

11.5 POST EXHIBITION ADOPTION OF SECTION 7.12 CONTRIBUTIONS PLAN 2025

Attachment Titles:

1. DRAFT SECTION 7.12 DEVELOPMENT CONTRIBUTIONS PLAN 2025

Attachment 1 - 2024.10.23 ECM_3329463_v10_20240926 - DRAFT - 7 12 Contributions Plan - Snowy Valleys Council FINAL

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 \$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

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	2,650,000
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%.

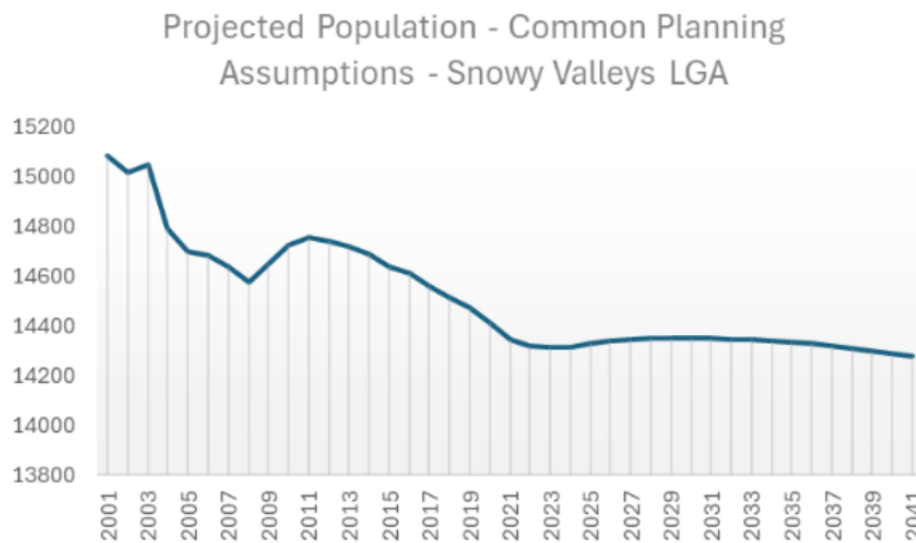


Figure 1: New South Wales Department of Planning, Infrastructure and Housing - CPA Population and Growth Assumptions 2001-2041.

