



Investing in our community

Special Rate Variation Proposal

INFORMATION BOOKLET

HOW CAN I HAVE MY SAY ON THE PROPOSED SRV?



haveyoursay.portstephens.nsw.gov.au/srv



srv@portstephens.nsw.gov.au quoting PSC 2018-02118



PSC 2018-02118, General Manager Port Stephens Council,
PO Box 42, RAYMOND TERRACE, NSW 2324

You may be contacted to take part in a telephone survey, conducted by Micromex Research and Consulting.



PORT STEPHENS
COUNCIL

For more information call (02) 4988 0255 or visit our website
PORTSTEPHENS.NSW.GOV.AU    

Investing in our community

Port Stephens Council is facing increased pressure to provide enhanced services and facilities to meet the high standards our community expects.

In recent years, Council has implemented a range of productivity savings, reduced costs across our operations and been assessed as financially sustainable by the NSW government. However, our community is telling us they want more investment in their local area.

We can't escape the fact that we have parts of our local government area that need significant work. To achieve this, Council is considering an application to the Independent Pricing and Regulatory Tribunal (IPART) for a Special Rate Variation (SRV) in 2019.

If successful, this proposed rate increase would provide additional funds to deliver major projects requested by the community, which Council is unable to fund within its existing revenue.

The projects we're talking about will stimulate the local economy, drive business growth, attract visitors, fill empty streets and enhance our region for the benefit of all.

A proposed application to increase rates is not a decision Council takes lightly and feedback from the community is imperative to this decision-making process. With this in mind, Council will be conducting a comprehensive community consultation process from late July. The community will be presented with a range of options and have a major say in any application made to the State Government.

For more information, please visit Council's website at portstephens.nsw.gov.au or call Council's Customer Relations on 4988 0255.

Together we are investing in our community.

Ryan Palmer
MAYOR

Wayne Wallis
GENERAL MANAGER

Rates

Port Stephens Council has not significantly increased rates in recent years and our rates remain low compared with similar councils in the region.

In 2017-2018, Port Stephens Council's average residential rate was the lowest of all Group 5 Councils in NSW¹. Our rates were more than 30% lower than Lake Macquarie, Newcastle and Maitland and 14% lower than Cessnock.

In 2016-2017, Council's average residential rates were the second lowest of all Group 5 Councils in NSW and our average farmland rates were the lowest of all Group 5 Councils. On average, Port Stephens business rates were the fourth lowest of all Group 5 Councils and lower than Lake Macquarie, Newcastle and Maitland.

Rates in Port Stephens have only increased by rate pegging since Council's last SRV application in 2008-2009, which provided funds for economic development initiatives.

Residential and farmland properties were not increased as part of that 2008-2009 SRV and were last increased by more than rate pegging in 2006-2007.

Since then, cost savings and regular services reviews have ensured that Council remains financially sustainable.

To meet growing demands, however, Council is now considering an IPART application for a SRV across all rate categories. A proposed SRV would be used to:

- construct new priority infrastructure projects
- increase maintenance and renewal schedules of existing infrastructure, and
- introduce a number of enhanced services.

The level of the proposed SRV would determine the range of projects - the higher the SRV, the more projects Council would be able to undertake. Please see the summary table on page 9 of this document.

¹ The NSW Office of Local Government groups comparable councils together and publishes financial and other comparisons. Port Stephens Council is currently classified as a Group 5 – an urban/regional town/city with population over 70,000.

Community Assets

Council requires a higher, consistent source of income to build and maintain infrastructure across Port Stephens. Increasing funds by lifting rates would also improve Council's capacity to successfully source other complementary funding such as loans and grants.

Council's infrastructure assets such as roads, pathways, buildings, parks and sports grounds are generally in good condition. Council has reduced its infrastructure backlog to \$14.1m. This has been achieved by:

- taking advantage of NSW government initiatives such as the Local Infrastructure Renewal Scheme;
- borrowing money to renew assets to reduce asset lifecycle costs;
- improving internal Council efficiencies to free up funds for asset renewal;
- understanding the condition of our assets and prioritising our spending;
- discussions with user groups and the community generally about asset services to closer align spending with expectations;
- continuous improvement in the capital works and maintenance processes to drive efficiencies and reduce costs.

