

CONTRIBUTIONS PLAN NO. 31C

OPEN SPACE AND RECREATION

PENINSULA



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**CONTRIBUTIONS PLAN NO. 31C
OPEN SPACE AND RECREATION
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1. INTRODUCTION

1.1 Name of Plan

This Contributions Plan is called Contributions Plan No. 31C – Open Space and Recreation - Peninsula.

This plan consists of this document and accompanying map marked Contributions Plan No. 31C – Open Space and Recreation - Woy Woy Peninsula.

The Contributions Plan came into effect on 28 December 1992.

Subsequent amendments to the Plan came into effect on 7 July 2004 and 19 April 2006.

1.2 Land to which Plan Applies

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

1.3 Purpose of Plan

The purpose of this Contributions Plan is to enable the levying of development contributions for the provision and embellishment of open space and recreation facilities on the Peninsula that will be required as a result of the increased recreational requirements generated by increased population in new residential development.

1.4 Operation of Plan

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

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

1.5 Application of Plan

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

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

1.6 Relationship to Other Plans and Studies

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

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

1.7 Review Process

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

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

1.8 Complying Development and the obligation of Accredited Certifiers

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

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

1.9 Construction Certificates and the obligation of Accredited Certifiers

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

In particular, the certifier must ensure that the applicant provides a receipt(s) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the council in accordance with clause 142(2) of the Environmental Planning and Regulation. The only exceptions to the requirement are where works in kind, material public benefit, dedication of land or a deferred payment arrangement has been agreed by the council. In such cases, council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

2. OBJECTIVES

- 2.1 To ensure, that infrastructure and works associated with urban and environmental enhancement required by the future development are funded under Section 94 of the Environmental Planning and Assessment Act, 1979, as amended.
- 2.2 To identify the additional open space and recreation facilities required to satisfy the needs of the future population.
- 2.3 Council to manage the Contributions Plan implementation and Section 94 funds to ensure provision of open space and recreation facilities to meet demand.
- 2.4 To take account of open space and recreation facilities already provided in the Contributions Plan whilst planning for future needs.
- 2.5 To provide a basis for determining fair and reasonable developer contributions.

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- 2.6 To establish a nexus between anticipated development and required land and facilities/services and contributions sought.
- 2.7 To enable the early provision of open space and recreation facilities.
- 2.8 To encourage public participation in the formulation of the plan.
- 2.9 To provide the development industry with early advice as to the proposed facilities/services and the amount of contributions, which will be required for a particular development.
- 2.10 To facilitate proper financial management and accountability for the expenditure of contributions received.
- 2.11 To identify locations of open space and recreation facilities to be carried out.
- 2.12 To outline a schedule identifying when open space and recreation facilities are to be provided in consideration of development rates.

3. CONTRIBUTIONS

3.1 Nexus and Assessment of Contributions

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

Council has established that under existing zoning provisions, the population of the Peninsula will increase by approximately 14,670 persons (ultimate development) from the 1991 population base. This figure has been derived from development take up rates both current and future, current and future occupancy of units and also displacement of existing population through redevelopment.

The following population projections (over time) form the basis of the assessment of open space and recreation provision and schedule of works.

TABLE 1 – POPULATION PROJECTIONS

LOCALITY	1991	1997	2001	2011	ULTIMATE
Woy Woy	12,122	12,181	12,727	14,119	16,833
Umina	14,089	16,176	16,731	18,075	21,236
Ettalong	3,776	4,174	4,506	5,333	6,582
TOTAL	29,987	32,531	33,964	37,527	44,651

The incoming population as a result of development will necessitate the provision and embellishment of recreation and open space facilities above and beyond the existing level of provision.

Section 94 Contributions will be levied on a per person basis based on assumed occupancy rates of units.

3.2 Payment of Contributions

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Contributions for open space and recreation levied under this plan will be payable as follows:

- 1 Development applications involving subdivision – payment prior to the release of the subdivision certificate.
- 2 Development applications involving building – payment prior to the release of the construction certificate.
- 3 Development applications where no building approval is required – payment prior to release of development consent.
- 4 Complying Development Certificates prior to the release of a complying development certificate.

