



Development Contributions
&
Water Management Works
Plan (Amendment) 2004.

Adopted by Council 10 August 2004

PART A

A.1 INTRODUCTION

Development within the Oberon Local Government Area places additional pressures on Council to provide public services, community facilities and amenities, invariably at the expense of established priorities.

The Environmental Planning and Assessment Act, 1979 (EP&A Act), Section 94 and the Local Government Act, 1993 (LG Act), Section 64 (vide Division 5 Part 2 Chapter 6 section 306 of the Water Management Act 2000) provide the source of power for Council to levy developer contributions for the provision of and embellishment to services, facilities and amenities provided and maintained by Council in the Local Government Area (LGA).

With regard to the provisions Section 94 of the EP&A Act, Council can impose a condition requiring the dedication of land free of cost, the payment of a monetary contribution or both. Council can recoup costs for services, facilities and amenities, which have been provided to facilitate development or in anticipation of development. Council is also permitted to levy contributions towards current expenditure on roads where there is abnormal impact from traffic generating developments such as subdivision, industry, mining, extractive industry and the like.

Under the provisions of **Section 64** of the LG Act (vide Division 5 Part 2 Chapter 6 section 306 of the Water Management Act 2000) with particular regard to water, sewerage and drainage matters, Council in determining whether to grant compliance certification can require either or both of the following:

- i. the developer to contribute to the value of the existing works which benefit the developer's land;
- ii. the developer to pay the whole or part of the cost of constructing specified additional works;

with such requirements resulting in the imposition of a condition requiring the dedication of land free of cost, the payment of a monetary contribution or both. Council can recoup costs for services, facilities and amenities, which have been provided to facilitate development, or in anticipation of development.

The Land and Environment Court has established the following principles for testing the validity of a consent condition requiring contributions under Section 94 (EP&A Act) or Section 64 (LG Act):

- i. The contribution must be for, or relate to, a Planning or development purpose;
- ii. The contribution must fairly and reasonably relate to the subject development; and

- iii. The contribution must be such as a reasonable Planning authority, duly appreciating its statutory duties, could have properly imposed the contribution.

It is a requirement of the Acts that Council prepare an appropriate Plan /s for the various categories of services, facilities and amenities for which levy is made. Such plans are to identify the project, method of funding, recovery of expenditure and timing of works.

Contributions are not levied for the provision of those services and amenities which a developer must provide on the land proposed to be developed in order to comply with the provisions of the Local Government Act, the Environmental Planning and Assessment Act and Council's development standards.

One of the fundamental responsibilities of Council in imposing the requirement for contributions is to ensure that the contributions levied are reasonable. That is, the works and facilities to be provided must be as a direct result / consequence of the development upon which the contributions are levied and must not unnecessarily inflate costs associated with the development.

A.2 FORMAT OF THE PLAN.

Oberon Development Contributions, and Water Management Works Plan 2004 is divided into four (4) sections:

- Part A** provides the introduction and format.
- Part B** comprises the citation and describes the aims and objectives, the purpose and effect, methodology, operation and accountability.
- Part C** details the areas for which Council will seek developer contributions, provides an assessment of the contributions, the formula for calculating the required rates of contributions for each of the types of services, facilities and amenities, proposed to be subject to a condition requiring contribution and Council's adopted work schedules for the expenditure of those contributions collected for work to be carried out in the future.
- Part D** contains the Schedules of required contributions as adopted by Council **At its ordinary meeting on 10th August 2004**

PART B

B.1 CITATION.

This Plan is to be cited as the “Oberon Development Contributions and Water Management Works Plan 2004”, for the development and embellishment of services, facilities and amenities, by either the dedication of land free of cost or monetary contribution.

This Contribution Plan is made pursuant to Section 94B of the Environmental Planning & Assessment (Amendment) Act, 1979, Part 4 of the Environmental Planning & Assessment Amendment Regulations, 2000, Section 64 of the Local Government Act, 1993 and Division 5 Part 2 Chapter 6 Section 306 of the Water Management Act 2000.

B.2 LAND TO WHICH THIS PLAN 2004 APPLIES.

This Plan applies to the whole of the local government area of Oberon as indicated on Council maps unless otherwise stated in Section “C”.

B.3 AIMS & OBJECTIVES OF THE PLAN.

The objectives of the Oberon Development Contributions and Water Management Works Plan 2004 are:

- a) to provide the basis for levying developer contributions;
- b) to identify the services, facilities and amenities which Council intends to provide, and those for which Council intends to require contributions towards;
- c) to set out contributions required by Council;
- d) to establish a nexus between anticipated development and contributions sought;
- e) to enable the timely provision of services, facilities and amenities;
- f) to encourage public participation in the formation of the Plan;
- g) to provide the development industry with early advice as to the amount of contribution which will be required for a particular development;
- h) to facilitate proper financial management and accountability for expenditure of contributions received;
- i) to develop minimum standards which will meet that demand;
- j) to set out the works required to meet demand of new development over the next five years;
- k) provide details of Council's proposed work schedules for the expenditure of contributions levied on developments;
- l) to ensure that Section 94 (EP&A Act) and Section 64 (LG Act) contributions levied on developments are reasonable;

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- m)** to ensure compliance with the relevant provisions of the Water Management Act 2000 (Division 5 Part 2 Chapter 6 section 306); and
- n)** to employ a “user pays” policy regarding the funding of amenities and services so that the existing population of the Oberon Local Government Area does not subsidise new developments.

B.4 PURPOSE OF THE PLAN.

The purpose of the Oberon Development Contributions and Water Management Works Plan 2004 is to provide Council the lawful opportunity to levy contributions considered appropriate from developers, by way of requiring monetary contribution and / or dedication of land, to allow for the provision and accommodation of perceived increased demand for public amenities and services resulting from development/s.

Further, the Plan details the Oberon Council’s planning policies and administrative procedures in relation to the contributions and the accounting procedures for contributions received and expended.

B.5 RELATIONSHIP TO ENVIRONMENTAL PLANNING INSTRUMENTS/

The Plan enables the levying of developer contributions for land uses permissible under the Oberon Local Environmental Plan 1998, as amended and associated Environmental Planning Instruments (EPI’s), Development Control Plans (DCP’s) and Policies. The Oberon Development Contributions and Water Management Works Plan 2004 replaces all former policies of Council relating to contribution levels.

B.6 COMMENCEMENT DATE.

Oberon Development Contributions and Water Management Works Plan 2004 will come into effect on the **1st July 2004.**

B.7 DEFINITIONS.

Building Floor Area:- means the total floor area of the building/s including all parts of the building/s such as bedrooms, kitchens, bathrooms, laundries, verandahs, common rooms, attics, storerooms, lounge rooms, and all other rooms except garages and carports.

Council Area:- means the whole of the Oberon Local Government Area (LGA).

DCP:- means Development Control Plan prepared in accordance with the EP & A Act and associated Regulations.

Development: means:

- (a) the use of land, and
- (b) the subdivision of land, and

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- (c) the erection of a building, and
- (d) the carrying out of a work, and
- (e) the demolition of a building or work, and
- (e) any other act, matter or thing referred to in section 26 that is controlled by an environmental planning instrument,

but does not include any development of a class or description prescribed by the regulations for the purposes of this definition.

Dwelling:- means a room or suite of rooms, occupied or used or so constructed or adapted, as to be capable of being occupied or used as a separate domicile.

Dwelling House:- means a building containing one, but not more than one dwelling.

Embellishment:- means provision of new and / or the augmentation of existing facilities.

EP&A Act:- means Environmental Planning & Assessment Act, 1979.

EPI:- means Environmental Planning Instrument.

Equivalent Person (EP):- is the basic unit of measure adopted by this Plan to describe the contributing demand expected from an average person.

Equivalent Tenement (ET):- is the basic unit of measure adopted by this Plan to describe the contributing demand expected from an average single dwelling house.

Large Scale “one off” Development:- is development that, in the opinion of Council, has a potential significant environmental impact, and or a potential significant demand, directly or indirectly on public serves, community facilities or amenities.

LG Act:- means Local Government Act, 1993.

Oberon:- means the Village of Oberon.

Plan:- means Oberon Development Contributions and Water Management Works Plan 2004.

Residential Flat Building:- means a building containing two or more dwellings and includes buildings commonly known as Villa Units and Town Houses.

Subdivision:- means

- (1) the division of land into two or more parts that, after the division, would be obviously adapted for separate occupation, use or disposition. The division may (but need not) be effected:
 - (a) by conveyance, transfer or partition, or
 - (b) by any agreement, dealing, plan or instrument rendering different parts of the land available for separate occupation, use or disposition.

- (2) Without limiting subsection (1), **subdivision of land** includes the procuring of the registration in the office of the Registrar-General of:

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- (a) a plan of subdivision within the meaning of section 195 of the Conveyancing Act 1919, or
- (b) a strata plan or a strata plan of subdivision within the meaning of the Strata Schemes (Freehold Development) Act 1973 or the Strata Schemes (Leasehold Development) Act 1986.

Note. The definition of *plan of subdivision* in section 195 of the Conveyancing Act 1919 extends to plans of subdivision for lease purposes (within the meaning of section 23H of that Act) and to various kinds of plan under the Community Land Development Act 1989.

- (3) However, *subdivision of land* does not include:
 - (a) a lease (of any duration) of a building or part of a building, or
 - (b) the opening of a public road, or the dedication of land as a public road, by the Crown, a statutory body representing the Crown or a council, or
 - (c) the acquisition of land, by agreement or compulsory process, under a provision of an Act (including a Commonwealth Act) that authorises the acquisition of land by compulsory process, or
 - (d) a division of land effected by means of a transaction referred to in section 23G of the Conveyancing Act 1919, or
 - (e) the procuring of the registration in the office of the Registrar-General of:
 - (i) a plan of consolidation, a plan of identification or a miscellaneous plan within the meaning of section 195 of the Conveyancing Act 1919, or
 - (ii) a strata plan of consolidation or a building alteration plan within the meaning of the Strata Schemes (Freehold Development) Act 1973 or the Strata Schemes (Leasehold Development) Act 1986.

WM Act:- means Water Management Act, 2000.

Water management work:- means a water supply work, drainage work, sewage work or flood work, and includes a work in the nature of a water supply work (being a work that receives water from a water supply work under the control or management of a water supply authority).

B.8 NEXUS.

Fundamental to the levying of appropriate contributions is the establishment that the contribution, required fairly and reasonably relates to the subject development and the need for increased amenities and services. Should Council fail to demonstrate a likely increase in demand for services, facilities and or amenities (nexus), it will not levy contributions.

