

YOUNG COUNCIL

YOUNG TOWNSHIP DEVELOPMENT CONTRIBUTIONS POLICY

(DRAINAGE, PARKING, WATER & SEWERAGE)

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Notice of Council's resolution to prepare the Plan.

1. INTRODUCTION

1.1 Legislative requirements

By the introduction of The Environmental Planning and Assessment (Contributions Plans) Amendment Act, 1991, councils in New South Wales are required to have a Section 94 Development Contributions Plan in force before they can levy contributions for services as a result of development.

However by recent legislation changes, the authority to levy contributions for sewerage and water services now comes under the Local Government Act, 1993.

For this reason the Council has prepared a Development Contributions Plan under S94 of the Environmental Protection Authority Act for drainage and car parking services and a separate Policy Plan for water and sewerage as set out in Part A and Part B respectively. Together these parts make up Council's Development Contributions Policy

1.2 Scope of the Policy

Development can result in demand for a broad range of services.

However the Council has decided to focus on those matters of highest priority. That is, where services are most likely to be needed as a result of development occurring in the Shire in the foreseeable future.

This policy statement therefore deals with the provision of the following services in the Township of Young:

- * water supply facilities
- * sewerage facilities
- * drainage works
- * central car parking facilities.

The Council will regularly review its policies to ensure they reflect up to date estimates of demand for and supply of services. In addition as the need arises, the Council may prepare further policy plans in respect of other services or amenities demanded in the Shire.

In this way the community will benefit from services being provided when and where the need arises. Through the process there will be a clear statement of what the contribution levels are, for what services and where these services will be provided. The Council will also provide annual statements of how contributions are accounted for and how funds have been applied in relation to these services.

1.3 Processes involved

1.3.1 S94 Contributions Plan

Under Section 94 of the Environment Protection Authority Act, a council can impose a condition on development requiring the dedication of land free of cost, or the payment of monetary contributions towards the provision of services caused by that development or both.

The Plan must be prepared in a publicly accountable way, showing how the level of contributions were arrived at and how they are applied.

Accordingly the Young Council prepared a Section 94 Development Contributions Plan for priority urban service needs in the Township of Young (other than water and sewerage which are referred to below in Section 1.3.2). The services covered in this plan are drainage and provision of car parking.

The decision to prepare the S94 plan was taken on 17 June 1992 and advertised in the Young Times on 18 May 1993, and the South West News on 21 May 1993. A draft of that Plan was exhibited from 18 May 1993 to 18 June 1993. A final S94 Plan was adopted on 21 July 1993. Copies of the notices are at Appendix 1 to the Plan.

The Section 94 Development Contributions Plan forms the basis for levying contributions when approving development applications that cause additional demand for services involving drainage or central car parking.

1.3.2 Water and Sewerage Contributions Policy

Under S64 of the Local Government Act 1993 a council is a "supply authority" for the purposes of the Water Supply Authorities Act 1987. This provides the authority to councils to levy for water and sewerage facilities.

The processes for establishing contributions for water and sewerage policies have been followed by the Council similarly to the process for preparing S94 Contributions as set out in Section 1.3.1 above.

1.4 Further Information

Further information on the contributions policies can be obtained by contacting the Council during business hours or writing to :

The General Manager
Young Council
Locked Bag No 5
YOUNG NSW 2594

2. BACKGROUND INFORMATION

2.1 Township Area

For the purpose of this Policy Statement the township of Young is defined as the urban area within the former Municipality of Young. The area is represented by the land under Local Environmental Plan 1991 as shown on Map 1 in Part A.

2.2 Young Population Growth

Over the last twenty years the Local Government Area of Young (the Area) has experienced a positive although decreasing rate of population growth reaching about 11,000 in 1991. Population growth for this period is shown in Table 1.

Between 1986 and 1991 the population of the Area was relatively stable. A similar pattern of stable population has also occurred in other council areas in the region.

Table 1 - Population Growth in the Young Area, 1971 to 1991

YEAR	1971	1976	1981	1986	1991 (Est.)
Population	a 3803 b 6062	a 3695 b 6459			
Total for Young area	9865	10154	10682	10652	11000
Inter-censal population growth		1971-76	1976-81	1981-86	1986-91
Persons		289	528	47	33
% Annual growth		2.9%	5.2%	.4%	.8%

Source: Australian Bureau of Statistics

(a= Shire of Berrangong; b= Municipality of Young)

Population projection figures have been published by the Department of Planning for all local government areas of NSW¹. From these figures the expected population levels for the Shire of Young over the period from 1991 to 2016 are shown in Table 2.

