



DEVELOPER CONTRIBUTIONS PLANS

**Adopted by Council on 18 April 2006
Operational from 26 April 2006**

CONSULTANTS DOCUMENT CONTROL SHEET

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NB: At the above status this document is not approved for use until authorised by the Director Engineering Services.

CONTENTS

Introduction.....	6
i. What is a Developer Contributions Plan?	6
ii. Why does Council have these Plans?	7
iii. What are the Plans trying to achieve?	7
iv. What growth is occurring in the Shire?	7
v. Where do the Plans apply?	10
vi. What do the Plans apply to?	10
vii. What is This Plan’s Relationship to Other Plans?	11
viii. How much are the contributions?	11
ix. When are the contributions payable?.....	11
x. When are the Plans reviewed?.....	12
xi. Exemptions	12
xii. Definitions	13
1 WATER SUPPLY	15
1.1 Introduction	15
1.2 Land and Development to which the Plan Applies	15
1.3 Future Demand for Water Supply Works.....	15
1.4 Future water supply works	16
1.5 Contribution rate methodology and calculation	16
2 SEWERAGE.....	17
2.1 Introduction	17
2.2 Land and Development to which the Plan Applies	17
2.3 Future Demand for Sewerage Treatment Infrastructure.....	17
2.4 Future Sewerage Treatment Infrastructure Works	18
2.5 Contribution Rate Methodology and Calculation	18
3 ROADS.....	19
3.1 Introduction	19
3.2 Land and Development to which the Plan Applies	19
3.3 Future Demand for Roads Infrastructure.....	19
3.4 Future Roads Works	19
3.5 Contribution Rate Methodology and Calculation	20
4 OPEN SPACE & RECREATION	21
4.1 Introduction	21
4.2 Land and Development to which the Plan Applies	21
4.3 Future Demand for Open Space and Recreation Facilities	21
4.4 Future Open Space and Recreation Facilities.....	22
4.5 Contribution Rate Methodology and Calculation	22
5 COMMUNITY FACILITIES	24
5.1 Introduction	24
5.2 Land and Development to which the Plan Applies	24
5.3 Future Demand for Community Facilities	24
5.4 Future Community Facilities.....	24
5.5 Contribution Rate Methodology and Calculation	24
6 Drainage.....	26
6.1 Introduction	26
6.2 Land and Development to which the Plan Applies	26
6.3 Future Demand for Drainage Facilities.....	26
6.4 Future Drainage Facilities	26
6.5 Contribution Rate Methodology and Calculation	27

7 PROPOSED WORKS PROGRAMS.....27
8 Supporting documents.....32

RESIDENTIAL DEVELOPMENT CONTRIBUTIONS SUMMARY

The following table summarizes the developer contributions adopted by the various Contribution Plans contained within this Plan.

Category	Developer Contribution per ET			
	Corowa	Mulwala	Howlong	Rural
Water Supply	\$473.00	\$1,324.00	\$921.00	N/A
Sewerage *	\$2,500.00	\$2,500.00	\$996.00	N/A
Roads	\$904.00	\$1,760.00	\$256.00	\$228.00
Open Space and Recreation	\$53.00	\$107.00	\$62.00	N/A
Community Facilities	\$1,076.00	\$235.00	\$493.00	N/A
Drainage	\$1,184.00	\$738.00	\$167.00	N/A
Maximum Contribution	\$6,190.00	\$6,664.00	\$2,895.00	\$228.00

Note: The figures shown in brackets are based on the water and sewer systems of Corowa and Mulwala being combined and the costs averaged over both systems.

* See "Note" on Table 6, Page 18 of this report.

Introduction

Council has resolved to review its previous Developer Contribution Plans adopted on 17 November 1992 in conjunction with the preparation of a new Land Use Plan (consolidated) for the Corowa Shire following amalgamation. The review was considered appropriate to ensure that the Plans were prepared in accordance with the requirements of the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Amendment (Development Contributions) Act 2005 No.19* and were legally enforceable.

In addition, the proposed new *Corowa Shire Land Use Plan* will make changes to the approach taken to strategic and land use planning in the Shire based on contemporary planning issues as identified by residents of the Shire and provide for the consolidation of the Hume and Corowa Local Environment Plans. Infrastructure introduced into this Contributions Plan not previously covered includes Roads, Main Drains, Recreation and Community Facilities.

These Developer Contributions Plans are to be read in conjunction with the Hume Shire Council Developer Contributions Plan that currently applies to the Township of Howlong.

These revised Developer Contribution Plans were adopted on 18 April 2006.

i. What is a Developer Contributions Plan?

A Developer Contributions plan is a public document that contains Council's policy regarding levying contributions for development under Section 94 of the *Environmental Planning and Assessment Act 1979* and Section 64 of the *Local Government Act 1993*. This Plan includes details of anticipated increases in demand in each of the three main townships as a result of new development, and links this to an increased demand for public services and amenities for which developer contributions will be sought.

The proof of the link or 'nexus' is fundamental to the levying of developer contributions, and is the key to deciding whether or not a contribution can be levied at all. This Contributions Plan also includes the methodology as to how the contribution is calculated, the current contribution rates and a works schedule advising when and how contributions are planned to be spent.

Corowa Shire Council has prepared a Contributions Plan for each of the following infrastructure types:

- water supplies;
- sewerage systems;
- roads and footpaths;
- open space and recreation facilities;
- community facilities; and
- drainage

ii. Why does Council have these Plans?

Public infrastructure has traditionally been provided through various funding sources including Commonwealth, State and local government budget allocations and subsidies, through borrowings, and through developer charges and user pays charges.

Increasingly, the emphasis has shifted to the latter approach as Commonwealth and State sources of funding has become scarcer, and funding of the real costs associated with service provision has increased.

There is also a general community expectation that acceptable levels of public infrastructure will be available to meet the needs of development. However, financing the costs of providing this infrastructure and meeting these expectations are increasingly difficult and may be beyond the capacity of some governments. Funding of these works has subsequently been imposed through the development process, and ultimately on the end consumer, in the form of developer charges.

iii. What are the Plans trying to achieve?

It is the intention of each Plan:

- to establish the need for developer contributions for public facilities;
- to enable Council to generate income for the purposes of providing public facilities to meet the needs of the Shire in the future;
- to demonstrate that there will be a demand for public facilities in the future;
- to provide details on works associated with public facilities that are intended to be undertaken in the future;
- to provide a clear explanation as to how the contributions are calculated;
- to clearly define the areas and types of development to which the Plans apply;
- to state the current developer contribution rates applicable in the Corowa Shire;
- to explain when contributions are payable and how they will be expended; and
- to explain the review process for the Plans.

iv. What growth is occurring in the Shire?

Corowa Shire has a *resident* population (as distinct from the actual people counted on census night) of 8,257 people at the time of the last Population Census in 2001. This population was contained within 3,964 households.

Recent historical data for population and households in the Corowa Shire are expressed in Table 1 below which shows that the Shire has been experiencing continual population growth during the latter part of last century and the early parts of this century.

TABLE 1: POPULATION OF COROWA SHIRE⁽¹⁾

LOCATION	1981	1986	1991	1996	2001	Change 1996-2001	
						% p.a.	No.
Corowa township	3,471	4,314	5,060	5,161	5,220	+0.2	+59
Mulwala township	2,746	2,914	3,271	1,593	1,677	+0.9	+84
Balance of Shire				1,461	1,360	-1.4	-101
TOTAL SHIRE	6,217	7,228	8,331	8,215	8,257	+0.1	+42

Source: Corowa Shire State of Environment Report for 81, 86 & 91 figures & ABS Census for 96 & 01 figures.

