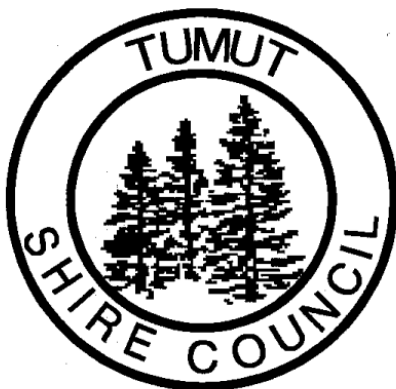


11.7 SECTION 7.11 DEVELOPMENT CONTRIBUTIONS UPDATE AND DRAFT SECTION 7.12 DEVELOPMENT CONTRIBUTIONS PLAN 2024 - ATTACHMENTS

Attachment Titles:

1. TUMUT SHIRE COUNCIL SECTION 94 CONTRIBUTIONS PLAN -CARPARKING 5 AUGUST 1997
2. TUMUT SHIRE COUNCIL SECTION 94 CONTRIBUTIONS PLAN- PARKS AND RECREATION 2005-2015 - 24 MAY 2005
3. TUMUT SHIRE COUNCIL SECTION 94 PUBLIC ROADS - 5 AUGUST 1997
4. DRAFT SECTION 7.12 DEVELOPMENT CONTRIBUTIONS PLAN 2024

Attachment 1 - Tumut Shire Council Section 94 Contribution Plan - Carparking 3 60 v1 - 5 August 1997



**SECTION 94
CONTRIBUTIONS PLAN**

CAR PARKING

Adopted by Council 5 August 1997

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Version: 1, Version Date: 13/08/2008

S94 Plan:Car Parking*Section One***INTRODUCTION****1.1 NAME OF THIS PLAN**

This plan is called *Section 94 Contributions Plan: Car Parking* (referred to in this document as 'the Plan'). This Plan has been prepared in accordance with the requirements of Section 94 AB of the Environmental Planning and Assessment Act 1979 ('the Act'). It should be read in conjunction with the *Section 94 Contributions Plan: Management*, which contains the administrative and financial management details of this Plan.

1.2 PURPOSE OF THIS PLAN

The Plan has been prepared to:

- Implement Section 2.6 of Council's Development Control Plan No. 3 - Car Parking, and Council's Car Parking Strategy for the Tumut Town Centre;
- Justify the imposition of conditions, pursuant to Section 91 of the Act, for contributions associated with development which will lead to demand for car parking facilities in the Tumut General Business area, and require a contribution towards the provision of those facilities pursuant to Section 94 of the Act;
- Specify the formula for the calculation of car parking contributions; and
- Provide for associated purposes.

1.3 LAND TO WHICH THIS PLAN APPLIES

This Plan applies to land within the town of Tumut, zoned for General Business 3(a) pursuant to the Tumut Local Environmental Plan 1990. The location of the subject land is shown in Figure 1.1.

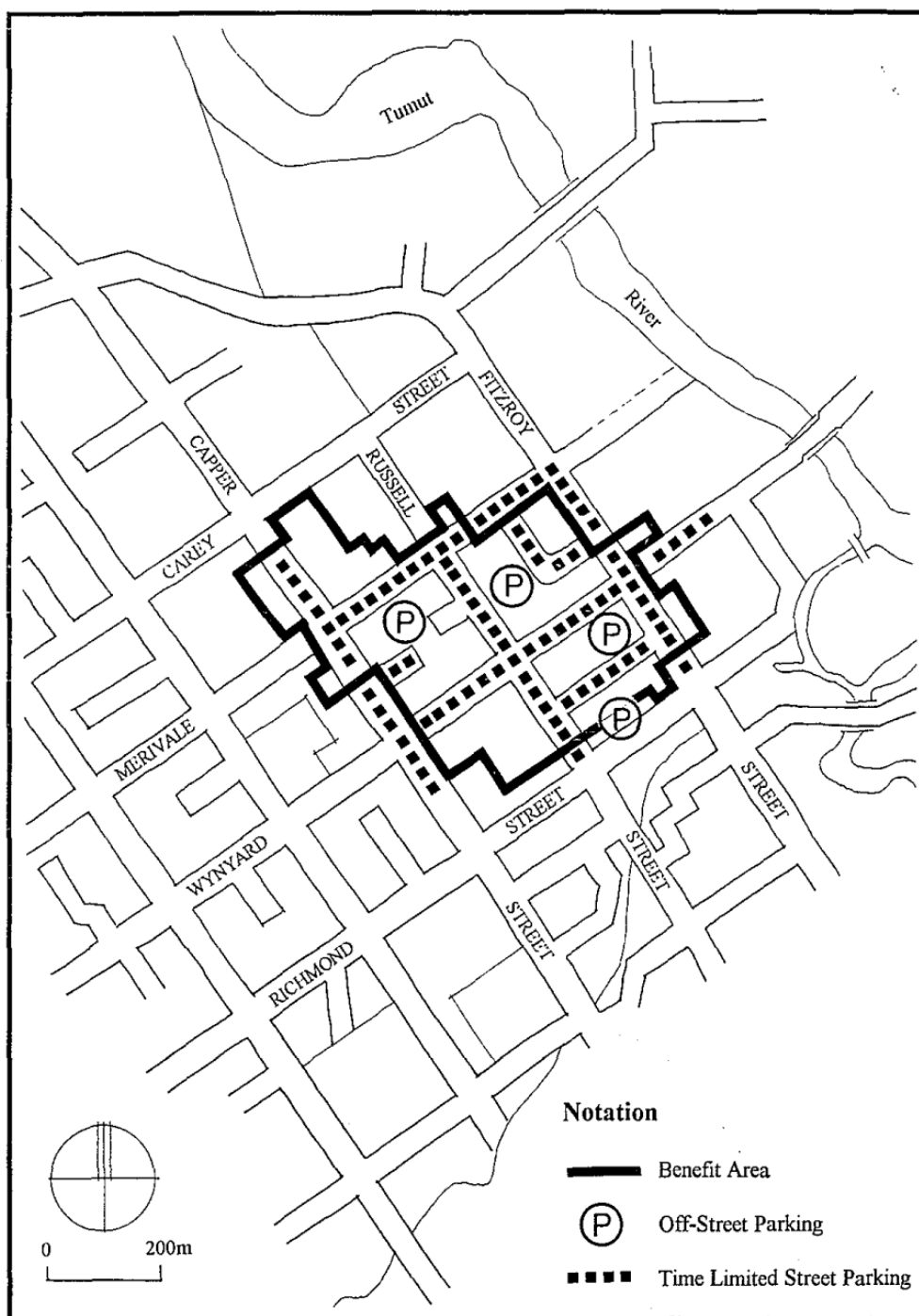


Figure 1.1
SECTION 94 CONTRIBUTIONS CAR PARKING BENEFIT AREA

Tumut S94 Plan: Car Parking

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Version: 1, Version Date: 13/08/2008

S94 Plan:Car Parking**1.4 RELATIONSHIP TO OTHER PLANS**

This plan should be read in conjunction with the following Council documents:

- Tumut Local Environmental Plan 1990;
- Development Control Plan No. 3 - Car Parking;
- Car Parking Strategy for Tumut Town Centre; and
- Section 94 Contributions Plan: Management.

All of these are public documents and are available from Council.

S94 Plan:Car Parking*Section Two***CONTRIBUTION NEXUS****2.1 CONTEXT**

With population growth, as businesses expand, or new commercial developments take place, there is an increasing demand for car parking spaces in the General Business area of Tumut.

Currently, car parking spaces are provided in the General Business area both on-street, mainly through time limited parking restrictions, and off-street in a number of formal and private car parking areas.

2.2 NEED FOR PARKING FACILITIES

Location of main off-street parking areas in the General Business area are indicated in *Figure 1.1*. Other spaces, designed to meet demand generated by particular uses, have been provided on the site of business or service developments and are generally only available to the clients of that business or service.

However, the continued success of the town as a convenient and viable centre depends on the capacity of local users and visitors to easily access services and carry on business. That capacity requires adequate provision of car parking spaces in a number of locations.

The Council has therefore developed a Strategy to ensure that car parking is able to be provided in a timely manner so that the demand for parking can be adequately met and the General Business area can continue to operate in a successful way for the whole of the community.

2.3 PLAN FOR PARKING FACILITIES

The Council, when determining a Development Application in the Tumut General Business area, requires developers to provide on-site car parking at a rate consistent with the level of parking demand assessed by Council for the particular use involved. This rate is set out in Schedule 1, which constitutes Table 1 of Development Control Plan No. 3 - Car Parking. The Council will determine the relevant class for a particular development where there is any ambiguity as to whether a specific use falls within a particular class.

Where on-site provision of car parking cannot be provided the Council may accept a cash contribution in lieu of that on-site parking provision according to the rate set out in Section 3.2 of this Plan.

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S94 Plan:Car Parking

The monetary contribution levied by the Council will be used to recover the cost of establishing the Fuller Street North and Fuller Street South Public Car Parks and the future development of off-street public car parking in a progressive way with its first priority being to secure ownership of the Fuller Street North Public Car Park (north west corner of Fuller and Fitzroy Streets).

The Council has already provided funds for the construction of these car parking areas and will seek to purchase the Fuller Street North Car Park for the facility to become permanent.

Additional areas, as defined in the Council's Car Parking Strategy, will be progressively acquired, either by purchase by Section 94 contribution funds or through dedication of land in-lieu of cash contribution as a result of development of adjoining land.

S94 Plan:Car Parking*Section Three***CONTRIBUTION FORMULA AND RATE****3.1 CONTRIBUTION FORMULA**

Contributions will be sought by the Council for car parking on the basis of the following formula:

$$C_p = (L_c + C_c) \times n \times A$$

Where:

- C_p Amount of contribution required for car parking for each development.
- L_c Estimated unit cost of acquiring land required for the construction of a parking bay with pro-rata cost for acquiring land needed for circulation space and access ways in the Tumut General Business area.
- C_c Estimated cost of construction of each parking bay with pro-rata cost for constructing circulation space, access ways and associated infrastructure such as drainage, landscaping, lighting, marking and signage for each parking bay.
- n Number of spaces calculated by the Council as the shortfall in the provision of on-site car spaces that are to be provided for a development, according to the parking rate schedule described in Section 2.3 above.
- A Contribution towards Consultants cost (\$10,500) of preparing the Plan: 3.0% (1.03) of the contribution payable,

3.2 CONTRIBUTION RATE**3.2.1 Land Acquisition Costs per Parking Space (L_c)**

The cost of acquiring land in the Tumut General Business area is estimated at \$157.50 per square metre. It should be noted that, while the actual cost of the land will be determined at the time of acquisition, the estimated value shown, (to be reviewed annually,) will be the value used for the purposes of this Plan.

In accordance with the standards adopted for car parking areas in Australian Standards: AS 2890.1 ('*Off-Street Car Parking*'), the average area required to provide for a car parking bay, circulation space and access ways for the public off-street parking areas has been calculated as 22 square metres. This is based on an average standard parking bay of 2.6 metres by 5.4 metres for cars and half of a two way aisle. The figure also allows for two access ways for each parking block in the centre (*Figure 3.1*).

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a two way aisle. The figure also allows for two access ways for each parking block in the centre (Figure 3.1).

Therefore the per space land cost $L_c = \$150 \text{ per m}^2 \times 22 \text{ square metres per space.}$
 $= \$3,300.$

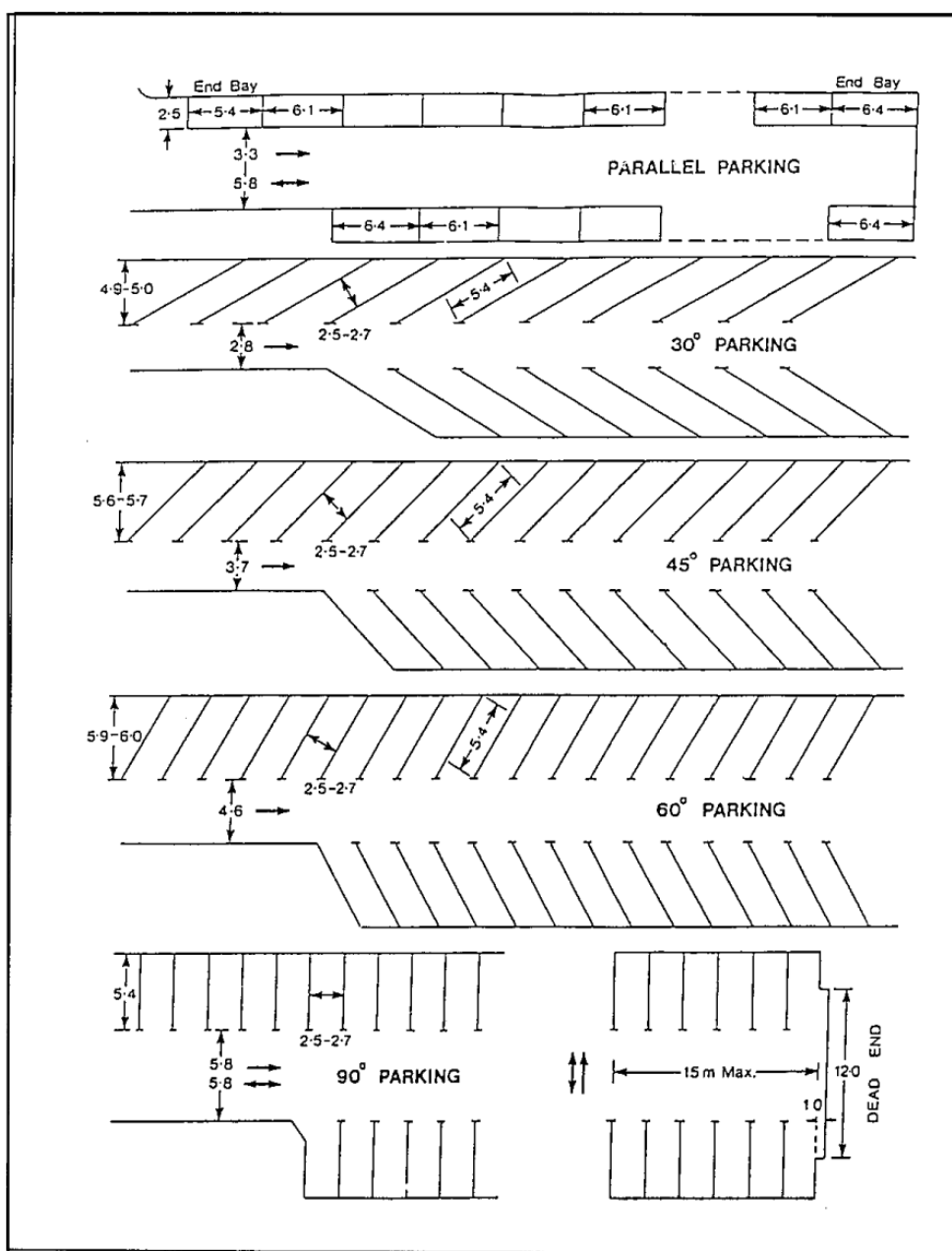


Figure 3.1
PARKING SPACE DIMENSIONS

Tumut S94 Plan: Car Parking

S94 Plan: Car Parking**3.2.2 Construction Costs (C_c)**

The total cost of construction of the car parking spaces is based on calculations by Council's Technical Services Department. This takes into account construction of the parking bays, with line making, signage and the construction of drainage, access and circulation ways and landscape works. It also allows for the construction of delivery areas.

The per space construction cost $C_c = \$ \text{total construction cost} / \text{spaces}$
 $= \$1,944$

3.2.3 Contribution Rate

On this basis the contribution rate for the provision of one car parking space is:

$$\begin{aligned} \text{The per space contribution } C_p &= I_c + C_c \times A \\ &= \$3,465 + \$1,944 \times 1.03 \\ &= \$5,571 \end{aligned}$$

The total amount of contribution in each case will depend on the number of off-street spaces to be provided as calculated in Section 2.3 above.

3.3 INDEXATION

Contribution rates are indexed on an annual basis (December to December), using the Implicit Price Deflator (IPD): 'Gross Fixed Capital Expenditure: Private Non Dwelling Construction'. These figures are produced by the Australian Bureau of Statistics in its publication No. 5206, Table 60 (National Income, Expenditure and Production).

3.4 FINANCIAL ARRANGEMENTS

The arrangements, and accountability, for management of funds collected for car parking facilities under this Plan are set out in the Council's *Section 94 Contributions Plan: Management*.

3.5 REVIEW AND RIGHTS OF APPEAL

The Council will keep the Plan under constant review with an annual assessment of demand and supply aspects of parking facilities to ensure that the objectives of the Plan are being achieved and its strategy is effective.

Full details of the review process and opportunities for appeal against the provisions of this Plan are provided in Council's *Section 94 Contributions Plan: Management*.

S94 Plan:Car Parking

Schedule 1
CAR PARKING PROVISION STANDARDS

Part A:

Land Use	Parking Requirements (minimum)
Residential	
Dwellings Houses	1 space per dwelling
Medium density residential flat buildings	1 space per small unit (<55 m ²) 1.5 spaces per medium unit (55-84 m ²) 2 spaces per large unit (>84 m ²) + 1 space per 4 units visitor parking
Housing for aged and disabled persons	as per SEPP No. 5
Casual Accommodation	
Motels	1 space for each unit + 1 space per 2 employees. <i>If public restaurant included then add the greater of:</i> 1 space per 10m ² GFA of restaurant/function room, or 1 space per 3 seats.
Hotels	1 space per 10m ² of public area + 1 space per bedroom
Office - Retail	
Office/Retail	1 space per 30m ² GFA (minimum 3 spaces)
Service stations with convenience stores	5 spaces per work bay + 1space per 20m ² GFA of convenience store. <i>If restaurant included, then add the greater of</i> 1 space per 10m ² GFA, or 1 space per 3 seats
Motor Showroom	1 space per 130m ² site area + 6 spaces per work bay (for vehicle servicing facilities)
Car tyre retail outlets	<i>whichever is the greater of:</i> 1 space per 33 m ² GFA, or 3 spaces per work bay
Roadside stalls	4 spaces
Drive-in liquor stores	not applicable
Bulky goods retail stores	Comparisons should be drawn with similar development
Refreshments	
Drive-in take-away food outlets	Development with no on-site seating: 1 space per 8m ² GFA Developments with on-site seating: 1 space per 8m ² GFA plus <i>greater of:</i> 1 space per 5 seats (internal and external), or 1 space per 2 seats internal Developments with on-site seating and drive-through facilities: <i>the greater of:</i> 1 space per 2 seats (internal) or 1 space per 3 seats (internal and external) plus queuing area for 5 to 12 cars
Restaurants	<i>Whichever is greater of:</i> 1 space per 10m ² GFA, or 1 space per 3 seats
Clubs	1 space per 10m ² of public area

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S94 Plan:Car Parking

Schedule 1
CAR PARKING PROVISION STANDARDS

Part B:

Land Use	Parking Requirements (minimum)
Recreational and Tourist facilities	
Recreational facilities:	
Squash courts	3 spaces per court
Tennis courts	3 spaces per court
Bowling alley	3 spaces per alley
Bowling green	30 spaces for first green + 15 spaces for each additional green
Gymnasium	1 space per 13m ² GFA (desirable) 1 space per 22m ² GFA (minimum)
Tourist facilities:	
Caravan park	1 space per caravan site
Industry	
Road transport terminals	Surveys shall be undertaken by the developer of similar developments and the findings reported to the Council
Factories	1 space per 133m ² GFA or adequate number of spaces based on a Parking Study by the applicant
Warehouses	1 space per employee
Health and Community Services	
Professional consulting rooms	Comparisons should be drawn with similar developments but generally 3 spaces per consulting room
Extended hour medical centres	1 space per 25m ² GFA
Child care centres	1 space for every 4 children in attendance

Attachment 2 - Tumut Shire Council Section 94 Contribution Plan - Parks and Recreation 2005-2015 - 3 60 v2 - 24 May 2005



**Tumut Shire
COUNCIL**

**Section 94 Contributions Plan
Parks & Recreation 2005-2015**



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Adoption

This Strategy was adopted by Council on Tuesday 24 May 2005.