Contributions payment may be accepted (bank guarantee or similar) and the form of payment will be considered at the Development Application stage.

4. BACKGROUND

The original Contributions Plan came into effect on 28 December 1992

Subsequent amendments came into effect on 1 April 2003 and 7 July 2004.

Contributions Plan No 31C – Open Space and Recreation - Peninsula was adopted by Council on 1 April 2003 with the instruction from Council that detailed plans for the use of identified sites be developed with a review of opportunities for additional open space land on the Woy Woy peninsula, and that the review not include consideration of currently privately owned land.

Subsequently an analysis of land on the Peninsula, not in private ownership, was completed with the outcome that two parcels were identified, Woy Woy landfill site and the Council Depot on Ocean Beach Road. The report recommended a number of options that would increase the capacity of existing open space areas in public ownership - by increasing the embellishment of existing open space and reducing the amount of open space to be acquired to land which is available given Council's decision not to acquire land in private ownership.

5. OPEN SPACE AND RECREATION NEEDS ON THE PENINSULA

The assessment of the open space and recreation needs for the Woy Woy Peninsula was based upon the analysis of present and future population characteristics surveys of users and residents and research relating to recreation needs. This assessment is contained within the study entitled "Review of Peninsula Contributions Plan for Open Space and Recreation Facilities" prepared by CD Recreation Services and Parkland Environmental Planners on behalf of Gosford City Council in – November 2001. The assessment of open space not in private ownership is "The Peninsula Sportsground Report", by the same consultants, completed in February 2004.

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5.1 Existing Demographics

The total population of the Peninsula (comprising Woy Woy, Ettalong, Umina, Blackwall and Booker Bay) at the 2001 census was 32,264. This represented a growth rate of 2.77% over the 1996 Census population of 31,432.

TABLE 2 - POPULATION – PENINSULA 1981-2001

	1981	1986	1991	1996	2001
Population	27,396	28,233	29,987	31,423	32,264
% change		3.1	6.2	4.8	2.7

Detailed analysis of the statistics indicated fewer people living in the central spine of the Peninsula, and on the Woy Woy and Ettalong beachfronts. Increases in population were in the medium density areas of Woy Woy and Ettalong, as well as in new land release areas at western Umina.

TABLE 3 - AGE STRUCTURE PENINSULA 1991 TO 2001

CENSUS AGE GROUP	1991		1996		2001	
	No	% OF TOTAL	No	% OF TOTAL	No	% OF TOTAL
0-4	1779	5.9	1775	5.6	2012	6.2
5-9	1751	5.7	1914	6.2	2018	6.2
10-14	1650	5.5	1801	5.8	1808	5.6
15-19	1982	6.6	1693	5.5	1774	5.5
20-24	1919	6.4	1840	5.9	1568	4.9
25-29	1894	6.3	1760	5.7	1808	5.6
30-34	1863	6.2	2004	6.4	1900	5.9
35-39	1829	6.1	1987	6.4	2092	6.5
40-44	1926	6.4	1949	6.3	2037	6.3
45-49	1671	5.6	1994	6.3	2017	6.3
50-54	1406	4.7	1753	5.5	2032	6.3
55-59	1385	4.7	1529	4.8	1858	5.8
60-64	1820	6.1	1609	5.2	1619	5.1
65-69	2132	7.1	2012	6.4	1669	5.2
70-74	1982	6.7	2098	6.7	1944	6.0
75+	3028	10	3580	11.3	4052	12.6

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5.2 Forecast Demographics

Council has made the following population projections for the Peninsula to 2035.

TABLE 4 - FORECAST POPULATION - PENINSULA

POPULATION	LOW PROJECTION	MEDIUM PROJECTION	HIGH PROJECTION
1991 Census		29,987 (actual)	
1996 Census		31,423 (actual)	
2001 Census		32,264 (actual)	
2011 forecast	33,584	37,527	38,686
Ultimate	38,739	44,651	47,061
Increase from 1991		14,670	

