

Upper Lachlan Development Contributions Plan 2007

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Shire Council

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1. Introduction

This Plan shall be known as the *Upper Lachlan Section 94 Development Contributions Plan 2007*. This plan has been prepared in accordance with the provisions of section 94 of the *Environmental Planning and Assessment Act 1979* (the EP&A Act) and Part 4 of the *Environmental Planning and Assessment Regulations 2000* (the Regulations).

The primary purpose of this plan is to enable Upper Lachlan Shire Council (Council) to require contributions towards the provision, extension or augmentation of public amenities and public services that will, or are likely to be, required as a consequence of development in the Upper Lachlan local government area (the Upper Lachlan LGA).

This plan applies to the Upper Lachlan LGA as shown in **Figure 1.1**. It will apply to applications for development which will or are likely to, require the provision of additional or upgraded public facilities or works in order to satisfy the additional demand. This demand is caused by the additional population from new housing and from new employment generation from industrial and commercial development.

Development contributions are required to ensure that access to facilities and services that support a quality of life for all sections of the community is not eroded by new development which results in additional social and economic costs on the community. By ensuring that new development contributes to the real cost of development in the wider context, this plan seeks to ensure that economic, environmental and social sustainability is achieved.

1.1 Background

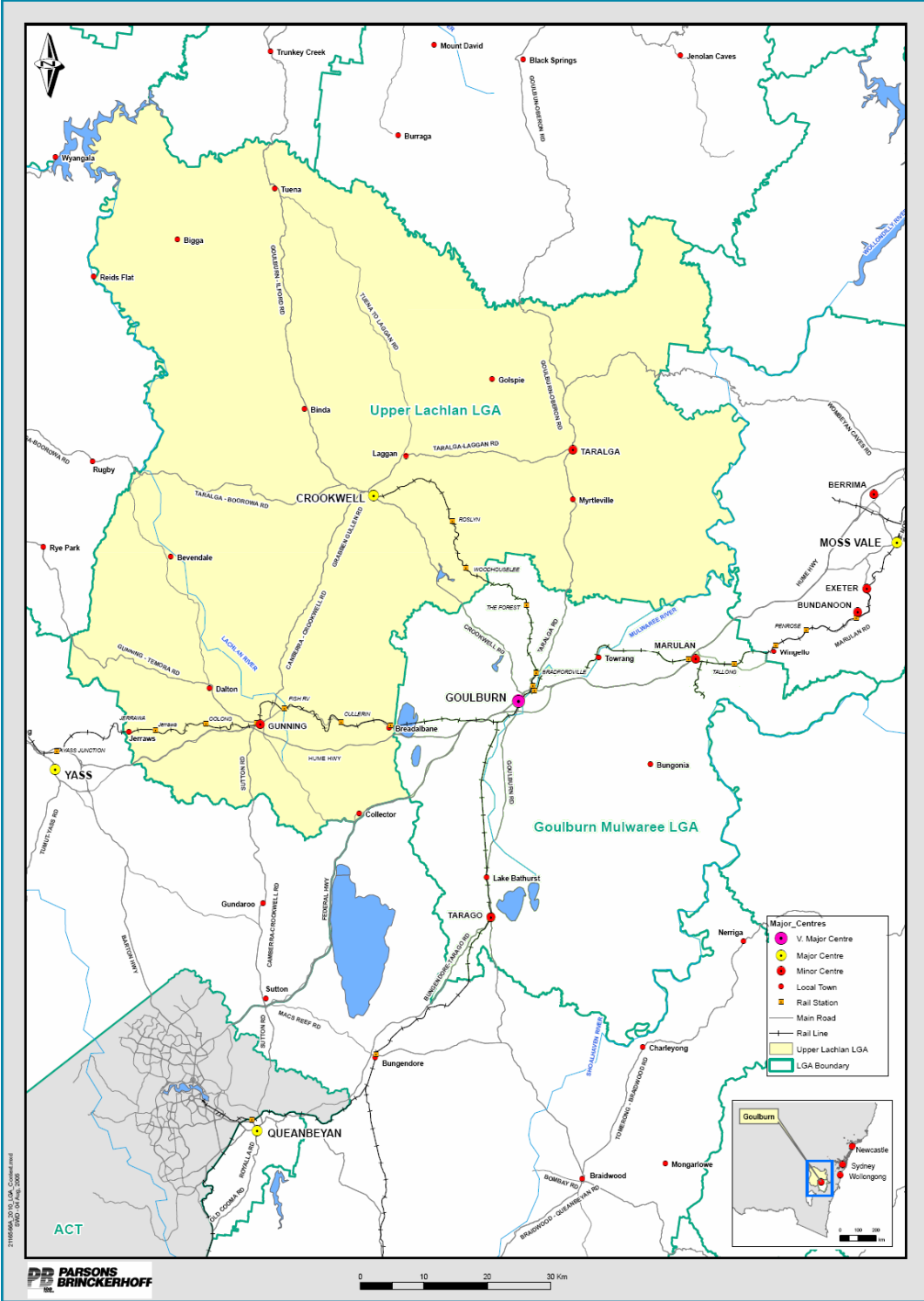
The new Upper Lachlan Shire Council was proclaimed on 11 February 2004. From 11 February 2004, the Upper Lachlan LGA has included parts of the former Gunning, Mulwaree and Yass Shire Councils and the entire area of the former Crookwell Shire. Following an inquiry in the latter part of 2004, the transfer of the area known as the Kangiara locality from Upper Lachlan Council to Yass Valley Council was proclaimed on 3 December 2004.

Due to the 2004 local government amalgamations, the Upper Lachlan Shire Council currently operates under the existing Crookwell, Gunning and Mulwaree Development Contribution Plans.

The population of the Upper Lachlan LGA was approximately 7,600 people at the 2001 Census (ABS). The population of the Upper Lachlan LGA is concentrated predominantly within the towns of Crookwell, Gunning and Taralga, and a number of surrounding rural villages, including Bigga, Binda, Breadalbane, Collector, Dalton, Grabben Gullen, Jerrawa, Laggan and Tuena.

To support the development of the Upper Lachlan LGA, this plan aims to provide for economic growth and ensure the continued provisioning of services and facilities to the community of the Upper Lachlan LGA.

Figure 1-1: Upper Lachlan local government area



Council plans have been prepared in order to promote continued population and employment growth in the Upper Lachlan LGA to 2022. The resident population of the local government area is forecast to grow by approximately 1,400 persons between 2007 and 2022 at an average rate of 93.3 persons per annum.

The growth in population will generate an increase in the demand for public facilities and services provided by Council. The incoming population should make a reasonable contribution toward the provision of new and/or augmented facilities.

This plan describes the forecast future demands for public facilities and amenities in Upper Lachlan. The schedule of works which will be implemented to meet these demands, the anticipated costs of these programs, and the bases for determining a reasonable apportionment of the costs to the incoming resident and worker populations.

This plan supersedes existing applicable development contributions plans.

1.2 Purpose of this plan

Section 94 of the *Environmental Planning and Assessment Act 1979* provides Council the power to levy contributions from developers for public amenities required as a consequence of new development. Contributions may be in the form of cash payments, transfer or dedication of land to Council, or the provision of a material public benefit (as works in kind). For Council to levy contributions there must be a clear relationship between the proposed development and the need for the public amenity for which the levy is required.

Council may levy contributions for public amenities and public facilities which are to be provided in the future and for those works which have already been provided in anticipation of growth.

This plan applies to all applications whether they are determined by Council or by accredited certifiers and whether or not they relate to complying development.

The three key principles for levying development contributions are as follows:

- the contribution must be for, or relate to, a planning purpose
- the contribution must fairly and reasonably relate to the subject development
- the contribution must be such that a reasonable planning authority, duly undertaking its statutory responsibilities, could have properly imposed.