(1) As enumerated at the census. Excludes Howlong.

It is estimated that during peak holiday periods the population in Corowa increases by 40% and in Mulwala the percentage increase is likely to be even higher because of the lower permanent population base.

At the 2001 Census in the Shire, there were 876 couple families with children (which comprised 38.9% of all families in occupied private dwellings), 1,113 couple families without children (49.4%), 244 one parent families (10.8%) and 18 other families (0.8%). There were also 158 people (2.0%) in group households and 905 people (11.6%) in lone person households.

The median age of people in the Shire at the 2001 Census was 43 years. This compares to 39 years in 1996 and 37 years in 1991 and demonstrates the general ageing of the population, which is consistent with national trends. The growth in the 65+ years is the most marked of any age group and it can be expected that this trend will continue in the future.

Table 2 below sets out the projected population increases over the next 20 years based on historical data and local knowledge of current growth.

TABLE 2: POPULATION PROJECTIONS FOR COROWA SHIRE⁽¹⁾

LOCATION	2001	2006	2011	2016	2021
Corowa	5,220	5,486	5,709	6,000	6,369
Mulwala	1,677	1,763	1,852	1,947	2,046
Balance of Shire	1,360	1,293	1,230	1,170	1,112
TOTAL	8,257	8,542	8,791	9,117	9,527

Source: Habitat Planning

(1) Projections based on 1% per annum increase for Corowa township and Mulwala and 1% per annum decrease for the balance of the Shire. Excludes Howlong

Based on the above growth rates, the Corowa township is predicted to grow to a population of approximately 6,369 by the year 2021 (see Table 2) which represents a net increase of 1,149 persons or about three quarters of the predicted net growth in the Shire. Over the same period, Mulwala is predicted to increase by 369 persons to a population of around 2,046 whilst the remainder of the Shire will continue to lose population down to around 1,112 representing a net loss of 248 persons. This projection does not take into account a possible higher rate of increase due to a number of major developments currently in the preliminary planning stages.

Overall, the Shire is predicted to grow to a population of around 9,527 by the year 2021. This represents a net increase of 1,270 persons over the 20 year period at the net rate of around 63 persons per year.

TABLE 3: TOTAL PRIVATE DWELLINGS⁽¹⁾ IN COROWA SHIRE

LOCATION	1996	2001	Change 1996-2001	
			% p.a.	No.
Corowa	2,337	2,421	+0.7	+84
Mulwala	838	930	+2.1	+92
Balance of Shire	632	613	-0.6	-19
TOTAL	3,807	3,964	+0.8	+157

Source: ABS Census

(1) Includes occupied and unoccupied dwellings. Excludes Howlong.

Table 3 shows that the total number of occupied dwellings in the Shire increased by almost 200 or 1.2% per annum in the five year period between 1996 and 2001. This compares to an almost zero (0.1% per annum) growth rate for population. Almost three quarters of this dwelling growth has been in the construction of 'separate houses'. In terms of growth rates, 'units' are the most rapid with the number almost doubling in the 10 year period between 1991 and 2001 at the rate of 7.1% per annum.

Dwelling approval figures in the time since the 2001 census indicate that this growth rate has accelerated even more. In 2002/03, 66 new dwellings were approved in the Shire. This increased to 155 during 2004/2005 with a total value of \$22,869,731, although this latter figure includes the Township of Howlong and surrounding area. More specifically, in the 2004/2005 year 74 dwellings were approved in the Corowa Township and 20 in Mulwala. Detailed records are not available therefore it is difficult to determine accurately the historical rate of growth within each Township.

TABLE 4: GROWTH PROJECTIONS FOR THE COROWA SHIRE

COROWA SHIRE	2001	2006	2011	2016	2021
Population	8,257	8,542	8,791	9,117	9,527
Dwellings	3,964	4,733	5,487	6,361	7,374

Note: Population growth assumed at 1% p.a. and dwellings at 3% p.a.

Source: Habitat Planning 1998

Population and household growth in the Shire is not consistent across the municipality and some areas experience more growth than others. The areas which have taken a large proportion of the housing starts during the period July 2003 to June 2005 are:

- Howlong Average 20 dwellings per annum
- Corowa Average 53 dwellings per annum.
- Mulwala Average 22 dwellings per annum

Urban and rural residential development within the Shire has been largely concentrated around the key towns of Corowa, Howlong and Mulwala. By comparison, the rural sector of the Shire declined by 20 persons during the period 1996 and 2001.

Over the period 1991 to 1996, Howlong's population increased by 57 persons (around 11 persons per year on average) and Corowa's by 128 persons (around 25 persons per year on average).

v. Where do the Plans apply?

The various Contribution Plans apply to different areas of the Shire and to different types of development. Clearly where there is no nexus between the proposed development and the need for public facilities, the Plan cannot apply. For example, a subdivision in an area that cannot be serviced by a reticulated water supply cannot attract contributions for this purpose.

Some Plans will apply consistently across the whole of the Shire, such as the Community Facilities Contributions Plan. Other plans have contributions that differ between areas of the Shire. For example, the contributions for sewerage are different in Howlong than in Mulwala because each scheme only benefits the population of each town.

Details as to the areas each Plan applies to are contained within each of the Township Plans Attached.

vi. What do the Plans apply to?

The Plans apply to various forms of development, including:

- Subdivision and re-subdivision of land to create allotment(s) upon which the erection of a dwelling house is permissible.
- The erection of a dwelling upon a lot to which no contribution has been paid.
- The erection of more than one dwelling house on a single allotment of land.
- Commercial and industrial developments where Council is of the opinion that the circumstances of the development will place extraordinary demands on public infrastructure or services.

The type of development for which contributions are sought may vary from Plan to Plan. Developers should carefully check each Plan to ascertain whether it is applicable to the type of development proposed.

vii. What is This Plan's Relationship to Other Plans?

This Plan is complementary to the Corowa Shire Council's Strategic Business Plans for Water and Sewerage dated August 2005 and the Hume Shire Council Developer Contribution Plan (as it applies to that part of the Shire amalgamated in 26 May 2004) both of which shall be read in conjunction with this Plan. The relevant sections of the Hume Plan are incorporated into this Plan for the purposes of placing all "Contributions matters" in the one location. It is the intention to amalgamate the two Plans at a later time when the LEP has been consolidated and updated.

This Plan supersedes the Shire of Corowa Section 94 Contributions Plan adopted by Council on 17 November 1992 applying to:

- Section A – Mulwala Sewerage
- Section B – Corowa Sewerage
- Section B – Mulwala Water
- Section D – Corowa Water
- Section E – Open Space

viii. How much are the contributions?

Details of actual contributions to be paid are given in each of the Plans.

The demographics of Corowa, Howlong and Mulwala are generally consistent with residential occupancy rates and are consistent throughout. As a consequence the contribution payable in all cases relates to the creation of allotments ie it has been based on the unit costs per residential allotment or equivalent tenement (ET). Further, as the facilities are currently enjoyed by all existing residents the number of existing residential lots has been used as the basis for calculating the unit costs for each Contributions Plan. An ET, as used throughout the Plans, equates to a single residential allotment of land or a three bedroom dwelling.