TABLE 5 - GROWTH BY LOCALITY 1991 TO ULTIMATE

LOCALITY	1991	2001	ULTIMATE	INCREASE	INCREASE %
Woy Woy	9,390	9,925	16,833	4,111	33.9
Blackwall	1,854	1,704			
Booker Bay	878	1,325			
Ettalong	3,776	4,079	6,582	2,812	74.5
Umina	14,089	15,231	21,236	7,147	50.7
TOTAL	29,987	32,264	44,651	14,670	48.9

5.3 Occupancy Rates

Review of the occupancy rates of units using information from the 1996 Census (latest available – Note: 2001 Census does not differentiate between occupied and unoccupied dwellings) and Council's development approval information indicates that a reduction in the assumptions relating to occupancy of large units from 3.0 persons per dwelling contained in CP 31C adopted in 1992 to 2.5 persons per dwelling is warranted.

Contributions will be levied based on dwelling size and includes medium density residential development. Medium density residential development includes units, villas, dual occupancies, townhouses, residential flat buildings, apartments, secondary dwellings and the like.

The assumed occupancy rates for the CP are outlined below:

TABLE 6 - EXPECTED OCCUPANCY RATES

	OCCUPANCY
Each allotment/dwelling house Other dwellings (eg med density/semi-detached, town house, villa secondary dwelling etc)	3.5
Small dwelling; ≤ 70m ²	1.5
Medium dwelling; 70m ² to 110m ²	2.0
Large dwelling; > 110m ²	2.5

5.4 Demographics and Open Space and Recreation Needs

Demographic information from the previous sections is drawn together with resident surveys undertaken on the Peninsula and from accepted research relating to recreation needs to identify broad directions for recreation and open space requirements on the Peninsula.

Total Population

- An increase in total population exacerbates the demand for sporting facilities.

Age

- An aging population on the peninsula has implications for the provision of “whole-of-life” sports that both young and elderly people (particularly females) prefer, such as tennis and swimming.
- Improved health and longevity of older people may result in a demand for conveniently located facilities to exercise. As older people will remain active for a longer period of their lives, the traditional “decline” in active recreation for the 40 to 60 age group will be less significant.
- A decline in numbers in the 10 to 24 years age group may mean that participation in “faster” and more active field sports, such as rugby and hockey, could fall slightly.
- Participation in sports relying on young players may grow at a slower rate than sports catering for the adult population as a whole. Formal and informal sports to become more popular with older people including swimming, surfing, archery, jogging, walking and running.
- Team sports may remain popular with children and teenagers.

Gender

- Increasing gender equity. Women are increasingly participating in traditionally male sports, particularly basketball, soccer, rugby, cricket, surfing and cricket.
- Women may also participate in a wider range of sports in greater numbers.
- There is a move away from organized traditional sports by young males.

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Disability

- People with physical disabilities may continue to participate in mainstream sports, requiring increasing accessibility to sporting facilities, and sympathetic surface treatments.

Available Time

- More flexible work patterns, unemployment, earlier retirement and an aging population may result in increased uncommitted leisure time for some people.
- “Consumerism” – an increasing desire of sporting participants for higher quality synthetic sporting facilities and surfaces. Synthetic materials result in more intensive use of outdoor areas, and have contributed to tennis and hockey becoming more popular.

Traditional to New

- Tradition and sentiment are becoming less important in Australians’ choice of the sports they pursue. Increased popularity and high media profile of sports that capture the interest of teenagers will result in a decline in the participation rate of traditional sports.
- The desire for “excitement, which means that traditional sporting activities and facilities will need to change to attract new markets and participation.
- A move from outdoor to indoor facilities for swimming, netball, basketball, gym and informal fitness activities.

Information from the previous sections is drawn together to further detail the future recreation needs of the Peninsula community.

TABLE 7 - SUMMARY OF FUTURE RECREATION NEEDS

POPULATION CHARACTERISTIC	IMPLICATIONS FOR PROVISION OF RECREATION OPPORTUNITIES
Increase in population	Recreation needs will be increased.
Increased medium density housing	Less private open space will increase demand on community facilities.
Increase in the proportion of older people	Increased need for facilities for walking, picnics, bar-b-que, boating and playgrounds (with seating) for grand children.
Increase in young families	Increased sporting facilities and playgrounds. Provision for activities that families can do together. Recreation and life skills acquisition such as learn-to-swim.
Increase in low income households and unemployed	Reliance on community supplied and low cost recreation facilities.
Commuters	Longer operating hours, lit or indoor facilities.

