

Huntlee Stage 1

Local Infrastructure Contributions Review

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Prepared for

Department of Planning and Infrastructure

Prepared by

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ABN 20 093 846 925

8 February 2013

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Quality Information

Document Huntlee Stage 1

Date 8 February 2013

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Revision History


Revision	Revision Date	Details	Authorised	
			Name/Position	Signature
1	3-Dec-2012	Draft review	Roger Swinbourne Associate Director	
2	15-Jan-2013	Final advice	Roger Swinbourne Associate Director	
3	23-Jan-2013	Revised Exec Summary	Roger Swinbourne Associate Director	
4	5-Feb-2013	Final	Roger Swinbourne Associate Director	
5	8 Feb 2013	Final revision for public issue	Roger Swinbourne Associate Director	

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Executive Summary

The Department of Planning and Infrastructure engaged AECOM to undertake an independent review of local infrastructure contributions for Stage 1 of the Huntlee Development. This review was conducted to determine the appropriateness of the quantum of local social infrastructure as well as the appropriateness of the costing proposed in the local Voluntary Planning Agreement (VPA). The review then sought to provide an estimate of appropriate quantities and costs for the purposes of setting consent conditions for the Stage 1 development.

This report has been prepared by statutory planners and has been based on a review of the adequacy of the facilities planning process against NSW benchmarks. The benchmark standards applied were based on the assessment of adequacy of the VPA and Social and Community Impact Assessment (SCIA) standards as well as the application of the benchmarks developed for the NSW Growth Centres in Sydney. These standards are typical for green field developments.

The costing analysis applied rates from the VPA or Cessnock Council rates with cross check to Thornton North and Maitland's city-wide recent Section 94 contributions plans to ensure reasonable local rates. A quantity surveyor and cost planner was not engaged to benchmark and develop specific costing for the proposed Stage 1 works or the proposed contributions.

The following table provides a recommended contributions schedule based on the Stage 1 dwelling (2,222) and population yield (6,444). The detailed analysis and findings can be found in Section 6 of this report.

Table 1 Recommended provision rates and contributions

Proposed Stage 1			Construction			Maintenance		
Use / Facility	Rate	Total area ha	Cost per ha*	Cost base	Total construction cost	Rate *	Cost base	Total maintenanc e cost
Passive Open Space	1.62 ha per 1000	10.44	\$300,000	Cessnock Council	\$3,131,784	10% of construction rate per annum	SCIA for 3 years	\$939,535
Active Open Space	1.21 ha per 1000	7.80	\$442,000		\$3,446,380			\$1,033,914
Riparian / environ.	as per memorandum	71.14	\$24,500		\$1,742,930			\$522,879
Civic Park	as per landscape concept report	3	na	\$7,000,000	\$2,100,000			
Neighbourhood Centre Building	As per VPA	0.5	na	VPA rate	\$1,250,000			
Multi Function Centre	As per VPA	0.9	na		\$5,000,000			
Cemetery Wall	As per VPA		na		\$16,000			
Miner Park Aquatic Centre	As per VPA		na		\$50,000			
TOTAL:					\$21,637,094			\$4,596,328
Total per lot:					\$9,737.67			\$2,068.55
* Notes: Construction rates - The construction rates have used either the VPA rates or the Cessnock Council rates for different facilities where noted. The Cessnock Council rates have not been indexed to any year and have been based on the rates identified in the JBA memorandum 09516. These rates have not been checked by a QS or cost planner. Maintenance - The value applied for maintenance uses the rates set in the SCIA to the constructed portion at 10% of the construction costs (not including land)							Total	\$26,233,422
							Total / lot	\$11,806

Community space

The provision of a neighbourhood centre building in Stage 1 would meet typical demand and cost requirements.

The provision of a multi-function centre in Stage 1 is considered early provision however it is recommended that the offer described in the VPA be adopted with provision at the subdivision of the 1500th lot. The rate / value of

\$5m is considered an appropriate value to associate with the Stage 1 development however it is recognised that the cost of the facility may exceed this. There may be value in considering staging the development of this facility to effectively meet demand.

Recreation and Open space

For the purposes of determining a sufficient contribution towards open space it is proposed that the provision default to the Growth Centre Commission (GCC) benchmark of 2.83 ha of active and passive open space per 1000 people. This standard includes the rates of:

- Active 1.21 ha per 1000
- Passive 1.62 ha per 1000

The current proposed Stage 1 open space is 13.4 ha which equates to 2.09 ha per 1000 people including:

- Passive open space - 1.29 ha of per 1000 people
- Active open space - 0.78 ha of per 1000 people

The following table compares the rate of open space provided for in the PPR to the GCC Benchmark standard and our recommendations.

Table 2 Open space provision gap

Facilities			Facilities Gap
Use / Facility	PPR area (ha)	Recommended (ha)	Additional Area (ha)
Passive Open Space	8.1	10.4	2.34
Active Open Space	5	7.8	2.80

It is recommended that the additional areas be identified within the existing Landscape Concept (Hassell 2010) to demonstrate compliance with the GCC benchmarks. The existing Landscape Concept identifies a number of potential parks within the riparian zone which may easily accommodate the additional area required.

The additional area for active open space should be subject to a further active recreation needs analysis and DA. This would need to consider sporting facilities such as netball facilities, basketball courts, cricket nets, athletic facilities, and lawn bowling.

Riparian and environmental lands

There is uncertainty of the costs associated with the riparian lands or other passive space beyond the formal parks. The Landscape Concept Plan shows significant works in these areas as linear parks. There may be significant additional construction and management costs associated with this level of treatment.

1.0 Introduction

AECOM has been engaged by the Department of Planning and Infrastructure to undertake an independent review of local infrastructure contributions for Stage 1 of the Huntlee Development. This review is being conducted to determine the appropriateness of the quantum of local infrastructure as well as the costings proposed in the local Voluntary Planning Agreement (VPA).

This review focuses on community facilities and open space and does not include a review of contributions towards roads and educational facilities. It does not consider commentary on the location or quality of the proposed infrastructure.

This report has been prepared by statutory planners and has been based on a review of the adequacy of the facilities planning process against benchmarks. The costing has applied rates from the VPA or Cessnock Council rates with cross check to Thornton North and Maitland's city-wide recent Section 94 contributions plans to ensure reasonable local rates. A quantity surveyor and cost planner has not been engaged to benchmark and develop specific costing for the proposed Stage 1 works or the proposed contributions.

The methodology for review was twofold and is summarised as follows:

- **Facilities benchmarks and appropriateness** – This was undertaken to provide an independent review of what is proposed in Stage 1 against the Social and Community Impact Assessment (SCIA), Council policies and other relevant policies and standards. The focus of this work was to determine if the quantum of facilities in the proposed contributions in the Preferred Project Report (PPR) for Stage 1 are appropriate.
- **Cost benchmarks and appropriateness** – This was undertaken to understand if the costing method for the contributions use appropriate rates and assumptions.

The following documents were used in this assessment:

- Social and Community Impact Assessment, prepared by HDB, 2007
- Preferred Project Report (PPR), prepared by JBA, 2012
- Landscape Concept Plan, prepared by Hassell, 2010
- Thornton North Section 94 Contribution Plan, prepared by Maitland Council, 2008
- Maitland City-wide Section 94 Contribution Plan, prepared by Maitland Council, 2010
- Draft Huntlee Development Control Plan, prepared by the Department of Planning and Infrastructure, 2012
- Memorandum - Huntlee Stage 1 Section 94 Benchmarking, prepared by JBA, dated 21st August 2012

2.0 Project context

The Huntlee New Town Development is an urban release area with a planned population of approximately 21,000 people. It is located in Cessnock and Singleton LGAs, between Branxton and North Rothbury, to the south of the New England Highway.

The development is planned to occur across five major stages with the following dwelling targets:

Table 3 Huntlee New Town Dwelling Targets

Precinct	Total Dwellings
Town centre	1,700
Village One	1,925
Village Two	1,515
Village Three	1,460
Village Four	700
Total	7,300

Stage 1 of the development, 'Huntlee New Town', has an area of 355.8 ha, is spread over two key sites, part to the north east of North Rothbury and part to the south of Hanwood.

The PPR prepared by JBA (2012) describes Stage 1 as including the following elements:

- Subdivision of land including:
 - 1,186 residential lots in Village 1 (up to 1,429 dwellings);
 - 215 residential lots in the Entry Village of the Town Centre (up to 253 dwellings);
 - 8 super lots in the Town Centre employment area (57.45ha);
 - 6 residual super lots for future subdivision; and
 - 120 large residential lots to the south on Wine Country Drive.
- Landscaping, open space and recreation areas (excluding Persoonia Park) – (80ha)
- Community facilities in Village 1; and
- Construction of associated physical infrastructure (both on and off site) including:
 - road works and associated intersections;
 - stormwater management; and
 - water supply and sewerage.

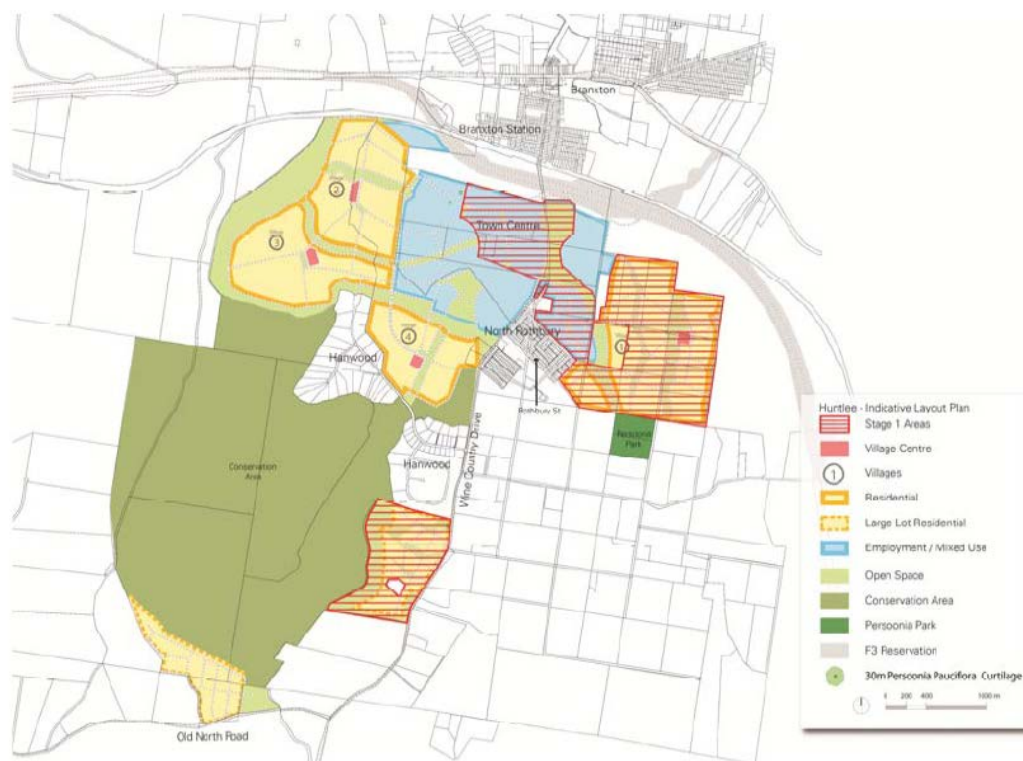
The proposed Stage 1 subdivision will create an expected yield of 1,802 dwellings, with capacity for a further 543 dwellings to be provided through the future subdivision of superlots within the town centre and in other areas in Stage 1 (including Lot 34). The Huntlee land owner was not able to secure ownership of Lot 34, which has therefore excluded from the development. Lot 34 has the potential to yield 123 dwellings in a future, if subdivided for residential purposes to a density that is consistent with the proposed surrounding development.