Executive Summary

This Section 94 Contributions Plan – Parks and Recreation identifies the embellishments (improvements) required for public recreation given the expected population growth over the next 10 years (2005-2015). Public recreation includes Council's parks, sporting fields, public trees and swimming pools. This plan supersedes the 1997 Section 94 Contributions Plan for Open Space. It is consistent with the Parks Strategy 2005-2015.

The expected dwelling (housing development) growth used in this plan is 45 per year, or 450 over the life of the plan. Dwelling growth between 1999-2003 has averaged 47 per year. Given the timber industry will continue as a strong resource base, along with growth in support industries and tourism, it is considered 45 dwellings is a conservative figure.

To service this growing population \$5.5 million worth of embellishments have been identified. Over half of this is to construct an indoor sports centre.

It is important to remember that Section 94 contributions in this plan only raise 8% of the total cost of embellishments. This is based on the fact that new residents between 2005-2015 will only constitute 8% of the total population in 2015. Thus 92% of funds need to be raised through grants, sponsorship and Council. However the plan is still required as \$480,000 (approximately) will be raised over the 10 years.

Rates, to commence 1 July 2005, for each new dwelling (lot) is as follows:

Table 8: Summary Total			
Township	Regional	Local	Total
Tumut	\$919.49	\$26.75	\$958.11
Batlow	\$919.49	\$359.45	\$1,290.81
Adelong	\$919.49	\$200.17	\$1,131.53
Talbingo	\$919.49	\$301.33	\$1,232.69
Agglomerated	\$919.49	\$221.92	\$1,153.28
Rural	\$919.49	\$0.00	\$919.49

The contribution for towns has been agglomerated (averaged) similar to Council's sewer and water contribution charges. Rural developments will only pay the regional contribution as they do not benefit directly from local parks.

Currently Section 94 Open Space charges are \$633 (combined local and regional). Hence with the adoption of this plan charges will significantly increase. However the new rates are considered fair compared to other Councils in a similar situation to Tumut. Further, if the growing population desires a better standard of recreation facilities, such as an indoor sports centre, funds have to be raised.

1. Introduction

1.1 Name of this plan

This plan is called the 'Section 94 Contributions Plan for Parks & Recreation' in the shire of Tumut (referred to in this document as 'the plan'). This plan is an updated version of the Section 94 Contributions Plan – Open Space, adopted by Council on 21 January 1997. It has been prepared in accordance with the requirements of Section 94 AB of the Environment and Planning and Assessment Act 1979 ('the Act'). It should be read in conjunction with the Council's Section 94 Contributions Plan: Management, which contains the administrative and financial management details for Section 94.

The Section 94 Management document has not been updated as it is largely still relevant, other than the population statistics. These have been updated in this plan.

1.2 Purpose of this plan

Section 94 contributions is a fair and reasonable way for developers to contribute towards the cost of public infrastructure required as a consequence of development. Local Government has been subject to rate pegging by the State Government for many years, thereby reducing Council's financial capacity to meet the infrastructure needs of the community. S.94 contributions have therefore been important to Council.

Specifically this plan has been prepared to:

- Demonstrate the need to embellish various parks in the Tumut Shire;
- Justify the impositions of conditions pursuant to Section 91 of the Act, for contributions associated with development which will lead to increased demands for the use of public parks and require a contribution towards the provision of that facility, pursuant to Section 94 of the Act;
- Specify the formulae for calculation of the contributions; and
- Provide for associated purposes

Between 1997 and 2004 the following projects (embellishments) received funding assistance from Section 94 Open Space contributions:

1. Upgrade irrigation in Richmond Park Tumut
2. New toilet block at Apex Park Adelong
3. Kiosk and field enlargement at Riverglade Sportsground Tumut
4. Automatic irrigation system at the Bull Paddock Tumut

5. Construct toilet block at Memorial Park Adelong
6. Synthetic cricket pitch southern end of Bull Paddock Tumut
7. Commenced sealing of carpark at Bull Paddock Tumut
8. Shelters at Worilla Park Batlow
9. Extend the Riverwalk Tumut
10. Upgrade irrigation system at Memorial Park Adelong
11. Improved access and egress at Tumut Lookout
12. Memorial gardens at Miles Franklin park Talbingo
13. Lights, fence and drainage improvements at Jarrah Oval Tumut
14. Removal of exotic weed trees at Stockwell Park Tumut
15. Shelters at Memorial Park Batlow
16. Town water supplied to Adelong Falls
17. Automatic irrigation system at Elm Drive Hockey Field Tumut

1.3 Land to which this plan applies

The plan applies to the whole of the Tumut shire for regional parks, and to the local parks of Tumut, Batlow, Adelong and Talbingo townships. The recreation facilities addressed in this plan are parks, sporting fields, street trees and swimming pools.

1.4 Relationship to other plans

This plan is to be read in conjunction with the following Council documents:

- Tumut Local Environment Plan 1990; and
- Section 94 Contributions Plan: Management
- Parks Strategy 2005-2015

2. Contribution Nexus

As the population of the shire grows, there is an increasing demand for the use of recreation facilities. As stated in the Tumut Shire Council Parks Strategy there is ample space for recreation in the shire. Thus there is no requirement to purchase land for public recreation. However, the key issue of recreation provision in the shire is lack of design features in the existing parks. An inventory of parks and pools that require embellishments has been prepared for each town (see Tables 1-5).

2.1 Embellishments

Table 1 lists the number and estimated cost of embellishments for each town. The local embellishments serve the needs of the residents in that town. The regional embellishments serve the needs of the whole shire. Therefore the costs of local embellishments are levied to the appropriate town, whereas the regional costs are levied to the whole shire.

The embellishment costs include Council overheads being 14%. They assume the entire project is done in one go (ie no staging), and values are in today's (2005) dollars.

The major expense is the Indoor Sports Centre. At \$3 million it makes up more than half the total cost of embellishments.

Table 2.1: Summary of embellishments			
		Total Estimated Cost of embellishments	
	Number of Sites	Local	Regional
Tumut	16	\$75,000	\$4,390,000
Batlow	8	\$190,000	\$105,000
Adelong	7	\$80,000	\$460,000
Talbingo	5	\$90,000	\$145,000
TOTAL	36	\$435,000	\$5,100,000

2.2 Tumut Embellishments

Table 2: Tumut Parks - Embellishments				
Ref. No.	Regional Park	Capital Works	Estimated cost	Timeframe 1=05/10 2=10/15
1	Bila	Develop	\$150,000	1
2	Bull Paddock	Redevelop	\$400,000	1
3	Riverglade Oval	Redevelop	\$50,000	2
4	Richmond	Redevelop	\$60,000	2
5	Elm Drive	Synthetic hockey field	\$300,000	2
6	Indoor Sports	Indoor sports centre	\$3,000,000	1&2
7	Street Trees	Tree Management Plan	\$60,000	1
8	Jarra	Redevelop playground	\$30,000	2
9	Pioneer	Replace playground	\$100,000	1
10	Riverwalk	Upgrade paths & gates	\$60,000	1&2
11	Wetlands	Rehabilitation & Development	\$100,000	1&2
12	Tumut Pool	Disabled access & facilities	\$50,000	2
13	Richmond	Improve Playground	\$30,000	2
		TOTAL REGIONAL PARKS	\$4,390,000	
	Local Park			
14	Cedar	Replace playground	\$25,000	2
15	Bottlebrush Drive	Replace playground	\$25,000	2
16	Housing Commission	Replace playground	\$25,000	1
		TOTAL LOCAL PARKS	\$75,000	
		Total Cost of Works Tumut	\$4,465,000	

Following are the main design features of each embellishment listed in table 2:

2.2.1 Bila Park – develop

- Aboriginal art
- Tree planting
- Extend carpark
- Wedding path from Merivale street carpark to river
- Furniture – picnic settings, signage, bins
- Public toilets – well lit, great air ventilation. 2 unisex cubicles both disabled access. No urinal.

2.2.2 Bull Paddock - redevelop

- Irrigation system
- Drainage system
- Regrading of levels and falls
- Returfing
- Improve carpark

2.2.3 Riveglade Oval - redevelop

- Regarding
- Drainage system
- Returfing
- Irrigation system

2.2.4 Richmond Park - redevelop

- Improvements as per Jane Irwin landscape masterplan
- Low stone wall terracing to provide seating for music bowl
- Replacement of diseased trees, replanting avenues and border trees
- Formal linear park without playground equipment
- Improve public toilets – clean, naturally lit with great ventilation

2.2.5 Elm Drive - synthetic hockey field

- Subsoil drainage
- Laying of sand base
- Installation of synthetic turf (turf has been donated)
- Safety fence around field
- Irrigation and lighting

2.2.6 Indoor Sports Centre

- Designs – incorporating where possible needs of sporting groups
- Construction of building about 3 basketball court size
- Includes 25 metre heated pool with 6 lanes
- Exercise gym, canteen, toilets, showers & change rooms
- Facility to be accessible for groups using fields adjacent the building
- Consulting rooms for health professionals

2.2.7 Street Trees – Tree Management Plan

- Engaging an arborist
- Inspect public trees for risk
- Report findings including management recommendations

2.2.8 Jarrah Park – redevelop playground

- Risk analysis
- Replace equipment that doesn't comply with new Australian Standard
- Construct softfall
- Plant shade trees where required

2.2.9 Pioneer Park – improve playground

- Risk analysis
- Replace equipment that doesn't comply with new Australian Standard
- Replacement equipment to include such things as totem poles, musical instruments, dry creek bed and timber bridges to broaden the playground experience for children
- Pioneer park to be the pinnacle playground area in the shire
- Construct softfall
- Plant shade trees where required

2.2.10 Riverwalk – upgrade paths & gates

- Replace damaged concrete or gravel paths with new concrete
- New gates that are fool proof to ensure stock are kept in
- Connect path between Pioneer bridge and Riverglade Caravan Park

2.2.11 Wetlands – rehabilitation and development

- Develop footpaths and cycleway around periphery of the site
- Fool proof gates to keep stock in
- Bird hides x 4
- Tree / shrub planting
- Interpretive and directional signage
- Water quality enhancement through appropriate controls
- Weed control including exotic trees

2.2.12 Tumut Pool – heating and disabled access

- Disabled carpark and footpath ramp
- Step to be removed at entrance
- Switch back path between kiosk and pool level
- Hydraulic lift at pool edge

2.2.13 Richmond Park – improve playground

- Risk analysis
- Replace equipment that doesn't comply with new Australian Standard
- Construct softfall
- Plant shade trees where required

2.2.14-16 Cedar, Bottlebrush & Housing Commission Parks – replace playground

- Risk analysis
- Replace equipment that doesn't comply with new Australian Standard
- Construct softfall
- Plant shade trees where required

2.3 Batlow Embellishments

Table 3: Batlow Parks - Embellishments				
Ref. No.	Regional Park	Capital Works	Estimated cost	Priority 1=05/10 2=10/15
1	Showground	Cricket nets	\$15,000	1
2	Apex	Redevelop	\$60,000	1
3	Street Trees	Tree Management Plan	\$30,000	2
		TOTAL REGIONAL PARKS	\$105,000	
	Local Park			
4	Memorial	Redevelop	\$45,000	2
5	Lookout	Walkway improvements	\$40,000	2
6	Coorabel	Improve playground	\$25,000	2
7	Memorial	Improve playground	\$50,000	1
8	Batlow Pool	Disabled access	\$30,000	2
		TOTAL LOCAL PARKS	\$190,000	
		Total Cost of Works Batlow	\$295,000	

Following are the main design features of each embellishment listed in table 3:

2.3.1 Showground – cricket nets

- Two cricket nets with half length concrete pitches
- Pitches to have synthetic turf – training grade

2.3.2 Apex Park – redevelop

- Replace woody weeds on Reedy creek with native vegetation
- Picnic settings
- Subsoil drainage for soak area

2.3.3 Street Trees – Tree Management Plan

- Engaging an arborist
- Inspect public trees for risk
- Report findings including management recommendations

2.3.4 Memorial Park – redevelop

- Formal gardens with some art – statues to promote Batlow
- Improve toilets – more light; aeration and aesthetical appeal
- Picnic settings
- Pathways connecting the main features

2.3.5 Lookout – redevelop

- Further signage – advertising boards and directional signs
- Information plaques for local botany and wildlife
- Picnic settings
- Resurfacing pathway, particularly wet areas
- Safety fence around mine shafts

2.3.6-7 Coorabel & Memorial Parks – improve playground

- Risk analysis
- Replace equipment that doesn't comply with new Australian Standard
- Construct softfall
- Plant shade trees where required

2.3.8 Batlow Pool – disabled access

- Disabled carpark
- Ramp in kerb and gutter
- Ramp at main entrance adjacent kiosk
- Landing at intermediate level of footpath between kiosk and pool
- Hydraulic lift at pool edge

2.4 Adelong Embellishments

Table 4: Adelong Parks - Embellishments				
Ref. No.	Regional Park	Capital Works	Estimated cost	Priority 1=05/10 2=10/15
1	Creekwalk	Adelong Alive development	\$200,000	1
2	Showground	Pavilion upgrade	\$100,000	1
3	Apex	Improve playground	\$70,000	2
4	Pool	Disabled access & safety compliance	\$60,000	1
5	Street Trees	Tree Management Plan	\$30,000	2
		TOTAL REGIONAL PARKS	\$460,000	
	Local Park			
6	Memorial	Redevelop	\$50,000	2
7	Memorial	Improve playground	\$30,000	1
		TOTAL LOCAL PARKS	\$80,000	
		Total Cost of Works Adelong	\$540,000	

Following are the main design features of each embellishment listed in table 4:

2.4.1 Creekwalk – Adelong Alive development

- Gravelled walking / cycle path with decomposed granite
- Sculptures / machinery displayed down the pathway
- Interpretive signs telling the story of Adelong's gold mining history
- Rest seats – approximately 7 spaced out down the creek

2.4.2 Showground – pavilion upgrade

- Demolish old shower block
- Construct new shower / toilet block
- Reclad pavilion and construct new kiosk

2.4.3 Apex Park – improve playground

- Risk analysis. This to be the pinnacle playground in Adelong
- Replace equipment that doesn't comply with new Australian Standard
- Construct soffall
- Plant shade trees where required

2.4.4 Adelong Pool – disabled access

- Disabled carpark
- Ramp at main entrance adjacent kiosk
- Landing on pool side of kiosk
- Disabled compliant pathway from kiosk to pool edge
- Hydraulic lift at pool edge
- Handrails to walls and stairs

2.4.5 Street Trees – Tree Management Plan

- Engaging an arborist
- Inspect public trees for risk
- Report findings including management recommendations

2.4.6 Memorial – redevelop

- Implement the park master plan
- Tree planting
- Decomposed granite pathways between tree avenues
- Develop carpark and improve drainage

2.4.7 Memorial Park – improve playground

- Risk analysis
- Replace equipment that doesn't comply with new Australian Standard
- Construct soffall
- Plant shade trees where required

2.5 Talbingo Embellishments

Table 5: Talbingo Parks - Embellishments				
Ref. No.	Regional Park	Capital Works	Estimated cost	Priority 1=05/10 2=10/15
1	Miles Franklin	Improve playground	\$80,000	1
2	Miles Franklin	Redevelop	\$35,000	2
3	Street Trees	Tree Management Plan	\$30,000	2
		TOTAL REGIONAL PARKS	\$145,000	
	Local Park			
4	Church	Pathway, soft landscaping and footbridge	\$60,000	1
5	Grove St (Vera's Grove)	Soft landscaping	\$30,000	2
		TOTAL LOCAL PARKS	\$90,000	
		Total Cost of Works Talbingo	\$235,000	

Following are the main design features of each embellishment listed in table 5:

2.5.1 Miles Franklin Park – improve playground

- Risk analysis
- Replace equipment that doesn't comply with new Australian Standard
- Construct soffall
- Plant shade trees where required

2.5.2 Miles Franklin Park – redevelop

- Tree planting especially rows around edges of football field
- Extend the carpark
- New furniture, replace redundant items

2.5.3 Street Trees – Tree Management Plan

- Engaging an arborist
- Inspect public trees for risk
- Report findings including management recommendations

2.5.4 Church Park - pathway

- Walkway 1km long from shops to Country Club via Church & Miles Franklin Parks
- Gravel path 2 metres wide with avenues of trees each side of the path
- Each tree will represent a country that had workers on the Snowy Mountains Authority hydro construction

2.5.5 Grove St Park – soft landscaping

- Replace exotic trees / weeds with natives trees and shrubs along creek.

3. Dwelling Growth

Tumut Shire has been recognised by the NSW Government as a "Country Growth Centre", a region with an increasing population, fuelled by a diverse economy. Industries within the region include timber and timber processing, horticulture, grazing, transport, engineering, power generation, aquaculture, tourism, retail, education and support services (Reference 4).

"The Shire has undergone a period of growth driven by multi-million dollar developments in the plantation timber industry. Retail developments are proposed due to the steady growth of population....." [NSW Valuer General's Report December 2004]. This steady level of growth is an indication of the strength of the local economy. Overall, average industry growth in the Shire is above state and industry levels". (Reference 3)

Dwelling growth has reflected this economic growth. Between 1999 and 2003 there were 187 new dwellings constructed in the Shire (Reference 1 p17). This includes dual occupancies such as town houses and villas. This averages to 47 new dwellings per year.

