

ANNEXURE 1

CONTRIBUTIONS PLAN 4-1993

Being Land in Sections 616, 621, 622 and 623 of the City of Armidale, with frontages to Cluny Road, Niagara Street – Erskine Street, Ash Tree Drive and Crest Road

Summary Only

The Contributions Plan is intended to fund footpath construction in Northcott and Munro Streets

Further details are available from the Development Control Unit, Civic Administration Centre, Rusden Street, Armidale during normal business hours. A copy of the plan is available for a fee

CITY OF ARMIDALE

CONTRIBUTIONS PLAN 4/1993: NORTH-WEST ARMIDALE
s 94AB Environmental Planning & Assessment Act 1979

PART 1 - INTRODUCTORY

1 Name of this Plan

This Plan is called "Contributions Plan 4/1993": North-West Armidale". It was made pursuant to Section 94AB of the Environmental Planning and Assessment Act 1979.

2 Land to which the Plan Applies

The land subject of the contribution comprises that land outlined in heavy black on the accompanying Diagram No 813-44A entitled Contributions Plan 4/1993.

3 Adoption of Plan

This Plan was adopted by Council on 13 September 1993 and became effective from 22 September 1993, in accordance with cl.41J of the Environmental Planning and Assessment Regulation 1980.

4 Relationship to other plans and codes

This Contributions Plan has been prepared pursuant to the provisions of Section 94 of the EP & A Act and Part 4A of the EP & A Regulations. It supplements the provisions of the Armidale Local Environmental Plan, 1988, and the Armidale Contributions Plan, and should be read in conjunction with those Plans and other applicable Council planning policies and documents, in particular Development Control Plan 17, which apply in addition to this Plan.

5 Purpose of the Plan

The purpose of this Plan is to provide for developer contributions towards provision of two new public footpath connections along Munro Street and Northcott Street, with associated lighting. These facilities would serve residential development in the areas identified on the Diagram accompanying this document.

PART 2 - S. 94 CONTRIBUTIONS

6 Administration

The administration of s.94 contributions in the City of Armidale is the subject of detailed explanation in the "Armidale Contributions Plan", a copy of which is available from Council. Specifically, that Plan contains provisions in respect of the timing and method of payment of contributions, deferred payment options, and waivers, credits and refunds of contributions. Those provisions also apply to and should be read in conjunction with this Plan.

7 Contributions for Footpaths

7.1 *Public Facility to be Provided*

Concrete paved footpaths, with related lighting, along Northcott Street and Munro Street in the positions shown on the attached Footpath Contributions Diagram No. 813 44A.

7.2 *Justification*

(a) Causal nexus

The development and use of residentially-zoned land shown on the Footpath Contributions Diagram will generate a significant demand for an all-weather, well lit pedestrian access in the locations shown on the Footpath Contribution Diagram. In particular, these links will facilitate pedestrian access through residential neighbourhoods and connect with local schools, to the benefit of local residents.

(b) Spatial nexus

Contributions received will be used to provide pedestrian connections in a location of direct benefit to contributing sites.

(c) Temporal nexus

The required footpath links will be provided as funding received from contributions permits.

7.3 Calculation & Application of Contribution

Contributions will be levied on residential development of land within the areas identified on the "Footpath Contribution Diagram" accompanying the Plan, on the following basis:

$$\text{Contribution per additional lot} = \frac{C + CL}{LY}$$

where:

C = \$ cost for construction of footpaths (see Clause 9 below)

CL = \$ cost of lighting the footpaths (see Clause 9 below)

LY = Existing residential lots and estimated residential lot yield within areas subject to the contribution, as shown on Footpath Contributions Diagram.

(See Clause 10 below for actual contribution rate)

8 "Settlement" (payment) of Contributions

Two options are available for settlement of contributions.

- (i) Payment of monetary contribution - Council to carry out works using funds received; or
- (ii) Developer carries out works ("works in kind") in lieu of all or part of \$ contribution, if works not completed in advance of development.

Settlement of contributions will thus allow for "works in kind" carried out to Council's requirements in conjunction with development to be "credited" against the required cash contribution for a particular proposal.

9 Works Schedule

Pursuant to cl. 41F of the Environmental Planning and Assessment Regulation 1980, Council is required to indicate the likely cost, staging and timing of the public amenities and services required under this Contributions Plan. Exact timing will be dependant upon developer activity and accumulation of funds.

However, the majority of the work is expected to have been carried out by the year 2003.

The work identified in this Plan and the estimated costs at 1993 rates are set out below. These costs will be updated annually in accordance with ABS "Implicit Price Deflator" technique outlined in the Armidale Contributions Plan.

* Footpaths and Lighting

Total Footpath Length (both paths)	= 420 metres
Concrete paving @ \$62.40/metre	= \$26,208
Lighting	= \$ 2,008
<u>TOTAL COST</u>	<u>= \$28,216</u>

10 Contribution Rates Schedule

These contribution rates are at 1993 prices and will apply until 31 December 1993. Thereafter contributions will be reviewed annually and indexed in accordance with the ABS "Implicit Price Deflator" (IPD), and this schedule updated accordingly. The use of the IPD is explained in the Armidale Contributions Plan.