The three (3) main aspects of nexus can be defined as - causal, physical and temporal, requiring Council to establish:

- i. that the service, facilities or amenity is located such that it is physically near enough to provide benefit to the development; and
- ii. that the service, facilities or amenity is capable of being embellished or provided within a reasonable time.

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These aspects are reflected in the following determination of establishment of “nexus” between a development and the perceived increase in demand for provision or embellishment of services, facilities or amenities:

- i determination of the additional population likely to be generated by the development (the causal relationship); and
- ii determining by use of the above, the likely increase in demand for services, facilities or amenities and where and when they will be necessary (the physical and temporal relationship).

Contributions levied will be relative to the expected increase in demand imposed on existing services, facilities and amenities in the existing serviced Council area and the embellishment of existing services, facilities and amenities to meet the perceived development demand.

The nexus of attributing contributions to development, is represented by a formula for calculating contributions. The priorities for expenditures are set out in a five-year programme in the Schedules annexed to this Plan (see Part “D”).

The population, occupied dwellings and occupancy information, provided in Tables 1, 2 & 3, provide the background data for the determination of the “nexus”, for each of the respective services to be levied as detailed in Part “C” of this Plan.

B.9 DEVELOPMENT OUTSIDE THIS PLAN.

Oberon has, in the past, experienced large scale “one off” development. It is expected that this trend will continue and Oberon will experience relatively large-scale developments for such diverse activities as mining, tourist facilities and industrial developments, which are not catered for by this Plan. Contributions for “one off” development will be assessed on the merits of the individual case, and the level of contribution required will be directly related to those developments and be proportional to the level of contribution required by developments as described in this Plan. Such contribution may require negotiation between the proponents and Council to establish mutually agreeable contribution levels.

TABLE 1 – POPULATION				
	1991	1996	2001	2004 Projections
Oberon	2231	2275	2495	2645*
Rural	2027	2307	2505	2655*
Total Shire	4258	4582	5000	5300*

*2004 projections are inclusive of LGA amendment proclaimed 26th May 2004.

TABLE 2 – OCCUPIED DWELLINGS				
	1991	1996	2001	2004 Projections
Oberon	728	826	879	905*
Rural	656	764	851	905*
Total Shire	1438	1590	1730	1810*

*2004 projections are inclusive of LGA amendment proclaimed 26th May 2004.

TABLE 3 – OCCUPANCY (Persons per Dwelling)				
	1991	1996	2001	2004 Projections
Oberon	3.06	2.75	2.84	2.93*
Rural	3.09	3.02	2.94	2.93*
Total Shire	2.96	2.88	2.89	2.93*

*2004 projections are inclusive of LGA amendment proclaimed 26th May 2004.

Source: Australian Bureau of Statistics

B.10 METHODOLOGY.

The demand for services, facilities and amenities is directly related to occupancy of tenements and holdings, and the use of land for industrial and commercial activities.

In order to calculate contributions, the occupancy rates of tenements and holdings have been determined by adopting well-founded and accepted standards. A summary of the information relative to Oberon is provided in Tables 1, 2 & 3 above. It is assumed for the purposes of this Plan however, that the average dwelling house (Equivalent Tenement (ET)) is more reflective of four (4) Equivalent Persons (EP), which effectively represents a discounted contribution level and therefore a pro-rata scale of occupancies, as described in Table 4 below, is adopted as a more equitable representation.

For the purpose of industrial / commercial developments, an assumption determining the minimum impact likely is equivalent to the impact of the creation of a new tenement lot, has been made with the incorporation of proportional increase relative to the scale of the development proposed with particular regard to the number of employees, nature and scale, nature type of services, facilities and amenities potentially required.

A representative Table for Equivalent Person (EP) occupancies is shown at Table No. 4 below:

<u>TABLE No. 4 – Equivalent Person Occupancies</u>		
a. Bedsitter or Bachelor Flat	1 person	¼ ET
b. Single Bedroom Unit	2 persons	½ ET
c. Two Bedroom Unit	3 persons	¾ ET
d. Three Bedroom Unit	4 persons	1 ET
e. Dwelling House	4 persons	1 ET
f. Subdivision Lot	4 persons	1 ET
g. Commercial / Industrial Development (minimum)	4 persons	1 ET

B.11 APPLICATION OF CONTRIBUTIONS.

For the purpose of this Plan the application of contribution will be made to each of the following events (with the exception of those events which are identified as “exempt developments” in accordance with the Oberon Council Development Control Plan – Exempt Development):

- i. to any additional lot created to an assessment (subdivision);
- ii. to any habitable structure in excess of one (1), applying to an assessment (workers dwelling/dual occupancy);
- iii. to development of any allotment created by subdivision or assessment split where no contribution to services, facilities or amenities in the locality has previously been made or determined; *(This does not include the original dwelling on a vacant “original holding” as defined in the Oberon L.E.P 1998 as amended).*
- iv. to the establishment of any new, or the conversion of an existing building, to facilitate tourist accommodation or the like;
- v. to the establishment of any new commercial or industrial activities, or the expansion of and/or addition to existing commercial or industrial operations where no contribution towards services and/or amenities in the locality has previously been made or determined.
- vi. to any development identified as “complying development” in accordance with The Oberon Council Development Control Plan – Complying Development, regardless of the nominated Principal Certifying Authority.

B.12 METHOD OF PAYMENT.

Detailed below are four (4) possibilities for payment of developer contributions:

Monetary Contributions. This is the usual method of contribution.

When a development consent is issued which requires the payment of a contribution, it shall comprise a condition outlining the amount, as calculated in accordance with this Plan, payable in monetary terms as either cash, a bank cheque or personal/company cheque. *(In the case of a personal/company cheque, Council will not formally accept the cheque as payment until the bank clearance is received by Council).*

Dedication of Land to the Public. Where appropriate, Council may require or permit the dedication of land to the public for open space purposes, recreational facilities, off-street parking, drainage or other public purpose in lieu of, or additional to, monetary contribution. The land to be provided must be suited to the purpose of the proposed dedication and be in accordance with the zoning objectives and provisions indicated in Council’s Planning Instrument/s for the area.

In this instance, when development determination is issued, the applicant will be required to contact Council in order for a valuation of the land to be prepared by the Valuer General's Department, for the proposed purpose of the dedication of that land to the public. Upon agreement being reached as to the land value, and exchange of appropriate contracts for the land, Council will offset the value of land against monetary contribution payable.

“Works-in-kind” Agreements. Council may accept the construction of services or amenities by the applicant so as to offset the monetary contribution calculated in accordance with this Plan. The works provided must be in accordance with the Schedule of Works contained in this Plan. The applicant will need to initiate this

option by providing Council with full details of the works proposed to be undertaken, inclusive of a cost analysis. Council is under no obligation to accept such requests and such decision should be made at the same time as the overall development proposal is determined.

Should the agreed “works-in-kind” not be completed prior to release of a linen plan or occupation certificate, then the applicant will need to provide Council with suitable financial guarantees for the amount of the works not completed. Upon completion of the works, the financial guarantee will be discharged by Council.

Deferred Payments. In certain circumstances Council may consider deferred payment of contributions subject to application, in accordance with Clause B.15 of this Plan.

B.13 REVIEW OF THIS PLAN.

Council intends to review the policies and assumptions contained within this Plan every 5 years. However, the Works and Contributions Schedules contained in parts “C” and “D” of this Plan will be reviewed annually, at Council's Annual Estimates Meeting and will be publicly exhibited.

In the event that Council initially discounts the contribution levels, as indicated in Part “C” of this Plan, the discounted portion will be attributed in equal ratios over the five-year currency of the Plan. The ratio determined will then be added to the contribution figure, plus any consumer price index rise applicable under Clause B.14 to form the basis of Council's annual review. Should the Works Schedule be altered during this period, a new value for calculation may be adopted. In this circumstance, the contribution level to be considered will be the greater of the two, with the resultant figure being not less than that adopted as the previous year's contribution.

B.14 INDEXATION.

Council will review the Schedule of Contributions in accordance with Clause B13 yearly in conjunction with its estimate meetings. In the absence of any other evidence as to increased costs of providing services and amenities at that time, Council will increase the schedule of contributions in accordance with the Australian Bureau of Statistics Consumer Price Index for the preceding 12 months.

B.15 TIMING OF PAYMENT.

Contributions will be payable prior to: the release of the Plan of Subdivision and Subdivision Certificate, or release of the Construction Certificates and Notification of Commencement of Works.

It is not considered appropriate by Council to allow the deferral or staging of contributions in accordance with this Plan, without such proposal being determined as “Staged Development”, indicating clearly the specific stages of the proposal.

B.16 EXPENDITURE OF CONTRIBUTIONS.

Council will utilise contributions from any development levied under this Plan, on improvements in accordance with the works set out in Schedules 1 – 9 of Part “D” of this Plan. As contributions received in accordance with this Plan are not constant and will vary with the amount and type of development undertaken within the Council area they are independent and ancillary to any moneys annually allocated by Council for such works.

B.17 FINANCIAL INFORMATION.

A separate accounting record for this plan is maintained by Council. This record contains details of contributions received, contributions expended and interest earned, and is available for inspection at the Council’s Administrative Centre during Council’s ordinary office hours.

B.18 ENQUIRIES REGARDING THIS PLAN.

Enquiries concerning this plan should be directed to the Planning and Development division of Council. The following information is also available for inspection at the Council’s Administrative Building during Council’s ordinary office hours:

- The Contributions Plan.
- Current Contribution Rates.
- Each Annual Statement.
- Supporting information to this plan.

PART C

C.1 Rural Roads

C.1.1 FUNDING

Until several years ago, the responsibility of providing road improvements necessary as a result of development demands, rested with Councils or private agencies. Some assistance has been and is provided by State and Federal agencies, principally through recognition by the Grants Commission. Mostly rate revenue accumulated by Council has been the primary source of funding. In effect, ratepayers in established areas of the Local Government Area, are subsidising new development and new arrivals.

The problem of finding adequate resources to meet development demand, has been met by Council's altering its established priorities, or even not providing access to a standard acceptable to the community.

It is therefore necessary that each new development contributes towards road improvements within the locality on the basis of the perceived demand generated by the development.

Council undertakes to maintain the section of road to the nominated standard.

C.1.2 METHODS OF FUNDING

C.1.2.1 Rural Subdivisions / Splits and Dwellings (including workers dwellings and dual occupancy)

Each development shall contribute towards the improvement of the road condition in the locality to the nominated standard.

