

Tenterfield Shire Council Section 7.12 Development Contributions Plan (General Development)

2B3BContributions Plan



Prepared for
Tenterfield Shire Council

19 March 2020



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Executive Summary

This plan is the Tenterfield Shire Council Section 7.12 Local Infrastructure Contributions Plan that operates in conjunction with the Tenterfield Shire Council Section 7.11 Local Infrastructure Contributions Plan and is applied only when a Section 7.11 Contribution is not levied. The plan has been prepared in accordance with the legislative requirements of Part 7 of the *Environmental Planning and Assessment Act 1979* and Part 4 of the accompanying *Environmental Planning and Assessment Regulation 2000*, and NSW Department of Planning's Development Contributions Practice Notes. The plan enables Council, or an Accredited Certifier, to impose, as a condition of development consent and complying development certificates, a requirement that the applicant pay to the Council a levy determined in accordance with the Plan.

In preparing the plan, Council has duly considered the most recent (January 2018) practice notes issued by the NSW Department of Planning in accordance with Clause 26(1) of the *Environmental Planning & Assessment Regulations 2000*.

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Table of Contents

Executive Summary	iii
1 Summary Schedules	6
1.1 Works Schedule	6
1.2 Contributions by Levy Fee	6
2 Introduction	7
3 Administration and Operation of the Plan	8
3.1 What are Section 7 Development Contributions?	8
3.2 What is the Name of the Plan?	8
3.3 What is the Purpose of this Plan?	8
3.4 To What Areas does this Plan Apply?	8
3.5 When does the Plan Commence?	8
3.6 To What Developments does this Plan Apply?	9
3.7 What is the Relationship with Other Plans and Policies?	9
3.8 Definitions	10
3.9 How does the Plan Operate?	10
3.10 How is the Proposed Cost of Carrying Out the Development Determined?	10
3.11 What are the Obligations of Accredited Certifiers?	12
3.12 When is the Levy Payable?	12
3.13 Can Deferred or Periodic Payments be Made?	12
3.14 How are Contribution Rates Adjusted at the Time of Payment?	13
3.15 Are there any Alternatives to the Payment of the Levy?	13
3.16 Are there any Exemptions to the Levy?	14
3.17 How will Council Apply the Money Obtained from the Levy?	14
3.18 Pooling of Contributions	15
3.19 Grant Funding	15
3.20 Financial and Public Accountability	15
4 Demand for Public Facilities	16
4.1 Local Government Area	16
4.2 Population	16
4.3 Housing	18
4.4 Meeting the Needs of the Population	18
5 Reference Documents	19

Appendices

Appendix A Schedule 1 – Works Schedule

Appendix B Cost Summary Report

Appendix C Detailed Cost Report

Tables

Table 1-1	Contributions by Levy fee	6
Table 3-1	Table of Definitions	10
Table 3-2	New development project value	10
Table 4-1	Past population trends	16
Table 4-2	Estimated population growth	16
Table 4-3	Demand factors, projections and impact on community	17
Table 4-4	Historical dwelling numbers	18
Table 4-5	Estimated future dwelling numbers	18

1 Summary Schedules

The following summary schedules are included in this Plan:

- > Works Schedule
- > Contributions by levy fee

1.1 Works Schedule

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

1.2 Contributions by Levy Fee

Table 1-1 Contributions by Levy fee

Project Value for New Development	Levy Rate (%)
Up to and including \$100,000	Nil
More than \$100,000 and up to \$200,000	0.5
More than \$200,000	1.0

2 Introduction

This plan is the Tenterfield Shire Council Section 7.12 Development Contributions Plan (the Plan). It is effective from **<Insert Date>**.

The purpose of this Plan is to enable the consent authority to impose a condition of development consent requiring contributions for certain development that generates an increased demand for public facilities. All contributions received in accordance with this Plan will be used for the provision, extension or augmentation of public facilities. In some instances, the contributions will be used to recoup the costs of public facilities provided in anticipation of future development and increased needs.

The funds collected and the provision of public facilities in accordance with this Plan will be directed to the implementation of the Works Schedule which forms part of this Plan. The Works Schedule lists specific projects that will provide public facilities to meet the needs generated by new development. Implementation of the Plan will ensure the existing community does not unreasonably bear the costs of additional public facilities required by new development.

The Plan is based on the anticipated population growth for the period to 2036 and the development capacity facilitated by the Tenterfield Local Environmental Plan 2013. This Plan will be reviewed regularly to ensure it remains relevant and fit for purpose.

This Plan is complementary to the Tenterfield Shire Council Section 7.11 Development Contributions Plan 2019.

This plan repeals all pre-existing Contributions Plans being:

- > Tenterfield Shire Council Section 94 Contributions Plan
- > Tenterfield Shire Council Section 94A Contributions Plan

The combined strategic directions guiding delivery and maintenance of public facilities are:

- > Facilitate infill growth and diversity in housing stock in established towns and villages
- > Improve accessibility and connectivity to public facilities

The majority of population growth is anticipated within established towns and villages. Population growth will generate a demand for new, enhanced or augmented public facilities. A commitment to improved accessibility will also require public facilities that enhance the opportunities for people to use public facilities such as transport and movement options, operational management and capacity of facilities to match demand.

