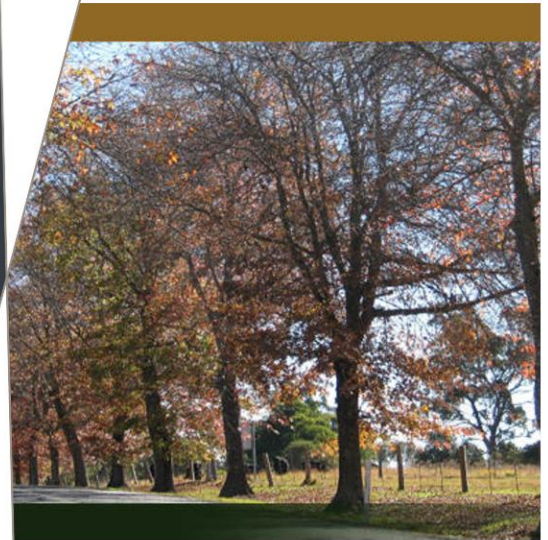


Tenterfield Shire Council Section 7.12 Development Contributions Plan (General Development)

Contributions Plan

Prepared for
Tenterfield Shire Council

14 July 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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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).

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 Development 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 Adoption: <Insert Date>

Date of Public Notice (Commencement): <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 Contributions Plan (Subdivisions) adopted on the <Insert Date> and commenced on <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 repeats:

- > Tenterfield Shire Council Section 94 Contributions Plan (2013)
- > Tenterfield Shire Council Section 94A Contributions Plan (2013)

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 (Subdivisions) 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 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 |

| Year | 1% Growth |
|------|-----------|
| 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 ¹ | 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 |

¹ It is noted the 2016 Census may have impacted the magnitude of these values. However, the underlying demand impact on services remains based on future growth.

| Demand factor | 2016 Census ¹ | Present position (2019 Est) | Projection (2025 Est) | Projection (2030 Est) | Impact on Community/ 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 ² |
|-----------------|-------|-------|-------|-------|-------------------|
| 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 3,697.

0 shows estimated housing statistics for the LGA to 2025 (tending towards 2 persons per household over time):

Table 4-5 Estimated future dwelling numbers

| Year | No. of Dwellings |
|------|------------------|
| 2019 | 3588 |
| 2020 | 3606 |
| 2021 | 3624 |
| 2022 | 3642 |
| 2023 | 3660 |
| 2024 | 3678 |
| 2025 | 3697 |
| 2030 | 3790 |

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.

² It is noted the impact of the 2016 Census may have contributed to this lower number. 0 has been adjusted to compensate.

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 Beaury 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. _____