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

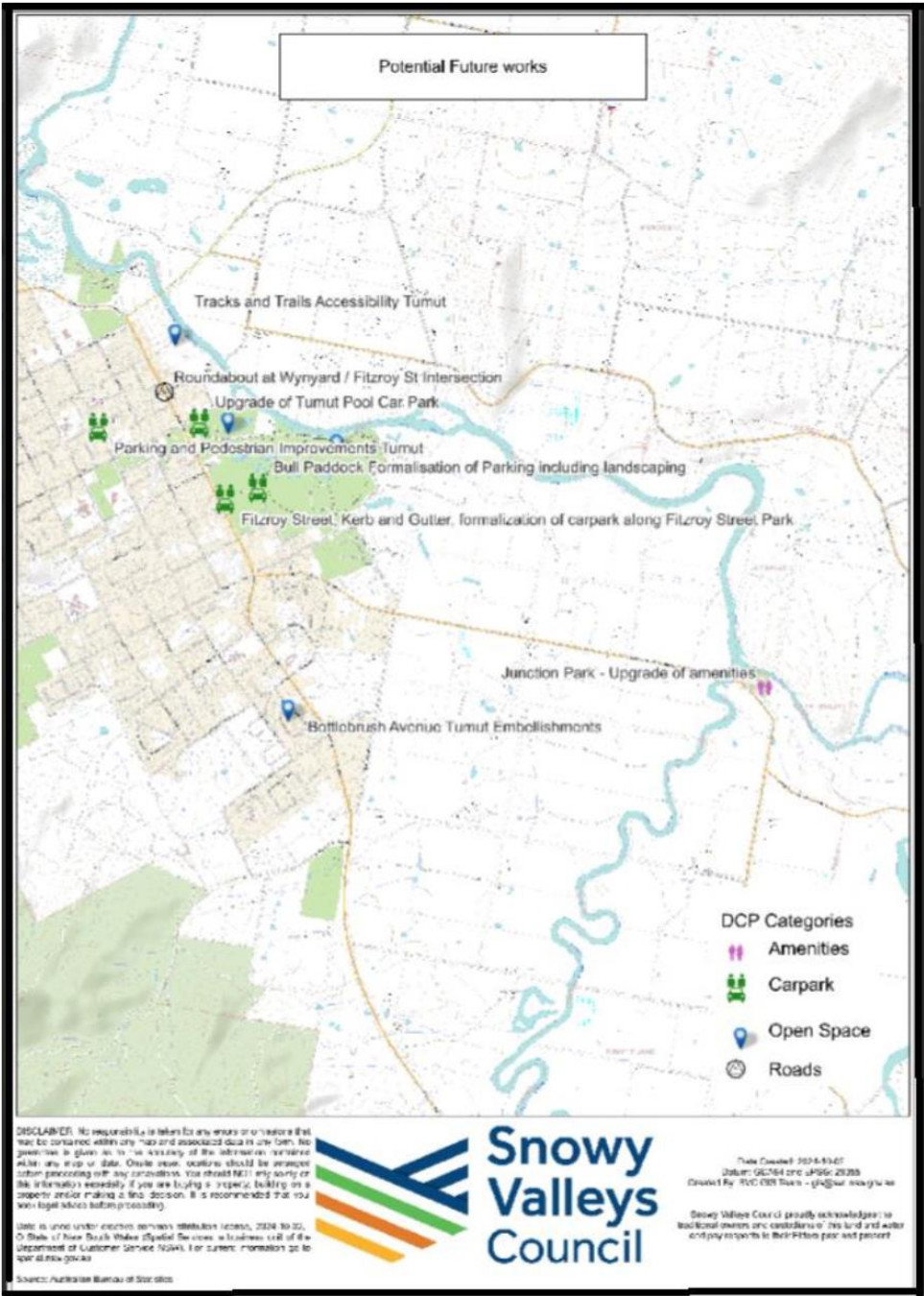


ID	Category	Description	Total Cost \$
0032	Building	Batlow literary Institute– painting and refurbishment	300,000
0033	Open Space	Showground – Sports field redressing	100,000

