

TENTERFIELD SHIRE COUNCIL SECTION 94 DEVELOPMENT CONTRIBUTIONS PLAN



Adopted: Council Resolution 290/13
28 August 2013

Commenced: 4 September 2013



CONTENTS

1. Summary schedules	3
1.1. Works schedule.....	3
1.2. Contributions by development type and catchment	3
2. Administration & operation of the plan	6
2.1. Name of the plan.....	6
2.2. Area to which the plan applies.....	6
2.3. Purpose of the plan	8
2.4. Commencement date of the plan	8
2.5. Relationship with other plans and policies.....	8
2.6. Definitions	9
2.7. Timing of payment	11
2.8. Construction certificates and obligation of accredited certifiers	11
2.9. Complying development and obligation of accredited certifiers	11
2.10. Deferred / periodic payments	12
2.11. Works in kind, material public benefit and dedication of land	12
2.12. Exemptions	13
2.13. Review of contribution rates.....	13
2.14. How are contributions adjusted at the time of payment?.....	15
2.15. Are there any allowances for existing development?	16
2.16. Pooling of contributions	16
2.17. Savings and transitional arrangements	16
3. Background statistics.....	17
3.1. Local government area	17
3.2. Population	17
3.2.1. Past population trends	17
3.2.2. Future Population Trends.....	17
3.2.3. Comments on future growth	18
3.3. Housing.....	19
3.4. Meeting the needs of the Population.....	19
4. Strategy plans.....	20
4.1. Plan Objectives	20
4.2. Reasonableness	20
4.3. Nexus	20
4.4. Apportionment	21
4.5. Accountability	21
5. Reference.....	34
5.1. Reference Documents.....	34

List of Tables

Table 1-1 Summary of contributions by development type and consent	3
Table 2-1 Amendments to Plan.....	6
Table 2-2 List of Catchment Areas	6
Table 2-3 Table of Definitions.....	9
Table 3-1 Past population trends	17
Table 3-2 Estimated population growth	17
Table 3-3 Demand factors, projections and impact on community	18
Table 3-4 Historical dwelling numbers.....	19
Table 3-5 Estimated future dwelling numbers	19

1. Summary schedules

The following summary schedules are included in this Plan:

- Works Schedule; and
- Contributions by development type and Catchment.

1.1. Works schedule

Refer to **Appendix 1** for the detailed Works Schedule.

1.2. Contributions by development type and catchment

Table 1-1 Summary of contributions by development type and consent

Development Type	Catchment	Facility Type	Method	Calculated Contribution Rate	Adopted Contribution Rate
New Rural Lot (subdivision)	3 & 5	Plan Preparation and Administration	Per approval	\$205	\$205
		Roads	Per lot	\$10,340	\$4,000
		Emergency Services	Per lot	\$824	\$400
		Community and Civic Facilities	Per lot	\$240	\$240
		Open Space, Sporting and Recreation	Per lot	\$144	\$100
		Waste Management	Per lot	\$1,496	\$750
Rural (Non residential development)	3 & 5	Plan Preparation and Administration	Per approval	\$205	\$205
		Roads	Determined by circumstances and either compared to equivalent dwelling lot contribution rate as above, or determined on basis of Council assessment of traffic and road assessment prepared by applicant	\$10,340 or Merit Assessment	\$4,000 or Merit Assessment
		Emergency Services	Determined by circumstances and either compared to equivalent dwelling lot contribution rate as above, or determined on basis of Council assessment of traffic and road assessment prepared by applicant	\$824 Or Merit Assessment	\$400 Or Merit Assessment
		Waste Management	Determined by circumstances and either compared to equivalent dwelling lot contribution rate as above, or determined on basis of Council assessment of traffic and road assessment prepared by applicant	\$1,496 Or Merit Assessment	\$750 Or Merit Assessment
Residential (Subdivision)	2 & 4	Plan Preparation and Administration	Per lot	\$205	\$205
		Emergency Services	Per Lot	\$824	\$400
		Community and Civic	Per Lot	\$240	\$240

		Facilities			
		Open Space, Sporting and Recreation	Per Lot	\$144	\$140
		Waste Management	Per Lot	\$1,496	\$750
		Drainage	Per lot	\$564	\$350
Residential Medium Density	2 & 4	Plan Preparation and Administration	Per approval	\$205	\$205
		Emergency Services	Per Bedsitter	\$206	\$150
			1 bedroom dwelling	\$412	\$200
			Per 2 bedroom dwelling	\$618	\$300
			Per 3 bedroom dwelling	\$824	\$400
		Community and Civic Facilities	Per Bedsitter	\$60	\$60
			1 bedroom dwelling	\$120	\$120
			Per 2 bedroom dwelling	\$180	\$180
			Per 3 bedroom dwelling	\$240	\$240
		Open Space, Sporting and Recreation	Per Bedsitter	\$36	\$30
			1 bedroom dwelling	\$72	\$60
			Per 2 bedroom dwelling	\$108	\$100
			Per 3 bedroom dwelling	\$144	\$140
		Waste Management	Per Bedsitter	\$374	\$300
			1 bedroom dwelling	\$748	\$400
			Per 2 bedroom dwelling	\$1,122	\$600
			Per 3 bedroom dwelling	\$1,496	\$750
		Drainage	Per Bedsitter	\$141	\$140
			1 bedroom dwelling	\$282	\$280
			Per 2 bedroom dwelling	\$423	\$420
			Per 3 bedroom dwelling	\$564	\$560
Commercial/ Industrial Development	1, 3 & 4	Plan Preparation and Administration	Per approval	\$205	\$205
		Car Parking	Per space if on-site parking is not feasible	\$4,200	\$4,200
		Waste Management	Per approval	\$1,496	\$1,496
				Or Merit Assessment	Or Merit Assessment
		Drainage	Per approval	\$564	\$564
				Or Merit Assessment	Or Merit Assessment
Mining or Major Industries (see Note 1)	5	Plan Preparation and Administration	Per approval	\$205	\$205
		Roads	Determined on basis of Council assessment of traffic and road standard assessment prepared by applicant (see section B on page 27)		
		Roads	Per tonne km of "goods" over	\$0.04	\$0.04

			shire roads		
		Community Enhancement Program (CEP)	Contributions to the CEP based on total capital expenditure and annual outputs of development (see section 4.10)		

Note 1. Major Industries (including major rural industries), which will be subject to these contributions, will be those industries which Council determines as major – having regard to level of capital expenditure involved in the proposed development; the potential cumulative effect of other stages (when the proposal is clearly part of staged development); traffic generating potential; output levels (annual and seasonal); or a combination of these factors.

2. Administration & operation of the plan

2.1. Name of the plan

This Development Contributions Plan is called the “Tenterfield Shire Council Section 94 Development Contributions Plan 2013”.

