

CONTRIBUTIONS PLAN NO. 23A

DRAINAGE

SPRINGFIELD



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**CONTRIBUTIONS PLAN NO. 23A
DRAINAGE
SPRINGFIELD**

LIST OF CONTENTS

1 INTRODUCTION

- 1.1 History of Contributions Plan Area
- 1.2 Name of Contributions Plan
- 1.3 Abbreviations within Contributions Plan
- 1.4 Land to which Contributions Plan applies
- 1.5 Relationship to other Plans/Instruments
- 1.6 Purpose of Contributions Plan
- 1.7 Operation of Contributions Plan
- 1.8 Application of Contributions Plan
- 1.9 Review Process for Contributions Plan
- 1.10 Complying Development and the obligation of Accredited Certifiers
- 1.11 Construction Certificates and the obligation of Accredited Certifiers

2 OBJECTIVES

3 CONTRIBUTIONS

- 3.1 Introduction
- 3.2 Nexus
- 3.3 Apportionment
- 3.4 Drainage - Background
- 3.5 Timing of payment of contributions
- 3.6 Medium Density Residential Development

4 FORMULA

APPENDICES

- i Works Schedule
- ii Indexation Figures
- iii Current Valuations
- iv Contribution Rates
- v Accounts

1 INTRODUCTION

1.1 History of Contributions Plan Area

The majority of the land within the Springfield Urban Release Area was rezoned to residential under Sydney Regional Environmental Plan No. 6 on 13 May 1983. SREP 6 was a broad brush approach to rezoning and the finer details of drainage, roads, servicing, open space, lot layouts etc, were left to Council to determine. Council adopted on the 28 June 1989 a Development Control Plan (DCP) for the area, which was known as Springfield – Precinct 1. This DCP remained in force until the adoption of Development Control Plan No. 23 on 28 December 1992.

On 14 February 1992 the amendments to Section 94 of the Environmental Planning and Assessment Act, 1979, came into force with the proclamation of the Environmental Planning and Assessment (Contributions Plans) Amendment Act, 1991, and its accompanying regulations. This amendment required the preparation of Contributions Plans under Section 94, for the purpose of imposing conditions under Section 94 of the Act on development. In accordance with this legislation, Section 94 contributions plans were prepared for the area covered by Development Control Plan No. 23.

The Contributions Plan came into effect on 28 December 1992.

Subsequent amendments came into effect on 19 April 2006.

1.2 Name of Contributions Plan

This plan is called Contributions Plan No. 23A - Drainage - Springfield and consists of this document and map marked Contributions Plan No. 23A - Drainage - Springfield.

1.3 Abbreviations within Contributions Plan

"DCP" means Development Control Plan No. 23 - Springfield the document, prepared under the Environmental Planning and Assessment Act, 1979, as amended.

"DCP Map" means the map marked Development Control Plan No. 23 - Springfield, a copy of which may be obtained from Council.

"LEP" means the deemed Local Environmental Plan, the Gosford Planning Scheme Ordinance, as amended by subsequent Local Environmental Plans.

"EPA Act" means the Environmental Planning and Assessment Act, 1979, as amended.

"CP" means Contributions Plan No. 23A - Drainage – Springfield the document, prepared under the EPA Act, as amended.

"CP Map" means the map marked Contributions Plan 23A - Drainage - Springfield, a copy of which may be obtained from Council.

1.4 Land to which Contributions Plan applies

The CP applies to land to which Gosford Planning Scheme Ordinance (as subsequently amended) applies, as outlined by a bold black line on the adopted CP Map.

1.5 Relationship to other Plans/Instruments

The CP is made under, and generally conforms to the provisions of the deemed Local Environmental Plan, the Gosford Planning Scheme Ordinance (as subsequently amended), which contains the legal planning controls for the development of the area to which the CP applies.

The CP is to be read in conjunction with the following documents:

- Development Control Plan No. 23 - Springfield
- Contributions Plan No. 23B - Roadworks and Traffic Management - Springfield
- Contributions Plan No. 23C - Open Space - Springfield

This Plan must also be read in conjunction with any other DCP or CP that may apply to the area affected by this plan.

1.6 Purpose of Contributions Plan

The purpose of the CP is to enable the levying of developer contributions for the provision and upgrading of public services and amenities which will be required as a result of the increased demand generated by development in the CP area.

1.7 Operation of Contributions Plan

This CP has been prepared in accordance with Section 94 of the Environmental Planning and Assessment Act 1979 and Part 4 of the Environmental Planning and Assessment Regulation, 2000.

This CP will come into force on the date of public notification pursuant to Clause 31 of the Environmental Planning and Assessment Regulation, 2000, being 18 April 2012.

1.8 Application of Contributions Plan

When a development application is lodged which relates to land to which this CP applies, Council shall take the provisions of the CP into consideration in determining that application.

