818 persons (2017) from the existing population of 4,728 persons in 2007. This represents an increase of about 7,090 persons or approximately 60 percent. The Plan recognises the need to apportion the costs of providing a multipurpose community centre over the entire population as the demand for the provision of this facilities is as a result of both the existing and future population. Accordingly, Council will be responsible for 40 percent of the costs of the identified works, whilst contributions will be sought for the remaining 60 percent.

This figure is considered fair and reasonable in that it allows Council to recover some of the costs of providing multipurpose community centre, while at the same time not being too large a financial burden for potential developers.



5.2.4 Formula and contribution rates – Multipurpose Community Centre

Formula

$$\text{Contribution Per Person (\$)} = \frac{\text{TC} \times \text{RA}}{\text{RP}}$$

Where:

TC = Total cost apportioned to new population

RA = the proportion of the cost attributable to residential development

RP = Increase in South West Rocks residential population

Contribution Rate

$$\text{Contribution Per Person} = \frac{\$ 4,104,100 \times 0.60}{7,090}$$

$$= \$347.31$$

5.2.5 Works Schedule - Multi Purpose Community Centre

Council has plans to provide an additional 600m² of a multi purpose community centre space on Short Street in South West Rocks. This additional space will overcome the lack of facilities within the area and provide for future demand. Some of the additional space proposed, is that required to provide for additional community centre users that will result from development. Based on cost estimates obtained by the Council and comparison with similar projects, the estimated costs of the proposed community facilities are provided in table below.

Table 10 Works Schedule – Multi Purpose Community Centre

Project	Timing	Cost Estimation (\$)
Construction of Multipurpose Building	Post 2012	\$2,280,000
Acquisition cost of land	Post 2010	\$1,270,500
Associated landscaping costs	Post 2012	\$ 150,000
Furniture and Fixtures	Post 2012	\$100,000
Contingency	Post 2012	\$273,600
Kempsey Shire Council Project Management Fees	Post 2008	\$30,000
Total		\$ 4,104,100



6. Open Space and Bushland

6.1 Existing Provision

6.1.1 Open Space

Kempsey Council already provides a range of open space and recreation facilities including a range of facilities for unstructured play and recreation (including picnic areas, playgrounds and walking paths).

Parks and open spaces are key components of the environmental, recreation and social infrastructure in all communities. They are used and/or valued by a wide cross section of residents, from all age groups and socio-economic backgrounds. South West Rocks well served, in terms of the everyday needs of its residents, through the provision of local and district parks.

Council considers that existing open space areas are local and/or district level facilities. They are unlikely to function as regional facilities that attract significant use from outside of South West Rocks due to an abundance of similar open space opportunities along the coast, low population densities and travel distances from other centres. Therefore, this Plan does not include a discount factor for use of local or district open space by users who live beyond the South West Rocks boundary.

Appendix C presents the existing total provision of open space. South West Rocks currently has approximately 16 open spaces areas covering 131,210 m². This equates to a level of provision of approximately 27.75 m² of open space per resident (using the current population in 2007) or 2.7 hectares per 1000 people in the South West Rocks.

In recent years, there has been a move away from the traditional standards-based approach (2.83 Ha. per thousand persons), towards a "Needs Based Approach". DUAP's "Outdoor Recreation and Open Space Planning Guidelines" (1992) points out that there are overriding principles for a needs based approach that emerge from an analysis of NSW Land and Environment Court cases. Generally, in infill or developed areas, the Court's decision has been to recommend a similar quantity of open space as is found in the local area. Therefore, if a local area has an average of 1.0 hectares per thousand people, generally, the Court has upheld a decision that has recommended a similar amount for new development. These decisions have been made on the basis of comparative analysis, rather than simply adopting 2.83 hectares per thousand. A needs-based approach has been adopted in this Study.

The standards for open space within other local areas include; Tweed LGA at 1.13 ha/1000 people, Coffs Harbour LGA at 1.13 ha/1000 people, Lismore LGA at 1.0 ha/ 1000 people and the Department of Sport and Recreation at 1.13 ha/1000 people. These areas have similar characteristics to South West Rocks and on a needs basis the standard of 1.13 ha/1000 people has been adopted. As South West Rocks has 2.7 hectares per 1000 persons it is therefore well served, in terms of the everyday needs of its residents, through the provision of local and district parks.

6.1.2 Bushland

The scenic and natural qualities and the recreational pursuits available in the areas bushland setting are significant contributors to the South West Rocks quality of life. These unique bushland environmental qualities of South West Rocks are highly valued by its residents.

Bushland is an asset, which needs active management to enable future residents to experience the bushland amenity as a natural heritage item. Minimisation of residential impacts by bushland restoration



works on this asset will reduce a growing rate of long-term degradation and inherent costs to the community. The conservation and enhancement of these areas is essential and given a high priority by Council.

Actions which impact on bushland, and which are associated with residential use and development in South West Rocks, include:

- ▶ Increased storm water runoff by the creation of additional impervious surfaces from new development delivers extra volumes of bushland pollutants which drain into bushland reserves and degrade their condition. Urban runoff kills native vegetation and promotes weed growth especially along riparian areas which spreads deeply into bushland reserves via creeks.
- ▶ Illegal clearing of bushland, nutrient rich runoff from gardens, uncontrolled weeds and exotic plants, dumping of vegetation and household rubbish from adjacent dwellings.
- ▶ Increased population within the Shire will impact the recreational use of the major bushland reserves.

Bushland works described in this plan have been determined from analysis of the projected impacts resulting from new residential development in South West Rocks. The extent of required works is based on qualitative factors rather than quantity standards.

To ensure that new residential developments benefit from the provision of quality bushland and headlands, contributions will be used to undertake regeneration works and establish wildlife corridors in a range of reserves located within proximity to new development. These will include the following reserves:

- ▶ Wilfred Partridge bushland reserve; and
- ▶ Gordan Young Drive and Buchanan Drive bushland corridor.

The total provision of these bushlands covers an area of 5.67 hectares. This equates to a level of provision of approximately 11.9 m² of bushland per resident (using the current population in 2007) or 1.19 hectares per 1000 people in South West Rocks.

6.2 Nexus and Future Demand

6.2.1 Open Space

In order to prevent the level of service in the provision of open space decreasing there is a need to acquire more space and provide improvements to existing spaces to increase capacity and therefore provide for the increased population resulting from development. The existing level of provision of open space will be maintained through the acquisition of additional open space and the embellishment of existing open spaces to increase capacity. Current general standards of provision, and a review of expressed contemporary aspirations for the provision of facilities, have been used, as a basis for developing the Works Schedule to address cumulative future needs.

It is estimated that the residential population will increase by 60 percent over the next ten years, which will result in 7,090 additional residents. Additional open space required to cater for the additional residents is 78,726 m² (60 percent of 131,210 m²). As explained in section 6.1.1 the open space required to cater for the additional residents represents 100 percent of the total additional amount required.

South West Rocks has a finite amount of open space. The provision of additional open space facilities proposed under this plan is intended to meet the additional demand generated from expected population increases to the year 2017. In order to maintain the present level of service provided by South West Rocks open space facilities, this Plan adopts a two-fold approach to the provision of additional open



space facilities to meet the additional needs of the incoming population:

1. Acquisition of strategic land that contributes to the network of open space currently provided. This will involve the acquisition of a new park to serve the new population.
2. Increase the capacity of the existing open space.