Funding sources for assets

Council utilises numerous sources of funds for asset construction, maintenance and upgrade/replacement. These are:

- General revenue (rates)
- Contributions from other organisations
- Government grants
- Loans
- Developer contributions
- Voluntary Planning Agreements
- Sale of Council owned investments
- Sustainability review saving

These funds may not fully cover the total cost of a project and Council constantly seeks additional funds from this range of sources.

Proposed projects

Our community has made it clear that they want to see more investment in items such as cycle ways, playgrounds, improved roads and enhanced services. This feedback was most recently received during consultation on the Community Strategic Plan in December 2017 and April 2018.

The SRV options propose to fund a program of projects across three categories:

1. Town Centre and neighbourhood revitalisation

Funding to undertake a range of activities and construction projects to revitalise town centres and neighborhoods across Port Stephens.

2. New and improved Infrastructure

Upgrading and installing new path and cycle ways, increased annual road rehabilitation and resealing, public amenities, public BBQ facilities and parking at Nelson Bay.

3. Enhanced facilities and services

These projects reflect the community's consistent feedback to support the local economy and sustain and improve the liveability of the Port Stephens region. They include substantial investment across the following areas:

- Event management
- Library and community services
- Open drain maintenance
- Roads rehabilitation and reseals
- Gravel road sealing
- Sports facility maintenance
- Tree management

The identified projects may change over time dependent on ongoing needs such as community preferences and other funding sources.

Special Rate Variation Options

Council seeking community feedback on four options. Please note: rate options and amounts payable do not include garbage or other Council charges.

Each of the options outlined below is based on a set increase in rates over a seven year period. The projects and works funded by the proposed SRV would be undertaken over a 10 plus year period.

OPTION ONE: MAINTAIN

Rate peg increase only at 2.5% per annum for 7 years

Total cumulative increase: 19%

Total estimate of funds raised: \$30.9m

Under this option, Council will not apply for a special rate variation and rates will only rise by the annual rate peg set by the NSW government.²

This option maintains existing service levels, as outlined in Council's strategic planning documents, which continue to rise due to inflationary factors.

The following tables show the impact of the proposed levels of rate increase on the average land value for each category.

Residential

For the average land value of \$224,000, rates are estimated to increase by \$26 to \$30 per year - a cumulative rise of 18.87%. Rates would rise by approximately \$198 from \$1,048 in 2018-2019 to \$1,246 in 2025-2026.

Farmland

For the average land value of \$422,000, rates are estimated to increase by \$41 to \$48 per year - a cumulative rise of 18.87%. Rates would rise by approximately \$311 from \$1,649 in 2018-2019 to \$1,960 in 2025-2026.

Business

For the average land value of \$340,000, rates are estimated to increase by \$111 to \$129 per year - a cumulative rise of 18.87%. Rates would rise by approximately \$840 from \$4,451 in 2018-2019 to \$5,291 in 2025-2026.

² All figures are based on annual rate peg of 2.5% for seven years. This may change subject NSW government announcements. All amounts are subject to rounding.

OPTION TWO: ENHANCE

SRV of 6.5% per annum for 7 years

Total cumulative increase: 56%

Total estimate of funds raised: \$30.9m rate peg plus \$56.3m

The amount of \$56.3m above rate peg provides funds to support a range of infrastructure and services (see below).

Residential

For the average land value of \$224,000, rates are estimated to increase by \$68 to \$99 per year - a cumulative rise of 55.4%. Rates would rise by approximately \$581 from \$1,048 in 2018-2019 to \$1,629 in 2025-2026.

Farmland

For the average land value of \$422,000, rates are estimated to increase by \$107 to \$156 per year - a cumulative rise of 55.4%. Rates would rise by approximately \$913 from \$1,649 in 2018-2019 to \$2,562 in 2025-2026.

Business

For the average land value of \$340,000, rates are estimated to increase by \$289 to \$422 per year - a cumulative rise of 55.4%. Rates would rise by approximately \$2,466 from \$4,451 in 2018-2019 to \$6,917 in 2025-2026.