Appendix No. 1 details Council's Road Register of access network currently maintained. New roads dedicated to the Public, and developed to the nominated standards, will be maintained by Council to that standard within Council's available resources.

C.1.2.2 Commercial and Industrial

The cost of improvements to meet the additional demands generated by commercial and industrial activities will be the responsibility of the Developer and will be calculated on the basis of capital improvement costs to meet Council's standard, as set out in Appendix No.2.

Where mining or extractive industry impacts on the road system, an additional contribution calculated as a rate per tonne per kilometre towards recurrent expenditure on roads within the locality, will also apply.

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Studies indicate that, on average, a six axle articulated vehicle incurs road damage costs of about 3.5cents per-tonne-per-kilometre. (Source: "A review of Registration Charges for Interstate Vehicles" ISC 1987, Canberra)

Council has established typical rural road standards and levels of service demanded by activities which may alter the typical classification of roads within the Council Area (Appendix No.2).

The levels of serviceability of roads is determined by traffic volumes (AADT - Average Annual Daily Total expressed in light vehicle movements). Costs have therefore been equated to one (1) AADT.

Road Standards set by Council are:

GRAVEL

Rural 1	AADT less than 30 vehicles per day Minor Gravel Road standard to 60 kph	4 metre pavement width
Rural 2	AADT 30 to 50 vehicles per day Secondary Gravel Road Standard to 80 kph	6 metre pavement width
Rural 3	AADT greater than 50 vehicles per day Primary Gravel Road Standard - minimum 80 kph	8 metre pavement width

Council has determined that roads with AADT less than 30 vehicles per day, which do not meet Council nominated minimum standard, will be required to be upgraded as a Capital Work to the minimum standard nominated, at full cost to the Developer.

Council has determined that gravel roads which have an AADT greater than 50, are to be progressively improved to bitumen seal standard.

BITUMEN

Bitumen	AADT greater than 50 vehicles per day Bitumen Road Standard minimum 80 kph	8 metre pavement width (6 metre seal width)
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These standards have been applied to Council's Pavement Management Systems to determine average costs to improve each category to the next highest level.

C.1.3 CONTRIBUTIONS

C.1.3.1 Contribution Formula - Domestic

Accepting that only infrequent opportunities exist for the provision of new and the augmentation of existing facilities, contributions will be sought for the provision and embellishment of new and existing facilities as detailed in Appendix 1.

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It is well established and has been adopted by the Roads and Traffic Authority, that a single tenement lot generates on average eight (8) vehicle movements per day.

Formulae for contribution related to the AADT is generated as a percentage of the Pavement Management System category (1-10).

Through traffic on “road category – Bitumen”, is recognised by the application of a discount factor in the construction cost determined.

Contributions will be sought for all rural roads detailed in the Council Rural Road Register – Appendix No.1.

Basis for contribution and formulae are attached at Appendix No.3.

C.1.3.2 Contribution Formula - Industrial / Commercial

The effect of industrial and commercial development is no less significant than the effects accepted as imposed by residential developments. It is therefore equitable that all new industrial/commercial developments, inclusive of major alterations, additions and ancillary works (with the exception of home industry and home occupation), be subjected to the application of this Plan. An amount equivalent to that adopted as appropriate for a Subdivision Lot in this Contribution Plan, is considered appropriate as a minimum figure.

Alternatively, major industrial/commercial developments are likely to have significant effects on existing infrastructure and Council will assess the warrant for either a flat rate contribution based on the development cost of the proposed development (at 0.25% of the proposed development or the above mentioned minimum, which ever is the greater), or an individual merit assessment appropriate to the scale of the proposal.

C.1.4 Contributions determined applicable vide formulae described above and in Appendix No. 3:

◆	Rural 1	AADT < 30	8 AADT x \$912.00	= \$ 7,296.00
◆	Rural 2	AADT 30 - 50	8 AADT x \$960.00	= \$ 7,680.00
◆	Rural 3	AADT > 50	8 AADT x \$1,008.00	= \$ 8,064.00
◆	Bitumen	AADT > 50	8 AADT x \$1,792.00	= \$14,336.00

C.1.5 CAPITAL WORKS

Requirements for capital works associated with commercial, industrial or mining development are likely to be, but will not be limited to:

- ◆ the Developer meeting the full cost of pavement design assessment, relative to the road impact of the new development;

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- ◆ the Developer meeting the full cost of increasing the pavement strength in proportion to increased AADT and Equivalent Standard Axles, relative to the current level of traffic loading;
- ◆ the Developer meeting the full costs of increasing the strength of any bridge structure, or replacing the structure, as a result of the increased loading on the bridge by the development, diminishing the life of the structure, had the development not proceeded; and
- ◆ the Developer meeting the full cost of traffic facilities (eg. intersection widening, signage and safety features etc.) as a result of the traffic generated by the development.

NOTE: *It is at Council's discretion as to the warrant for all or any of the Capital Works required.*

C.1.6 RECURRENT COSTS

Recurrent expenditure (as a result of excess and continued heavy use) required as a result of the development will be catered for by applying:

- a contribution of 5 cents per kilometre per tonne being levied on the net weight, of raw materials delivered to and processed materials exported from the development site. The contribution is to be calculated on the length of the local road servicing the development, measured from the development site to its junction with an appropriate State or Regional Road.

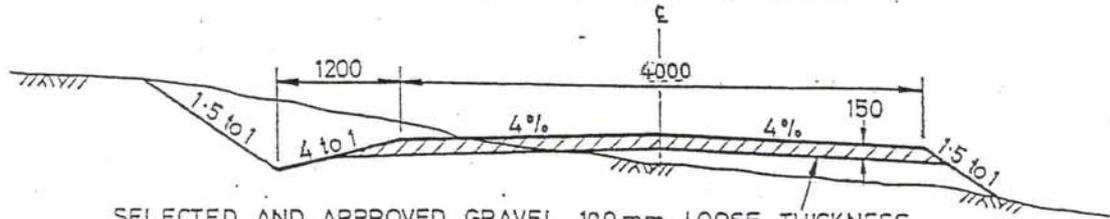
NOTE: *It is at Council's discretion as to the warrant for any Recurrent Costs required.*

Appendix No. 1

OBERON COUNCIL RURAL ROADS REGISTER

Appendix No. 2

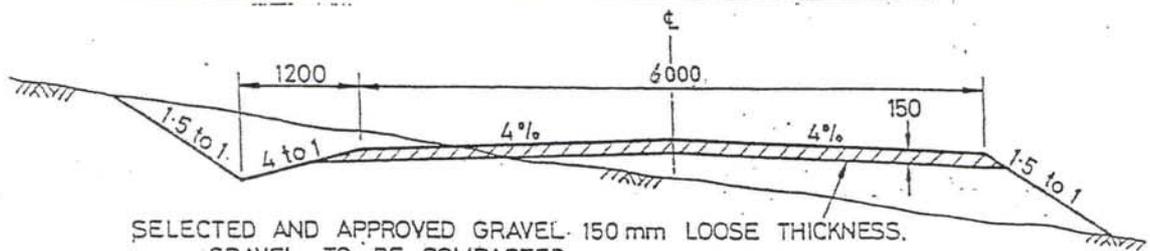
RURAL 1: MINOR GRAVEL ROAD STANDARD



SELECTED AND APPROVED GRAVEL 100mm LOOSE THICKNESS.
GRAVEL TO BE COMPACTED

DRAINAGE SPECIFICATION 1 in 20 YEARS FREQUENCY

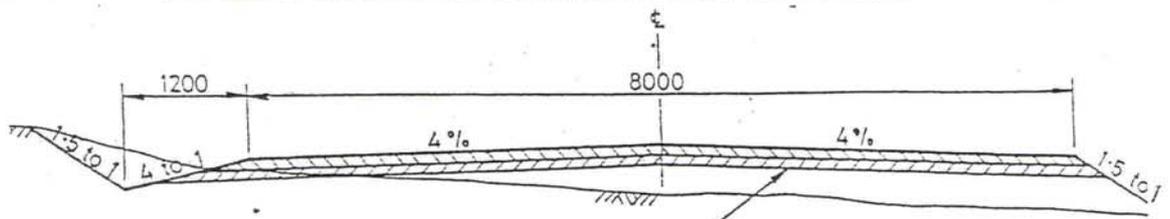
RURAL 2: SECONDARY GRAVEL ROAD STANDARD



SELECTED AND APPROVED GRAVEL 150mm LOOSE THICKNESS.
GRAVEL TO BE COMPACTED.

DRAINAGE SPECIFICATION 1 in 20 YEARS FREQUENCY.
MAJOR WATERWAY STRUCTURES SHALL BE DESIGNED TO A STANDARD
NOMINATED BY COUNCIL FOR THE PARTICULAR SITE.

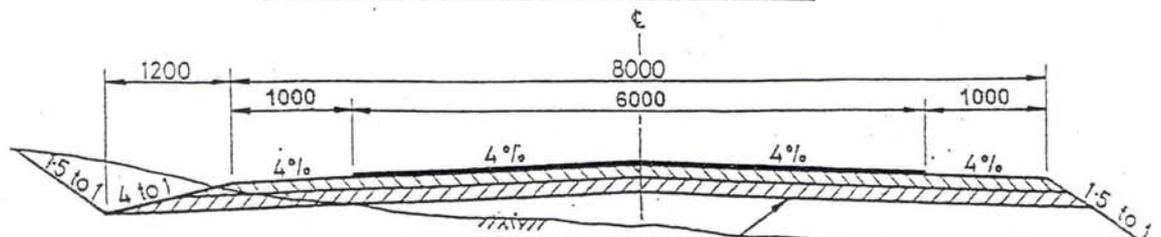
RURAL 3: PRIMARY GRAVEL ROAD STANDARD



FULL WIDTH GRAVEL BASE AND SUB-BASE
TO D.M.R. SPECIFICATION

DRAINAGE SPECIFICATION 1 in 100 YEARS FREQUENCY

RURAL 4: BITUMEN ROAD STANDARD



FULL WIDTH GRAVEL BASE AND SUB-BASE
TO D.M.R. SPECIFICATION

DRAINAGE SPECIFICATION 1 in 100 YEARS FREQUENCY

Appendix No. 3

	* RURAL	RURAL 1	RURAL 2	RURAL 3
AVERAGE AADT	8	15	30	50
ROAD STANDARD	gravel access only	minor gravel (100mm)	secondary gravel (150mm)	primary gravel (200mm)
PAVEMENT WIDTH	4m	4m	6m	8m
AVERAGE CONDITION TO BE MAINTAINED (1-10)	condition 10	condition 5	condition 5	condition 7
UNIT RATE / m ²	\$6.00 x 50%	\$6.84 x 50%	\$9.60x 50%	\$12.60 x 50%
CONSTRUCTION COST / KILOMETRE / AADT	$\frac{4 \times 1000 \times 6 \times 50\%}{8}$	$\frac{4 \times 1000 \times 6.84 \times 50\%}{15}$	$\frac{6 \times 1000 \times 9.6 \times 50\%}{30}$	$\frac{8 \times 1000 \times 12.6 \times 50\%}{50}$
COST / AADT	\$1,500.00	\$912.00	\$960.00	\$1,008.00
AVERAGE COST / AADT	*	\$960.00	\$960.00	\$960.00

- * Although Council does and will maintain this standard of access it is not considered appropriate to apply it to development proposals. Any development serviced by such access will be deemed to require a “new road” construction to category standard Rural 1 as a capital work.