To provide an understanding of and assess changes in open space, the *South West Rocks Open Space Strategy* (ERM: 2004) provides a benchmark to understand the availability and adequacy of open space.

6.2.2 Acquisitions and Increased Capacity

Land identified for acquisition includes a total of 4 hectares at a cost of approximately \$2,400,000 at Trial Street. The park will provide for open space so that the ratio of population to open space is maintained. This park will provide a local community focus and due to its location will service not only the established areas but also the new release areas along Arakoon Road.

However, to create additional parks which offer a reasonable level of residential amenity would be financially prohibitive and would require channeling a substantial proportion (if not all) of Section 94 funds into an acquisition programme for new parks/open space areas. The acquisition of land in South West Rocks is becoming increasingly constrained due to the high cost of land and the finite amount of land available for acquisition. Given these constraints the amount of open space needed to acquire for the increased population is not realistic. To ensure that the additional population does not result in a decrease in the level of service provision, it is recognised in this Plan that the remainder of the total amount of open space required will be achieved through increasing the capacity of existing open spaces. It is recommended, therefore, that open space contributions be sought for embellishment purposes and provision of recreational facilities

The *South West Rocks Open Space Strategy* (ERM: 2004) has also established that many existing open space areas are currently in an underdeveloped state, delivering reduced recreation opportunity. An inventory of the 16 parks identified in the study indicated that only two parks were embellished with facilities. Of those parks embellished, Horseshoe Bay Reserve has been identified, in the *Horseshoe Bay Plan of Management* (2006) as not adequately embellished for the future resident population in South West Rocks.

Many parks have also been assessed as having the necessary size and ease of access to enable them to function within a designated open space category, subject to appropriate augmentation/embellishment. These existing reserves occur not only in the established areas but also near to urban release areas of projected population increase. This further enhances their potential to satisfy the open space and outdoor recreation demands of the new population. Therefore, it is anticipated that some of the demand for additional open space can be met by increasing the capacity of the existing underdeveloped local and district parks.

The Schedule of Works for open space facilities, comprises a programme of new playground equipment, signage, amenities, access pathways, that increase the useability of open space for a range of users, and thus increase the capacity of open space to accommodate additional users.

As stated above, the total amount of open space to acquire is 40,000 m² at a cost of approximately \$2,400,000 to be located at Trial Street.

The amount of required open space that will be transferred to increased capacity is 38,726 m² (78,726 m² – 40,000 m²), which will provide for the continued improvement of existing parks.



Kempsey Shire Council has provided the cost of increasing capacity at \$ 200 per m². This cost is based on the average cost for the recent improvement of existing open spaces in the Kempsey Shire. The total estimated value of increasing capacity on 38,726 m² of open space is \$7,745,200 (38,726 m² x \$ 200).

6.2.3 Bushland

Bushland restoration and facility work

Council work program for the improvement of bushlands generated from the additional population includes the bush regeneration, bush revegetation and interpretive signage. Council has concluded that approximately 5.67 hectares of bushland will be adversely affected by the additional population if improvement works are not carried out.

It is estimated that the residential population will increase by 60 percent over the next ten years, which will result in 7,090 additional residents. The projected demand of bushland embellishment to cater for the additional residents is 34,020 m² (60% of 56,700m²). As explained in section 6.1.1 the bush land required to cater for the additional residents represents 100% of the total additional amount required.

Using actual project costs, a rate of \$5/m² has been determined based on works undertaken by the Kempsey Shire Council including primary bush regeneration, revegetation and facilities. This amount does not include the total cost of compensatory planting for cleared bushland on private land emanating from development approvals.

Based on an average bushland cost of \$5/m² over the 10 years of this plan, the total cost for rehabilitation of bushland generated by new development is \$170,100 (\$5/m² x 34,020 m²).

6.3 Apportionment

Traditionally, developer contributions have only been required to support additional infrastructure caused by new development. Consequently, such an approach ignores the fact existing communities have already funded quite a large amount of infrastructure. This Plan recognises the fact that existing residents of South West Rocks have already funded the acquisition and embellishment of existing open space and bushland infrastructure in the area.

In addition, the existing provision of open space in South West Rocks is 2.7 hectares per 1000 people, which is considerable more than the standard 1.3 hectares per 1000 people, adopted for this plan. It is therefore considered that the existing provision of open space is more than what is required for the existing population. In this Plan, the cost of improved open space and bushland restoration and facilities is apportioned to new residential development based on the existing level of provision and the expected impact as a result of new development especially given the population will increase by 60 percent in 10 years.

Council considers it essential that the full economic value of the contribution made by existing residents to the provision of existing open space, bushland and recreation infrastructure should be recognised and that new development will benefit substantially from this existing provision. It is one of the reasons that South West Rocks is highly attractive for new residents.



6.4 Formula and contribution rates – Open Space Acquisitions

6.4.1 Formula

$$\text{Contribution Per Person (\$)} = \frac{\text{TC}}{\text{RP}}$$

Where:

TC = Total cost to acquire additional open space generated by new residential development

RP = Increase in residential population over ten years

6.4.2 Contribution Rates

$$\begin{aligned} \text{Contribution Per Person} &= \frac{\$2,400,000}{7,090} \\ &= \$338.50 \end{aligned}$$

6.5 Formula and contribution rates – Open Space Increased Capacity

6.5.1 Formula

$$\text{Contribution Per Person (\$)} = \frac{\text{TC}}{\text{RP}}$$

Where:

TC = Total cost to increase capacity of open space generated by New Residential Development

RP = Increase in residential population over ten years

6.5.2 Contribution Rates

$$\begin{aligned} \text{Contribution Per Person} &= \frac{\$7,745,200}{7,090} \\ &= \$1092.41 \end{aligned}$$



6.6 Formula and contribution rates – Bushlands

6.6.1 Formula

$$\text{Contribution Per Person (\$)} = \frac{\text{TC}}{\text{RP}}$$

Where:

TC = Total cost of bushland works generated by New Residential Development

RP = Increase in residential population over ten years

6.6.2 Contribution Rates

$$\begin{aligned} \text{Contribution Per Person} &= \frac{\$170,100}{7,090} \\ &= \$23.99 \end{aligned}$$

6.7 Works Schedule

6.7.1 Open Space

Table 11 Works Schedule – Open Space and Recreation Acquisitions

Location	Project	Timing	Cost Estimation (\$)
Trail Street	Acquisition of 4 hectare site for open space purposes	Post 2009	\$2,400,000
Total			\$2,400,000

Table 12 Works Schedule – Open Space and Recreation Increased Capacity

Location	Project	Timing	Cost Estimation (\$)
Wilfred Partridge St	Provision of signage and improved pathways	Post 2009	\$35,000
Lindsay Noonan Drive and Frederick Kelly Street	Provision of formal access, improved pathways, landscaping and signage	Post 2007	\$1,038,700
	Park capacity improvement program- plans and Management	Post 2009	\$124,644