Therefore the dwelling yield for Huntlee Stage 1 is 2,222 dwellings (excluding Lot 34).

2.1 Site boundaries

The site boundaries of the Huntlee New Town development are shown in Figure 1.

Figure 1 Huntlee Indicative Layout Plan: Revised Stage 1 Area – PPR



Source: PPR, JBA 2012

2.2 Preferred Project Report and VPA

The 2012 PPR for the Stage 1 Subdivision and Infrastructure Works at Huntlee forms part of the Project Application, which is currently under assessment. This PPR outlines the background to the project, the proponent's response to issues raised during the public exhibition period, proposed changes to the exhibited Project Application and provides a final Statement of Commitments. It is focussed on providing additional detail to the plan following the concept plan approval.

2.2.1 Huntlee Local Infrastructure VPA

Appendix M of the PPR outlines the proposed local VPA contributions for the Huntlee Stage 1 Project. This includes a schedule of proposed local contribution works and facilities and cost and timing of delivery that would form the basis of a Local VPA or Section 94 condition of approval. Under the proposed agreement the developer will dedicate a total of 58.4 ha of land as well as monetary contributions and works in kind to the total value of \$26,389,500. The proposed local developer contributions, as per Appendix M of the PPR, are provided in Table 4.

Table 4 Huntlee Stage 1- Project Application Local VPA Contributions

HUNTLEE STAGE 1 PROJECT APPLICATION LOCAL VPA CONTRIBUTIONS							
Area Type	Village No.	Infrastructure Item	Plan Reference Number	Type of Contribution	When Provided	Land Dedications to Council	Monetary Contributions + Works in Kind
Community	1	Neighbourhood Centre Building	A	Dedication of Land + Works in Kind	The land and building will be dedicated to Council prior to the issue of a Subdivision Certificate for the 1200th lot in Village 1.	5000m²	\$1,250,000
	1	Multi Functional Centre - Library / Cultural Centre / Youth Centre / Aquatic Centre / Indoor Basketball Courts / Huntlee Office	B	Dedication of Land + Works in Kind	The land and building will be dedicated to Council prior to the issue of a Subdivision Certificate for the 1500th lot in Village 1.	9000m²	\$5,000,000
	1	Cemetery Columbarium Wall	C	Monetary Contribution	Monetary Contribution will be made upon request by Council.	-	\$16,000
Recreation	1	Public Open Space (including parks within Stage 1 of the Town Centre)	See Huntlee Open Space Provision Plan	Dedication of Land + Works in Kind	Each Public Open Space will be dedicated to Council upon Practical Completion. Works in Kind for Village 1 is provided over an estimated 2295 dwellings at \$3300 per dwelling.	Estimated at 54.9ha. (Complies with Council Open Space Guidelines (See Note 2))	\$7,573,500
	1	Public Open Space Maintenance	-	Works in Kind	Huntlee will maintain each park in Village 1 for three (3) years from the date of Practical Completion of each Public Open Space.		\$2,100,000 (See Note 1)
	1	Local Sports Ground / Lake	D	Dedication of Land + Works in Kind	The land will be dedicated to Council from Practical Completion or prior to the issue of a Subdivision Certificate for the 1200th lot in Village 1, whichever is the earliest.		\$7,000,000
	1	Contribution to Miller Park / Aquatic Centre	E	Monetary Contribution	Monetary Contribution will be made upon request by Council.	-	\$50,000
	1	Local Sports Ground	J	Dedication of Land + Works in Kind	The land will be dedicated to Council from Practical Completion or prior to the issue of a Subdivision Certificate for the 1500th lot in Village 1, whichever is the earliest.	2ha.	\$2,000,000
Local Roads	1	Upgrade of Streets in North Rothbury	F	Monetary Contribution or Works in Kind	Road Improvements to be completed prior to the issue of the Subdivision Certificate for the 1200th lot in Village 1.	-	\$800,000
Education	1	Government Pre-School	G	Dedication of Land + Monetary Contribution	The land and Monetary Contribution will be dedicated to Council prior to the issue of the Subdivision Certificate for the 800th lot in Village 1.	1000m²	\$600,000
1. The Public Open Space Maintenance is based on a notional allocation of \$300,000 per annum for 7 years - being the expected development life of Village 1. 2. The Huntlee Sporting and Open Space Provisions accord with the Council Guidelines for Open Space. Refer to Attachment A.						Land Dedications 58.4ha.	Monetary Contributions + Works in Kind \$26,389,500

Source: Appendix M of PPR, JBA 2012

2.2.2 Supporting memorandum

The proposed local VPA is supported by a memorandum prepared by JBA which presents a benchmarking approach to justify the contributions for Stage 1 (refer to Appendix A). This exercise was based on a yield 2,222 dwellings. This includes the expected yield of proposed residential lots and residual lots, excluding Lot 34. It relies heavily on a comparison of developer contributions between Cessnock, Maitland, and Singleton developments. It is unclear why these were considered comparable to the needs for Huntlee or what these other rates included or excluded (See Appendix E for details on this). It also does not consider variation in the size of developments or location of development and access to existing infrastructure. On face value, the following can be drawn from the contributions for the Huntlee Stage 1 development compared with the twelve S.94 Plan Areas considered:

- Higher than the average of the open space contributions (\$3,453) at \$8,426.
- Higher than the average for community/cultural facilities (\$1,799) at \$3,090
- The average total contribution for the twelve development areas is \$10,008, compared with the total contribution for Huntlee Stage 1 being \$16,376.

2.2.3 Huntlee State Infrastructure VPA

A State Infrastructure Planning Agreement has been prepared and provides that the developer will make various contributions towards designated State infrastructure, comprising the following:

- Transfer of approximately 3 ha of land for the purpose of a primary school to be dedicated prior to issue of a subdivision certificate for land on which the 800th dwelling is to be developed.
- A contribution of \$105,340 per net developable hectare (as adjusted for the Consumer Price Index) towards regional road infrastructure or alternatively works-in-kind to Wine Country Drive.

2.3 Huntlee Development Social and Community Impact Assessment

In 2007, HDP Town Planning and Design prepared a Social and Community Impact Assessment (SCIA) for the entire Huntlee Development project. The Assessment determines the quantum and indicative costing of community infrastructure required for the development, which has a projected total population of 21,000 over a 15 year period.

There are a number of inconsistencies throughout the SCIA. For instance, the executive summary of the assessment indicates that a total of 75 ha of recreation and open space would be required by the development at full completion based on an indicative population of 21,000 (3.5 ha per 1000 people or 3.5 m² per person). It does not specify demand or supply of sports fields or other active recreation facilities. It also identifies a need of 21,000 m² of community facilities space based on a benchmarked rate of 1m²/person) including facilities such as libraries, youth centres, galleries. A 50m swimming complex is also recommended.

2.3.1 Stage 1

The report does not provide a spatial breakdown of staging or a yield / provision target for community infrastructure. Appendix B, under the heading of *Community Facilities*, the report states a requirement for a benchmark of 1m² per person. At this rate, based on an indicative Stage 1 population of 6,444 (average of 2.9 persons per household in accordance with JBA memorandum at Appendix M of PPR), the development would generate a demand for 6,444m² of community facilities would be at the completion of Stage 1.

2.4 Policy context

2.4.1 Position of Council

Cessnock City Council prepared a draft submission for the PPR for Huntlee Stage 1. This was presented at the Ordinary Meeting of Council held on 21st November 2012 and received by the Department of Planning on the 26th November. The following provides a summary of Council's key issues with the Huntlee Stage 1 proposal and in particular the VPA:

- Council have determined that the VPA offer is insufficient both in terms of the quantum and location of community infrastructure. Council expect that the agreed VPA within Huntlee will require significant amendment to the Huntlee DCP, including ILP.
- The current controls enable further subdivision to occur following the event of a Stage 1 Subdivision approval. This in turn affects the level of community infrastructure with the potential for higher density subdivision.
- It is considered that the location of three local parks/playgrounds, one district park/playground and one local sports field within the Stage 1 precinct are in conflict with the *Water Management Act 2000*. It is Council's preference to have parks and playgrounds located adjacent to or within sports fields or in a location that does not compromise riparian land.
- The embellishment of parks has not been included in the VPA and would need to consider and be consistent with the requirements of the Council's Recreation and Open Space Strategic Plan.
- Two of the three district parks for the Huntlee Development are within the Stage 1 area. Council consider this to be an oversupply, however following further negotiation with the proponent, Council are willing to make an exception in this instance.
- Council are concerned that no district sports fields are provided, where one is required in accordance with Council policy. Council recommends that the location of all sports fields be revised in conjunction with the proposed location of parks and playgrounds and the effects on riparian zones.
- There is an inconsistency between the Huntlee Draft DCP, which nominates two local sports fields within the confines of the Stage 1 precinct and the Huntlee Stage 1 PPR, which illustrates only one local sports field.
- Council conclude that the assessment of the Stage 1 Project Application for Subdivision and Infrastructure Works is premature until such time that all of the following is carried out:
 - The Department establish a Project Control Group containing Cessnock City Council and Singleton Council as a minimum;
 - The project control group review the Huntlee ILP;

- A sufficient level of local infrastructure, including but not limited to the standard and location of open space and recreation, is planned for to the standard accepted by both Cessnock City Council and Singleton Council;
 - A form of developer contributions is made either via a VPA or Section 94 contributions plan;
 - The legislative development framework for Huntlee is coordinated to a standard equivalent to that of the Sydney Growth Centre Commission precincts. This includes the State Environmental Planning Policy and Development Control Plan;
 - The premature approval of Huntlee Stage 1 Subdivision and Infrastructure Works will result in a subdivision pattern that does not provide the correct quantum or location of community facilities.
- Council note that the benchmarking comparison analysis provided by JBA (Appendix M of PPR) for Section 94 contribution rates from Cessnock, Maitland and Singleton, did not provide a like for like analysis as Huntlee is a greenfield development whilst the comparison developments may have access to higher levels of infrastructure. Council provided a comparison of Huntlee Stage 1 local developer contributions with those established for areas within the Sydney Region Growth Areas (Refer to Table 11 in Appendix A).

2.4.2 Cessnock Council S.94 Contributions Plan 2012

Cessnock Council prepared the Section 94 Contribution Plan in September 2012. The Contributions Plan relates to open space, roads, community facilities and flood mitigation work (refer to Table 12 in Appendix B)

As the Section 94 Contributions Plan does not provide specific contributions for the Huntlee area, the only indicators that can be used as a guide for developer contributions for the Huntlee New Town development are:

- District open space (\$1,193)
- Local open space - land (\$299)
- Local open space - work (\$209)
- District community facilities – Halls (\$730)
- District community facilities – libraries (\$195)
- Studies (Plan Preparation) (\$69)

2.4.3 Community Strategic Plan 2020

Cessnock 2020 is the community strategic plan for the LGA, providing objectives for the period 2010 to 2016. Objectives outlined in the Strategic Plan that may be of relevance to the provision of social infrastructure are outlined below:

- Greater utilisation of existing community facilities for community activities servicing all age groups.
- Ensure the distribution of open space and recreation settings matches community demand.
- Develop and enhance high quality multi purpose sporting and recreation facilities.
- Investing in new and upgraded early childhood and aged care facilities and services.
- Improve services and facilities for young people to encourage them to experience the positive aspects of community life.
- Re-invigorate the Cessnock CBD including an arts precinct Market Cessnock, Kurri Kurri and Wollombi as specific tourist destinations in their own right as part of the broader Wine Country area.
- Consolidate existing open space areas to establish green corridors.
- Protect environmental corridors from being degraded and fragmented.
- Provide more shade and better amenities in parks and open spaces.