In addition, recent changes to the *Environmental Planning and Assessment Act 1979* have created the opportunity for voluntary planning agreements, pursuant to section 93F of the Act. Updated principles have been included in new Practice Notes published by the Department of Planning in July 2005. This plan has been developed in accordance with these principles.

1.3 Development contributions in the Upper Lachlan

Development contributions are levied for the following items within the Upper Lachlan LGA:

- roads
- waste management
- open space and recreation
- community facilities
- emergency services

Related to this will be the need to regularly review and update the plan's assumptions and works. Therefore, new development will also generate the need for planning, administration and management activities associated with this contributions plan.

A list of the capital works and costs associated with new infrastructure is included in **Appendix A** to this plan.

A summary of contribution rates under this plan is provided at **Appendix B** to this plan.

1.4 Aims and objectives

The aims and objectives of this contributions plan are to:

- establish a level and range of public services and public amenities which are appropriate to the needs and expectations of the Upper Lachlan community
- establish the nexus between proposed development and the need for increased amenities and services
- clearly show the type, location, cost and timing of amenities and services
- ensure that amenities and services are provided concurrently with development in accordance with the principles of sustainable development
- ensure that the capital costs of providing the amenities and services described in this plan are funded by developer contributions on an equitable basis
- ensure that contributions are reasonable and affordable and expended in the general area they are levied .

1.5 Relationship to other plans

This plan augments the aims and intent of the:

- Upper Lachlan Strategy – 2020 Vision
- Proposed Upper Lachlan Local Environmental Plan

This plan supersedes the:

- Mulwaree Shire Council Section 94 Development Contributions Plan 2003-2008
- Gunning Shire Council Section 94 Contributions Plan 2000
- Crookwell Shire Council Section 94 Plan 2003

2. Plan administration

2.1 Operation of the plan

In determining a development application, Council may impose a condition requiring the payment of a monetary contribution and/or the dedication of land in accordance with the provisions of this plan. This plan identifies the contribution to be levied on an individual development and what facilities the contribution may be directed towards. These details are to be included in the respective development approval.

The parameters and assumptions used to identify contributions and the works required as a result of development occurring are dynamic. As a result, this plan will be reviewed regularly. Further, information on the contributions received and monies expended on facilities described in this plan will be reported in Council's annual financial statements. A register of contributions received under this plan will be maintained and made publicly available by Council.

2.2 Payment of contributions

The amount of development contributions will be determined as part of the assessment of a development application and will appear as a condition of approval on consents under section 80 of the *Environmental Planning and Assessment Act 1979*. The condition will indicate the timing, amount of payment and the specific public amenity or service for which the condition is imposed.

The time of payment of contributions shall be 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
- *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 construction certificate is required* – at the time of issue of notification of consent or prior to commencement of the approved use, or prior to occupation of the premises, as may be determined by Council.

Where a developer negotiates a material public benefit, works in kind, or dedication of land in lieu of paying the monetary contribution required under this plan, the developer must also pay Council's reasonable costs for the management of this contributions plan and its elements. Plan management costs are identified in this contributions plan.

The amount of any monetary contribution to be paid will be the contribution payable at the time of consent, and depending on when the development consent is acted upon, may be subject to reasonable adjustment due to movements in the financial indices and rates indicated in **section 2.5** of this plan.

Where private certification is undertaken by a private certifying authority (PCA) the consent shall not operate unless until the amount required by the consent under this plan is paid to Council.

2.2.1 Deferred or periodic payment

Deferred or periodic payments may only be permitted in the following circumstances:

- where the applicant can demonstrate to the Council that the payment of contributions in accordance with this Plan is unreasonable, and Council accepts deferred or periodic payment
- where the developer intends to make a contribution by way of works in kind or land dedication in lieu of a cash contributions in a future stage of the development being levied; and Council and the developer have a legally binding agreement for the provision of the works or dedication
- in other circumstances considered reasonable by Council.

All requests for deferred or periodic payment of contributions are required to be made in writing and may only be accepted where:

- there are valid reasons for the deferral or periodic payment (as outlined above)
- 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.

Where Council allows a deferral of contributions 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 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.

The conditions under which the Council may accept payment by way of periodic payment for a staged development are that:

- the instalment be paid before the work commences on the relevant stage of the development
- the amount to be paid at each stage is to be calculated on a pro-rata basis in proportion to the demand for the relevant facility being levied by the overall development, plus CPI if required.

2.2.2 Formula for bank guarantee amounts

The following formula to be applied to all bank guarantees for contributions is:

Guarantee Amount = $P + P(C I \times Y)$, where:

P= Contribution due

CI= Compound interest rate comprised of Council's estimate over the period plus 3% (allowance for fluctuations)

Y= Period of deferral (years).

2.2.3 Material public benefits and works in kind

Council may allow applicants to make a contribution by way of 'works in kind' contributions or by way of a material public benefit (MPB), in lieu of part or all of a cash contribution.

An offer to provide works in kind or MPB is to be made to the Council in writing prior to works commencing and should clearly state:

- what MPB, works in kind, or land dedication is proposed
- the value of the MPB, works in kind, or land dedication
- the timing of provision of the MPB, works in kind, or land dedication
- what cash contributions it is proposed to offset
- if the work has not been identified under the plan, why it is of an equivalent or greater benefit to the community compared to what has been identified under the plan.

Council may, but is not obliged to, accept material public benefits or works in kind when:

- agreement is reached between the developer and Council as to the proposed material public benefit or works in kind
- a monetary contribution in accordance with the development contributions plan is unnecessary or unreasonable in the circumstances

- the value of the MPB or works in kind is at least equal to the value of the monetary contribution assessed in accordance with the plan
- the acceptance of the MPB or works in kind as an offset against monetary contributions which would otherwise be required will not prejudice the timing or the manner of the provision of the public facility for which the contribution was required, or the provision of items in the relevant contributions plan works schedule.

2.2.4 Dedication of land

Subject to the prior agreement of Council, land may be dedicated in lieu of making a contribution towards the acquisition of land. The land the subject of the dedication must meet Council's requirements.

In some circumstances, where the land dedicated exceeds the contribution due for the provision of this type of land, this excess value may (at the sole discretion of Council) be offset against other contributions in a similar manner to works in kind.

The value to be attributed to the land dedicated will be the estimated value shown within the plan for that particular parcel of land if relevant, or the Council agreed value of the land determined through the normal acquisition procedures.

2.2.5 Planning agreements

Planning agreements enable developers to negotiate with Council the delivery of public facilities and services.

Developers may enter into one off planning agreements with Council, instead of a monetary contribution under this plan. A planning agreement is defined as a voluntary agreement or other arrangement between Council and a developer under which the developer is required to dedicate land free of cost, pay a monetary contribution, or provide any other material public benefit to be used for or applied towards a public purpose.

The definition of 'public purpose' under the *Environmental Planning and Assessment Act 1979* includes such items as public amenities or public services, transport or other infrastructure, the monitoring of planning impacts of development and the conservation or enhancement of the natural environment. No nexus is required to be demonstrated between the development and the resultant demand on public services and facilities.

The operation and execution of any planning agreement will be controlled between Council and developer.

Council envisages that planning agreements would only result in a beneficial outcome where the proposal was substantial enough to ensure the process would be cost effective for Council and developers alike. The negotiation process may be extensive and this plan will form the bench mark against which the relative value of a planning agreement can be measured.

2.3 Adjustments to contribution rates

Contributions shown in this contributions plan will be adjusted at the time of issue of development consent and at the time of payment in accordance with the following formulas.