Location	Project	Timing	Cost Estimation (\$)
Trevor Judd Drive	Provision of landscaping, improved pathways, signage	Post 2010	\$18,330
	Park capacity improvement program- plans and management	Post 2009	\$2,200
Belle O'Connor and Dennis Street	Provision of landscaping, improved pathways, signage and upgrade to playground	Post 2012	\$70,265
	Park capacity improvement program- plans and management	Post 2012	\$8,432
Delmer Close and Arthur Street and Gordon Young Drive	Provision of landscaping, signage and improved pathways	Post 2012	\$1,069,250
	Park capacity improvement program- plans and management	Post 2010	\$128,310
Brighton Park	Provision of landscaping, amenities and upgrade to playground	Post 2014	\$211,950
	Park capacity improvement program- plans and management	Post 2012	\$25,434
Currawong Crescent	Provision of landscaping, improved pathways and upgrade to playground.	Post 2014	\$62,495
	Park capacity improvement program- plans and management	Post 2012	\$7,499
Trial Street	Trail Street Park embellishment program including provision of double playing field, car park construction and associated amenities	Post 2010	\$1,837,000
	Park capacity improvement program- plans and management	Post 2010	\$220,440
Unallocated		2007- 2017	\$2,885,251
Total			\$7,745,200

6.7.2 Bushlands

Table 13 Works Schedule – Bushland

Project	Timing	Cost Estimation (\$)
Wilfred Partridge Bushland Reserve- rehabilitation	Post 2008	\$65,090
Gordon Young Drive and Buchanan Drive bushland corridor - rehabilitation	Post 2008	\$97,635
Bushland Rehabilitation Plans – Preparation and Implementation	Post 2008	\$40,000
Total		\$162,725



7. Traffic and Transport Management

South West Rocks resident population is presently serviced by an existing movement system, which may be regarded as an asset. The amenity and overall level of service provided by this asset reduces progressively as a consequence of both age and the increased traffic generated by new development. Therefore, in order to ensure that levels of service do not deteriorate, in addition to normal maintenance (which is not included in S94), it is essential that new development contributes to additional works and facilities as appropriate and help to progressively replace the asset.

The approach in determining the relevant contribution rates includes the following:

1. Determine the total amount of current development and projected redevelopment and projected population for the next ten years (Chapter 4).
2. Determine existing and future traffic generation (Section 7.1 and 7.2).
3. Determine what road and traffic management works are required to control the traffic generation from the proposed residential development in the area (Section 7.5).
4. Calculate the extent of road and traffic works required along the primary roads within South West Rocks to facilitate future reassigned traffic flows and increased traffic volumes due to the anticipated redevelopment (Section 7.5).
5. The contribution is determined by dividing the total cost of road and traffic management measures by the total increase in the residential population (Section 5.1.4).

7.1 Existing Provision

The four major road links in the South West Rocks area include the following:

- ▶ Gregory Street – this is an extension of Main Road 198 South West Rocks Road where it passes through the urban area of South West Rocks.
- ▶ Arakoon Road – access road to the urban release areas.
- ▶ Phillip Drive – an existing arterial road which connects South West Rocks to the Arakoon State Recreation Area and Trial Bay Goal.
- ▶ Gordon Young Drive – access road to the New Entrance area.

The major traffic flows though South West Rocks are generally confined to the above major traffic routes. Significant traffic movements also occur on the collector roads

A Traffic Study was undertaken for a Local Environmental Study for the development of land between Phillip Drive and Belle O'Connor Street, South West Rocks (ERM, 2003). The study provides information on average daily traffic volumes on the existing road network as shown below.

Table 14 Average Annual Daily Traffic Volumes of Existing Road Network

Road	AADT (vehicles per day)
Phillip Drive	2450
Belle O'Connor Street	660
Gregory Street	6150



It should be noted that Phillip Drive was shown to experience a significant increase in traffic (approximately 50%) during weekends and school holiday periods. The AADT quoted in Table 14 is the average for weekend and holiday periods. The normal weekday average was 1615 vpd. The other two key streets (Belle O'Connor Street and Gregory Street) did not experience a similar increase during holiday periods, showing that holiday and tourist traffic along Phillip Drive is most likely related to the Arakoon Recreation Area and Trial Bay Gaol.

Local Environmental Study (2003) indicated that the majority of vehicles using the surrounding road network would be classified as light vehicles with a maximum of 15% heavy vehicles travelling along Phillip Drive. Heavy vehicle volumes on Belle O'Connor Street and Gregory Street were counted to be 7% and 5% respectively.

7.2 Nexus and Future Demand

Council's aim should be to make adequate capacity available on approach roads and at major intersections for trips generated by new developments. The costs for needed improvements can be allocated to those new developments generating the additional traffic expected to use the roads and major intersections. These costs are in addition to the on-site and immediate access requirements specifically attributed to a new development.

The future traffic growth, represented as daily traffic volumes in Table 15, generated by residential development in South West Rocks has been estimated for the ten-year period 2007-2017. This estimate is based on the assumption that recent trends regarding the location of new residential development will continue in the future and is calculated on RTA trip generation rates (RTA:2002).

It is estimated that an additional 3041 (established and release areas) new dwellings will be developed in the next ten years. This amounts to an increase of 7,090 persons. Of the occupied private dwellings 71% are single houses and 29% are medium density houses as described in section 3.4. Medium density dwellings include villas, townhouses, flats, semi detached houses, terrace and other medium density developments (RTA:2002)

Table 15 Future Traffic Generation from future residential development

Type of Dwelling	Additional development (dwellings)	Trip generation rate (veh/day)	Daily generated traffic
Single Dwelling Houses (71%)	2159	9.0/ dwelling	19,431.99
Medium density Dwellings (31%)	882	5/dwelling	4,409
Total	3041		23841.44

The anticipated level of future residential development within South West Rocks is predicted to grow within the next ten years. As Table 15 demonstrates there will be an increased travel demand derived from the future development in the area. This future demand will generate the need for:

- ▶ new and/or augmented traffic facilities to promote the permeability and connectivity of the local road network;
- ▶ the upgrading of road intersections and sections of roads to provide the required road network which



promotes the efficient, safe and orderly movement of people and goods;

- ▶ the provision of facilities which minimise the amount of traffic and regulate the speed of vehicles within South West Rocks residential neighbourhoods; and
- ▶ the provision of facilities which promote reduced reliance on private motor vehicles and the use of more environmentally sustainable transport modes including cycling and walking, in line with State Government planning initiatives.

It is considered that the incoming population would require these facilities to be delivered to a standard at least equal to the level of service currently provided. Current general standards of provision have been used as a basis for developing the Works Schedule to address cumulative future needs contained in this plan. The locations of traffic and transport facilities to be provided to meet the demands of the incoming population of South West Rocks are described in the Works Schedule

7.3 Apportionment

This Plan recognises that contributions need to be fair and reasonable in that the costs for providing new traffic and transport management need to be distributed between the existing and future residents of South West Rocks.

During the life of this Plan the population is expected to increase to 11,818 persons (2017) from the existing population of 4,783 persons (2007). This represents an increase of about 7,090 persons or approximately 60%. The Plan recognises the need to apportion the costs of the traffic 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 40% of the costs of the identified works, whilst contributions will be sought for the remaining 60%.

This figure is considered fair and reasonable in that it allows Council to recover some of the costs of providing traffic and transport management services and facilities, while at the same time not being too large a financial burden for potential developers.