2.4.4 Recreation and Open Space Strategic Plan 2009

The Recreational and Open Space Strategic Plan supports Cessnock City Council in managing future development and maintenance of open space and recreational facilities across the Local Government Area. Although the Plan describes Council's move away from the use of quantitative standards of provisions, such as fixed ratio of supply of open space per 1000 people, towards a more 'needs' based approach, the Plan provides indicative benchmark references to support the provision of open space for new developments.

The key indicators are provided in the Cessnock Council Recreation and Open Space Guidelines Appendix A of the Strategic Plan. Those of relevance are summarised in Table 6.

The Strategic Plan makes reference to the Outdoor Recreation and Open Space: Planning Guidelines for Local Government 1992, by the Department of Planning, which also provide standards and benchmarks commonly applied to facilities and open space. These include:

- Total open space (passive and active) – 2.83 hectares per 1000 people
- Active Open Space – 1.21 hectares per 1000 people
- Passive Open Space – 1.62 hectares per 1000 people

The Strategy notes that within Cessnock LGA there is a very high ratio of hectares of open space per population. In 2009 the ratio was 11.9 ha of open space per 1,000 people, which is significantly higher than the Department of Planning benchmark of 2.83 ha per 1,000 people.

2.4.5 Other Cessnock Council policies

Sporting Facility Allocation Policy

The objective of this policy is to outline the process for the allocation of sporting facilities. In accordance with the policy the allocation of sporting facilities is based on the following:

- Distribution of sporting facilities across the Local Government Area;
- Type and condition of the sporting facility;
- Number of teams per club;
- Grades that teams play in;
- Types of competition;
- Users previous record, eg cleanliness of facility, care of the sports field;
- Discussions with clubs and associations;
- Historical use.

2.4.6 Growth Centre Commission Precinct Planning Parameters 2006

This guideline provides preliminary thresholds for use in the NSW Growth Centre sites and which can be generally applied to greenfield development. In addition to the thresholds provided, social needs / demand analysis is needed to determine the characteristics of a population and identify particular requirements. This will determine the particular social services and facilities that cater for that community. The guideline notes that precinct planning must consider the delivery of both regional and local infrastructure delivery in the relationship between layout and staging. The recommended benchmarks used in the guideline are outlined in Table 5 below.

Table 5 Guiding thresholds for the provision of social infrastructure.

TYPE OF FACILITY	BENCHMARK	SIZE
	(number per population)	(site area)
EDUCATION		
Public Primary Schools	1:1,500 new dwellings (approx.)	3 ha / 2.3 ha (if joint use)
Public High Schools	1:4,500 dwellings (approx.)	6 - 10 ha
HEALTH AND SOCIAL WELFARE		
Community Health Centre	1:20,000 people	2,000 sqm (for 80,000 people)
Hospital	2 beds:1000 people	
Aged Care: • Aged Care Housing • High Care (Nursing home) • Low Care (Hostel) places	1:10,000 (centre) 40 beds:1,000 people 70yrs+ 48 places:1,000 people 70yrs+	
Youth Centres	1:20,000 people	
Community Service Centre	1:60,000	
Childcare facility	1 place: 5 children 0 - 4 yrs	
After school care facility	1 place: 25 children 5 - 12 yrs	
CULTURE		
Branch Library	1:33,000 people	2,400sqm
District Library	1:40,000 people	2,400 sqm
Performing Arts/Cultural Centre	1:30,000 people	0.24 - 8 ha
EMERGENCY SERVICES		
Ambulance	To accommodate 12 ambulances	
Fire Station	2,000 sqm min	
Police Station	4,000 sqm (for first 10 yrs)	
COMMUNITY CENTRES		
Local	1:6,000 people	2,000-2,500sqm
District	1:20,000 people	1,500sqm - 2,400 sqm
OPEN SPACE AND RECREATION		
2.83ha:1,000 people		

3.0 Benchmark comparisons

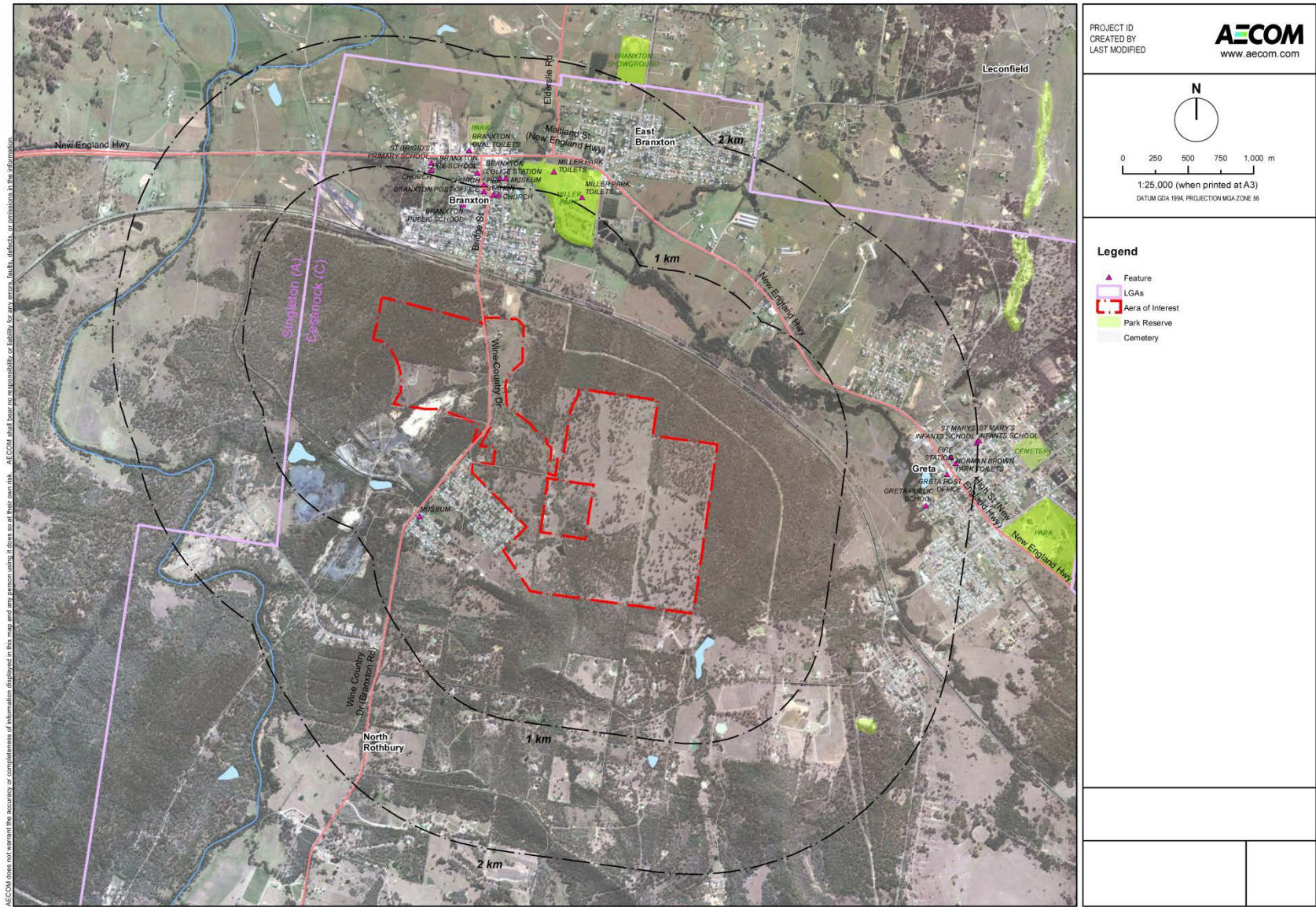
An assessment of quantum of proposed infrastructure has been undertaken to determine appropriateness against benchmarks and in the context of existing facilities. Figure 2 provides a location map of the Huntlee Stage 1 development site showing proximity to the townships of Branxton, Greta and North Rothbury. This is relevant in terms of determining the availability and proximity of existing community, open space and recreation infrastructure.

The following benchmarks were considered against the infrastructure dedications for Huntlee Stage 1:

- Huntlee Stage 1 Social and Community Impact Assessment 2007
- NSW Growth Centre Commission Standards 2006
- Recreation and Open Space Strategic Plan 2009
- Department of Planning Standard 1989
- Department of Sport and Recreation

Refer to Table 6 for the assessment of the appropriateness of the quantum of proposed infrastructure.

Figure 2 Location map of Huntlee Stage 1 showing open space and community facilities within 2km of the study area.



3.1 Provision benchmarks

Table 6 Benchmarks for community facilities

Facility	Relevant polices / benchmarks	Application on Huntlee Stage 1	Proposed in local VPA for Huntlee Stage 1	Proposed in DCP	Existing	Comments
Community	<p><u>Community Facility</u> SCIA (2007): 1sqm of community facility floor space per head of population</p> <p>NSW GCC standards 2006: Local - 1:6,000 people District - 1: 20,000 people Youth Centre - 1:20,000 people</p>	<p>Total: 6,444m² floor space</p> <p>1 x Local community facility</p>	<p>Neighbourhood Centre Building (5,000m² land area ~ 500m² built area)</p> <p>Multi Functional Centre (9,000m² land area) - Cultural Centre / Youth Centre / Aquatic Centre / Indoor Basketball Courts / Huntlee Office</p>	<p>Areas which could potentially accommodate the neighbourhood centre are shown in the DCP, however the multi-function centre is not specifically identified.</p>	<p><u>Museum</u> Cessnock – 3 Maitland – 1</p> <p><u>Community Building</u> Greta – 1</p> <p><u>Community hall</u> Branxton – 1 Greta – 1</p> <p><u>Youth centre</u> Greta – 1</p> <p><u>Scout Hall</u> Branxton -1</p>	<p>The proposed community facilities provide around 50% of the requirement for the 6,444m² of community facilities as identified in the SCIA.</p> <p>The provision within the VPA exceeds the requirements of the GCC which only requires 1 Local Community Facility.</p>
	<p><u>Library</u> NSW GCC standard: District - 1: 40,000 people</p>	<p>Contributions towards a district library would be considered appropriate in accordance with the GCC standard.</p>	<p>Library as part of multi-function centre.</p>		<p><u>Library</u> Cessnock – 4 Maitland – 1 Singleton – 1</p>	<p>The multi-functional centre includes a library facility, which may support the broader population within Cessnock LGA.</p> <p>It is not clear in the VPA if this multi-function centre is being built in Stage 1 or if the contribution is towards the future development of the centre. The contribution allocated would probably cover a third of the cost if based on the SCIA costing.</p>

Facility	Relevant polices / benchmarks	Application on Huntlee Stage 1	Proposed in local VPA for Huntlee Stage 1	Proposed in DCP	Existing	Comments
Recreation and open space	<u>Town Parks</u> (2007): 0.05ha : 1000 Serving a population of 50,000 to 100,000 people	Total: 0.32ha contribution for town park	District Park 1 x 1.9ha 1 x 1.5ha 'Riparian parkland'	3 x Urban squares		No contributions towards town parks are proposed in the local VPA. This is not a requirement of Council.
	<u>District Parks</u> SCIA (2007): 0.45ha : 1000 people Serving a population of 25,000 to 50,000 people Recreation and Open Space Strategic Plan (2009): Regional Parks <ul style="list-style-type: none"> - Minimum size of 2ha - Population of over 20,000 	Total: 2.9ha		2 x District Park (2ha) 1 x Regional park 'Riparian park land'		In accordance with Council's standards, no district parks are required however two are proposed in the local VPA. The requirement for a district park under the GCC standard is to service a much greater population than Council's standard under the Recreation and Open Space Strategic Plan 2009.
	Recreation and Open Space Strategic Plan (2009): District Park <ul style="list-style-type: none"> - Area greater than 0.5 hectares, but less than 2 hectares - Population of 10,000 - 20,000 	N/A				
	<u>Local Neighbourhood Parks</u> SCIA (2007): Size should be 0.25ha to 1ha and		Local playground park 6 x 0.5ha	5 x Local playground park (min 0.5ha)		In accordance with the SCIA, 6.4 ha of neighbourhood parks should be provided however 5 ha of local parks are provided in the DCP.