OPTION THREE: EXTEND

SRV of 7.5% per annum for 7 years

Total cumulative increase: 66%

Total estimate of funds raised: \$30.9m rate peg plus \$71.8m

The amount of \$71.8m above rate peg provides more funds to support an extended range of infrastructure and services (see below).

Residential

For the average land value of \$224,000, rates are estimated to increase by \$79 to \$121 per year - a cumulative rise of 65.9%. Rates would rise by approximately \$691 from \$1,048 in 2018-2019 to \$1,739 in 2025-2026.

Farmland

For the average land value of \$422,000, rates are estimated to increase by \$124 to \$191 per year - a cumulative rise of 65.9%. Rates would rise by approximately \$1,087 from \$1,649 in 2018-2019 to \$2,736 in 2025-2026.

Business

For the average land value of \$340,000, rates are estimated to increase by \$334 to \$515 per year - a cumulative rise of 65.9%. Rates would rise by approximately \$2,934 from \$4,451 in 2018-2019 to \$7,385 in 2025-2026.

OPTION FOUR: TRANSFORM

SRV of 8.5% per annum for 7 years

Total cumulative increase: 77%

Total estimate of funds raised: \$30.9m rate peg plus \$88m

The amount of \$88m above rate peg provides further funds to support transform Port Stephens with a range of additional infrastructure (see below).

Residential

For the average land value of \$224,000, rates are estimated to increase by \$89 to \$145 per year - a cumulative rise of 77.01%. Rates would rise by approximately \$807 from \$1,048 in 2018-2019 to \$1,856 in 2025-2026.

Farmland

For the average land value of \$422,000, rates are estimated to increase by \$140 to \$229 per year - a cumulative rise of 77.01%. Rates would rise by approximately \$1,270 from \$1,649 in 2018-2019 to \$2,919 in 2025-2026.

Business

For the average land value of \$340,000, rates are estimated to increase by \$378 to \$617 per year - a cumulative rise of 77.01%. Rates would rise by approximately \$3,428 from \$4,451 in 2018-2019 to \$7,880 in 2025-2026.

For more details for each rate category, please refer to

- *Fact Sheet: business rating category*
- *Fact Sheet: farmland rating category*
- *Fact Sheet: residential rating category*

Projects overview

		Option 1 Rate peg only	Option 2 6.5% over 7 years	Option 3 7.5% over 7 years	Option 4 8.5% over 7 years
TOWN CENTRE AND NEIGHBOURHOOD REVITALISATION					
Anna Bay		✘	✓	✓	✓
Fern Bay		✘	✓	✓	✓
Fingal Bay		✘	✓	✓	✓
Karuah		✘	✓	✓	✓
Lemon Tree Passage		✘	✓	✓	✓
Medowie		✘	✓	✓	✓
Nelson Bay		✘	✓	✓	✓
Raymond Terrace		✘	✓	✓	✓
Seaham		✘	✓	✓	✓
NEW AND IMPROVED INFRASTRUCTURE					
Community amenities	Art & Cultural Centre	✘	✘	✓	✓
	BBQ amenities	✘	✓	✓	✓
	Birubi Information Centre	✘	✓	✓	✓
	Mallabula Hall	✘	✓	✓	✓
	Public amenities	✘	✓	✓	✓
Carparks	Nelson Bay	✘	✘	✓	✓
	Soldiers Point	✘	✓	✓	✓
Depots	Nelson Bay Raymond Terrace	✘	✓	✓	✓
Drainage	Shoal Bay	✘	✓	✓	✓
Drainage – additional		✘	✘	✘	✓
Foreshore improvements		✘	✓	✓	✓
King Street revitalisation		✘	✓	✓	✓
Path and cycle ways		✘	✓	✓	✓
Path and cycle ways - additional		✘	✘	✓	✓
Street lighting upgrade		✘	✓	✓	✓
Sports facilities upgrade	Tomaree Sports Complex	✘	✓	✓	✓
	King Park	✘	✓	✓	✓
ENHANCED FACILITIES AND SERVICES					
Event management		✘	✓	✓	✓
Libraries and community services		✘	✓	✓	✓
Open drain maintenance		✘	✓	✓	✓
Roads	rehabilitation and reseals	✘	✓	✓	✓
Roads – additional	rehabilitation and reseals	✘	✘	✓	✓
Roads – additional (2)	rehabilitation and reseals	✘	✘	✘	✓
Sports facilities maintenance		✘	✓	✓	✓
Tree management		✘	✓	✓	✓

Project details

All projects are funded under options two, three and four unless specified.