7.4 Formula and contribution rates – Traffic and Movement

Formula

$$\text{Contribution Per Person (\$)} = \frac{\text{TC} \times \text{RA}}{\text{RP}}$$

Where:

TC = Total cost apportioned to new population

RA = the proportion of the cost attributable to residential development

RP = Increase in South West Rocks residential population

Contribution rates

$$\begin{aligned} \text{Contribution Per Person} &= \frac{\$12,150,000 \times 0.60}{7,090} \\ &= \$1,028.21 \end{aligned}$$



7.5 Works Schedule - Traffic and Movement

The traffic growth in South West Rocks will require additional works in the future not to increase road capacity but to manage the impact of additional traffic generated by development that results in an increase in residents and tourists. The required works include:

- ▶ Local Area Traffic Management (LATM);
- ▶ Pedestrian safety and related facilities;
- ▶ calming improvement; and
- ▶ cycle acquisition and improvements.

The following traffic improvements program is derived from Council's Engineering Department. It outlines works required in South West Rocks and maybe reviewed annually to update any necessary amendment and additions.

Table 16 Works Schedule – Traffic and Transport

Location	Project	Timing	Cost Estimation (\$)
Gregory Street / Arakoon Road	<ul style="list-style-type: none"> ▶ Stage 1 - facilities upgrade ▶ Stage 2 – intersection upgrade 	<ul style="list-style-type: none"> ▶ Stage 1 Post 2008 ▶ Stage 2 Post 2012 	600,000
Gregory Street / Lindsay Noonan Drive	Intersection and facilities upgrade including land acquisitions	Post 2012	1,500,000
Gregory Street / Belle O' Connor Street/ Eagleton Drive	Upgrade Intersection	Post 2010	500,000
Gregory Street / Gordon Young Drive	Intersection and facilities upgrade including retaining walls and a left turn slip lane	Post 2008	400,000
Gregory Street / Landsborough Street	Intersection reconstruction including roundabout	Post 2015	450,000
Landsborough Street/ Mitchell Street	Intersection and facilities upgrade including roundabout construction and pedestrian facilities	Post 2015	400,000
McIntyre Street / Elizabeth Street	Intersection and facilities upgrade	Post 2010	500,000
Phillip Drive and Russell Street	Right turn improvements	Post 2010	200,000
Gregory Street - Arakoon Road to Livingstone Street	Road works include widening pavement strengthening and cycleway.	2007 –2017 Staged Works	1,500,000
Phillip Street/ Landsborough Street – Short Street to Russell Street	Reconstruction and widening and roundabouts	Post 2009	4,000,000
Arakoon Road - Phillip Street to Gregory Street	Road upgrade and new cycle way	2007 –2017 Staged Works	2,100,000
Total			\$12,150,000



8. Public Domain Improvements

8.1 Existing Provision

The public domain provides connections between the open spaces, but also provide spaces for walking, eating, meeting people, shopping etc. The public domain areas in South West Rocks include the public spaces in the residential and civic areas of South West Rocks

The urban development of South West Rocks has resulted in the evolution of two main shopping areas including the village centre situated on Livingston Street and Paragon Street and the shopping centre on Gregory Street and Spencer Creek Road. The existing centres within South West Rocks continue to serve an important role in the community, providing convenience shopping and personal services for nearby residents and tourists, accommodating, generating local employment and supporting the local economy.

The residential areas around the main village centre (Livingston Street and Paragon Street) have been developed in such a way as to allow medium density housing. The development of this type of housing has and will continue to place considerable pressure on the existing amenity and environment of the residential areas around the village centre. In addition, around the residential areas such as Gregory Street, Mitchell Street and Gordon Young Drive provide connection and coordination to village areas and community facilities such as open space. The development of these areas also place considerable pressure on the existing amenity and environment. This is consistent with the demands being placed on Council to provide an improved urban environment in these areas while also meeting the environmental and design standards valued by the community.

If these areas are to remain viable and attractive, meet heightened community expectations and adapt to their changing roles, it is necessary to improve their amenity. This can be done through public domain improvements, such as landscaping and streetscaping, provision of high quality landscaping, creation of usable public spaces and pedestrian precincts. The proposed streetscape works will provide new residents with an improved residential environment together with improved pedestrian/traffic safety and urban amenity.

8.2 Nexus and Future Demand

Improvement of the public domain is necessary to accommodate an anticipated increase in population from the viewpoint of safety and amenity of pedestrians as well as providing a major component of the recreation and open space system. Public domain works will also improve the environmental quality, physical appearance and 'sea side' character of streets in South West Rocks.

The significant new population that will result from development will lead to significant additional demands for open space, community facilities and public domain improvements. Significant public domain improvements will be necessitated by:

- ▶ Heavy volumes of pedestrian traffic;
- ▶ need to improve pedestrian usage and safety;
- ▶ need to enhance the appearance and vitality of the public areas in South West Rocks; and
- ▶ need to provide open space areas in the South West Rocks.

Council will provide public domain improvements in a range of locations. The locations, together with a



description will have a nexus with the proposed works shown in Section 8.5. The *Community Infrastructure Needs and Priorities for South West Rocks (2004)* study identified the replacement and retention of street trees as a high priority for the residents. Therefore, emphasis is given in this plan to improvements to street trees, street furniture and street lighting.

Council is considering the identification of a programme of further public domain improvements to accommodate growth associated with residential development. As part works program in Section 8.5 Council will be undertaking a Public Domain Study to identify works to improve the public domain as a consequence of the increased growth. Subsequent plans or amendments to this plan may identify additional improvements or a revision of the existing program to the public domain to accommodate the street based recreational and movement requirements of new residents.

8.3 Apportionment

As the proposed public domain improvements will also benefit the existing population, it is appropriate that only a share of the costs of providing these improvements be met by the incoming population through section 94 contributions and that the remainder of the costs should be met by the existing community through other funding sources such as general revenue, government grants or a town centre improvement rate. For this reason, the application of an apportionment rate is appropriate.

During the life of this Plan the population is expected to increase to 11,818 persons (2017) from the existing population of 4,783 persons (2007). This represents an increase of about 7,090 persons or approximately 60%. The Plan recognises the need to apportion the costs of the public domain improvements 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 40% of the costs of the identified works, whilst contributions will be sought for the remaining 60%.

This figure is considered fair and reasonable in that it allows Council to recover some of the costs of providing traffic and transport management services and facilities, while at the same time not being too large a financial burden for potential developers.