Council retains the right to waive or vary any contribution payable after considering a written request and justification by an applicant.

Calculations of contributions for commercial or industrial development that will place extraordinary demands upon Council's infrastructure such as roads, water supplies and sewerage systems, will be made on a case by case basis.

When applying any Contributions Plan to a development the Shire will apply the principles of "reasonableness" which comprise the concepts of fairness, equity, sound judgement and moderation.

ix. When are the contributions payable?

Contributions are payable to Council before the following events:

- subdivision – prior to the release of the linen plan or approved engineering plans, whichever occurs first;
- dwellings and other buildings – prior to the issue of construction certificate

Other arrangements for payment are at Council's discretion and depend upon the circumstances of the contributor or the development.

Where the applicant can demonstrate that the settlement of the contribution as set out above is unreasonable in the circumstances of the case, the Council may accept deferred or periodic settlement.

Due to the general consistency of subdivisions and dwellings within the Shire no discount rates apply and the basic charge as set out in the Contributions Plan will apply unless special circumstances can be established to the satisfaction of Council.

x. When are the Plans reviewed?

Council will review contribution rates to ensure that the monetary contributions reflect the costs associated with the provision of infrastructure and services.

The Developer Contributions Plans will be reviewed every three years. The first review will occur in the year 2008, which should align with adoption of a new LEP for the Shire.

The basis of the review will be Council's works program and financial arrangements for the provision of infrastructure and services. As a result, contributions may increase or decrease after each review depending on the total cost of capital works in each works program and the amount of grant funds available.

xi. Exemptions

The contributions set out in this Plan apply to all forms of development within the Shire of Corowa, except for the following:

- a. Erection of a single dwelling house on an existing vacant allotment of land;
- b. Alterations or additions to a single dwelling house where such alterations do not create additional dwellings;
- c. Subdivision of land that does not create any additional allotments;
- d. Construction of commercial buildings except in circumstances described below;
- e. Construction of industrial buildings except in circumstances described below;

Council will require development applications for non-profit developments, such as schools or senior citizen housing to be accompanied by a statement of public benefit to enable it to assess the extent, if any, of contributions to be paid.

No charges are applicable to commercial or industrial developments for public facilities, unless in the opinion of Council;

- The development generates a high demand for infrastructure (such as heavy vehicle traffic, stormwater runoff etc)
- Circumstances warrant the levying of a charge on the basis that extraordinary demands will be placed on Council's infrastructure and services.

These charges will be calculated and levied on an individual merits basis based on a report prepared by the Engineering Department of Council.

xii. Definitions

"Applicant"	means the person, company or organisation submitting a development application.
"Community Facility"	means a building or place owned or controlled by the Council or a body of persons which may provide for the physical, social, cultural or intellectual development or welfare of the local community, but does not include a building or place elsewhere defined in this section.
"Contribution"	means the dedication of land, the making of a monetary contribution or the provision of a material public benefit, as referred to in Section 94 of the EP&A Act.
"Contributions Plan"	means a contributions plan referred to in Section 94AB of the EP&A Act.
"Council"	means the Shire of Corowa.
"EP&A Act"	means the Environmental Planning And Assessment Act, 1979, as amended.
"EP&A Regulations"	means the Environmental Planning and Assessment Regulation, 1980, as amended.
"LEP"	means the local environment plan made by the Minister under Section 70 of the EP&A Act.
"LGA"	means the Local Government Area
"Public Facilities"	means any public amenity or public service as referred to in Section 94 of the EP&A Act, including a Community Facility and a Recreation Facility, the need for which has increased or been created by Development.
"Recreation Facility"	means a building or place used for sporting activities, recreation or leisure activities, whether or not operated for the purpose of gain, but does not include a building or place elsewhere defined in this section.
"Recoupment"	means payment of a monetary contribution to the Council to offset the cost (plus any interest) which the Council has already incurred in providing public facilities in anticipation of development.
"Settlement"	means the payment of a monetary contribution, the undertaking of a working kind, or the exchange of documents for the dedication of land required as a result of new development.

"Works in Kind"	has the same meaning as a "Material Public Benefit" as referred to in Section 94(2)(c) of the EP&A Act and means the undertakings of any work associated with the provision of a public facility.
"Works Program"	means the schedule of the specific public facilities for which contributions may be required, and the likely timing of provision of those public facilities based on projected rates of development, the collection of development contributions and the availability of funds from supplementary sources.

1 WATER SUPPLY

1.1 Introduction

This Plan is titled the ***Developer Contributions Plan for Water Supply*** and is referred to hereafter as "the Plan". The Plan has been prepared having regard to Section 94 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the *Section 94 Contributions Plans Manual* (Second Edition) issued by the Department of Urban Affairs and Planning (DUAP).

Actual contributions are levied under Section 64 of the *Local Government Act 1993*.

The Plan replaces the water supply component of Council's previous Contribution Plan for *Water and Sewerage Supply Headworks* with the exception of Howlong which is administered under the existing *Hume Shire Council Developer Contributions Plan* dated 7 September 2001.

1.2 Land and Development to which the Plan Applies

The Plan applies to all land in the Corowa Shire serviced by the following water supply services:

- Corowa
- Mulwala
- Howlong

The Plan applies to the following development:

- Subdivision or re-subdivision of land that creates lots upon which a dwelling can be erected.
- The erection of a dwelling upon a lot to which no contributions have been paid.
- The erection of more than one dwelling on a single allotment of land.
- Commercial and industrial developments where Council is of the opinion that the circumstances of the development will place extraordinary demands on a particular water supply service.

1.3 Future Demand for Water Supply Works

Corowa Shire's population is projected to increase at a rate of around 2.5 percent per annum, resulting in a population of approximately 9,500 in the year 2011. The number of households is expected to increase at a greater rate (3 percent per annum) as household sizes continue to decline.

A more detailed account of population growth in the Shire is provided in subsection 'v' above. Much of this growth will occur in the townships in the Shire.

The Water Supply Contributions Plan only applies to those parts of the Shire where an existing scheme is in place. These areas include:

- Corowa Water Supply
- Mulwala Water Supply
- Howlong Water Supply

1.4 Future water supply works

Council has in place a works program for the upgrading and construction of water supply systems across the three major townships to cater for this growth and meet resident expectations. Copies of the works program are available for inspection at Council upon request. The financial analysis supporting these programs is set out in the Strategic Business Plan for Water Services August 2005.

The capital expenditure program proposed on which the contribution has been calculated is detailed in Section 7.1.

1.5 Contribution rate methodology and calculation

Contribution rates are expressed as ET's or equivalent tenements. An ET equates to a single allotment of land or a three bedroom dwelling.

The formula used to determine the contribution for water supply works per ET is the total value of the capital works expended by Council divided by the number of ET's for which the system is designed.

Where Council has secured grant monies to assist in funding capital works projects, these have been deducted from the total value of the works.

As there are a number of independent water supply schemes in the Shire, this calculation must be made for each scheme.