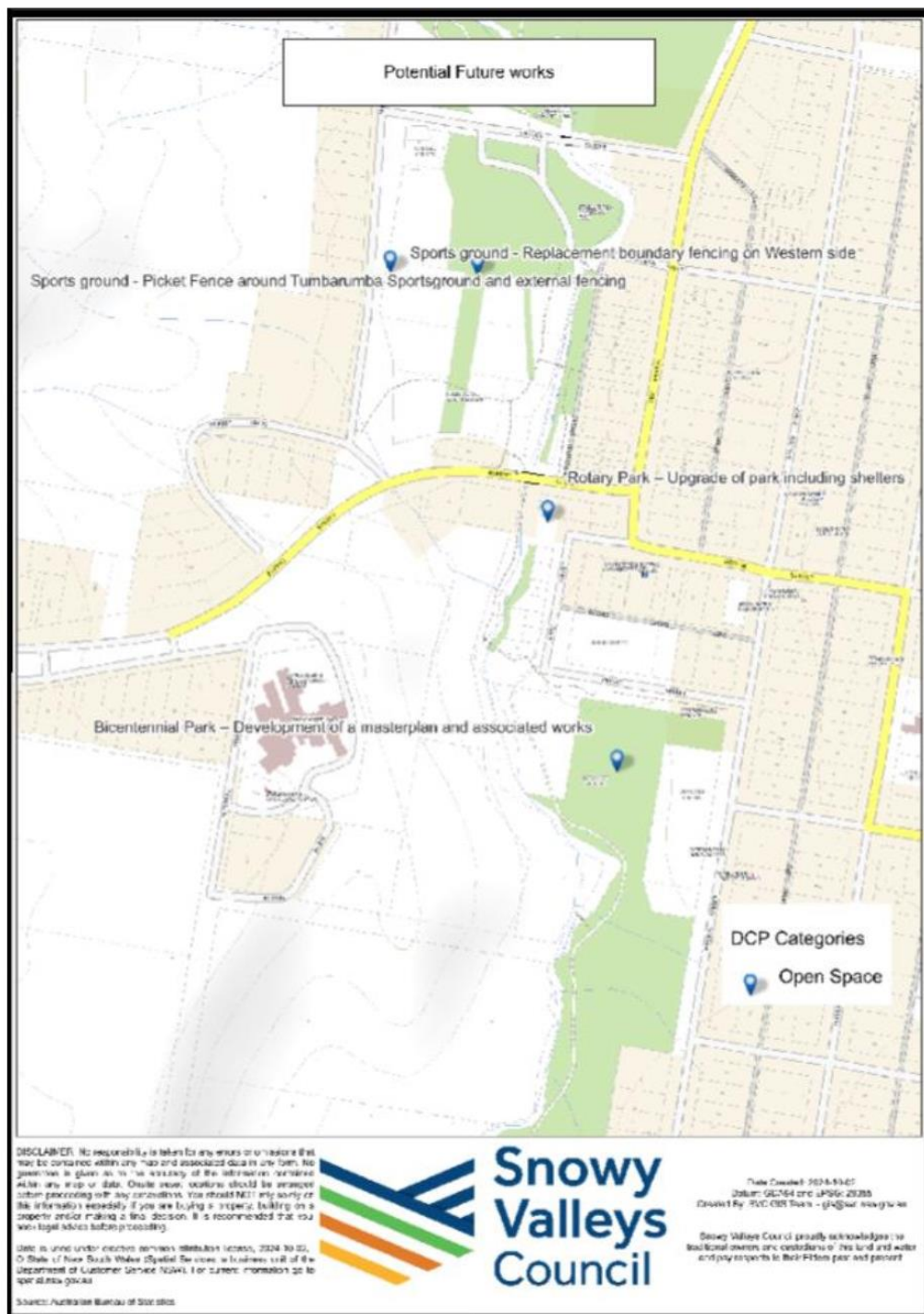
TALBINGO

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

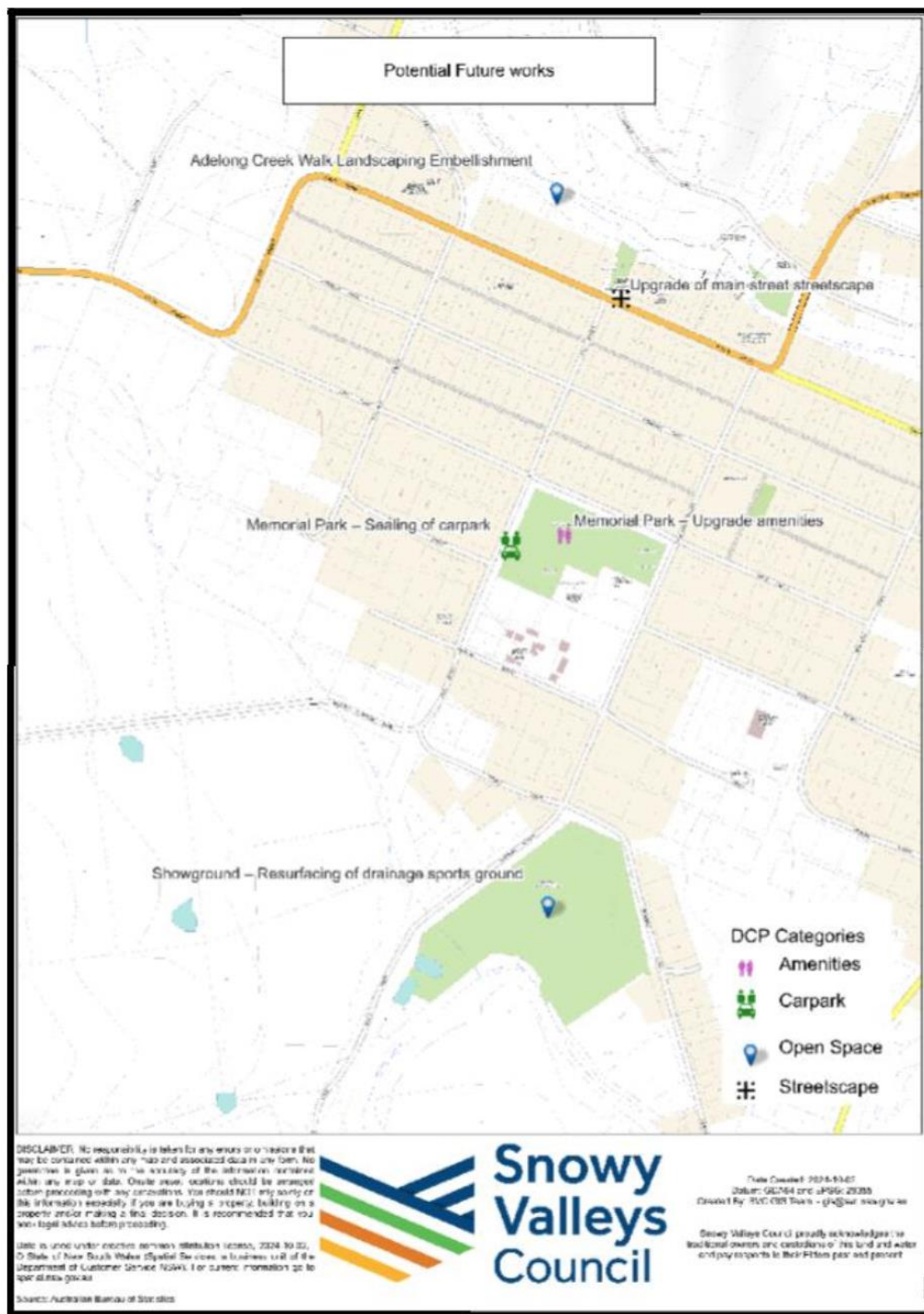