This Plan responds to demands for public facilities by enabling contributions to be levied as a flat fee in order to provide infrastructure in the following categories:

- > Plan Preparation and Administration
- > Roads
- > Emergency services
- > Community and Civic Facilities
- > Open Space, Sporting and Recreation facilities
- > Waste Management
- > Drainage
- > Community Enhancement

This Plan identifies:

- > Demands for public facilities anticipated by future development
- > The specific public facility to be delivered to meet demands for which contributions can be levied
- > The reasonable contribution to be levied on development to meet the anticipated demand

3 Administration and Operation of the Plan

3.1 What are Section 7 Development Contributions?

The *Environmental Planning and Assessment Act 1979* legislates that contributions towards provision or improvement of amenities or services may be applied under "Section 7.12: Fixed Development Consent Levies." The legislation authorises a consent authority to develop a contribution plan to impose, as a condition of development consent, a requirement that the applicant pay a levy of the percentage of the proposed costs of carrying out the development. The consent authority cannot impose as a condition of the same development consent, a condition under Section 7.12 as well as a condition under Section 7.11. The money required to be paid by a condition imposed under this section is to be applied towards the provision, extension or augmentation of public amenities or public services (or towards recouping the cost of their provision, extension or augmentation). The application of the money is subject to any relevant provisions of the contributions plan. A condition imposed under this section is not invalid by reason only that there is no connection between the development the subject of the development consent, and the object of expenditure of any money required to be paid by the condition.

3.2 What is the Name of the Plan?

This Development Contributions Plan is called the "Tenterfield Shire Council Section 7.12 Local Contributions Plan (General Development)". It will hereafter be referred to as "the Plan".

3.3 What is the Purpose of this Plan?

The purpose of this Development Contributions Plan is to:

- > Authorise the Council, or an Accredited Certifier, to impose, as a condition of development consent a requirement that the applicant pay to the Council a levy determined in accordance with the plan.
- > Assist Council with the provision of the appropriate public facilities which are required to maintain and enhance amenity and service delivery within the area in accordance with the Local Community Strategic Plan.
- > Publicly identify the purposes for which the levies are required.
- > Provide the framework for the efficient and equitable determination, collection and management of development contributions for the provision of public amenities and services.
- > Provide accountable financial management for the expenditure of development contributions paid to the Council.
- > Enable Council to recoup funds which it has spent on the provision of amenities and services that the new development may utilise.
- > Ensure Council's management of development contributions complies with relevant legislation and guidelines, and achieves best practice in plan format and management.

3.4 To What Areas does this Plan Apply?

The Plan applies to all land within the Tenterfield Shire Council Local Government Area (LGA).

3.5 When does the Plan Commence?

The plan has been prepared pursuant to the provision of Section 7.12 of the *Environmental Planning and Assessment Act 1979* (The EP&A Act) and Part 4, Division 6 of the *Environmental and Assessment Regulation 2000* (the EP&A Regulations), and takes effect from the date when public notice was published, pursuant to Clause 26 of the EP&A Regulations.

Development applications and complying development certificates determined on or after this date will be subject to the provisions of the plan.

Date of Public Notice: <Insert Date>

3.6 To What Developments does this Plan Apply?

The plan applies to all applications for development consent and complying development certificates required to be made by or under Part 4 of the EP&A Act in respect of development on land to which the plan applies, with the exception of the following:

- > All subdivisions to in the LGA that will enable the provision of an additional dwelling or dwellings that are covered by Council's Section 7.11 Plan dated <Insert Date>
- > Single residential dwellings where the residence is the only residence on the lot
- > With an estimated cost of less than \$100,000
- > For the purpose of disabled access
- > For the sole purpose of affordable housing
- > For the purpose of reducing a building's use of potable water (where supplied from water mains) or energy
- > For the sole purpose of the adaptive reuse of an item of environmental heritage
- > For works undertaken by a registered charity
- > For public hospitals, police and fire stations
- > For child care facilities or libraries
- > For other community or educational facilities

3.6.1 Expected Types of Development

The expected type of development to which the plan applies is: residential in the form of residential land subdivision, detached dwellings, medium density development, and industrial, commercial and retail development, as listed (but not limited to) below:

- > Detached dwellings
- > Villas, townhouses
- > Flats, units or apartments
- > Dual occupancies
- > Other dwellings
- > Seniors Living dwellings
- > Subdivisions that do not provide for additional dwelling(s)
- > Mixed use development
- > Commercial and Retail development
- > Industrial development
- > Change of use

3.7 What is the Relationship with Other Plans and Policies?

This Development Contributions Plan repeals:

- > Tenterfield Shire Council Section 94 Contributions Plan (Effective <Insert Date>)
- > Tenterfield Shire Council Section 94A Contributions Plan (Effective <Insert Date>)

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 7.11 Contributions Plan adopted on the <Insert Date> and commenced on <Insert Date>.

3.8 Definitions

Words and phrases used in this plan generally have the same meaning as the terms defined in Tenterfield Local Environmental Plan 2013, the EP&A Act and EP&A Regulation, except as provided for below.