Based on the 1991 census figures, assuming past trends continue, a reasonable population estimate for the Young Area would be somewhere between the high and low forecasts in Table 2.

However actual population numbers may fluctuate considerably over the next few years if certain development proposals go ahead in the Area. These proposals are briefly discussed below in Section 2.4.

Table 2. Expected Population for the Young Area, 1991 to 2016

Projected Population	1991	1996	2001	2006	2011	2016
High	11,000	11,300	11,600	11,800	12,100	12,400
Medium	11,000	11,100	11,200	11,300	11,500	11,700
Low	11,000	10,900	10,800	10,900	10,900	11,000

Source: Department of Planning

2.3 Town Population Growth

A further recent study by the Department of Planning² shows an assessed average annual growth rate for Young Township of 0.8% over the period 1971 to 1986. This was based on a population level of 6,797 in 1986.

The 1991 census showed the town population as 7,068. The annual growth rate for the town from 1986 to 1991 is therefore assessed as being 0.8% pa. The overall town growth from 1971 to 1991 is shown in Table 3.

Table 3 - Young Township Growth Rates, 1971 to 1991

YEAR	1971	1976	1981	1986	1991
Population	6,069	6,461	6,907	6,797	7,068
Inter-censal growth rate	1971-76 6.45%	1976-81 6.90%	1981-86 -1.60%	1986-91 4.0%	1991-96 (estimate) 4.0%
Assessed annual growth rate	1.29%	1.38%	-0.32%	0.80%	0.80%

Source: Department of Planning

The Department's report² also provided an actual/estimated population for the period 1971 to 2011 for those inland centres with populations of over 5000. The details for Young Township from 1991 to 2011 are shown in Table 4. Overall population trends (actual from 1971 to 1991 and expected from 1991 to 2011) are shown in Figure 2.

Table 4 - Estimated Young Township population 1991 - 2011

YEAR	1991	1996	2001	2006	2011
Population	7,068	7,350	7,644	7,949	8,266
Inter-censal growth rate	1991-96 3.9%	1996-2001 4.0%	2001-06 4.0%	2006-11 3.8%	2011-16 3.8%
Assessed annual growth rate	0.78%	0.80%	0.80%	0.76%	0.76%

Source: Department of Planning

Figure 2 - Actual and Estimated Population Growth for Young Township from 1971 to 2011

Source: Department Of Planning

Prior to 1991 the growth rate was much higher than the 0.8%pa projected from 1991 to 2011 as shown in Table 4. However the projected rate of 0.8% is expected to continue for some time indicating a stable period of growth for the Town.

The majority of the projected population increase in the next 5-6 years is expected to be in the rural residential areas close to Town and in the newly establishing urban estates of the Town.

It is estimated that full development of the existing zoned residential land north of the rail line in Young Township will take place over the next ten to twenty years at current growth rates and occupancy rates.

2.4 Development Growth Rates

Building figures in the Shire indicate a recent growth in commercial development and a steady increase in residential development. In 1991 as well as \$10.94 million of approved buildings there were over 500 land transfers registered and an application lodged for expansion of the Burrangong Abattoirs. This trend in growth is shown in Figure 3 and Table 5.

Figure 3 - Building Activity in Young 1988 - 1991

Table 5 - Value of Building Approvals Issued

1988	1989	1990	1991
\$6.51m	\$8.46m	\$11.31m	\$10.94m

Source: Young Council

Three major industrial employers in the Area have indicated the possibility of major expansion being carried out. Should the proposals be carried out, increases in short term and long term employment may be substantial. Thus the conservative population estimates discussed in Section 2.2 above may need to be revised in the future.

2.5 Planning for Growth

A major potential exists in the development of the Area's natural resources. As with other inland centres expansion will depend on developing a competitive advantage over other centres. This may come from value-adding industries using local natural resources and building on the diverse economic base of the town.

Planning for growth rather than decline therefore underlies the future direction for Young and this Contributions Policy is one means of assisting in that process.

2.6 Funding of Services

Council's financing of services comes from a number of sources.