2.3.1 Capital works

Capital works, administration, professional and legal fees components will be adjusted quarterly in line with the consumer price index using the following formula:

Contribution at time of development consent

$$C_2 = \frac{C_1 \times CPI_2}{CPI_1}$$

Contribution at time of payment

$$C_3 = \frac{C_2 \times CPI_3}{CPI_2}$$

- Where:
- C_1 = Contributions as shown in this Contributions Plan.
 - C_2 = Contributions as shown on the Consent.
 - C_3 = Contributions at time of payment.
 - CPI_1 = Latest Consumer Price Index: All Groups Index Number for Sydney available from the Australian Bureau of Statistics (as at time of adoption of this Plan).
 - CPI_2 = Latest Consumer Price Index: All Groups Index Number for Sydney available from the Australian Bureau of Statistics (as at time of development consent).
 - CPI_3 = Latest Consumer Price Index: All Groups Index Number for Sydney available from the Australian Bureau of Statistics (as at time of calculating final payment).

2.3.2 Land

The land component will be adjusted annually in line with the latest average land value estimates published by Council, based on local valuations and with reference to indices published by the NSW Valuer General. The average land value estimates will be reviewed on a quarterly basis and determined by averaging the cost of all land acquisitions per square metre over the previous year. Such land value estimates will be prepared by a qualified valuer to independently verify the reasonableness of these adjustments.

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

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

Where

$\$C_{LV}$ is the land values within the plan at the time of adoption of the plan expressed in dollars

Current LV index is the land value index as published by the Council available at the time of review of the contribution rate

Base LV Index is the land value index as published by the Council at the date of adoption of this Plan

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

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

2.3.3 How are contributions adjusted at the time of payment?

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

$$\$C_p = \frac{\$C_{DC} + [\$C_{DC} \times (\$C_Q - \$C_C)]}{\$C_C}$$

Where

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

$\$C_{DC}$ is the amount of the original contribution as set out in the development consent

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

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

A contributions register will be maintained by Council in accordance with the *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulation 2000* and may be inspected on request, upon giving reasonable notice to Council.

2.3.4 Formula for requiring land dedication in lieu of payment of monetary contribution for land

Section 94 of the *Environmental Planning and Assessment Act 1979* allows Council to impose a condition on a development consent requiring:

- the dedication of land from a developer to Council 'free of cost'
- the payment of a monetary contribution
- or both of the above.

Where Council considers that it is preferable to accept a dedication of land to Council in lieu of contributions (partly or fully), the following formula shall be used to determine the area of land to be dedicated.

$$\text{Area of land to be dedicated} = \text{site area of development} \times \frac{\text{total area of land to be provided for public facility}}{\text{total area of developable land}}$$

Factors which Council will take into consideration when deciding to accept a dedication in lieu of or as an offset against a monetary contribution include:

- the ability of the land once dedicated to be used for the purpose for which the contribution was originally sought
- area, location, configuration and topography of the land
- environmental considerations such as vegetation cover, soil condition, flood liability, bush fire risk, etc.
- accessibility, current use and improvements and availability of water supply and other utility services
- ongoing costs, including maintenance, remedial or other site costs
- the zoning of the land and specifically where it has been identified as being suitable for its intended use
- whether the land is readily accessible and visible from the street frontage or other public thoroughfare
- whether the land's location allows it to be used by the intended population
- Council considers the dedication appropriate in the circumstances of the case.

2.4 Goods and services tax

No Commonwealth Goods and Services Tax (GST) is applicable to the payment of contributions made under section 94 of the *Environmental Planning and Assessment Act 1979*.

This exemption applies to both cash contributions and land or works in lieu of contributions.

2.5 Review of plan and contributions rates

The contributions plan will be reviewed by Council on an annual basis. The annual review process will consider, where data is available:

- development activity in terms of latest information on net additional dwellings and populations
- likely development activity to be experienced in the future
- progress in the delivery of public facilities and amenities identified in the works schedules
- modification of facility concepts, changes in anticipated facility costs, facility timing and land values
- annual contributions and expenditure information
- any other factors likely to affect the delivery of works identified in this contributions plan.

Any changes to this plan will be prepared in accordance with the *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulations 2000* and placed on public exhibition for a minimum period of 28 days. The nature of the proposed changes and reasons for these changes will be outlined as part of the exhibition.

Contributions will be adjusted, taking account of more recent information and, where relevant, the following:

- consumer price index
- annual increases in land values
- actual costs of completed works
- reviewed costs yet to be completed capital works and land acquisition
- adjustment in projected project management and contingency costs associated with capital works
- management and legal costs associated with land acquisition.

2.6 Assumed occupancy rates

For the purposes of calculating the contribution rates of various dwelling types, the occupancy rate for different types of developments used in this plan are listed in **Table 2-1**:

Table 2-1: Assumed occupancy rates (residential)

Development type	Assumed occupancy rate
1-bedroom unit	1.0 person
2-bedroom unit	1.5 persons
3-bedroom unit	2.0 persons
Residential housing	2.0 persons
Residential subdivision	2.0 persons
Tourist facilities	per bed

Credit will be given for existing residential development dependant on the number and size of dwellings in the event of site redevelopment.

2.7 Pooling of contributions

This plan authorises monetary contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes. The priorities for the expenditure of the levies are shown in the works schedule.

2.8 Savings and transitional arrangements

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

3. Development forecast

3.1 Urban development context

Upper Lachlan is an inland local government area with a rich development history based primarily on agricultural land uses. In recent times however, Upper Lachlan and the surrounding region has been developing an increasingly varied economic base underpinned by specialist farming, service industries, retailing and tourism industries. The emergence of these industries indicate that the Upper Lachlan Shire will continue to grow in the medium to long term as it becomes increasingly renowned for its natural beauty and proximity to key regional centres including Goulburn, Canberra and Sydney.

The physical structure that supports economic and social activity in the Upper Lachlan LGA is based on three key centres and numerous supporting villages. The three key centres comprise Crookwell as the central administrative and commercial centre, and Taralga in the east and Gunning in the south both providing a supporting administration role.

Future development in the Upper Lachlan LGA requires appropriately zoned land to accommodate growth in the future. Based on the Upper Lachlan Strategy 2020, population growth across Upper Lachlan will be accommodated through a combination of:

- consolidation or infill development in the existing urban area
- new urban release areas.

In planning for Upper Lachlan's development future, there is a need to balance the demands for growth with the capability and suitability of the land to support urban development. This contributions plan has been prepared to support and reinforce strategic planning for the local government area and aims to create integrated and more 'self-contained' communities that reinforce social and economic functions, while preserving the environmental asset base of the Upper Lachlan LGA.

3.2 Population

Population within Upper Lachlan declined between 1961-2001, with Crookwell experiencing a 29% decrease during this period. The population of other towns and villages across Upper Lachlan however remained relatively constant. This period reflected significant changes in farming practices which in turn impacted on the support role played by surrounding towns and villages.

The population of the Upper Lachlan LGA in 2001 was approximately 7,600, which represented a decrease of 3.6 per cent from 1996. Crookwell, Gunning and Taralga all experienced population decline during this period.

Characteristics of the local government area correlate with social indicators for land identified within the Sydney to Canberra Corridor Strategy and are discussed in more detail at Section 4.

3.2.1 Age composition

The Upper Lachlan LGA is characterised by a youthful population. The two largest age groups within Upper Lachlan are the 5-9 and 10-14 age groups, each making up almost eight percent of the total population. Age groups less than 30 years accounted for over 35% of the population, while those over 65 years accounted for only 15.8% of the population. Despite this, the proportion of persons over the age of 65 years is growing. These demographic characteristics are generally similar to other local government areas in the Sydney to Canberra Corridor.