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

Table 3-1 Table of Definitions

Term	Definition
Consent authority	Has the same meaning as in the EP&A Act but also includes an accredited certifier responsible for issuing a complying development certificate.
Cost Summary Report	Means a report prepared by a suitably qualified person that sets out the proposed cost of carrying out of development as defined in Clause 25J of the EP&A Regulation. A standard Cost Summary Report is shown in Appendix A.
Council	Means Tenterfield Shire Council.
DPIE	Means Department of Planning, Industry and Environment.
EP&A Act	Means the Environmental Planning and Assessment Act 1979.
EP&A Regulation	Means the Environmental Planning and Assessment Regulation 2000.
LGA	Means local government area.
Plan	Refers to "Tenterfield Shire Council Section 7.12 Development Contributions Plan (General Development)", i.e. this document
Planning agreement	Means a planning agreement referred to in Section 7.4 of the EP&A Act.
Proposed cost of development	Means the cost of development proposed in a development application or a complying development application under the provisions of Clause 25J of the EP&A Regulation.
Social Housing Provider	Has the same meaning as in State Environmental Planning Policy (Affordable Rental Housing) 2009

3.9 How does the Plan Operate?

In determining a development application Council is required to issue a development consent or complying development certificate in respect of development. As a condition of the development consent, a certifying authority (the Council or an accredited certifier) may for the different types of development impose a condition under the plan requiring the applicant to pay to the Council a levy subject to the provisions of the plan. The levy or contribution shall be calculated from the following table:

Table 3-2 New development project value

Project Value for New Development	Levy Rate (%)
Up to and including \$100,000	Nil
More than \$100,000 and up to \$200,000	0.5
More than \$200,000	1.0

3.10 How is the Proposed Cost of Carrying Out the Development Determined?

3.10.1 Cost estimate reports are required

A development application or an application for a complying development certificate must be accompanied by a 'Cost Estimate Report', prepared at the applicant's expense in accordance with this clause, setting out an estimate of the proposed cost of carrying out the development as follows:

- > Where the estimate of the proposed cost of carrying out the development is less than \$500,000; a cost summary report must be prepared in accordance with Schedule 3.
- > Where the estimate of the proposed cost of carrying out the development is \$500,000 or more; a detailed cost report must be prepared in accordance with Clause 25J of the EP&A Regulation, as set out in

Section 3.10.3. A Statutory Declaration is to be submitted with either report declaring that it contains a true and accurate cost of the proposed development.

3.10.2 Who may prepare a cost estimate report?

For the purposes of Clause 25J of the EP&A Regulation, the plan authorises the following persons to prepare a report of the estimated cost of carrying out development:

- > Where the estimate of the proposed cost of carrying out the development is less than \$500,000; a person who, in the opinion of the Council, is suitably qualified to provide a cost estimate report.
- > Where the estimate of the proposed cost of carrying out the development is \$500,000 or more; a quantity surveyor who is registered with the Australian Institute of Quantity Surveyors or a Professional Engineer eligible for Corporate Membership to the Institution of Engineers Australia. Without limitation to the above, upon review of the cost estimate submitted in accordance with this clause, the Council reserves the right to request a further cost estimate to be provided by an independent registered quantity surveyor at the applicant's cost.

3.10.3 Clause 25J of the Environmental Planning and Assessment Regulation 2000

Clause 25J of the EP&A Regulation (determination of proposed cost of development) sets out how the proposed cost of carrying out development is to be determined, and provides as follows:

1. The proposed cost of carrying out development is to be determined by the consent authority, for the purpose of a Section 7.12 levy, by adding up all the costs and expenses that have been or are to be incurred by the applicant in carrying out the development, including the following:
 - > If the development involves the erection of a building, or the carrying out of engineering or construction work – the costs of, or incidental to, erecting the building, or carrying out the work, including the costs (if any) of an incidental to demolition, excavation and site preparation, decontamination or remediation.
 - > If the development involves a change of use of land – the costs of, or incidental to, doing anything necessary to enable the use of the land to be changed.
 - > If the development involves the subdivision of land – the costs of, or incidental to, preparing, executing and registering the plan of subdivision and any related covenants, easements or other rights.
2. For the purpose of determining the proposed cost of carrying out development, a consent authority may have regard to an estimate of the proposed cost of carrying out the development prepared by a person, or a person of a class, approved by the consent authority to provide such estimates.
3. The following costs and expenses are **not** to be included in any estimate or determination of the proposed cost of carrying out development:
 - > The cost of the land on which the development is to be carried out
 - > The costs of any repairs to any building or works on the land that are to be retained in connection with the development
 - > The costs associated with marketing or financing the development (including interest on any loans)
 - > The costs associated with legal work carried out or to be carried out in connection with the development
 - > Project management costs associated with the development
 - > The cost of building insurance in respect of the development
 - > The costs of fittings and furnishings, including any refitting or refurbishing, associated with the development (except where the development involves an enlargement, expansion or intensification of a current use of land)
 - > The costs of commercial stock inventory
 - > Any taxes, levies or charges (other than GST) paid or payable in connection with the development by or under any law
 - > All development types identified in Section 3.6 of this document

3.11 What are the Obligations of Accredited Certifiers?

In accordance with Section 7.21 of the EP&A Act and Clause 146 of the EP&A Regulation, a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring the payment of a levy has been satisfied. In particular, the certifier must ensure that the applicant provides a receipt (or receipts) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the Council in accordance with Clause 142(2) of the EP&A Regulation. Failure to follow this procedure may render such a certificate invalid. The only exception to this requirement is where an alternative payment arrangement has been agreed by the Council. In such cases, Council will issue a letter confirming that an alternative payment arrangement has been agreed with the applicant.