It is expected the number of dwellings in the Shire will continue to grow at a similar rate because of the following strengths / opportunities which outweigh the threats / weaknesses:

3.1 Economic Growth - Strengths / Opportunities

- a) Visy Pulp and Paper is planning for construction of stage 2 of their mill – a projected expenditure of \$360 million within 5 years. This will provide an additional 125 permanent jobs and 500 indirect jobs in the region (Reference 1 p6).
- b) Tumut Shire is reaching a population threshold that has had and will continue to have a snowball effect on growth. As large businesses such as Visy expand so do support industries.
- c) The Forestry Industry is large enough to provide a solid resource base to stabilise economic growth, even when other sectors such as the fruit industry struggle.
- d) The unemployment rate dropped from 6.7% in Sept 2000 to 4.3% in Sept 2004 , a level below NSW & Australia rates. [Dept of Employment & Workplace Relations] .
- e) The number of Tumut Shire enrolments on the electoral role increased by 3% in the 2 years to November 2004. (ie 230 persons: from 7488 to 7718 persons 18 years and over).

- f) Industrial, commercial & residential approvals for the 12 months to June'04 valued at \$12.0million with \$34.0million of approvals in the three years '02 – '04.
- g) Tumut is becoming an expertise and innovative hub for the softwood industry throughout Australia.
- h) Country Target is proposing to build a new retail store in Tumut in 2005.
- i) As the Tumut retail centre strengthens it will reduce leakage to Wagga and nearby regional centres.
- j) Since 2000, three international corporations have invested in timber processing industries in the Shire: Carter Holt Harvey, Visy Pulp & Paper and Weyerhaeuser.
- k) A "residential airpark" is proposed at Tumut Aerodrome.
- l) A large residential subdivision is proposed at Talbingo.
- m) With the expansion of the Hyne Timber Mill in Tumbarumba, employees are starting to reside in Tumut Shire (particularly Batlow) and commuting as there is a shortage of housing in Tumbarumba.
- n) People are moving from the city looking for a country lifestyle. The Department of Infrastructure, Planning & Natural Resources have argued similar for Mulwaree and Snowy River Shire as people are attracted by scenery and lifestyle. (Reference 5 p39). This will increase proportionally to city housing prices.
- o) With the Hume Highway and freeway network in Sydney, many suburbs are now within 4 hours travel to Tumut.
- p) Tourism – proposed expansion of motel in Tumut (14 rooms).
- q) Tourism – potential new employment with the implementation of the 2 year High Country Touring Strategy developing signage and marketing & promotional collateral commenced in January 2005.
- r) Tourism – 5 star Fishing Lodge development on Tumut River (Nimbo) attracting high yield specialist visitors from all over the world. This development commenced in 2004.
- s) Tourism – Events such as Falling Leaf Festival; Apple Blossom Festival; Adelong Antique Fair and Boxing Day races are drawing crowds to the area.

3.2 Economic Growth - Threats / Weaknesses

- a) Upheaval in the timber industry such as closure of a mill (or part of) or major fire (eg: fire decimated Forestry ACT in 2002).
- b) State Government statistics indicate that Tumut Shire's population will decline in the future (for example see reference 5 p55). This can make the Shire less competitive in bidding for development funding.
- c) Further decline in the fruit industry (reference 1 p7)
- d) Privatization of the Forestry Industry - potential loss of jobs and negative impact on tourism (reference 1 p7).

3.3 Conclusion – Ten Year Dwelling Growth

In summary, the strengths for Tumut Shire's growth outweigh the threats both in number and likelihood. Thus Tumut Shire can expect significant growth over the next 10 years. The Shire Housing Strategy (Reference 1) on p13 suggests 200 new dwellings could be expected over the next 5 years (40 per year). As mentioned earlier the growth between 1999 & 2003 was 47 per year.

Given the Shire is reaching a threshold population to support the "snowball" effect, it is considered appropriate to plan for **45 new dwellings per year** for the next 10 years, being the length of this Section 94 Plan.

4. Contribution Formulae and Rates

4.1 Contribution Formulae

The formulae used to calculate contributions are based on equitably providing for the benefits that accrue to new residents as well as existing ones. The formulae makes provision for the apportionment of costs between new and existing residents. However, since it is beyond the scope of this plan to levy contributions from existing residents, Council has the responsibility to source the majority of the funds. This plan raises approximately 8% of the cost of embellishments, thus the 92% majority needs to be sourced by Council. Historically such funding has come from grants, business sponsorship, community in-kind donations and Council's general fund.

4.1.1 Regional Parks

Contributions for regional parks embellishments will be sought by Council on the basis of the following formulae

$$Cr = W / D \times AF \times A$$

Cr = Regional parks contributions per dwelling / lot

W = Estimated total cost of works for embellishing regional parks

D = Projected increase in the Tumut Shires dwellings by 2015

AF = Apportionment factor for existing households in the shire benefiting from works (AF = D (450)/Total number of dwellings (5,558))

A = Administrative cost, estimated by Council to be 1.5% of the contribution payable to cover costs of managing the contributions for parks.

Therefore the contributions for each new dwelling for regional park embellishments are as follows:

Table 6: Regional Contribution Rates					
Township	Cost of Works (W)	Dwelling increase (D)	Apportionment Factor (AF)	Admin Cost (A = 1.5%)	Regional Parks Contribution (Cr)
Whole shire	\$5,100,000	450	8%	1.015	\$931.36

4.1.2 Local Parks

Contributions for local park embellishments will be sought by Council for residential development in the townships of Tumut, Batlow, Adelong and Talbingo. The formula used will be:

$$Cl = W / D \times AF \times A$$

Cl = Local parks contributions per dwelling / lot

W = Estimated total cost of works for embellishing local parks in each town

D = Projected increase in the townships dwellings by 2015

AF = Apportionment factor for existing households in the township benefiting from works (AF = D /Total number of dwellings in the township)

A = Administrative cost, estimated by Council to be 1.5% of the contribution payable to cover costs of managing the contributions for parks.

Therefore the contributions for each new dwelling for local park embellishments are as follows:

Table 7: Local Contribution Rates					
Township	Cost of Works (Wr)	Dwelling increase (Ds)	Apportionment Factor (AF)	Admin Cost (A)	Local Parks Contribution (Cl)
Tumut	\$75,000	236	8%	1.015	\$26.75
Batlow	\$190,000	45	8%	1.015	\$359.45
Adelong	\$80,000	34	8%	1.015	\$200.17
Talbingo	\$90,000	25	8%	1.015	\$301.33

4.2 Total Contributions

Total contributions for regional and local park embellishments are summarized in the table below. Thus, a new residential development in Tumut would attract a total contribution per dwelling or lot consisting of the regional levy and a local levy. Batlow total however would be more because the local contribution is higher.

The Batlow contribution is higher because its local parks are of a lower standard and require more embellishments. This is not the fault of the Batlow residents. Therefore the charges have been agglomerated (standardized) across the shire. Each new residential development in a town will pay the same for parks and recreation development contributions, while rural developments will pay less (no local park contribution) as they don't profit out of local parks. The benefits of this are:

- Enables infrastructure to be affordable in Batlow, Adelong & Talbingo with only a small increase in contributions made by Tumut residents
- Encourages residential development in the smaller towns
- Maintains consistency with Councils other agglomerated charges such as rates and water / sewer developer charges

Table 8: Summary Total			
Township	Regional	Local	Total
Tumut	\$919.49	\$26.75	\$958.11
Batlow	\$919.49	\$359.45	\$1,290.81
Adelong	\$919.49	\$200.17	\$1,131.53
Talbingo	\$919.49	\$301.33	\$1,232.69
Agglomerated	\$919.49	\$221.92	\$1,153.28
Rural	\$919.49	\$0.00	\$919.49

4.3 Comparison with other shires

The below table shows the current charge for Section 94 Contributions for Open Space (Parks & Recreation) in the Tumut Shire along with the proposed new charge and, rates for other Councils.

Council	Parks Contribution	Comments
Tumut	\$633	2004/2005 Charge
Tumut	\$1,153	Proposed new charge to commence 1/7/05
Orange	\$1,874	Covers local open space & sports grounds. Tumuts covers this and swimming pools.
Goulburn	\$2,000	Average for new subdivision areas. Established urban area is much cheaper.
Leeton	\$1,024	Includes open space, recreation & bicycle paths. There are variations depending on block size
Yass	\$1,880	Yass urban area. New release areas P.O.A based on works required.
Young	\$0	Are in the process of writing one for Open Space
Griffith	\$1,160	Griffith standard. New release area at Kaleena = \$4,441 for open space.
Cooma	\$0	Don't charge for Open Space. Working on a plan at the moment.

4.4 Financial Management

Income collected from developers shall be kept in the one fund for parks and recreation embellishments. Records of which town the money is collected from are needed to be kept. Charges are to be indexed (CPI) on an annual basis along with Councils other fees.

Expenditure from the fund can be only by Council resolution.

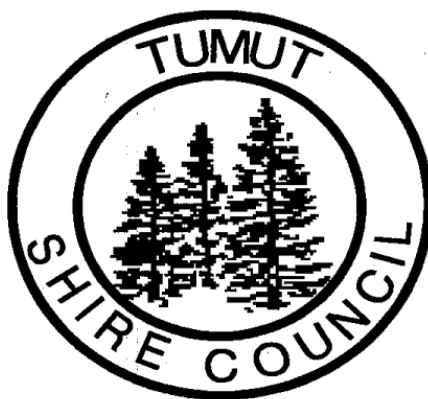
4.5 Review and rights of Appeal

Council in the course of managing parks will use this plan as a guiding document, particularly in the annual production of Council's Management Plan. A review is to occur each 4 years to coincide with Council elections. This is to include assessment of demand and supply of parks and recreation facilities to ensure the needs of the growing community are maintained. The procedures for the review are outlined in Council's Section 94 Contributions Plan: Management.

5. References

1. Tumut Shire Housing Strategy June 2004
2. Tumut Shire 2001 census profile - Western Research Institute 2004
3. Tumut Region – A Country Growth Centre by Peter Becker – Tumut
4. Shire Council Economic Development Officer. January 2005 version
5. New South Wales Statistical Local Area Population Projections 2001-2031. DIPNR Transport and Population Data Centre
6. Tumut Shire Council Parks Strategic Plan 2005-2015, January 2005
7. Jane Irwin Parks Landscape master plans June 2001

Attachment 3 - Tumut Shire Council Section 94 Contribution Plan - Public Roads 3 60 v1 - 5 August 1997



**SECTION 94
CONTRIBUTIONS PLAN**

PUBLIC ROADS

Adopted by Council 5 August 1997

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S94 Plan:Public Roads*Section One***INTRODUCTION****1.1 NAME OF THIS PLAN**

This Plan is called 'Section 94 Contributions Plan for Public Roads' (referred to in this document as 'the Plan'). This Plan has been prepared in accordance with the requirements of Section 94AB of the Environmental Planning and Assessment Act, 1979 ('the Act'). It should be read in conjunction with the Section 94 Contributions Plan: Management.

1.2 PURPOSE OF THIS PLAN

This Plan has been prepared to:-

- Demonstrate that demand is generated for road works as a consequence of increasing traffic movements through residential, rural residential and rural small holding development areas within the Tumut Shire;
- Justify the Council levying a contribution towards the provision of road works to service residential, rural residential and rural small holding areas as a consequence of further development of those areas;
- Specify appropriate formulae for the calculation of the contributions; and
- For associated purposes.

1.3 LAND TO WHICH THIS PLAN APPLIES

This Plan applies to land within and adjacent to lands zoned 1(a) (Residential), 1(c) {Rural (Small Holdings)}, 1(c1) (Rural Residential), 2(a) (Residential) and 2(b) (Residential) under the Tumut Local Environmental Plan 1990. They comprise:

- Tumut Plains Road/East Street, Boonderoo Road, Boundary Road, and Booral Avenue areas of Tumut;
- Morgans Reserve Road area south-east of Tumut;
- Alta Villa Road area Batlow;
- Keenans Road area Batlow; and
- Buckleys Bridge, Goobarragandra.

The requirements for contributions apply to development within these areas. The application of the contributions is to road works both within and adjacent to these areas.

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S94 Plan:Public Roads**1.4 RELATIONSHIP TO OTHER PLANS**

This Plan relates to the following planning instruments, which are public documents available from Council:

Tumut Local Environmental Plan 1990;
Tumut Rural Subdivision Code 1991;
Tumut Engineering Guidelines for Subdivision Developments;
Tumut Development Control Plan No. 2 - Rural Residential Development; and
Tumut Section 94 Development Contributions Plan: Management.

*Section Two***CONTRIBUTION NEXUS****2.1 CONTEXT**

This Section of the Plan describes the relationship between subdivision of residential, rural residential and rural small holding land and the demand established for road works arising from the development of allotments created by that subdivision.

The Council, through its planning controls for Tumut Shire, has provided areas where rural residential and rural small holding development can take place. These areas, as shown on the maps, are defined in the Tumut Local Environmental Plan 1990.

The Council also published a Rural Subdivision Code in 1991 which identifies the density of subdivision potentially available for the Rural Small Holdings 1(c) and Rural Residential 1(c1) zones in the Tumut Shire. The Code includes details as to standards required for access and services and advises that:

‘4.1 Where a subdivision creates or increases a need for community services and facilities, Council may levy the subdivider under Section 94 of the Environmental Planning and Assessment Act for contributions to work such as :-

- (a) construction and/or sealing of roads by Council.
- (b) augmentation or extension of water or waste water systems.
- (c) provision or enhancement of recreational facilities.
- (d) drainage.’

This Plan implements the provision of the Code in respect of contributions to work related to the construction and/or sealing of roads by Council.

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The Tumut LEP 1990 includes a number of locations for residential, rural residential and rural small holdings. These locations include:

- Tumut Plains Road/East Street, Boonderoo Road, Boundary Road, and Booral Avenue areas of Tumut;
- Morgans Reserve Road area south-east of Tumut,
- Snowy Mountains Highway area north-east of Adelong,
- Alta Villa Road area Batlow;
- Keenans Road area Batlow; and
- Buckley's Bridge, Goobarragandra.

In the case of the area north-east of Adelong, the land is held in one ownership and has direct access to the Snowy Mountains Highway. The Highway is constructed to a standard which would not impose additional costs on the Council arising from the development of the land. All road works associated with the subdivision of the land, including upgrading of the intersection with the Snowy Mountains Highway, would be a direct responsibility of the subdivider.

In the case of the other areas, contributions would arise at the time of approval of subdivision or, where not previously the subject of contributions, at the point of approval of the erection of a dwelling house on allotments in the area or on approval of other activity permitted in the area.

Under Council's Development Control Plan No. 2 - Rural Residential Development ('the DCP'), Council has identified matters it will consider when dealing with applications for development under the LEP.

In addition to matters set out in Section 3.1 of the DCP, the Council, in Section 3.2 of that instrument, has indicated that it may also seek contributions under Section 94 of the Environmental Planning and Assessment Act 1979 in relation to the provision of services such as roads, the upgrading of existing road networks leading to the locality, public open space and facilities, waste disposal and the like.

This Plan therefore implements the provisions of DCP No. 2 in relation to contributions for the provision of roads and the upgrading of existing road networks leading to the locality. Figures 2.1 to 2.4 indicate the existing road system for each of the localities to which the Plan applies.

2.2 TUMUT PLAINS ROAD / EAST ST. AREA, TUMUT

This area is zoned Rural 1(c1): Rural Residential (*Figure 2.1*). Road works (6 metre sealed surface and table drains) in anticipation of increased traffic loads, has been carried out on East Street from Tumut Plains Road to Blowering Road. Costs for this work is recoverable under Section 94 of the Act from future development on a basis proportional to existing development.

S94 Plan:Public Roads

Similar works have been carried out on Boonderoo Road, the costs of which are recoverable on the same basis. Works will be required for the upgrade of Currawong Road Bundarra Crescent and Coolabah Road as a result of further development of this area.

Based on development figures available since the LEP was introduced and from the estimated population growth rates for Tumut discussed in the Contributions Management Plan, the rate of demand for allotments in the zoned area is estimated to be five allotments per year. There is sufficient supply in the existing zoned area to meet this need for the planning time scale of this Plan. Therefore all costs associated with the upgrade of East Street can be attributed to the rural residential development that will occur in the planning area.

The road works carried out in advance of development and road works proposed to service the area are set out in Schedule 1 to this Plan. The contributions payable are calculated in Section 3.2.

Roads Contributions for East Street will only be charged when -

- an allotment is subdivided, and/or
- more than one dwelling is erected on an existing allotment (eg. dual occupancy, cluster housing etc.)

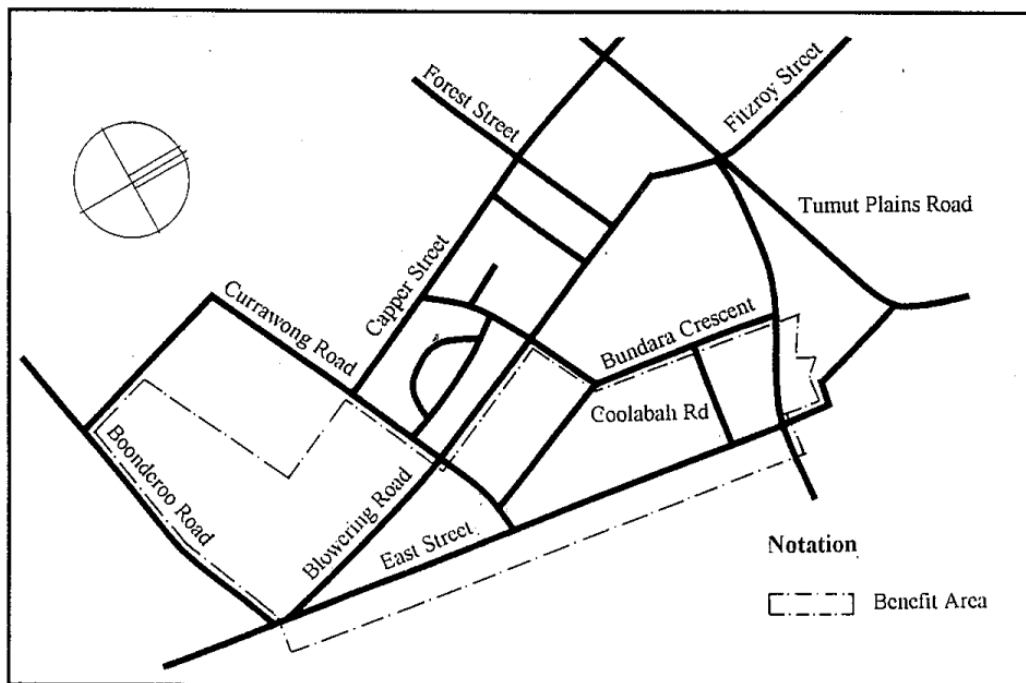


Figure 2.1
EAST STREET/BOONDEROO ROAD AREA, TUMUT

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S94 Plan:Public Roads**2.3 BOUNDARY ROAD, TUMUT**

This area is zoned 1(c1): Rural Residential and 2(a): Residential (*Figure 2.2*). Boundary Road is earth formed and will need to be fully constructed and kerbed on the eastern side.