APPENDIX C – MAPS



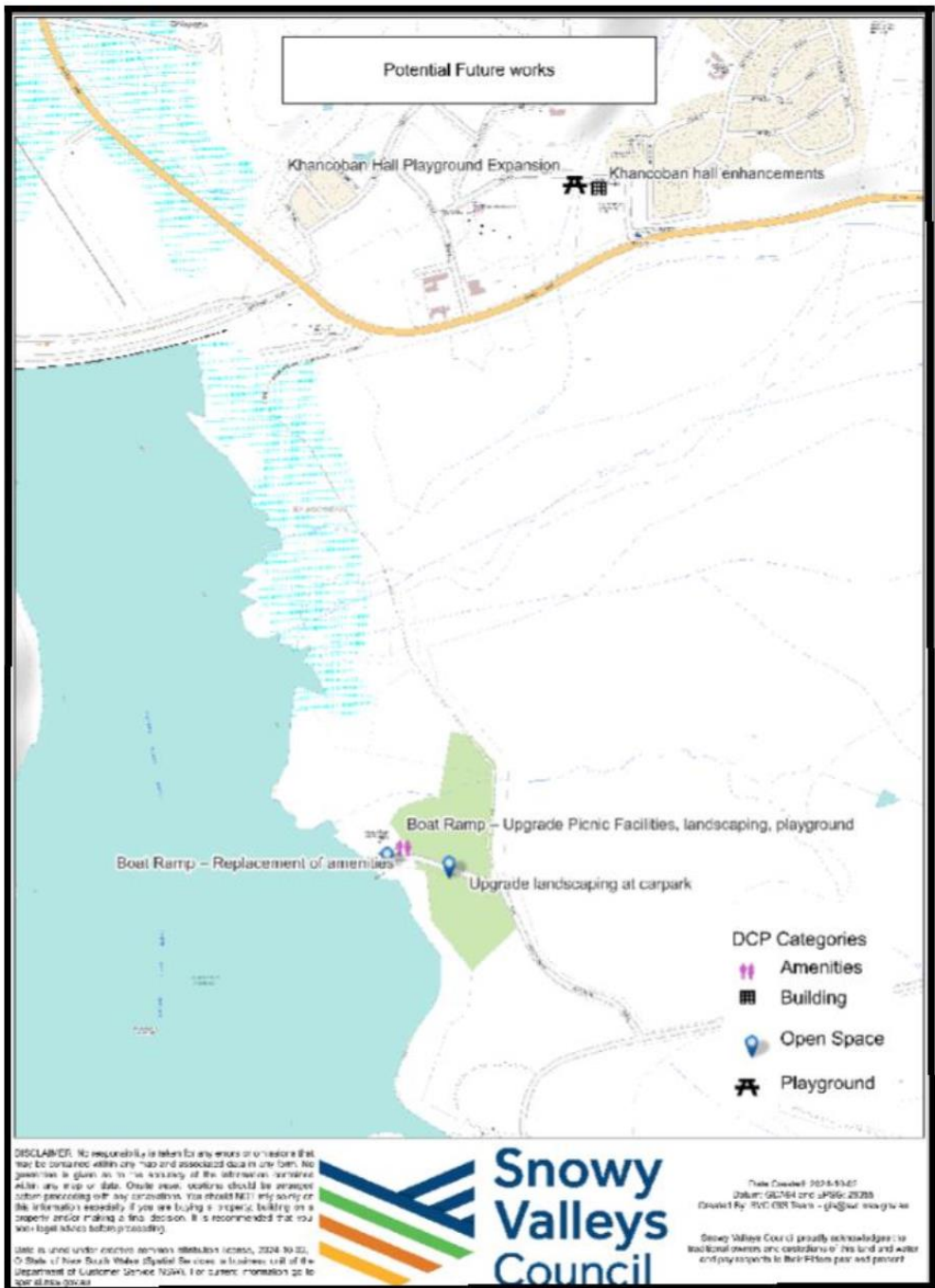
Appendix C Map 1: TUMUT – Section 7.12 Proposed Infrastructure Delivery Locations