3.12 When is the Levy Payable?

A levy required to be paid as a condition of development consent must be paid as follows:

- > Development applications involving subdivision - prior to the release of any construction certificate related to site works or the release of the subdivision plan, whichever occurs first;
- > Development applications involving building work - prior to the release of the construction certificate; and
- > Development applications involving both subdivision and building work (e.g. integrated housing developments) - prior to the release of the construction certificate or the release of the subdivision plan, whichever occurs first.
- > Development applications where no building approval is required – prior to commencement of use in accordance with the conditions of consent.

If no time is specified, the levy must be paid prior to the first certificate issued in respect of the development under Part 4.5 of the EP&A Act. From time to time, Council considers requests to defer payments of contributions. Council's policy on deferred payments is detailed in Section 3.13.

Where any self-certification or the like is undertaken the consent shall not operate unless and until the levy required by the consent under this contributions plan is paid to Council.

3.13 Can Deferred or Periodic Payments be Made?

Council may accept the deferred or periodic payment of a levy 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:

- > There are valid reasons for the deferral or periodic payment
- > The granting of the request will not adversely impact on the administration, operation or cash flows of the plan
- > The granting of the request will not jeopardise the timely provision of works or land identified within the plan
- > The proposed arrangement remains consistent with the purpose of the plan

The decision to accept a deferred or periodic payment of a monetary contribution is at the sole discretion of Council. Any deferral will generally be limited to a period of no more than 12 months. Where Council allows a deferral of contributions or levies, an appropriate bank guarantee shall be secured for the amount of contributions to be deferred. The conditions under which the Council may accept deferred settlement by way of lodgement of a bank guarantee are 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
- > The bank unconditionally pays the guaranteed sum to the Council if the Council so demands in writing not earlier than 12 months from the provision of the guarantee or completion of the work whichever occurs first
- > 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 in accordance with the development consent

- > The bank's obligations are discharged when payment to the Council is made in accordance with this guarantee or when Council notifies the bank in writing that the guarantee is no longer required

Any deferred or outstanding component of the monetary contribution will be adjusted in accordance with Section 3.14. The applicant will be required to pay any charges associated with establishing or operating the bank guarantee. Council will not cancel the bank guarantee until the outstanding contribution as indexed and any accrued charges are paid.

3.14 How are Contribution Rates Adjusted at the Time of Payment?

Pursuant to Clause 25J(4) of the EP&A Regulation, the proposed cost of carrying out development is to be indexed before payment to reflect quarterly variations in the Consumer Price Index (Sydney All Groups) between the date the proposed cost was determined by the Council and the date the levy is required to be paid.

The proposed cost of carrying out development will be adjusted at the time of payment in accordance with the following formula:

$$IDC = ODC \times \frac{\text{Current Index}}{\text{Original Index}}$$

Where:

IDC	is the indexed development cost
ODC	is the original development cost accepted or estimated by the Council
Current Index	is the Consumer Price Index: All Groups Index for Sydney (as currently available from the Australian Bureau of Statistics at the time of payment)
Original Index	is the Consumer Price index: All Groups Index for Sydney that applied at the date the original development cost was estimated or accepted by the Council

Note: Where the Current Index is less than Original Index, the indexed development cost will not be less than the original development cost estimated or accepted by the Council.

3.15 Are there any Alternatives to the Payment of the Levy?

In determining a development application, the Council may impose a condition requiring the payment of the levy. The normal method of payment of the levy is by way of a monetary contribution; however, if an applicant seeks to make a contribution toward the provision of public facilities other than payment of a monetary contribution, the Council may accept the following:

- > A material public benefit or works in kind
- > A planning agreement

3.15.1 Material Public Benefit and Works in Kind

Council may allow applicants to make a contribution by way of works in kind contributions for works that are identified in the plan's works schedule or by way of a material public benefit for works that are not identified in this plan's works schedule, in lieu of part or all of a levy required under the plan. Material public benefits and works in kind are not works required by any other conditions of consent. The acceptance of material public benefit or works in kind may be offered as part of a development application, or following the granting of development consent. The decision to accept a works in kind or material public benefit in lieu of payment of a Section 7.12 levy is at the sole discretion of Council. An offer to provide works in kind or material public benefit is to be made to the Council in writing, preferably in the relevant development application and following extensive liaison with the Council. The offer should clearly state:

- > What material public benefit or works in kind is proposed

- > The value of the material public benefit or works in kind, as assessed by a registered quantity surveyor or other appropriate professional
- > The timing of provision of the material public benefit or works in kind
- > What Section 94A monetary contributions the works in kind or material public benefit is proposed to offset
- > If the work has not been identified under the plan (that is, a material public benefit), why it is of an equivalent or greater benefit to the community compared to what has been identified under the plan

In determining whether to accept a works in kind or material public benefit in lieu of a levy, Council will have regard to any relevant requirements of the current Practice Note issued by the Department of Planning and any other matters as the Council considers relevant in the circumstances of the case. Where the value of the works in kind or other material public benefit is over \$150,000, Council may require that the works be the subject of a public tender in order for the Council to comply with the Local Government Act 1993.