Table 2-1 Amendments to Plan

Plan Title	Amendments	Dates	Version Number
Tenterfield Shire Council Section 94 Development Contributions Plan 2013	New Plan	Adopted: _____ Commenced: 1/7/2013	1

2.2. Area to which the plan applies

This Plan applies to land within the Tenterfield Local Government Area (LGA) as identified in Table 2-2 and illustrated in **Figure 1** for Catchments 1 & 2:

Table 2-2 List of Catchment Areas

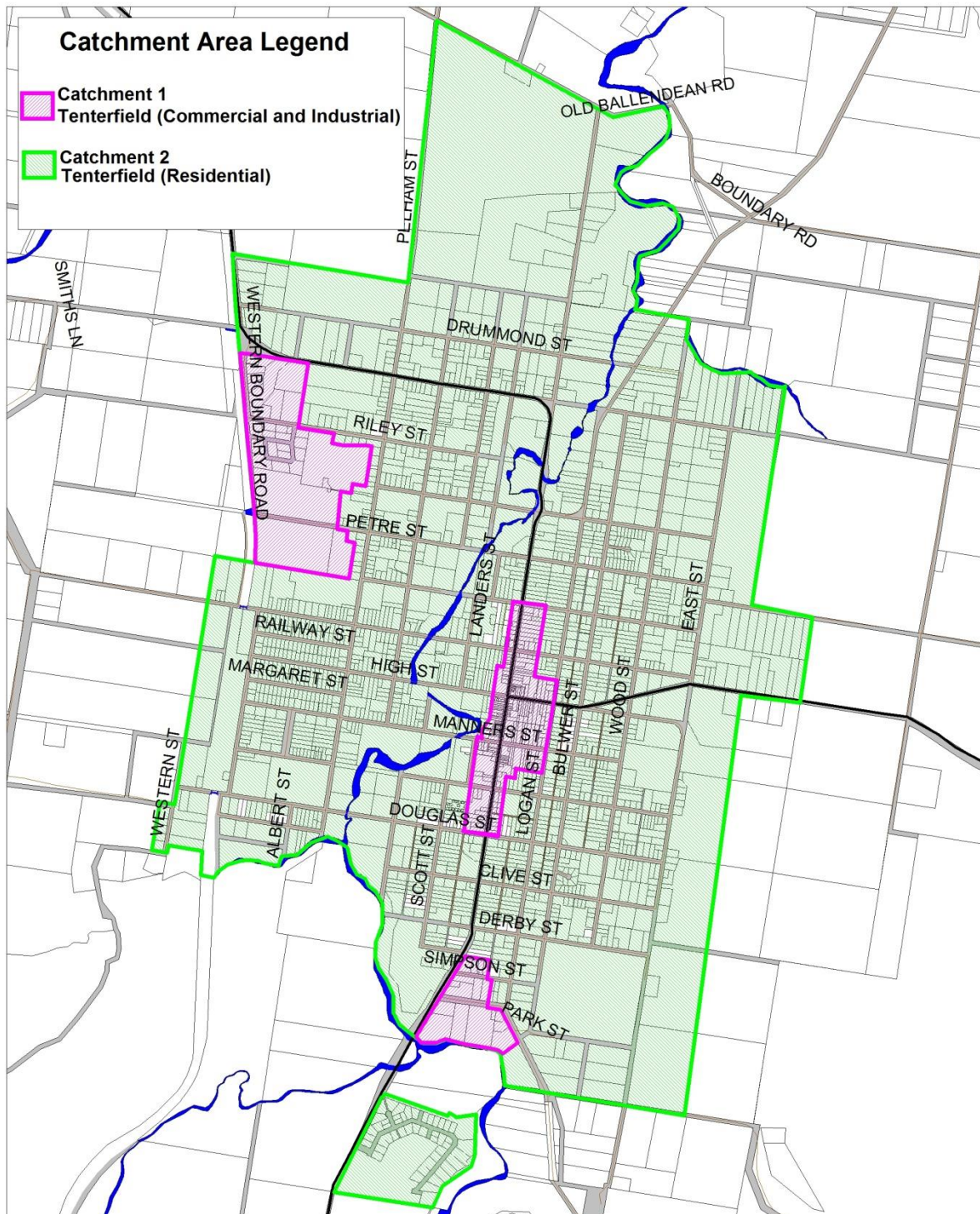
Catchment	Area	Description
1	Tenterfield - Commercial and Industrial	Refer to Figure 1 (below)
2	Tenterfield – Residential	Refer to Figure 1 (below)
3	Tenterfield - Rural Residential	This catchment applies to land identified as “RRS” on the Rural Residential Subdivision Map under the <i>Tenterfield Local Environmental Plan 2013</i> .
4	Village Areas	This catchment applies to all land zoned RU5 Village (with the exception of the Tenterfield town) under the <i>Tenterfield Local Environmental Plan 2013</i> .
5	Rural Areas	The catchment applies to land zoned RU1 Primary Production under the <i>Tenterfield Local Environmental Plan 2013</i> , but excludes that land identified as “RRS” on the Rural Residential Subdivision Map.



TENTERFIELD SHIRE COUNCIL

Section 94 Development Contributions Plan

FIGURE 1 - Catchment Areas



2.3. Purpose of the plan

The purpose of the Development Contributions Plan is to:

- (a) Provide an administrative framework under which specific public facilities strategies may be implemented and coordinated;
- (b) Ensure that adequate public facilities are provided for as part of any new development;
- (c) To authorise the Council to impose conditions under Section 94 of the *Environmental Planning and Assessment Act 1979* when granting consent to development on land to which this Plan applies;
- (d) Provide a comprehensive strategy for the assessment, collection, expenditure accounting and review of development contributions on an equitable basis;
- (e) Ensure that the existing community is not burdened by the provision of public amenities and public services required as a result of future development; and
- (f) Enable the Council to be both publicly and financially accountable in its assessment and administration of this Development Contribution Plan.

2.4. Commencement date of the plan

This Development Contributions Plan has been prepared pursuant to the provisions of Section 94 of the *Environmental Planning and Assessment Act 1979* and Part 4 of the *Environmental Planning and Assessment Regulation 2000*, and takes effect from the date when public notice was published, pursuant to clause 31(4) of the *Environmental Planning and Assessment Regulation 2000*.

Date of Public Notice: _____

2.5. Relationship with other plans and policies

This Development Contributions Plan repeals:

- Tenterfield Shire Council Section 94 Contributions Plan (Effective 1/1/1999)
- Tenterfield Shire Council Section 94 Contributions Plan – Car Parking Tenterfield CBD (Effective 24/7/2001)

This Development Contributions Plan supplements the provisions of the *Tenterfield Local Environmental Plan 2013* and any amendment or Local Environmental Plan which it may supersede.

It is complementary to the Tenterfield Shire Council Section 94A Contributions Plan adopted on the _____ and commenced on 1/7/2013.