Contributions listed are payable on the creation of additional residential lots or medium density housing in the areas identified on the attached Diagrams.

Proposals for medium density housing developments and small lot subdivision (230-400 square metre lots) will also be liable for contributions, but these proposals will be assessed at 0.7 of the standard contribution per unit or small lot.

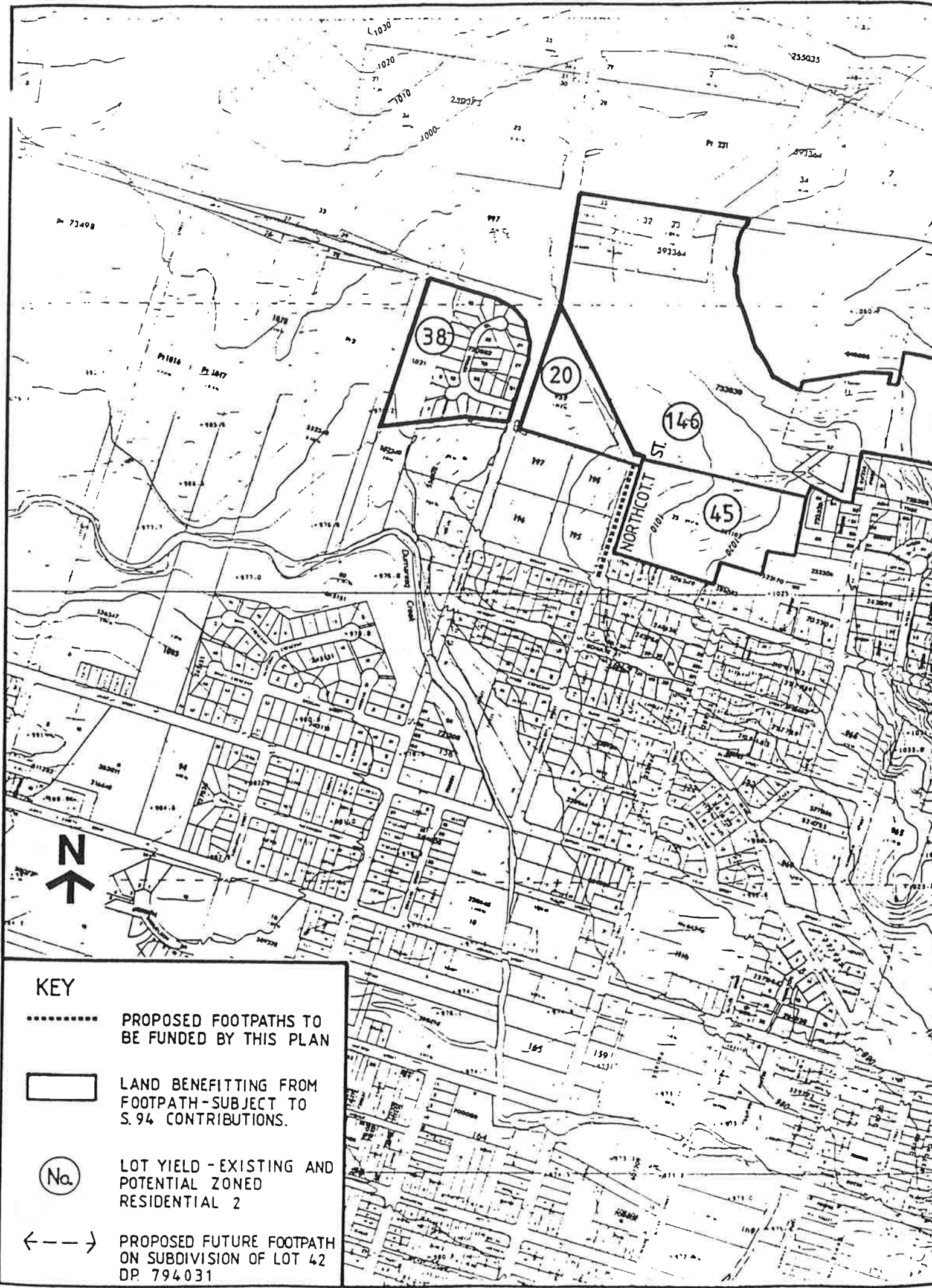
FOOTPATHS AND LIGHTING

(see Clause 7)

$$\frac{26,208 + 2008}{254} = \$111 \text{ per additional lot.}$$

- Contribution per additional lot \$ 111.00
- Contribution per unit/sml. lot \$ 78.00

(all existing lots will enjoy a "credit" of \$111.00 for calculation purposes).



KEY

- PROPOSED FOOTPATHS TO BE FUNDED BY THIS PLAN

- LAND BENEFITTING FROM FOOTPATH-SUBJECT TO S.94 CONTRIBUTIONS.

- No
 LOT YIELD - EXISTING AND POTENTIAL ZONED RESIDENTIAL 2

- PROPOSED FUTURE FOOTPATH ON SUBDIVISION OF LOT 42 DP. 794031