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POPULATION CHARACTERISTIC	IMPLICATIONS FOR PROVISION OF RECREATION OPPORTUNITIES
Mobility	People without access to a vehicle need recreation opportunities in the one location, close to public transport or close to where they live.
Increase in home purchasers and renters, and increase in new residents	People with lower degree of familiarity or affinity with the area require information on available recreation opportunities.
Increase in retirees, part-time workers and home based parents	Require recreation and socialization opportunities.

6. FUTURE OPEN SPACE AND RECREATION PROVISION ON THE PENINSULA

The limited amount of land that is available for purchase under the guidelines of Council's decision of 1 April 2003, as identified in the study "Peninsula Sportsgrounds Report" require that the land currently available be embellished to an even higher standard than that outlined in Amendment 1 of Contribution Plan 31 C. Land currently available will need to provide facilities and opportunities for increased concentration of use and will therefore need to include features to reduce the effects of wear, address environmental issues (such as expensive acoustic design, and traffic management) and 'fit' with a surrounding residential community of increasing population concentration.

It may be that embellishment funds can be used in cooperation with other community facilities, such as schools, to increase the quality and capacity of facilities already in public ownership. Within the life of this Amendment it is unlikely that sufficient land not in private ownership will become available for purchase. Nevertheless, the Woy Woy landfill and Woy Woy Works Depot will become available in the medium to long term and funds are required for that purpose to provide recreation facilities.

The amount of land identified in the Woy Woy Landfill and Depot sites is 58,113m² or 5.81ha, with a valuation of \$5,500,000.

Within the Woy Woy, Umina and Ettalong localities additional land not owned privately could be purchased in the longer term. An estimated 5ha of land is assessed as an appropriate requirement to meet this long term need.

7. FUTURE OPEN SPACE AND RECREATION EMBELLISHMENT ON THE PENINSULA

Outlined below are the facilities that can be provided under an amended Section 94 Plan relating to embellishment of open space and recreation for the Peninsula and the justification for the requirement.

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TABLE 8 - ASSESSMENT AND JUSTIFICATION FOR OPEN SPACE AND RECREATION PROVISION ON THE PENINSULA

SETTING/ FACILITY	EXISTING PROVISION	FUTURE POPULATION/ CHARACTERISTICS/ DEMAND	ADDITIONAL FACILITIES/ SETTINGS REQUIRED FOR FUTURE POPULATION	RECOMMENDED PROVISION FOR FUTURE NEEDS ONLY (INCLUDING LOCATION)
Indoor sports facilities	2 gyms; Ettalong Beach and Umina PCYC	Increase in numbers of young people. Trend to use sports courts in preference to outdoor.	Multi-purpose indoor courts for a range of sports and activities	Indoor sports courts and gym as part of a multi-purpose Leisure and Aquatic Centre at Woy Woy on Blackwall Road.
Surf Clubs	Umina Beach and Ocean Beach	Increase in the number of children aged 0 to 9 who could become involved in nippers. Increase in population and popularity of beaches will result in increased need for surf lifesaving facilities.	Landscaping of surf club areas including provision for seating and dining.	Landscaping of surf club areas including provision for seating and dining.
Courts	6 grass and 15 sealed netball courts at Lemongrove , Ettalong. 11 Tennis courts and Woy Woy and Umina	Significant increase in all age use	Provision of Netball and Basketball courts in Indoor Leisure Centre. Additional Tennis courts at Woy Woy and Umina	Provision of Netball and Basketball courts in Indoor Leisure Centre. Additional Tennis courts at Woy Woy and Umina
Formal Gardens and small local parks	Woy Woy – Memorial park and Anderson Park. Local parks distributed throughout the Peninsula	Very low demand for formal gardens, but increased demand for local parks with a less mobile population.	Higher standard of landscaping in public open spaces.	Higher standard of landscaping in public open spaces.