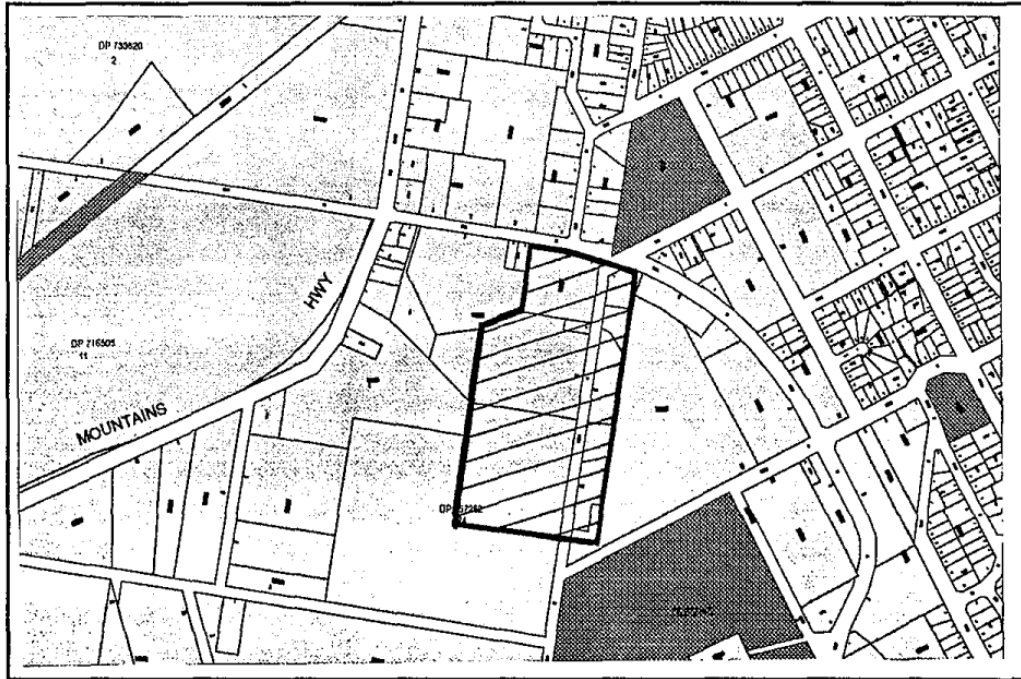


Figure 2.2
BOUNDARY ROAD, TUMUT

2.4 BOORAL AVENUE, TUMUT

This is a road on the western side of Tumut which was of low standard gravel formation which has now been fully constructed to urban standard by the Subdivider of adjoining land (lot 34, DP 846483).

Following construction of the road, part of the road reserve was closed to create a new development lot of 1695m² (lot 1, DP 823353) which is for sale by the Crown.

Closure of the road reserve removed the developers access to Booral Avenue, which he paid to construct.

The intention is to return the construction cost of the road to the developer by charging a contribution on the development of the new lot which now gains the benefit of the roadworks.

Construction of Booral Avenue cost \$176,000 which equates to approximately \$800/m of frontage. As only the western side of Booral Avenue can be developed (specifically the new lot 1, DP 823353) the contribution should be based on \$400/m of frontage for the 147.5m frontage of lot 1, DP 823353. The total contribution will be \$59,885.

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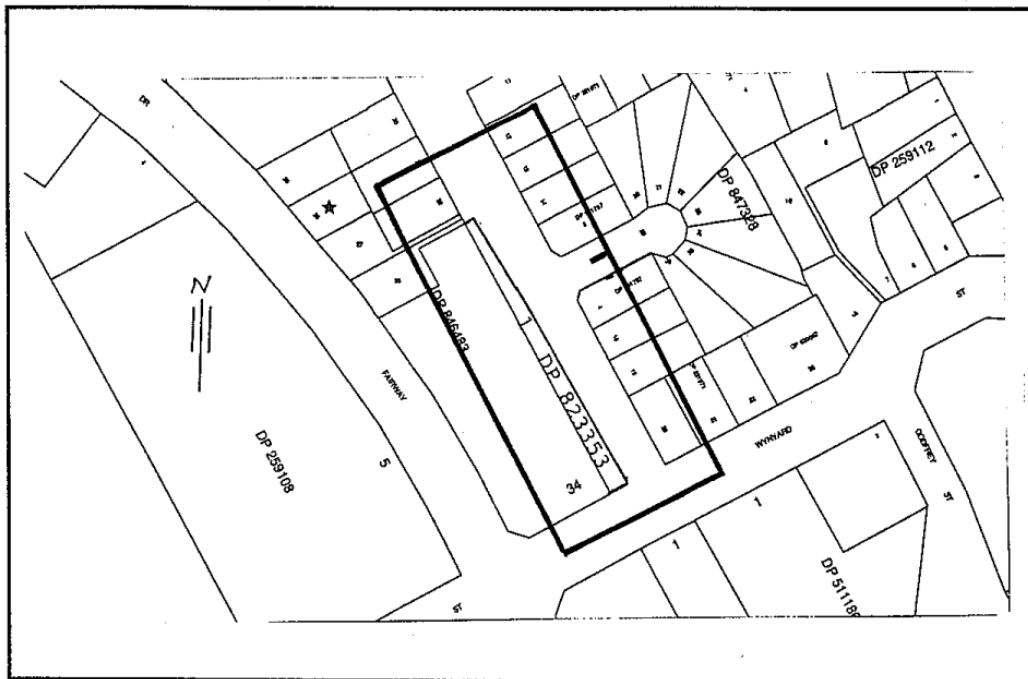


Figure 2.3
BOORAL AVENUE, TUMUT

2.5 MORGANS RESERVE ROAD

This area is zoned Rural 1(c): Rural Small Holding (*Figure 2.4*). As a consequence of a study carried out for the Council in July 1994 on the 'Morgans Reserve Road area, an Amendment was carried out to Tumut LEP 1990 (Amendment No. 8).

The area is served by a number of existing roads at various standards as shown in the maps to the Plan. The increase in traffic on these roads, which will require additional works to carry the increased traffic, is directly attributable to the development of this area for rural small holding development which will provide for 148 allotments.

It is anticipated that Lacmalac Road between Mundongo Road and 'Bon View' Estate will carry an increased traffic loading, due to the development of land with access to Lacmalac Road. This will include future development of the area off Morgans Réserve Road, with access to Lacmalac Road via Quilty Lane, when that Lane is upgraded.

Work proposed to be carried out, or already carried out in anticipation of full development of the area, includes the reconstruction of Morgans Reserve Road. The area that would need to contribute to these road work, includes all the land between Lacmalac Road and the 'Cloverdale' Estate with access to Morgans Reserve Road.

The works proposed, or previously carried out in this area, to cater for demand from development is set out in Schedule 1 to this Plan. The level of contribution required towards these works is detailed in Section 3.2.

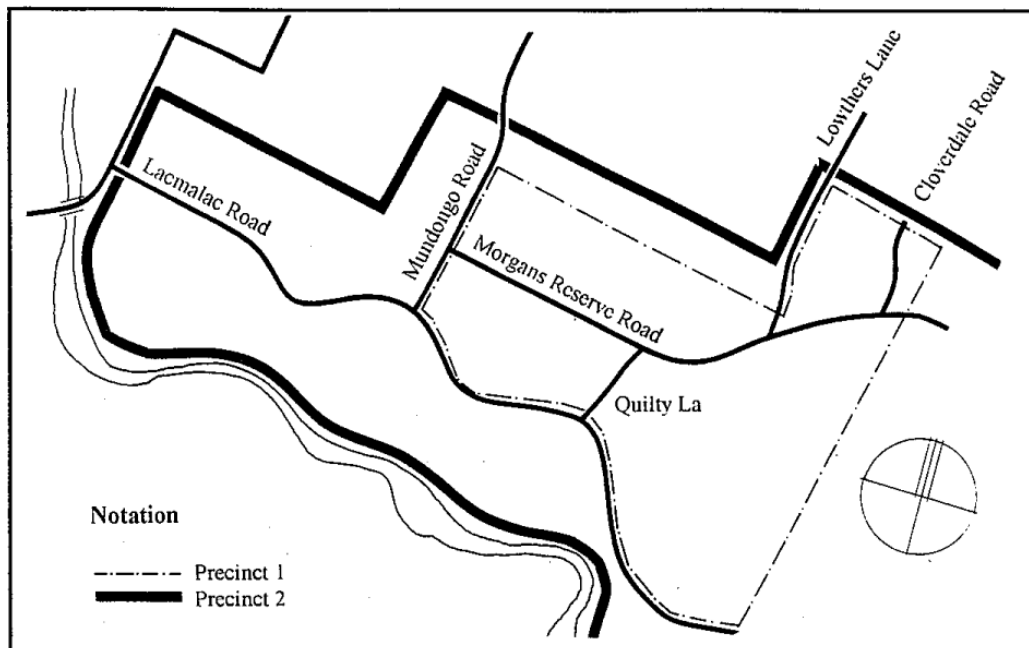
S94 Plan:Public Roads

Figure 2.4
MORGANS RESERVE ROAD

2.6 ALTA VILLA ROAD

This area is zoned Rural 1(c): Rural Small Holding (*Figure 2.5*). The Alta Villa Road area has been subdivided but not yet developed with a potential for 23 house sites.

Works have already been carried out as conditions of consent to the development of this land. However Alta Villa Road is the only access road to the Estate and this road will require upgrading as a consequence of dwellings being erected in the area. There will also be a proportional increase in traffic loading on Forest Road as a consequence of the development of this area.

The works proposed to be carried out in this area are listed in Schedule 1 to this Plan. Contributions as a consequence of dwelling house applications will be levied for this area are set out in Section 3.2.

2.7 KEENANS ROAD

This area is zoned Rural 1(c) - Rural Small Holding (*Figure 2.6*). The land is located at the end of Keenans Road with an existing level of usage of this road from adjoining properties. The catchment for assessing additional demand is all that land with access to Keenans Road from the Forest Road intersection to Gilmore Creek.

There are existing properties with access to Keenans Road within this catchment. The land zoned for rural small holdings has an estimated potential for 46 house sites based on the minimum allotment size possible and physical characteristics of the land. Details of the works required are included in Schedule 1 and the contributions for this area are calculated in Section 3.2.

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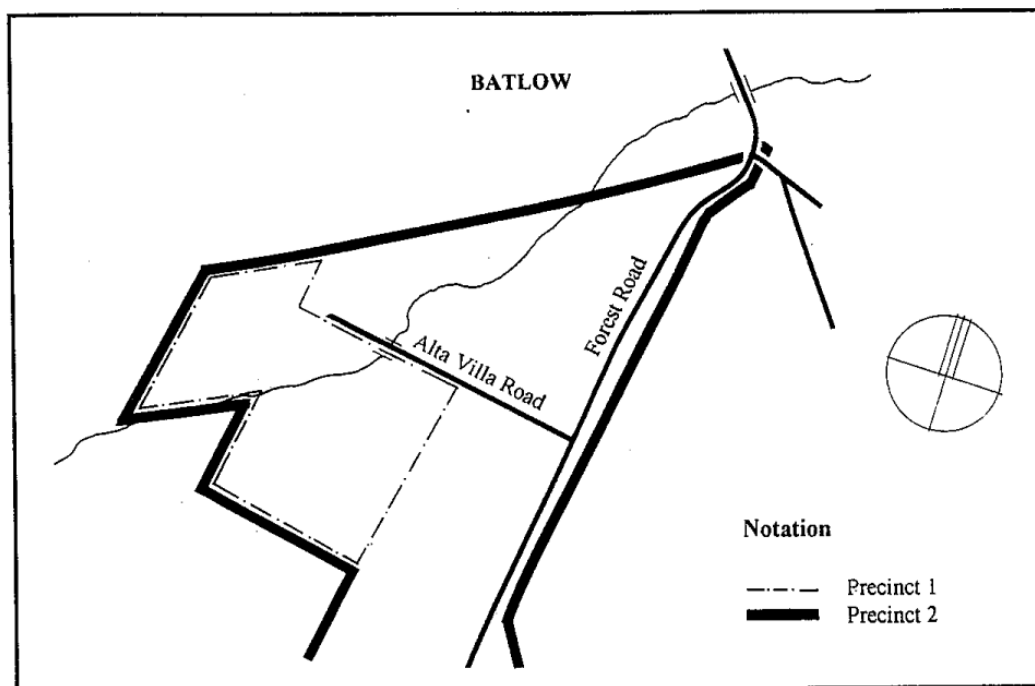
S94 Plan:Public Roads

Figure 2.5
ALTA VILLA ROAD, BATLOW

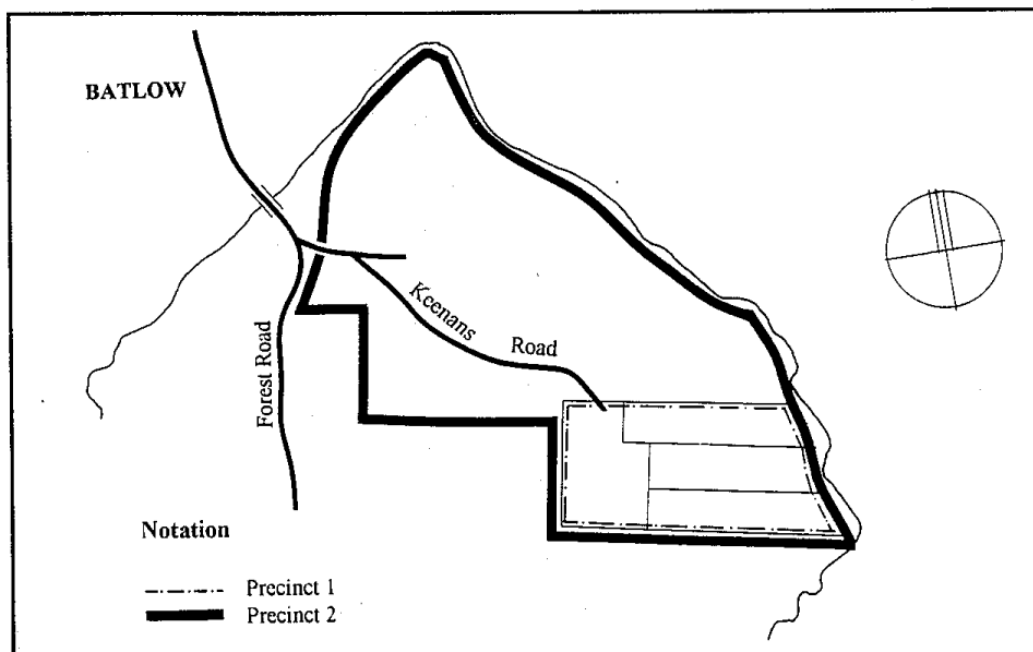


Figure 2.6
KEENAN'S ROAD, BATLOW

S94 Plan:Public Roads**2.8 BUCKLEYS BRIDGE**

A new bridge is to be constructed over the Goobarragandra River to serve two properties. Council will contribute $\frac{2}{3}$ of the cost of the bridge and, as both of the properties have subdivision potential, the cost of the bridge is to be apportioned on the basis of the total number of lots which may be created, that is 9.

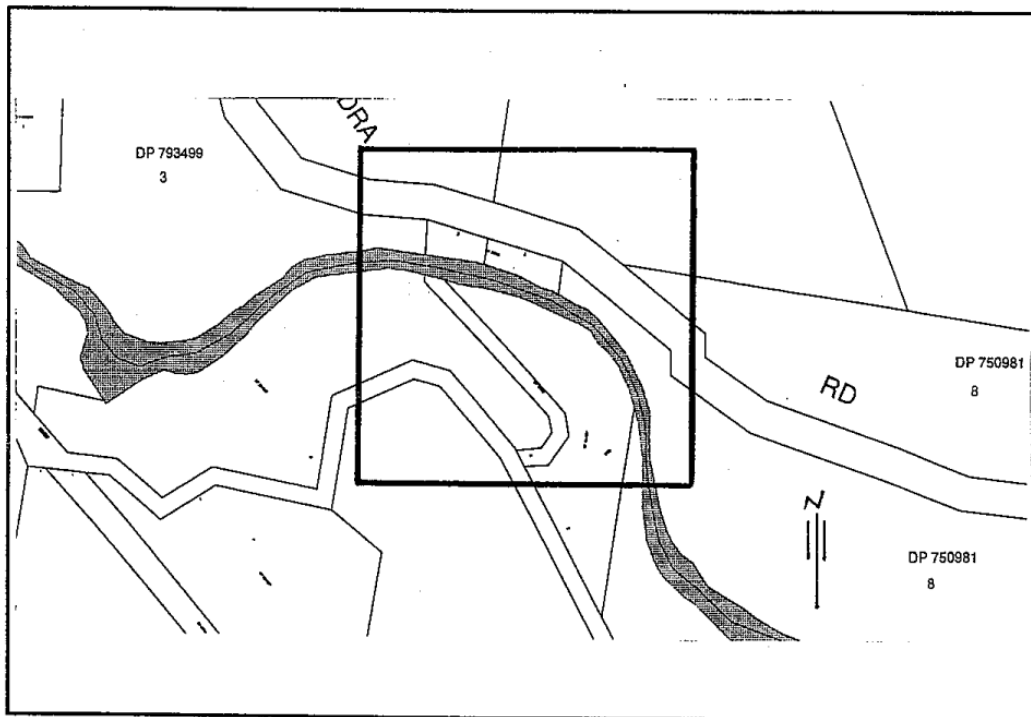


Figure 2.7
BUCKLEYS BRIDGE, GOOBARRAGANDRA

S94 Plan:Public Roads*Section Three***CONTRIBUTION FORMULAE AND RATES****3.1 CONTRIBUTION FORMULAE**

The calculation of contributions for road works in each area covered by the plan is based on a charge for each allotment created in a subdivision. Where allotments already exist and rural residential or rural small holding dwellings are yet to be approved on allotments created for such purpose and no contribution was required at the subdivision stage, a charge will be levied for each dwelling approved.

The determination of the contribution required is based on the total cost of road works required to serve the precinct in which the allotment falls divided by the number of allotments, or dwellings, that contribute to the need for the road works. This cost varies for each area, since the parameters are different in each case. In each assessment area a number of precincts can exist which can affect the contributions required for a particular allotment, depending on the traffic catchment determined for each road.

The Council also needs to recover costs for the administration of the Contributions Plan for roadworks, including management of the funds received from contributions.

The basic formula for determining the cost to be levied for roads in each area under the Plan takes the following form:

$$C = W/L \times A$$

Where:

- C Road contributions per lot for development in precinct.
- W Cost of works for roads in the locality available for use by the population in the precinct, after apportionment.
- L Number of potential lots in the precinct which would contribute to the need for road works available for use by residents in the area.
- A Contribution towards Consultants cost (\$10,500) of preparing the Plan: 3.0% (1.03) of the contribution payable,

S94 Plan:Public Roads**3.2 CONTRIBUTION RATES**

In each area to which this Plan applies, a contribution rate has been assessed based on the precinct(s), where road works are required to serve the needs of potential residential allotments in that precinct(s). This, in some cases, may involve a pro-rata contribution for work to be carried out, or already carried out, on roads designed to serve more than one precinct. Section 94 contributions, based on the formula set out in Section 3.1, have been calculated for each Benefit Area.