The growing cohort of retirees in the Upper Lachlan LGA will require facilities and services to be provided for older residents. This contributions plan recognises the likely future needs that the Upper Lachlan community will require and therefore aims to address these needs by directing developer contributions to the provision of facilities appropriate to anticipated development.

3.2.2 Housing

Approximately 95 per cent of dwellings within the Upper Lachlan LGA are separate dwellings compared to 86 per cent within the Sydney to Canberra Corridor and 63.1% for the Sydney Statistical Division. Of these dwellings, approximately 87% were fully owned or in the process of being purchased with a further 10% being privately rented. This tenure pattern remained constant between 1996 and 2001. These statistics generally resemble those from the Sydney to Canberra Corridor.

Medium and high density dwellings within the Upper Lachlan LGA comprised just 1.5% of all housing compared to 24% for the Sydney Statistical Division. This dwelling composition is likely to continue within the Upper Lachlan LGA given the demand for Residential housings, reflecting the strong demand for rural lifestyle living. This will continue to be an important factor for land releases and demand for community facilities and services.

3.2.3 Employment

The most common occupation category within the Upper Lachlan LGA in 2001 was managers and administrators, which accounted for over 31% of the population. This was followed by intermediate clerical, sales and services (12.9%) and tradespersons (11.6%). By industry, agriculture and forestry were the dominant industries employing 36% of the workforce. Retail was the next largest industry employing almost 9% of the workforce.

Over half the population within Upper Lachlan earned less than \$400 per week (54.7%) in 2001 compared to 41.4% in the Sydney to Canberra Corridor. Between 1996 and 2001, the proportion of weekly individual incomes below \$500 per week fell while individual incomes greater than \$500 per week increased. The proportion of individuals earning between \$1000-\$1499 per week increased by 113% and individuals earning between \$1500-\$1999 per week increased by 158%.

3.3 Future residential development

Future residential development in the Upper Lachlan is to be guided by the proposed *Upper Lachlan Local Environmental Plan* and the Upper Lachlan Strategy 2020. The purpose of the Strategy is to provide Council with a framework to manage growth, and to provide strategic direction for urban and rural residential land release. The Strategy seeks to document the pressures for growth and identify current and future opportunities for sustainable growth across the local government area whilst still retaining the character of the area.

The Strategy identifies that housing and population growth across the local government area may only be accommodated with an augmentation of existing infrastructure including roads, water and sewer with an underlying commitment to ecologically sustainable development, total catchment management and heritage conservation principles.

To accommodate future growth the future urban and rural structure and directions for growth are dependent upon a range of services and utilities which will need to be considered. This ability to accommodate growth will be dependant on the ability to service currently under-utilised areas, including Crookwell and villages, to be more efficiently subdivided to help cater for population growth.

To ensure the most efficient use of existing facilities and services, the Strategy focuses on promoting development within and surrounding Crookwell, and other villages within the Council area (Taralga, Gunning Collector, Bigga, Binda, Breadalbane, Collector, Dalton, Grabben Gullen, Jerrawa, Laggan and Tuena).

3.4 Anticipated population projections

Population targets underpin the Upper Lachlan Strategy vision for sustainable growth. Population targets provide clear direction and certainty for private and public investment, by signalling Council's commitment to planning for growth in defined areas.

A growth scenario was adopted in the Upper Lachlan Strategy 2020 which considers recent dwelling approvals, in and out migration trends since 2001, and rural residential approvals. The population of the former local government areas which now comprise the Upper Lachlan LGA was approximately 7,600 people at the 2001 Census (ABS). To support the development of the Upper Lachlan LGA, to provide for economic growth and ensure the continued provisioning of services and facilities to the community of the Upper Lachlan LGA, this plan forecasts the Upper Lachlan LGA to grow by approximately 1,400 persons between 2007 and 2022 at an average rate of 93.3 persons per annum.

The population estimate in the Upper Lachlan Strategy 2020 have been prepared on the basis of continued development within towns and villages as well as continued rural residential development. Development rates have been prepared on the basis of existing development data.

Population growth for the Upper Lachlan LGA will be determined by a variety of factors including affordability, access to services and utilities and availability of employment in a

variety of market sectors including managerial, administrative, services, trades and unskilled.

3.4.1 Dwelling estimates

With an assumed average dwelling rate of 2.0 persons per dwelling, the number of additional dwellings required by 2022 to meet the anticipated population growth targets across the Upper Lachlan LGA to 2022 is approximately 700 new dwellings.

Dwelling forecasts in the Upper Lachlan Strategy 2020 are focused on reinforcing existing town centres to minimise demand for new facilities where capacity exists and to have the ability to service future growth demands. Concentrating growth around existing centres supports existing community and commercial services and facilities and promotes a sensible and efficient approach to growth.

3.4.2 Employment projections

In 2001, labour force participation rates and unemployment rates for Upper Lachlan replicated those of the Sydney to Canberra Corridor and that of NSW. The Sydney to Canberra Corridor study predicts that employment within the Central Sector would increase at an average rate of 3% per annum to 2022 with the Upper Lachlan LGA likely to grow at an average of 2% of the population over this period. Consequently, the total employment generation over the period of this plan (2007–2022) is anticipated to be 2,280 employees.

This is likely to reflect average economic growth over this period and will be reflected in new demand for retail, commercial and industrial employment uses.

Commercial and retail uses would be located within existing commercial centres to reinforce the service function of these areas while employment uses that have the potential to adversely impact on residential amenity and town aesthetics should be located elsewhere. It is expected that community facilities will continue to be located within established commercial core areas and village centres to maximise access to services and facilities.

4. Strategy plans

4.1 Strategic directions

Council's scope of service delivery includes roads and public works, planning, building control and preservation, parks and environmental conservation, community services, recreation and culture, and employment access.

Council's future capital works program for delivery of facilities and services, and the administration of development contributions, is in accordance with Council's statement of intent.

4.2 Community aspirations

Consultations undertaken as part of the Upper Lachlan Strategy 2020 preparation identified a broad range of issues relating to the need for community services and facilities.

The aspirations, needs and priorities expressed by the Upper Lachlan community have been measured through various consultation activities. The review collected data from a number of consultations approaches including workshops, targeted meetings and feedback forms.

The community expressed concern that the current infrastructure needed to be expanded to accommodate future population growth. The relevance of this review for the current contributions plan is that it demonstrates a community desire for appropriate levels of social and physical infrastructure. Development contributions levied under this plan may be used to ensure facilities meet growth in demands and to meet contemporary standards.

4.3 Development and population context

The future development and population context of Upper Lachlan is expected to include:

- overall ageing of the population, with a decreasing proportion of young people and greater numbers of middle-aged and older people, as a percentage of the total
- continued demand for new dwellings, which is anticipated to be met by new development and rural residential development close to towns and villages
- community pressure to resist further urban expansion at the expense of amenity
- affordable housing land prices, relative to neighbouring centres
- given scarce resources, a Council policy to maximise the use of public facilities by incorporating flexible, multi-use spaces.

4.4 New population needs

As a result of Council's Strategy, the community's aspirations and the anticipated characteristics of the new population, a range of public facilities and public amenities have been identified to satisfy the anticipated demands of the new population.

Such facilities and amenities will benefit the future resident and worker populations and would be required as a consequence of growth. Having regard to the level of facilities already available and the characteristics of the expected population, it will be necessary to provide additional and/or augmented:

- roads
- drainage
- open space and recreation
- community facilities
- emergency services

It will also be necessary to use staff, carry out studies and implement systems which monitor and update future resident and facility demands.

The schedule of works for new population needs is included at **Appendix A** to this plan.

5. Roads

5.1 Introduction

Section 5 of this plan provides an overview of proposed traffic works and how these will meet the needs of anticipated development. A description is also given of the underlying methodology, which has been used to determine a basis for apportioning the cost of traffic works.