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SETTING/ FACILITY	EXISTING PROVISION	FUTURE POPULATION/ CHARACTERISTICS/ DEMAND	ADDITIONAL FACILITIES/ SETTINGS REQUIRED FOR FUTURE POPULATION	RECOMMENDED PROVISION FOR FUTURE NEEDS ONLY (INCLUDING LOCATION)
Large parks	Umina Rec Area, Ettalong Foreshore.	Increase in young families, walking and cycling as a recreation.	Family friendly large parks with a range of facilities to cater for all ages.	Increase carrying capacity and quality of existing spaces. Complete Ettalong Foreshore Plan of Management.
Cycleways	On-road including Trafalgar Av. Shared; Umina to Ettalong foreshore, and Ocean Beach Surf Club to Ettalong CBD, Umina Oval.	Cycling is a life-long activity suitable for all ages	On road and off road, along foreshores, joining parks and facilities such as surf clubs	Foreshore shared way at Woy Woy and Ettalong. Provision of on-road cycleways is to be addressed in Transport CP, which should take into account the needs for cycleways on the Peninsula as identified in this report.
Bushland	Blackwall Mountain Reserve (45ha) inc picnic facilities and walking tracks) Mt Ettalong	Bushwalking is a lifelong activity suitable for all ages	Improve access to facilities at existing locations	Blackwall Mtn – picnic facilities, interpretation, lookout and access.
Sports fields	Sportsfield include 1 athletics track and baseball diamonds	Expected increase in numbers in 0 to 10 age group, and in young families. Expected decline in 10 to 24 age group. Clubs expect increase in participation.	Embellishment of existing fields to allow increase use eg lighting, drainage amenities, training facilities off-field	All sportsgrounds – all or some of the following: Field works, amenities, irrigation, ancillary works. Grandstand and scoreboard at Woy Woy #1.

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SETTING/ FACILITY	EXISTING PROVISION	FUTURE POPULATION/ CHARACTERISTICS/ DEMAND	ADDITIONAL FACILITIES/ SETTINGS REQUIRED FOR FUTURE POPULATION	RECOMMENDED PROVISION FOR FUTURE NEEDS ONLY (INCLUDING LOCATION)
Playgrounds	25 – in small parks, next to sporting fields, near beaches, Private indoor facility – Kid's Camelot and At Fast Food outlets.	Expected continued growth in the number of children in 0 to 10 age group and young families and grandparent numbers (with a day care responsibility)	New and upgraded playgrounds	Two regional facilities – Umina and Kitchener Park, Ettalong. Sub-regional at Trafalgar and Florida Upgrade 7 local parks. Facilities in new Leisure Centre
Aquatics	Woy Woy pool recently demolished due to dilapidation	Increase in population, community preference for year round facility. Facilities for children, Learn to Swim, aquarobics, over 55's	Indoor swimming facilities linked to other fitness and wellness facilities.	Indoor pools and playgrounds as part of a multi-purpose Leisure and Aquatic Centre at Woy Woy on Blackwall Road.
Walking tracks	Blackwall Mtn, Ettalong to Umina	Increase in numbers of elderly and young people. Carers of young children and people with disabilities need opportunities for walking and sealed paths for moving along the foreshore	Walkways along the foreshore and walking tracks in bushland	Refer also to cycleways. Improvements to Blackwall Mtn and Mt Ettalong walking tracks.

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SETTING/ FACILITY	EXISTING PROVISION	FUTURE POPULATION/ CHARACTERISTICS/ DEMAND	ADDITIONAL FACILITIES/ SETTINGS REQUIRED FOR FUTURE POPULATION	RECOMMENDED PROVISION FOR FUTURE NEEDS ONLY (INCLUDING LOCATION)
Beaches	Ettalong Beach Ocean Beach Umina Beach	Increase in population will result in increased use of beaches. Beach safety will be a key consideration in the future. Increased use of the beaches will also result in the need for environmental education and interpretation to increase awareness of issues regarding beaches and succession. Increased use will also result in degradation of dunes.	Parking areas, formalized beach access, fencing of dunes, improved facilities such as showers, signage and interpretation.	Beach access upgrade, observation decks, revegetation, erosion minimization, shower and facility provision.
Coastal foreshore	Woy Woy to Blackwall. Open spaces including picnic tables, barbecues, play equipment, shared walk/cycle ways. Facilities and action plan as described in the Ettalong Foreshore Plan of management.	Increase in numbers of young families and the elderly, who are frequent users of the foreshore.	Upgrade amenities and facilities.	Public amenities at Woy Woy and Ettalong. Fishing platform at Woy Woy bridge. Foreshore embellishment at Woy Woy, implementation of Ettalong Beach Plan of Management.