8.4 Formula and contribution rates – Public Domain Improvements

8.4.1 Formula

$$\text{Contribution Per Person (\$)} = \frac{\text{TC} \times \text{RA}}{\text{RP}}$$

Where:

TC = Total cost apportioned to new population

RA = the proportion of the cost attributable to residential development

RP = Increase in South West Rocks residential population



8.4.2 Contribution rates

$$\begin{aligned} \text{Contribution Per Person} &= \frac{\$1,721,631 \times 0.6}{7090} \\ &= \$145.70 \end{aligned}$$

8.5 Works Schedule

Table 17 Works Schedule – Public Domain

Location	Project	Cost Estimation (\$)
Gregory Street	Gregory Street, street tree avenue planting	\$ 50,625
Landsborough Street/ Paragon Avenue/ Bayview Street/ McIntyre Street	Village area public domain improvement scheme including street tree planting, lighting and tree grilles	\$ 988,969
Bounded by Gregory Street, Mitchell Street and Hill Street.	Street tree avenue planting including tree grills	\$ 48,525
Residential Areas	Street tree planting scheme	\$ 264,300
Residential Areas	Street furniture upgrade including directional signage, bins, bollards and seats	\$41,440
South West Rocks	South West Rocks gateway program	\$20,000
South West Rocks	South West Rocks Public Domain Strategy	\$80,000
Total		\$1,721,631



9. Stormwater Management

9.1 Existing Provision

New residential development can result in an increase in impervious surfaces, leading to higher levels of urban stormwater runoff, increased stormwater velocities, and increased transfer of pollutants from urban to natural environments.

South West Rocks catchment drains to Saltwater Lagoon and Saltwater Creek. The ocean entrance of Saltwater Creek is mostly closed meaning that the waterway captures and stores almost 100% of the catchments inputs. While individual site development impacts on downstream drainage systems are unlikely to be significant, the cumulative effect of redevelopments within a catchment would adversely affect downstream drainage capacity and runoff water quality. In South West Rocks this may lead to an exacerbation of existing flooding problems and possible further deterioration in receiving water quality. On this basis, it is reasonable to require a contribution in South West Rocks once the extent of anticipated development and required stormwater management facilities have been identified.

The Saltwater Lagoon and Saltwater Creek Catchment Stormwater Management Strategy (2006) states that the catchment draining to Saltwater Lagoon and Saltwater Creek is experiencing development pressure, that if realised will result in increased stormwater runoff and associated pollutant loads being generated from catchment surfaces. Therefore, without mitigation from future development the additional stormwater runoff and associated pollutant loads are likely to have detrimental impact on the water quality and ecology with into the lagoon and creek.

This plan describes stormwater drainage works, which Council proposes to implement to address the impacts created by new development and to safeguard life, property and the natural environment in South West Rocks. The range of works has been determined based on assessment of the impacts of new development only.

9.2 Nexus and Future Demand

As described above new development in South West Rocks will result in an increase in impervious surfaces. The impact of urban development on flow regimes, erosion and siltation, and flooding can be substantially reduced by adopting stormwater management techniques that concentrate on continuing the function of the natural drainage system as far as possible. Therefore, future residential development in the Saltwater Lagoon and Creek catchment will result in the need to manage stormwater run-off both up and down stream of development.

Previous plans (Kempsey Shire Council: 1997 & 1993) have identified a number of projects required for South West Rocks. The previous Plans recommends that within the established areas retrofitting of measures to infiltrate stormwater runoff as well as water quality improvements would be successful. The proposed works program in Table 18 consolidates works items, which were not completed under those earlier plans.

South West Rocks works schedule for stormwater management under previous plans is divided into a number of drainage networks these include the following areas;

- ▶ West of Gregory Street Catchment: the catchment is located west of Gregory Street and extends from Gordon Young Drive to Steve Eagleton Drive and west to Ocean Street;
- ▶ East of Gregory Street Catchment: the catchment is located east of Gregory Street and extends from



Frank Cooper Street to McIntyre Street;

- ▶ Livingston Street Catchment: the catchment is bounded by Livingston Street, Gregory Street, Paragon Avenue, Memorial Avenue and Paragon Street;
- ▶ Spencerville Catchment: The Spencerville catchment is located east and west of Spencer Creek Road; and
- ▶ Belle O'Connor Catchment: is bounded by Belle O'Connor Street to the north, the ridge located in Walls land to the east, a ridge line located to the west of Gregory Street and the boundary of Garvill's land to the south.

Stormwater Management defined in the works program in Table 18 includes major pipelines and road drainage works recognised as forming a part of the trunk drainage system. This has been necessary given the nature of existing drainage problems known to exist within the subject catchments and deficiencies associated with the drainage network and channels. Any additional drainage or water quality works will be at the cost of those benefiting.

Saltwater Lagoon and Saltwater Creek Catchment Stormwater Management Strategy (2006) and Kempsey Shire Urban Stormwater Management Plan (2004) recommends measures to manage the quality and quantity of stormwater runoff from future development. The strategies recommend catchment management measures to manage stormwater such as the provision of bioretention basins, swales and gross pollutant traps. In South West Rocks measures relying on infiltration as well as water quality improvements would provide a high benefit in protecting Saltwater Lagoon and Creek. Council's stormwater strategy recognises that all aspects of drainage contribute to the stormwater system. As such, levies should be imposed on future development that places additional burdens on this drainage system. It is considered that the incoming population would require the quality and quantity of stormwater to be delivered to a standard at least equal to the level of service currently provided. As such, the works schedule in Table 19 reflects these studies requirements for future development in South West Rocks over the life of this Plan.

9.3 Apportionment

Traditionally developer contributions have only been required to support additional infrastructure caused by new development. Consequently, such an approach ignores the fact that Council has already funded quite a large amount of infrastructure. This Plan recognises the fact that existing residents of South West Rocks have already funded the stormwater Management in the area.

In addition, this plan describes stormwater drainage works, which Council proposes to implement to address the impacts created by new development and to safeguard life, property and the natural environment in South West Rocks. The range of works has been determined based on assessment of the impacts of new development only.

Council considers it essential that the full economic value of the contribution made by existing residents to the provision of Stormwater Management should be recognised and that new development will benefit substantially from this existing provision. It is therefore, considered equitable that 100% of the cost of the equipment listed in the works schedules, as recommended by the Stormwater Management Strategy for South West Rocks, be borne by the incoming population.



9.4 Formula and contribution rates – Stormwater Management

Formula

$$\text{Contribution Per Person (\$)} = \frac{(\text{TC} - \text{C}) + \text{SMS}}{\text{RP}}$$

Where:

TC = Total cost apportioned to new population

RP = Increase in South West Rocks residential population

C= The amount recorded in the "Register of Developer Contributions" as being the contribution previously paid towards stormwater in respect of the subject land

SMS = The total value of works to be provided as recommended in the Stormwater Management Strategy.