	BITUMEN
AVERAGE AADT	75
PAVEMENT WIDTH	8m
UNIT RATE / m ²	\$16.80
CONSTRUCTION COST / KILOMETRE / AADT	$\frac{8 \times 1000 \times 16.8}{75}$
COST / AADT	\$1,792.00

C.2 Urban/ Village Roads

C.2.1 FUNDING

Until several years ago, the responsibility of providing road improvements necessary as a result of development demands, was the responsibility of Councils or private agencies. Some assistance has and is provided by State and Federal agencies, principally through recognition by the Grants Commission. Mostly rate revenue accumulated by Council has been the primary source of funding. In effect ratepayers in established areas of the Oberon Local Government Area, are subsidising new development and new arrivals.

The problem of finding adequate resources to meet development demand has been met by Council's altering its established priorities, or even not providing access to a standard acceptable to the community.

It is therefore necessary that each new development contributes towards road improvements within the locality on the basis of the perceived demand generated by the development.

Council undertakes to maintain the section of road to the nominated standard.

C.2.2 METHODS OF FUNDING

C.2.2.1 Domestic

Each development shall contribute towards the improvement of the road condition in the locality to the nominated standard.

Appendix No. 4 details Council's Road Register of access network currently being maintained. New roads dedicated to the Public and developed to the nominated standards, will be maintained by Council to that standard, within Council's available resources.

C.2.2.2 Commercial and Industrial

The cost of improvements to meet the additional demands generated by commercial and industrial activities, will be the responsibility of the Developer and will be calculated on the basis of capital improvement costs to meet Council's standard as set out in Appendix No.5.

Where mining or extractive industry impacts on the road system, an additional contribution calculated as a rate per-tonne-per-kilometre towards recurrent expenditure on roads within the locality, will also apply.

Studies indicate that, on average, a six axle articulated vehicle incurs road damage costs of about 3.5 cents per-tonne-per-kilometre. (Source: "A review of Registration Charges for Interstate Vehicles" ISC 1987, Canberra)

Council has established typical rural road standards and levels of service demanded by activities which may alter the typical classification of roads within the Council Area (Appendix No.5).

The levels of serviceability of roads is determined by traffic volumes (AADT - Average Annual Daily Total expressed in light vehicle movements). Costs have therefore been equated to one (1) AADT.

Road Standards set by Council are:

BITUMEN		
Bitumen	AADT greater than 50 vehicles per day Bitumen Road Standard minimum 80 kph	10 metre pavement width (8 metre seal width)

These standards have been applied to Council’s Pavement Management Systems to determine average costs to improve each category to the next highest level.

C.2.3 CONTRIBUTIONS

C.2.3.1 Contribution Formula - Domestic

Accepting that only infrequent opportunities exist for the provision of new and the augmentation of existing facilities, contributions will be sought for the provision and embellishment of new and existing facilities as detailed in Appendix 4.

It is well established and has been adopted by the Roads and Traffic Authority that a tenement lot generates on average eight (8) vehicle movements per day.

Formula for contribution related to the AADT is generated as a percentage of the Pavement Management System category (1-10).

Through traffic on “road category – Bitumen” is recognised by the application of a discount factor in the construction cost determined.

Contributions will be sought for all rural roads detailed in the Council Rural Road Register – Appendix No.4.

Basis for contribution and formulae are attached at Appendix No.6.

C.2.3.2 Contribution Formula - Industrial / Commercial

The effect of industrial and commercial development is no less significant than the effects accepted as imposed by residential developments. It is therefore equitable that all new industrial/commercial developments inclusive of major alterations, additions and ancillary works (with the exception of home industry and home occupation) be subjected to the application of this Plan. An amount equivalent to that adopted as appropriate for a subdivision lot in this Contribution Plan is considered appropriate as a minimum figure.

Alternatively major industrial/commercial developments are likely to have significant effects on existing infrastructure and Council will assess the warrant for either a flat rate contribution based on the development cost of the proposed development (at 0.25% of the proposed development or the above mentioned minimum, which ever is the greater) or an individual merit assessment appropriate to the scale of the proposal.

C.2.4 Contributions determined applicable vide formulae described above and in Appendix No. 6:

Bitumen	AADT > 50	8 AADT x \$ 2,240.00	= \$17,920.00
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C.2.5 CAPITAL WORKS

Requirements for capital works associated with commercial, industrial or mining development are likely to be but will not be limited to:

- ◆ the Developer meeting the full cost of pavement design assessment, relative to the road impact of the new development;
- ◆ the Developer meeting the full cost of increasing the pavement strength in proportion to increased AADT and Equivalent Standard Axles, relative to the current level of traffic loading;
- ◆ the Developer meeting the full costs of increasing the strength of any bridge structure, or replacing the structure, as a result of the increased loading on the bridge by the development diminishing the life of the structure, had the development not proceeded; and
- ◆ the Developer meeting the full cost of traffic facilities (eg. intersection widening, signage and safety features etc.) as a result of the traffic generated by the development.

NOTE: *It is at Council's discretion as to the warrant for all or any of the Capital Works required.*

C.2.6 RECURRENT COSTS

Recurrent expenditure (as a result of excess and continued heavy use) required as a result of the development will be catered for by applying:

- Contribution of 5 cents per-tonne-per-kilometre being levied on the net weight of raw materials delivered to and processed materials exported from the development site. The contribution is to be calculated on the length of the local road servicing the development measured from the development site to its junction with an appropriate State or Regional Road.

NOTE: *It is at Council's discretion as to the warrant for any Recurrent Costs required.*

Appendix No. 4

OBERON COUNCIL URBAN / VILLAGE ROADS REGISTER

Oberon Development Contributions and Water Management Works Plan (amendment) 2004

Name	Segment	Length (m)	Road Width	Seal Width
Jenolan Street	10	527	30	5.8
	20	497.4	30	10.1
	30	192	30	14.5
	40	141	30	14.5
	50	140	30	14.5
Horace Street	10	269.6	20	11.9
Endeavour Street	10	434	20	11.8
Sirius Street	10	185	20	10
Cunynghame Street	10	248	30	17.3
	20	162	30	17.3
Dart Street	10	167.2	30	6.8
	20	232.3	30	17
	30	232	30	17
	40	215	30	17
	50	232	30	17
	60	145.1	30	17
Oberon Street	10	90	23	5.2
	20	314	23	5.2
	30	182	23	5.2
	40	233	23	5.2
	50	229	23	6.7
	60	232	23	15.2
	70	232	23	14.9
Queen Street	10	93	30	6
	20	182	30	4
	30	297	30	5
	40	207	30	6.2
	50	232	30	10.4
	60	232	30	17.2
	70	232	30	16.8
	80	152.5	30	17.2
Curtis Street	10	105.3	30	10
	20	208	30	8.2
	30	232	30	5.8
	40	232	30	11.7
	50	232	30	16.9
	60	167	30	16.9
Dillon Street	10	177	30	10
	20	90	30	6.8
	30	176	30	6.8
	40	167	30	6.8
King Street	10	112	30	17.1
Hunter Street	10	112	30	17.3
Bligh Street	10	233	30	11.5
	20	258	30	5.2
	30	387	30	8.9
Albert Street	10	247	30	11.5
	20	108	30	11.5
	30	138	30	11.5
Prince Street	10			4
	20	232	20	
	30	70	20	
Hume Street	10	198	30	
	20	50	15	7.2
Links Close	10	125	15	7.2
Tasman Street	10	30	20	10.9
	20	120	20	10.9
	30	195	30	6.3
	40	247.3	30	6.3

Oberon Development Contributions and Water Management Works Plan (amendment) 2004