3.2.1 Tumut and Surrounds

This Benefit Area has been divided into three precincts

- Tumut Plains Road/East Street;
- Boundary Road; and
- Boonderoo Road.

Precinct1: Tumut Plains Road/East Street:

This precinct has a development potential of 160 allotments. It includes the following road works: East Street, Tumut Plains Road, Bundara Crescent, Coolabah Road and Un-Named Road. The total cost of these works is estimated at \$1,829,630. Contributions are calculated as follows:

$$C = W/L \times A$$

$$\$1,829,630/160 \times 1.03 = \$11,778$$

Precinct 2: Boonderoo Road:

This precinct has a development potential of 25 allotments. Road works comprise the upgrading of Boonderoo Road to a rural standard. Contributions are calculated as follows:

$$C = W/L \times A$$

$$\$66,929/25 \times 1.03 = \$2,757$$

Precinct 3: Boundary Road

This precinct has a development potential of 42 allotments. Road works comprise the kerbing and guttering of one side of Boundary Road, together with stormwater drainage. Contributions are calculated as follows:

$$C = W/L \times A$$

$$\$432,000/42 \times 1.03 = \$10,594$$

The costs and contribution rates for each road are summarised in Table 3.1.

S94 Plan:Public Roads

Table 3.1

Precinct/Road Project	W	L	A	C
1. Tumut Plains Rd/East Street	\$1,829,630	160	1.03	\$11,778
2. Boundary Road	\$432,000	42	1.03	\$10,594
3. Boonderoo Road	\$66,929	25	1.03	\$2,757

3.2.2 Morgans Reserve Road

For this area the whole of the 1(c) zone has been considered to be a single precinct. The roads in the precinct, involving upgrading costs from development in the precinct, are:

- Morgans Reserve Road,
- Quilty's Lane, and
- Mundongo Road.

Precinct 1: Inside Catchment:

The cost of the Morgans Road roadworks (W) amounts to \$744,508. The potential number of blocks within the precinct is 148. Therefore the contributions per block for Precinct 1 is:

$$C = W/L \times A$$

$$= \$744,508/148 \times 1.03 = \$5,181$$

Precinct 2: Outside Catchment:

The costs for road works (W) on Lacmalac Road west of the intersection of Lacmalac Road with Mundongo Road results from traffic from the catchment outside the precinct, east of Mundongo Road, as well as from the potential blocks within the precinct. The equivalent allotments for Precinct 2, outside of Precinct 1, which contribute to the Lacmalac Road works is estimated to be 100.

Combined with the traffic from within the precinct, the total number of blocks contributing to the cost of the works on Lacmalac Road totals 248 (A). The contribution (C) per lot in precinct 2 for road works on Lacmalac Road is therefore-

$$C = W/L \times A$$

$$= \$332,184/248 \times 1.03 = \$1,380$$

Combined Precincts:

Therefore the total contribution per allotment in the 1(c) zone for road works in the area is:

$$C = C_1 + C_2$$

$$= \$5,181 + \$1,380 = \$6,561$$

S94 Plan:Public Roads

The costs and contribution rates for each precinct are summarised in Table 3.2.

Table 3.2

MORGANS ROAD RESERVE AREA CONTRIBUTION RATES

Precinct/Road Project	W	L	A	C
1. Inside Catchment	\$744,508	148	1.03	\$5,181
2. Outside Catchment	\$332,184	248	1.03	\$1,380
Total				\$6,561

3.2.3 Alta Villa Road Area

For this area the 1(c) zone contributes to the work needed for upgrading of Alta Villa Road and proportionally to the work needed on Forest Road which serves a wider catchment.

Precinct 1: Alta Villa Road:

The number of potential allotments in the 1(c) area is 23. There are an estimated three other allotments already served by Altavilla Road making the number of potential blocks to use that Road (L) to be 26. The cost of upgrading Altavilla Road (W) is estimated to be \$65,000. On this basis the contribution per lot (C) in the 1(c) area for Alta Villa Road is therefore:

$$\begin{aligned} C &= W/L \times A \\ &= \$65,000/26 \times 1.03 = \$2,575 \end{aligned}$$

Precinct 2: Forest Road:

The number of equivalent blocks estimated to be using Forest Road from the catchment south of Altavilla Road is 50. Therefore the number of potential dwellings (L) generating a demand on Forest Road is estimated to be 76. The cost of road works for upgrading Forest Road (W) is \$217,636. Therefore the contribution per block (C) in the 1(c) area for Forest Road is calculated as follows:

$$\begin{aligned} C_2 &= W/L \times A \\ &= \$217,636/76 \times 1.03 = \$2,950 \end{aligned}$$

Combined Precincts:

The total contribution per block for the Altavilla 1(c) area is therefore -

$$\begin{aligned} C &= C_1 + C_2 \\ &= \$2,575 + \$2,950 = \$5,525 \end{aligned}$$

The costs and contribution rates for each precinct are summarised in Table 3.3.

S94 Plan:Public Roads

Table 3.3

ALTA VILLA ROAD AREA CONTRIBUTION RATES

Precinct/Road Project	W _m	L _m	A	C _m
1. Alta Villa Road	\$65,000	26	1.03	\$2,575
2. Forest Road	\$217,636	76	1.03	\$2,950
Total				\$5,525

3.2.4 Keenans Road Area

For this area there is a use generated for Keenans Road from a catchment east of Forest Road which has access to Keenans Road (Figure 2.4). The catchment has an estimated demand from an equivalent of 40 dwellings in the catchment. There is a potential increase in usage from the 1(c) area at the end of Keenans Road from 46 blocks.. Therefore the total dwellings (L) generating demand on Keenans Road is projected to be 86 dwellings.

The cost of roadworks (W) proposed for road upgrading from the corner of Forest Road/Keenans Road to the 1(c) area is \$315,000. The contributions per lot for this area is calculated as follows:

$$C = W/L \times A$$

$$= \$215,427/86 \times 1.03 = \$2,580$$

3.2.5 Booral Avenue Area

The cost of the roadworks is \$176,000 for the 220 m constructed. The contribution per metre is calculated as follows:

$$\$176,000/220\text{m} \times 1.015 = \$812$$

Only the western side is to be developed, so the contribution is to be based on $\frac{1}{2}$ cost i.e. \$406/m

3.2.6 Buckley Bridge

The formula is $\frac{1}{27}$ of the total cost of the bridge (29,800) multiplied by 1.015 for administration expenses: $\frac{1}{27} \times \frac{29,800}{1} \times 1.03 = \$1137/\text{lot}$

3.2.7 Contributions Summary

The contributions for the six benefit Areas are included in Table 3.4.

S94 Plan:Public Roads

Table 3.4

PUBLIC ROADS CONTRIBUTIONS: SUMMARY

Benefit Area	Precinct / Road Project	Amount
1. Tumut and Surrounds	1: Tumut Plains/East St 2: Boundary Road 3: Boonderoo Road	\$11,778 \$10,594 \$2,757
2. Morgans Reserve Road	1: Inside Catchment 2: Outside Catchment 3: Total	\$5,181 \$1,380 \$6,561
3. Alta Villa Road	1: Alta Villa Road 2: Forest Road 3: Total	\$2,575 \$2,950 \$5,525
4. Keenans Road	1: Keenans Road	\$2,580
5. Booral Avenue	1: Booral Avenue	\$59,885
6. Buckleys Bridge	1: Buckleys Bridge	\$1,137

3.3 INDEXATION

Contribution rates are indexed on an annual basis (December to December), using the Implicit Price Deflator (IPD): 'Gross Fixed Capital Expenditure: Private Non Dwelling Construction'. These figures are produced by the Australian Bureau of Statistics in its publication No. 5206, Table 60 (National Income, Expenditure and Production).

3.4 FINANCIAL ARRANGEMENTS

The arrangements, and accountability, for management of funds collected for roads under this Plan are set out in Council's Section 94 Contributions Plan: Management.

3.5 REVIEW AND RIGHTS OF APPEAL

The Council will keep the plan under constant review with an annual assessment of the road works costs and demand to ensure that the objectives of the plan are being achieved and its strategy for the provision of roads is effective. The procedures for this review are outlined in Council's Section 94 Contributions Plan: Management.

East-Tumut PI-SMH

SECTION 94**FOR TUMUT PLAINS ROAD/EAST STREET, TUMUT**

THIS INCLUDES THE POTENTIAL NUMBER OF ALLOTMENTS FROM THE 2(a) PLANNING AREA FRONTING BUNDARRA CRES.

STREET NAME	FROM	TO	LENGTH	UPGRADE COST PER METRE	UPGRADE COST (W _{rp})	Guessed apportionment to Sec 94	Apportioned Cost	CONSTRUCTION STANDARD	
Tumut Plains Road	SH4	Bundara Cres	480	\$ 1,000	\$ 480,000	75%	\$ 360,000.00	13m wide K & G on both sides+Storm water drainage	
Tumut Plains Road	Bundara Cres	East St	470	\$ 500	\$ 235,000	75%	\$ 176,250.00	Rural (Elimated AADT=500 - 1000, Lane Width=3m, Shoulder=1m, Shoulder Sealing=0.5m	
Bundara Crescent	Tumut Plains Rd	Coolabah Rd	280	\$ 800	\$ 224,000	98%	\$ 219,520.00	K & G on one side+Storm water drainage	
Bundara Crescent	Coolabah Rd	Un Named Rd 1	200	\$ 800	\$ 160,000	98%	\$ 156,800.00	K & G on one side+Storm water drainage	
Bundara Crescent	Un Named Rd	SH4	200	\$ 800	\$ 160,000	98%	\$ 156,800.00	K & G on one side+Storm water drainage	
Coolabah Road	Bundara Cres	East St	430	\$ 300	\$ 129,000	98%	\$ 126,420.00	Rural	
Un Named Rd	Bundara Cres	3 Way Intersection	420	\$ 300	\$ 126,000	98%	\$ 123,480.00	Rural	
Currawong Rd	Un Named Rd	East St	120	\$ 300	\$ 36,000	98%	\$ 35,280.00	Rural	
Currawong Rd	Un Named Rd	SH4	220	\$ 300	\$ 66,000	98%	\$ 64,680.00	Rural	
East Street	Tumut Plains Rd	Nth to un-named Rd	120	\$ 300	\$ 36,000	90%	\$ 32,400.00	Rural	
East Street	Tumut Plains Rd	Coolabah Rd	170	\$ 300	\$ 51,000	90%	\$ 45,900.00	Rural	
East Street	Coolabah Rd	Un Named Rd	480	\$ 300	\$ 144,000	90%	\$ 129,600.00	Rural	
East Street	Currawong Rd	SH4	750	\$ 300	\$ 225,000	90%	\$ 202,500.00	Rural	
					Wrp (TOTAL)	Total Cost =	\$ 1,829,530.00	Arp	Crp = Avg%Apport x Wrp/Arp
					\$ 2,072,000	Average % apportioned	88%	160	\$ 11,778

Construction priority

Streets in order of priority	Total Construction cost	% required before commencement	timespan for construction	Estimated year of const	
East Street	\$ 410,400.00	90%	8	2005	Road has already been built therefore Council is looking to recoup it money 1st
Tumut Plains Road	\$ 536,250.00	40%	5	2009	
Bundara Crescent	\$ 533,120.00	40%	5	2014	
Currawong Rd	\$ 99,960.00	40%	1	2015	
Coolabah Road	\$ 126,420.00	40%	1	2016	
Un Named Rd	\$ 123,480.00	40%	1	2017	

Boonderoo Rd

SECTION 94
FOR BOONDEROO ROAD, TUMUT

LENGTH	UPGRADE COST PER METRE	TOTAL UPGRADE COST OF ROAD	Percentage Apportionment to Section 94 lots	APPORIONED UPGRADE COST (W _{sp})	NUMBER OF POTENTIAL ALLOTOMENTS (A _{sp})	ROAD CONTRIBUTIONS PER ALLOTMENT (C _{sp})	CONSTRUCTION STANDARD
821	\$ 300	\$ 246,300	27%	\$ 66,929.35	25	\$ 2,757	Rural

Apportionment of cost of works required on Boonderoo Road (SH4 to Currawong Road), between the Section 94 plan allotments and the existing road usage

Potential No of movements per property day = 4

Total AADT for Boonderoo road from Section 94 users only = Arp x Potential No of movements per property day
= 100

Apportionment of cost to Section 94 users =
$$\frac{\text{Total AADT for Boonderoo road from Section 94 users}}{\text{Total AADT for Boonderoo road from Section 94 users + Current AADT for Boonderoo Road}}$$

= 27%

Traffic Count Data			
NAME	LOCATION	DATE	AADT
BOONDEROO RD	NEAR SH4	Feb-88	268

Boundary Rd

FOR BOUNDARY ROAD, TUMUT

THIS INCLUDES THE POTENTIAL NUMBER OF ALLOTMENTS FROM THE
2(a) PLANNING AREA

LENG TH	UPGRA DE COST	UPGRADE COST (W _{rp})	NUMBER OF POTENTIAL	ROAD CONTRIBUTI ONS PER	CONSTRUCTION STANDARD
540	\$ 800	\$432,000	42	\$ 10,594	K & G on one side+Storm water draina

Programme for construction

Assume the development of 4 allotments per annum
Construction can proceed when 80% of the funds required to undertake the works are collected
Therefore the estimated year in which construction will proceed is when Council have received
Const threshold = 80% x W_{rp}
= \$ 345,600

imated that this will occur in = Const threshold / (C_{rp} x 4)
= 8 years
or in the year AD 2005

Section 94 Calculations for Morgan's Reserve Area			
Updated Traffic figures: counts 4/8 to 22/8/95			
Road Costs: (Inside Catchment)			
Morgans Reserve Road	\$ 211,000	Done in 1992	
Mundongo Road	\$ 320,000	Future, whole Road	
Quilty's Lane	\$ 160,000	Future, whole road	
Lowthers Lane	\$ 200,000	Future, 1km	
Cloverdale road	\$ 100,000	Future, 600m	
	\$ 991,000		
Potential Traffic Counts	592	4 movements per day	
	0.751	on Morgan's Reserve Rd	
	\$ 744,508		
Road Costs: (Outside Catchment)			
Lacmalac Road 3.5km	\$ 560,000	Future, Based on Stbn 3.5km*8 @\$20	
Traffic Counts on Lacmalac Rd	406	1995, calculated from count west of Mundongo Rd	
Traffic Counts on Morgan's Reserve	196	1995, north of Lacmalac Intersection	
Potential Traffic Counts	592	4 movements per day	
Proportion of Traffic Related to Dev't	0.593	on Lacmalac Rd	
Proportional Cost	\$ 332,184	on Lacmalac Rd	
Number of Potential Blocks served (Tumut LEP Amendment No 8, July 1994), pages 11, 5.			
	148 blocks/houses (Inside Catchment)		
	248 blocks/houses (Outside Catchment)		
	3% Administrative Charge		
Therefore Cost Per Block is:	\$5,181 (inside catchment)		
	\$1,380 (outside catchment)		
Total Cost per Block:	\$6,561		

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Section 94 Calculations for AltaVilla Road Area					
Road Costs:					
Forest Rd	\$240,000	(blue)	From Keenan's rd Turnoff, 1200*8*\$25 (Stab'n)		
Existing traffic Count AADT	174	1989 Count, south of Altavilla Road Turnoff			
Development Count AADT	304	4 Movements per day			
Proportional Cost	\$152,636				
Altavilla Road	\$65,000	(yellow)	Future, Based on Stbn 600m*6 @\$18		
	\$217,636				
Number of Potential Blocks/houses served based on Area 50Ha/2.2Ha/house					
	23	Altavilla Rd blocks/houses			
	3	Altavilla Rd existing lots potentially served			
	50	Forest Rd potential lots			
Total equivalent lots:	76				
	3%	Administrative charge			
Therefore Cost Per Block is:	\$2,575	Altavilla Rd			
	\$2,950	Forest Rd			
	\$5,525	Total			

S94RURES.XLS ALTAVILLA (2)

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Section 94 Calculations for Keenan's Road Area					
Road Costs:					
	Keenan's Road		\$315,000	(pink)	Future, Based on 1800*7*\$25/m2
					Assumption: From Corner of
					Forest/Keenan's Rd
			\$315,000		
	Existing traffic Count AADT		159	1989, east of Batlow Tip turnoff	
	Development Count AADT		344	4 movements per day for each house	
	Proportional cost		\$ 215,427		
Number of Potential Blocks/houses served based on Area 128Ha/2.8Ha/house					
				40 blocks/houses along existing road	
				46 blocks/houses beyond the existing road	
	Total equivalent lots:		86		
			3%	Administrative Charge	
	Therefore Cost Per Block is:		\$2,580		

S94RURES.XLS KEENAN (2)

Document Set ID: 76524
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Attachment 4 - 20240926 - DRAFT - 7.12 Contributions Plan - Snowy Valleys Council

Section 7.12 Development Contributions Plan





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1.0 SUMMARY

1.1 BACKGROUND TO THE PLAN

This Development Contributions Plan (the Plan) has been prepared under Section 7.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

Section 7.12 under Subdivision 3 of Part 7 of the EP&A Act authorizes Snowy Valleys Council or an accredited certifier to impose a contribution on a development to fund the provision, extension or augmentation of public amenities or public services (or towards recouping the cost of their provision, extension or augmentation).

This Plan sets out where the contribution applies and how it is to be calculated. The Plan also indicates the infrastructure works that may be funded through developer contributions collected under the plan.

1.2 DEVELOPMENT SUBJECT TO A CONTRIBUTION

This Plan applies to any residential and non-residential development with a proposed cost of more than \$100,000 that is not otherwise subject to a Section 7.11 contribution, authorised by a Section 7.11 contributions plan adopted by Council.

1.3 LOCAL INFRASTRUCTURE NEEDS

A summary of the local infrastructure to be met by development is summarised below. Appendix A and B outlines the relationship of local infrastructure with the expected development in the plan.

1.4 CONTRIBUTION RATES

Table 1 outlines the applicable levies under the Plan.

Table 1: Section 7.12 Levy Rates

Proposed Cost of Carrying out the Development	Capped Contribution Rate
Up to and including \$1000,000	Nil
More than \$100,000 and up to and including \$200,000	0.5% of that cost
More than \$200,000	1% of that cost

1.5 DETERMINING THE CONTRIBUTION RATE

The total levy amount that is imposed on any individual development is calculated by multiplying the applicable contribution rate in Table 1 by the proposed cost of development.

For example:

- An addition to an existing building costing \$150,000 would pay a levy of \$750.
- A development of a new residential building costing \$400,000 would pay a levy of \$4000.



1.6 WORKS SCHEDULE

Contributions obtained by a levy under the Plan will be applied to the provision of public amenities or public services shown in Table 2. A detailed version of this schedule as well as corresponding maps identifying the location of each infrastructure item is provided in Appendix B and Appendix C.