TABLE 5: CALCULATIONS OF CONTRIBUTIONS - WATER

SUPPLY	\$Works	\$Grants & Subsidies	ET's	Contribution per ET
	A	B	C	(A-B)/C
Corowa	1,129,500	Nil	2388	\$473
Mulwala	1,264,000	Nil	955	\$1,324
Howlong	3,293,000	2,280,000	1,100	\$921

2 SEWERAGE

2.1 Introduction

This Plan is titled the ***Developer Contributions Plan for Sewerage*** and is referred to hereafter as 'the Plan'. The Plan has been prepared having regard to Section 94 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the Section 94 *Contributions Plans Manual* {Second Edition) issued by the Department of Urban Affairs and Planning (DUAP).

Actual contributions are levied under Section 64 of *the Local Government Act 1993*.

The Plan replaces the sewerage component of Council's previous Contribution Plan for *Water and Sewerage Supply Headworks* with the exception of Howlong which is administered under the existing *Hume Shire Council Developer Contributions Plan* dated 7 September 2001.

2.2 Land and Development to which the Plan Applies

The Plan applies to all land in the Corowa Shire contained within the following reticulated sewerage catchments:

- Howlong
- Corowa
- Mulwala

The Plan applies to the following development:

- subdivision or re-subdivision of land that creates lots upon which a dwelling can be erected.
- the erection of a dwelling upon a lot to which no contributions have been paid
- the erection of more than one dwelling on a single allotment of land
- commercial and industrial developments where Council is of the opinion that the circumstances of the development will place extraordinary demands on a particular sewerage system

2.3 Future Demand for Sewerage Treatment Infrastructure

Corowa Shire's population is projected to increase at a rate of around 2.5 percent per annum, resulting in a population of approximately 9,500 in the year 2011. The number of households is expected to increase at a greater rate (3 percent per annum) as household sizes continue to decline.

A more detailed account of population growth in the Shire is provided in subsection 'v' above. This growth will be accommodated in the three major townships with reticulated sewerage systems and treatment plants.

2.4 Future Sewerage Treatment Infrastructure Works

Council has in place a works program for the upgrading and construction of sewerage schemes across the Shire to cater for this growth and meet resident expectations. Copies of the works program are available for inspection at Council upon request. The financial analysis supporting these programs is set out in the Strategic Business Plan for Sewerage Services August 2005.

The capital expenditure program proposed on which the contribution has been calculated is detailed in Section 7.2.

2.5 Contribution Rate Methodology and Calculation

Contribution rates are expressed as ET's or equivalent tenements. An ET equates to a single allotment of land or a three bedroom dwelling.

The formula used to determine the contribution for sewerage works per ET is the total value of the capital works expended by Council divided by the number of ET's for which the system is designed.

Where Council has secured grant monies to assist in funding capital works projects, these have been deducted from the total value of the works.

As there are a number of independent sewerage systems in the Shire, this calculation must be made for each system.

TABLE 6: CALCULATIONS OF CONTRIBUTIONS - SEWERAGE

SYSTEM	\$Works	\$Grants & Subsidies	ET's	Contribution per ET
	A	B	C	(A-B)/C
Corowa	1,748,000	Nil	2289	\$764
Mulwala	580,200	Nil	901	\$644
Howlong	5,193,000	2,603,000	2,600	\$996

Note: Notwithstanding these calculations the contributions for sewerage in Corowa and Mulwala are determined by Council's Strategic Business Plan, which was presented to Council on 20 September 2005.

These contributions are set at \$2,500 per assessment.

3 ROADS

3.1 Introduction

This Plan is titled the ***Developer Contributions Plan for Roads*** and is referred to hereafter as 'the Plan'. The Plan has been prepared having regard to Section 94 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the Section 94 *Contributions Plans Manual* {Second Edition) issued by the Department of Urban Affairs and Planning (DUAP).

The Plan replaces the roads component of Council's previous Contribution Plan with the exception of Howlong which is administered under the existing *Hume Shire Council Developer Contributions Plan* dated 7 September 2001.

3.2 Land and Development to which the Plan Applies

The Plan applies to all land in the Corowa Shire.

The Plan applies to the following development:

- subdivision or re-subdivision of land that creates lots upon which a dwelling can be erected.
- the erection of a dwelling upon a lot to which no contributions have been paid
- the erection of more than one dwelling on a single allotment of land
- commercial and industrial developments where Council is of the opinion that the circumstances of the development will place extraordinary demands on the Shire's road infrastructure.

3.3 Future Demand for Roads Infrastructure

Corowa Shire's population is projected to increase at a rate of around 2.5 percent per annum, resulting in a population of approximately 9,500 in the year 2011. The number of households is expected to increase at a greater rate (3 percent per annum) as household sizes continue to decline.

A more detailed account of population growth in the Shire is provided in subsection 'v' above.

The need for roads is directly related to the growth in population and subsequent increase in usage of roads.

3.4 Future Roads Works

Details of the Shire's Roads program for the years 2005/06 to 2010/11 are available upon request at Council for inspection. Road works include construction, resealing and resheeting of roads.

The capital expenditure program proposed on which the contribution has been calculated is detailed in Section 7.3. The program includes the construction of a By Pass Road for Corowa, the Mulwala Bridge replacement and the access road to a future major development in Mulwala.

3.5 Contribution Rate Methodology and Calculation

Contribution rates are expressed as ET's or equivalent tenements. An ET equates to a single allotment of land or a three bedroom dwelling.

The formula used to determine the contribution for roads per ET is the total value that Council intends to expend on roads, less the monies received in grants from the Roads and Traffic Authority, and then divided by the number of ET's for which the road system is to cater for.

As there are a number of roads in the Shire, contributions must be calculated depending on the location of the road and the population it is intended to service. In addition, the function of the road must also be taken into account. In other words, is the road serving just the local community (local road) or is it a main road used by most Shire residents (regional road). As Council is not contributing to Regional Roads no charge is proposed for these roads.

For the purposes of this Plan, the Shire has been divided into urban and rural areas. The urban areas include the Townships of Corowa, Howlong and Mulwala. The balance of the Shire is in the rural category.

TABLE 7: CALCULATIONS OF CONTRIBUTIONS FOR ROADS

ROADS	\$Works	\$Grants '000	No. Dwells 2005/ET's	Contribution per ET
	A	B	C	(A-B)/C
Local:				
Corowa	\$2,159,700	Nil	2388	\$904
Mulwala	\$1,681,400	Nil	955	\$1760
Rural	\$100,000	Nil	439	\$228
Howlong	\$538,000	\$356,000	1395	\$130

It is important to note that contributions sought under this Plan are to assist in the implementation of Council's adopted works program for roads. In addition to these contributions, developers may be required to construct roads at their own expense or contribute to the construction of a road as a condition of a development consent under Section 80A of the *Environmental Planning and Assessment Act 1979*.

This would be the case for example where Council was of the opinion that a development or subdivision on an unsealed road represented an unacceptable safety risk, loss of amenity to residents or maintenance burden to Council. The imposition of conditions along these lines is at the discretion of Council and will be considered on a case by case basis and depend upon the merits of the proposal.

4 OPEN SPACE & RECREATION

4.1 Introduction

This Plan is titled the ***Developer Contributions Plan for Open Space and Recreation*** and is referred to hereafter as 'the Plan'. The Plan has been prepared having regard to Section 94 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the *Section 94 Contributions Plans Manual* {Second Edition} issued by the Department of Urban Affairs and Planning (DUAP).

The Plan replaces Council's previous Contribution Plan for *Embellishment of Open Space*.