The works schedule for projects may change based on community feedback, maintenance priorities and opportunities to leverage additional grant funding. Timelines are dependent on Council's capacity to plan for and carry out works.

Town centre and neighbourhood revitalisation

LOCATION	COST	DETAILS
Anna Bay	\$2m one off cost	Provide main street vista with: <ul style="list-style-type: none"> • footpaths for pedestrian access • gateway signage • formalised parking • gardens on road blisters and footpaths
Fern Bay	\$1m one off cost	Pathways for pedestrian access along Nelson Bay Road and the original Fern Bay suburb
Fingal Bay	\$0.500m one off cost	Provide main street vista with: <ul style="list-style-type: none"> • footpaths for pedestrian access along and to Market Street • gateway signage • formalised parking • gardens on road blisters and footpaths
Karuah	\$2m one off cost	Mustons Road culvert widening and pedestrian walkway Provide main street vista with: <ul style="list-style-type: none"> • gateway signage • formalised parking • gardens on road blisters and footpaths
Lemon Tree Passage	\$2m one off cost	McCann Park improvements Provide a sense of town arrival from Lemon Tree Passage Road and John Street. Provide main street vista with: <ul style="list-style-type: none"> • footpaths for pedestrian access • gateway signage • gardens on road blisters and footpaths

Medowie	\$5m one off cost	Provide a sense of place through main street vista Review purchase of land for centrally located open space and drainage works to reduce flooding and release land
Nelson Bay	\$10m one off cost	Implement Nelson Bay Town Centre and Foreshore Strategy actions, including proposed Public Domain Plan Implement Apex Park Masterplan actions
Raymond Terrace	\$13 m one off cost	Upgrade William Street between Sturgeon and King Street, including: <ul style="list-style-type: none"> • drainage works • kerb and gutter upgrades • street tree planting and gardens • increased pedestrian access for greater accessibility and dining
Seaham	\$0.500m one off cost	Provide a sense of place through: <ul style="list-style-type: none"> • road pavement delineation • bus stop interchange • street trees

New and improved infrastructure

+ These projects provide benefits across the entire Local Government Area.

COMMUNITY AMENITIES	COST	DETAILS
Art & Cultural Centre	\$2m one off cost	Provide a multi-functional cultural space in Raymond Terrace.
<p>Options 3 & 4 only</p>		
BBQ facilities	\$0.500m one off cost	<p>Full replacement of BBQ shelters and seating</p> <p>East:</p> <ul style="list-style-type: none"> • Fingal Bay Foreshore, Fingal Bay • Georges Reserve, Soldiers Point <p>Central:</p> <ul style="list-style-type: none"> • Henderson Park, Lemon Tree Passage • Caswell Reserve, Mallabula • Coolabah Reserve, Medowie <p>West:</p> <ul style="list-style-type: none"> • Memorial Park, Karuah • Boomerang Park, Raymond Terrace
+ Birubi Information Centre	\$3m one off cost	The proposed Birubi Information Centre has been designed to provide increased car and coach parking, reduce congestion and other site access issues around visitor activity at Birubi Point. It will provide a sheltered area and space for dune operators and amenities, including public toilets and a kiosk.
Mallabula Hall	\$0.500m one off cost	Refurbishment and upgrade of community hall
Public amenities	\$2m one off cost	<p>Provision of toilets, bike racks, drinking fountains, beach showers, and more.</p> <p>East:</p> <ul style="list-style-type: none"> • Neil Carroll Amenities, Nelson Bay • Shoal Bay Foreshore (west) Amenities • Fingal Bay, Fingal Bay • Spencer Park, Soldiers Point • Little Beach, Shoal Bay • One Mile Beach, One Mile

Public amenities
continued

Central:

- Ocean Avenue Amenities – relocation to Robinson Reserve, Anna Bay
- Henderson Park, Lemon Tree Passage
- Medowie Town Centre, Medowie