3.15.2 Planning Agreements

Section 7.4 of the EP&A Act allows for the negotiation of planning agreements between councils, developers, and/or other planning authorities. Under the planning agreement the applicant may offer to dedicate land free of cost, pay a monetary contribution, provide a material public benefit, or any combination, to be used for or applied toward a public purpose. The Council may also seek to negotiate planning agreements with relevant parties in relation to major or 'one-off' developments that involve a single land owner. The public purposes are defined in the EP&A Act as (without limitation):

- > The provision of (or the recoupment of the cost of providing) public amenities or public services
- > The provision of (or the recoupment of the cost of providing) affordable housing
- > The provision of (or the recoupment of the cost of providing) transport or other infrastructure relating to land
- > The funding of recurrent expenditure relating to the provision of public amenities or public services, affordable housing or transport or other infrastructure
- > The monitoring of the planning impacts of development
- > The conservation or enhancement of the natural environment

Those purposes may not necessarily relate to the demand of the applicant's development, or the items listed in Schedule 1. The applicant's provision of land free of cost, monetary contribution, or material public benefit may or may not be in addition to a Section 7.12 levy. If the planning authority does not intend to apply the contributions plan, the planning agreement should specifically exclude its application.

A planning agreement negotiated and made under this section shall be subject to any provisions of or Ministerial directions made under the EP&A Act or EP&A Regulation relating to planning agreements.

3.16 Are there any Exemptions to the Levy?

Council may consider requests to exempt developments, or components of developments from the levy, or reduce the levy to the least amount. For such requests to be considered, they must be in the form of a comprehensive written submission arguing the case for exemption or reduction, and must satisfy the Council that there are valid reasons for the exemption or reduction. The decision to accept a request to exempt developments from the levy or reduce the levy is at the absolute discretion of the Council.

3.17 How will Council Apply the Money Obtained from the Levy?

Levies paid to the Council as a condition of development consent will be applied towards meeting the cost of provision or augmentation of public facilities. Schedule 1 shows detail of the public facilities that will be provided by Council, including the cost of these works, staging and priorities for expenditure. Subject to Section 7.3 of the EP&A Act and Section 3.20 of the plan, the public facilities in Schedule 1 are to be provided in accordance with the order of priorities set out in that schedule.

3.18 Pooling of Contributions

The Council is satisfied that the pooling and progressive application of contributions funds to the works priorities identified in Schedule 1 will not unreasonably prejudice the carrying into effect, within a reasonable time, of the purposes for which the money was originally paid. Pursuant to Section 7.3 of the EP&A Act and Clause 27 of the EP&A Regulation, the plan expressly authorises the levies paid for different purposes to be pooled and applied progressively to the works priorities identified in Schedule 1 of the plan.

3.19 Grant Funding

Where appropriate, Council will seek Federal and State grant funding to assist the financing of the infrastructure identified in this Plan. If a grant is received it will be subtracted from the total cost of the infrastructure and the outstanding amount will then be apportioned between Council and the developer based on the set apportionment formula for the item. Such grant funding will, therefore be accounted for separately from Sections 7.11 and 7.12 contributions.

3.20 Financial and Public Accountability

The Council is required to comply with a range of financial accountability and public access to information requirements in relation to Section 7.11 and Section 7.12 contributions. These are addressed in Division 5 and 6 of Part 4 of the EP&A Regulation and include:

- > Maintenance of, and public access to, a contributions register
- > Maintenance of, and public access to, accounting records for contributions received and spent

4 Demand for Public Facilities

This part of the plan broadly identifies the relationship between the expected types of development in the Shire and the demand for public facilities identified in the plan. This information is based on current demographic information, and an assessment of recent development application data, including residential, commercial, industrial and other employment generating development in the LGA.

Tenterfield Shire Council is committed to enhancing the wellbeing of the community through the provision of an efficient and effective range of local government works, services and facilities that fulfil the needs and expectations of the community. Any population growth and new retail, commercial and industrial development in the area will diminish the enjoyment and standard of public facilities for the existing population unless additional or upgraded facilities are provided to meet the additional demand. Thus the likely population growth and new development will require the provision of additional public facilities.

4.1 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.

4.2 Population

4.2.1 Past Population Trends

From the previous census periods, as illustrated in Table 4-1, the LGA has been experiencing slight declines in population. However, during the past two census periods, it has experienced a significant increase in population in recent years until the last census in 2016 when the population fell by 183 people.

Table 4-1 Past population trends

Year	Population	Change	%
2006	6,534	+140	+2.2%
2011	6,811	+277	+4.2%
2016	6,628	-183	-2.7%

4.2.2 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 4-2.