The purpose of the Plan is to levy contributions to meet the recreational needs of the Shire's expanding population, or to compensate adverse conservation impacts of a development, by the upgrading of existing open spaces and recreational facilities currently held by Council. Contributions may also be used as a source of funds or resources to assist in the management of these facilities.

Based on the established criteria of 2.83ha/1000 population a sufficient area of land is currently held by Council to be developed and embellished to meet the needs of the current and the anticipated population growth of the Corowa Shire, particularly in each of the three major townships.

To provide for the recreational needs within the Shire, it will be necessary that the existing open space network be upgraded and uses intensified. To provide for these upgrades it will be necessary that those responsible for creating additional residential allotments contribute to works and the funding of such facilities.

4.2 Land and Development to which the Plan Applies

The Plan applies to all land in the Corowa Shire.

The Plan applies to the following development:

- subdivision or re-subdivision of land that creates lots upon which a dwelling can be erected.
- the erection of more than one dwelling on a single allotment of land
- commercial and industrial developments where Council is of the opinion that the circumstances of the development will place extraordinary demands on the Shire's road infrastructure.

4.3 Future Demand for Open Space and Recreation Facilities

Corowa Shire's population is projected to increase at a rate of around 2.5 percent per annum, resulting in a population of approximately 9,500 in the year 2011. The number of households is expected to increase at a greater rate (3 percent per annum) as household sizes continue to decline.

A more detailed account of population growth in the Shire is provided in subsection 'v' above. The need for open space and recreation facilities is directly related to the growth in population and hence the development of residential allotments.

In order to maintain the existing level of amenities enjoyed by residents and existing landowners, in regards to recreational needs throughout the Shire, it is appropriate that the potential incoming population, resulting from increases in density, contribute towards such amenity in terms of the embellishment of open space. In this Plan, embellishment costs are to be levied because the expected amount of development will not generate sufficient funds to enable Council to acquire land for open space purposes within a reasonable time.

4.4 Future Open Space and Recreation Facilities

Embellishment of the open space in the vicinity of the development and in accordance with Council's Reserves Improvement Program will take place in accordance with Council's budgeting constraints.

Funds raised by this Plan will be allocated to Open Space facilities or management in accordance with the Reserves Improvement Program detailed at Section 7.4 and within three years from the receipt of funds.

Contributions will normally be allocated towards the embellishment of a reserve in the locality from which the contribution is derived. However, as many of the open space facilities provided within the Shire are for a Shire-wide use, some proportion of each contribution may be allocated towards those facilities being developed for Shire wide use.

Details of the Shire's capital works program for Open space and recreational facilities for the years 2005/06 to 2008/09 is detailed in Section 7.4.

4.5 Contribution Rate Methodology and Calculation

Contribution rates are expressed as ET's or equivalent tenements. An ET equates to a single allotment of land or a three bedroom dwelling.

The formula used to determine the contribution for open space and recreation per ET is the total value of the capital works expended or to be expended by Council divided by the number of ET's for the land or facility is intended to service.

Where Council has secured grant monies to assist in funding capital works projects, these have been deducted from the total value of the works.

It is assumed for the purposes of this Contribution Plan that all public open space and recreation facilities are provided for the benefit of all residents in the Shire.

TABLE 8: CALCULATIONS OF CONTRIBUTIONS FOR OPEN SPACE AND RECREATION

AREA	\$Works 05/06-08/09	\$Grants & Subsidies	ET's	Contribution per ET
	A	B	C	(A-B)/C
Corowa	125,530	Nil	2388	\$53
Mulwala	102,500	Nil	955	\$107
Howlong	174,000	Nil	2,790	\$62

5 COMMUNITY FACILITIES

5.1 Introduction

This Plan is titled the ***Developer Contributions Plan for Community Facilities*** and is referred to hereafter as 'the Plan'. The Plan has been prepared having regard to Section 94 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the Section 94 *Contributions Plans Manual* (Second Edition) issued by the Department of Urban Affairs and Planning (DUAP).

5.2 Land and Development to which the Plan Applies

The Plan applies to all land in the Corowa Shire.

The Plan applies to the following development:

- subdivision or re-subdivision of land that creates lots upon which a dwelling can be erected.
- the erection of a dwelling upon a lot to which no contributions have been paid
- the erection of more than one dwelling on a single allotment of land
- commercial and industrial developments where Council is of the opinion that the circumstances of the development will place extraordinary demands on the Shire's community facilities.

5.3 Future Demand for Community Facilities

Corowa Shire's population is projected to increase at a rate of around 2.5 percent per annum, resulting in a population of approximately 9,500 in the year 2011. The number of households is expected to increase at a greater rate (3 percent per annum) as household sizes continue to decline.

A more detailed account of population growth in the Shire is provided in subsection 'v' above.

The need for community facilities is directly related to the growth in population.

5.4 Future Community Facilities

Details of the Shire's capital works program for community facilities for the years 2005/06 to 2008/09 is detailed in Section 7.5. The program provides for a new swimming pool for Corowa.

5.5 Contribution Rate Methodology and Calculation

Contribution rates are expressed as ET's or equivalent tenements. An ET equates to a single allotment of land or a three bedroom dwelling.

The formula used to determine the contribution for community facilities per ET is the total value that Council has or is intending to contribute to works and maintenance divided by the number of ET's for the community facility is designed to cater for.

Where Council has secured grant monies to assist in funding capital works projects, these have been deducted from the total value of the works.

It is assumed for the purposes of this Contribution Plan that all community facilities are provided for the benefit of all residents in the Shire.

TABLE 9: CALCULATIONS OF CONTRIBUTIONS FOR COMMUNITY FACILITIES

AREA	\$Works 05/06-08/09	\$Grants & Subsidies	ET's	Contribution per ET
	A	B	C	(A-B)/C
Corowa	2,569,260	Nil	2388	\$1076
Mulwala	224,250	Nil	955	\$235

6 DRAINAGE

6.1 Introduction

This Plan is titled the ***Developer Contributions Plan for Drainage Facilities*** and is referred to hereafter as 'the Plan'. The Plan has been prepared having regard to Section 94 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the Section 94 *Contributions Plans Manual* (Second Edition) issued by the Department of Urban Affairs and Planning (DUAP).

6.2 Land and Development to which the Plan Applies

The Plan applies to all land in the townships of Corowa, Howlong and Mulwala.

The Plan applies to the following development:

- subdivision or re-subdivision of land that creates lots upon which a dwelling can be erected.
- the erection of a dwelling upon a lot to which no contributions have been paid
- the erection of more than one dwelling on a single allotment of land
- commercial and industrial developments where Council is of the opinion that the circumstances of the development will place extraordinary demands on the Shire's road infrastructure.

6.3 Future Demand for Drainage Facilities

Corowa Shire's population is projected to increase at a rate of around 2.5 percent per annum, resulting in a population of approximately 9,500 in the year 2011. The number of households is expected to increase at a greater rate (3 percent per annum) as household sizes continue to decline.

A more detailed account of population growth in the Shire is provided in subsection 'v' above.

The need for drainage facilities is directly related to the creation of new allotments.

6.4 Future Drainage Facilities

Future drainage facilities are based on the Corowa Shire Council *Stormwater Management Plan – Corowa & Mulwala* March 2002 prepared by SJE Consulting Pty Ltd.

Details of the Shire's works program for drainage facilities for the years 2005/06 to 2008/2009 is detailed in Section 7.6.