Table 2: Works Schedule

Public Facility	Estimated Cost \$
Parking	1,400,000
Roads/Streetscapes	2,200,000
Open Space	3,750,000
Community Facilities	3,200,000
Total	11,000,000

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2.0 INTRODUCTION

2.1 LEGISLATIVE REQUIREMENTS

This Plan is made under Section 7.12 of the EP&A Act which allows council to impose, as a condition of development consent, a requirement that the applicant pay a levy of the percentage, authorized by a contributions plan, of the proposed cost of carrying out the development.

Where the consent authority is a council or an accredited certifier, such a contribution may be imposed on a development only if it is of a kind allowed by and determined in accordance with a contributions plan, such as this Plan.

This Plan has been prepared:

- *In accordance with the EP&A Act and Environmental Planning and Assessment Regulation 2021 (EP&A Regulation), and*
- *Having regard to the latest practice notes issued by the NSW Department of Planning and Environment.*

There are minimum requirements for Section 7.12 contributions plans set out in the EP&A Regulation. Each requirement and reference to the section or Part of this document that deals with that requirement are listed in Table 3.

Table 3: Legislative Requirements

Requirement	Section/Part
Purposes of the Plan	2.2
Land to which plan applies	2.6
The relationship or nexus between the expected development and the public amenities and public services that are required to meet the demands of that development	Appendix A
The formulas to be used for determining the contributions for different types of local infrastructures	3.1 and 0
The contribution rates for the anticipated types of development	3.1 and 0
Council's policy concerning the timing of the payment (including deferred or periodic payment) of monetary contributions	4.1 and 4.2
Maps showing the specific public amenities and services proposed to be provided by the council, supported by a works schedule that contains an estimate of their cost and staging	Appendix B and Appendix C
If the plan authorises monetary contributions paid for different purposes to be pooled and applied progressively for those purposes, the priorities for the expenditure of the contributions, particularized by reference to the works schedule.	5.3
In relation to the issue of a complying development certificate, the plan must provide that the payment of monetary contributions be made before the commencement of any building work or subdivision work authorized by the certificate.	4.5



2.2 PURPOSE OF THE PLAN

The primary purposes of the Plan are:

- To authorise the imposition of a condition on certain development consents and complying development certificates requiring the payment of a contribution pursuant to Section 7.12 of the EP&A Act, and
- To assist the Council to provide the appropriate public facilities which are required to maintain and enhance amenity and service delivery within the local government area.

2.3 NAME OF THE PLAN

The Plan is called the *Snowy Valleys Council Section 7.12 Development Contributions Plan 2024*.

2.4 COMMENCEMENT OF THE PLAN

The Plan comes into effect on the day on which notice of the Council's decision to approve the plan is published on the Council's website, or a later day specified in the notice.

2.5 DEFINITIONS USED IN THE PLAN

In the Plan, the following phrases have the following meanings:

- EP&A Act – *Environmental Planning and Assessment Act 1979*,
- EP&A Regulation – *Environmental Planning and Assessment Regulation 2021*,
- The Plan – *Snowy Valleys Council Section 7.12 Development Contributions Plan 2022, and*
- Council – *Snowy Valleys Council*

2.6 LAND TO WHICH THE PLAN APPLIES

This plan applies to all land within Snowy Valleys Council Local Government Area.

2.7 APPLICABLE DEVELOPMENT

This plan applies to all applications for development consent and complying development on the applicable land:

- Residential development (including alternations and additions greater than \$100,000)
- Non-residential development (including alterations and additions)

2.8 DEVELOPMENT EXEMPT FROM THE PLAN

Council may consider exemption on application for the following types of development:

- A dwelling house on a vacant allotment of land where a Section 7.11 contribution was imposed on that allotment under a development consent.
- Repair and/or replacement of development that has been impacted by natural disasters or unpreventable events such as fires, flooding, lightning, hail etc.
- Development triggered by a force majeure event.



-
- For the sole purpose of affordable housing where in Council's opinion there is a need for affordable housing in that area.
 - For the sole purpose of the adaptive reuse of an item of environmental heritage that is listed under Schedule 5 of an Environmental Planning Instrument or is on the State Heritage List.
 - Public amenities or public services listed in this plan or another contributions plan prepared under Section 7.13 of the EP&A Act
 - Any development excluded from paying a contribution by a Ministerial direction under Section 7.17 – 'Directions by Minister' of the EP&A Act.



3.0 HOW ARE CONTRIBUTIONS CALCULATED

3.1 SUMMARY OF RATES

Table 4 outlines the applicable levies under the Plan:

Table 4: Section 7.12 Levy Rates

When the proposed cost of carrying out the development is	Contribution rate
Up to and including \$100,000	Nil
More than \$100,000 and up to and including \$200,000	0.5% of that cost
More than \$200,000	1% of that cost

Council has adopted the capped contribution rate applied under the *Environmental Planning and Assessment Act 1979* and Regulation 2021.

3.2 CALCULATION OF MONETARY CONTRIBUTIONS

The levy will be determined on the basis of the rate as set out below. The levy will be calculated as follows:

$$\text{Levy Payable} = \text{Proposed Cost} \times \text{Levy Rate}$$

Where:

- *The levy rate refers to the applicable levy rate in Table 4 and*
- *Proposed cost refers to the proposed cost of the development.*

3.3 CALCULATING THE PROPOSED COST OF DEVELOPMENT

When a section 7.12 is required to be imposed under this Plan, the DA or CDC application must be accompanied by a cost estimate.

Clause 208 of the EP&A Regulation 2021 sets out the procedures for determining the proposed cost of the development.

A cost estimate must be prepared by a suitably qualified person¹ at the applicant's cost. Table 5 outlines the requirements for the estimate.

¹ A suitably qualified person is a builder who is licensed to undertake the proposed works, a registered architect, a qualified and accredited building designer, a registered quantity surveyor or a person who is licensed and has the relevant qualifications and proven experience in costing of development works at least to a similar scale and type as is proposed.

**Table 5: Requirements for cost estimates**

Cost/Threshold	Requirements
Development value up to and including \$100,000	A cost estimate must be provided by the applicant or a suitably qualified person and include the methodology used to calculate the cost
Development value greater than \$100,000 and less than \$1,000,000	A cost estimate must be prepared by a suitably qualified person and include the methodology used to calculate the cost.
Development value greater than or equal to \$1,000,000	A detailed cost report must be completed by a registered quantity surveyor.

Without limitation to the above, Council may review the valuation of works and may seek the services of an independent person to verify the costs. In these cases, all costs associated with obtaining such advice will be at the expense of the applicant and no construction certificate will be issued until such time that the levy has been paid in full.

3.4 ADJUSTING CONTRIBUTION RATES AT THE TIME OF PAYMENT

The *Environmental Planning and Assessment Regulation 2021* authorises council to adjust the proposed cost of development before the payment of the levy to reflect quarterly or annual variations to readily accessible index figures between the day on which the proposed cost was determined by the consent authority and the day by which the development levy must be paid.

Contributions required as a condition of consent under the provisions of the Plan will be indexed quarterly in accordance with movements in the Consumer Price Index; All Groups CPI; issued by the Australian Bureau of Statistics (ABS Series ID A2325806K).

The following formula for indexing contributions is to be used:

$$\text{Indexed Development cost (\$)} = \frac{\text{Original Cost} \times \text{Current CPI}}{\text{Base CPI}}$$

Where:

- *\$C* is the original contribution as set out in the consent
- *CP1* is the Consumer Price Index; All Groups CPI; Sydney at the time the consent was issued
- *CP2* is the Consumer Price Index; All Groups CPI; Sydney at the time of payment
- The indexed development cost is then utilised as an input into the development contribution formula:

$$\text{Levy Payable} = \text{Indexed Development Cost} \times \text{Levy Rate}$$

Where:

- The levy rate refers to the applicable levy rate in Table 4.



3.5 SECTION 7.12 STANDARD CONDITIONS

Where a contribution is payable, the consent authority will include a condition in the consent or complying development certificate specifying the contribution payable.

The terms of a condition requiring a section 7.12 levy are as follows:

3.5.1 Development Consents – Section 7.12 Development Contribution

In accordance with Section 4.17(1) of the Environmental Planning and Assessment Act 1979 and the Snowy Valleys Council Section 7.12 Development Contributions Plan (the Plan), a monetary contribution of \$[INSERT FIGURE] shall be paid to Council for the purposes of the provision, extension or augmentation of transport and social infrastructure.

Note: *The amount will be indexed in accordance with this plan or any subsequent plan adopted by Council at the time of payment.*

Reason: *To ensure compliance with Council's adopted Section 7.12 Policy for the purposes of the provision, extension and augmentation of transport and social infrastructure.*

3.5.2 Complying Development Certificates – Section 7.12 Development Contribution

In accordance with Section 4.28(6) of the Environmental Planning and Assessment Act 1979 and the Snowy Valleys Council Section 7.12 Development Contributions Plan (the Plan), a monetary contribution of \$[INSERT FIGURE] shall be paid to Council for the purposes of the provision, extension or augmentation of transport and social infrastructure.

Note: *The amount will be indexed in accordance with this plan or any subsequent plan adopted by Council at the time of payment.*

Reason: *To ensure compliance with Council's adopted Section 7.12 Policy for the purposes of the provision, extension and augmentation of transport and social infrastructure.*



4.0 HOW AND WHEN CAN A CONTRIBUTION REQUIREMENT BE SETTLED

4.1 TIMING OF PAYMENTS

A contribution is to be paid in accordance with the time specified in the condition that imposes the condition. Council will generally provide for payment at the following times:

- Development involving subdivision - prior to the release of the first subdivision certificate (linen plan) or strata certificate.
- Development that requires the issuing of a construction certificate - prior to the release of the first construction certificate.
- Development authorised under a CDC, the contributions are to be paid prior to any work authorised by the certificate commences, as required by Section 156 of the EP&A Regulation.
- Other development not requiring the issuing of a CDC or construction certificate – prior to the issuing of the first occupation certificate or commencement of the use, whichever occurs first.

4.2 POLICY ON DEFERRED PAYMENT

Council may accept the deferred or periodic payment of part or all of a monetary contribution required under this plan if the applicant, or any other person entitled to act upon the relevant consent, makes a written request and can satisfy the Council that non-compliance with the payment provisions is justified.

Acceptance of any request for deferred or periodic payment is entirely at the discretion of the Council. Generally, deferred or periodic payments will only be accepted in exceptional circumstances and will be assessed on a case-by-case basis. Deferred or periodic payments related to contributions imposed on a CDC will not be allowed.

Deferred or periodic payments related to contributions imposed on a DA may be permitted in any one or more of the following circumstances:

- Compliance with the standard payment terms described in section 4.1 of this plan is unreasonable or unnecessary in the circumstances of the case.
- Deferred or periodic payment of the contribution will not prejudice the timing or the manner of the provision of public facilities included in the works program.
- There are other circumstances justifying the deferred or periodic payment of the contribution.

If Council does decide to accept deferred or periodic payment, the payment may be deferred for a period not exceeding 12 months from the date payment is due.

Council will require the applicant to provide a bank guarantee² for the full amount of the contribution or the outstanding balance on the condition that:

- If the applicant has not entered an agreement with Council, the bank guarantee includes an additional amount equal to 10 percent of the full contribution or outstanding amount,
- the bank guarantee provides that the bank must pay the guaranteed sum on demand by the Council without reference to the applicant or landowner or other person who provided

² Bank guarantee means an irrevocable and unconditional undertaking without any expiry or end date in favour of Council to pay an amount or amounts of money to Council on demand issued by an Australian bank, non-bank financial institution or insurance company subject to prudential supervision by the Australian Prudential Regulatory Authority and which as a credit rate of 'A' or above (as assessed by Standard and Poors) or 'A2' or above (as assessed by Moody's Investors Service) or 'A' or above (as assessed by FitchRatings).



- the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development.
- the bank obligations are discharged when payment to the Council is made in accordance with this guarantee or when Council notifies the bank or financial institution in writing that the guarantee is no longer required, and
 - Where the bank guarantee contains an end date, the developer agrees that the Council is free to call on the guarantee in respect of the outstanding balance of the development contribution as indexed if the development contribution has not been paid 14 days prior to the end date.

Council is also entitled to claim any charges associated with establishing or operating the bank security. The applicant is to be provided with the details of any such expenses.

4.3 CONTRIBUTIONS 'IN-KIND' AND MATERIAL PUBLIC BENEFITS

Developers may choose to provide, subject to the agreement of the Council, one or more infrastructure items identified in this plan as works-in-kind or provide another type of material public benefit (MPB) as means of satisfying development contributions required under the plan.

4.3.1 Offers made prior to the imposition of a Section 7.12 condition

An application for a consent to carry out development to which this Plan applies may request that any consent granted to the development is made subject to a condition that the applicant carries out work or provides another MPB that would satisfy the requirements of this plan in relation to the development.

The applicant's request:

- May be contained in the relevant DA; or
- May constitute an offer to enter into a Works-In-Kind or Voluntary Planning Agreement relating to the development accompanied by the draft agreement.

Council will consider the request as part of its assessment of the DA and if the Council decides to grant consent to the development and agrees to a request made in the relevant DA, it may impose a condition under section 4.17 of the EP&A Act requiring the works to be carried out or the MPB to be provided.

If the applicant makes an offer to enter into a Voluntary Planning Agreement, the Council will, if it proposes to enter into the agreement, publicly notify the draft agreement and an explanatory note relating to the draft agreement together with the DA in accordance with the requirements of the EP&A Act.

If the Council decides to grant consent to the development and agrees to enter into the planning agreement, it may impose a condition under Section 7.7 of the EP&A Act requiring the agreement to be entered into and performed.

It is Council's preference that voluntary planning agreements that it enters into be registered on the property title.

4.3.2 Offers of MPB made after the imposition of a condition

The Council may accept an offer made in writing to the Council that provides for:

- an MPB (other than the dedication of land or the payment of a monetary contribution) in part or full satisfaction of a condition already imposed requiring the payment of a monetary contribution; or



- the dedication of land free of cost towards the provision of public amenities and public services to meet the demands of the development.

Council will only consider offers of this type where the proposed work or dedication of land is contained in the works schedule included in this plan (i.e. a works-in-kind offer).

Where the Council accepts such an offer, it is not necessary for the consent to be amended under section 4.55 of the EP&A Act.

4.3.3 Matters to be considered by Council

In addition to any matters identified in sections 4.3.1 and 4.3.2 of this plan, Council will consider the following matters in deciding whether to accept an offer of MPB:

- the requirements contained in any material public benefits or any works-in-kind policy that the Council has adopted; and
- the standard and timing of delivery of, and security arrangements applying to, the works the subject of the offer are to Council's satisfaction; and
- the conditions applying to the transfer of the asset to the Council are to Council's satisfaction; and
- the provision of the material public benefit will not unduly prejudice the timing or the manner of the provision of public amenities and public services included in the works program.

Where the offer relates to works-in-kind, the offer shall be subject to any works-in-kind policy adopted by the Council at that time.

Where the offer is made in accordance with section 4.3.2 and relates to a MPB that is not a works-in-kind proposal Council will consider the following additional matters:

- the overall benefit of the proposal; and
- whether the works schedule included this plan would require amendment; and
- the financial implications for cash flow and the continued implementation of the works schedule included in this plan (including whether Council would need make up for any shortfall in contributions by its acceptance of the offer); and
- the implications of funding the recurrent cost of the facility(s) the subject of the offer.

The acceptance of any offer of works-in-kind or other MPBs is entirely at Council's discretion.

If it accepts an offer, the Council will require the applicant to enter into a written agreement for the provision of the works prior to the commencement of works or the development. If the offer is made by way of a draft planning agreement under the EP&A Act, Council will require the agreement to be entered into and performed via a condition in the development consent.

Works-in-kind and MPB agreements shall be made between the Council and the developer and (if the developer is not the land owner) the land owner.

Agreements shall specify (as a minimum) the works the subject of the offer, the value of those works, the relationship between those works and this plan, the program for delivering the works. Planning agreements shall address the matters included in the EP&A Act and EP&A Regulation.

4.3.4 Valuation of works in-kind and other MPB

The value of works offered as works-in-kind is the attributable cost of the works (or a proportion of the attributable cost if the offer involves providing only part of a work) indexed in accordance with the provisions of this plan.



The attributable cost of works will be used in the calculation of the value of any offset of monetary contributions required under this plan.

The value of any other kind of MPB, including the value of land, will be determined by a process agreed to between the Council and the applicant making the offer at the time the DA is being prepared.

4.3.5 Provision of works in-kind and other MPBs in excess of contribution requirements

It is at Council's discretion whether it will accept from a developer the provision of works-in-kind (which is the attributable cost of the works indexed in accordance with the provisions of this plan) or other MPBs where the value of the works exceeds the value of development contributions required by conditions of consent.

Where Council does agree to accept works with a value greater than the contributions required, Council will hold the 'surplus value' of the works as a credit in favour of the developer and will apply this credit against future development contribution requirements.

4.4 PLANNING AGREEMENTS

A planning agreement is an alternative to the imposition of conditions under 7.12. A planning agreement between the Council and applicant for works in kind, material public benefit, dedication of land and/or deferred payment arrangement can occur in lieu of the payment of Section 7.12 contributions.

A planning agreement cannot exclude the application of Section 7.12 contributions in respect of development unless the consent authority for the development is a party to the agreement.

The requirements for planning agreements are detailed in the EP&A Act under Section 7.4.

4.5 OBLIGATIONS OF ACCREDITED CERTIFIERS

In accordance with clause 156 of the *Environmental Planning and Assessment Regulation 2021*, a CDC must be issued with conditions to pay the section 7.12 levy and the levy must be paid before any works are commenced. As a precondition to authorising works the certifier must ensure levies have been fully paid and copies of such receipts must be included with copies of the certified plans provided to Council. Failure to follow this procedure may render the CDC invalid.

In accordance with clause 20 and section 67 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*, a certifier must be satisfied that any preconditions required by a development consent have been met this includes ensuring the payment of a section 7.12 contribution before building work is carried out.

The only exceptions to the requirement are where a works in kind, material public benefit, dedication of land or deferred payment arrangement has been agreed by Council. In such cases, Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.



5.0 OTHER ADMINISTRATION MATTERS

5.1 AMENDMENT OF THE CONTRIBUTION PLAN WITHOUT EXHIBITION

Pursuant to Clause 215(5) of the *Environmental Planning and Assessment Regulation 2021*, Council may make certain minor adjustments or amendments to the Plan without prior public exhibition and adoption by Council. Minor adjustments could include minor typographical corrections and the omission of details of works that have been completed.

5.2 RELATIONSHIP WITH OTHER CONTRIBUTIONS PLANS

In accordance with Section 7.12(2) of the EP&A Act, a Section 7.12 development contribution cannot be imposed by this Plan on the same development consent which a contribution is imposed under a Section 7.11 development contributions plan.

5.3 POOLING OF CONTRIBUTIONS

In accordance with Section 7.3 of the EP&A Act, the Plan expressly authorises monetary 7.12 contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes. The priorities for the expenditure of the levies are shown in Appendix B.