West:

- Memorial Park – relocation to Aliceton Reserve, Karuah
 - Longworth Park, Karuah
 - Bettles Park, Raymond Terrace
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CAR PARKS	COST	DETAILS
Nelson Bay Options 3 & 4 only	\$5m one off cost	Provide new car parking facilities
Soldiers Point	\$0.500m one off cost	Provide formal car parking adjacent to Spencer Park to ease traffic congestion

DEPOTS	COST	DETAILS
+ Depot relocation & refurbishment	\$10m one off cost	Relocate Nelson Bay depot to Salamander Bay Waste Transfer Station and rehabilitate existing site. Relocate Raymond Terrace depot and rehabilitate existing site.

DRAINAGE	COST	DETAILS
Shoal Bay drainage and roads	\$2m one off cost	Improve drainage network Upgrade kerb and guttering in Horace, Tomaree and Rigney Streets to help contain stormwater

Additional drainage Option 4 only	\$2m recurring cost per annum	Key priorities: <ul style="list-style-type: none"> • Ballot Close, Medowie • Next stage of Shoal Bay Catchment wide drainage improvement • Coolabah Road, Medowie • Morpeth Road, Wallalong • Beach Road, Little Beach • Ferodale Road, Medowie • Dalton Street, Nelson Bay • Anna Bay CBD, Gan Gan Road • Salt Ash drainage improvements
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FORESHORE	COST	DETAILS
Foreshore improvements & coastal protection works	\$3m one off cost	<p>East:</p> <ul style="list-style-type: none"> • Thou Walla west, Soldiers Point • Conroy Park/Sandy Point, Corlette • Little Beach boat ramp, sand management & accessible beach access, Nelson Bay <p>Central:</p> <ul style="list-style-type: none"> • Gibber Point Reserve, Lemon Tree Passage • Tilligerry Habitat and Caswell Reserve, Mallabula <p>West:</p> <ul style="list-style-type: none"> • Raymond Terrace foreshore revetment • Waterfront Road, Swan Bay

KING STREET	COST	DETAILS
King Street revitalisation, Raymond Terrace	\$2m one off cost	Implement King Street actions, including constructing footpaths along the riverbank, providing access connection from King Street to the levee and reintroducing heritage streetscape.

PATHS & CYCLEWAYS	COST	DETAILS
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Paths and cycle ways	\$7m one off cost	New paths and cycle ways across LGA. <ul style="list-style-type: none"> • Anna Bay • RAAF Base to Medowie • Shoal Bay • Raymond Terrace • Tilligerry
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Additional paths and cycle ways Options 3 & 4 only	\$2.7m one off cost	New paths and cycle ways <ul style="list-style-type: none"> • Brandy Hill • Shoal Bay next stage
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STREET LIGHTING	COST	DETAILS
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+ Street lighting upgrade	\$2m one off cost	Replace approximately 2,600 ageing street lights with LED lights to improve energy efficiency and cost savings.
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SPORTS FACILITIES	COST	DETAILS
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+ Tomaree Sports Complex	\$3m one off cost	Includes renovated and expanded sporting grounds, new multipurpose amenities buildings, car parking and traffic improvements, accessibility upgrades and improved community and event spaces.
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+ King Park Sports Complex	\$3m one off cost	Includes development of Masterplan, car parking and traffic upgrades, stormwater harvesting, field lighting upgrades, playing surface renovations and landscape improvements.
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Enhanced facilities and services

+ These projects provide benefits across the entire Local Government Area.