6.5 Contribution Rate Methodology and Calculation

Contribution rates are expressed as ET's or equivalent tenements. An ET equates to a single allotment of land or a three bedroom dwelling.

The formula used to determine the contribution for community facilities per ET is the total value that Council has or is intending to contribute to works and maintenance divided by the number of ET's for the community facility is designed to cater for.

Where Council has secured grant monies to assist in funding capital works projects, these have been deducted from the total value of the works.

It is assumed for the purposes of this Contribution Plan that all community facilities are provided for the benefit of all residents in the Shire.

TABLE 10: CALCULATIONS OF CONTRIBUTIONS FOR DRAINAGE FACILITIES

AREA	\$Works 05/06-08/09	\$Grants & Subsidies	ET's	Contribution per ET
	A	B	C	(A-B)/C
Corowa	2,829,321	Nil	2388	\$1184
Mulwala	705,212	Nil	955	\$738
Howlong	466,000	Nil	2790	\$167

7 PROPOSED WORKS PROGRAMS

7.1 Water

7.2 Sewerage

7.3 Local Roads

7.4 Recreation & Open Space

7.5 Community Facilities

7.6 Drainage

7.1 Water Expenditure

Programmed Works	Corowa	Mulwala	
Tower Street Trunk Main	\$300,000.00		
Corowa North	\$500,000.00		
Noel Thomas & Jacques Development		\$1,000,000.00	
Tocumwal Road Alterations		\$100,000.00	
Depreciation			
Pump Stations	\$15,000.00		
Reservoirs	\$20,500.00	\$36,000.00	
Treatment Plant	\$180,000.00	\$76,000.00	
Mains	\$114,000.00	\$52,000.00	
	\$1,129,500.00	\$1,264,000.00	\$2,393,500.00

7.2 Sewerage Expenditure

Programmed Works	Corowa	Mulwala	
Corowa West	\$300,000.00		
Corowa North	\$150,000.00		
New Treatment Works	\$1,000,000.00		\$10M – Depreciation on 30 yr life x 3 yrs \$4.5 Net Cost dep over 30 yrs x 3 yrs
Mulwala Sewerage Treatment Next Integrated Water Cycle Management Plan	\$50,000.00	\$450,000.00 \$50,000.00	
Treatment Works	\$84,000.00	\$200.00	
Effluent Disposal	\$8,000.00		
Sewers	\$136,000.00	\$42,000.00	
Pump Stations	\$20,000.00	\$38,000.00	
	\$1,748,000.00	\$580,200.00	\$2,328,200.00

7.3 Local Roads Expenditure

Programmed Works	Corowa	Mulwala
Guy St Corowa	\$40,000.00	
Information Bays		
Street Lighting		\$25,000.00
Paved Footpaths Corowa	\$35,500.00	
Corowa By-Pass Investigation		
Cemetery Roads South		
Gitchell St, Corowa	\$45,000.00	
Reconstruction River St Sth	\$78,000.00	
Rec. Cadell St South	\$60,000.00	
Kerb & Gutter River St	\$74,000.00	
Kerb & Gutter Edward St	\$30,000.00	
Mulwala Urban Sts		\$40,000.00
Nixon Street	\$152,000.00	
Mulwala Reseals		\$62,400.00
Baylay St, Mulwala		\$120,000.00
Pram Crossings	\$6,200.00	
	\$520,700.00	\$ 247,400.00

Projected Expenditure

Nixon Street Completion	\$100,000.00	
Nixon to Cemetery Rd	\$400,000.00	
Corowa By Pass Depreciation	\$525,000.00	
Mulwala Bridge Replacement		\$175,000.00
Upgrade Access to Noel Thomas		\$500,000.00
Development		\$759,000.00
PAMP Works	\$614,000.00	
	\$1,639,000.00	\$1,434,000.00
Grand Total	\$2,159,700.00	\$ 1,681,400.00

7.4 Recreation & Open Space

Programmed Works	Corowa	Mulwala	
Bangerang Rotunda	\$10,000.00		
Parks and Gardens Watering Systems	\$45,000.00	\$40,000.00	
Playground Equipment	\$23,030.00	\$20,000.00	
River Management Plan	\$10,000.00	\$10,000.00	
Landcare Mapping	\$5,000.00		
	\$93,030.00	\$70,000.00	\$163,030.00
Projected Expenditure			
Installation of New Play Equipment	\$12,500.00	\$12,500.00	
Installation of Watering System etc	\$20,000.00	\$20,000.00	
	\$32,500.00	\$32,500.00	
	\$125,530.00	\$102,500.00	\$228,030.00

7.5 Community Facilities

Mulwala Library		\$50,000.00	
Maintenance & Repair		\$3,750.00	
Corowa Library M & R	\$5,010.00		
Depreciation	\$1,500.00	\$500.00	
Mulwala Toilet Block		\$150,000.00	
Mulwala Toilet Block Cemetery		\$20,000.00	
Aerodrome	\$20,200.00		
Swimming Pools Operation	\$20,000.00		
Depreciation	\$7,050.00		
Boat Ramps Maintenance	\$2,000.00		
Depreciation	\$13,500.00		
New Swimming Pool	\$2,500,000.00		
	\$ 2,569,260.00	\$ 224,250.00	

7.6 Drainage

Programmed Works	Corowa	Mulwala	Howlong	
Pinot Cres. Drainage	\$10,000.00			
Whitehead St Wetlands	\$60,000.00			
Mulwala Flow Monitoring		\$10,000.00		
Drainage Hume & Dock St.	\$65,000.00			
Drains M&R	\$37,821.00	\$17,212.00	\$16,000.00	
Wetlands maintenance	\$10,500.00	\$4,000.00		
Corowa W Trunk Dr.	\$800,000.00			
Howlong Drainage Strategy Works			\$450,000.00	
Depreciation	\$46,000.00	\$24,000.00	N/A	
	\$1,029,321.00	\$ 55,212.00	\$ 466,000.00	\$1,550,533.00
Projected Expenditure				
Corowa West Stage 1	\$1,500,000.00			
Corowa Sth, Cotton Street	\$150,000.00			
Corowa Sth, Hume Street	\$150,000.00			
Bailey Street Outfall		\$250,000.00		
Mulwala Canal Drain		\$400,000.00		
	\$1,800,000.00	\$650,000.00		
	\$2,829,321.00	\$ 705,212.00	\$466,000.00	\$4,000,533.00

8 SUPPORTING DOCUMENTS

- SD1 Township of Corowa Plan
- SD2 Township of Howlong Plan
- SD3 Township of Mulwala Plan
- SD4 Summary of Options for Possible Stormwater Works at Corowa
- SD5 Recreation Reserve Register
- SD6 Major Capital works to be Undertaken by Council 2005/2008

SD4 SUMMARY OF OPTIONS FOR POSSIBLE STORMWATER WORKS AT COROWA.