Facility	Relevant policies / benchmarks	Application on Huntlee Stage 1	Proposed in local VPA for Huntlee Stage 1	Proposed in DCP	Existing	Comments
	<p>generally within 300m of each dwelling, with a minimum of 150 dwellings</p> <p>Recreation and Open Space Strategic Plan (2009): Local Parks - Minimum 0.5 hectare in size</p> <p>Department of Planning Standard (1989): 1 per 4,000 people</p>	No Council rate is provided in the Guideline.	2 x 1ha			<p>A total of 8 local parks/playgrounds are proposed in the local VPA, totalling 5 ha, however only 5 local parks/playgrounds are shown in the DCP for Stage 1 (1 is shown within the boundaries of Lot 34).</p> <p>The quantum required by Council should only relate to residential part of Huntlee Stage 1.</p> <p>The size of local parks meets Council's requirements. Two of the parks will be 1 ha each therefore the equivalent of the total area of the parks is for 8 local parks/playgrounds.</p>
	<p><u>Sports fields - local</u></p> <p>Recreation and Open Space Strategic Plan (2009): Local Sportsgrounds - Minimum 2 ha in size - Population up to 5,000 people</p> <p>Department of Planning Standard (1989): 1 per 3,000 people</p> <p>Department of Sport and Recreation: 1 per 2,000 people</p> <p>GCC standard: 1 per 10,000</p>		Local sports ground 1 x 5ha	2 x Local sports ground	<p><u>Sport facility centre</u> Maitland –1 Singleton – 1</p> <p><u>Sport field</u> Maitland – 8ha</p> <p><u>Park</u> Cessnock – 610ha Maitland – 533ha Singleton – 187ha</p> <p><u>Golf course</u> Cessnock – 70ha</p>	<p>The benchmarks vary greatly.</p> <p>Council requires 1 field per population of 5,000 people. Therefore 1.2 sportsgrounds are required for the development under council standards. 1 local sports ground is proposed in the VPA, with an area that is more than double the minimum requirement. The DCP proposed 2 local sports grounds.</p>

Facility	Relevant polices / benchmarks	Application on Huntlee Stage 1	Proposed in local VPA for Huntlee Stage 1	Proposed in DCP	Existing	Comments
					Maitland – 16ha Singleton – 15ha <u>Show ground</u> Cessnock – 14ha Maitland – 21ha Singleton – 14ha	
	<u>Sports fields - district</u> Recreation and Open Space Strategic Plan (2009): District Sportsgrounds <ul style="list-style-type: none"> - Minimum 5 hectares in size - Generally caters for a population of between 5,000 and 15,000 people GCC standard: 1 per 30,000	1 x 5 ha required for Huntlee Stage 1. 20% of the demand for a district sports field	None proposed	None proposed		The Cessnock standard is over double the provision rate within the Sydney Growth Centres. A district sports facility may be more than would be required in Stage 1.
	<u>Sports fields – regional</u> Regional Sportsgrounds <ul style="list-style-type: none"> - Minimum 10 hectares in size - Generally caters for a population of 15,000 people and over 	N/A	N/A	N/A	N/A	N/A
	<u>Overall open space</u> GCC standard 2.83ha per 1000 people Made up of only active and passive open space. Excludes natural areas and riparian zones.	18,236 ha	13.4 ha (memorandum) 2.23 ha :1000			The overall provision rate is below that of the GCC standard provision rate for open space.

3.2 Costing benchmarks

The AECOM quantity surveyors and cost planners (Davis Langdon) have reviewed the cost assumptions in the as well as the information provided in the PPR, VPA and memorandum and identified significant gaps in the information used to inform the current costing in the VPA. The following table provides a comparison of the size and cost analysis from the SCIA and the VPA with comments on the adequacy of the cost plan.

Table 7 Community infrastructure

Facility	SCIA*		Local VPA proposal			Comments
	Approx. land*	Approx. cost of building	Facility type	Land	Contrib.	
Neighbourhood Centre	5,000m ²	<p>A building area of approximately 500m² is considered appropriate for a combined Neighbourhood Centre.</p> <p>The cost to construct a single storey, standard finish building is between \$1265 - \$1335/ m² (<i>Rawlinsons Construction Guide Ed. 12</i>)</p> <p>Based on average cost of \$1300/ m² 500 m² x \$1300 = \$650,000</p> <p>Landscaping @ \$30/ m² 500 m² x \$30 = \$15,000</p> <p>Total =\$665,000</p>	Neighbourhood Centre Building	5000m ²	\$1,250,000	<ul style="list-style-type: none"> The cost estimate is not related to SCIA Insufficient information to define scope covered by \$/m2 rate No cost allowance for the balance of landscaping (i.e. 5,000m2 – 500m2 - 500m2 =4,000m2) No allowance for car park construction No allowance for hard landscaping Inclusion of the following items to be advised /confirmed <ul style="list-style-type: none"> Consultants Fees Contingency allowance GST allowance Locality Index
Community hall	2500m ²	<p>A building area of approximately 500m² is considered appropriate for a combined Community Hall.</p> <p>The cost to construct a single storey, standard finish building is between \$1265 - \$1335/ m² (<i>Rawlinsons Construction Guide Ed. 12</i>)</p> <p>Based on average cost of \$1300/ m² 500 m² x \$1300 = \$650,000</p> <p>Landscaping @ \$30/ m² 500 m² x \$30 = \$15,000</p>	Multi Functional Centre - Library / Cultural Centre / Youth Centre / Aquatic Centre / Indoor Basketball Courts / Huntlee Office	9,000m ²	\$5,000,000	<ul style="list-style-type: none"> The cost estimate is not related to SCIA Insufficient information to define scope covered by \$/m2 rate No cost allowance for the balance of land (i.e. 2,500m2 – 500m2 -500m2 =1,500m2) No allowance for car park space No allowance for hard landscaping Inclusion of the following items to be advised /confirmed <ul style="list-style-type: none"> Consultants Fees Contingency allowance GST allowance Locality Index

Facility	SCIA*		Local VPA proposal			Comments
	Approx. land*	Approx. cost of building	Facility type	Land	Contrib.	
		Total = \$665,000				
Youth Centre	1000m ²	<p>A building area of approximately 500m² is considered appropriate for a combined Youth Centre.</p> <p>The cost to construct a single storey, standard finish building is between \$1265 - \$1335/ m²) (<i>Rawlinsons Construction Guide Ed. 12</i>)</p> <p>Based on average cost of \$1300/ m² 500 m² x \$1300 = \$650,000</p> <p>Landscaping @ \$30/ m² 500 m² x \$30 = \$15,000</p> <p>Total = \$665,000</p>				<ul style="list-style-type: none"> The cost estimate is not related to SCIA Insufficient information to define scope covered by \$/m2 rate No allowance for car park space No allowance for hard landscaping Inclusion of the following items to be advised /confirmed <ul style="list-style-type: none"> Consultants Fees Contingency allowance GST allowance Locality Index
Library	2000m ²	<p>Comparable to Wall send Library (Newcastle City Council).</p> <p>The total cost of the project is \$7.5m. Included in this cost is:</p> <p>Building Works \$5.4M Fitout \$0.75M Fees \$0.55M Collection & Processing \$0.8M</p>				<ul style="list-style-type: none"> The cost estimate is not related to SCIA Insufficient information to define scope covered by the price No clarity around building area Inclusion of the following items to be advised /confirmed <ul style="list-style-type: none"> Contingency allowance GST allowance External works such as landscaping, driveway, footpath, car park etc
Aquatic Centre	1600-2300m ²	<p>Main Pool – 50m x 21m x 2.4m (8 lanes, including diving facility) – 1050m² The cost to construct is between \$961,000 - \$1,061,500) (<i>Rawlinsons Construction Guide Ed. 12</i>)</p> <p>Children's Pool – 25m x 18.5m x 2.4m – 500 m²</p>				<ul style="list-style-type: none"> The cost estimate is not related to SCIA Insufficient information to define scope covered by the price Inclusion of the following items to be advised /confirmed <ul style="list-style-type: none"> Contingency allowance GST allowance External works such as

Facility	SCIA*		Local VPA proposal			Comments
	Approx. land*	Approx. cost of building	Facility type	Land	Contrib.	
		<p>The cost to construct is between \$640,000 - \$700,500) (<i>Rawlinsons Construction Guide Ed. 12</i>)</p> <p>It is considered that the aquatic facility constructed in 2003 at Kurri Kurri would provide a comparable costing.</p> <p>The centre was costed at \$4.5m and comprises a 25m 8 lane pool, a hydroprogram/ leisure pool, a Multi Purpose Room and kiosk facilities. The new centre comes with new change rooms and toilet amenities plus two large family/ disabled change rooms.</p>				landscaping, driveway, footpath, car park, pool fencing etc
Cultural gallery	5000m ²	<p>It is considered that the Crossing Theatre (Narrabri Shire Council) provides a comparable costing.</p> <p>The Theatre was constructed at a total cost of \$6 million.</p>				<ul style="list-style-type: none"> • The cost estimate is not related to SCIA • Insufficient information to define scope covered by the price • Inclusion of the following items to be advised /confirmed <ul style="list-style-type: none"> • Contingency allowance • GST allowance • External works such as landscaping, driveway, footpath, car park etc

Table 8 Open space and recreation

Facility	SCIA*		Local VPA proposal			Comments
	Approx. land*	Approx. cost of building	Facility type	Land	Contrib.	
District Parks	50ha	\$200,000/ha establishment and 10% annum maintenance.	Public Open Space (including parks within Stage 1 of the Town Centre)		\$7,000,000	<ul style="list-style-type: none"> The cost estimate is not related to SCIA Insufficient information to define scope covered by the price Inclusion of the following items to be advised /confirmed <ul style="list-style-type: none"> Contingency allowance GST allowance Landscaping, driveway, footpath, car park etc
Neighbourhood parks	2500m ²	\$400,000/ha has been assumed for park establishment based on current rates from Lake Macquarie Council and the level of landscaping for Huntlee.				<ul style="list-style-type: none"> The cost estimate is not related to SCIA Insufficient information to define scope covered by the price Inclusion of the following items to be advised /confirmed <ul style="list-style-type: none"> Contingency allowance GST allowance Landscaping, driveway, footpath, car park etc
Town parks	4ha	A figure of \$400,000/ha has been assumed for park establishment based on current rates from Lake Macquarie Council and the level of landscaping for Huntlee.	-	-	-	<ul style="list-style-type: none"> The cost estimate is not related to SCIA Insufficient information to define scope covered by the price Inclusion of the following items to be advised /confirmed <ul style="list-style-type: none"> Contingency allowance GST allowance Landscaping, driveway, footpath, car park etc
Park maintenance	-	10% annum for maintenance. This is 1% more than Council expenditures due to more detailed landscaping for Huntlee.	Public Open Space Maintenance	-	\$2,100,000	<ul style="list-style-type: none"> Cannot make comment without receiving details
Local sports ground	Not provided	Not provided	Local Sports Ground / Lake		\$7,000,000	<ul style="list-style-type: none"> Cannot make comment without receiving details

Facility	SCIA*		Local VPA proposal			Comments
	Approx. land*	Approx. cost of building	Facility type	Land	Contrib.	
			Contribution to Miller Park / Aquatic Centre		\$50,000	<ul style="list-style-type: none"> Cannot make comment without receiving details
			Local Sports Ground		\$2,000,000	<ul style="list-style-type: none"> Cannot make comment without receiving details

* As per details of Social and Community Impact Assessment

4.0 Key findings

The following table provides a review of what was proposed in the PPR and VPA and a comments on the adequacy of the provision and cost. It also provides commentary on the proposed actions taken to identify an appropriate contribution rate for the proposed Stage 1 community facilities and open space.