2.6. Definitions

In this Plan, unless the context or subject matter otherwise indicates or requires, the following definitions apply:

Table 2-3 Table of Definitions

Capital Costs	Means all of the costs of a one-off nature designed to meet the cost of providing, extending or augmenting infrastructure.
Catchment	Means a geographic or other defined area to which a contributions plan applies.
Community Infrastructure	Means infrastructure of a communal, human or social nature, which caters for the various life-cycle needs of the public including but not limited to childcare facilities, community halls, youth centres, aged persons facilities.
Contributions Plan	Means a public document prepared by Council pursuant to Section 94EA of the Environmental Planning and Assessment Act 1979.
Council	Means Tenterfield Shire Council.
Development	Means: (a) the use of land, and (b) the subdivision of land, and (c) the erection of a building, and (d) the carrying out of a work, and (e) the demolition of a building or work, and (f) any other act, matter or thing referred to in section 26 that is controlled by an environmental planning instrument, but does not include any development of a class or description prescribed by the regulations for the purposes of this definition.
Developer contribution	Means a monetary contribution, the dedication of land free of cost or the provision of a material public benefit
Material Public Benefit	Does not include the payment of a monetary contribution or the dedication of land free of cost.
Nexus	Means the relationship between the expected types of development in the area and the demand for public facilities to meet that demand.
Planning Agreement	Means a voluntary agreement referred to in Section 93F of the <i>Environmental Planning and Assessment Act 1979</i> .
Planning Authority	Means: <ul style="list-style-type: none"> • Council, or • The Minister, or

	<ul style="list-style-type: none"> • The corporation, or • A development corporation (within the meaning of the Growth Centres (Development Corporations) Act 1974), or • A public authority declared by the Environmental Planning and Assessment Regulation 2000 to be a planning authority for the purposes of this Division.
Planning Benefit	Means a development contribution that confers a net public benefit that is a benefit that excludes the benefit derived from measures that would address the impacts of particular development on surrounding land or wider community.
Planning Obligation	Means an obligation imposed by a planning agreement on a developer requiring the developer to make a development contribution.
Public	Includes a section of the public.
Public benefit	Is the benefit enjoyed by the public as a consequence of a development contribution.
Public facilities	Means public infrastructure, facilities, amenities and services.
Public purpose	Is defined in Section 93F(2) of the Environmental Planning and Assessment Act 1979 to include the provision of, or the recoupment of the cost of providing public amenities and public services (as defined in Section 93C), affordable housing, transport or other infrastructure. It also includes funding of recurrent expenditure relating to such things, the monitoring of the planning impacts of development and the conservation or enhancement of the natural environment.
Recurrent costs	Means any cost which is of a repeated nature that is required for the operation or maintenance of a public facility.
Thresholds	Means a level at which the capacity of the infrastructure item is reached or the event which triggers the requirement for provision of a facility.
Utility service	Means basic engineering services such as power, water, sewerage and telecommunications.
Works-in-Kind	Means the construction or provision of the whole or part of a public facility that it identified in a works schedule in a contributions plan.

2.7. Timing of payment

A contribution must be paid to the Council at the time specified in the condition that imposes the contribution. If no such time is specified, the contribution must be paid prior to the issue of a construction certificate or complying development certificate or in the case of subdivision, prior to the issue of the subdivision certificate.

2.8. Construction certificates and obligation of accredited certifiers

In accordance with section 94EC of the *Environmental Planning and Assessment Act 1979* and clause 146 of the *Environmental Planning and Assessment Regulation 2000*, a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring the payment of monetary contributions has been satisfied.

In particular, the certifier must ensure that the applicant provides a receipt(s) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to Council in accordance with clause 142(2) of the *Environmental Planning and Assessment Regulation 2000*. Failure to follow this procedure may render such a certificate invalid.

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.

2.9. Complying development and obligation of accredited certifiers

In accordance with section 94EC(1) of the *Environmental Planning and Assessment Act 1979*, accredited certifiers must impose a condition requiring monetary contributions in accordance with this Development Contributions Plan.

The conditions imposed must be consistent with Council's standard section 94 consent conditions and be strictly in accordance with this Development Contributions Plan. It is the professional responsibility of accredited certifiers to accurately calculate the contribution and to apply the section 94 condition correctly.

2.10. Deferred / periodic payments

Council may by resolution accept the deferred or periodic payment of a contribution if the applicant or any other person entitled to act upon the relevant consent satisfies the Council that:

- (a) Compliance with the provisions of Clause 2.7 is unreasonable or unnecessary in the circumstances of the case; and
- (b) The deferment of payment or allowing periodic payments of the contribution does not prejudice the timing or the manner of the provision of public facilities for which the contribution was required as outlined in the Works Program; and
- (c) The full amount of the contributions being deferred or periodically paid is paid within 2 years.

All requests to Council for deferred or periodic payments of contributions must be provided in writing prior to the determination of a development application.

If Council resolves to accept a deferred or periodic payment of contributions, an appropriate bank guarantee shall be secured for the full amount of the contributions or the outstanding balance on condition that:

- The bank guarantee be by an Australian bank for the amount of the total contribution, or the amount of the outstanding contribution, plus an amount equal to thirteen (13) months interest, plus any charges associated with establishing or operating the bank security.
- The bank unconditionally pays the guaranteed sum to Council if Council so demands in writing not earlier than 12 months from the provision of the guarantee or completion of the work.
- The bank must pay the guaranteed sum without reference to the applicant or landowner or other person who provided 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's obligations are discharged when payment to Council is made in accordance with this guarantee or when Council notifies the bank in writing that the guarantee is no longer required.
- Where a bank guarantee has been deposited with Council, the guarantee shall not be cancelled until such time as the original contribution and accrued interest are paid.
- An administrative charge of 2% of the full contribution or outstanding balance is provided with the bank guarantee.

2.11. Works in kind, material public benefit and dedication of land

Council may accept an offer by the applicant to provide an "in-kind" contribution (i.e. the applicant completes part or all of work/s identified in the plan), provision of

another material public benefit or the dedication of land to Council in lieu of the applicant satisfying its obligations under this Plan.

Council may accept such alternative in the following circumstances:

- (a) The value of the works to be undertaken is at least equal to the value of the contribution that would otherwise be required under this Plan; and
- (b) The standard of the works is to Council's full satisfaction; and
- (c) The provision of the material public benefit will not prejudice the timing or the manner of the provision of public facilities included in the works schedule; and
- (d) The dedication of land subject to satisfactory soil contamination assessment.

The value of the works to be substituted must be provided by the applicant at the time of the request and must be independently certified by a Quality Surveyor who is registered with the Australian Institute of Quantity Surveyors or a person who can demonstrate equivalent qualifications.

Council will require the applicant to enter into a written agreement for the provision of the works.

Acceptance of any such alternative is at the sole discretion of Council. Council may review the valuation of works or land to be dedicated, and may seek the services of an independent person to verify their value. In these cases, all costs and expenses borne by Council in determining the value of the works or land will be paid for by the applicant.

2.12. Exemptions

There are nil exemptions at the time of the commencement of this Plan.

2.13. Review of contribution rates

To ensure that the value of contributions are not eroded over time by movements in the Australian Bureau of Statistics Consumer Price Index (CPI) weighted average of eight capital cities, land value increases, the capital costs of administration of the plan or through changes in the costs of studies used to support the Plan, the council will review the contribution rates.