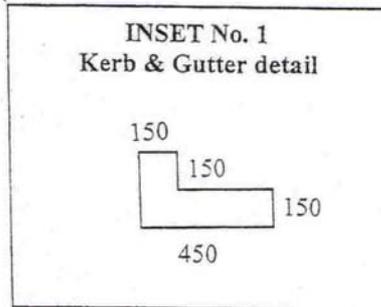
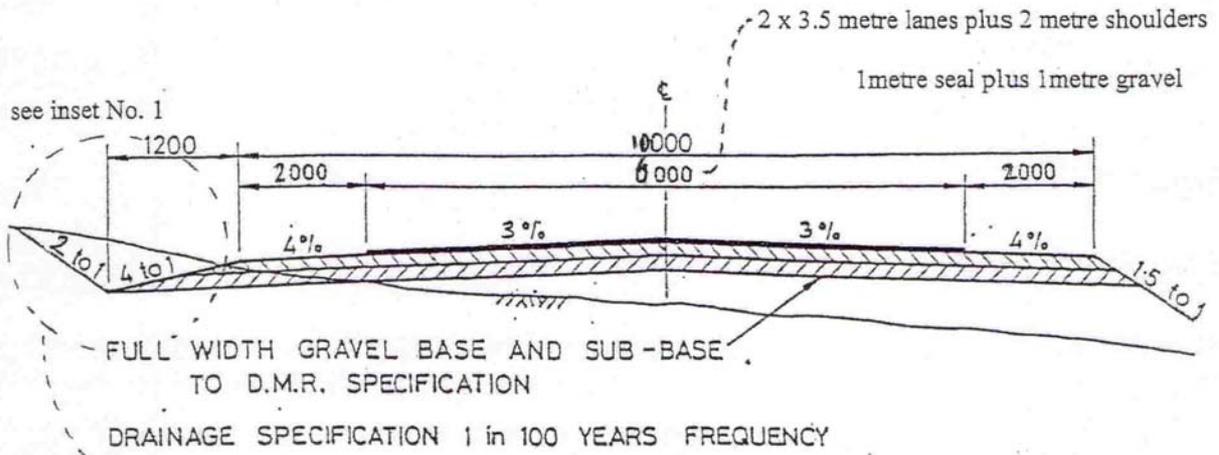
Name	Segment	Length (m)	Road Width	Seal Width
Brennan Cres	10	382	20	12
	20	42	13	6.1
Dr Perkins Cres	10	207	15	7
Hawkes Dr	10	369	15	8.6
Fox Cres	10	40	30	22.1
Domum Dr	10	52	20	12
	20	42	20	12
	30	67	20	12
	40	55	20	12
	50	82	20	12
	60	35	20	
Parkes Street	70	145	20	8.2
	10	107.3	30.2	
	20	106.4	30	
Fairfax Street	30	160.2	30	11.8
	10	107.2	30	6.3
	20	106.6	30	6.3
Strathroy Ave	10	206	20	11.8
Earl Street	10	208	30	8.6
	20	106.5	30	
	30	106.5	30	6
	40	107.7	30	7.3
	50	106.6	30	7.3
Dudley Street	10	75	30	17.9
	20	98.9	30	17.9
	30	75	30	17.9
	40	135	30	7.3
	50	106.6	30	7.3
	60	106.6	30	7.3
	70	106.6	30	8.7
	80	106.6	30	21.9
	90	106.6	30	13.9
Cook Street	100	130	30	6.2
	10	85	30	11.8
Raleigh Street	20	107	30	7.2
	10	102.8	30	
	20	106.6	30	
	30	106.6	30	6.3
	40	106.6	30	18.3
Ross Street	50	106.6	30	10
	10	190	30	4.8
	20	98.9	30	16.7
	30	107	30	16.7
	40	107	30	16.7
	50	106.6	23	9.7
	60	106.6	23	9.7
	70	106.6	23	9.7
	80	106.6	30	16.8
	90	107.2	30	16.8
Fleming Street	100	192.1	30	16.8
	10	102.1	30	12.1
	20	106.6	30	7.9
	30	106.6	30	16.6
	40	106.6	30	17.1
Tarana Road	50	107.2	30	17.4
	10	351	20	12.1
Glyndwr Ave	20	190	20	12.1
	10	384	20	12.2
Blenheim Ave	10	242	20	6
	20	300	20	10.1
Tarana Cres	10	185	20	12.2
	20	151	20	12.2

Oberon Development Contributions and Water Management Works Plan (amendment) 2004

Name	Segment	Length (m)	Road Width	Seal Width
Cole Close	10	85	10	7
Duckmaloi Road	10	204	14	
	20	181	14	
	30	143	13	4.2
Herborn Street	10	275	20	6
	20	79	20	10
Scotia Ave	10	100	20	11.8
	20	257	20	11.8
	30	456	20	11.8
Carrington Ave	10	358	13	4.9
	20	183	13	4.9
	30	213	13	4.9
Balfour Street	10	377	20	11.7
	20	283	20	11.7
Springfield Street	10	64	20	12.2
	20	214	20	12.2
Armstrong Place	10	67	15	6.4
Luchetti Place	10	67	15	6.4
Phillip Street	10	100	20	6.4
Kelly Place	10	67	20	6.4
Bell Street	10	66	20	7.5
	20	66	20	11.9
Pine Street	10	58.5	20	7
Crete Street	10	108.5	20	11.8
	20	108	20	11.8
	30	118	20	10
Spicer Place	10	49	15	7.2
Rupert Street	10	136	13	4.6
Old Bathurst Road	10	113	20	11.4
O'Connell Road	10	119	13	5.5
	20	483	13	5.5
Abercrombie Road	10	117	13	4.5
Lowes Mount Road	10	273	25	8
	20	300	20	8
	30	258	20	7
	40	285	20	7
Buckley Cres	10	517	20	7.4
Jenolan Street (high)	10			4
Police Lane	10	200	6	3.5
	20	122	6	3.5
Barnabas Lane	10	106.6	6	3.4
Ramsgate Lane	10	202	6	4
	20	120	6	6
Tallys Lane	10	200	6	4.5
	20	200	6	4.5
	30	200	6	4.5
	40	120	6	6
Albion Street	10	274.2	40	5.5
	20	160	40	6.1
	30	130	30	6
	40	210	30	6
	50	320	20	6
	60	1,070	20	4
Edith Road	10	250	23	
	20	170	23	

Appendix No. 5

URBAN / VILLAGE BITUMEN ROAD STANDARD



Appendix No. 6

	BITUMEN
AVERAGE AADT	75
PAVEMENT WIDTH	10m
UNIT RATE / m2	\$16.80
CONSTRUCTION COST / KILOMETRE / AADT	$\frac{10 \times 1000 \times 16.8}{75}$
COST / AADT	\$2,240.00

C.3 Public Open Space

C.3.1 ASSESSMENT OF PUBLIC OPEN SPACE CONTRIBUTIONS

C3.1.1 Objective

To assess the cost of providing Public Open Space in the Oberon Council Area at the rate of 2.83 hectares per thousand population so that a pro rata amount can be levied on residential development within the Shire for the embellishment of Council's existing Public Open Space network.

C.3.2 CONTRIBUTIONS

C.3.2.1 Contribution Formula - Domestic

Accepting that only infrequent opportunities exist for the provision of new and the augmentation of existing facilities, contributions will be sought for the provision and embellishment of new and existing facilities as detailed in Appendix No.7.

- ◆ The formula for monetary contribution toward Public Open Space is:-

$$\text{Contribution} = \frac{E \times PP}{CP} \text{ (rounded to the nearest dollar)}$$

- Where
- E=> total cost of the embellishment works identified in Appendix No. 7 (\$1,145,000);
 - PP=> projected population increase (i.e. Number of lots or units multiplied by the appropriate occupancy rate);
 - CP=> current population likely to benefit from the works (present population 5300 (2004 census data projection from table 1))

- ◆ The formula for dedication of land for Public Open Space in lieu of monetary contribution is:-

$$\text{Contribution} = N \times R \times \frac{2.83}{1000}$$

- Where
- N=> total number of lots or units;
 - R=> projected population increase (i.e. occupancy rate);
 - 2.83=> accepted population ratio in ha/1000 persons

Oberon Development Contributions and Water Management Works Plan (amendment) 2004

The following page indicates examples of the calculation of dedication of land required in accordance with this Plan:

Example 1: A 15 lot subdivision

$$\begin{aligned} N &= 15 \\ R &= 4 \text{ persons per lot} \end{aligned}$$

$$\begin{aligned} \text{Contribution} &= \frac{15 \times 4 \times 2.83}{1000} \\ &= 0.17 \text{ ha (1700m}^2\text{)} \end{aligned}$$

Example 2: A 10 two bedroom unit development

$$\begin{aligned} N &= 10 \\ R &= 2.2 \text{ persons per unit} \end{aligned}$$

$$\begin{aligned} \text{Contribution} &= \frac{10 \times 2.2 \times 2.83}{1000} \\ &= 0.62 \text{ ha (6200m}^2\text{)} \end{aligned}$$

C.3.2.2 Contribution Formula - Industrial / Commercial

The effect of industrial and commercial development is no less significant than the effects accepted as imposed by residential developments. It is therefore equitable that all new industrial/commercial developments inclusive of major alterations, additions and ancillary works (with the exception of home industry and home occupation), be subjected to the application of this Plan. An amount equivalent to that adopted as appropriate for a Subdivision Lot in this Contribution Plan is considered appropriate as a minimum figure.

Alternatively, major industrial/commercial developments are likely to have significant effects on existing infrastructure and Council will assess the warrant for either a flat rate contribution based on the development cost of the proposed development (at 0.25% of the proposed development or the above mentioned minimum, which ever is the greater) or an individual merit assessment appropriate to the scale of the proposal.

C.3.3 CONTRIBUTIONS DETERMINED APPLICABLE VIDE FORMULAE:

a.	Bedsitter or Bachelor Flat	1 person	\$ 216.04
b.	Single Bedroom Unit	2 persons	\$ 432.08
c.	Two Bedroom Unit	3 persons	\$ 648.11
d.	Three Bedroom Unit	4 persons	\$ 864.15
e.	Dwelling House	4 persons	\$ 864.15
f.	Subdivision Lot	4 persons	\$ 864.15
g.	Commercial Industrial Development	0.25% of total development value or \$864.15 (4 EP) whichever is greater; OR merit assessment determination.	

Appendix No. 7

Cost of Providing Public Open Space

Background

Within the Town of Oberon there currently exists over 18 hectares of Public Open Space, ignoring that Public Open Space within the rural areas of the Oberon Council Area. The 2004 population of Oberon Council Area is 5300 (see Table 1) which means that Public Open Space is currently provided at a rate in excess of 3.4 hectares per thousand. This is considered adequate for the Villages of Oberon and Black Springs. O'Connell, however has demonstrated a need for a sports and recreation ground which will require additional land stocks.

Council is embarking on a program of open space embellishment and requires that all development within the Council area contributes to this program at a rate equivalent to the cost of providing public open space.

WORKS SCHEDULE PUBLIC OPEN SPACE EMBELLISHMENT

Location of Open Space	Proposed Works	Estimated Cost
Bligh Street Lookout	Playground equipment; seat; tree Planting and lookout structure	\$80,000
Bligh Street Park Jenolan Street, Buckley Crescent, Buckley Crescent, Miss Wilson Park Tarana Road, Glyndwr Avenue Lot 10, Section 2, Fleming Street Lot 7, DP 249179, Armstrong Place, Crete Street and Carrington Avenue, Captain Cook Park Oberon Street	General embellishment and maintenance of lands and facilities	\$170,000
Parkes Street Park		\$50,000
Section 64 Park		\$70,000
Oberon Village – Bike tracks	Marking of bike tracks in village, pavement improvements, weather shelters	\$200,000
O'Connell Sport and Recreation Ground	Land acquisition, civil works to make oval, change facilities and toilets	\$500,000
Flat Rock Reserve	River bank stabilisation, disabled access toilets BBQ facilities willow removal	\$50,000
Rec Ground		\$25,000
TOTAL:		\$1,145,000.00

C.4 Car Parking

C.4.1 ASSESSMENT OF CAR PARKING CONTRIBUTION

C4.1.1 Objective

To assess the cost of providing car parking in Oberon so that an appropriate amount can be levied on Commercial and Industrial development within the Council area for the provision / embellishment of Council's car parking.