5.4 SAVINGS AND TRANSITIONAL ARRANGEMENTS

A development application which has been submitted prior to the adoption of the Plan but not determined shall be determined in accordance with the provisions of the Plan which applied at the date of determination of the application.

5.5 HISTORY TABLE

Date	Action	Name	Policy Number	Resolution Date	Resolution Number
	Superseded	Section 94 – Contribution Plan - Parks & Recreation 2005-2015 (Former Tumut Shire Council)	3.60 v2.0	24/05/2005	311/05
	Superseded	Section 94 – Contribution Plan - Management (Former Tumut Shire Council)	RP.20 v1.1	28/08/2012	607/12
17/10/2024	Presented Council adoption to for	SVC Section 7.12 Development Contributions Plan	SVC-RP-STY-012-01		

APPENDIX A – ANTICIPATED DEVELOPMENT

This appendix describes development anticipated in the Snowy Valleys LGA. This is a key indicator of development-generated infrastructure demand and cost. This informs the infrastructure that is funded under the Plan.

The New South Wales Department of Planning Housing and Infrastructure has identified via its housing projections that that Snowy Valleys Council is expected to have a marginally negative / flat growth over the proceeding 18 years forecast to 2041, with much of the population decline having already occurred between 2001 and 2023. Snowy Valleys LGA will further decline from 14,348 in 2021 to 14,279 by 2041 with annualised decline of 0.02%.

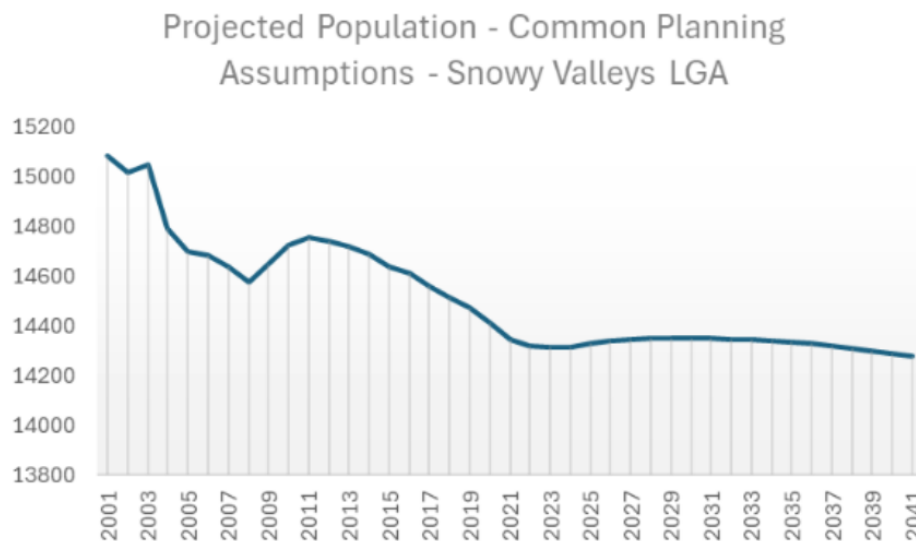


Figure 1: New South Wales Department of Planning, Infrastructure and Housing - CPA Population and Growth Assumptions 2001-2041.

Despite the population projections identified in figure 1, Council must take into account other factors which are not considered as part of the assumptions to ensure that appropriate facilities and infrastructure is provided for growth within the community.

These factors include:

- Increased transient workforces which place additional demands on Council's infrastructure. Recent examples include growth in the renewable energy sector which is placing upward pressure on local infrastructure whereby contract workforces are inflating local population rates beyond what can be considered in the population projections.
- Contractors and subcontractors associated with major projects within the renewable energy sector will continue to flow into the Local Government Area placing additional demands on Council's existing facilities. Whilst this is considered to be temporary in the short to medium term, demands are still placed on Council's social and transport infrastructure and it is likely that a portion of these contract jobs will be required into the future to service and maintain infrastructure which is being developed.
- Shifts in localised demographics leading to migration of local populations away from traditional larger agricultural holdings seeking to down size to large lot residential



holdings or resettling into towns and villages placing higher demands on town services.

- Growth in regional tourism creating higher utilisation rates on town facilities, parks, tracks and trails. Council through a number of initiatives is seeking to increase visitation to the region, leveraging local events, attractions and festivals. Increasing visitation places a higher demand on local services.
- Towns and villages within the local government area are experiencing difficulty in increasing available land supply due to land banking, zoning issues and localised natural hazard constraints. Council will be seeking to undertake a residential housing strategy in 2025/2026 to identify additional land opportunity and support opportunity for shifting populations to the regions. Growth projections do not take into account future changes to Council's environmental planning policy settings which can trigger growth within its towns and villages; and
- Council's ability to provide a level of infrastructure, facilities and services that align with community expectations. This includes the need for the embellishment of existing recreation facilities, refurbishment of facilities and improvement of accessibility for pedestrians and motorists within the towns and villages to improve both social and transport infrastructure.

Despite the population projections provided by the Department, Council should continue to plan to ensure that local infrastructure is delivered for the community in response to development which is occurring throughout the local government area.

The introduction of a section 7.12 development contributions plan despite the population projections identified by the Department is the appropriate mechanism to provide this infrastructure over the proceeding 5 to 10 year period.

In the case where development contributions fall short of the amounts identified within this plan to deliver the prescribed infrastructure within the required period, Council will consider including these items in its advocacy plan to the State and Federal Governments for funding opportunities.

APPENDIX B – INFRASTRUCTURE SCHEDULES

The infrastructure requirements are informed by:

- Local Strategic Planning Statement (LSPS) 2020,
- Tracks and Trails Master Plan 2023
- Tumut Town Centre Traffic Study 2023.
- Open Space and Parks Asset Management Plan 2024
- Non - Specialised Buildings Asset Management Plan 2024
- Specialised Buildings Asset Management Plan 2024
- Transport Asset Management Plan 2024
- Stormwater Asset Management Plan 2024

B.1: Initial Tranche of Works (carried over works) from previous plans

ID	Category	Description	Total Cost \$
001	Facilities	Batlow Pool Accessibility Upgrades	30,000
002	Open Space	Bottlebrush Avenue Tumut Embellishments	150,000
003	Open Space	Pioneer Park Embellishments	150,000
004	Open Space	Tracks and Trails Accessibility Tumut	60,000
005	Parking	Parking and Pedestrian Improvements Tumut	25,000
006	Roads	Roads Upgrades Cost Recovery	142,541.71

B.2: Future Works

Future works to be funded by the S7.12 Plan will be informed by detailed planning as required but may include road, parking, open space / recreation and community facility works. Some of the potential infrastructure for delivery are identified below.

TUMUT

ID	Category	Description	Total Cost \$
007	Carpark	Fitzroy Street, Kerb and Gutter, formalization of carpark along Fitzroy Street Park	700,000
008	Carpark	Upgrade of Tumut Pool Car Park	150,000
009	Carpark	Bull Paddock Formalisation of Parking including landscaping	400,000
0010	Open Space	Construction of boardwalk to remove Riverwalk from roadway including upgrade of adjacent car park	600,000
0011	Footpath /Roads	Upgrade of Riverwalk to a shared pathway	600,000
0012	Building	Junction Park - Upgrade of amenities	400,000
0013	Roads	Roundabout at Wynyard / Fitzroy St Intersection	450,000

**TUMBARUMBA**

ID	Category	Description	Total Cost \$
0014	Open Space	Sports ground - Picket Fence around Tumbarumba Sportsground and external fencing	450,000
0015	Open Space	Sports ground - Replacement boundary fencing on Western side	150,000
0016	Open Space	Bicentennial Park – Development of a masterplan and associated works	50,000
0017	Open Space	Sports ground – Water Connection to showground tanks	150,000
0018	Open Space	Rotary Park – Upgrade of park including shelters	150,000

ADELONG

ID	Category	Description	Total Cost \$
0017	Open Space	Adelong Creek Walk Landscaping Embellishment	50,000
0018	Road / Streetscape	Upgrade of main street streetscape	1,500,000
0019	Building	Memorial Park – Upgrade amenities	400,000
0020	Open Space	Showground – Resurfacing of drainage sports ground	400,000
0021	Building	Adelong Falls – Upgrade amenities	400,000
0022	Open Space	Apex Park – Upgrade playground and landscaping	150,000
0023	Car Park	Memorial Park – Sealing of carpark	50,000

KHANCOBAN

ID	Category	Description	Total Cost \$
0024	Playground	Khancoban Hall Play ground Embellishments	300,000
0025	Building	Khancoban Enhancements	400,000
0026	Amenities	Boat Ramp – Replacement of amenities	500,000
0027	Open Space	Boat Ramp – Upgrade Picnic Facilities, landscaping, playground	250,000
0028	Open Space	Upgrade landscaping at carpark	100,000

BATLOW

ID	Category	Description	Total Cost \$
0029	Open Space	Showground - Pump Track	300,000
0030	Open Space	Showground - Skate Park Renewal	400,000
0031	Swimming Pool	Pool - Replacement of Disabled Access	200,000

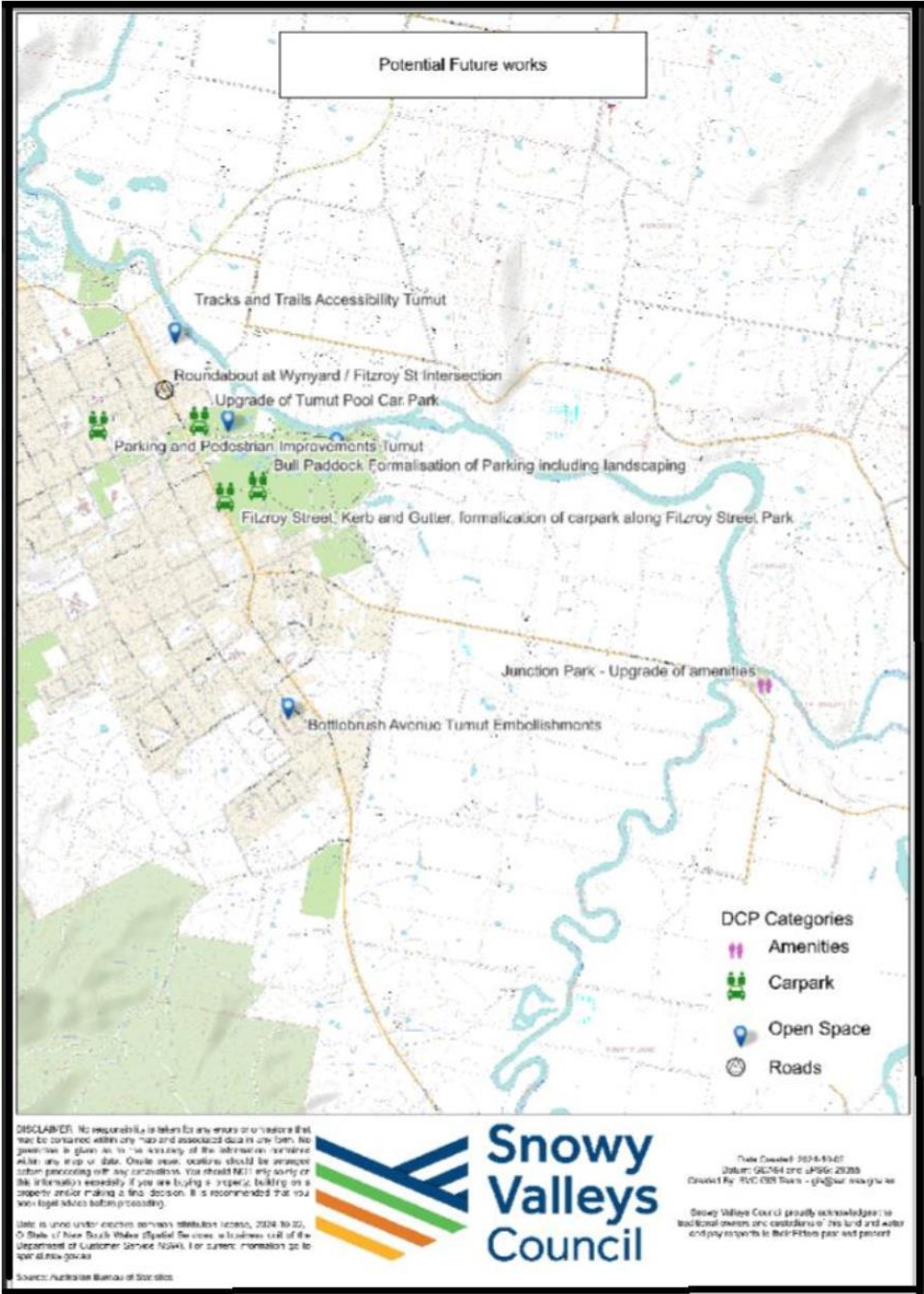


ID	Category	Description	Total Cost \$
0032	Building	Batlow literary Institute– painting and refurbishment	300,000
0033	Open Space	Showground – Sports field redressing	100,000

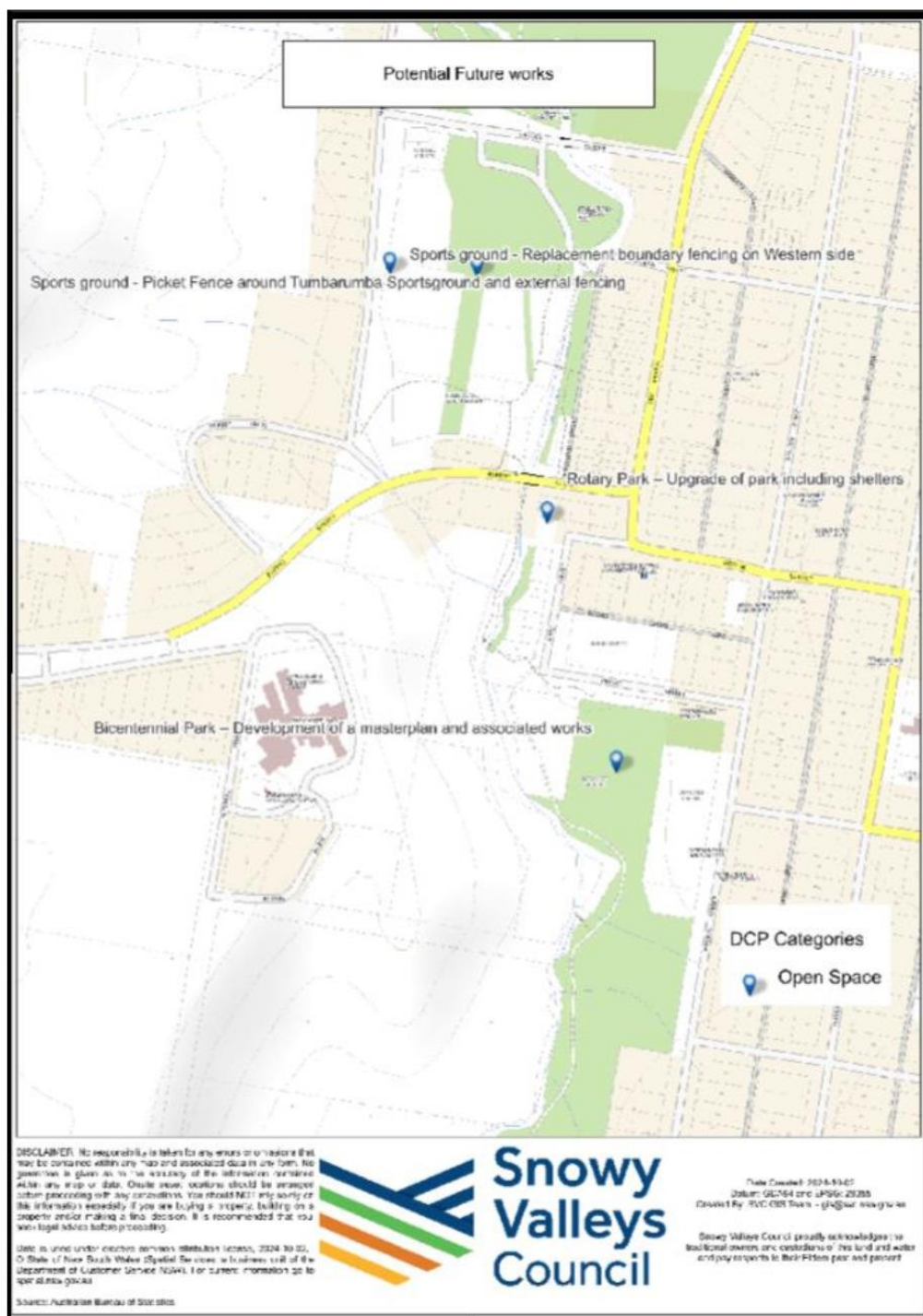
TALBINGO

ID	Category	Description	Total Cost \$
0034	Building	Miles Franklin Park – Upgrade of Amenities building at Miles Franklin Park	600,000
0035	Playground	Pether Street Playground Upgrades	150,000
0036	Carpark	Corner of Miles Franklin Dr and Brindle Street – Construction of carpark adjacent memorial	100,000
0037	Streetscape	Shopping Centre Upgrade of Shopping Centre Forecourt	100,000