The contribution rates will be reviewed by reference to the following specific indices:

- Construction costs by the Australian Construction Handbook as published by Rawlinsons;
- Land acquisition costs by reference to average land valuation figures published by council in Council's Management Plan;
- Specific valuations for particular parcels of land that are identified in the s94 plan as published by the council in Council's Management Plan;
- Changes in the capital costs associated with provision of administration and salary costs for staff involved in implementing council's s94 plan by reference to increases in salary rates under the Local Government State Award Plan as published by the council in Council's Management Plan; and
- Changes in the capital costs of various studies and activities required to support the strategies in the plan by reference to the actual costs incurred by council in obtaining these studies plan as published by the council in Council's Management Plan.

In accordance with clause 32(3)(b) of the EP&A Regulation, the following sets out the means that the council will make changes to the rates set out in this plan.

For changes to the Australian Bureau of Statistics Consumer Price Index (CPI) weighted average of eight capital cities index, the contribution rates within the plan will be reviewed on an annual basis in accordance with the following formula:

$$\$CA + \$CA \times \frac{([Current Index - Base Index])}{[Base Index]}$$

Where:

\$CA	is the contribution at the time of adoption of the plan expressed in dollars;
Current Index	is the Australian Bureau of Statistics Consumer Price Index (CPI) weighted average of eight capital cities;
Base Index	is the Australian Bureau of Statistics Consumer Price Index (CPI) weighted average of eight capital cities at the 31 Dec 2012.

Note: In the event that the Current Australian Bureau of Statistics Consumer Price Index (CPI) weighted average of eight capital cities is less than the previous Australian Bureau of Statistics Consumer Price Index (CPI) weighted average of eight capital cities, the Current Australian Bureau of Statistics Consumer Price Index (CPI) weighted average of eight capital cities shall be taken as not less than the previous Australian Bureau of Statistics Consumer Price Index (CPI) weighted average of eight capital cities.

For changes to land values, the council will publish at least on an annual basis the revised land index values that are to be used to change the base land values contained in the plan which will be determined in accordance with the following formula:

$$\$CLV + \$CLV \times \frac{([\text{Current LV} - \text{Base LV Index}])}{\text{Base Index}}$$

Where:

\$CLV	is the land values within the plan at the time of adoption of the plan expressed in dollars;
Current LV Index [index name to be inserted]	is the land value index as published by the council available at the time of review of the contribution rate;
Base LV Index [index name to be inserted]	is the land value index as published by the council at the date of adoption of this Plan which is [insert index number at time of adoption]

For changes in salary costs and changes in the costs for studies and other activities associated with the plan, council will publish at least on an annual basis the revised indices that are to be used to change the base costs of salaries and the costs of studies and associated activities in administering the plan.

Note: This clause does not cover the adjustment of a contribution between the time of consent and the time payment is made. This is covered by clause 2.14.

2.14. How are contributions adjusted at the time of payment?

The contributions stated in a consent are calculated on the basis of the section 94 contribution rates determined in accordance with this plan. If the contributions are not paid within the quarter in which consent is granted, the contributions payable will be adjusted and the amount payable will be calculated on the basis of the contribution rates that are applicable at time of payment in the following manner:

$$\$CP = \$CDC + \frac{[\$CDC \times (\$CQ - \$CC)]}{\$CC}$$

Where:

\$ CP is the amount of the contribution calculated at the time of payment

\$CDC is the amount of the original contribution as set out in the development consent

\$CQ is the contribution rate applicable at the time of payment

\$CC is the contribution rate applicable at the time of the original consent

Details of the current level of contributions at any time will be provided in a Schedule of Current Section 94 Contribution Rates available from Council.

Applicants should confirm the exact amount of the contribution prior to payment.

2.15. Are there any allowances for existing development?

Contributions will be levied according to the estimated increase in demand. An amount equivalent to the contribution attributable to any existing (or approved) development on the site of a proposed new development will be allowed for in the calculation of contributions. In assessing the contribution of existing development the following occupancy rates will be used:

- Dwelling houses and single vacant allotments – 2.4 persons per dwelling or lot;
- Other dwellings:
 - 1 bedroom units 0.8 persons per dwelling
 - 2 bedroom units 1.6 persons per dwelling
 - 3 bedroom units 2.4 persons per dwelling

Where a development does not fall within any of the items noted above, Council would determine the credit on the basis of the likely demand that the existing development would create.

2.16. Pooling of contributions

This Plan expressly authorises monetary Section 94 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 the Works Schedule (which may be from time to time reprioritised in accordance with Council's Management Plan).

2.17. Savings and transitional arrangements

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

3. Background statistics

3.1. Local government area

The LGA covers approximately 7,332 square kilometres and is located in the Northern Tablelands of New South Wales.

In addition to the main urban area of Tenterfield town, the Shire includes the villages of Torrington, Bolivia, Mingoola, Legume, Liston, Drake, Jennings and Urbenville.

3.2. Population

3.2.1. Past population trends

From the previous census periods, it can be seen in Table 3-1 that the LGA has been experiencing slight declines in population. However during the past two census periods, the LGA experienced an increase in population.

Table 3-1 Past population trends

Year	Population	Change	%
1991	6,577		
1996	6,529	-48	-0.7%
2001	6,394	-135	-2.1%
2006	6,534	+140	+2.2%
2011	6,811	+277	+4.2%

3.2.2. Future Population Trends

During the preparation of the Strategic Plan, community input was sought on setting a growth rate for the LGA and subsequently the strategy "planning for an annual growth rate of 1 to 2% for the LGA" has been adopted by Council. For the purposes of this Plan, Council has projected a growth rate of 1% per year which is slightly above the yearly average achieved during the period since the 2006 Census. Population growth forecasts are shown in Table 3-2.

Table 3-2 Estimated population growth

Year	1% Growth
2011	6,811
2012	6,879
2013	6,948
2014	7,017
2015	7,088
2016	7,158
2017	7,230
2018	7,302
2019	7,375
2020	7,449

2021	7,524
2022	7,599
2023	7,675
2024	7,752
2025	7,829

3.2.3. Comments on future growth

Factors affecting demand include population change, changes in demographics, seasonal factors, vehicle ownership, consumer preferences and expectations, economic factors, agricultural practices and environmental awareness. Overall we expect there to only be moderate population growth in Tenterfield over the next 5 years, but there will be significant changes to the distribution of the population. The Tenterfield Shire's population has increased from 6,394 to 6,811 in the last 10 years (ABS) while the population of Tenterfield town has decreased from 3,191 to 2,997. Drake and Urbenville and other villages also exhibit decreasing or stable populations. This indicates a decentralisation of the population with the increased prevalence of lifestyle properties and small acreages. The non-urban/village population has increased from approx. 2500 to 3115 over 10 years, a growth of nearly 25%.

An aging demographic is also in evidence with an increase in persons aged over 54 from 30% to 39% and a decrease in persons aged 19 or under from 27% to 24%. The median age has increased from 41 to 47. Workforce participation has decreased from 53% to 50% since 2001, as would be expected from the aging population.

Demand factor trends and impacts on service delivery are summarised in Table 3-3.