Table 4-2 Estimated population growth

Year	1% Growth
2011 census	6,811
2016 census	6,628
2019	6,829
2020	6,897
2021	6,966
2022	7,036

2023	7,106
2024	7,177
2025	7,249
2026	7,321
2027	7,395
2028	7,469
2029	7,543
2030	7,619
2031	7,695
2032	7,772
2033	7,850
2034	7,928
2035	8,007
2036	8,087

Note, for the purposes of calculations of the schedule of rates, the following growth in population has been used:

> 2020 to 2030 is an increase of 722 people

4.2.3 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 5 years (ABS) census 2011 and 2016 period while the population of Tenterfield town slightly decreased from 2,997 to 2,914. 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 in the rural areas of the Shire.

An aging demographic is also in evidence with an increase in persons aged over 54 from 33.7% at the 2006 census to 36.8 at the 2016 census and a decrease in persons aged 15 or under from 20.3% to 15.6%. The median age has increased from 44 to 53 years over the same period.

Demand factor trends and impacts on service delivery are summarised in Table 4-3.

Table 4-3 Demand factors, projections and impact on community

Demand factor	2016 Census	Present position (2019 Est)	Projection (2025 Est)	Projection (2030 Est)	Impact on Community/ Services
Population	6,628	6,829	7,249	7,619	Focus on maintenance and renewal of existing services
Non-urban population	2,562	2,595	3,049	3,200	Increased demand on rural road infrastructure
55 or older	44%	44%	45%	45%	Increased demand on health services
19 or younger	20.7%	20%	18%	18%	Possible reduction in education service personnel
Median age	53	54	55	56	Increased emphasis on lifestyle and recreation

4.3 Housing

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

Table 4-4 Historical dwelling numbers

	1996	2001	2006	2011	2016
Total Dwellings	2,460	3,208	3,399	3,570	3,315

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 3,627.

Table 4-5 shows estimated housing statistics for the LGA to 2025 (based on 2 persons per household):

Table 4-5 Estimated future dwelling numbers

Year	No. of Dwellings
2019	3,415
2020	3,450
2021	3,484
2022	3,520
2023	3,555
2024	3,591
2025	3,626
2030	3,810

4.4 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.

5 Reference Documents

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

- a. Tenterfield Local Environmental Plan 2013
- b. Management Plan 2012 / 2013
- c. Department of Infrastructure, Planning and Natural Resources – Development Contribution Practice Notes – July 2005
- d. Environmental Planning and Assessment Act 1979
- e. Environmental Planning and Assessment Regulation 2000
- f. Stormwater Asset Management Plan 2013
- g. Road Network Asset Management Plan 2013
- h. Parks, recreation & Public Facilities Asset Management Plan 2012
- i. Tenterfield Main Street Masterplan 2013

APPENDIX

A

SCHEDULE 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 attract any additional Section 7.11 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 Costs	Estimated Cost Attributable to Sections 7.11 & 7.12 Contributions	Priority
S94 Plan Preparation & Administration	LGA	\$17,900 / year	\$17,900	High
TOTAL	LGA	\$17,900	\$17,900	

Part B – Roads

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

Project Description	Locality	Estimated Costs	Estimated Cost Attributable to Sections 7.11 & 7.12 Contributions	Priority
Widen & Resheet Beaurty Creek Road	5	\$209,875	\$10,493	High
Widen & Resheet Silent Grove Road	5	\$62,469	\$3,121	High
Widen & Resheet Black Swamp Road	5	\$61,148	\$3,057	High
Widen & Resheet Summit Road	5	\$66,615	\$3,330	High
Widen & Resheet Undercliff Road	5	\$121,417	\$6,069	High
Widen & Resheet Tent Hill Road	5	\$58,485	\$2,925	High
Widen & Resheet Rivertree Road	5	\$85,655	\$4,279	High
Widen & Resheet Leeches Gully Road	5	\$30,227	\$1,511	High
Widen & Resheet Millers Lane	5	\$15,311	\$764	High
Widen & Resheet Wylie Creek Road	5	\$54,502	\$2,728	High
Widen & Resheet Tarban Loop Road	5	\$23,533	\$1,175	High
Widen & Resheet Tarban Road	5	\$59,551	\$2,976	High

Project Description	Locality	Estimated Costs	Estimated Cost Attributable to Sections 7.11 & 7.12 Contributions	Priority
Widen & Resheet White Swamp Road	5	\$21,865	\$1,094	High
Seal Mt McKenzie Lookout Road	5	\$225,834	\$11,292	High
Reconstruct Bruxner Way near NE Hwy	5	\$1,389,743	\$69,487	High
Seal Gum Flat Road 0.153 – 1.214	5	\$173,718	\$8,686	High
Widen & Resheet Castlerag Road	5	\$19,387	\$967	Medium
Widen & Resheet White Swamp Road	5	\$234,866	\$11,743	Medium
Widen & Resheet Wylie Creek Road	5	\$318,228	\$15,913	Medium
Widen & Resheet Billirimba Road	5	\$110,971	\$5,547	Medium
Widen & Resheet Bryans Gap Road	5	\$90,611	\$4,528	Medium
Widen & Resheet McLeods Creek Road	5	\$126,211	\$6,312	Medium
Widen & Resheet Mole Station Road	5	\$28,675	\$1,436	Medium
Widen & Resheet Woodside Road	5	\$30,111	\$1,506	Medium
Widen & Resheet Mole River Road	5	\$266,529	\$13,324	Medium
Widen & Resheet Rivertree Road	5	\$241,444	\$12,067	Medium
Widen & Resheet Harrigans Lane	5	\$143,607	\$7,180	Medium
Widen & Resheet Kochs Road	5	\$112,408	\$5,623	Medium
Widen & Resheet Mt Speribo Road	5	\$64,230	\$3,214	Medium
Seal Cullendore Road 4.674 – 9.334	5	\$432,211	\$21,610	Medium
Rebuild Amosfield Road	5	\$1,968,803	\$98,441	Medium
Widen & Resheet Headgate Road	5	\$128,273	\$6,416	Low
Widen & Resheet Maryland Road	5	\$173,046	\$8,651	Low
Widen & Resheet Paddys Flat Road	5	\$124,243	\$6,213	Low
Seal remaining section of Mt Lindesay Road	5	\$3,937,605	\$196,880	Low
Upgrade 3 sections of Mt Lindesay Road Legume - Woodenbong	5	\$1,737,179	\$86,859	High, Medium, Low