5.1.1 Existing context

Council's policy for addressing road and accessibility requirements in the Upper Lachlan LGA are based on discussions and representations from various stakeholders, including Upper Lachlan Shire Council Officers, the NSW Roads and Traffic Authority (RTA), RailCorp and private bus operators, during the preparation of the Upper Lachlan 2020 Strategy.

The Upper Lachlan LGA has a total road network in excess of 1,970 kilometres, comprising:

- **State roads** under the jurisdiction of the RTA, where the construction and maintenance is undertaken by Council under single invitation maintenance contract to the RTA.
- **Regional roads** under the jurisdiction of Council but where funding for maintenance of regional roads is provided by way of Regional Road Block grants through the RTA. Enhancement and repair programs on Regional Roads are jointly funded by Council and the RTA (generally 50:50).
- **Local roads** (urban and rural) under the Council's jurisdiction, where construction and maintenance are funded by the Council.

The Upper Lachlan LGA road network comprises a combination of sealed and unsealed roads. **Table 5-1** summarises, for each type of road described above, the length of sealed and unsealed road sections across the Upper Lachlan LGA.

Table 5-1: Length of road network

Road type	Sealed (km)	Unsealed (km)	Total (km)
Local rural	413.9	1168.8	1582.7
Local urban	50.2	24.7	74.9
Regional	167	79.7	246.7
State	78.4	14.6	93.0
Total	709.5	1287.8	1997.3

The Hume Highway and Federal Highway at Gunning are part of the national highway network – a strategic road link of national importance. The Hume Highway is fully funded and maintained by the RTA and is not included in **Table 5-1** above. Also not included in **Table 5-1** are other public roads, which are not maintained by Council. The road network within the Upper Lachlan LGA is generally two lane, two way roadways.

As part of the Upper Lachlan Strategy 2020, Council has reviewed existing travel demand characteristics for the area to which this plan applies. This includes road network functionality, current traffic volumes on key roads and intersection performance. This information provides the basis for understanding current traffic issues in the area to help determine the basis for future traffic.

5.1.2 Network functionality

The current network functionality within the Upper Lachlan LGA is described as follows, by road classification:

- **State roads** – have the greatest arterial significance to the State’s commerce, industry, and tourism. The NSW Government funds and, through the RTA, manages State roads and is accountable for the outcomes on these roads.
- **Regional roads** – perform a significant regional function. Regional roads are often sub-arterial roads. Funding for regional roads is supported by both the RTA and Council.
- **Local roads** – provide local access, carrying lower volumes. The construction and maintenance of local roads are funded and managed by the Council.

Funding responsibility for upgrading works on State and regional roads varies depending on locality, type of infrastructure improvements and the nexus between new development and traffic facilities.

The funding of State roads is outside the scope of section 94 of the Act. However, the funding of State roads by new development is possible through voluntary planning agreements or the preparation of special infrastructure plans by the Minister for Planning under section 94EF of the *Environmental Planning and Assessment Act 1979*.

5.1.3 Travel demand

Traffic volumes on key roads within the Upper Lachlan Shire were identified in the RTA document *Traffic Volume Data for Southern Region (2003)*. Table 9.4 of the RTA report shows the annual average daily traffic (AADT) values (in axle pairs per day) for various years between 1984 and 2003, and the estimated growth per annum between the latest year and the earliest year where data was available.

The report demonstrates that the Hume Highway carries the highest level of traffic within the Upper Lachlan Shire, in excess of 13,000 vehicles per day. This figure is growing at a rate of between 5% and 7% per annum. The traffic volumes on the Hume Highway reflect its role as the main trunk route between Sydney and Melbourne as part of the national highway network.

Goulburn Street, west of Spring Street, Crookwell, has the next highest daily traffic volumes at approximately 5,100 vehicles per day. This has been growing at a rate of approximately 1% per annum. This count station was located in the centre of Crookwell between Roberts Street and Spring Street. East of Prospect Street increased slightly from 1,498 in 2000 to 1,557 vehicles per day in 2003 and west of Stephenson Street, traffic volumes reduced slightly from 595 in 2000 to 473 vehicles per day in 2003. These figures indicate that a vast majority of vehicular movements are within Crookwell and do not comprise through-traffic along the MR54.

Other roads in the Upper Lachlan Shire have traffic volumes less than 500 vehicles per day. The traffic on these roads is generally increasing at a rate of 1% to 5% per annum, with certain roads experiencing no growth in traffic volumes, including MR241 west of Medways Lane. A small number of roads indicate falling traffic volumes including Yass Road, Gunning – North of MR241 (Warrataw Street). Figures provided by the RTA indicate that traffic on Collector-Gunning Road (south of Yass Street) experienced growth of approximately 25% per annum but in absolute terms, this resulted in an increase of approximately 400 vehicles per day.

The falling volumes on Yass Road, Gunning and the growth on Collector Road – Gunning Road correspond with the increasing effectiveness of the Gunning bypass. A Regional Road review panel application has been submitted to include Collector Road – Gunning Road as a Regional Road between Yass Street and Hume Highway.

Traffic in the Upper Lachlan Shire has been experiencing moderate changes in traffic volumes over the past 20 years. Traffic has stabilised over the last few years to its current level for the majority of locations. An exception is the Hume Highway, which has experienced sustained growth since 1984.

5.2 Nexus

New development increases the residential and working population of the area. Based on evidence given in the demography section contained within this plan, it is expected that both the resident and worker population of the Upper Lachlan LGA will increase.

New development results in an increase in traffic, pedestrian and cycle movements and conflicts between the various modes of transport. This increase in travel demand will create the need for:

- upgrading and increased maintenance of roads to cater for increased traffic generation
- reconstruction work
- bitumen sealing
- rehabilitation work
- gravel re-sheeting
- traffic control measures

Additional traffic generated by the incoming population ultimately reduces the amenity of the area. In order to maintain acceptable levels of service, new and augmented traffic facilities are required to ensure the safe, efficient and systematic movement of people.

Council's roads and accessibility work schedule appropriately spatially distributes roads and accessibility works to cater to the increased infrastructure demand from new development. Road and accessibility works will be scheduled to ensure timely delivery to cater to the infrastructure requirements for forecast development.

5.3 Apportionment

Council's analyses have identified that the use of the roads and accessibility works proposed under this plan will be shared by the future and existing population of the Upper Lachlan LGA. Consequently 40% of the cost of works is apportioned to new development.

5.4 Works schedule

The roads and accessibility works schedule is identified in **Table 5-2**.

Table 5-2: Roads works schedule

Proposed works	Cost
Bitumen sealing	\$4,500,000
Gravel resheeting	\$3,750,000
Road rehabilitation	\$2,250,000
Road reconstruction	\$2,500,000
Total (roads):	\$13,000,000

5.5 Calculations

The following formula is used to calculate the roads contributions rate per trip:

$$\text{Contribution per trip} = (C \times A) \div T$$

Where:

A = apportionment

C = cost of roads and accessibility works

T = total average number of trips (total lots X 11 average trips per lot)

Hence:

$$\text{Contribution per trip} = (\$13,000,000 \times 40\%) \div (700 \times 11) = \$675.32$$

Consequently the contribution rate **\$675 per trip** under this plan.

The volume and characteristics of traffic growth and demand is directly related to land use. The *RTA Guide to Traffic Generating Development* clearly demonstrates the nexus between development and traffic increases. It also provides an indication of the magnitude of traffic generation by land use type (refer to **Table 5-3**).