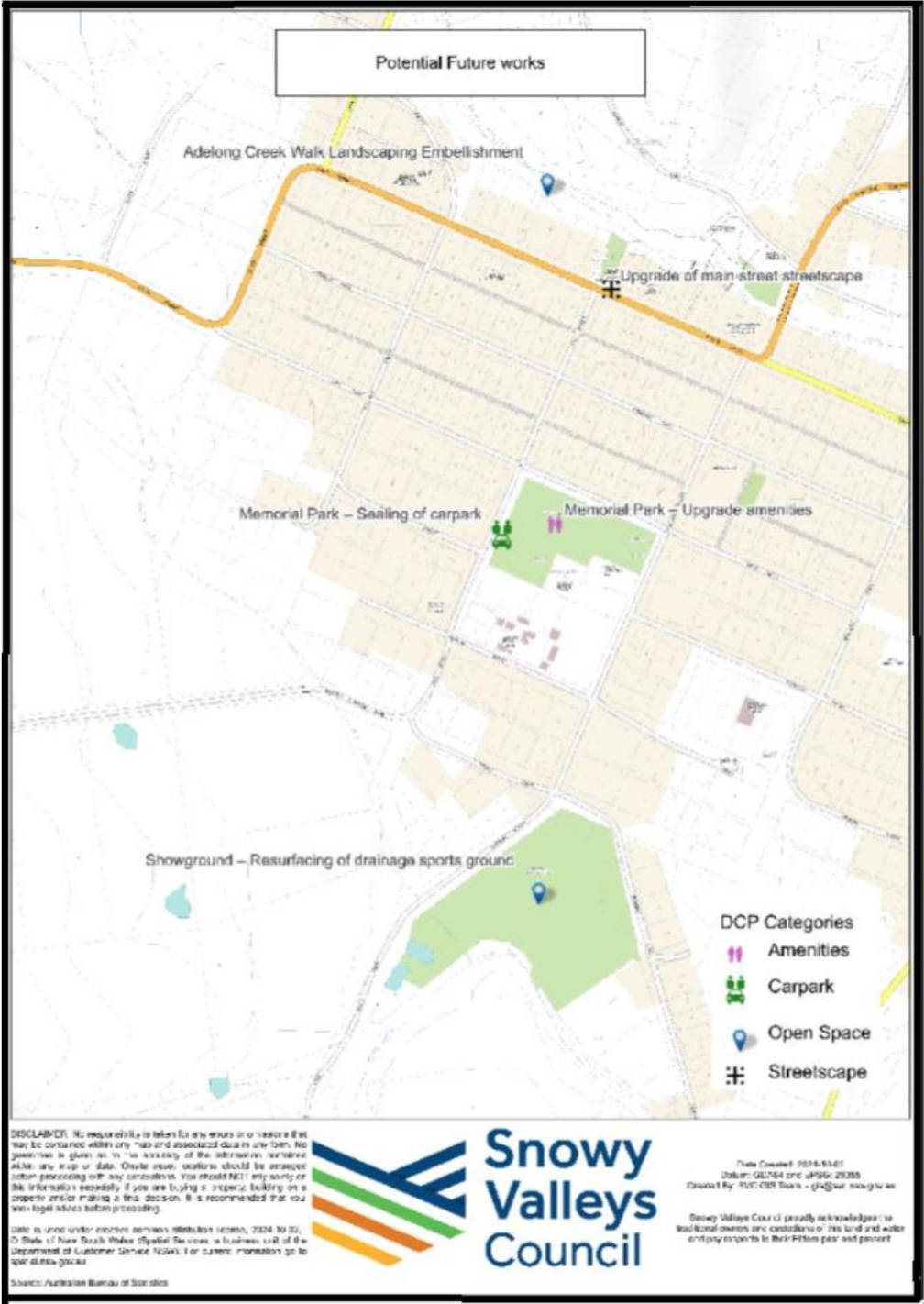
APPENDIX C – MAPS



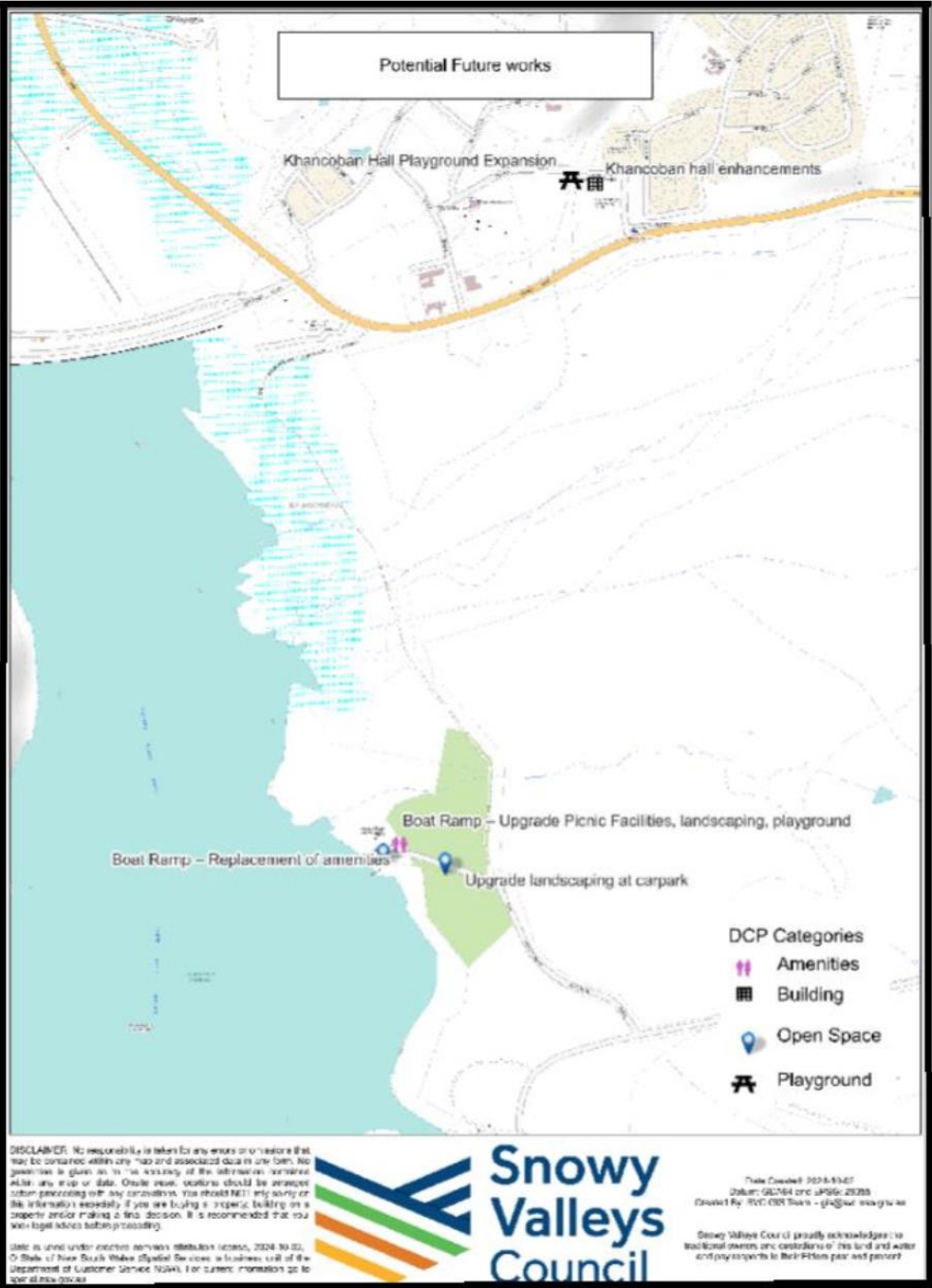
Appendix C Map 1: TUMUT – Section 7.12 Proposed Infrastructure Delivery Locations



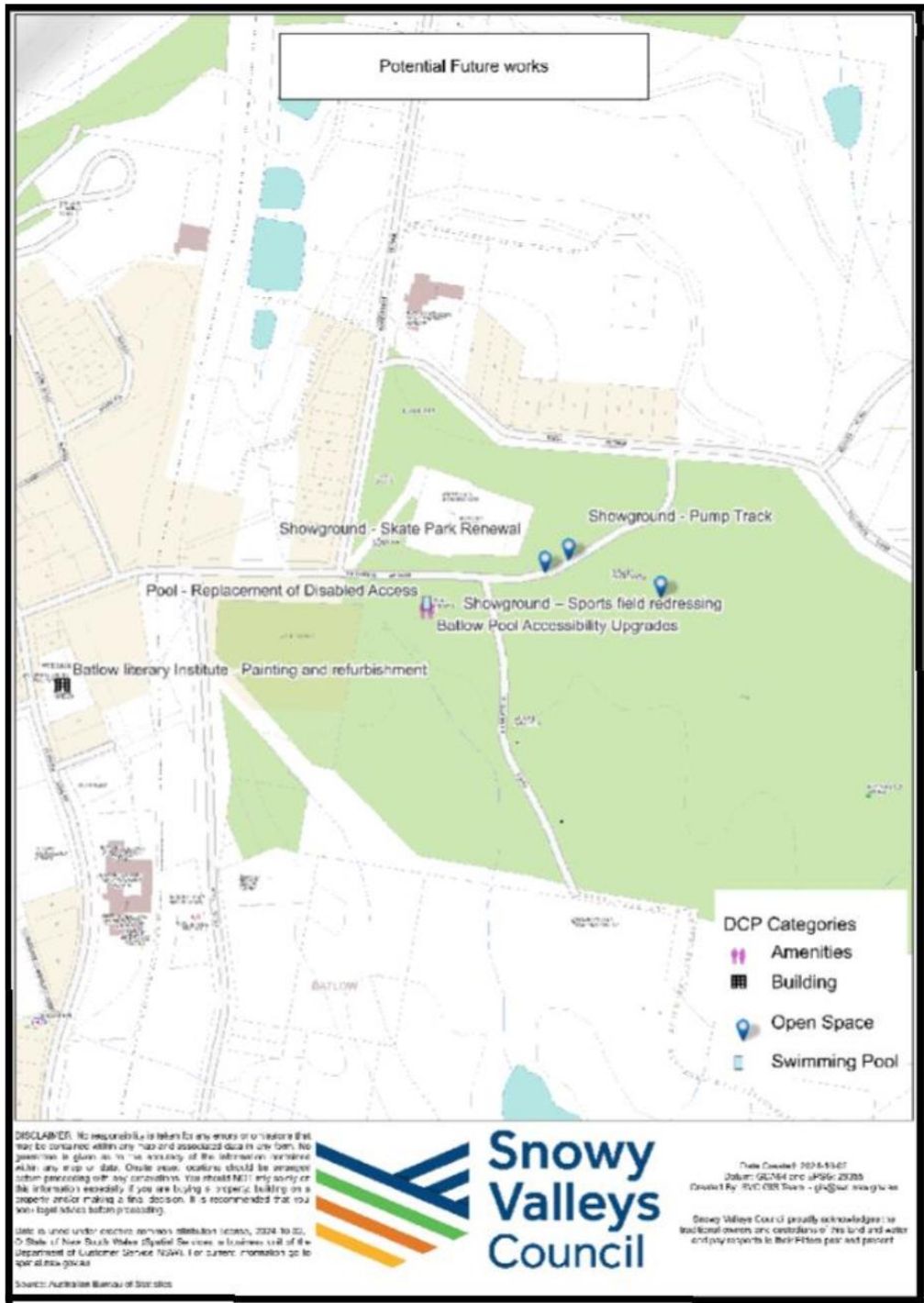
Appendix C Map 2: TUMBARUMBA – Section 7.12 Proposed Infrastructure Locations



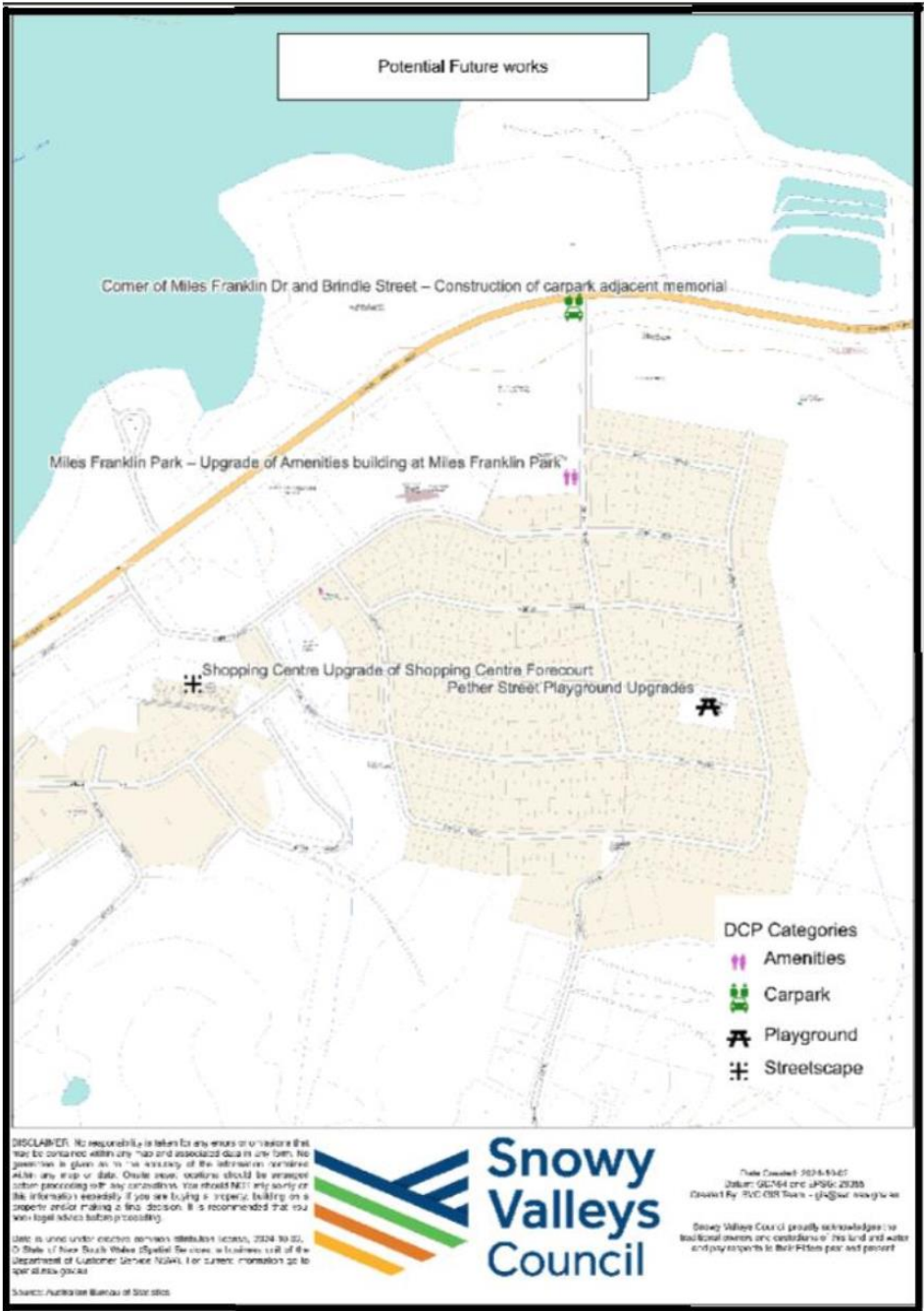
Appendix C Map 3: ADELONG – Section 7.12 Proposed Infrastructure Locations



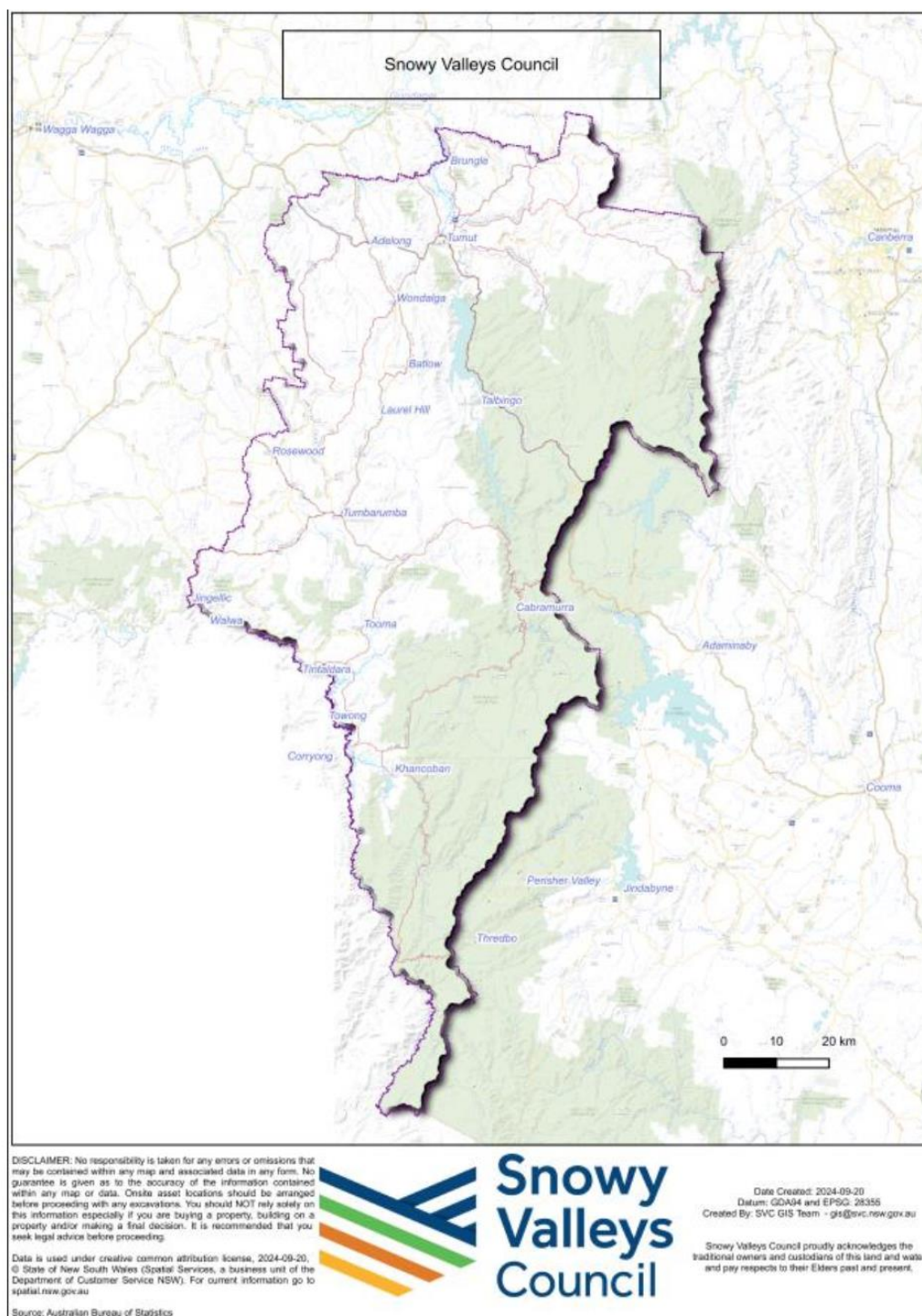
Appendix C Map 4: KHANCOBAN – Section 7.12 Proposed Infrastructure Delivery Locations



Appendix C Map 5: BATLOW – Section 7.12 Proposed Infrastructure Delivery Locations



Appendix C Map 6: TALBINGO – Section 7.12 Proposed Infrastructure Delivery Locations



Appendix C Map 7 – SNOWY VALLEYS LOCAL GOVERNMENT AREA - Area to which the Contributions Plan Applies.



APPENDIX D – SAMPLE COST SUMMARY REPORT

Development/Applicant Details

Development Application or Complying Development Certificate Number
Applicant's Name
Applicant's Address
Location of Development

Analysis of Development Costs

Item	Cost (\$)
Demolition and excavation	
Remediation	
Site preparation	
Building construction	
Hydraulic/mechanical and fire services	
External work and services	
Preliminaries and margin	
Sub-total	
Consultant Fees	
Other related development costs	
Sub-total	
Goods and Services Tax	
Total Development Costs	

I certify that I have:

- Inspected the plans the subject of the application for development consent or construction certificate
- Calculated the development costs in accordance with the definition of development costs in Clause 208 of the Environmental Planning and Assessment Regulation 2021 at current prices.
- Included GST in the calculation of development costs.

Signed:

Name:

Position:

Qualifications:

Date:



P: 1300 ASK SVC (1300 275 782)

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Draft Section 7.12 Development Contributions Plan
Presented to Council on: 17 October 2024
ECM: 3329463
Council Control ID: SVC-RP-STY-012-01

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