The Council has established a General Fund with money from grants and subsidies to finance a range of works. There are also Loan Funds and General Rates for maintaining services such as water and sewerage infrastructure.

The Council charges the actual cost of installation for each water connection in Town. In addition Council is charged a headworks fee by the South West Tablelands Water Supply Authority for each additional demand on the water supply system. This charge is separate from costs incurred by the Council for a water supply service which is recoupable under Section 64 of the Local Government Act 1993.

As a matter of policy developers have been required to contribute towards improvements to community facilities, road works, car parking, water, sewerage and drainage where land is developed within Young. Continued levying of contributions now requires the existence of formal Plans for Contributions. This is the reason for preparing the following Policy Statements.

2.7 Arrangement of Policy

The next Section, as Part A of the Policy, covers Car Parking and Drainage. Part B of the Policy deals with Water and Sewerage. The attached Maps form part of the Policy

3. YOUNG S94 DEVELOPMENT CONTRIBUTIONS PLAN 1993

Cl.1 Name of the Plan

This plan, prepared in accordance with the Environmental Planning and Assessment Act, 1979, may be referred to as "The Young Section 94 Development Contributions Plan, 1993 (Drainage and Car Parking)" . It is referred throughout this document as "the Plan".

Cl.2 Purpose of the Plan

The purpose of this Plan is to:

- (i) Enable the Young Council to levy where appropriate contributions on developers as a result of development approved in the Young Area for the provision of:
 - (a) drainage facilities
 - (b) central car parking facilities;
 - (ii) Establish a basis by which contributions for facilities identified in the Plan are determined;
 - (iii) Provide the public and developers with a clear means of determining levels of contributions required;
 - (iv) Establish a program of works for specific facilities proposed to be provided as a consequence of development in the Area;
 - (v) Indicate circumstances where contributions can be discounted to take into account facilities already provided or the special circumstances of the case;
- and
- (vi) Demonstrate how contributions will be accounted for and applied in respect of facilities provided or to be provided.

Cl.3 Land to which the Plan applies.

The Plan applies to land within the Township of Young (as defined by Map 1) and as shown on Map 2 in respect of drainage facilities, and on Map 3 in respect of central car parking facilities.

Cl.4 Drainage Contributions

4.1 Policy

This policy relates to the extension and augmentation of the Young Council's Stormwater Drainage System to serve new development.

The conditions which form the policy are:

- (i) The applicant is to pay to the Council a contribution towards the cost of stormwater drainage works and pipeworks where the amount of such contributions has been determined by the Council according to this Plan; **and**
- (ii) The applicant is to be responsible for all costs for stormwater drainage works within the development, on the basis of minimum sized works to meet the needs of the development;

4.2 Nexus between services and development

- (i) Drainage exists to different engineering standards across the town.
- (ii) Council has identified drainage upgrading requirements as a consequence of further development north of the railway line.
- (iii) Land in the established part of Town has little extra capacity and additional storm water loads will require full cost of improvements to be met by each development. North of the railway will need contributions on an average assessment for the estimated number of allotments that can be created in the new urban areas.
- (iv) Internal drainage in subdivisions is part of the works associated with the development and is constructed at the full cost of the developer and no S94 contribution is required.
- (v) The works necessary to accommodate additional development north of the railway line is set out in the Schedule of Works at Schedule 1. These works are based on engineering standards related to -
 - * the type of development;
 - * the carrying capacity of the system;
 - * rainfall frequency;
 - * the catchment area.
- (vi) It is reasonable that the new population pay for the component of works that are necessary to serve the new population.

4.3 Formula

The contributions formula for stormwater drainage facilities to meet demand based on the above nexus is:

$$CD = \text{Sum}[C_n / P_n] / 8 \text{ (No. of tenements per hectare)}$$

where CD is the developer contribution per tenement (or allotments) to be developed

C_n is the cost of the additional drainage facilities (including any land costs) for precinct n.

P_n is the area of land expected to be developed in precinct n.

Sum [] is the cumulative cost per hectare of all drainage works arising from development in precinct n.

n refers to precincts A to L as shown on Map2.

The calculation of charges is as far as practicable based on real costs imposed on the system.

Assessment of charges are those primarily related to subdivision for residential, industrial and business development including strata subdivisions.