CATCHMENT	OPTIONS (REFER TO DRAWING 8230-1)
Honour Ave	<p>Honour Avenue Catchment is drained by one main drain outlet No. 1, with an 850 mm diameter outlet. Considering the erosion at the head of the outlet and the distance from the river a detention pond or a wetland could be used to treat the stormwater for this catchment.</p> <p>Capital cost: \$20,000 - 50,000</p> <p>Annual cost: \$1,000 – 1,500</p>
Lone Pine	<p>For drain No. 2 it is proposed to install a grassed detention basin. For drain No. 3 a trash rack is proposed.</p> <p>Capital works – Grassed detention basin \$7,000</p> <p>Trash rack \$3,000</p> <p>Total Annual cost: \$1,000</p>
Victoria St	<p>The catchment includes drain outlets 4-9, which run into a natural levy system which could be used to form a series of wetlands to treat stormwater runoff. Drainage outlets could be consolidated into 2 or 3 detention ponds or two large wetlands.</p> <p>Capital works – 3 detention ponds - \$60,000</p> <p>Annual costs: \$3,000</p> <p>Capital works – 2 wetlands - \$120,000</p> <p>Annual costs - \$3,000</p>
Ball Park	<p>This catchment is fairly small, with little urbanisation. Drain No. 10 has a diameter of 150 mm, indicating a low flow. It is proposed that a trash rack be installed.</p> <p>Trash rack installation \$2,000</p> <p>Annual cost: \$300</p>
Sanger Street	<p>Sanger Street catchment takes all of Corowa's CBD runoff, which drains into a ??? boom and artificial wetland. It is proposed to do nothing further with this catchment, although maintenance of the wetland is critical for it to function effectively.</p> <p>Annual cost: \$2,500</p>
Federation Ave	<p>This large and highly urbanised catchment should be a priority for stormwater management. The outlet pipe is submerged, and there is little room for a wetland or detention pond. It is proposed to install a large CDS unit to primarily treat this catchment. Litter baskets could be installed for key drainage inlets.</p> <p>Capital works cost: \$50,000</p> <p>Litter Baskets: \$2,000 by X number</p> <p>Annual cost: \$2,5000</p>
Martin St	<p>This catchment is semi-urban, with shallow earth drains taking stormwater from the catchment. It is proposed to install a grassed detention pond at drain No. 10 to treat runoff.</p> <p>Capital Cost: \$7,000</p> <p>Annual Cost: \$1,000</p>

SD4 SUMMARY OF OPTIONS FOR POSSIBLE STORMWATER WORKS AT COROWA (CONT.)

CATCHMENT	OPTIONS (REFER TO DRAWING 8230-1)
Dock St	<p>It is proposed to upgrade the existing swamp into a wetland to treat runoff in this catchment. It is also proposed to line the upstream earth drain (No. 14) with a grass swale.</p> <p>Capital cost – Wetland Construction - \$40,000</p> <p>Grassed drain - @ \$2/m² by 200 m² - \$400</p> <p>Annual cost: \$2,000</p>
Cotton St	<p>A medium sized gross pollutant trap is proposed for this catchment in the form of an inline system; this will enhance the existing trash rack. A CDS unit would be effective in this scenario. See drain No. 15.</p> <p>Capital cost: \$20,000</p> <p>Annual cost: \$1,000</p>
Morris Park	<p>The two earth drains (No. 16, 17) should be grass lined to stabilise erosion. The drains should be connected together and a litter rack be installed at the main disposal point.</p> <p>Capital cost: \$5,000</p> <p>Annual cost: \$500</p>
Roden St	<p>Roden Street catchment runs naturally into a paddock common. The grassed overflow area could be left as is, or a small artificial wetland could be built to treat stormwater, before outflowing into the floodplain.</p> <p>Capital cost: \$30,000</p> <p>Annual cost: \$1,000</p>
Grey St	<p>Leave as it is, this drain has enough room to be naturally filtered before reaching the river. Also the area has a thick growth of trees that would be in the way of construction.</p>
Katrina Circuit	<p>This catchment contributes a significant amount of stormwater to the Aerodrome Drain which flows into Croppers Lagoon. To improve stormwater quality entering Croppers Lagoon an artificial wetland is proposed to treat this catchment.</p> <p>Capital cost: \$120,000</p> <p>Annual cost: \$2,500</p>
Industrial Estate	<p>An artificial wetland could be constructed opposite to the Industrial Estate. Being used to directly treat stormwater pollutants entering the drain from industrial work sites.</p> <p>Capital cost: \$100,000</p> <p>Annual cost: \$2,000</p>
Whitehead St	<p>Whitehead catchment drains into a flood prone area which could be suitable for a series of wetland ponds. The area would also be a suitable recreational area, to enhance the function of the wetland.</p> <p>Capital cost: \$120,000</p> <p>Annual cost: \$2,500</p>

**SD4 SUMMARY OF OPTIONS FOR POSSIBLE STORMWATER WORKS AT COROWA
(CONT.)**

CATCHMENT	OPTIONS (REFER TO DRAWING 8230-1)
Corowa Rd	<p>Catchment drains directly into Lake, with little room available for treatment. It is proposed that inline filters be installed for drains 1, 2 & 4, either triple interceptors or CDS units. CDS units are more effective.</p> <p>Capital works: \$5,000 (Triple Interceptor) by 3 \$20,000 (CDS) by 3 Annual cost: \$1,000 by 3</p>
Mulwala Canal	<p>The natural earth drain which drains this catchment could be transformed into a long shallow detention pond or wetland.</p> <p>Capital works: \$20,000 (grassed detention pond) \$40,000 (wetland) Annual cost: \$1,000</p>
Foreshore Pk	<p>This catchment could have a large wetland installed in the park area to treat the catchments runoff. This would also enhance the park.</p> <p>Capital works: \$80,000 Annual cost: \$2,000</p>
Ernie St	As for Corowa Rd catchment – for drain No. 9
Hume St	As for Corowa Rd catchment – for drain No. 10
Bayly St	As for Corowa Rd catchment – for drains No. 11 & 12
Melbourne St	<p>CDS unit or trash rack for drain No. 13, and leave drain 14 as is – treatment of grassed drain is sufficient.</p> <p>Capital cost: \$20,000 (CDS), or \$2,000 (Trash Rack) Annual cost: \$500 – 1,000</p>
Gulai Rd	As for Corowa Rd catchment – for drains No. 15 & 16
Green St	Drains run into the proposed Lucan Street Wetland area, leave as is.
Lucan St	<p>A wetland to treat the Lucan Street catchment will treat all runoff.</p> <p>Stormwater Grant Budget: \$120,000 Annual costs: \$2,500</p>

SD5 RECREATION RESERVE REGISTER

RESERVE	LOCATION	ASSET VALUE
Town: Balldale		
Balldale Cricket Ground	Balldale-Coreen Road	
Balldale Playground (OL)	Railway Street	
Balldale Railway Leased		
Town: Corowa		
Archie Sutcliffe Park	Armour and Guy Street	
Ball Park	Bridge Road	
Bangerang Park	Bridge Road	
Banksia Drive Reserve	off Banksia Drive	
Beryl Drive Park	Beryl Drive	
Charles Sturt Park	John Street	
Corowa Park	Victoria Street	
Dr. Fairley Gardens	Mary Street	
Drainage Reserve (River	River Street	
Ellerslie Gardens	Mary Street	
Federation Avenue Reserve	Federation Avenue	
Federation Gardens	Honour Avenue	
Federation Gardens	216 Honour Avenue	
Hay Street River Reserve	Hay Street	
Hogg Court Park	Hogg Court	
John Foord Oval	Bridge Road	
Katrina Circuit Reserve	Katrina Circuit	
Lions Park	Cnr. of Edward St. and Fe	
Lions Riverside Park	River Street	
Lone Pine Avenue Reserve	Lone Pine Avenue	
MacGill Court Reserve	MacGill Court	
Matthew Court Reserve	Matthew Court	
Morris Park	Hume Street	
O'Brian Court Reserve	O'Brian Court	
Pinot Crescent Reserve	Pinot Crescent	
Rowers Park	Bridge Road	
RSL Park	Betterment Parade	
Sauvignon Drive Reserve	Sauvignon Drive	
Thomas Avenue Reserve	Thomas Avenue	
TSR Bridge Road	Bridge Road	

SD5 RECREATION RESERVE REGISTER (Cont.)