Table 3-3 Demand factors, projections and impact on community

Demand factor	Present position (2011)	Projection (2021)	Impact on Community/Services
Population	6,811	7,500	Focus on maintenance and renewal of existing services
Non-urban population	3,115	3,893	Increased demand on rural road infrastructure
55 or older	39%	42%	Increased demand on health services
19 or younger	24%	21%	Possible reduction in education service personnel
Median age	47	51	Increased emphasis on lifestyle and recreation
Workforce participation	50%	48%	An aging local work force may make it more difficult to employ skilled personnel

3.3. Housing

The following table shows that the number of dwellings in the LGA has been increasing over the census periods.

Table 3-4 Historical dwelling numbers

	1996	2001	2006	2011
Total Dwellings	2,460	3,208	3,399	3,570

Council approval statistics of dwelling approvals in the LGA vary from year to year with a maximum of 56 dwellings approved in 2008/09 (in recent years).

Based on growth factors (population growth anticipated to be 1% p.a.), development statistics, population trends (trend for lower household size), it is estimated that the total housing stock for the LGA in 2025 will be approximately 4104.

Table 3-5 shows estimated housing statistics for the LGA to 2025:

Table 3-5 Estimated future dwelling numbers

Year	No. of Dwellings
2011	3,570
2012	3,605
2013	3,642
2014	3,678
2015	3,715
2016	3,752
2017	3,790
2018	3,828
2019	3,866
2020	3,904
2021	3,943
2022	3,983
2023	4,023
2024	4,063
2025	4,104

3.4. Meeting the needs of the Population

This additional population will create increased demand for a range of facilities and services in the LGA including but not limited to, roads, open space and community facilities. This Plan provides a method for collecting contributions to satisfy the increased demand.

4. Strategy plans

4.1. Plan Objectives

This Plan provides for section 94 contributions in the following categories:

- A PLAN PREPARATION AND ADMINISTRATION**
- B ROADS**
- C EMERGENCY SERVICES**
- D COMMUNITY AND CIVIC FACILITIES**
- E OPEN SPACE, SPORTING AND RECREATION**
- F WASTE MANAGEMENT**
- G DRAINAGE**
- H CAR PARKING**
- I COMMUNITY ENHANCEMENT PROGRAM**

The Plan identifies:

- The demand for the facility likely to be required as a result of the urban development and re-development in certain areas of the LGA and in the LGA as a whole;
- The facility which will be required to meet those demands for which development contributions could be reasonably charged; and
- The reasonable contribution which should be levied on development to meet those demands.

Contributions are taken to the nearest dollar.

4.2. Reasonableness

The concept of reasonableness refers to whether the amount levied is a reasonable contribution from the point of view of the industry's ability to pay and any economic development policies Council may have from time to time.

Reasonableness comprises concepts of fairness, equity, judgement and moderation. The two key principles are nexus and apportionment.

4.3. Nexus

Nexus is one of the key principles which underpin the developer contributions system. It refers to the relationship between the proposed development and the demand for public facilities and services created by the development. A contribution levied must be for an increased demand for a public facility or service that is caused by the development. There are three aspects to nexus:

Causal Nexus – The proposed development and increase in population creates a need or increases the demand for a particular public facility or service;

Spatial or Physical Nexus – The proposed public facility or service will be located to serve the needs of those who created the demand for it;

Temporal Nexus – The proposed public facility or service will be provided within a reasonable time to benefit those who contributed towards it.

4.4. Apportionment

Apportionment is the “fairness” principle. It means that new development only pays a contribution equal to the demand of the development. Where the service or facility proposed will benefit both the existing and new population, the cost of provision of that service or facility is apportioned between the existing development and the proposed development.

4.5. Accountability

Council will be accountable for all contributions made under the provisions of section 94 and allocate those funds in accordance with the Schedule of Works identified in the Plan or as subsequently amended in this Plan or by Councils Management Plan. Development and subsequent population growth rates will be monitored to ensure that the Plan remains relevant and delivery of services and facilities occur in accordance with the Plan.

A Plan Preparation and Administration

NEXUS

Development increases the demand for public facilities and services and it is reasonable that development make contributions towards these facilities and services through section 94 contributions plans.

To prepare section 94 contribution plans and provide for the ongoing administration of the plans, Council must provide resources considered reasonable to cover the cost of preparing a Contributions Plan and a Section 94 Planner for one day per month funded through this Plan.

Contributions for plan preparation and administration are based on the Works Schedule in Appendix 1 and will be levied 100% on new development.

CALCULATION OF CONTRIBUTION

$$\begin{aligned}\text{CONTRIBUTION:} &= \frac{\text{Plan Preparation and Section 94 Planner (annual cost)}}{\text{Additional Annual Population (average)}} \\ &= \$15,000 / 73 \\ &= \$205.00 \text{ per approval}\end{aligned}$$

B Roads

NEXUS

Residential Development in Rural Areas

Additional traffic generation will result from new residential development in rural areas thus contributing to the wear and tear on roads and the need to upgrade the roads. Therefore, a proportion of the cost of upgrading rural roads is allocated to residential development.

Council has consistently applied a development contributions requirement for additional lots and/or residences in its rural area for a period of time.

Non Residential Development in the LGA

Industrial and commercial development also create a reduction in road standards through the usage and it is therefore equitable that all new industrial/commercial developments inclusive of major alterations, additions and ancillary works (with the exception of home industry and home occupation), be subjected to the provisions of this Plan.

Heavy Vehicle Impacts in the LGA

Council has consistently applied conditions of consent that require contributions to maintain an acceptable road standard when faced with a potential loss of standard from heavy vehicle usage, in particular from extractive industries or mines.

Damage to roads and therefore the need to upgrade roads is substantially related to laden trucks and thus it is accepted to levy contributions based on the number and weight of laden trucks leaving the extractive industry or mining site.

CALCULATION OF CONTRIBUTION RATES

General

$$\begin{aligned}\text{CONTRIBUTION:} &= \frac{\text{Estimated Cost of Work Attributable to Section 94}}{\text{Additional Population in Rural Area (2013-2018)}} \\ &= \$915,245 / 354 \\ &= \$2,585 \text{ per person}\end{aligned}$$

SUMMARY OF CONTRIBUTIONS (ROADS):

Bedsitter	1 person	\$2,585
One Bedroom Unit	2 persons	\$5,170
Two Bedroom Unit	3 persons	\$7,755
Three Bedroom Unit	4 persons	\$10,340
Dwelling House	4 persons	\$10,340
Subdivision Lot	4 persons	\$10,340
Commercial/Industrial Development		\$10,340 OR Merit Assessment (whichever is greater)

NOTE:

Merit assessment for commercial/industrial development will be based on the calculated Average Annual Daily Traffic (AADT) generated by the approved development compared with the AADT for a single dwelling house. Six (6) AADT will be assumed for a single dwelling house (which is a commonly accepted figure by the NSW Roads and Maritime Services).

Example

A commercial development that generates 50 AADT.

$$\begin{aligned} 50 \text{ AADT} / 6 \text{ AADT} &= 8.3 \\ &= 8.3 \times \$10,340 \\ &= \$85,822 \end{aligned}$$

Mines and Extractive Industries

Contributions will be required to be paid on a monthly basis to Council based on a fee for each tonne of resource leaving the site by road transport. To support the contribution figure being paid, the organisation must provide evidence through official documentation such as the return provided to the NSW Department of Primary Industries that identifies production levels.