Table 9 Adequacy review of VPA

PPR and VPA				Comments on adequacy of provision		
Facility	Proposed in VPA		Proposed in PPR / memorandum	Adequacy of Facility for Stage 1	Adequacy of Cost / Dedication	Comments / Actions
Community	<u>Neighbourhood Centre Building</u>	5,000m ² land area \$1,250,000 contribution or work in kind (assume 500m ² built area as per SCIA)	Located but not specified <ul style="list-style-type: none">PPR Figure 15 Stage 1 Staging Plan identifies location.Location identified in DCP	Adequate Meets typical benchmarks for neighbourhood centre land and buildings NOTE: Does not meet the SCIA benchmark requirements which sets a total: 6,444m ² floor space. This rate is considered excessive.	Adequate The cost is similar to that in other local Section 94 plans and the costs specified in the SCIA. The land dedication seems to exceed the requirements for the facility. The facility rates and areas are fairly consistent with the rates in Thornton North and Maitland (see Appendix B)	Adopt provision and rate for contributions. Would be subject to a separate DA with Council.
	<u>Multi Function Centre –</u> Including library, cultural centre, youth centre, aquatic centre, Indoor basketball Courts / Huntlee Office	Land and building at 1500 th lot 9,000m2 land area \$5m contribution or work in kind.	Not identified <ul style="list-style-type: none">Not identified in DCP or PPR in Stage 1.	Significantly exceeds At this stage a partial contribution towards a future centre would be typical. Land and building dedicated at the 1500th lot exceeds typical provisions in either the GCC benchmarks or SCIA report.	Not adequate The \$5m cost identified is insufficient to build the type of multi-functional centre proposed. The cost plan in the SCIA identifies a cost estimate of \$4.5m for the pool alone.	Adopt the provision of a Multi-Function Centre in Stage 1. Adopt rate for the purposes of Stage 1. Would be subject to a separate DA with Council.
	<u>Cemetery Wall</u>	\$16,000 contribution or work in kind	External to site	NA Negotiated	NA Negotiated	Separate factor through discussion / negotiation with Council. Incorporate into condition of consent.

PPR and VPA				Comments on adequacy of provision		
Facility	Proposed in VPA		Proposed in PPR / memorandum	Adequacy of Facility for Stage 1	Adequacy of Cost / Dedication	Comments / Actions
Recreation and open space	<u>Public Open Space</u>	54.9ha – including riparian land \$7.573m (assumed for the 8 identified parks)	Memorandum identifies <ul style="list-style-type: none"> A total of 8.4 ha of local and district open space these comprise: <ul style="list-style-type: none"> Local Parks 6x0.5 ha and 2x 1ha (5ha) District Parks 1x1.9ha and 1x1.5ha (3.4 ha) The memorandum identifies 71.14 ha of riparian or passive environmental space which differs from the 54.9 ha in the VPA. 	Not adequate The Stage 1 quantum of provision is considered inadequate under the GCC benchmarks for the provision of passive open space. With the proposed population of 6,444 this equates to 1.3 ha of passive open space per 1000 people. <ul style="list-style-type: none"> Stage 1 Provided – 1.3ha per 1000 GCC Benchmark – 1.62 ha per 1000 SCIA – 4ha per 1000 The GCC benchmarks for passive open space specify 1.62 ha per 1000 people. The SCIA identifies a total provision of passive open space of 85ha for 20,000 people which provides for a ratio of 4ha per 1000 people. There is 17ha of riparian or passive environmental land missing from the VPA vs the memorandum.	Inappropriate mechanism The current costing approach is based on a per lot rate rather than construction rates. The recommended approach has based the provision on the GCC benchmarks and Cessnock Councils cost provision rate. This is consistent with the benchmarks in Thornton North and Maitland (See Appendix B)	Default to the application of the GCC benchmarks due inadequacy of the SCIA and current provision. Apply the Cessnock Council rates to the proposed provision.
	<u>Public Open Space – Maintenance</u>	\$2.1m (\$300,000 per annum for 7 years)	Not identified The management regime is not discussed in the memorandum. The SCIA draws a 10% maintenance rates from	Unknown The landscape details in the Hassell Landscape Concept Report may require beyond Council's typical maintenance provisions. A	Adequate Based on the SCIA that notes a rate of 10% / annum is an appropriate maintenance cost. From the VPA amount (\$7.5m) this calculates to	Adopt the SCIA rates of 10% of the construction value per annum to each

PPR and VPA				Comments on adequacy of provision		
Facility	Proposed in VPA		Proposed in PPR / memorandum	Adequacy of Facility for Stage 1	Adequacy of Cost / Dedication	Comments / Actions
		(Each park for 3 years)	Councils budgets.	more detailed management plan would be need to be developed or reviewed to further assess the adequacy of provision. There is some clarify required in the contributions table about if the maintenance is required for 3 or 7 years	\$2.2m over the 3 years of each asset. (over the 7 years of Stage 1)	public open space asset.
	Local Sports Ground / Lake (Sports ground considered a typo. This seems to be just the civic park and lake in the landscape master plan. There is only 1 local sports ground in the landscape plan.	\$7m Land area as part of the 54.9ha	Not identified in memorandum This facility is not identified in the memorandum. The Hassel landscape concept report refers to a 3ha lake and civic park. This does not include any local sports facilities but is adjacent to those proposed. This is considered to be in addition to the 8 local parks and 2 district parks identified in Public Open Space above. This space is not identified in the memorandum.	NA This facility is mostly a lake and recreation space. It falls outside standards of provision but may be part of requirements for water quality or flood management.	Unknown It is assumed that this is the cost for the civic park and lake. This is a fairly specific design approach and would need to be costed by a QS. The current rate applied is \$2.3m per ha.	Assume rate correct from VPA for the purposes of development contributions. If greater cost certainty is required a cost plan would need to be developed specifically for the lake, boardwalks and facilities by a registered QS would need to be prepared.
	Milner Park Aquatic Centre	\$50k	External to site	Negotiated	NA	Separate factor through discussion / negotiation with Council. Include in condition of consent.

PPR and VPA				Comments on adequacy of provision		
Facility	Proposed in VPA		Proposed in PPR / memorandum	Adequacy of Facility for Stage 1	Adequacy of Cost / Dedication	Comments / Actions
	<u>Local Sports Ground</u>	2ha \$2m	Memorandum identifies Local Sports Ground 1x5ha. This field is identified to the north of the civic park. There is an inconsistency in the 2ha identified in the VPA and the 5ha in the memorandum. 5 ha is closer to the required area. The SCIA does not specify any sports or recreational facilities	Adequate Adequate provision for sports ground provision against the 2009 Recreation and Open Space Strategic Plan. There is potentially an under provision of active open space however within Stage 1. The rate in the Outdoor Recreation and Open Space: Planning Guidelines for. Local Government 1992, by the Department of Planning set a ratio for active open space at 1.21 ha per 1000 people. With the proposed population of 6,444 this equates to 0.78 ha of active open space per 1000 people. There is insufficient information on other active recreational needs identified in the SCIA. There may be additional unmet needs.	Unknown The cost of \$m is against a 2ha rate in the VPA (\$1m per ha) and 5ha in the memorandum (\$400k per ha). Cessnock Council's rate for sports grounds is \$442,000 per ha.	Default to the application of the GCC benchmarks due inadequacy of the SCIA and current provision. Apply the Cessnock Council rates to the proposed provision

The following points are additional to the discussion in the table above.

4.1.1 Community space

The contributions rates for the community space seem to be consistent with similar developments both from a provision per person and a cost perspective. The provision of a neighbourhood centre building in Stage 1 would meet potential demand and cost requirements.

The proposed Multi-Function centre noted in the VPA has not been identified in the PPR or DCP documentation and could be considered as an over provision to standards if provided in Stage 1. However it is recognised that from the developers' perspective this facility could be valuable from a marketing perspective. It is recommended that the VPA proposition is taken up of a Multi-Function centre in Stage 1 at the subdivision of the 1500th lot. The landscape concept report should be amended to identify the appropriate location of this facility. This facility would be subject to a separate DA with Cessnock Council. The rate / value of \$5m is considered an appropriate value to associated with the Stage 1 development however it is recognised that the cost of the facility may exceed this.

4.1.2 Recreation and Open space

The provision of open space in Stage 1 neither meets the SCIA requirements or the Department of Planning GCC benchmarks for minimum provision. For the purposes of determining a sufficient contribution towards open space it is proposed that the provision default to the GCC benchmark of 2.83 ha of active and passive open space per 1000 people. This rate excludes environmental or riparian zones. This standard includes the rates of:

- Active 1.21 ha per 1000
- Passive 1.62 ha per 1000

It should be noted that the application of this benchmark is lower than the rate identified in the projects own SCIA and significantly lower than the current rate in Cessnock LGA.

The current proposed Stage 1 open space is 13.4 ha which equates to 2.09 ha per 1000 people including:

- Passive open space - 1.29 ha of per 1000 people
- Active open space - 0.78 ha of per 1000 people

It would be recommended that an additional area be identified within the existing master plan to demonstrate compliance with the GCC benchmarks. The additional area for active open space should be subject to a further active recreation needs analysis and DA. This would need to consider sporting facilities such as netball facilities, basketball courts, cricket nets, athletic facilities, and lawn bowling. It is recognised that the significant open space potential within the riparian zones may provide potential for extending the formal open space where environmental constraints can be managed.

4.1.3 Riparian and environmental lands

There is significant uncertainty of the costs associated with the riparian lands or other passive space beyond the formal parks. The landscape concept plan shows significant works in these areas as linear parks. There may be significant construction and management costs associated with this level of treatment that may not be considered here. This should be confirmed within the Hassell Landscape Concept Report amendments.

4.2 Potential contributions rates approach

The following table identifies a recommended contributions schedule based the Stage 1 dwelling (2,222) and population yield (6,444). It has taken a principles based approach and adopted rates from the VPA, Cessnock Council and the Department of Planning and Infrastructure where appropriate. These have been cross referenced for appropriateness with the Thornton North and Maitland Section 94 rates.

Proposed Stage 1			Construction			Maintenance		
Use / Facility	Rate	Total area	Cost per ha*	Cost source	Total cost	Rate*	Cost source	Total maintenance cost
Passive Open Space	1.62 ha per 1000	10.44	\$300,000	Cessnock Council	\$3,131,784	10% of construction rate per annum	SCIA for 3 years	\$939,535
Active Open Space	1.21 ha per 1000	7.80	\$442,000	Cessnock Council	\$3,446,380		SCIA for 3 years	\$1,033,914
Riparian / environ.	as per memorandum	71.14	\$24,500	Cessnock Council (seems very low)	\$1,742,930		SCIA for 3 years	\$522,879
Civic Park	as per landscape concept report	3	na	VPA rate	\$7,000,000		SCIA for 3 years	\$2,100,000
Neighbourhood Centre Building	As per VPA	0.5	na	VPA rate	\$1,250,000			
Multi Function Centre	As per VPA <small>however contribution secured towards future MFC rather than in kind</small>	0.9	na	VPA rate	\$5,000,000			
Cemetery Wall	As per VPA		na	VPA rate	\$16,000			
Miner Park Aquatic Centre	As per VPA		na	VPA rate	\$50,000			
TOTAL:					\$21,637,094			\$4,596,328
Total per lot:					\$9,737.67			\$2,068.55
* Notes: Construction rates - The construction rates have used either the VPA rates or the Cessnock Council rates for different facilities where noted. The Cessnock Council rates have not been indexed to any year and have been based on the rates identified in the JBA memorandum 09516. These rates have not been checked by a QS or cost planner. Maintenance - The value applied for maintenance uses the rates set in the SCIA to the constructed portion at 10% of the construction costs (not including land)							Total	\$26,233,422
							Total per lot	\$11,806

4.2.1 Comparison rates

The following table shows the per lot rates compared between the VPA and the proposed approach.