C.4.2 CONTRIBUTIONS

C.4.2.1 Contribution Formula - Domestic

Car parking will be provided in accordance with the ratios comprised in appendix No. 8, being the summary table of parking requirements as provided in the Roads and Traffic Authority Guide to Traffic Generating Developments.

Accepting that only infrequent opportunities exist for the provision of new and the augmentation of existing facilities, contributions will be sought for the provision and embellishment of new and existing facilities as detailed in Appendix No.8.

◆ The formula for monetary contribution toward Car Parking is:-

$$\text{Contribution} = \frac{E \times PP}{CP} \text{ (rounded to the nearest dollar)}$$

Where

- E=> total cost of the embellishment works identified in Appendix No. 8 (\$600,000);
- PP=> projected population increase (i.e. Number of lots or units multiplied by the appropriate occupancy rate);
- CP=> current activities likely to benefit from the works (195 as per Council rate category data)

C.4.3 CONTRIBUTIONS DETERMINED APPLICABLE VIDE FORMULAE:

a.	Bedsitter or Bachelor Flat	1 person	\$ 3076.92
b.	Single Bedroom Unit	2 persons	\$ 6153.85
c.	Two Bedroom Unit	3 persons	\$ 9230.77
d.	Three Bedroom Unit	4 persons	\$12307.69
e.	Dwelling House	4 persons	\$12307.69
f.	Subdivision Lot	4 persons	\$12307.69
g.	Commercial Industrial Development	0.25% of total development value or \$12307.69 (4 EP) whichever is greater;	
		OR	
		merit assessment determination.	

Appendix No. 8

CAR PARKING	
Purchase of suitable lands	\$300,000
Develop suitable lands	\$180,000
Embellishment of existing parking areas (including main street)	\$120,000
TOTAL:	\$600,000.00

C. 5 – Emergency Services

C.5.1 ASSESSMENT OF EMERGENCY SERVICES

C.5.1.1 Objectives

To assess Council's cost of providing emergency services to the Oberon Council Area and to determine what is the appropriate contribution that should be levied on residential development for the provision of these services.

C.5.2 CONTRIBUTIONS

C.5.2.1 Contribution Formula - Domestic

Accepting that only infrequent opportunities exist for the provision of new and the augmentation of existing facilities, contributions will be sought for the provision and embellishment of new and existing facilities as detailed in Appendix No. 9.

- ◆ The formula for contribution toward Emergency Services rural / villages is:-

$$\text{Contribution} = \frac{E \times PP}{CP} \text{ (rounded to the nearest dollar)}$$

Where

- E=> total cost of the embellishment works identified in Appendix No.9 (\$370,000);
- PP=> projected population increase (i.e. Number of lots or units multiplied by the appropriate occupancy rate of);
- CP=> current population likely to benefit from the works (present rural population 5300 (2004 census data projection see table 1))

C.5.2.2 Contribution Formula - Industrial / Commercial

The effect of industrial and commercial development is no less significant than the effects accepted as imposed by residential developments. It is therefore equitable that all new industrial/commercial developments inclusive of major alterations, additions and ancillary works (with the exception of home industry and home occupation) be subjected to the application of this Plan. An amount equivalent to that adopted as appropriate for a Subdivision Lot in this Contribution Plan is considered appropriate as a minimum figure.

Alternatively major industrial/commercial developments are likely to have significant effects on existing infrastructure and Council will assess the warrant for either a flat rate contribution based on the development cost of the proposed development (at 0.25% of the proposed development or the above-mentioned minimum, which ever is the greater) or an individual merit assessment appropriate to the scale of the proposal.

C.5.3 CONTRIBUTIONS DETERMINED APPLICABLE VIDE FORMULAE:

a.	Bedsitter or Bachelor Flat	1 person	\$ 69.81
b.	Single Bedroom Unit	2 persons	\$ 139.62
c.	Two Bedroom Unit	3 persons	\$ 209.43
d.	Three Bedroom Unit	4 persons	\$ 279.24
e.	Dwelling House	4 persons	\$ 279.24
f.	Subdivision Lot	4 persons	\$ 279.24
g.	Commercial Industrial Development	0.25% of total development value or \$279.24 (4 EP) whichever is greater; <small>OR</small> merit assessment determination.	

Appendix No. 9

Calculation of Cost for Provision of Emergency Services

Background

Within the Oberon Council Local Government Area Council is involved in the co-ordination and support of voluntary emergency services including the State Emergency Service.

EMERGENCY SERVICES

PROPOSED EQUIPMENT & SERVICES	
SES Headquarters extension	\$80,000
1 x new rescue vehicle	\$90,000
1 x new Troop Carrier	\$60,000
Communication facilities upgrade	\$70,000
Replace Burraga rescue unit	\$50,000
Miscellaneous equipment	\$20,000
TOTAL:	\$370,000.00

C. 6 Community Facilities

C.6.1 CONTRIBUTIONS

C.6.1.1 Contribution Formula - Domestic

Accepting that only infrequent opportunities exist for the provision of new and the augmentation of existing facilities, contributions will be sought for the provision and embellishment of new and existing facilities as detailed in Appendix No.10.

◆ The formula for contribution toward Community Facilities is:-

$$\text{Contribution} = \frac{\text{E x PP (rounded to the nearest dollar)}}{\text{CP}}$$

Where

E=> total cost of the embellishment works identified in Appendix No. 10 (\$3,750,000);

PP=> projected population increase (i.e. number of lots or units multiplied by the appropriate occupancy rate);

CP=> current population likely to benefit from the works (present LGA population 5300 (2004 census data projections see table 1))

C.6.1.2 Contribution Formula - Industrial / Commercial

The effect of industrial and commercial development is no less significant than the effects accepted as imposed by residential developments. It is therefore equitable that all new industrial/commercial developments inclusive of major alterations, additions and ancillary works (with the exception of home industry and home occupation), be subjected to the application of this policy. An amount equivalent to that adopted as appropriate for a subdivision Lot in this contribution Plan is considered appropriate as a minimum figure.

Alternatively major industrial/commercial developments are likely to have significant effects on existing infrastructure and Council will assess the warrant for either a flat rate contribution based on the development cost of the proposed development (at 0.25% of the proposed development or the above mentioned minimum, which ever is the greater) or an individual merit assessment appropriate to the scale of the proposal.

C.6.2 Contributions determined applicable vide formulae described:

a.	Bedsitter or Bachelor Flat	1 person	\$ 707.55
b.	Single Bedroom Unit	2 persons	\$ 1415.10
c.	Two Bedroom Unit	3 persons	\$ 2122.65
d.	Three Bedroom Unit	4 persons	\$ 2830.20
e.	Dwelling House	4 persons	\$ 2830.20
f.	Subdivision Lot	4 persons	\$ 2830.20
g.	Commercial Industrial Development	0.25% of total development value or \$2830.20 (4 person equivalent) whichever is greater;	
		OR	
		merit assessment determination.	

Appendix No. 10

Cost of Providing Community Facilities

Background

Council is embarking on a program of Community Facility embellishment and requires that all development within the Council Area contributes to this program.

COMMUNITY FACILITIES

Recreation ground – change room and facilities, grandstand, tiering and roofing, meeting room, kiosk	\$600,000
Enclose the Oberon swimming pool	\$600,000
Indoor Sports Center – multi sport, gym, toilets change rooms, amenities, kiosk	\$1,500,000
Library extensions as per Report 2000	\$450,000
New Multi Sport Recreation Ground to be completed as part of Town expansion	\$600,000
TOTAL:	\$3,750,000.00

C.7 Drainage / Stormwater

C.7.1 ASSESSMENT OF DRAINAGE / STORMWATER

C.7.1.1 Objectives

To identify Council's cost of providing stormwater drainage to development within the Village of Oberon and to determine an appropriate level of developer contribution to the cost of providing the service.

C.7.2 CONTRIBUTIONS

C.7.2.1 Contribution Formula - Domestic

Accepting that only infrequent opportunities exist for the provision of new and the augmentation of existing facilities, contributions will be sought for the provision and embellishment of new and existing facilities as detailed in Appendix No.11.

◆ The formula for contribution toward Drainage/ Stormwater is:-

$$\text{Contribution} = \frac{E \times PP}{CP} \text{ (rounded to the nearest dollar)}$$

Where

E=> total cost of the embellishment works identified in Appendix No. 11 (\$623,000);

PP=> projected population increase (i.e. number of lots or units multiplied by the appropriate occupancy rate);

CP=> current population likely to benefit from the works (present Village population 2645 (2004 census data projections see table 1))

C.7.2.2 Contribution Formula - Industrial / Commercial

The effect of industrial and commercial development is no less significant than the effects accepted as imposed by residential developments. It is therefore equitable that all new industrial/commercial developments inclusive of major alterations, additions and ancillary works (with the exception of home industry and home occupation), be subjected to the application of this Plan. An amount equivalent to that adopted as appropriate for a subdivision Lot in this Contribution Plan is considered appropriate as a minimum figure.

Alternatively major industrial/commercial developments are likely to have significant effects on existing infrastructure and Council will assess the warrant for either a flat rate contribution based on the development cost of the proposed development (at 0.25% of the proposed development or the above mentioned minimum, which ever is the greater) or an individual merit assessment appropriate to the scale of the proposal.

C.7.3 CONTRIBUTIONS DETERMINED APPLICABLE VIDE FORMULAE:

a.	Bedsitter or Bachelor Flat	1 person	\$ 235.54
b.	Single Bedroom Unit	2 persons	\$ 471.08
c.	Two Bedroom Unit	3 persons	\$ 706.62
d.	Three Bedroom Unit	4 persons	\$ 942.16
e.	Dwelling House	4 persons	\$ 942.16
f.	Subdivision Lot	4 persons	\$ 942.16
g.	Commercial Industrial Development	0.25% of total development value or \$942.16 (4 person equivalent) whichever is greater; <small>OR</small> merit assessment determination.	

Appendix No. 11

Cost of Providing Drainage / Stormwater

Background

Council is embarking on a program of Drainage / Stormwater embellishment and requires that all development within the Council Area contributes to this program.