4.4 Contribution Rates

Potential development in the area north of the railway line is predicted to occur in the following locations as outlined on Map 2:

Precinct A (fully developed)	109.5 ha
Precinct B	19.8 ha
Precinct C	58.6 ha
Precinct D	3.3 ha
Precinct E	14.2 ha
Precinct F	26.6 ha
Precinct G	1.4 ha
Precinct H	1.2 ha
Precinct I	1.7 ha
Precinct J	9.4 ha
Precinct K (fully developed)	158.2 ha
Precinct L (fully developed)	5.6 ha

A summary of rates per tenement for development in each precinct is set out in the following table:

TABLE TO CLAUSE 4.4 - STORMWATER DRAINAGE DEVELOPER S.94 CONTRIBUTIONS

Drainage works required	Cost of works \$	Total area of catchment	Catchment Area - Cost per hectare (note precincts A, F and K already developed, Council to bear cost of supplying necessary drainage works to these Precincts)											
			A	B	C	D	E	F	G	H	I	J	K	L
(See Map 2)														
1. Open drain	8,000	26.7ha	**	\$299*							\$299*			
2. Retention basin	23,000	78.5ha	**	\$293				\$293*			\$293			
3. Drainage pipe	57,000	88.3ha	**	\$645				\$645			\$645			
4. Open drain	10,000	14.8ha	**	\$676*							\$676*			
5. Drainage pipe	43,000	106.4ha	**	\$404				\$404			\$404			
6. Retention basin	20,300	50.0ha	**	\$406				\$406*			\$406*			
7. Retention basin	150,000	96.7ha			\$1552	\$1552			**	\$1552	\$1552		**	\$1552
8. Drainage pipe	290,000	158.2ha			\$1833	\$1833			**	\$1833	\$1833	\$1833	**	\$1833
Total contribution rate (per hectare)			NIL	\$2823*	\$3385	\$3385	\$1748*	NIL	\$3385	\$3385	\$2823*	\$1833	NIL	\$3385
Total contribution rate (per tenement based on \$/ha)			NIL	\$ 353	\$ 423	\$ 423	\$ 219	NIL	\$ 423	\$ 423	\$ 353	\$ 229	NIL	\$ 423

* - refer map 2 for detail of partial Precinct contributing

** - no contribution as Precincts are fully developed

- blank cell indicates precinct not contributing to works

5. Car Parking Contributions

5.1 Policy

Where on-site car parking spaces are required in accordance with the NSW Roads and Traffic Authority's Car Parking Standards and these are not able to be provided on-site for new development, then contributions towards providing the necessary public car parking facilities are to be made in accordance with this Plan.

5.2 Nexus

- (i) Existing car parking facilities are provided in the Town, including street parking, to meet the parking requirements generated by commercial and industrial development in the Town.
- (ii) With increased demand from business and industrial activity, additional car parking spaces will be needed. On-site parking can be expected to meet the majority of that need.
- (iii) Where a development is assessed as requiring an amount of car parking to be provided on-site, in accordance with the adopted Car Parking Standards and the applicant is unable to provide that parking on-site then there will be a need for a contribution to be made to the Council for the provision of such facility off-site.
- (iv) With business dispersed over a relatively large area of town it is appropriate that spaces be provided within easy walking distance of the area where contributions for parking are required. For this reason a system of parking precincts will ensure monies collected in an area are applied to providing parking facilities within that area.
- (v) This Plan shows how on-site parking shortfall can be met, the amount of contribution needed and the areas for effective application of those contributions.

5.3 Formula

The contributions formula for **car parking** to meet demand based on the above nexus is:

For each precinct (n) a contribution for parking Cp(n) is calculated as follows -

$$Cp(n) = [C(n) / P(n)] \times SF$$

Where: $C_p(n)$ is the contribution for parking within precinct (n).

$C(n)$ is the cost of providing for parking in precinct (n) including works and land costs.

$P(n)$ is the total parking requirements for precinct (n).

SF is shortfall in providing parking on-site.

The precincts and location of proposed parking facilities are shown on Map 3.

5.4 Contribution Rates

The total parking requirements for each precinct $P(n)$ is determined by assessing the total gross commercial floor area for that precinct and applying a rate of 2 spaces per 100m² of potential floor area based on likely mix of uses and standard rates.