Facilities	Rate Comparison	
Use	VPA	Proposed
Open Space	\$ 8,426	\$ 8,964
Community facilities	\$ 3,090	\$ 2,842
Per lot rate:	\$ 11,516	\$ 11,806

The following table provides an analysis of what is provided for in the PPR and what is provided for in the recommendations.

Facilities			Facilities Gap	
Use / Facility	PPR area (ha)	Recommended (ha)	Area (ha)	Construction cost
Passive Open Space	8.1	10.4	2.34	\$701,784
Active Open Space	5	7.8	2.80	\$1,236,380
			Total:	\$1,938,164
			Per lot:	\$872

4.2.2 Conditions or financial mechanisms

Any conditions of conditions of consent drafted would need to consider how the process would operate and would need to consider or include some of the following factors:

- Stamp duty, Interest & GST
- Indexation & Security
- Land ownership and transfer mechanisms
- In kind and cash mechanisms
- Application of Section 94, 94A and 94 EF

Appendix A

Contributions Comparisons

Appendix A Contributions Comparisons provided by JBA and Cessnock Council

Comparisons

Appendix M of the PPR includes a memorandum prepared by JBA outlining the benchmarking exercise undertaken to test the proposed local developer contribution rates for Huntlee Stage 1.

The memorandum states that the total contribution for Stage 1 infrastructure proposed in the PPR is \$16,376 per dwelling, however this includes state roads contribution. A comparison of the proposed Huntlee Stage 1 contributions per dwelling against the general Cessnock, Maitland and Singleton S94 Plans and a number of recent residential release areas is shown in Table 10 below. The table breaks down the contributions into roadworks, open space and community/cultural facilities to assist with comparison. It is also noted that cycleway are included within open space, however this is reflected in the details of the VPA or anywhere else in the application.

Table 10 Huntlee Stage 1– Per Dwelling Comparison with Cessnock, Maitland and Singleton S94 Residential Rates

S.94 Plan Area	Roadworks	Open Space (inc. cycleways)	Community/Cultural Facilities	Admin	Total Contribution
Government Rd Cessnock	\$3,397	\$2, 101	\$1, 468	\$244	\$7,210
Mount View Rd Cessnock	\$2,177	\$3,366	\$2,757	\$277	\$8,577
Bellbird North Cessnock	\$8,298	\$3,670	\$3,121	\$264	\$15,353
North Rothbury Cessnock	\$8,321	\$1,064	\$875	\$294	\$10,554
Cessnock Urban	\$810	\$1,064	\$875	\$294	\$3,043
Maitland Citywide	\$4,131	\$4,630	\$2,570	\$170	\$11,501
Thornton/Ashtonfield Maitland	\$5,717	\$4,630	\$2,570	\$195	\$12,112
Raworth Ave Maitland	\$5,321	\$4,630	\$2,570	\$187	\$12,708
West Rutherford Maitland	\$7226	\$4630	\$2570	\$215	\$14,641
Singleton NE Urban Expansion	\$3,748	\$4,722	\$737	\$148	\$9,355
Singleton West Urban Expansion	\$4,210	\$3,228	\$737	\$148	\$8323
Singleton NW Urban Expansion	\$2,133	\$3,699	\$737	\$148	\$6,717
Huntlee Stage 1	\$4,860	\$8,426	\$3,090	-	\$16,376

Source: JBA, 2012

Table 10 shows that the local developer contributions for Huntlee Stage 1 are significantly higher than those of recent development within the vicinity of the site.

In response to JBA's comparison, Cessnock Council prepared a comparison of Huntlee Stage 1 contributions against other greenfield developments within the NSW growth centres. Council found that the JBA comparison was not a like for like assessment as the plan areas were not necessary greenfield sites and may have access to a higher level of infrastructure therefore will have lower contributions. Council's comparison is outlined in Table 11 below.

Table 11 Comparison of local developer contributions for greenfield sites

Area	Roadworks	Open Space and Recreation	Water Cycle Management	Community/Cultural Facilities	Administration	Total Local Contribution (per dwelling)	Total Local Contribution (per hectare)
Council calculation of Huntlee local VPA	\$213.33/dwg	\$6,618/dwg	-	\$1,335.47/dwg	-	\$8,166.80	-
AECOM calculation of Huntlee local VPA from PPR Appendix M (p. 1)	360	8,426/dwg		\$3,090/dwg (inc. government preschool)		\$11,876	
Oran Park	\$104,571/ha	\$16,437.30/dwg	\$43,397/ha	\$1537.80/dwg	-	\$17,975.10	\$147,968
Turner Road	\$11,434/ha	\$16,496.70/dwg	\$ 100,063/ha	\$1527.90/dwg	-	\$18,024.60	\$111,497
North Kellyville	\$13,950.20/dwg	\$24,167.20/dwg	\$4,406.4/dwg	\$2,397/dwg	\$163.2/dwg	\$45,084.00	-
Riverstone and Alex Ave	\$141,977/ha	\$12,177.10/dwg	\$255,030.5/ha	\$3,242.20/dwg	-	\$15,419.30	\$397,007.50
Edmonson Park	\$181,888.67/ha	\$231,208.33/ha	\$42,235.50/ha	\$46,385.55/ha	\$6999/ha	-	\$508,716.83
Balmoral Road	\$6,391.05/dwg	\$42,794.99/dwg	\$53,779.88/dwg	\$3,408.77/dwg	\$469.4/dwg	\$106,844.09	-

Note: Dwg = dwelling

Source: updated from Cessnock City Council Submission, 2012

Table 11 shows that compared to other greenfield developments within the NSW growth centres, the local developer contributions for Huntlee Stage 1 are substantially lower. This contrasts with the findings of the JBA benchmarking exercise, which shows Huntlee stage1 contributions substantially higher than the average of local developments.

Findings

There is limited value in each of these tables as they show the total contributions on face value however do not give an indication of the type of facilities being provided by the funds. Table 19 seeks to address this by comparing three Section 94 plans from the neighbouring LGAs and indicating the type of facilities being funded

Appendix B

S.94 Contributions Plans of Cessnock, Singleton and Maitland Councils

Appendix B S.94 Contributions Plans of Cessnock, Singleton and Maitland Councils

Table 12 Cessnock Council Residential Development Contribution Plan, September 2012

Summary of Contribution Rates by Type (SEPTEMBER 2012)								
CONTRIBUTION TYPE	Per Person	One Bed Dwg	Two Bed Dwg	Three Bed Dwg	Four Bed Dwg	Five + Bed Dwg	Per Lot	Per Hectare
District Open Space	411	658	864	1275	1604	1810	1193	NA
Local Open Space (Land) – Vineyard Grove	NA	NA	NA	NA	NA	NA	299	NA
Local Open Space (Works) – Vineyard Grove	NA	NA	NA	NA	NA	NA	209	NA
District Community Facilities (Halls)	252	403	528	780	982	1108	730	NA
District Community Facilities (Libraries)	67	108	142	209	262	297	195	NA
District Community Facilities (Bushfire)	19	31	40	59	73	83	54	NA
District Roads – Urban Areas	313	501	658	972	1222	1378	909	NA
District Roads – Rural areas	313	501	658	972	1222	1378	909	NA
Local Roads – Vineyard Grove	NA	NA	NA	NA	NA	NA	2593	NA
Local Roads – Abermain	NA	4670	4670	4670	4670	4670	4670	NA
Local Roads – Illalong	NA	734	734	734	734	734	734	NA
Local Roads – Kearsley	NA	1674	1674	1674	1674	1674	1674	NA
Local Roads – Mulbring Nth	NA	13210	13210	13210	13210	13210	13210	NA
Local Roads – Mulbring Sth	NA	2849	2849	2849	2849	2849	2849	NA
Local Roads – Nth Rothbury	NA	7558	7558	7558	7558	7558	7558	NA
Local Roads – Nulkaba	NA	5523	5523	5523	5523	5523	5523	NA
Local Drainage - Abermain	NA	948	948	948	948	948	948	NA
Local Drainage – Nulkaba	NA	2368	2368	2368	2368	2368	2368	NA
Flood Mitigation – Nulkaba	NA	NA	NA	NA	NA	NA	NA	7471
Studies (Plan Preparation)	24	38	50	73	92	104	69	NA

Summary of Contribution Rates by Type (SEPTEMBER 2012)								
CONTRIBUTION TYPE	<i>Per Person</i>	One Bed Dwg	Two Bed Dwg	Three Bed Dwg	Four Bed Dwg	Five + Bed Dwg	<i>Per Lot</i>	<i>Per Hectare</i>
Studies (Flood Study) – Abermain South	NA	NA	NA	NA	NA	NA	163	NA
Plan Administration	90	144	189	279	350	395	260	NA
Unformed Roads	See separate summary							

Singleton Development Contribution Plan 2008

Table 13 below is an extract from the Singleton S.94 Contribution Plan focusing on urban expansion areas within Singleton LGA. Revised Contribution Rate was used.

Table 13 Singleton Development Contributions Plan 2008

Facility	Singleton North West Urban Expansion Area - Dwelling or Lot	Singleton North West Urban Expansion Area - Medium Density Dwelling	Singleton North East Urban Expansion Area - Dwelling or Lot	Singleton North East Urban Expansion Area - Medium Density	Singleton West Urban Expansion Area - Dwelling or Lot	Singleton West Urban Expansion Area - Medium Density Dwelling	Range in contributions per facility
LGA and Local Public Open Space and Recreation	\$4,012.00	\$4,012.00/3 bed dwg \$2,674.00/2 bed dwg \$1,337.00/1 bed dwg	\$5,120.00	\$5,120.00/3 bed dwg \$3,413.00/2 bed dwg \$1,706.00/1 bed dwg	\$3,500.00	\$3,500.00/3 bed dwg \$2,333.00/2 bed dwg \$1,166.00/1 bed dwg	\$1,337.00 (for 1 bed dwg - \$5,120.00 (3 bed dwg)
Local Community Facilities	\$799.00	\$799.00/3 bed dwg \$532.00/2 bed dwg \$266.00/1 bed dwg	\$799.00	\$799.00/3 bed dwg \$532.00/2 bed dwg \$266.00/1 bed dwg	\$799.00	\$799.00/3 bed dwg \$532.00/2 bed dwg \$266.00/1 bed dwg	\$266.00/1 bed dwg - \$799.00/3 bed dwg
Singleton Traffic & Parking Study	\$2,293.00	\$2,293.00/3 bed dwg \$1,563.00/2 bed dwg \$729.00/1 bed dwg	\$4,065.00	\$4,065.00 \$2,710.00 \$1,355.00	\$4,586.00	4,586.00 3,023.00 1,563.00	\$729.00/1 bed dwg - 4,586.00/3 bed dwg
Preparing Plans	\$28.00 per approval	\$28.00 per approval	\$28.00 per approval	\$28.00 per approval	\$28.00 per approval	\$28.00 per approval	-

Dwg = dwelling

Maitland City Wide Section 94 Contributions Plan 2006 (2010 revision)

Table 14 below is an extract from the Maitland City Wide Section 94 Contributions Plan 2006 (2010 revision). Section 94 levies also apply to all applications for development within the LGA that require consent or that are complying development, however they have not been considered.