RESERVE	LOCATION	ASSET VALUE
Town: Howlong		
Beer John Park	B/w Beer and Johnston	
Black Swan Park (Lions	Black Swan Lagoon (M	
Cross Reserve	Cross Street	
Dunstan Park	Howard Road	
Hume Reserve	Hume Street	
Lowe Square	Bounded by Hawkin, Lar	
Memorial Park	Cnr. Victoria and Pearce ??	
Reade Park	Cnr. Hawkins and H	
Scott Park	Cnr. Pell & Read Streets	
Smith Park	Kennedy Street	
Town: Mulwala		
Endeavour Park	Melbourne Road	
J.W. Purtle Foreshore Park	Melbourne Street	
Lonsdale Reserve	Hume Street	
Melbourne Street Reserve	Melbourne Street	
Miss Ross Hill	Melbourne Street	
Mulwala Pool Reserve	Pool Avenue	
Mulwala Public Reserve	off Melbourne Road	
Mulwala Services Club	Melbourne Road	
North Street Park	Corowa Road	
Old Mill Road Reserve	Melbourne Road	
Owens Bridges Reserve	Melbourne Road	
Villa Tarni Park	off Melbourne Road	
Town: Riverside		
Bill Leahy's Rest	Spring Drive	
Collendina Lagoon Reserve	Spring Drive	
Elenora Reserve	Albury Road	
Kyffins Reserve	Spring Drive	
Traveller's Point	Spring Drive	
Town: Rural		
Redland's Hill	Berrigan Road	
Roseneath Tennis Courts	Mulwala-Savernake Road	
Town: Savernake		
Savernake Botanic Gardens		
Sloane Park	Riverina Highway	

SD6 MAJOR CAPITAL WORKS PROJECTS TO BE UNDERTAKEN BY COUNCIL – 2005/2008

PRINCIPAL ACTIVITY	DATE OF COMPLETION	CAPITAL WORKS PROJECT	EST. COST
Housing and Community Amenities	June 2006	Pinot Crescent drainage	\$10,000
	June 2006	Whitehead Street Wetlands	\$60,000
	June 2006	Mulwala Toilet Block Pool Reserve	\$150,000
	June 2006	Environment Protection (River Management Plan)	\$20,000
	June 2007	Mulwala (investigations flow monitoring)	\$10,000
	June 2007	Mulwala Toilet Block (Cemetery)	\$20,000
	June 2008	Landcare mapping	\$5,000
	June 2008	Drainage (Hume and Dock Street)	\$65,000
		Total	\$340,000
Corowa Water	June 2006	Mains replacement, Honour Avenue	
	June 2006	Tower Street (Reservoir Drainage)	
	June 2006	Water Treatment Plant interconnection	
	June 2007	Mains replacement Guy Street (Birdwood to Wanstead)	
	June 2007	Mains replacement (scheduled)	
	June 2008	Mains replacement, McDonald Avenue	
	June 2008	Mains replacement, Bullicourt Rd / Almond Lane	
	June 2008	Mains replacement (Henry Street)	
	June 2008	New services	
		Total	
Mulwala Water	June 2006	Mains replacement (Lucan Street)	
	June 2008	New services and meters	
	June 2008	Mains replacement (scheduled)	
		Total	
Howlong Water	June 2006	Treatment Plant Activated Carbon System	
	June 2006	Treatment Plant Telemetry System	
	June 2006	Mains Extension (Cross Street)	
	June 2007	Treatment Plant Amenities Room	
	June 2008	New Services and Meters	
	June 2008	Mains Replacements Ongoing	
		Total	
Corowa Sewerage	June 2007	Treatment Works odour control	
	June 2008	Floodwater/Infiltration works	
	June 2008	Telemetry equipment	
	June 2008	Treatment Works minor improvements	
	June 2008	Pump Station upgrades	
		Total	

Mulwala Sewerage	June 2008	Mains replacement (unscheduled)	
	June 2008	Pump Station upgrades	
	June 2008	Treatment Works (subsidised)	
		Total	
Howlong Sewerage	June 2006	Treatment Plant Telemetry	
	June 2008	Pump Station Telemetry	
		Total	
Recreation and Culture	June 2006	Library and Rural Trans Centre – Howlong	\$400,000
	June 2006	Low Square Playground Shade Sails	\$10,000
	June 2006	Bangerang Rotunda Shade Sails	\$10,000
	June 2007	Mulwala Library Upgrade	\$50,000
	June 2008	Parks & Gardens watering system installation	\$85,000
	June 2008	Purchase and upgrade playground equipment	\$43,030
		Total	\$598,030
Transport and Communication	June 2006	Guy Street, Corowa (Southern Cross Homes)	\$40,000
	June 2006	Rural Roads – Information Bays	\$50,000
	June 2006	Street Lighting Mulwala Bayly Street	\$25,000
	June 2006	Paved Footpaths (Reisling St, Guy St, Bow St, Queen St, Corowa High School)	\$35,500
	June 2006	Rural Roads – Corowa by-pass investigation	\$10,000
	June 2006	Rural Roads – Cemetery Road (south)	\$40,000
	June 2006	Reconstruction Gitchell Street (Steel to Bow Streets)	\$45,000
	June 2006	Reconstruction River Street South Corowa	\$78,000
	June 2007	Reconstruction Cadell Street South Corowa	\$60,000
	June 2008	Kerb & Gutter River Street South Corowa	\$74,000
	June 2008	Kerb & Gutter Edward Street (Bangerang Park)	\$30,000
	June 2008	Urban Roads Mulwala Dunmore Street (Melbourne St to Hume Street)	\$40,000
	June 2008	Reconstruction Nixon Street/Hermitage Drive	\$152,000
	June 2008	Mulwala Station Estate (reseals)	\$62,400
	June 2008	Bayly Street (Melbourne to Lucan)	\$120,000
	June 2008	Pram Crossings	\$6,200
		Total	\$868,100

HOWLONG TOWN IMPROVEMENT WORKS SCHEDULE 2005/2008

DATE OF COMPLETION	CAPITAL WORKS PROJECT	ESTIMATED COST
June 2006	Final seal Clarke Street (West/Pearce/East/North Kennedy)	\$30,000
June 2007	Reconstruct Holbeach Street	\$60,000
June 2007	Drainage –Jude Street (Hovel / Meredith Street)	\$112,000
June 2007	Kerb and Gutter Hawkins Street Stage 1	\$112,000
June 2008	Construction of Laneway South	
June 2008	Final Seal Holbeach Street, 520m	\$15,000
June 2008	Reconstruction of Jude/Meredith Street (East of Townsend)	
June 2008	Drainage Kennedy / Pearce Street	
June 2008	Hawkins Street – Upgrade (Hovell / Larmer) Stage 2	