This levy will be calculated as $MCR = \text{TONNES} \times \text{RATE}$

MCR	=	the monthly contributions required
TONNES	=	tonnes of resource removed from site per month by road
RATE	=	the rate per tonne per kilometre (distance from site to the nearest state or national highway)

Councils adopted rate per tonne is \$0.04 per tonne per km.

C Emergency Services

NEXUS

The NSW Rural Fire Service is responsible for the provision of the Rural Fire Service with Council funding 13.3% of the annual operating fund plus a \$40,000 discretionary fund.

The Tenterfield LGA receives support services from emergency services such as bushfire brigades, State Emergency Service and the Volunteer Rescue Association. Additional development will result in the need to expand existing services.

CALCULATION OF CONTRIBUTION

The LGA wide contribution rate for emergency facilities is calculated as follows:

$$\begin{aligned}\text{CONTRIBUTION} &= \frac{\text{Total Cost of Facilities (Councils Share) attributable to Section 94}}{\text{Additional Population in Rural Area (2013-2018)}} \\ &= \$72,875 / 354 \\ &= \$205.86 \text{ per person}\end{aligned}$$

SUMMARY OF CONTRIBUTIONS (EMERGENCY SERVICES):

Bedsitter	1 person	\$206.00
One Bedroom Unit	2 persons	\$412.00
Two Bedroom Unit	3 persons	\$618.00
Three Bedroom Unit	4 persons	\$824.00
Dwelling House	4 persons	\$824.00
Subdivision Lot	4 persons	\$824.00
Commercial/Industrial Development		\$824.00 OR Merit Assessment (whichever is greater)

NOTE: Merit assessment for commercial/industrial development will be based on the calculated Average Annual Daily Traffic (AADT) generated by the approved development compared with the AADT for a single dwelling house. Six (6) AADT will be assumed for a single dwelling house (which is a commonly accepted figure by the NSW Roads & Maritime Services).

Example

A commercial development that generates 50 AADT.

$$\begin{aligned}50 \text{ AADT} / 6 \text{ AADT} &= 8.3 \\ &= 8.3 \times \$824.00 \\ &= \$6,839.20\end{aligned}$$

D Community and Civic Facilities

NEXUS

During the consultations for the Social Plan 2006-2011 and the 2012-2013 Community Strategic Plans, the community identified a need for further opportunities to conduct and participate in a variety of cultural activities. In this regard, Council has adopted a series of strategies and actions which aim to fulfil these needs and are detailed in the Community Strategic Plan, Social Plan and the 2012 -2013 Management Plan.

Contributions levied in respect of Community Facilities will be relative to the expected increase in demand imposed on existing community facilities or the provision of new facilities to meet the development demand.

Library Resources

An increase in population creates a demand for additional library resources. This includes books, CDs, videos, audio, visual materials and electronic databases. A per capita provision of resources at the ratio of 1 person to 1.5 resources is based on the minimum standard recommended in the Australian Library and Information Associations Towards a Quality Service: Goals, Objectives and Standards for Public Libraries in Australia p 52. This provides a guide for the development of library resources based on the following ratios:

	SHORT TERM	MEDIUM TERM	LONG TERM
Items per capita	1.5	1.75	2
Material additions per 1000 population	150	200	250

CALCULATION OF CONTRIBUTION

The LGA wide contribution rate for community and civic facilities is calculated as follows:

General

$$\begin{aligned}\text{CONTRIBUTION:} &= \frac{\text{Estimated Cost of Work Attributable to Section 94}}{\text{Additional Population (2013-2018)}} \\ &= \$10,000 / 354 \\ &= \$ 28.25 \text{ per person}\end{aligned}$$

Library Resources

The current budget in 2012/13 for library resources is \$35,000, Last year, 2,383 items were purchased, which indicates a value of \$14.69 per item. The cost of processing and cataloguing library resources is estimated at \$7.00 per item. This provides a total cost per item of \$21.69.

CONTRIBUTION: The contribution per person for library resources is therefore
 $1.5 \times \$21.69 = \32.54

CUMULATIVE TOTAL:

	\$28.25	(General)
+	\$32.54	(Library Contribution)
=	\$60.79 (TOTAL CONTRIBUTION PER PERSON)	

SUMMARY OF CONTRIBUTIONS (COMMUNITY AND CIVIC FACILITIES):

Bedsitter	1 person	\$60.00
One Bedroom Unit	2 persons	\$120.00
Two Bedroom Unit	3 persons	\$180.00
Three Bedroom Unit	4 persons	\$240.00
Dwelling House	4 persons	\$240.00
Subdivision Lot	4 persons	\$240.00
Commercial/Industrial Development		\$240.00

E Open Space, Sporting and Recreation

NEXUS

Council has adopted a series of strategies and actions to provide further opportunities to conduct and participate in recreational activities.

New development will result in additional demands for the provision of a range of Council provided open space and recreation facilities including local and district parks. Open space can be considered to include those areas which are in public ownership (Council owned or Crown Land) which have been (or is to be) set aside for passive or active recreation purposes.

It will be expected that to service the new population, parks and facilities will need to be delivered to a standard at least equal to or greater than the level currently provided. This expected level of facility/service has been used as a basis for the development of the Works Schedule in **Appendix 1**.

In order to meet this expectation, it will be Councils preference that existing facilities be augmented at every opportunity. Most areas are adequately supplied with suitable open space areas; however, to meet the desired expectations of the community, continual improvement of these facilities is required. The acquiring of additional land will only be considered if the augmentation of existing facilities is not possible.

The improvement of facilities may include, but are not limited to, earthworks, turfing, drainage, planting, play equipment, sports equipment and installations, picnic facilities, amenities buildings, fencing, lighting, irrigation and bushland regeneration.

CALCULATION OF CONTRIBUTION

The LGA wide contribution rate for open space, sporting and recreational facilities are calculated as follows:

$$\begin{aligned}\text{CONTRIBUTION:} &= \frac{\text{Estimated Cost of Work Attributable to Section 94}}{\text{Additional Affected Population (2013-2018)}} \\ &= \$12,750 / 354 \\ &= \$36.02 \text{ per person}\end{aligned}$$

SUMMARY OF CONTRIBUTIONS (OPEN SPACE, SPORTING & RECREATION):

Bedsitter	1 person	\$36.00
One Bedroom Unit	2 persons	\$72.00
Two Bedroom Unit	3 persons	\$108.00
Three Bedroom Unit	4 persons	\$144.00
Dwelling House	4 persons	\$144.00
Subdivision Lot	4 persons	\$144.00
Commercial/Industrial Development		\$144.00 OR Merit Assessment

F Waste Management

NEXUS

Council provides waste management services and facilities in the LGA. The Capital Works Program includes provision for a new landfill and a range of resource recovery services over a period of 5 years to 2018. The waste facilities proposed will service existing and future residents of the LGA.