Table 14 Maitland Summary of Contribution Rates – Per Allotment (Urban and Rural) as at May 2007

Facility	Citywide	West Rutherford Catchment	Aberglasslyn Catchment	Gillieston Heights Catchment	Thornton/Ashtonfield Catchment	Raworth Avenue Catchment
Recreation and Open Space						
Citywide Facilities	\$4,579	\$4,579	\$4,579	\$4,579	\$4,579	\$4,579
Dedication of Land (m2)	42.2	42.2	42.2	42.2	42.2	42.2
Road and Traffic Facilities						
Citywide Works	\$3,998	\$3,998	\$3,998	\$3,998	\$3,998	\$3,998
Catchment Works	0	\$2,996	\$1,909	\$3,087	\$1,534	\$1,151
Community and Cultural Services						
Cultural Services	\$739	\$739	\$739	\$739	\$739	\$739
Community Services	\$1,715	\$1,715	\$1,715	\$1,715	\$1,715	\$1,715
Dedication of Land (m2)	3.8	3.8	3.8	3.8	3.8	3.8
Cycleways / Shared Paths						
Citywide	\$173	\$173	\$173	\$173	\$173	\$173
Catchment Works	0	0	\$193	\$566	0	0
Plan Management & Administration						
Administration	\$168	\$176	\$200	\$223	\$191	\$185
Total Per Lot	\$11,372	\$14,376	\$13,506	\$15,080	\$12,930	\$12,541

Dwg = dwelling

Thornton North Section 94 Contributions Plan 2008

Thornton North is located in the east of the Maitland Local Government Area and has been identified as a key greenfield growth area in the Maitland Urban Settlement Strategy. The Thornton North Structure Plan (2003) provides for a future growth in the development catchment of approximately 5,000 lots or up to 12,500 people over a 16 to 20 year timeframe.

Development within the Thornton North release area will be subject to the provisions of Maitland Citywide Section 94 Contributions Plan (2006) and the specific Thornton North Section 94 Contributions Plan (2008). Contributions towards Recreation and Open Space, Community Facilities and Administration under the Citywide Plan however are specifically excluded from Thornton North, as these public amenities and services are covered within this Contributions Plan. Table 15 provides an summary of developer contributions.

Table 15 Thornton Release Area

Facility	Per Person	Per One Bedroom Dwelling	Per Two Bedroom Dwelling	Per Three Bedroom Dwelling or Lot
Thornton North Recreation and Open Space	\$2,174	\$3,262	\$4,349	\$5,436
Dedication of Land (m2)	31.8	47.8	63.7	79.6
Thornton North Community Facilities	\$689	\$1,034	\$1,379	\$1,723
Dedication of Land (m2)	1.4	2.2	2.9	3.6
Thornton North Cycleways / Shared Paths	\$75	\$113	\$150	\$188
Thornton North Road and Traffic Facilities	\$8,370	\$12,555	\$16,741	\$16,640
Thornton North Total (1)	\$11,309	\$16,963	\$22,619	\$23,987
City Wide Cultural Services	\$344	\$515	\$687	\$859
Citywide Road and Traffic Facilities Contribution	\$1,779	\$2,669	\$3,558	\$4,448
City Wide Cycleways / Shared Paths Contribution	\$79	\$118	\$158	\$197
City Wide Total (2)	\$2,202	\$3,302	\$4,403	\$5,504
Subtotal (1) + (2)	\$13,510	\$20,266	\$27,022	\$29,491
Plan Management & Administration	\$203	\$304	\$406	\$507
Total	\$13,713	\$20,570	\$27,428	\$29,998

Dwg = dwelling

Appendix C

Additional Sources for Benchmarks

Appendix C Additional Sources for Benchmarks

Schedule titled ‘ **Standards for Community Facility Requirements/head of population**’ at Appendix B of the Social and Community Impact Assessment provides additional details for benchmarks and standards. These are summarised in Table 16 below.

Table 16 Sources for benchmarks

Infrastructure type	Facility	Relevant policies / benchmarks	Source
Community	Community facility	SCIA (2007): 1sqm of community facility floor space per head of population	<i>“People Places: a Guide for public library buildings in New South Wales”</i> (Nesbitt, 2000) <i>Draft 1 – Community Impact Assessment Proposed Mixed Use Development Petrac Central Redland Bay Site</i> Prepared for Petrac Pty Ltd by Thomas Consultants Pty Ltd May 2004
	Youth Facilities and Services		Draft Final Report – ACT Community Facility Needs Assessment (Central Canberra, Belconnen and Gungahlin) -Report to Planning and Land Management by <i>Leigh Cupitt and Associates</i> in conjunction with <i>SMEC and Chalkley Consulting</i> , May 2003)
	Library		Kippax Library and Belconnen Region Services Study (Options Paper – Prepared By: Iam McCallum and Sherrey Quinn Libraries Alive Pty Ltd (www.librariesalive.com.au))
	Swimming pools		<i>Provision of Public Aquatic Facilities Strategic Directions</i> Prepared by Hassell Pty Ltd in Association with J A Nicholas & Associates, KPMG Management Consulting for Local Councils in South Australia and Department of Recreation and Sport May 1999
Open space and recreation	Town Parks	SCIA (2007): Serving a population of 50,000 to 100,000 people 0.05ha : 1000	Design Standards for Urban Infrastructure – 14 Urban Open Space (ACT Urban Services)
	District Parks	SCIA (2007):	Design Standards for Urban

Infrastructure type	Facility	Relevant policies / benchmarks	Source
		Serving a population of 25,000 to 50,000 people 0.45ha : 1000 people	Infrastructure – 14 Urban Open Space (ACT Urban Services)
	Neighbourhood Parks	SCIA (2007): Size should be 0.25ha to 2ha 1ha : 1000 people	Design Standards for Urban Infrastructure – 14 Urban Open Space (ACT Urban Services)
	Local Neighbourhood Parks	SCIA (2007): Size should be 0.25ha to 1ha and generally within 300m of each dwelling, with a minimum of 150 dwellings	Source: Design Standards for Urban Infrastructure – 14 Urban Open Space (ACT Urban Services)
	Central Neighbourhood Park	SCIA (2007): Size should be 0.5ha to 2ha and generally within 500m of each dwelling	Source: Design Standards for Urban Infrastructure – 14 Urban Open Space (ACT Urban Services)
	Pedestrian Parkland	SCIA (2007): Minimum 6m wide corridor	Source: Design Standards for Urban Infrastructure – 14 Urban Open Space (ACT Urban Services)

Note: No benchmarks were provided for active recreation spaces such as sports fields, tennis, netball, basketball athletics etc.

Appendix D

Facilities and Services

Appendix D Facilities and Services

AECOM undertook a desktop assessment of facilities and services within the three LGA's neighbouring the Huntlee Development being Cessnock, Maitland and Singleton. The results of this assessment is summarised as follows:

Table 17 Facilities and services

Population	Cessnock	Maitland	Singleton
Persons	46,220	61,862	21,963
Dwellings	19,093	23,928	8,389
Landuse	ha	ha	ha
Agricultural	145,136	33,484	277,296
Commercial	97	135	45
Education	105	129	53
Hospital/Medical	-	6	-
Industrial	120	440	219
Parkland	47,103	893	206,373
Residential	3,906	3,755	3,607
Water	54	298	1,765
Features	Cessnock	Maitland	Singleton
Airport	1	1	0
Ambulance Station	3	1	1
Caravan Camping	3	2	3
Fire Station	14	6	19
Pre School	3	4	2
Primary School	28	19	10
High School	3	7	1
Combined School	0	3	0
Special School	0	1	0
Hospital	2	1	1
Library	4	1	2
Museum	3	1	0
Nursing/Retirement	3	3	1
Place of Worship	40	32	27
Police Station	5	3	3
Post Office	12	7	9
Public Toilet	27	28	22
Shopping Centre (Neighbourhood)	4	4	2

Population	Cessnock	Maitland	Singleton
Shopping Centre (Sub Regional)	1	4	1
Shopping Centre (Regional)	0	1	0
SES	0	1	0
Sport Facility/Centre	0	1	1
Technical College	2	2	1
Recreation	Cessnock	Maitland	Singleton
Golf Course	2	1	0
Showground	2	2	3
Hall	0	0	2
Gaol	0	1	0
Zoo	1	0	0
Speedway	1	0	0
Sporting Oval	6	5	5
Racecourse	2	1	0
Cemetery	5	3	3
Recreation (Area ha)	Cessnock	Maitland	Singleton
Reserve/Park	610	533	187
National Park	50,690	0	166,152
Golf Course	70	16	15
Showground	14	21	14
Sports Fields	0	8	0

The quantum of community facilities was provided by the Facilities and Service Audit for Branxton, Greta and North Rothbury, as per the Social and Community Impact Assessment and is summarised as follows:

Table 18 Quantum of community facilities in surrounding area of Huntlee

Community facility	Branxton	Greta	North Rothbury
Council Cemetery	1	1	
Community Building		1	
Community Hall	1	1	
Youth Centre		1	
Scout Hall	1		

Appendix E

Appropriateness of comparison with other plans

Appendix E Other contribution plan comparison

Appropriateness of the comparison of the Section 94 Contribution Plans of Neighbouring Local Government Areas

An assessment has been conducted to compare contributions for community facilities and open space requirements across three Section 94 Plans. It is considered that comparing these limited types of contributions provides more of a like for like assessment for the purpose of the subject review, rather than comparing overall contributions, which vary substantially. The contributions comparisons provided by JBA in Appendix M of the PPR and Cessnock Council in their November 2012 submission are not considered to provide clear conclusions on the value of contributions as there is limited or no background information on what infrastructure is funded for through the contributions.

To provide more of clear comparison for developer contributions for community facilities, and recreation and open space infrastructure, three Section 94 Contributions Plans have been selected from the neighbouring LGAs of Singleton and Maitland for comparison with the Section 94 Plan of Cessnock Council and the local VPA proposal for Stage 1 of the Huntlee development. These are:

- Singleton Development Section 94 Contributions Plan 2008
- Maitland City Wide Section 94 Contributions Plan 2006 (Revised 2010)
- Thornton North Section 94 Contributions Plan 2008

A comparison of contributions for community facilities and recreation and open space is provided in Table 19. The following has been deduced from this comparison:

- The Section 94 contributions for Thornton North (Maitland LGA) and the Singleton urban expansion area generally relate to greenfield development, therefore would be of higher relevance to Huntlee Stage 1. The Thornton North development will provide for approximately 5,000 lots or up to 12,500 people over a 16 to 20 year timeframe.
- The greenfield development of Thornton North requires local developer contributions for infrastructure within the development area as well as contribution for Maitland (city wide) infrastructure.
- Land dedication for open space and recreational facilities range from 42.2m² (Maitland city wide) to 79.6m² per lot (Thornton North), with Huntlee providing 60m² (per dwelling).
- Land dedication for community facilities ranges from 3.6m² per lot (Thornton North) to 6.3m² (Huntlee Stage 1 local VPA (per dwelling rate)).
- For local community facilities contributions range between \$799 (Singleton Council) and \$3,090 (Huntlee Stage 1 local VPA (per dwelling rate)).
- For recreation and open space, contributions range from \$1,193 per lot (Cessnock LGA) to \$8,426 (Huntlee Stage 1 local VPA (per dwelling))

With the exception of the Huntlee Stage 1 local VPA contributions, values shown in Table 19 are at a per lot rate and also provide a quantum for land dedication where this is outlined in the Plans.