The gross floor area for commercial development in each precinct is assessed as:

Precinct 1 = 119,150 square metres

Precinct 2 = 5,700 square metres

Precinct 3 = 99,220 square metres

At 2 spaces per 100 square metres less existing private and public street parking, the parking spaces estimated for each precinct would be:

Precinct 1 = 2382 spaces - 1073 spaces = 1309 spaces

Precinct 2 = 114 spaces - 595 spaces = NIL

Precinct 3 = 1984 spaces - 953 spaces = 1031 spaces

The actual cost will depend on the shortfall in each case and the cost of providing a facility for that shortfall.

Due to the uncertain rate and type of development, only 200 car parking spaces for each precinct, Number 1 and Number 3, are planned at this point in time. No car parking is required for precinct Number 2.

NOTES :

- (1) A high percentage of parking can be expected to be provided on-site with about 10% provided off-site.
- (2) The NSW Roads & Traffic Authority Car Parking Standards indicate a wide range of parking space requirements per land use.
- (3) Where there is little shortfall and contributions are insufficient to warrant implementation of a scheme in a particular precinct, funds may be applied to upgrading street parking. If no improvements are necessary on a three yearly re-assessment then monies may be refunded less management costs.

6. Timing and Method of Payment

6.1 Payment

Contributions either as monetary contributions, dedication of land or provision of a material public benefit such as "works in-kind" are required to be paid -

- (a) For subdivisions - at the release of plan of subdivision.
- (b) For buildings - at the time of building approval.
- (c) For other development applications - at the time of development consent.

6.2 Deferral of Contributions

The Council, at its sole discretion, may, in consideration of a written request, defer all or part of the payment of contributions. The written request must establish good grounds for deferral. The Council's decision on the request is final.

If the application for deferral is accepted, the following conditions or options will apply:

1. A bank guarantee will be required to be lodged for the full value of the contribution. The applicant will be responsible for any charges involved in servicing the guarantee.
2. The amount of contribution outstanding will be indexed by the Building Price Index so that the value of the contribution does not diminish over time. Indexing will be calculated from the date on which the contribution was due to the date of payment.
3. Periodic payment is to be made on the basis of the application for such payment nominating the instalments and interest calculations.

6.3 Dedication of Land and Material Public Benefit

Factors the Council will consider for the option of dedication of land or the provision of material public benefit are -

- * The extent to which the dedication will satisfy the purpose for which the alternative of monetary contribution would have been applied.
- * Consideration of locational factors which may affect usability.
- * Consideration of the need for any works to make the land or works satisfactory for acceptance by the Council.

7. Accountability

7.1 S94 Statutory Reserve

Council has established a statutory reserve for the management of S94 contributions. This fund has separate internal ledgers for each category of contribution. The following separate ledgers have been established:

- * drainage facilities
- * car parking facilities

Contributions paid into these ledgers must be spent for the purpose for which they were levied in the time specified in the Works Program (Schedule 1). Interest will be calculated on funds held in each ledger and credited to each ledger as appropriate.

7.2 Priority Spending

Council may permit the short-term transfer of funds between ledgers in order to enable works to be undertaken on a priority basis, for example where drainage works are required to be in place prior to other aspects of a subdivision proceeding. This will only be done on the basis that -

- * Full details of transfer and subsequent reimbursement of funds are recorded in the respective ledgers;
- * The transferred funds are returned to the relevant ledger by future contributions;
- * There is a reasonable expectation that future contributions will be obtained to enable re-imburement of the ledger from which monies have been transferred;
- * The purpose for which the contributions are transferred is a purpose identified in the Works Program;

- * The transfer of contributions will not delay or threaten the provision of any amenity or service identified in the Works Program.

Council is not able to transfer funds between the S94 reserve and other funds of Council, for example the General Fund.

7.3 Contributions Register

The Council will maintain a Register of all contributions received.

The Register will record:

- * The origin of each contribution by reference to the development consent to which it relates;
- * The date of receipt of the contribution;
- * The type of contribution received, eg money, land, works "in-kind";
- * The amount of the contribution and the purpose(s) for which it was levied;
- * The total of contributions received each year by purpose;
- * The total of contributions expended each year by purpose;
- * Expenditures from the fund according to date and purpose, including details of priority spending;
- * Interest earned by purpose.

The Register will be available for public inspection, free of charge, at any time during normal office hours.

7.4 Annual Statement

Council will produce an annual statement of contributions received which summarises, by purpose and area, details recorded in the contributions Register. This statement will also include a Schedule of expected income and expenditure for the next financial year (1993/1994 Schedule is at Schedule 2). This information will be available for public inspection, free of charge, at any time during normal office hours.