Contribution rates

$$\begin{aligned} \text{Contribution Per Person} &= \frac{(\$1,809,840 - \$432,350) + \$5,625,100}{7090} \\ &= \$987.67 \end{aligned}$$

9.5 Works Schedule

Table 18 Works Schedule – 1993 and 1997 works brought forward

Location	Project	Cost Estimation (\$)	S94 Contributions Collected to date
West of Gregory Street Catchment	<ul style="list-style-type: none"> ▶ Major culvert (Gordon Young Drive); ▶ Canalisation works; ▶ Construction of levee bank; ▶ Scour protection located at Back Creek; and ▶ Stormwater works Gordon Young Drive. 	\$674,570.00	\$16,860
East of Gregory Street Catchment:	<ul style="list-style-type: none"> ▶ Canalisation works; ▶ Construction of levee bank; ▶ Scour protection; and ▶ Stormwater works. 	\$252,299.00	\$66,404.00
Livingston Street Catchment	<ul style="list-style-type: none"> ▶ Canalisation corks; and ▶ Timber bridge. 	\$86,940.00	\$4,741.00
Spencerville Catchment	<ul style="list-style-type: none"> ▶ Trunk drainage pipework; and ▶ End of line treatments 	\$504,187.00	\$104,137.00



Location	Project	Cost Estimation (\$)	S94 Contributions Collected to date
Belle O'Connor Catchment:	<ul style="list-style-type: none"> ▶ Piped trunk drain ▶ Detention Basin 	\$291,844.00	\$240,208.00
Total		\$1,809,840.00	\$432,350.00

Table 19 Works Schedule – Stormwater Management Strategy

Location	Project	Cost Estimation (\$)
Saltwater Creek	Gross Pollutant Trapping Program including the replacement of existing trash rack and installation of dry storage GPT and pit inserts.	\$70,000
South West Rocks	Bioretention basins including design and installation	\$5,130,000
South West Rocks	Bioretention swales including design and installation	\$425,1000
Total		\$5,625,100



10. Other Services

Other facilities and services that are considered necessary for the future environmentally responsible functioning of South West Rocks include:

- ▶ Bush Fire Protection.
- ▶ Surf Life Saving Facilities.

10.1 Bushfire

10.1.1 Existing Provision

South West Rocks is literally surrounded by significant vegetation. The areas bushland resource is a significant contributor to the high quality of life enjoyed by South West Rocks residents, and its ongoing protection has been shown as a high priority for the community. With the history of the behaviour of bushfires previously recorded in South West Rocks and the significant amount of surrounding bushland likely to be conserved in both public and private ownership, bushfire is a potential threat to uses in the proposed areas that must be managed. These factors mean that Council invests significant resources in bushfire protection. The plan identifies bushfire protection, which Council intends to implement to safeguard life and property from the risk of bushfire attack.

The Plan aims to manage bush fire through:

- ▶ Bushfire fighting services.
- ▶ Bushfire protection facilities including bush fire trails.

At present, Council provides a rural bushfire fighting service to South West Rocks. These services operate from the brigade located at McIntyre Street. These provide bushfire-fighting services throughout all areas of South West Rocks. The NSW bushfire fighting service also has a presence in South West Rocks, however, this service (not the rural bushfire fighting service) is funded by the State government

Under current legislative arrangements, Council and the State Government work in partnership to provide new and/or augmented bushfire protection facilities, appliances and equipment. This plan proposes a continuation of this approach.

In NSW, State Government generally funds the majority of all bushfire protection costs in local government areas, through the *NSW Rural Fire Fighting Fund*. Council must fund the balance of this budget including the acquisition of equipment needed to serve a growing population and this component is separate from the Rural Fire Service budget. The major capital costs of operating the Rural Fire Service are acquisition and replacement of fire fighting equipment for the volunteer fire fighters. Volunteer fire fighters provide the backbone of the service, operating most appliances, undertaking training exercises and fire fighting duties, and coordinating communication and field support during training exercises and operating conditions. Council must ensure that development that leads to an increase in fire risk, and therefore the demand for rural fire fighting services, contributes to the capital costs of extending the Rural Fire Service. The facilities identified in the works schedule represent the proposed program for bushfire protection facilities in South West Rocks over the life of this plan.



10.1.2 Nexus and Future Demand

Additional development in the South West Rocks area will increase demand on bushfire fire fighting services and will result in the need to expand existing services. The bushfire fire fighting services will be provided throughout South West Rocks to maintain existing levels of service to meet the demands of the existing population.

The facilities identified in the works schedule represent the proposed works program for bushfire fire fighting services in South West Rocks over the life of this plan and these facilities are considered the minimum level of provision. There are currently 39 volunteer fire fighters in South West Rock. The required specialist fire fighting equipment cannot be expected to serve for the same life span of this plan particularly as new residential development in areas fringing bushland will place more immediate additional demands upon these resources. Thus their replacement is more regular, as such a 2-year period is considered to be a realistic figure for the recoupment of monies spent on volunteer personal fire safety equipment.

The equipment required to provide adequate protection for the new population from bushfire activity is in accordance with the *Rural Fire Act 1997*. The existing equipment will be inadequate to cater for the expected increase in the population.

10.1.3 Apportionment

Traditionally, developer contributions have only been required to support additional infrastructure caused by new development. Consequently, such an approach ignores the fact that Council has already funded quite a large amount of infrastructure towards the *NSW Rural Fire Fighting Fund*. This Plan recognises the fact that existing residents of South West Rocks have already funded the rural bushfire fighting services in the area.

Council considers it essential that the full economic value of the contribution made by existing residents to the provision of bushfire fighting services should be recognised and that new development will benefit substantially from this existing provision. It is therefore, considered equitable that 100% of the cost of the equipment listed in the works schedules be borne by the incoming population.

10.2 Formula and contribution rates – Bush Fire

Formula

$$\text{Contribution Per Person (\$)} = \frac{\text{TC}}{\text{RP}}$$

Where:

TC = Total cost apportioned to new population

RP = Increase in South West Rocks residential population



Contribution rates

$$\begin{aligned} \text{Contribution Per Person} &= \frac{\$195,000}{7090} \\ &= \$27.50 \end{aligned}$$

10.2.1 Works Schedule

Table 20 Works Schedule – Bushfire

Project	Cost Estimation (\$)
Volunteer Personal Safety Equipment	\$195,000
Total	\$195,000

10.3 Surf life Saving

10.3.1 Existing Provision

Surf Life Saving Clubs are organised under Surf Life Saving NSW Incorporated. The organisation provides a portion of the funding through voluntary fund raising and Kempsey Shire Council provide the remainder of the funds.

South West Rocks has four patrolled beaches including Front Beach, Back Beach, Horseshoe Bay and Little Beach. The South West Rocks Club House is located at Horseshoe Bay Reserve, Livingstone St and also serves as a community centre. The South West Rocks club house provide a facility for various groups such as service clubs, churches, arts Council, schools, sporting groups, various government departments, private functions and public meetings. The South West Rocks club is largely a volunteer-run organisation that patrols beaches to protect public safety as well as assisting other groups during coastal emergencies. To provide needed expertise in surf rescue, the club practices extensively and organises competitions with other clubs.

Council has an obligation under state legislation to ensure safety of users of public beaches. This Plan considers that such an obligation requires Council, among other things, to provide facilities to surf life saving clubs located on public land, and equates to the provision of a public facility or amenity that can be recovered under Section 94.

As previously indicated there will be a significant increase in resident population in South West Rocks, which will increase the burden on Councils provision of surf lifesaving facilities.

10.3.2 Nexus and Future Demand

The need for surf life saving facilities has grown over the years, in direct proportion to increasing patronage and also to greater community expectation of safety at major beaches.

Council anticipates that future residents will expect a life saving service equivalent at least to the present standard. Council therefore expects that the future resident population will require a similar provision of surf life saving facilities as the existing population. The increased demand on the Club caused by the future population can be partly satisfied by extending the provision of capital equipment needed to provide surf life saving services. The works program reflects the additional requires needed for the future residents of South West Rocks.



10.3.3 Apportionment

Traditionally developer contributions have only been required to support additional infrastructure caused by new development. Consequently, such an approach ignores the fact that Council has already funded quite a large amount of infrastructure. This Plan recognises the fact that existing residents of South West Rocks have already funded for the existing surf life saving facilities in the area.