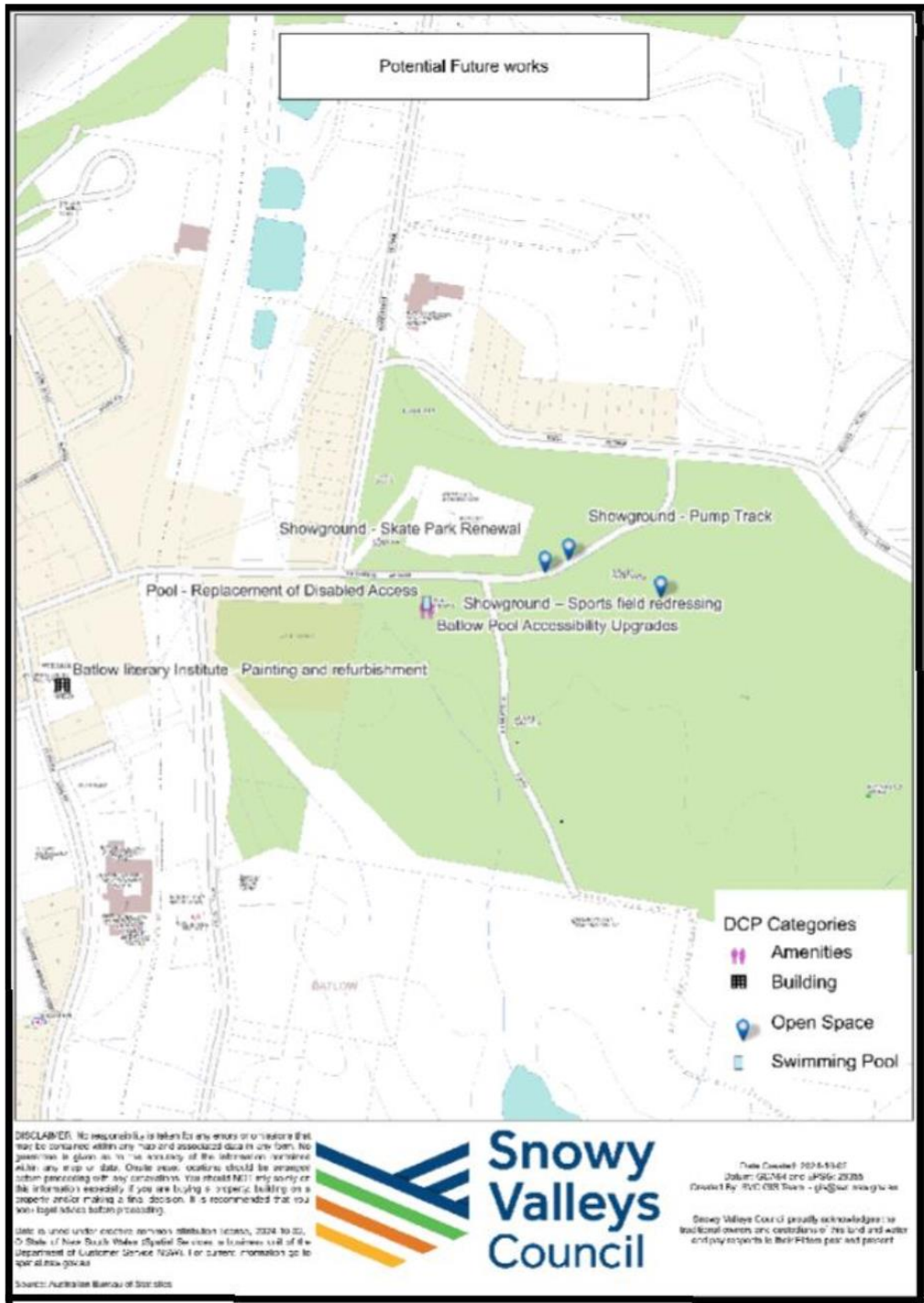
Appendix C Map 2: TUMBARUMBA – Section 7.12 Proposed Infrastructure Locations