7.5 Review of the Plan

Any material change in the Plan, with the exception of the annual adjustment of contribution amounts will require that the Plan be amended in accordance with S94((A) of the Environmental Planning and Assessment Act, 1979. This will involve full public exhibition of the amended Plan and consideration of submissions received.

SCHEDULE 1 - SCHEDULE OF WORKS DRAINAGE AND CAR PARKING

PROPOSED FACILITY	TIMING	AREA TO BE ACQUIRED	LAND COST	CAPITAL COST \$	TOTAL COST \$
DRAINAGE WORKS (refer Map 2)	1998				
1. Open drain	1993		NIL	8,000	8,000
2. Retention basin	1998		NIL	23,000	23,000
3. Drainage pipe	1997		NIL	57,000	57,000
4. Open drain	1998		NIL	10,000	10,000
5. Drainage pipe	1995		NIL	43,000	43,000
6. Retention basin	2000		NIL	20,300	20,300
7. Retention basin	2000		NIL	150,000	150,000
8. Drainage pipe	1998		NIL	290,000	290,000
Central Car Parking (refer Map 3)	1996				
Precinct 1	2000	-	400,000	200,000	600,000
Precinct 2	2000	-	-	-	NIL
Precinct 3	2000	-	400,000	200,000	600,000
TOTAL					

SCHEDULE 2 - STATEMENT OF ANTICIPATED INCOME AND EXPENDITURE
1993/1994 (Drainage and Car Parking)

WORKS	YEAR	INCOME	EXPENDITURE
Drainage		NOT AVAILABLE	
Car Parking		NOT AVAILABLE	

PART B

4. CONTRIBUTIONS ARRANGEMENTS FOR WATER & SEWERAGE

This Part of the Policy sets out the Council's requirements for contributions for water and sewerage facilities in the Township.

4.1 Water Supply Contributions

4.1.1 Policy

This policy relates to the extension and augmentation of the Young Council's Water Supply System to serve new development.

The conditions which form the policy are:

- (i) The applicant is to pay to the Council a contribution towards the cost of water supply distribution works and pipeworks where the amount of such contributions has been determined by the Council according to this Policy;
- (ii) The applicant is to be responsible for all costs for water supply works within the development, on the basis of minimum sized works to meet the needs of the development; and
- (iii) Water mains and services are to be provided by the developer in accordance with the Council's subdivision code as a condition of development approval. Developer contributions towards the cost of distribution works and pipeworks shall be determined by the Council.

4.1.2 Nexus between Services and Development.

The following paragraphs describe relevant factors taken into account in establishing the relationship between demand for water supply facilities and development expected in the area to which the Policy applies:

- (i) The provision of a water supply service in the Township of Young is the responsibility of Young Council using bulk water purchased from the South West Tablelands Water Supply Undertakings and drawn from a reservoir south of the Town.
- (ii) The existing service comprises a system of water storage reservoirs, pump stations, trunk mains, carrier mains and reticulation pipes. The system services the established area of the Town and the new development area of Town as shown on Map 3.

- (iii) Any additional population to the north of the railway line in Young will increase the need for works related to meeting the demand for water for that population. The existing development equates to 1600 tenements. The area is served by an existing reservoir and booster pump to maintain a reliable supply. The overall supply system needs to be upgraded to maintain a one day reserve at peak day demand. Re-development or new development would occasion an upgrading of the system.
- (iv) The further works needed involve the construction of a new reservoir north of the Town, the addition of pumping stations and carrier mains to new development areas as set out in the schedule of works for water supply in Schedule 3. These works will cater for a population increase equal to 1280 ET. At the projected growth rates this will occur over the next 20 to 25 years.
- (v) The new works considered as distribution works will be upgraded to maintain a one day supply at peak day demand with storage reserve for 1280 equivalent tenements. It is reasonable that incoming population bear the cost of that additional capacity. Adoption of an average value for contributions is appropriate. That is, the new tenements will contribute equally to the costs of the new works.

4.1.3 Formula

The contributions formula for water supply facilities to meet demand based on the above nexus is:

$$C_w = \{C / P_n\}$$

where: C_w is the developer contribution per equivalent tenement

C is the cost of the additional water facilities (including any land costs).