SERVICE	COST	DETAILS
+ Event management	\$0.500m recurring cost per annum	Establish and resource a team to develop, manage and attract events to drive cultural and economic benefits for Port Stephens.
+ Library and community services	\$0.500m recurring cost per annum	Expand homebound delivery and children's literacy programs, extend technology training for seniors, increase opening hours.
+ Open drain maintenance	\$0.500m recurring cost per annum	Through previous community consultation and allowable funding at the time, Council had committed to provide a Level 4 service where 1 is best and 5 is poor. Recent community consultation and customer feedback have requested an increase in levels of service.
Sports facilities maintenance	\$0.500m recurring cost per annum	<p>Renovate and replace sport and recreation facilities across Port Stephens.</p> <p>East:</p> <ul style="list-style-type: none"> • Shoal Bay Tennis - fencing and drainage • Bill Strong Oval, Nelson Bay - Clubhouse renovation and irrigation works • Bill Strong Oval, Nelson Bay - Field lighting • Salamander Sports Complex, Salamander Bay - Irrigation upgrade • Fingal Bay Oval - field lighting upgrades • Soldiers Point Tennis - building renovations • Tomaree Sports Complex, Salamander Bay irrigation upgrades and playground replacement • Korora Oval, Soldiers Point - Field lighting upgrade including poles and irrigation <p>Central:</p> <ul style="list-style-type: none"> • Boyd Oval, Medowie – multipurpose sports amenities upgrade • Yulong Oval, Medowie – amenities accessibility and building renovation • Medowie Tennis - lighting upgrades • Medowie Tennis - amenities accessibility and building renovation • Mallabula Sports Complex - Cricket surface and goal post upgrades • Mallabula Sports Complex – soccer amenities accessibility and building renovation • Medowie Town Centre – Town park and recreation project

Sports facilities
maintenance
continued

West:

- Green Wattle Creek Pony Club, Butterwick - Access Ramp and Pathway upgrades
- Stuart Park, Hinton – multipurpose sports amenities upgrade
- Lakeside Sports Complex - grandstand upgrades
- Lakeside Sports Complex, Raymond Terrace - Cricket net upgrade
- Boomerang Park Dog Club, Raymond Terrace - building renovations and facilities upgrades
- Williamtown Car Club - building renovations and facilities upgrades
- Karuah Tennis - amenities upgrade for accessibility and building renovation
- King Park Sports Complex, Raymond Terrace - irrigation upgrade
- Lionel Morten Oval, Karuah - cricket net
- Bowthorne Tennis Court Wallalong - surface

+ Tree
management

\$0.650m
recurring cost
per annum

More than double the existing allocation for the management of trees to allow for additional works, including removal and replacement of hazardous trees that cause damage to our infrastructure and replanting in appropriate areas.

ROADS	COST	DETAILS
Options 2, 3 & 4	\$2m recurring cost per annum	<p>Increase the number of road rehabilitation and road reseals as outlined in the Capital Works Program and Capital Works Plus Plan.</p> <p>Key priorities:</p> <ul style="list-style-type: none"> • \$1m per annum for road reseal program to improve the condition and longevity of our road network. • \$1m per annum for fast tracking of planned road rehabilitation projects. <p>East:</p> <ul style="list-style-type: none"> • Bagnall Beach Rd, Corlette - Sergeant Baker Dr to 40 Bagnall Beach Rd • Corrie Pde, Corlette - Drungall Ave to Fame Ave • Drungall Ave, Corlette - Sandy Point Rd to Corrie Pde • Gan Gan Rd, One Mile - 300m N Hanna Pde to Frost Rd • Sunset Boulevard, Soldiers Point <p>Central:</p> <ul style="list-style-type: none"> • Campbell Ave, Anna Bay - Gan Gan Rd to old Main Rd, including kerb and drainage repairs • Marsh Rd, Bobs Farm - SEG 20 from Nelson Bay Rd west entrance 100-500m • John Pde from 10-22, Lemon Tree Passage • Wychewood Ave, Mallabula – widening, kerb & gutter from Strathmore Rd to Eagle Ln • Grahamstown Rd, Medowie - Wade Cl west 600m • President Poincare Pde, Tanilba Bay. King Albert to Peace Pde <p>West:</p> <ul style="list-style-type: none"> • Italia Rd, Balickera – 436-474 Italia Rd • Hinton Rd, Hinton - driveway widening and drain reconstruction – number 355 • Hinton Rd, Hinton - guardrail construction from 840-842 • Elizabeth Ave - Raymond Terrace • Mount Hall Rd, Raymond Terrace – 24-44 Mount Hall Rd • Tumut St, Raymond Terrace • Watt St, Raymond Terrace - Richardson Rd to Troman St • Newline Rd, East Seaham – 1090-1145 Newline Rd • Swan Bay Rd, Swan Bay – 214-250 Swan Bay Rd • School Drive, Tomago.