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SETTING/ FACILITY	EXISTING PROVISION	FUTURE POPULATION/ CHARACTERISTICS/ DEMAND	ADDITIONAL FACILITIES/ SETTINGS REQUIRED FOR FUTURE POPULATION	RECOMMENDED PROVISION FOR FUTURE NEEDS ONLY (INCLUDING LOCATION)
Boat ramps	Correa Bay, Ettalong, Woy Woy, Blackwall	Older population uses boats more frequently for relaxation and fishing.	New boat ramp, parking and facilities at Kourung St, and facilities and parking at Blackwall	New boat ramp, parking and facilities at Kourung St, and facilities and parking at Blackwall.
BMX tracks and skateboard facilities	Umina	Increase in numbers of young people on the Peninsula require unstructured recreation facilities.	Enlargement of Umina facilities. Additional skate facilities as outlined in Gosford Council's adopted skate park strategy.	Enlargement of Umina facilities. Additional skate facilities as outlined in Gosford Council's adopted skate park strategy.

8. APPORTIONMENT

As the recreation and open space provision has been determined on the basis of the requirements of the incoming population, and the range of facilities to be developed are to serve the new residents. Costs of open space provision and embellishment have been apportioned fully to the incoming population.

9. FORMULAS

The following formulas are to be used to determine recreation and open space embellishment and land contributions.

9.1 Open Space Land

Open space land component contribution = $A \times V$ = contribution

Where:

V = the current Council valuation estimate of open space land, appropriate to the land to be acquired, in dollars per square metre (\$121 per m²).

A = Area of active open space land required by the number of persons to be accommodated within the development based on 8.1m²/ per person and occupancy rates of 1.5 persons (small unit), 2.0 (medium unit), 2.5 (large unit) and 3.5 (new allotment).

= \$980

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A credit of 2.0 persons shall be given for an existing allotment for the purposes of open space contributions except in relation to where the development is for a secondary dwelling.

9.2 Embellishment

The formula adopted to determine contributions for the required recreation and open space embellishment is;

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

* Per person contribution is adjusted quarterly by multiplying indexation figures ($I_1 - I_2$)

Where:

R = total cost of recreation and open space embellishment works as outlined in works schedule (\$28,845,000)

E = existing funds available (\$5,410,481)

D = contributions at new rates for existing consents (\$250,000)

P₁ = ultimate population increase at commencement of plan (14,670)

P₂ = population increase since plan commenced (as at 2001 Census) (2,283)

I₁ = current quarter "Consumer Price Index (All Groups Index) for Sydney" issued by the Australian Statistician.

I₂ = original quarter "Consumer Price Index (All Groups Index) for Sydney" issued by the Australian Statistician 107.4 (December 1992)

= \$1872

9.3 Accounts/Funds Balances

A register is kept by Council, which outlines the following information:

- Funds held along with interest accrued.
- Funds received.
- Funds will be accounted for separately in keeping with the individual Contribution
- Plans ie each Contribution Plan will have a separate account.
- Source of all funds received ie identifying the specific development.
- Expenditure of all funds, identifying on what they were spent and where and when they were spent.