Table 5-3: Generalised trip generation by land use

Land use	Daily trip rate	Unit
Aged housing	1-2	Dwelling
Child minding facility	3.7	Enrolment
Commercial	25	100 m ² GFA
Factories covered by light industry	5	100 m ² GFA
Garden centre not included in shopping centre	40	100 m ² retail area
General heavy industry	1.5	100 m ² GFA
GP/surgery	50-150	100 m ² GFA
Hardware (not included in shopping centre)	80	100 m ² GFA
Hospitality facilities	50	100 m ² GFA
Licensed clubs	100	100 m ² GFA
Medical centres & dentists	50	100 m ² GFA
Mixed industrial park	9	100 m ² GFA
Motels	3	Unit
Motor showrooms ²	5	100 m ² GFA
Other office	16	100 m ² GFA
Restaurant	60	100 m ² GFA
Residential housing ¹	11	Household
Residential units	4 (1 bedroom) 5 (2 bedrooms) 6 (3+ bedrooms)	Unit
Retail	48	100 m ² GFA
Retail market	20	100 m ² GFA
Service station	200	Pump
Shopping centres, < 10,000m ²	67	100 m ² GFA ²
Taverns, hotels	110	100 m ² GFA
Warehouses	4	100 m ² GFA

Source: RTA Guide to Traffic Generating Development

Notes:

1. Residential housing includes semi-detached, townhouses, villas, etc
2. GFA for Motor Showrooms includes any external display areas.

Some situations may not fit these categories and Council will determine the trip generation based on expected generation rates. Industrial development trip generation rates will be increased by 33% to take account of road damage caused by heavy vehicles generated by industrial development.

5.6 Contributions rates

5.6.1 General

Contributions will be sought for the following types of development that generate demand for new or enhanced roads and traffic management facilities:

- All residential development
- All other forms of development that impose demands on roads and other traffic management facilities

Development that does not impose demands on roads and other traffic management facilities will not be subject to a levy for these facilities.

There will also be an additional surcharge on industrial traffic arising from the additional impact that heavy vehicles have on the life of road pavements. For example, the life of road pavements are typically measured as a function of usage. This is known as an Equivalent Standard Axle (ESA) which is equivalent to a small truck.

The life of a road pavement varies typically between 4×10^5 to 1×10^6 ESAs. In other words, a road will require total rehabilitation (rebuilding) after 4,000,000 to 10,000,000 ESA's have traversed it.

A standard T44 articulated semi-trailer vehicle is equivalent to 3.26 ESAs. Therefore, it will reduce the road pavement life at roughly 3 times the rate of a standard ESA. However, not all the traffic generated by industrial development will be semi-trailers (e.g. a proportion may be light vehicles of employees).

Consequently, for the purposes of this plan, it has been assumed that one third of industrial traffic comprises vehicles in excess of 1 ESA. Therefore, industrial traffic will have a 33% surcharge on top of the per trip levy to account for this additional road damage arising from heavy vehicles.

The contributions for roads works are identified in **Table 5-4**.

Table 5-4: Roads contributions

Development type	Trip generation rate	Contribution
1-bedroom unit	6 trips	\$4,050
2-bedroom unit	7 trips	\$4,725
3-bedroom unit	11 trips	\$7,425
Residential housing	11 trips	\$7,425
Residential subdivision	11 trips	\$7,425
Other	Refer to Table 5-3	Refer to Table 5-3

Note: Some situations may not fit these categories and Council will determine the trip generation based on expected trip generation rates.

5.6.2 Extractive Industries

Road pavement deterioration associated with extractive industries is caused largely by the passage of heavy vehicles. Extractive industries typically cause and exacerbate the deterioration of the road surfaces which then requires the need for considerable expenditure to maintain, repair and, where necessary, reconstruct the roads. Road maintenance can be funded under section 94 of the *Environmental Planning and Assessment Act 1979* only for quarry and mining operations.

Damage to road surfaces is caused by heavy vehicles and is to be measured by equivalent standard axles (ESAs). It is also widely accepted that the damaging effect of a 4 axle vehicle on road pavement is exponential (e.g. double the load causes 16 times the damage – $2 \times 2 \times 2 \times 2$).

This load equivalency results in high potential levels of damage to roads in the Upper Lachlan LGA. Therefore, a development contribution is reasonable for new quarries or quarries that expand production to cover the increased level of road deterioration. Such a levy is appropriate for new construction, maintenance and rebuilding of any road that is used by quarry traffic.

The following formula is use to calculate the road pavement contributions for extractive industry proposals:

$$\text{Contribution} = \$0.05 \times (L_1 \times P_1 + L_2 \times P_2 \dots\dots\dots L_n \times P_n)$$

Where:

Council levies 5 cents per tonne of extractive material as the contribution towards pavement rehabilitation, restoration, repair and/or maintenance

L_1 *Length of road route 1 used by the extractive industry*

P_1 *Estimated percentage of extractive material trucked along route 1*

L_2 *Length of road route 2 used by the extractive industry*

P_2 *Estimated percentage of extractive material trucked along route 2*

The sum of $P_1 + \dots P_n = 1$

This process repeated for further road routes used by the proposed extractive industry development.

6. Waste management

6.1 Introduction

With an increasing population and increasing number of households, in the Upper Lachlan LGA, the need for improved waste management facilities is integral to meeting the needs of the future population. Improvement plans for the efficient and effective layout of Council waste management facilities has been developed to meet expected community needs.

6.2 Nexus

The proposed waste management works have been identified to meet the needs of the future population having regard to the total projected incoming population; the spatial distribution of incoming population; and an analysis of the support facilities required for the incoming population.

6.3 Apportionment

Although the need for new waste management facilities is triggered by new development, the total cost of waste management facilities is apportioned to the new population by a factor of 40% as the facilities will be shared with the existing population.

6.4 Works schedule

The waste management works schedule is identified in **Table 6-1**.

Table 6-1: Waste management works schedule

Proposed works	Cost
Land acquisition	\$450,000
Landfill improvements	\$75,000
Landfill fencing	\$15,000
Rubbish tip rehabilitation	\$175,488
Total (waste management):	\$715,488

6.5 Calculations

The following formula is used to calculate the waste management contributions rate:

$$\text{Contribution Rate} = (C \times A) \div P$$

Where:

A = apportionment

C = cost of waste management

P = contributing population

Hence:

$$\begin{aligned} \text{Contribution Rate} &= (\$715,488 \times 40\%) \div 1,400 \\ &= \$204.43 \end{aligned}$$

Therefore the waste management contribution rate is **\$204** per person (rounded).

6.6 Contributions rates

Contribution for waste management will be sought for the following types of development:

- Residential development
- Tourist facilities
- Rural development

Development that does not impose demands on waste management will not be subject to a levy for these facilities.

The waste management contribution rates applicable are identified in **Table 6-2**.

Table 6-2: Waste management contribution rates

Development type	Assumed occupancy rate	Contribution
1-bedroom unit	1.0 person	\$204
2-bedroom unit	1.5 persons	\$306
3-bedroom unit	2.0 persons	\$408
Residential housing	2.0 persons	\$408
Residential subdivision	2.0 persons	\$408
Tourist facilities	per bed	\$408
Rural development		Based on demand

7. Open space and recreation

7.1 Introduction

Public open space plays an important role in meeting the recreational and social needs of the community. To provide amenity for future residents, there will be a need to provide active structured open space, clearly distinguished public spaces, and local open space areas.

This plan provides for the levying of contributions from development towards the provision and augmentation (embellishment) of local and district/regional open space lands and recreation facilities required for new population.

7.2 Nexus

New development in the form of new residential and employment-generating development will occur in the Upper Lachlan local government area in the future, resulting in additional demands for the provision of a range of Council provided open space and recreation facilities, including:

- local parks
- multi-purpose recreation facilities
- sportsgrounds
- playgrounds

Open space includes those areas which are in public ownership (Council owned or Crown land) which have been (or will be) set aside for recreation purposes. This plan aims to deliver facilities to a standard equal to the level of service currently provided to the existing population.