**Options
3 & 4**

\$4m
recurring
cost per
annum

Increase in the number of road rehabilitation and road reseals, number of gravel road sealing and carpark upgrades as outlined in the Capital Works Program and Capital Works Plus Plan.

Key priorities:

- \$0.5m per annum for road reseal program to improve the condition and longevity of our road network.
- \$2.5m per annum for fast tracking of planned road rehabilitation/upgrade projects including upgrade of a number of carparks serving our sporting field and recreation facilities.
- \$3m per annum to seal many of the unsealed roads

Roads

East:

- Rocky Point Rd, Fingal Bay – widening, kerb & gutter, construction from Surf Cl to Marine Dr
- Montevideo Pde, Nelson Bay.
- Soldiers Point Rd, Soldiers Point - Brown Ave to 48 Soldiers Point Rd
- Gowrie Ave, Nelson Bay – widening, kerb & gutter at Shoal Bay Rd to Kerrigan St
- One Mile Beach Reserve 2

Central:

- Fitzroy St & Pacific Ave Intersection, Anna Bay
- Cherry Tree Cl, Medowie
- Waropara Rd, Medowie - 12 Waropara Rd to Kula Rd
- Oyster Cove Rd, Oyster Cove - 1000m N Lemon Tree Passage Rd north 200m
- Oyster Cove Rd, Oyster Cove – from LTP Rd north 280m
- Beatty Blvd, Tanilba Bay – western side of Avenue of the Allies

West:

- Taylor Rd, Fern Bay - Nelson Bay Rd to Popplewell Rd
- Benjamin Lee Dr, Raymond Terrace – from 83-92
- Swan Bay Rd, Swan Bay – from 250-299 Swan Bay Rd

Sealed Carparks

East:

- Conroy Park
- Ocean Ave Reserve
- Tomaree Sports Complex 2, 3 & 4

West:

- Boomerang Park 2
 - Karuah Rural Fire Service
 - King Park Sports Complex 1 & 2
 - Lakeside Sports Complex 2
 - Longworth Park
 - Stuart Park
-

**Options
3 & 4
continued**

Unsealed Roads and carparks:

East:

- Noamunga Reserve, Boat Harbour
- Bagnalls Beach Reserve 1, 2 & 3, Corlette
- Fingal Bay Tennis Courts, Fingal Bay
- Donald St Car Park 2, Nelson Bay
- Laidler Walk Reserve, Nelson Bay
- Little Beach Reserve 2, Nelson Bay
- One Mile Beach Reserve 1 One Mile
- Bob Cairns Reserve, Salamander Bay
- Korora Oval, Salamander Bay
- Anzac Park, Shoal Bay
- Shoal Bay Carpark
- Shoal Bay Tennis Courts

Central:

- Anna Bay Oval, Anna Bay
- Birubi Beach Reserve, Anna Bay
- Cromarty Crescent, Anna Bay
- Pacific Avenue, Anna Bay
- Cromarty Lane, Bobs Farm
- Trotters Road, Bobs Farm
- Blackford Lane, Lemon Tree Passage
- Blanch Street, Lemon Tree Passage
- Daniel Crescent, Lemon Tree Passage
- Gibbers Drive, Lemon Tree Passage
- Gibber Point Reserve, Lemon Tree Passage
- Lilli Pilli Park, Lemon Tree Passage
- Nyrang Reserve, Lemon Tree Passage
- Old Wharf Park, Lemon Tree Passage
- Old School Centre, Lemon Tree Passage
- Rudd Reserve, Lemon Tree Passage
- Stanley Lane, Lemon Tree Passage
- Bay Street (Mall), Mallabula
- Caswell Reserve, Mallabula
- Ibis Lane, Mallabula
- Rookes Point Reserve, Mallabula
- Rosella Lane, Mallabula
- Seagull Lane, Mallabula
- The Parkway, Mallabula
- Tilligerry Tennis Club, Mallabula
- Watersleigh Avenue, Mallabula
- Boyd Oval, Medowie
- Elaine Hurst Oval, Medowie
- Ferodale Road, Medowie
- Ferodale Sports Complex, Medowie
- Medowie Community Pre School
- Medowie Rural Fire Service 2
- Salt Ash Sportsground
- Foster Park, Tanilba Bay
- Peace Park, Tanilba Bay