Project Description	Locality	Estimated Costs	Estimated Cost Attributable to Sections 7.11 & 7.12 Contributions	Priority
Widen & reconstruct Tooloom Road 13.91 – 20.35	5	\$1,864,572	\$93,228	Medium
Widen & reconstruct Tooloom Road 20.35 – 23.55	5	\$416,923	\$20,846	Medium
Widen & reconstruct Tooloom Road 23.55 – 25.0	5	\$927,943	\$46,394	Medium
Widen & reconstruct Tooloom Road 25.0 – 28.28	5	\$949,658	\$47,483	Medium
Widen & Resheet remaining class B, C & D Roads	5	\$0	\$0	Low
Widen & Resheet selected class D Roads	5	\$486,410	\$24,321	Low
Reseal 84km of rural roads condition 3	5	\$440,085	\$22,005	Low
TOTAL		\$21,033,703	\$1,051,671	

Part C – Emergency Services

Project Description	Locality	Estimated Costs	Estimated Cost Attributable to Sections 7.11 & 7.12 Contributions	Priority
SES Contribution	LGA	\$133,123	\$6,656	High
13.3% contribution to the Rural Fire Service	LGA	\$1,539,599	\$76,980	High
Radio Repeater Site	LGA	\$14,470	\$723	High
TOTAL		\$1,687,192	\$84,360	

Part D – Community and Civic Facilities

Project Description	Locality	Estimated Costs	Estimated Cost Attributable to Sections 7.11 & 7.12 Contributions	Priority
New library at Liston	4	\$115,812	\$5,791	High
Expanded library at Urbenville	4	\$57,906	\$2,895	Medium
Expanded library at Torrington	4	\$57,906	\$2,895	Medium
TOTAL		\$231,624	\$11,581	

Part E – Open Space, Sporting and Recreation

Project Description	Locality	Estimated Costs	Estimated Cost Attributable to Sections 7.11 & 7.12 Contributions	Priority
Playground Saddlers estate	1	\$57,906	\$2,895	Medium
Shade over playground Rotary Park	1	\$34,744	\$1,737	Medium
Heating of swimming pool	1	\$173,718	\$8,686	Low
Update Sprinkler System – Federation Park	1	\$23,162	\$1,159	High
Replace kitchen splash back – Federation Park	1	\$5,791	\$289	Medium
TOTAL		\$295,321	\$14,766	

Part F – Waste Management

Project Description	Locality	Estimated Costs	Estimated Cost Attributable to Sections 7.11 & 7.12 Contributions	Priority
Urbenville cap cells / new cells – 5 years	4	\$173,718	\$8,686	High
Tenterfield stage 2 closure plan	2,3	\$1,042,307	\$52,116	Medium
Tenterfield cap cells / new cells – 5 years	2,3	\$1,100,213	\$55,011	Medium
Tenterfield bores	2,3	\$173,718	\$8,686	High
Tenterfield recycling infrastructure	2,3	\$225,834	\$11,292	High
TOTAL		\$2,715,790	\$153,161	

Part G – Drainage

Project Description	Locality	Estimated Costs	Estimated Cost Attributable to Sections 7.11 & 7.12 Contributions	Priority
Railway St detention Basin	1	\$23,162	\$1,159	High
High St to Whereat Lane	1	\$136,443	\$6,822	High
Buried pits raising	1	\$119,866	\$5,993	High
Rouse & manners St intersection	1	\$57,906	\$2,895	Medium
Logan – Miles to Douglas	1	\$23,162	\$1,159	Medium
Pelham – Molesworth St	1	\$32,427	\$16,677	Medium

Project Description	Locality	Estimated Costs	Estimated Cost Attributable to Sections 7.11 & 7.12 Contributions	Priority
Duncan to Link St	1	\$196,880	\$9,844	Medium
Duncan – Riley to Cowper	1	\$23,162	\$1,159	Medium
Pelham – Manners to Miles	1	\$3,475	\$174	Medium
Petrie St – Rouse to Logan	1	\$28,954	\$1,448	Medium
Western St – new cross pipe	1	\$2,895	\$145	Medium
Wherat Lane – trash screen	1	\$52,116	\$2,606	Low
Western St & Bismark	1	\$2,895	\$145	Low
Logan St – High to Petrie k&g	1	\$277,949	\$13,897	Low
TOTAL		\$981,293	\$64,120	