New facilities will be provided in locations where they can most effectively satisfy the needs of the new population. Open space and recreation facilities will be provided throughout the contributions area to which this plan applies in locations which are accessible to the contributing population.

7.3 Apportionment

Although the need for new open space and recreation facilities is triggered by new development, the total cost of open space and recreation facilities is apportioned to the new population by a factor of 40% as the facilities will be shared with the existing population.

7.4 Works schedule

The proposed open space and recreation works schedule is identified in **Table 7-1**:

Table 7-1: Open space and recreation works schedule

Proposed works	Cost
<i>Parks and gardens</i>	
Memorial Park	\$45,000
Crookwell parks	\$160,875
Gunning parks	\$80,436
Village parks	\$48,261
<i>Sports fields</i>	
Crookwell sports fields	\$111,000
Gunning sports fields	\$111,000
Villages sports fields	\$102,000
Memorial Oval	\$60,000
Taralga Oval	\$30,000
<i>Swimming pools</i>	
Crookwell Pool	\$256,311
Gunning Pool	\$120,654
Total (open space and recreation):	\$1,125,537

7.5 Calculations

The following formula is used to calculate the open space contributions rate:

$$\text{Contribution Rate} = (C \times A) \div P$$

Where:

A = apportionment

C = cost of open space and recreation facilities

P = contributing population

Hence:

$$\begin{aligned} \text{Contribution Rate} &= (\$1,125,537 \times 40\%) \div 1,400 \\ &= \$321.58 \end{aligned}$$

Therefore the open space and recreation contribution rate is **\$322** per person (rounded).

7.6 Contributions rates

Contribution for open space and recreation will be sought for the following types of development:

- Residential development
- Tourist facilities
- Rural development

Development that does not impose demands on open space and recreation will not be subject to a levy for these facilities.

The open space and recreation contribution rates applicable are identified in **Table 7-2**.

Table 7-2: Open space and recreation contribution rates

Development type	Assumed occupancy rate	Contribution
1-bedroom unit	1.0 person	\$322
2-bedroom unit	1.5 persons	\$483
3-bedroom unit	2.0 persons	\$644
Residential housing	2.0 persons	\$644
Residential subdivision	2.0 persons	\$644
Tourist facilities	per bed	\$644
Rural development		Based on demand

8. Community facilities

8.1 Introduction

Community facilities are recognised for their broad contribution to communities, groups, families and individuals. They provide opportunities for community engagement and interaction, learning and development, entertainment and activity. Council acknowledges its commitment and responsibilities in the provision and ongoing management of community facilities.

8.2 Nexus

Increases in the population of the Upper Lachlan LGA place demands on the network of existing community facilities provided by Council. To ensure that the needs of incoming residents are met, additional community facilities will be provided and in some instances existing facilities will be expanded. The community facilities to be provided by this plan are located across all parts of the Upper Lachlan LGA to adequately service the needs of the new residents and workers based on the consideration of the location and characteristics of new development.

8.3 Apportionment

Because the new community facilities proposed under this plan will be shared by new development and the existing population, the total cost of new community facilities is shared by both the new and existing population. Council's analysis of forecast demand for new community facilities predicts that usage of new facilities will be shared equally by the new and existing population. Consequently, 40% of the cost of the works proposed will be apportioned to new population

8.4 Works schedule

The community facilities works schedule is identified in **Table 8-1**.

Table 8-1: Community facilities works schedule

Proposed works	Cost
<i>Public libraries</i>	
Crookwell library equipment	\$84,000
Gunning library equipment	\$84,000
<i>Community buildings</i>	
Gunning Court House	\$360,000
Taralga Court House	\$30,000
Binda Hall	\$120,000
Crookwell Memorial Hall	\$300,000
Gunning Hall	\$45,000
Taralga Hall	\$90,000
Disabled access program	\$189,672
Youth centre	\$256,125
Banfield House	\$392,465
Total (community facilities):	\$1,951,262

8.5 Calculations

The following formula is used to calculate the community facilities contributions rate:

$$\text{Contribution Rate} = (C \times A) \div P$$

Where:

A = apportionment

C = cost of community facilities

P = contributing population

Hence:

$$\begin{aligned} \text{Contribution Rate} &= (\$1,951,262 \times 40\%) \div 1,400 \\ &= \$557.50 \end{aligned}$$

Therefore the community facilities contribution rate is **\$558** per person (rounded).

8.6 Contributions rates

Contribution for community facilities will be sought for the following types of development:

- Residential development
- Tourist facilities
- Rural development

Development that does not impose demands community facilities will not be subject to a levy for these facilities.

The community facilities contribution rates applicable are identified in **Table 8-2**.

Table 8-2: Community facilities contribution rates

Development type	Assumed occupancy rate	Contribution
1-bedroom unit	1.0 person	\$558
2-bedroom unit	1.5 persons	\$837
3-bedroom unit	2.0 persons	\$1116
Residential housing	2.0 persons	\$1116
Residential subdivision	2.0 persons	\$1116
Tourist facilities	per bed	\$1116
Rural development		Based on demand

9. Emergency services

9.1 Introduction

Council contributes towards bushfire fighting services to rural areas in the Upper Lachlan LGA. The NSW Rural Fire Service, State Emergency Service and local emergency operations centre have indicated that Council will be required to contribute to \$899,286 worth of capital expenditure items for emergency services in the Upper Lachlan LGA over the life of this plan.

9.2 Nexus

The proposed emergency services works to meet the need of the future population have been identified having regard to the total projected incoming population; the spatial distribution of incoming population; and an analysis of the support facilities required for the incoming population.

9.3 Apportionment

The proposed emergency services works cater for the requirements of both new development across the Upper Lachlan LGA and the existing population. Consequently 40% of contributions will be apportioned to new development.

9.4 Work schedule

The emergency services schedule of works is shown in **Table 9-1**.

Table 9-1: Emergency services works schedule

Proposed works	Cost
Rural Fire Service (RFS) capital works	\$641,886
State Emergency Services (SES) capital works	\$193,050
Local emergency operation centre (LEOC) equipment and facilities	\$64,350
Total (emergency services):	\$899,286

9.5 Calculations

The following formula is used to calculate the emergency services contributions rate:

$$\text{Contribution Rate} = (C \times A) \div P$$

Where:

A = apportionment

C = cost of plan administration

P = contributing population

Hence:

$$\begin{aligned} \text{Contribution Rate} &= (\$899,286 \times 40\%) \div 1,400 \\ &= \$256.94 \end{aligned}$$

Therefore the emergency services contribution is **\$257** per person (rounded).

9.6 Contributions rates

A contribution for emergency services will be sought for the following types of development (these nominated development types generates demand for emergency services which leads to the need for the improvement or upgrading of existing or future rural fire fighting services):

- Residential development
- Tourist facilities
- Rural development

Development that does not impose demands on bush fire fighting facilities will not be subject to a levy for these facilities.

The emergency services contribution rates applicable are identified in **Table 9-2**.

Table 9-2: Emergency services contribution rates

Development type	Assumed occupancy rate	Contribution
1-bedroom unit	1.0 person	\$257
2-bedroom unit	1.5 persons	\$386
3-bedroom unit	2.0 persons	\$514
Residential housing	2.0 persons	\$514
Residential subdivision	2.0 persons	\$514
Tourist facilities	per bed	\$514
Rural development		Based on demand

10. Plan administration

10.1 Introduction

The efficient administration of a development contributions plan is essential if it is to work as a successful mechanism for raising and expending funds for facilities and services required as a result of new development. The costs involved in administering development contributions plans are an integral and essential component of the efficient provision of facilities. The new resident and worker populations of the Upper Lachlan LGA should therefore contribute towards costs associated with the management and administration of this plan.