CALCULATION OF CONTRIBUTION

The LGA wide contribution rate for waste management facilities are calculated as follows:

$$\begin{aligned}\text{CONTRIBUTION} &= \frac{\text{Estimated Cost of Work Attributable to Section 94}}{\text{Additional Population (2013-2018)}} \\ &= \$132,250 / 354 \\ &= \$373.59 \text{ per person}\end{aligned}$$

SUMMARY OF CONTRIBUTIONS (WASTE MANAGEMENT):

Bedsitter	1 person	\$374.00
One Bedroom Unit	2 persons	\$748.00
Two Bedroom Unit	3 persons	\$1,122.00
Three Bedroom Unit	4 persons	\$1,496.00
Dwelling House	4 persons	\$1,496.00
Subdivision Lot	4 persons	\$1,496.00
Commercial/Industrial Development		\$1,496.00 OR Merit Assessment

NOTE: Merit assessment for commercial/industrial development will be based on the calculated waste generated by the approved development per year compared with the waste generated per dwelling house per annum (based on 4 persons per dwelling). Four (4) tonnes of waste per dwelling per annum will be assumed (which is a commonly accepted figure by the Commonwealth Department of Climate Change).

Example

A commercial development that generates 50 tonnes per annum.

$$\begin{aligned}50 \text{ tonnes} / 4 \text{ tonnes} &= 12.5 \\ &= 12.5 \times \$1,496.00 \\ &= \$18,700.00\end{aligned}$$

G Drainage

NEXUS

A nexus can be drawn between the increased residential development (through additional impervious surface area) anticipated expected in the LGA in the future and the need to alleviate the problem with the discharge of stormwater. It is an expectation of Council to provide a stormwater drainage system that is capable to disposing stormwater appropriately whilst being environmentally friendly.

It will be an expected that these new facilities be delivered at a standard at least greater than or equal to the current service level now provided.

Commercial or industrial development can have just as much impact, if not greater, than residential development on the stormwater system. Accordingly, it is considered equitable that new industrial or commercial developments (including alterations and additions that increase impervious areas and accordingly stormwater flows), be subjected to the application of this Plan. As a minimum, an amount equivalent to that adopted for a subdivision lot is considered appropriate. Alternatively major industrial/commercial developments are likely to have significant effects on existing infrastructure and Council will assess the development on an individual merit assessment appropriate to the scale of the proposal.

CALCULATION OF CONTRIBUTION

The LGA wide contribution rate for drainage facilities are calculated as follows:

$$\begin{aligned}\text{CONTRIBUTION} &= \frac{\text{Estimated Cost of Work Attributable to Section 94}}{\text{Additional Residential Population (2013-2018)}} \\ &= \$49,863 / 354 \\ &= \$140.86 \text{ per person}\end{aligned}$$

SUMMARY OF CONTRIBUTIONS (DRAINAGE):

Bedsitter	1 person	\$141
One Bedroom Unit	2 persons	\$282
Two Bedroom Unit	3 persons	\$423
Three Bedroom Unit	4 persons	\$564
Dwelling House	4 persons	\$564
Subdivision Lot	4 persons	\$564
Commercial/Industrial Development		\$564 OR Merit Assessment

H Car Parking

NEXUS

Councils "Off Street Car Parking" DCP requires the provision of car parking spaces for certain developments. Some developments will comply through the provision of car parking spaces on site while other developments are not able to.

As development occurs in the Tenterfield CBD, further demand is created for parking and therefore the augmentation of existing car parking facilities to cater for a greater capacity. Alternative opportunities to acquire land and provide public car parks are required and as such a development contribution should be sought.

Car parking contributions only apply to Catchment 1.

CALCULATION OF CONTRIBUTION

The cost for the development of a car space has two components:

- Physical construction cost; and
- Commercial land cost.

The area allocated per car space is 24 m² (this includes the space plus manoeuvring area). Industry standards indicate that it costs \$75 per m² to construct a car park.

$$24 \text{ m}^2 \times \$75 = \$1,800$$

Based on the valuation of a typical commercial lot, it costs \$100 per m² to purchase commercial land, so the acquisition costs would be in the order of \$2,400 per space.

Accordingly total costs would be $\$1,800 + \$2,400 = \$4,200$

CONTRIBUTION: \$4,200 per space that cannot be provided on site.

I Community Enhancement Program

BACKGROUND

Council proposes to implement a Community Enhancement Program, which will seek contributions from major developments for the provision of community facilities.

Council has identified some facilities within a Community Enhancement Program, which it proposes will be partially funded by future contributions by major developments. These developments usually have the Minister for Planning as the consent authority (Part 3A Approvals under the *Environmental Planning and Assessment Act 1979*). In these cases, Council intends to advocate to the State Government to ensure that any approvals granted for major development make tangible contributions to local community development through contributions to the Community Enhancement Program.

Whether as a result of a Ministers consent or Council consent, these contributions will take the form of monetary contributions and be determined through negotiation between the applicant and the consent authority.

Council will also assist the implementation of the Community Enhancement Program by encouraging participation from other levels of government to deliver the facilities proposed.

THE PROGRAM

The current Community Enhancement Program is as follows:

ITEM	ESTIMATED COST
Main Street Revitalisation	\$2,300,000
(staged over 5 years)	

5. Reference

5.1. Reference Documents

The following reference documents were used in the preparation of this document:

- *Tenterfield Local Environmental Plan 2013*
- *Management Plan 2012 / 2013*
- Department of Infrastructure, Planning and Natural Resources – Development Contribution Practice Notes – July 2005
- *Environmental Planning and Assessment Act 1979*
- *Environmental Planning and Assessment Regulation 2000*
- Stormwater Asset management Plan 2013
- Road Network Asset Management Plan 2013
- Parks, recreation & Public Facilities Asset Management Plan 2012
- Tenterfield Main Street Masterplan 2013

APPENDIX 1 – WORKS SCHEDULE

Some capital works in the following works schedule are to be undertaken utilising existing section 94 monies from previous plans. Some of these works do not levy any additional section 94 contributions on new development. However, the projects have been listed to advise the community on where these monies will be expended.

Priority has been determined as follows:

HIGH	0-24 months
MEDIUM	25-48 months
LOW	> 48 months

PART A – PLAN PREPARATION AND ADMINISTRATION

Project Description	Locality	Estimated Cost	Estimated Cost Attributable to Section 94 Contributions	Priority
S94 Plan Preparation & Administration	LGA	\$15,000 / year	\$15,000	High
TOTAL	LGA	\$15,000	\$15,000	

PART B – ROADS

Note that sections of road quoted are outlined in the Road Network Asset Management Plan 2013.