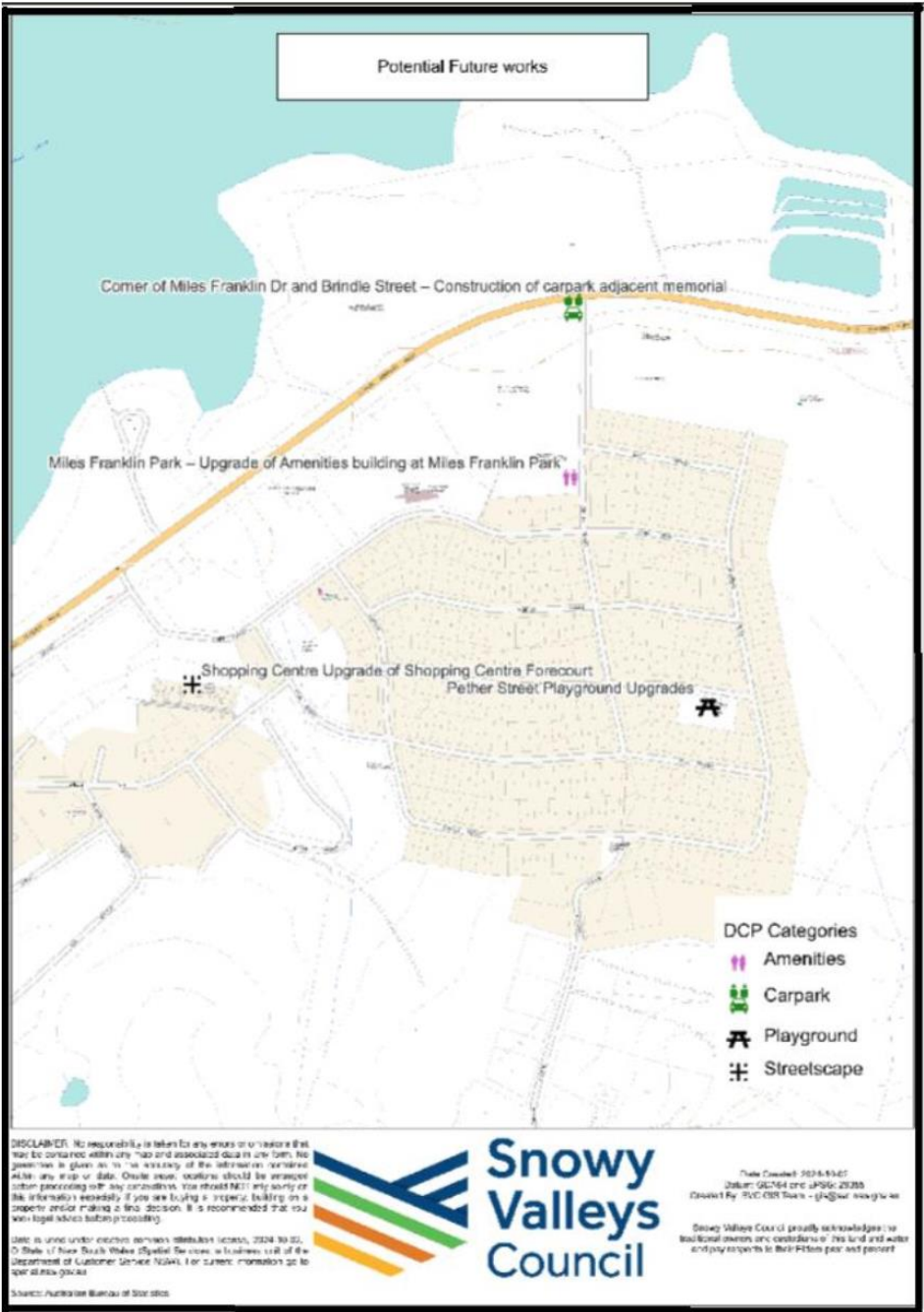
Appendix C Map 3: ADELONG – Section 7.12 Proposed Infrastructure Locations