In addition, this plan describes surf life saving facilities works such as the patrol surf life saving towers, which Council proposes to implement to address the impacts created by new development and to safeguard life in South West Rocks. The range of works has been determined based on assessment of the impacts of new development only.

Council considers it essential that the full economic value of the contribution made by existing residents to the provision of surf life saving facilities should be recognised and that new development will benefit substantially from this existing provision. It is therefore, considered equitable that 100% of the cost of the equipment listed in the works schedules be borne by the incoming population.

10.4 Formula and contribution rates – Surf life saving

Formula

$$\text{Contribution Per Person (\$)} = \frac{\text{TC}}{\text{RP}}$$

Where:

TC = Total cost apportioned to new population

RP = Increase in South West Rocks residential population

Contribution rates

$$\begin{aligned} \text{Contribution Per Person} &= \frac{\$239,000}{7090} \\ &= \$33.71 \end{aligned}$$

10.5 Works Schedule

Table 21 Works Schedule – Surf Life Saving

Project	Cost Estimation (\$)
Patrol surf life saving towers	\$ 90,000
Rescue boards	\$ 30,000
Rescue tubes	\$ 1,000
Automatic external defibrillator	\$48,000
Soft Pak oxygen unit with full trauma kit	\$15,200
Spinal board/Straps and head bed	\$5,200
Two way radios (waterproof)	\$30,000



Project	Cost Estimation (\$)
Binoculars	\$1,600
Cabana type waterproof patrol station	\$18,000
Total	\$ 239,000



11. Plans, Studies and Management

Consultant studies are often commissioned in order to determine design and costings of works, as well as to review the development and demand assumptions, master planning, land valuations, urban design projects, etc which are required to assist with revisions to this Plan. This Strategy Plan identifies the demand for resources to be applied to management of the Section 94 Contributions Plan to ensure that the Plan's key assumptions are regularly updated.

The Community Infrastructure Needs and Priorities for South West Rocks (2004), recognised the high priority for the provision of comprehensive planning studies prior to the large population growth in South West Rocks. During the consultation for this study the community acknowledged that priorities for the provision of facilities and services for the future population should be rationally conceived and be based on comprehensive planning and analysis of environmental data.

Council considers that the costs involved with planning studies for the management of Section 94 is an integral and essential component of the efficient provision of facilities demanded by development throughout South West Rocks. To facilitate the efficient delivery of such infrastructure, it is reasonable for the costs associated with drafting of the Plans be recouped through contributions. The schedule of works includes studies that influence or refine the Section 94 Plan.

The schedule of works includes a structure plan and control plan that may review controls that may influence the incoming population of South West Rocks. Once this is complete a review of the Works Schedule or latest information on community attitudes to ensure that facility planning best reflects contemporary community needs.

The tourism, community services and affordable housing study will be carried out in order to either research changes in the plan's assumptions such as understanding types of public facilities required as a consequence of new development or better understand the changing community profile of South West Rocks.

11.1 Apportionment

The new resident population of South West Rocks should pay a reasonable contribution towards costs associated with the studies needed to review this plan. Therefore, for the purposes of this plan it is assumed that the demand for planning studies needed for this Plan is attributable to determining the facility needs of the future population who will be required to contribute to the full cost of this service.

It is considered equitable that 100% of the cost of the facilities and equipment listed in the works schedules be borne by the incoming population as the additional studies are required to serve the additional population.

11.2 Works Schedule

The following plan preparation and review works are required:

Table 22 Plan Preparation Works

Plan	Cost (\$)
Structure Plan and control Plan	200,000
Tourism Audit and Management Plan	75,000



Plan	Cost (\$)
Community services demand study	50,000
Affordable housing audit and study	85,000
Total	410,000

11.3 Formula and contribution rates – Planning Studies

Formula

$$\text{Contribution Per Person (\$)} = \frac{\text{TC}}{\text{RP}}$$

Where:

TC = Total cost apportioned to new population

RP = Increase in South West Rocks residential population

Contribution rates

$$\begin{aligned} \text{Contribution Per Person} &= \frac{\$410,000}{7090} \\ &= \$57.83 \end{aligned}$$



Part D

12. Summary of Contributions

Table 23 Contributions for Detached Housing

Number of Bedrooms	Rate Per Person (\$)	1	2	3	4+
Occupancy Rate		1.3	1.9	2.4	3.1
Community Services- Library	\$283.10	\$368.03	\$537.89	\$679.44	\$877.61
Community Services- MPB	\$347.31	\$451.50	\$659.89	\$833.54	\$1,076.66
Open Space Acquisitions	\$338.50	\$440.05	\$643.15	\$812.40	\$1,049.35
Open Space Increased Capacity	\$1,092.41	\$1,420.13	\$2,075.58	\$2,621.78	\$3,386.47
Bushland	\$23.99	\$31.19	\$45.58	\$57.58	\$74.37
Traffic And Transport Management	\$1,028.21	\$1,336.67	\$1,953.60	\$2,467.70	\$3,187.45
Public Domain Improvements	\$145.70	\$189.41	\$276.83	\$349.68	\$451.67
Stormwater Management	\$987.67	\$1,283.97	\$1,876.57	\$2,370.41	\$3,061.78
Support Services – Bush Fire	\$27.50	\$35.75	\$52.25	\$66.00	\$85.25
Support Services – Surf life Saving	\$33.71	\$43.82	\$64.05	\$80.90	\$104.50
Plan Studies	\$57.83	\$75.18	\$109.88	\$138.79	\$179.27
Total	\$4,365.93	\$5,675.71	\$8,295.27	\$10,478.23	\$13,534.38



Table 24 Contributions for Semi-Detached, Row, Terrace

Number of Bedrooms	Rate Per Person (\$)	1	2	3	4+
Occupancy Rate		1.3	1.7	2.0	2.7
Community Services- Library	\$283.10	\$368.03	\$481.27	\$566.20	\$764.37
Community Services- MPB	\$347.31	\$451.50	\$590.43	\$694.62	\$937.74
Open Space Acquisitions	\$338.50	\$440.05	\$575.45	\$677.00	\$913.95
Open Space Increased Capacity	\$1,092.41	\$1,420.13	\$1,857.10	\$2,184.82	\$2,949.51
Bushland	\$23.99	\$31.19	\$40.78	\$47.98	\$64.77
Traffic And Transport Management	\$1,028.21	\$1,336.67	\$1,747.96	\$2,056.42	\$2,776.17
Public Domain Improvements	\$145.70	\$189.41	\$247.69	\$291.40	\$393.39
Stormwater Management	\$987.67	\$1,283.97	\$1,679.04	\$1,975.34	\$2,666.71
Support Services – Bush Fire	\$27.50	\$35.75	\$46.75	\$55.00	\$74.25
Support Services – Surf life Saving	\$33.71	\$43.82	\$57.31	\$67.42	\$91.02
Plan Studies	\$57.83	\$75.18	\$98.31	\$115.66	\$156.14
Total	\$4365.93	\$5,675.71	\$7,422.08	\$8,731.86	\$11,788.01