This plan provides for two main components to ensure its proper operation. These are:

- A contribution which funds Council's Development Contributions Planner, employed to manage and review the plan and implement the proper accounting procedures for the funds collected.
- A contribution which recoups the costs to undertake certain studies required to identify facilities required within the Upper Lachlan LGA, including the preparation of this plan.

10.2 Nexus

Management and administration of this plan will be ongoing throughout the life of the plan. Resources will be required to undertake an annual review of key assumptions as well as to commission facility planning and demand studies from time to time. In addition, consultant studies may be used to determine design and costings of works, as well as to review the development and demand assumptions of the contributions plan.

10.3 Apportionment

The administration and management of this plan is an integral part of delivering the required facilities for new development across the Upper Lachlan LGA. Consequently contributions will be apportioned to new development.

10.4 Work schedule

The plan administration schedule of works is shown in **Table 10-1**.

Table 10-1: Plan administration works schedule

Proposed works	Cost
Development contributions planner	\$75,000
Plan preparation	\$22,500
Total (plan administration):	\$97,500

10.5 Calculations

The following formula is used to calculate the plan administration contributions rate:

$$\text{Contribution Rate} = C \div P$$

Where:

C = cost of plan administration

P = contributing population

Hence:

$$\begin{aligned} \text{Contribution Rate} &= \$97,500 \div 1,400 \\ &= \$69.64 \end{aligned}$$

Therefore the plan administration contribution is **\$70** per person (rounded).

10.6 Contribution rates

The plan administration contribution rates applicable are identified in **Table 10-2**.

Table 10-2: Plan administration contribution rates

Development type	Assumed occupancy rate	Contribution
1-bedroom unit	1.0 person	\$70
2-bedroom unit	1.5 persons	\$105
3-bedroom unit	2.0 persons	\$140
Residential housing	2.0 persons	\$140
Residential subdivision	2.0 persons	\$140
Tourist facilities	per bed	\$140
Rural development		Based on demand

Definitions

applicant means the person, company or organisation submitting a development application.

civic improvement means a work carried out to improve the appearance or use of public areas, such as streets, malls, footpaths and the like.

community facility means a building or place owned or controlled by the Council or a body of persons which may provide for the physical, social, cultural or intellectual development or welfare of the local community, but does not include a building or place elsewhere defined in this section.

contribution means the dedication of land, the making of a monetary contribution or the provision of a material public benefit, as referred to in section 94 of the *Environmental Planning and Assessment Act 1979*.

Council means the Upper Lachlan Shire Council.

floor space area:

for the purposes of this plan means the sum of the areas of each floor of a building where the area of each floor is taken to be the area within the outer face of the external enclosing walls as measured at 1.4 metres above each floor level, excluding:

- (a) columns, fin walls, sun control devices, awnings and any other elements, projections or works outside the general lines of the outer face of the external wall; and
- (b) lift towers, cooling towers, machinery and plant rooms, ancillary storage space and air-conditioning ducts; and
- (c) car parking needed to meet any requirements of the Council and any internal designated vehicular or pedestrian access; and
- (d) space for the loading and unloading of goods; and
- (e) internal public arcades and thoroughfares, terraces and balconies and outer walls less than 1.4 metres high.

material public benefit means something provided by an applicant, other than the dedication of land or the payment of a monetary contribution, which does not relate to an item appearing in the works schedule of a contributions plan.

planning agreement means an agreement between council or other consent authorities and developers where contributions are secured by way of negotiation. A planning agreement is voluntary by all parties to the agreement or may be another arrangement between a planning authority and a developer under which the developer is required to dedicate land free of cost, pay a monetary contribution, or provide any other material public benefit to be used for or applied towards a public purpose.

public facilities means any public amenity or public service, as referred to in section 94 of the *Environmental Planning and Assessment Act 1979*, including a "community facility" and a "recreation facility", the need for which has increased or been created by development.

recreation facility means a building or place used for sporting activities, recreation or leisure activities, whether or not operated for the purpose of gain, but does not include a building or place elsewhere defined in this section.

RTA means the NSW Roads and Traffic Authority.

Upper Lachlan LEP means the Proposed *Upper Lachlan Local Environmental Plan* .

Upper Lachlan LGA means the Upper Lachlan local government area.

works in kind means the undertaking of a work or provision of a facility by an applicant which is already nominated in the works schedule of a contributions plan.

Appendix A

Summary works schedule

Appendix A: Summary works schedule

The following table summarises the schedules of works under this plan.

Table A–1: Summary works schedule

Proposed works	Cost
ROADS	
Bitumen sealing	\$4,500,000
Gravel resheeting	\$3,750,000
Road rehabilitation	\$2,250,000
Road reconstruction	\$2,500,000
Sub-total (roads):	\$13,000,000
WASTE MANAGEMENT	
Land acquisition	\$450,000
Landfill improvements	\$75,000
Landfill fencing	\$15,000
Rubbish tip rehabilitation	\$175,488
Sub-total (waste management):	\$715,488
OPEN SPACE AND RECREATION	
<i>Parks and gardens</i>	
Memorial Park	\$45,000
Crookwell parks	\$160,875
Gunning parks	\$80,436
Village parks	\$48,261
<i>Sports fields</i>	
Crookwell sports fields	\$111,000
Gunning sports fields	\$111,000
Villages sports fields	\$102,000
Memorial Oval	\$60,000
Taralga Oval	\$30,000
<i>Swimming pools</i>	
Crookwell Pool	\$256,311
Gunning Pool	\$120,654
Sub-total (open space and recreation):	\$1,125,537

Proposed works	Cost
COMMUNITY FACILITIES	
<i>Public libraries</i>	
Crookwell library equipment	\$84,000
Gunning library equipment	\$84,000
<i>Community buildings</i>	
Gunning Court House	\$360,000
Taralga Court House	\$30,000
Binda Hall	\$120,000
Crookwell Memorial Hall	\$300,000
Gunning Hall	\$45,000
Taralga Hall	\$90,000
Disabled access program	\$189,672
Youth centre	\$256,125
Banfield House	\$392,465
Sub-total (community services):	\$1,951,262
EMERGENCY SERVICES	
Rural Fire Service (RFS) capital works	\$641,886
State Emergency Services (SES) capital works	\$193,050
Local emergency operation centre (LEOC) equipment and facilities	\$64,350
Sub-total (emergency services):	\$899,286
PLAN ADMINISTRATION	
Development contributions planner	\$75,000
Plan preparation	\$22,500
Sub-total (plan administration):	\$97,500
TOTAL:	\$17,789,073

Appendix B

Contributions summary

Appendix B: Contributions summary

The following table summarises the contribution rates applicable under this plan.

Table B–1: Contributions summary

Development type	Assumed occupancy rate	Development contribution					
		Roads	Waste management	Open Space & Recreation	Community facilities	Emergency services	Plan administration
Residential							
1-bedroom unit	1.0 person	\$4,050	\$204	\$322	\$558	\$257	\$70
2-bedroom unit	1.5 persons	\$4,725	\$306	\$483	\$837	\$386	\$105
3-bedroom unit	2.0 persons	\$7,425	\$408	\$644	\$1116	\$514	\$140
Residential housing	2.0 persons	\$7,425	\$408	\$644	\$1116	\$514	\$140
Subdivision (per lot)	2.0 persons	\$7,425	\$408	\$644	\$1116	\$514	\$140
Tourist facilities	per bed	\$7425	\$408	\$644	\$1116	\$514	\$140
Rural development				Based on demand			
Extractive industry		5c/tonne/km	N/A	N/A	N/A	N/A	N/A
Other	refer to Table 5-3	refer to Table 5-3	N/A	N/A	N/A	N/A	N/A