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

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

10. EMBELLISHMENT WORKS SCHEDULE

TABLE 9 - WORKS PLAN FOR OPEN SPACE AND RECREATION EMBELLISHMENT ON THE PENINSULA

WORKS ITEM NO	FACILITY	LOCATION	COST \$
	BEACHES		
1	Beach access upgrade	Umina, Ocean & Ettalong	300,000
2	Environmental interpretation	Umina, Ocean & Ettalong	30,000
3	Signage	Umina, Ocean & Ettalong	15,000
4	Observation decks	Umina, Ocean & Ettalong	150,000
5	Dune stabilisation	Umina, Ocean & Ettalong	540,000
6	Park facilities	Umina, Ocean & Ettalong	100,000
7	Ettalong Beach Plan of Management Implementation, additional to above.	Ettalong	1,000,000
		Total	2,135,000
	FORESHORE AND WATERWAYS IMPROVEMENTS		
8	Foreshore pedestrian cycleway	Woy Woy, Ettalong	600,000
9	Foreshore improvements	Woy Woy	10,000
10	Fishing platform construction	Woy Woy Bridge	300,000
11	Kourung St Boat ramp and parking	Ettalong	550,000
12	Blackwall Boat ramp and parking	Blackwall	400,000
13	Landscaping Woy Woy waterfront	Woy Woy	700,000
14	Public amenities	Woy Woy, Ettalong	600,000
		Total	3,260,000
	BUSHLAND		
15	Picnic, access, interpretation, lookout facilities	Blackwall Mountain	300,000
16	Picnic, access, interpretation, lookout facilities	Mt Ettalong	300,000
		Total	600,000