P_n is the number of expected equivalent tenements in Precinct n

n is precincts A to E as shown on Map 4.

The calculation of charges is as far as practicable based on real costs imposed on the system.

Assessment of charges are those primarily related to subdivision for residential, industrial and business development including strata subdivisions.

4.1.4 Contribution Rates

The existing development for the area north of the rail line is 1600 tenements. Potential development in this area is predicted to occur in the following locations:

Precinct A	158 tenements
Precinct B	480 tenements
Precinct C1	125 tenements
Precinct C2	50 tenements
Precinct C3	20 tenements
Precinct D	113 tenements
Precinct E	14 tenements

Potential consolidation in other areas of town north of rail line	220 tenements
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Potential consolidation outside town area north of rail line	100 tenements
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Total additional contributing tenements in new development areas	1280 tenements
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The additional capacity to be provided to serve the additional contributing 1280 equivalent tenements	= 6.4 ML
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The estimated cost of 6.4ML reservoir	= \$600,000
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Developer Contributions per tenement	= \$600,000	1280
		= \$469/tenement

NOTE: The existing reservoir and pump capacity will service existing development.

4.2 Sewerage Contributions

4.2.1 Policy

This policy relates to the extension and augmentation of the Young Council's Sewerage System to serve new development.

The conditions which form this policy are:

- (i) The applicant is to pay to the Council a contribution towards the cost of sewerage transportation, treatment and disposal works where the amount of such contribution has been determined by the Council according to this Plan.
- (ii) The applicant is responsible for all costs for sewerage works within the development on the basis of minimum size works to meet the needs of the development.
- (iii) For industrial, commercial and rural industrial development, sewage will be regarded as of a domestic nature except where appropriate Trade Waste Agreements are required to be established with contributions related to the quantity and strength of the discharge in those cases.

4.2.2 Nexus between Services and Development

The following paragraphs describe relevant factors taken into account in establishing the relationship between demand for sewerage treatment and reticulation facilities and development expected in the area to which the Policy applies:

- (i) The current sewerage system for the Young Township comprises a reticulation network and a sewerage treatment works west of Town.
- (ii) The capacity of the existing Carrier Mains is 1757 ET. The current number of connections is 2691(at 1992). This means that any further development should contribute to upgrading the Carrier Main.
- (iii) The current capacity of the sewerage treatment works is 7000 equivalent persons. The current equivalent persons connected to the treatment works is estimated to be approximately 11,300. Therefore, the existing treatment system is assessed to be overloaded. Any additional population in the town will increase the need for augmentation of the treatment works.

- (iv) Augmentation of treatment works is required to meet current and expected demands. The projected loading in 20 years (2013) will be 14,690 equivalent persons, including additional persons to be connected to sewerage in new development and redevelopment areas within the town area.
- (v) The works proposed to meet projected population growth for the town are set out in the Schedule of Works at Schedule 3. The further works needed involve the augmentation of the treatment works, and construction of new carrier mains to new development areas. These works will cater for a population increase of 4482 equivalent persons, equal to 1660 ET. At the projected growth rates this will occur over the next 20 to 25 years.
- (vi) The treatment works for the town needs to be augmented and each new tenement in the town should contribute evenly to the cost of that works.
- (vii) It is reasonable that the new population should pay for new works to meet demand from that population.

4.2.3 Formula

The contributions formula for sewerage treatment facilities to meet demand based on the above nexus is $C_{STW} = Cw / P$

where: C_{STW} is the developer contribution per equivalent tenement for sewerage treatment.

Cw is the cost of new sewerage treatment works and carrier mains (including any land costs)

P is the number of expected total equivalent tenements to use upgraded works

The contributions formula for sewer mains to meet demand based on the nexus above is $C_{SM} = Cm / Pn$

where: C_{SM} is the developer contribution per equivalent tenement for sewer mains.

Cm is the cost of the upgrade of sewerage gravity mains including any land costs,

Pn is the number of expected equivalent tenements in Precinct (n)

n is the precincts A to E shown on Map 5.

The contributions formula for total sewerage facilities to meet demand is $C_t = C_{sw} + C_{sm}$

where: C_t is total cost of sewerage works per equivalent tenements (or allotments) in development.

The calculation of charges is as far as practicable based on real costs imposed on the system.