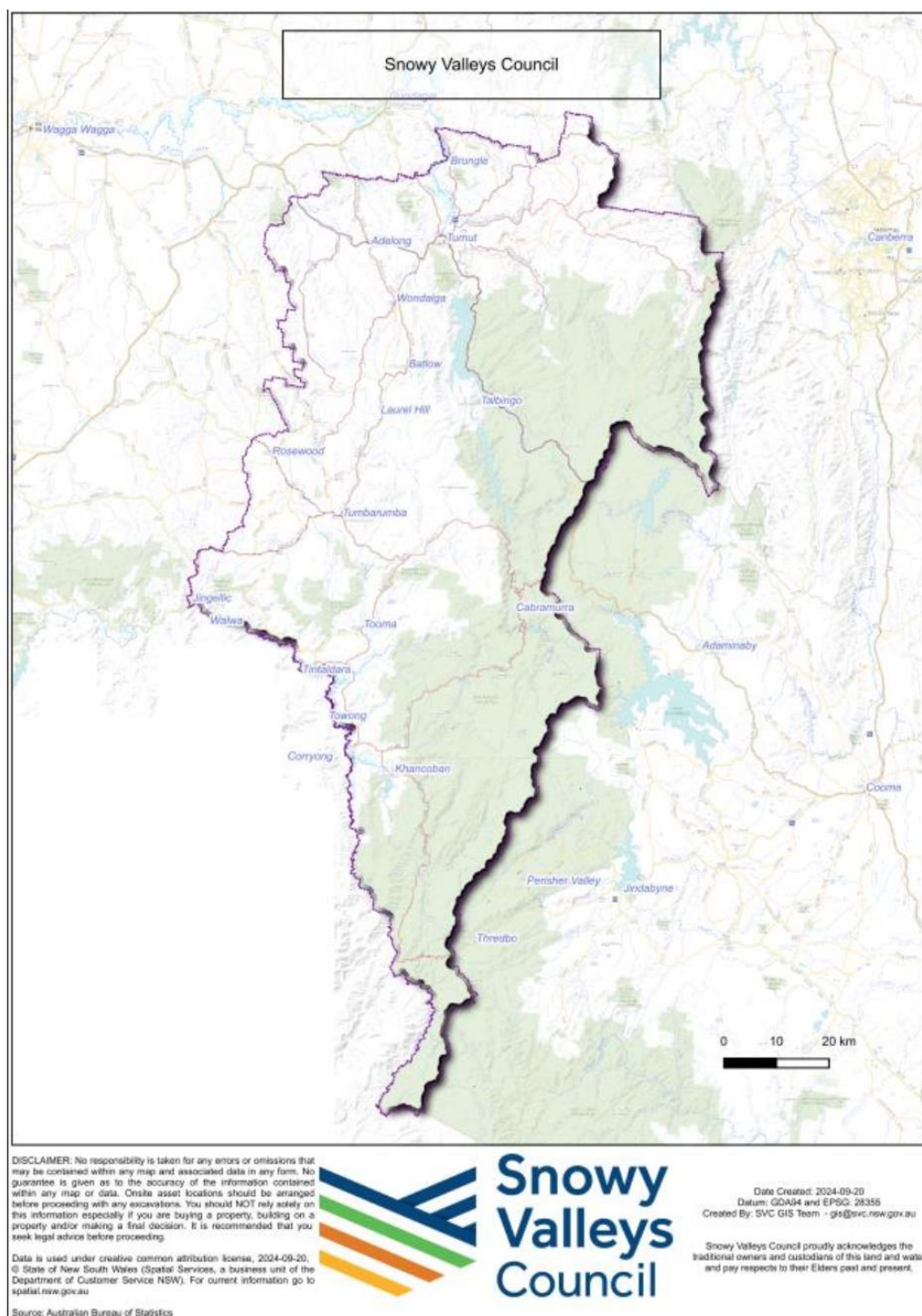
Appendix C Map 4: KHANCOBAN – Section 7.12 Proposed Infrastructure Delivery Locations



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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