Project Description	Locality	Estimated Cost	Estimated Cost Attributable to Section 94 Contributions	Priority
Widen & Resheet Beaury Creek Road	5	\$181,220	\$9,060	High
Widen & Resheet Silent Grove Road	5	\$53,940	\$2,695	High
Widen & Resheet Black Swamp Road	5	\$52,800	\$2,640	High
Widen & Resheet Summit Road	5	\$57,520	\$2,875	High
Widen & Resheet Undercliff Road	5	\$104,840	\$5,240	High
Widen & Resheet Tent Hill Road	5	\$50,500	\$2,525	High
Widen & Resheet Rivertree Road	5	\$73,960	\$3,695	High
Widen & Resheet Leeches Gully Road	5	\$26,100	\$1,305	High
Widen & Resheet Millers Road	5	\$13,220	\$660	High

Project Description	Locality	Estimated Cost	Estimated Cost Attributable to Section 94 Contributions	Priority
Widen & Resheet Wylie Creek Road	5	\$47,060	\$2,355	High
Widen & Resheet Tarban Loop Road	5	\$20,320	\$1,015	High
Widen & Resheet Tarban Road	5	\$51,420	\$2,570	High
Widen & Resheet White Swamp Road	5	\$18,880	\$945	High
Seal Mt McKenzie Lookout Road	5	\$195,000	\$9,750	High
Reconstruct Bruxner Way near NE Hwy	5	\$1,200,000	\$60,000	High
Seal Gum Flat Road	5	\$150,000	\$7,500	High
Widen & Resheet Castlerag Road	5	\$16,740	\$835	Medium
Widen & Resheet White Swamp Road	5	\$202,800	\$10,140	Medium
Widen & Resheet Wylie Creek Road	5	\$274,780	\$13,740	Medium
Widen & Resheet Billirimba Road	5	\$95,820	\$4,790	Medium
Widen & Resheet Bryans Gap Road	5	\$44,240	\$2,210	Medium
Widen & Resheet Beaury Creek Road	5	\$143,180	\$7,160	Medium
Widen & Resheet McLeods Creek Road	5	\$108,980	\$5,450	Medium
Widen & Resheet Mole Station Road	5	\$24,760	\$1,240	Medium
Widen & Resheet Woodside Road	5	\$26,000	\$1,300	Medium
Widen & Resheet Mole River Road	5	\$230,140	\$11,505	Medium
Widen & Resheet Rivertree Road	5	\$34,940	\$1,745	Medium
Widen & Resheet Harrigans Lane	5	\$124,000	\$6,200	Medium
Widen & Resheet Kochs Road	5	\$97,060	\$4,855	Medium
Widen & Resheet Mt Speribo Road	5	\$55,460	\$2,775	Medium
Widen & Resheet Bryans Gap Road	5	34,000	\$1,700	Medium
Seal Cullendore Road	5	\$373,200	\$18,660	Medium
Widen & reconstruct Tooloom Road 13.91 – 20.35	5	\$1,610,000	\$80,500	Medium
Rebuild Amosfield Road	5	\$1,700,000	\$85,000	Medium
Widen & Resheet Headgate Road	5	\$110,760	\$5,540	Low
Widen & Resheet	5	\$173,540	\$8,675	Low

Project Description	Locality	Estimated Cost	Estimated Cost Attributable to Section 94 Contributions	Priority
Rivertree Road				
Widen & Resheet Maryland Road	5	\$149,420	\$7,470	Low
Widen & Resheet Paddys Flat Road	5	\$107,280	\$5,365	Low
Seal remaining section of Mt Lindesay Road	5	\$3,400,000	\$170,000	Low
Upgrade 3 sections of Mt Lindesay Road Legume - Woodenbong	5	\$1,500,000	\$75,000	High, Medium, Low
Widen & reconstruct Tooloom Road 20.35 – 25.0	5	\$360,000	\$18,000	Low
Widen & reconstruct Tooloom Road 20.35 – 23.55	5	\$801,250	\$40,060	Low
Widen & reconstruct Tooloom Road 25.0 – 28.28	5	\$820,000	\$41,000	Low
Widen & Resheet remaining class B,C & D Roads	5	\$420,000	\$21,000	Low
Widen & Resheet selected class D Roads	5	\$380,000	\$19,000	Low
Reseal 84km of rural roads condition 3	5	\$2,590,000	\$129,500	Low
TOTAL		\$18,305,130	\$915,245	

PART C – EMERGENCY SERVICES

Project Description	Locality	Estimated Cost	Estimated Cost Attributable to Section 94 Contributions	Priority
SES Contribution	LGA	\$23k per year = \$115,000	\$5,750	High
13.3% contribution to the Rural Fire Service	LGA	\$266k per year = \$1,330,000	\$66,500	High
Radio Repeater Site	LGA	\$2.5k per year = \$12,500	\$625	High
TOTAL		\$1,457,500	\$72,875	

PART D – COMMUNITY AND CIVIC FACILITIES

Project Description	Locality	Estimated Cost	Estimated Cost Attributable to Section 94 Contributions	Priority
New library at Liston	4	\$100,000	\$5,000	High
Expanded library at Urbenville	4	\$50,000	\$2,500	Medium
Expanded library at Torrington	4	\$50,000	\$2,500	Medium
TOTAL		\$200,000	\$10,000	

PART E – OPEN SPACE, SPORTING AND RECREATION

Project Description	Locality	Estimated Cost	Estimated Cost Attributable to Section 94 Contributions	Priority
Playground Saddlers estate	1	\$50,000	\$2,500	Medium
Shade over playground Rotary Park	1	\$30,000	\$1,500	Medium
Heating of swimming pool	1	\$150,000	\$7,500	Low
Update Sprinkler System – Federation Park	1	\$20,000	\$1,000	High
Replace kitchen splashback – Federation Park	1	\$5,000	\$250	Medium
TOTAL		\$255,000	\$12,750	

PART F – WASTE MANAGEMENT

Project Description	Locality	Estimated Cost	Estimated Cost Attributable to Section 94 Contributions	Priority
Urbenville cap cells / new cells – 5 years	4	\$150,000	\$7,500	High
Tenterfield stage 2 closure plan	2,3	\$900,000	\$45,000	Medium
Tenterfield cap cells / new cells – 5 years	2,3	\$950,000	\$47,500	Medium
Tenterfield bores	2,3	\$150,000	\$7,500	High
Tenterfield recycling infrastructure	2,3	\$195,000	\$9,750	High
TOTAL		\$2,345,000	\$132,250	

PART G – DRAINAGE

Project Description	Locality	Estimated Cost	Estimated Cost Attributable to Section 94 Contributions	Priority
Railway St detention Basin	1	\$20,000	\$1,000	High
High St to Whereat Lane	1	\$117,815	\$5,890.75	High
Railway St	1	\$150,000	\$7,500.00	High
Buried pits raising	1	\$20,000	\$1000.00	High
Buried Pit raising	1	\$83,500	\$4,175.00	Low
Rouse & manners St intersection	1	\$50,000	\$2,500.00	Medium
Logan – Miles to Douglas	1	\$20,000	\$1,000.00	Medium
Pelham – Molesworth St	1	\$28,000	\$14,400.00	Medium
Duncan to Link St	1	\$170,000	\$8,500.00	Medium
Duncan – Riley to Cowper	1	\$20,000	\$1,000.00	Medium
Pelham – Manners to Miles	1	\$3,000	\$150	Medium
Petrie St – Rouse to Logan	1	\$25,000	\$1,250.00	Medium
Western St – new crosspipe	1	\$2,500	\$125	Medium
Wherat Lane – trash screen	1	\$45,000	\$2,250	Low
Western St & Bismark	1	\$2,500	\$125	Low
Logan St – High to Petrie k&g	1	\$240,000	\$12,000	Low
TOTAL		\$997,315	\$49,865	