APPENDIX

B

COST SUMMARY REPORT

Section 7.12 Cost Summary Report



(For proposed cost of development less than \$500,000)

APPLICANT DETAILS

Name (or Company): _____

Postal Address: _____

Postcode: _____

Phone No. (daytime): _____ Mobile: _____

APPLICATION DETAILS

Development Application No. _____ Construction Certificate No. _____

Complying Development Application No. _____ Date _____

Development Address: _____ Lot _____

(s): _____ Section: _____ DP: _____

DESCRIPTION OF PROPOSED DEVELOPMENT

ANALYSIS OF DEVELOPMENT COSTS:

Demolition and site preparation	\$ _____	Fittings and Equipment	\$ _____
Excavation	\$ _____	Hydraulic Services	\$ _____
Decontamination or remediation	\$ _____	Mechanical Services	\$ _____
Structure	\$ _____	Fire Services	\$ _____
External wall, windows & doors	\$ _____	Lift Services	\$ _____
Internal walls, screens & doors	\$ _____	External Works	\$ _____
Wall finishes	\$ _____	External Services	\$ _____
Floor finishes	\$ _____	Other related work	\$ _____
Ceiling finishes	\$ _____	Sub - total	\$ _____
Sub-total above carried forward	\$ _____		
Preliminaries and margins	\$ _____		
Sub - total	\$ _____		
Consultant Fees	\$ _____		
Other related development costs	\$ _____		
Sub - total	\$ _____		
Goods and Services Tax	\$ _____		
TOTAL DEVELOPMENT COSTS	\$ _____		

I hereby certify that I have:

- Inspected the plans the subject of the application for development consent.
- Calculated the proposed costs of carrying out the development in accordance with Clause 25J of the Environmental Planning and Assessment Regulation 2000 at current prices.
- Included the GST in the estimate of the proposed costs of carrying out the development.

Signed: _____ Date: _____

Name: _____ Position and Qualifications: _____

APPENDIX

C

DETAILED COST REPORT



Section 7.12 Detailed Cost Report

(For proposed cost of development of \$500,000 or more)

Registered Quantity Surveyor's Detailed Cost Report

APPLICANT DETAILS

Name (or Company): _____
 Postal Address: _____

 _____ Postcode: _____
 Phone No.(daytime): _____ Mobile: _____

APPLICATION DETAILS

Development Application No. _____ Construction Certificate No _____
 Complying Development Application No. _____ Date _____
 Development Address: _____
 Lot (s): _____ Section: _____ DP: _____

DESCRIPTION OF PROPOSED DEVELOPMENT

DEVELOPMENT DETAILS:

Site Area	_____ m ²	Gross Floor Area – Car Parking	_____ m ²
Gross Floor Area – Commercial	_____ m ²	Gross Floor Area – Other	_____ m ²
Gross Floor Area – Retail	_____ m ²	Total Gross Floor Area	_____ m ²
Gross Floor Area – Industrial	_____ m ²	Total number of car parking spaces	_____
Gross Floor Area – Residential	_____ m ²		

ESTIMATE DETAILS

Demolition and site preparation	\$ _____	Cost /m ² of site area	\$ _____
Excavation	\$ _____	Cost /m ² of site area	\$ _____
Decontamination or remediation	\$ _____	Cost /m ² of site area	\$ _____
Construction - Retail	\$ _____	Cost /m ² of gross floor area	\$ _____
Construction - Commercial	\$ _____	Cost /m ² of gross floor area	\$ _____
Construction - Industrial	\$ _____	Cost /m ² of gross floor area	\$ _____
Construction - Residential	\$ _____	Cost /m ² of gross floor area	\$ _____
Car Park	\$ _____	Cost /space	\$ _____
Fit out - Retail	\$ _____	Cost /m ² of retail area	\$ _____
Fit out - Commercial	\$ _____	Cost/m ² of commercial area	\$ _____
Fit out - Industrial	\$ _____	Cost /m ² of industrial area	\$ _____
Fit out - Residential	\$ _____	Cost /m ² of residential area	\$ _____
Professional fees	\$ _____	% of Construction Cost	_____ %
Total Construction Costs	\$ _____		
Other related dev. Costs	\$ _____		
Sub – total	\$ _____		
Goods and Services Tax	\$ _____		
TOTAL DEV. COSTS	\$ _____		

I hereby certify that I have:

- Inspected the plans the subject of the application for development consent or construction certificate.
- Prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.
- Calculated the proposed costs of carrying out the development in accordance with Clause 25J of the Environmental Planning and Assessment Regulation 2000 at current prices.
- Included the GST in the estimate of the proposed costs of carrying out the development.
- Measured gross floor areas in accordance with the Method of Measurement of the Building Area in the AIQS Cost Management Manual Vol. 1, App. 2.

Signed: _____	Date: _____
Name: _____	Position: _____
AIQS Membership grade and ID No. _____	
CPD Certificate No. _____	