Table 19 Comparison of Contribution Plans – Maitland City Wide, Thornton North, Singleton, Cessnock and Huntlee Stage 1 VPA

Contribution category	Maitland City Wide		Thornton North		Singleton – urban expansion areas		Cessnock LGA		Huntlee Stage 1 (Based on JBA memo rates)	
	Contribution	Land dedication	Contribution	Land dedication	Contribution	Land dedication	Contribution	Land dedication	Contribution	Land dedication
Local Community facilities	\$2,454 per lot <i>Includes: library services and resources, cultural precinct, community buildings</i>	3.8m ² of land	\$1,723 per lot <i>Includes: Multipurpose community facility for Thornton North.</i> <u>Citywide contribution</u> \$859 – cultural services	3.6m ²	\$799.00 per lot <i>Includes: multipurpose community centre</i>	-	\$979 per lot <i>Including: upgrades to existing community halls and provision of multipurpose centres</i>	See note	\$3,090 per dwelling <i>Including: Neighbourhood centre, multi-functional centre, cemetery wall contribution, preschool,</i>	6.3m ² per dwelling
Recreation and open space	\$4,579 per lot (urban and rural) <i>Includes: local playground, neighbourhood parks, district sportsground, sporting facilities, aquatic facility</i>	42.2m ² of land	\$5,436 per lot <i>Includes: local playgrounds, neighbourhood parks, neighbourhood sportsgrounds, district sports ground, netball/tennis courts and cricket nets, open space</i>	79.6m ²	Between \$3,500-\$4,012 per lot in urban expansion areas <i>Includes playgrounds, cycleways, land acquisition and embellishment</i>	-	\$1,193 per lot <i>Including: New Aquatic Centre at Kurri Kurri, upgrade of recreational & sporting facilities, cycleway construction</i>	See note	\$8,426 per dwelling <i>Including: Public open space, maintenance, local sports grounds, contributions towards Mil Park Aquatic Centre</i>	60.3m ² per dwelling excluding riparian land ¹ .
Cycleways/shared paths	\$173 per lot and additional potential catchment works	N/A-	\$188 per lot Additional for city wide contribution <u>Citywide contribution</u> \$197 – cycleways	-	-	-	-	-	-	-

¹ The Local VPA Contributions table, provided on p. 1 at Appendix M of the PPR, states a total land dedication of 56.9ha for recreation facilities including open space, parks, sporting facilities and aquatic centre. However, p. 2 of the JBA memorandum, also provided at Appendix M of the PPR, states that the development parameters for open space in Stage 1 of the development are 84.54ha including riparian land and 13.4ha excluding riparian land. For the purpose of the comparison at Table 19 the later parameters have been used and have excluded riparian land.

Section 94 Contribution extracts:

Thornton North - Maitland

LAND ACQUISITION / DEDICATION DETAILS

Services / Facilities	Approximate Location	Land Required (Ha)	Valuation Basis	Land Value (\$ / Ha)	Total Value
LOCAL RECREATION AND OPEN SPACE FACILITIES					
Local Playground	TN1 Stage 1 southern catchment eastern precinct	0.5	Englobo	\$480,000	\$240,000
	TN2 Stage 1 southern catchment eastern flood plain	0.5	Flood Liable	\$70,000	\$35,000
	TN3 Stage 1 southern catchment southern precinct	0.5	Englobo	\$445,000	\$222,500
	TN4 Colocated with Community Facility TN35	0.1	Englobo	\$285,000	\$28,500
	TN5 Stage 1 northern catchment central precinct	0.5	Englobo	\$345,000	\$172,500
	TN6 Stage 1 northern catchment western flood plain	0.5	Flood Liable	\$70,000	\$35,000
	TN7 Stage 2 southern precinct	0.5	Englobo	\$550,000	\$275,000
	TN8 Stage 2 central precinct	0.5	Englobo	\$470,000	\$235,000
	TN9 Stage 2 north eastern precinct	0.5	Englobo	\$525,000	\$262,500
	TN10 Stage 2 northern flood plain	0.5	Englobo	\$500,000	\$250,000
	TN11 Stage 2 northern precinct	0.5	Englobo	\$410,000	\$205,000
	TN13 Stage 2 north western precinct	0.5	Englobo	\$475,000	\$237,500
Precinct Park/ Playground	TN14 Stage 1 southern catchment central precinct	1.8	Englobo	\$445,000	\$801,000
	TN15 Stage 1 northern catchment western flood plain	1.8	Flood Liable	\$70,000	\$126,000
	TN16 Stage 2 eastern precinct	1.8	Englobo	\$535,000	\$963,000
Precinct Sportsground	TN17 Stage 1 northern catchment western flood plain	4.2	Flood Liable	\$70,000	\$294,000
	TN18 Stage 2 eastern precinct	4.2	Englobo	\$500,000	\$2,100,000
	TN19 Stage 2 northern flood plain	4.2	Flood Liable	\$70,000	\$294,000
Release Area Sportsground	TN20 Stage 1 northern catchment central precinct	6.2	Englobo	\$285,000	\$1,767,000
Open Space	TN29 Stage 1 northern catchment	4.2	Constrained	\$70,000	\$294,000
	TN30 Stage 2 central precinct / Stage 3 southern precinct	5.8	Constrained	\$70,000	\$406,000
TOTAL		39.8			\$9,243,500
COMMUNITY FACILITIES					
Multipurpose Centre	TN33 Stage 1 southern catchment central precinct	0.45	Englobo	\$450,000	\$202,500
	TN34 Stage 1 Northern Catchment Central Precinct	0.90	Englobo	\$280,000	\$252,000
	TN35 Stage 2 eastern precinct	0.45	Englobo	\$535,000	\$240,750
TOTAL		1.8			\$695,250

*NOTE: Land proposed to be dedicated to Council for passive open space that is not included in these work schedules will be negotiated in accordance with the Natural Area rate for on-going maintenance

RECREATION AND OPEN SPACE FACILITIES

Services / Facilities		Approximate Location	Est. Capital Cost	Half width road	Est. Land Cost	Total Cost	Estimated Timing
Local Park	TN1	Stage 1 southern catchment eastern precinct	\$154,012	\$22,400	\$240,000	\$416,412	STAGE 1
	TN2	Stage 1 southern catchment eastern flood plain	\$154,012	\$22,400	\$35,000	\$211,412	STAGE 1
	TN3	Stage 1 southern catchment southern precinct	\$154,012	\$22,400	\$222,500	\$398,912	STAGE 1
	TN4	Colocated with Community Facility TN35	\$154,012	\$22,400	\$28,500	\$204,912	STAGE 1
	TN5	Stage 1 northern catchment central precinct	\$154,012	\$22,400	\$172,500	\$348,912	STAGE 1
	TN6	Stage 1 northern catchment western flood plain	\$154,012	\$22,400	\$35,000	\$211,412	STAGE 1
	TN7	Stage 2 southern precinct	\$154,012	\$22,400	\$275,000	\$451,412	STAGE 2
	TN8	Stage 2 central precinct	\$154,012	\$22,400	\$235,000	\$411,412	STAGE 2
	TN9	Stage 2 north eastern flood plain	\$154,012	\$22,400	\$262,500	\$438,912	STAGE 2
	TN10	Stage 2 northern flood plain	\$154,012	\$22,400	\$250,000	\$426,412	STAGE 2
	TN11	Stage 2 northern precinct	\$154,012	\$22,400	\$205,000	\$381,412	STAGE 2
	TN12	Co Located with District Sportsground TN20	\$154,012	\$22,400	\$0	\$176,412	STAGE 1
	TN13	Stage 2 north western precinct	\$154,012	\$22,400	\$237,500	\$413,912	STAGE 2
Neighbourhood Park	TN14	Stage 1 southern catchment central precinct	\$270,824	\$38,400	\$801,000	\$1,110,224	STAGE 1
	TN15	Stage 1 northern catchment western flood plain	\$270,824	\$0	\$126,000	\$396,824	STAGE 1
	TN16	Stage 2 eastern precinct	\$270,824	\$0	\$963,000	\$1,233,824	STAGE 2
Neighbourhood Sportsgrounds	TN17	Stage 1 northern catchment western flood plain	\$1,858,784	\$105,600	\$294,000	\$2,258,384	STAGE 1
	TN18	Stage 2 eastern precinct	\$1,858,784	\$105,600	\$2,100,000	\$4,064,384	STAGE 2
	TN19	Stage 2 northern flood plain	\$1,858,784	\$105,600	\$294,000	\$2,258,384	STAGE 2
District Sportsground	TN20	Stage 1 northern catchment central precinct	\$2,185,954	\$105,600	\$1,767,000	\$4,058,554	STAGE 1
Netball Courts	TN21	Located at District Sportsground TN20	\$156,000	\$0	\$0	\$156,000	STAGE 1
	TN22	Located at District Sportsground TN20	\$156,000	\$0	\$0	\$156,000	STAGE 2
	TN23	Located at District Sportsground TN20	\$546,000	\$0	\$0	\$546,000	STAGE 2
Tennis Courts	TN24	Located at District Sportsground TN20	\$281,000	\$0	\$0	\$281,000	STAGE 1
	TN25	Located at District Sportsground TN20	\$562,000	\$0	\$0	\$562,000	STAGE 2
Cricket Nets	TN26	Located at District Sportsground TN20	\$25,000	\$0	\$0	\$25,000	STAGE 1
	TN27	Located at District Sportsground TN20	\$25,000	\$0	\$0	\$25,000	STAGE 2
Open Space	TN29	4.2 Ha Passive Open Space Stage 1 northern catchment	\$579,600	\$105,600	\$294,000	\$979,200	STAGE 1
	TN30	5.8 Ha Passive Open Space Stage 2 central precinct	\$800,400	\$0	\$406,000	\$1,206,400	STAGE 2
	TN31	8.8Ha Various Linear Linkages	\$1,214,400	\$0	\$0	\$1,214,400	ALL STAGES
TOTAL			\$14,922,334	\$857,600	\$9,243,500	\$25,023,434	

THORNTON NORTH COMMUNITY FACILITIES

Services / Facilities		Location	Est. Capital Cost	Est. Land Cost	Total Cost	Estimated Timing
Multipurpose Centre	TN33	Stage 1 southern catchment central precinct	\$2,413,400	\$202,500	\$2,615,900	Stage 1
Multipurpose Centre	TN34	Stage 1 northern catchment central precinct	\$2,413,400	\$252,000	\$2,665,400	Stage 1
Multipurpose Centre	TN35	Stage 2 eastern precinct	\$2,413,400	\$240,750	\$2,654,150	Stage 2
TOTAL			\$7,240,200	\$695,250	\$7,935,450	

THORNTON NORTH CYCLEWAYS

Location			Est. Capital Cost	Est. Land Cost	Total Cost	Estimated Timing
Thornton R2	TN36	Somerset Dve to Raymond Terrace Road	\$180,300	\$0	\$180,300	1500 lots
Thornton R2 - Supp	TN36S	Thornton Station to Raymond Terrace Road	\$412,300	\$0	\$412,300	3000 lots
Scenic S5	TN37	Metford Station to Raymond Terrace Road	\$250,000	\$20,000	\$270,000	4500 lots
TOTAL			\$842,600	\$20,000	\$862,600	

Maitland

LAND ACQUISITION / DEDICATION DETAILS

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

RECREATION AND OPEN SPACE FACILITIES

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

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

CULTURAL SERVICES

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

COMMUNITY FACILITIES

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