Drainage / Stormwater

Lane between Albert Street and Bligh Street (Sec 50)	\$25,000
Cnr Dillon and Flemming Streets	\$20,000
Flemming Street, near St Josephs School	\$15,000
Queen Street, between Ross and Flemming Street	\$15,000
Cnr Ross & Curtis Streets (sec 35)	\$175,000
Lane Between Curtis and Queen Streets (Sec 25)	\$12,000
Between Curtis and Queen Streets (Sec 26)	\$12,000
Ross Street, Oberon Street to Queen Street	\$15,000
Between Balfour Street, Carrington Avenue, Crete Street and North Street	\$25,000
Dudley Street, near Primary School	\$8,000
Between Tasman Street and Dart Street (Sec 5)	\$160,000
Tally's Lane (Sec 14)	\$8,000
Cnr Earl Street and Curtis Street	\$18,000
Fairfax Street, Between Queen Street and Oberon Street	\$25,000
Cnr Fairfax Street and Queen Street	\$20,000
Glyndwr Avenue (Sec 3)	\$70,000
TOTAL:	\$623,000.00

C.8 Water Supply

C.8.1 ASSESSMENT OF WATER SUPPLY CONTRIBUTION.

C.8.1.1 Objective

To identify Council's cost of providing water supply to development within the serviced Council area and to determine an appropriate level of developer contribution to the cost of providing the service.

C.8.2 CONTRIBUTIONS

C.8.2.1 Contribution Formula - Domestic

Accepting that only infrequent opportunities exist for the provision of new and the augmentation of existing facilities, contributions will be sought for the provision of new and augmentation of existing facilities as detailed in Appendix No. 9.

- ◆ The formula for monetary contribution toward Water Supply is:-

$$\text{Contribution} = \frac{E \times PP}{CP} \text{ (rounded to the nearest dollar)}$$

Where	E=>	total cost of the embellishment works identified in Appendix No. 12 (\$3,100,000);
	PP=>	projected population increase (i.e. number of lots or units multiplied by the appropriate occupancy rate);
	CP=>	current population likely to benefit from the works (present serviced population approximately 2645 (2004 census data projections see table 1))

C.8.2.2 Contribution Formula - Industrial / Commercial

The effect of industrial and commercial development is no less significant than the effects accepted as imposed by residential developments. It is therefore equitable that all new industrial/commercial developments inclusive of major alterations, additions and ancillary works (with the exception of home industry and home occupation), be subjected to the application of this Plan. An amount equivalent to that adopted as appropriate for a subdivision Lot in this Contribution Plan is considered appropriate as a minimum figure.

Alternatively major industrial/commercial developments are likely to have significant effects on existing infrastructure and Council will assess the warrant for either a flat rate contribution based on the development cost of the proposed development (at 0.25% of the proposed development or the above mentioned minimum, which ever is the greater) or an individual merit assessment appropriate to the scale of the proposal.

C.8.3 CONTRIBUTIONS DETERMINED APPLICABLE VIDE FORMULAE:

a.	Bedsitter or Bachelor Flat	1 person	\$ 1172.02
b.	Single Bedroom Unit	2 persons	\$ 2344.05
c.	Two Bedroom Unit	3 persons	\$ 3516.07
d.	Three Bedroom Unit	4 persons	\$ 4688.09
e.	Dwelling House	4 persons	\$ 4688.09
f.	Subdivision Lot	4 persons	\$ 4688.09
g.	Commercial Industrial Development	0.25% of total development value or \$4688.09 (4 EP) whichever is greater; OR merit assessment determination.	

Appendix No. 12

Cost of Providing Water Supply

Background

Current book value of asset for recoupment of costs under Section 64 of the Local Government Act 1993 and Division 5 Part 2 Chapter 6 of the Water Management Act 2000.

\$3,100,000

C.9 Sewerage

C.9.1 ASSESSMENT OF SEWERAGE CONTRIBUTION

C.9.1.1 Objective

To identify Council's cost of providing sewerage to development within the serviced Council area and to determine the appropriate level of developer contribution to the cost of providing the service.

C.9.2 CONTRIBUTIONS

C.9.2.1 Contribution Formula - Domestic

Accepting that only infrequent opportunities exist for the provision of new and the augmentation of existing facilities, contributions will be sought for the provision and embellishment of new and existing facilities as detailed in Appendix 13.

◆ The formula for monetary contribution toward Sewerage is:-

$$\text{Contribution} = \frac{C}{P} \text{ (rounded to the nearest dollar)}$$

Where

C=>	total cost of the works identified in Appendix No.13 (\$3,943,224);
P=>	equivalent population capacity of the system (7300 EP)

C.9.2.2 Contribution Formula - Industrial / Commercial

The effect of industrial and commercial development is no less significant than the effects accepted as imposed by residential developments. It is therefore equitable that all new industrial/commercial developments inclusive of major alterations, additions and ancillary works (with the exception of home industry and home occupation), be subjected to the application of this Plan. An amount equivalent to that adopted as appropriate for a Subdivision Lot in this Contribution Plan is considered appropriate as a minimum figure.

Alternatively major industrial/commercial developments are likely to have significant effects on existing infrastructure and Council will assess the warrant for either a flat rate contribution based on the development cost of the proposed development (at 0.25% of the proposed development or the above mentioned minimum, which ever is the greater) or an individual merit assessment appropriate to the scale of the proposal.

C.9.3 CONTRIBUTIONS DETERMINED APPLICABLE VIDE FORMULAE:

a.	Bedsitter or Bachelor Flat	1 person	\$ 540.17
b.	Single Bedroom Unit	2 persons	\$ 1080.34
c.	Two Bedroom Unit	3 persons	\$ 1620.51
d.	Three Bedroom Unit	4 persons	\$ 2160.68
e.	Dwelling House	4 persons	\$ 2160.68
f.	Subdivision Lot	4 persons	\$ 2160.68
g.	Commercial Industrial Development	0.25% of total development value or \$2160.68 (4 EP) whichever is greater; <small>OR</small> merit assessment determination.	

Appendix No. 13

Cost of Providing Sewerage

Background

Current book value of asset for recoupment of costs under Section 64 of the Local Government Act 1993 and Division 5 Part 2 Chapter 6 of the Water Management Act 2000.

\$3,943,224

C.10 Strategic Landuse Planning

C.10.1 ASSESSMENT OF STRATEGIC LANDUSE PLANNING

C.10.1.1 Objective

To identify Council's cost of providing strategic landuse planning as a service to development within the Council area and to determine the appropriate level of developer contribution to the cost of providing the service.

C.10.2 CONTRIBUTIONS

C.10.2.1 Contribution Formula - Domestic

Accepting that only infrequent opportunities exist for the provision of new and the augmentation of existing facilities, contributions will be sought for the provision and embellishment of new and existing facilities as detailed in Appendix 14.

- ◆ The formula for monetary contribution toward strategic landuse planning is:-

$$\text{Contribution} = \frac{E \times PP}{CP} \text{ (rounded to the nearest dollar)}$$

- Where
- E=> total cost of the strategic landuse planning works identified in Appendix No. 14 (\$255,000);
 - PP=> projected population increase (i.e. number of lots or units multiplied by the appropriate occupancy rate);
 - CP=> current population likely to benefit from the works (present serviced population approximately 5300 (2004 census data projections see table 1))

C.10.2.2 Contribution Formula - Industrial / Commercial

The effect of industrial and commercial development is no less significant than the effects accepted as imposed by residential developments. It is therefore equitable that all new industrial/commercial developments inclusive of major alterations, additions and ancillary works (with the exception of home industry and home occupation), be subjected to the application of this Plan. An amount equivalent to that adopted as appropriate for a Subdivision Lot in this Contribution Plan is considered appropriate as a minimum figure.

Alternatively major industrial/commercial developments are likely to have significant effects on existing infrastructure and Council will assess the warrant for either a flat rate contribution based on the development cost of the proposed development (at 0.25% of the proposed development or the above mentioned minimum, which ever is

the greater) or an individual merit assessment appropriate to the scale of the proposal.

C.10.3 CONTRIBUTIONS DETERMINED APPLICABLE VIDE FORMULAE:

a.	Bedsitter or Bachelor Flat	1 person	\$ 48.11
b.	Single Bedroom Unit	2 persons	\$ 96.22
c.	Two Bedroom Unit	3 persons	\$ 144.33
d.	Three Bedroom Unit	4 persons	\$ 192.44
e.	Dwelling House	4 persons	\$ 192.44
f.	Subdivision Lot	4 persons	\$ 192.44
g.	Commercial Industrial Development	0.25% of total development value or \$192.44 (4 EP) whichever is greater; OR merit assessment determination.	

Appendix No. 14

Cost of providing strategic landuse planning

STRATEGIC LANDUSE PLANNING

2003	\$25,000
2004	\$80,000
2005	\$40,000
2006	\$50,000
2007	\$60,000
TOTAL:	\$255,000.00

PART D

SCHEDULES

Summary of Contributions

TABLE A - URBAN DEVELOPMENT (OBERON)		
Service	Cost of Supplying the Service	Required Contribution 2004/05
#2. Urban / Village Roads Bitumen	\$17,920.00 /Lot	\$2230.00 /Lot
#3. Public Open Space	\$ 864.15 /Lot	\$ 175.50 /Lot
#5. Emergency Services	\$ 279.24 /Lot	\$ 206.00 /Lot
#6. Community Facilities	\$ 2,830.20 /Lot	\$ 175.50 /Lot
#7. Drainage / Stormwater	\$ 942.16 /ET	\$ 588.00 /Lot
#8. Water Supply Headworks	\$ 4,688.09 /ET	\$ 994.00 /Lot
#9. Sewerage Headworks	\$ 2,160.68 /ET	\$1267.00 /Lot
#10. Strategic Landuse Planning	\$ 192.44 /Lot	Nil
TOTAL	\$ 29,876.96/ Lot	\$5636.00 / Lot

TABLE B- COMMERCIAL INDUSTRIAL DEVELOPMENT (OBERON)		
Service	Cost of Supplying the Service	Required Contribution
#2. Urban / Village Roads Bitumen	\$17,920.00 /Lot	\$2230.00 /Lot
#3. Public Open Space	\$ 864.15 /Lot	\$ 175.50 /Lot
#4. Car Parking	\$12,307.69 /ET	\$3760 /ET
#5. Emergency Services	\$ 279.24 /Lot	\$ 206.00 /Lot
#6. Community Facilities	\$ 2,830.20 /Lot	\$ 175.50 /Lot
#7. Drainage / Stormwater	\$ 942.16 /ET	\$ 588.00 /Lot
#8. Water Supply Headworks	\$ 4,688.09 /ET	\$ 994.00 /Lot
#9. Sewerage Headworks	\$ 2,160.68 /ET	\$1267.00 /Lot
#10. Strategic Landuse Planning	\$ 192.44 /Lot	Nil
TOTAL	\$ 42,184.65 / Lot	\$ / Lot

TABLE C - RURAL DEVELOPMENT (OBERON)		
Service	Cost of Supplying the Service	Required Contribution
#1. Rural Roads Rural Gravel 1	\$ 7296.00 /Lot	
Rural Gravel 2	\$ 7680.00 /Lot	
Rural Gravel 3	\$ 8064.00 /Lot	
Rural Bitumen	\$14,336.00 /Lot	\$3,400.00 /Lot
#3. Public Open Space	\$ 864.15 /Lot	\$ 175.50 /Lot
#5. Emergency Services	\$ 279.24 /Lot	\$ 206.00 /Lot
#6. Community Facilities	\$ 2,830.20 /Lot	\$ 175.50 /Lot
#10. Strategic Landuse Planning	\$ 192.44 /Lot	Nil
TOTAL		\$3,957.00 /Lot

SCHEDULE No. 1 - Rural Roads

Contributions levels adopted by Council 8 June 2004:

Rural 1	AADT < 30	= \$ 3,400
Rural 2	AADT 30 - 50	= \$ 3,400
Rural 3	AADT > 50	= \$ 3,400
Bitumen	AADT > 50	= \$ 3,400

The above discounted rates are justified on the basis of promoting development within the Oberon Council Area.