Assessment of charges are those primarily related to subdivision for residential, industrial and business development including strata subdivisions. Equivalent tenements for single dwelling allotments equals 1 per allotment whereas it is assessed by Council on application for other developments.

4.2.4 Contribution Rates

The existing development for the area of the township of Young is 2691 equivalent tenements. Potential development in this area is predicted to occur in the following locations as outlined on Map 5:

Precinct A	158 tenements
Precinct B	480 tenements
Precinct C1	125 tenements
Precinct C2	50 tenements
Precinct C3	20 tenements
Precinct D	113 tenements
Precinct E	14 tenements

Potential consolidation in the town sewer area other than above	440 tenements
Area east to showground	100 tenements
Expected additional Tenements	1660 tenements

This is equivalent to a population of 4482 persons

4.2.5 Sewerage Treatment Works & Carrier Mains

Current population capacity of the sewerage system	7000 EP
Anticipated population capacity necessary in 20 years	14690 EP
Additional population for which augmentation is required	7690 EP
Estimated cost of augmentation	\$2.0 million
Equivalent population from new development areas	4482 EP
Cost of augmentation due to new development	(4482 EP x \$2.0M) 7690.EP
	\$1.166 mill.

Contributions per Tenement	<u>\$1,165,670</u>	1660
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Developer Contributions per tenement for Sewerage Treatment Works (Cst)	\$702	
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Infill and consolidation development outside the areas above will also be liable for a contribution of \$702 per equivalent tenement.

4.2.6 Sewer Mains

The current carrier mains are at capacity in certain areas in the Town. These would require upgrading to cater for new development in Precincts B, C1 and C2, and C3 as shown in the attached Table with reference to mains shown on Map 5.

Contributions for each Precinct would be as follows :-

Precinct B

Cost of sewer upgrade railway line to Prospect Street (sewer main ref.# 1)	80,000
Estimated number of tenements contributing	480
Developer contribution per tenement	\$166

Precinct C1 and C2

Cost of gravity main to C1 via C2 (sewer main ref. # 2)	\$60,000
Estimated number of tenements contributing	175
Developer contribution per tenement	\$343

Precinct C3

Cost of gravity main between location A and D (sewer main ref. # 3)	\$22,000
Total number of tenements serviced	150
Estimated number of tenements contributing	20
Developer contribution per tenement	\$147

Precinct C1, C2 and C3

Cost of sewer main between Location C & A (sewer main ref. # 4)	\$90,000
Total number of tenements serviced	325
Estimated number of tenements contributing	195
Developer contribution per tenement	\$276

The following Table sets out contributions per tenement for sewer mains required from development in each precinct -

Table to 4.2.6 Summary of Sewer Mains Contributions (Csm)

Carrier Mains Required (Mains referred to are shown on Map 5)	Precinct B	Precinct C1 & C2	Precinct C3
	Contribution per tenement		
Sewer main (ref #1)	\$166		
Sewer main (ref #2)		\$343	
Sewer main (ref #3)			\$147
Sewer main (ref #4)		\$276	\$276
Total contributions per tenement for sewer mains	\$166	\$619	\$423

These amounts are in addition to the \$702 for all tenements as contribution to upgrading the sewerage treatment works.

4.3 Timing and Accountability

For the Purpose of this Part of the Policy the provisions of Clauses 6 and 7 in the S94 Development Contributions Plan in Part A of the Policy apply.

SCHEDULE 1 - SCHEDULE OF WORKS

PROPOSED FACILITY	TIMING	AREA TO BE ACQUIRED	LAND COST	CAPITAL COST	TOTAL COST
WATER SUPPLY RESERVOIR		-	NIL	600,000	600,000
SEWERAGE TREATMENT WORKS		-	NIL	2,000,000	2,000,000
SEWER MAINS					
Sewer main #1	1998	-	NIL	80,000	80,000
Sewer main #2	1998	-	NIL	60,000	60,000
Sewer main #3	COMPLETE	-	NIL	22,000	22,000
Sewer main #4	COMPLETE	-	NIL	90,000	90,000

**SCHEDULE 2 - ESTIMATE OF INCOME & EXPENDITURE
(WATER & SEWERAGE)**

NOT AVAILABLE

BIBLIOGRAPHY

- * Department of Planning Population Project for Local Government Areas in NSW 1988-1993
- * Department of Planning (1992) Inland Centres of NSW Trends and Opportunities Information Paper