Options
3 & 4
continued

Central continued:

- President Poincare Parade, Tanilba Bay
- Tanilba Avenue, Tanilba Bay

West:

- Wallaroo Road, Balickera
- Duns Creek Road, Duns Creek
- Forest Road, Duns Creek
- Woodville Street, Duns Creek
- Killaloe Lane, Eagleton
- Six Mile Road, Eagleton
- Euwlong Close, Ferodale
- Old Swan Bay Road, Ferodale
- Ringwood Road, Ferodale
- Lorna Street, Fishermans Bay
- Notts Lane, Glen Oak
- Oakendale, Road Glen Oak
- Storcks Road, Glen Oak
- Speedy Lock Lane, Heatherbrae
- Ann Street, Hinton
- Elizabeth Street, Hinton
- Old Punt Road, Hinton
- Swan Reach Road, Hinton
- Allen Road, Karuah
- Boronia Road, Karuah
- Carlisle Crescent, Karuah
- Franklin Street, Karuah
- Holdom Road, Karuah
- Lionel Morten Oval, Karuah
- Malcolm Road, Karuah
- Riverside Drive, Karuah
- Round Hill Crescent, Karuah
- Scotts Road, Karuah
- Sir Keith Place, Karuah
- Ralstons Road, Nelsons Plains
- Bettles Park 1 & 2, Raymond Terrace
- Boomerang Park 1, Raymond Terrace
- Brandon Park, Seaham
- Middle Crescent, Seaham
- Mooghin Road, Seaham
- Seaham Park, Seaham
- Scott Street, Seaham
- Torrence Street, Seaham
- Wighton Street, Seaham
- East Seaham Road, East Seaham
- Holmwood Road, East Seaham
- Davis Road, Swan Bay
- Lillies Road, Swan Bay
- Moffats Road, Swan Bay
- Swan Bay Road, Swan Bay
- Tomago Boat Ramp, Tomago
- Captain Hills Creek Road, Twelve Mile Creek

**Options
3 & 4
continued**

West continued:

- Twelve Mile Creek Road, Twelve Mile Creek
- Bowthorne Park, Wallalong
- Mcclymonts Swamp Road, Wallalong
- Williamtown Park, Williamtown
- Iona Lane, Woodville

**Option
4 only**

\$2m
recurring
cost per
annum

Increase the number of road rehabilitation and road reseals, number of gravel road sealing and carpark upgrades as outlined in the Capital Works Program and Capital Works Plus Plan.

Key priorities:

- \$1.5m per annum for road reseal program to improve the condition and longevity of our road network.
- \$3.5m per annum for fast tracking of planned road rehabilitation/upgrade projects including upgrade of a number of carparks serving our sporting field and recreation facilities.
- \$3m per annum to seal most of the unsealed roads

Please note:

These figures are indicative, based on 2018 estimates and are subject to change.

Identified priority projects may change over time dependent on ongoing needs such as community preferences (as identified in regular IP&R consultations) and successful grant funding.

SRV application process

Following community consultation, Council will consider whether to proceed with a formal application. This would be lodged in February 2019 with a determination announced in May 2019. If the application is successful, the new rates would apply from July 2019.

Community feedback

Submit your feedback online at haveyoursay.portstephens.nsw.gov.au/srv

Email your feedback to srv@portstephens.nsw.gov.au quoting PSC 2018-02118
haveyoursay.portstephens.nsw.gov.au/srv

Write to Council: PSC 2018-02118, General Manager Port Stephens Council, PO Box 42, RAYMOND TERRACE NSW 2324

You may be contacted to take part in a telephone survey.

More information

Online at portstephens.nsw.nsw.gov.au

Ask a question online at haveyoursay.portstephens.nsw.gov.au/srv

Visit Council's libraries and Administration Building

Attend community information activities – details online or call Council on 4988 0255

Other Factsheets

Fact Sheet: SRV business rating category

Fact Sheet: SRV farmland rating category

Fact Sheet: SRV residential rating category

Frequently Asked Questions: Special Rate Variation