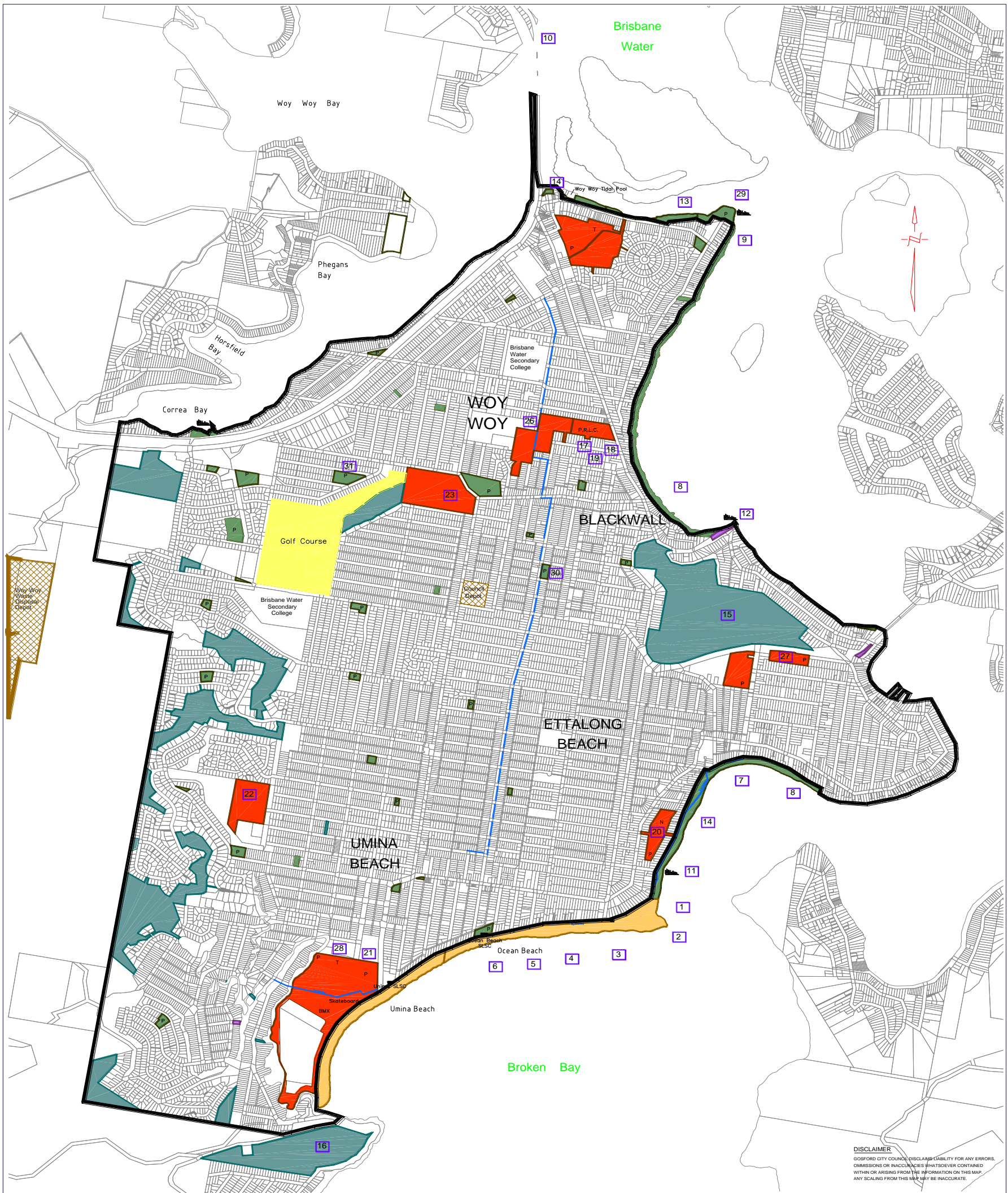
**CONTRIBUTIONS PLAN NO. 31C
OPEN SPACE AND RECREATION
PENINSULA**

WORKS ITEM NO	FACILITY	LOCATION	COST \$
	INDOOR AND AQUATIC		
17	Leisure and Aquatic Centre	Woy Woy	8,500,000
18	Additions in 2012	Woy Woy	1,000,000
		Total	9,500,000
	STRUCTURED RECREATION		
19	Indoor basketball and Netball Courts	Woy Woy	2,000,000
20	Additional Courts and resurfacing of Lemongrove Netball Courts	Ettalong	300,000
		Total	2,300,000
	SPORTSGROUNDS		
21	Field works, amenities, lighting, car parking etc	Umina Oval	1,500,000
22	Field works, bush rehabilitation, amenities, fencing, lighting, car parking etc	McEvoy Oval	800,000
23	Field works, amenities, lighting, car parking etc	Rodgers Park	1,000,000
24	Field works, grandstand, amenities, lighting, car parking etc	Woy Woy #1	2,000,000
25	Field works, amenities, lighting, car parking etc	Austin Butler Oval	1,000,000
26	Field works, amenities, lighting, car parking etc	James Brown Oval	900,000
		Total	8,200,000
	REGIONAL PARKS		
27	Development	Kitchener Park	600,000
28	Additional facilities and upgrade of facilities (Masterplan Stage 2)	Umina	400,000
		Total	1,000,000
	SUB-REGIONAL PARKS		
29	Development	Lions Park Woy Woy	200,000
30	Playground	Trafalgar Ave Woy Woy	300,000
31	Playground	Florida Ave Woy Woy	200,000
		Total	800,000

**CONTRIBUTIONS PLAN NO. 31C
OPEN SPACE AND RECREATION
PENINSULA**

WORKS ITEM NO	FACILITY	LOCATION	COST \$
	LOCAL PARKS		
32	Upgrade 12 Playgrounds	To be determined	1,000,000
		Total	1,000,000
33	Skate Park Strategy	Total	100,000
34	Allowance for next review		50,000
		Total	50,000
	Total Proposed Embellishment Works – Contributions Plan No. 31C		28,845,000

CONTRIBUTIONS PLAN NO. 31C
OPEN SPACE AND RECREATION
PENINSULA



DISCLAIMER
GOSFORD CITY COUNCIL DISCLAIMS LIABILITY FOR ANY ERRORS, OMISSIONS OR INACCURACIES WHATSOEVER CONTAINED WITHIN OR ARISING FROM THE INFORMATION ON THIS MAP. ANY SCALING FROM THIS MAP MAY BE INACCURATE.

EXISTING OPEN SPACE AND RECREATION FACILITIES

- NATURAL AREAS
- PARKS
- RECREATION FACILITIES
- BEACHES
- ROAD RESERVE
- CYCLEWAY
- T TENNIS COURT
- N NETBALL
- P PLAYGROUND
- IDENTIFIED ACQUISITION SITES

NOTE: FUTURE RECREATION LAND ACQUISITION TO BE IDENTIFIED WITHIN THE WOY WOY, ETTALONG AND UMINA PRECINCTS.

20 CP31C - WORKS ITEMS
(Refer to CP31C document for details)

SECTION 94 CONTRIBUTION
PLAN 31C
WOY WOY PENINSULA
OPEN SPACE AND RECREATION

PREPARED BY
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