CAPITAL WORKS

Requirements for Capital Works associated with residential, commercial, industrial or mining development are likely to be but will not be limited to:

- ◆ the Developer meeting the full cost of pavement design assessment, relative to the road impact of the new development;
- ◆ the Developer meeting the full cost of increasing the pavement strength in proportion to increased AADT and Equivalent Standard Axles, relative to the current level of traffic loading;
- ◆ the Developer meeting the full costs of increasing the strength of any bridge structure or replacing the structure as a result of the increased loading on the bridge by the development diminishing the life of the structure had the development not proceeded; and
- ◆ the Developer meeting the full cost of traffic facilities (eg. intersection widening, signage and safety features etc.) as a result of the traffic generated by the development.

NOTE: It is at Council's discretion on the warrant for all or any of the Capital Works required.

RECURRENT COSTS

Recurrent expenditure (as a result of excess and continued heavy use) required as a result of the development will be catered for by applying:

- a contribution of 5 cents per-tonne-per-kilometre being levied on the net weight, of raw materials delivered to and processed materials exported from the development site. The contribution is to be calculated on the length of the local road servicing the development measured from the development site to its junction with an appropriate State or Regional Road.

NOTE: It is at Council's discretion as to the warrant for any Recurrent Costs required.

SCHEDULE No. 2 - Urban/ Village Roads

Contributions levels adopted by Council 8 June 2004:

Bitumen	AADT > 50	= \$ 2,230.00
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The above discounted rates are justified on the basis of promoting development within the Oberon Village Areas.

CAPITAL WORKS

Requirements for capital works associated with residential, commercial or industrial development are likely to be but will not be limited to:

- ◆ the Developer meeting the full cost of pavement design assessment, relative to the road impact of the new development;
- ◆ the Developer meeting the full cost of increasing the pavement strength in proportion to increased AADT and Equivalent Standard Axles, relative to the current level of traffic loading;
- ◆ the Developer meeting the full costs of increasing the strength of any bridge structure, or replacing the structure, as a result of the increased loading on the bridge by the development diminishing the life of the structure had the development not proceeded; and
- ◆ the Developer meeting the full cost of traffic facilities (eg. intersection widening, signage and safety features etc.) as a result of the traffic generated by the development.

NOTE: It is at Council's discretion as to the warrant for all or any of the Capital Works required.

RECURRENT COSTS

Recurrent expenditure (as a result of excess and continued heavy use) required as a result of the development will be catered for by applying:

- a contribution of 5 cents per-tonne-per-kilometre being levied on the net weight, of raw materials delivered to and processed materials exported from the development site. The contribution is to be calculated on the length of the local road servicing the development measured from the development site to its junction with an appropriate State or Regional Road.

NOTE: It is at Council's discretion as to the warrant for any Recurrent Costs required.

SCHEDULE No. 3 - Public Open Space

Council seeks to encourage and promote development and intends to impose contributions towards the provision and embellishment of public open space and community facilities on developers, at a rate substantially reduced from that calculated in Section “C” (C.3) of this Plan as being actual costs.

Contributions levels adopted by Council 8 June 2004:

a.	Bedsitter or Bachelor Flat	1 person	¼ ET*
b.	Single Bedroom Unit	2 persons	½ ET
c.	Two Bedroom Unit	3 persons	¾ ET
d.	Three Bedroom Unit	4 persons	1 ET
e.	Dwelling House	4 persons	1 ET
f.	Subdivision Lot	4 persons	1 ET
g.	Commercial Industrial Development	0.25% of total development value or 4 EP whichever is greater; OR merit assessment determination	

**1 ET Contribution adopted for 2004-05 is \$175.50*

SCHEDULE No. 4 – Carparking

Council seeks to encourage and promote development and intends to impose contributions towards the provision and embellishment of carparking on developers, at a rate substantially reduced from that calculated in Section “C” (C.4) of this Plan as being actual costs.

Contributions Levels adopted by Council on 8 June 2004:

Commercial / Industrial Development	
a.	the provision of carparking at a ratio as identified in Appendix No. 8 to part “C” of this Plan; or
b.	where actual space cannot be provided, the monetary contribution of \$ 3,760.00 per space as determined by Appendix No. 8 of Part “C” of this Plan.

SCHEDULE No. 5 – Emergency Services

Council seeks to encourage and promote development and intends to impose contributions towards the provision and embellishment of emergency services on developers at a rate reflective of community perception, as opposed to that calculated in Section “C” (C.5) of this Plan as being actual costs.

Contributions Levels adopted by Council on 8 June 2004:

a.	Bedsitter or Bachelor Flat	1 person	¼ ET*
b.	Single Bedroom Unit	2 persons	½ ET
c.	Two Bedroom Unit	3 persons	¾ ET
d.	Three Bedroom Unit	4 persons	1 ET
e.	Dwelling House	4 persons	1 ET
f.	Subdivision Lot	4 persons	1 ET
g.	Commercial Industrial Development	0.25% of total development value or 4 ET whichever is greater; OR merit assessment determination	

** 1 ET Contribution rated adopted for 2004-05 is \$206.00*

SCHEDULE No. 6 - Community Facilities

Council seeks to encourage and promote development and intends to impose contributions towards the provision and embellishment of community facilities on developers, at a rate substantially reduced from that calculated in Section “C” (C.6) of this Plan as being actual costs.

Contributions levels adopted by Council on 8 June 2004:

a.	Bedsitter or Bachelor Flat	1 person	¼ ET*
b.	Single Bedroom Unit	2 persons	½ ET
c.	Two Bedroom Unit	3 persons	¾ ET
d.	Three Bedroom Unit	4 persons	1 ET
e.	Dwelling House	4 persons	1 ET
f.	Subdivision Lot	4 persons	1 ET
g.	Commercial Industrial Development	0.25% of total development value or 4 ET whichever is greater; OR merit assessment determination	

** 1 ET Contribution rate adopted for 2004-05 is \$175.50*

SCHEDULE No. 7 – Drainage / Stormwater

Council seeks to encourage and promote development and intends to impose contributions towards the provision and augmentation of drainage / stormwater on developers at a rate substantially reduced from that calculated in Section “C” (C.7) of this Plan as being actual costs.

Contributions Levels adopted by Council 8 June 2004:

a.	Bedsitter or Bachelor Flat	1 person	¼ ET*
b.	Single Bedroom Unit	2 persons	½ ET
c.	Two Bedroom Unit	3 persons	¾ ET
d.	Three Bedroom Unit	4 persons	1 ET
e.	Dwelling House	4 persons	1 ET
f.	Subdivision Lot	4 persons	1 ET
g.	Commercial Industrial Development	0.25% of total development value or 4 ET whichever is greater; OR merit assessment determination	

** 1 ET Contribution rate adopted for 2004-05 is \$588.00*

SCHEDULE No. 8 – Water Supply

Council seeks to encourage and promote development and intends to impose contributions towards the provision and augmentation of water supply on developers at a rate substantially reduced from that calculated in Section “C” (C.8) of this Plan as being actual costs.

Contributions Levels adopted by Council on 8 June 2004:

a.	Bedsitter or Bachelor Flat	1 person	¼ ET*
b.	Single Bedroom Unit	2 persons	½ ET
c.	Two Bedroom Unit	3 persons	¾ ET
d.	Three Bedroom Unit	4 persons	1 ET
e.	Dwelling House	4 persons	1 ET
f.	Subdivision Lot	4 persons	1 ET
g.	Commercial Industrial Development	0.25% of total development value or 4 ET whichever is greater; OR merit assessment determination	

** 1 ET Contribution rate adopted for 2004-05 is \$994.00*

SCHEDULE No. 9 – Sewerage

Council seeks to encourage and promote development and intends to impose contributions towards the provision and augmentation of sewerage service / facilities on developers at a rate substantially reduced from that calculated in Section “C” (C.9) of this Plan as being actual costs.

Contributions Levels adopted by Council on 8 June 2004:

a.	Bedsitter or Bachelor Flat	1 person	¼ ET*
b.	Single Bedroom Unit	2 persons	½ ET
c.	Two Bedroom Unit	3 persons	¾ ET
d.	Three Bedroom Unit	4 persons	1 ET
e.	Dwelling House	4 persons	1 ET
f.	Subdivision Lot	4 persons	1 ET
g.	Commercial Industrial Development	0.25% of total development value or 4 ET whichever is greater; OR merit assessment determination	

** 1 ET Contribution rate for 2004-05 is \$1267.00*

SCHEDULE No. 10 – Strategic Landuse Planning

Council seeks to encourage and promote development and intends to impose contributions towards the provision and augmentation of continued Strategic Landuse Planning on developers at a rate substantially reduced from that calculated in Section “C” (C.10) of this Plan as being actual costs.

Contributions Levels adopted by Council on 8 June 2004:

a.	Bedsitter or Bachelor Flat	1 person	¼ ET*
b.	Single Bedroom Unit	2 persons	½ ET
c.	Two Bedroom Unit	3 persons	¾ ET
d.	Three Bedroom Unit	4 persons	1 ET
e.	Dwelling House	4 persons	1 ET
f.	Subdivision Lot	4 persons	1 ET
g.	Commercial Industrial Development	0.25% of total development value or 4 ET whichever is greater; OR merit assessment determination	

** 1 ET Contribution rate for 2004-05 is \$nil*