Table 25 Contributions for Flat, Unit or Apartment

Number of Bedrooms	Rate Per Person (\$)	1	2	3	4+
Occupancy Rate		1.4	1.6	2.2	2.9
Community Services- Library	\$283.10	\$396.34	\$452.96	\$622.82	\$820.99
Community Services- MPB	\$347.31	\$486.23	\$555.70	\$764.08	\$1,007.20
Open Space Acquisitions	\$338.50	\$473.90	\$541.60	\$744.70	\$981.65
Open Space Increased Capacity	\$1,092.41	\$1,529.37	\$1,747.86	\$2,403.30	\$3,167.99
Bushland	\$23.99	\$33.59	\$38.38	\$52.78	\$69.57
Traffic And Transport Management	\$1,028.21	\$1,439.49	\$1,645.14	\$2,262.06	\$2,981.81
Public Domain Improvements	\$145.70	\$203.98	\$233.12	\$320.54	\$422.53
Stormwater Management	\$987.67	\$1,382.74	\$1,580.27	\$2,172.87	\$2,864.24
Support Services – Bush Fire	\$27.50	\$38.50	\$44.00	\$60.50	\$79.75
Support Services – Surf life Saving	\$33.71	\$47.19	\$53.94	\$74.16	\$97.76
Plan Studies	\$57.83	\$80.96	\$92.53	\$127.23	\$167.71
Total	\$4365.93	\$6,112.30	\$6,985.49	\$9,605.05	\$12,661.20



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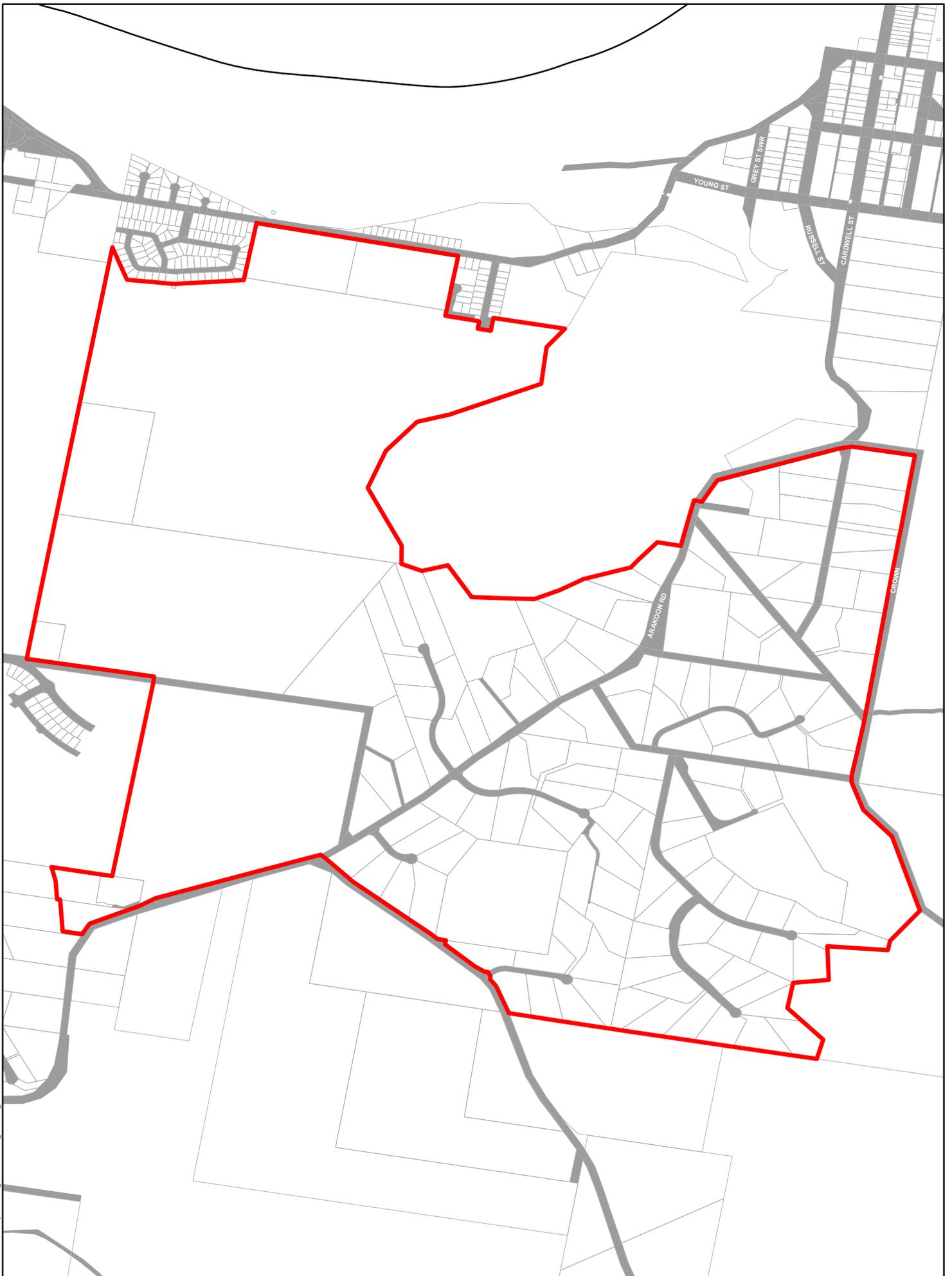
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Appendix A
Land Subject to this Plan



Appendix B
South West Rocks Release Area



G:\211946\GIS\Map\211946_RELEASE AREA_20170824_A.mxd

<p>1:15000</p> <p>0 50 100 150 200 metres</p> <p>Map Projection: Universal Transverse Mercator Horizontal Datum: Geocentric Datum of Australia 1994 Grid: Map Grid of Australia, Zone 56</p> <p>GRID N</p>	<p>LEGEND</p> <p> LOT BOUNDARY</p> <p> RELEASE AREA CATCHMENT</p> <p> ROAD RESERVE</p>
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Spatial data courtesy of Kempsey Shire Council



Appendix C
Open Space and Bushland Inventory



Open Space Inventory

No	Name of Park	Estimated Area (ha)
1	Wilfred Partridge Street	0.5
2	Lindsey Noonan Drive/ Frederick Kelly Street	3.37
3	Spencers Creek Road	0.049
4	Trevor Judd Drive	0.065
5	Belle O'Connor Street/ Dennis Crescent	0.1
6	Dennis Crescent	0.11
7	Albert Harrower Crescent	0.18
8	Arthur Street East	0.28
9	Arthur Street West / Delmer Close Gordon Young Drive	3.5
10	Brighton Park	0.5
11	McIntyre Street/ Philip Drive	0.96
12	Currawong Crescent	0.096
13	Kevin Hogan Place	0.1
14	Ocean Street / Gilbert Cory Street	0.28
15	Victor Perry Place	0.081
16	Horse Shoe Bay	2.95
Total		13.121



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Document Status

Rev No.	Author	Reviewer		Approved for Issue		
		Name	Signature	Name	Signature	Date
A.	K.Burbidge	M.Svikis	<i>M.Svikis</i>	S.Lawer	<i>S.Lawer</i>	30/10/07
B.	K.Burbidge	S.Lawer	<i>S.Lawer</i>	S.Lawer	<i>S.Lawer</i>	26/2/08