Compliance with the CP does not necessarily imply that Council will consent to any application.

1.9 Review Process for Contributions Plan

The CP will be reviewed when considered appropriate having regard to the rate of subsequent development of the area since the last review and the degree of development potential outstanding.

For practical reasons areas are generally considered to be fully developed in respect of their subdivisional potential, when approximately 90% - 95% of the potential residential lots have current Council development consent, are registered or are existing.

1.10 Complying Development and the obligation of Accredited Certifiers

In accordance with section 94EC (1) of the Environmental Planning and Assessment Act 1979, accredited certifiers must impose a condition requiring monetary s94 contributions for any complying development which satisfies the requirements of this contributions plan. The amount of the contribution is to be determined in accordance with the formulae contained within the contributions plan and the current contributions' rate.

The conditions imposed must be consistent with Council's section 94 conditions relating to complying development in accordance with this development contributions plan. It is the professional responsibility of accredited certifiers to keep up to date with any amendments or changes to the plan (including changes to contributions' rate arising from indexation) accurately calculate the contributions and to apply the section 94 condition correctly.

1.11 Construction Certificates and the obligation of Accredited Certifiers

In accordance with section 94EC of the Environmental Planning and Assessment Act and Clause 146 of the Environmental Planning and Assessment Regulation, a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring payment of monetary contributions has been satisfied.

In particular, the certifier must ensure that the applicant provides a receipt(s) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the council in accordance with clause 142(2) of the Environmental Planning and Regulation. The only exceptions to the requirement are where works in kind, material public benefit, dedication of land or a deferred payment arrangement has been agreed by the council. In such cases, council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

2 OBJECTIVES

- 2.1 To ensure, that infrastructure and works associated with urban and environmental enhancement are funded under Section 94 of the Environmental Planning and Assessment Act, 1979, as amended.
- 2.2 To identify the additional works/services required to satisfy the needs of the future population,
- 2.3 Council to manage the CP implementation and Section 94 funds to ensure provision of works/services to meet demand;
- 2.4 To take account of works/services already provided in the Urban Release Area whilst planning for future needs;
- 2.5 To provide a basis for determining fair and reasonable developer contributions;
- 2.6 To establish a nexus between anticipated development and contributions sought;
- 2.7 To enable the early provision of services;

**CONTRIBUTIONS PLAN NO. 23A
DRAINAGE
SPRINGFIELD**

- 2.8 To encourage public participation in the formulation of the plan;
- 2.9 To provide the development industry with early advice as to the amount of contributions which will be required for a particular development;
- 2.10 To facilitate proper financial management and accountability for the expenditure of contributions received;
- 2.11 Where a proposed service/works will provide for population outside the DCP area, to apportion costs accordingly;
- 2.12 To identify approximate locations and estimated costs of works/services to be provided;
- 2.13 To outline a proposed works schedule/priority list identifying when services are to be provided in consideration of development rates.

3 CONTRIBUTIONS

3.1 Introduction

The Section 94 contributions were derived using the information and formulae outlined in this document. The contributions per lot were derived from the relevant formulae. Subsequently, all the components of the formulae are considered to be constant in respect of future indexation adjustments, except those contributions relating to land acquisition/purchase. Every three months the derived per lot non-land contribution will be indexed.

Council has determined that the total theoretical potential of this CP area is approximately 288 lots. Certain existing undeveloped properties have current development consents which can be acted upon or have development applications before Council which will be subject to existing contributions. The Section 94 contributions on these current development consents are indexed in accordance with the quarterly adjusted Consumer Price Index figures, however, they cannot legally be subject to increased Section 94 contributions resulting from subsequent reviews. This forms part of Council's consideration of "reasonableness", when reviewing DCPs/CPs and their needs and subsequent ability to pay for facilities and services based upon past decisions and circumstances.

3.2 Nexus

Section 94 of the Environmental Planning and Assessment Act, 1979 (as amended) grants Councils the power to levy contributions from developers for facilities and works/services required as a consequence of development.

This power relies upon there being a clear link or nexus between the development being levied and the need for the facility or service for which the levy is being required.

This nexus has been determined for the works/services proposed in the Works Schedule in this document.

**CONTRIBUTIONS PLAN NO. 23A
DRAINAGE
SPRINGFIELD**

In terms of the works/services proposed to be provided, it has been established that:

- * the contribution must be for, or relate to, a planning purpose;
- * the contribution must fairly and reasonably relate to the subject development; and
- * the contribution must be such as a reasonable planning authority, duly appreciating its statutory duties, could have properly imposed.

Additionally, it has generally been accepted that Section 94 contributions may be sought only for services/works which Councils have a responsibility to provide; and that Section 94 contributions can be levied only for capital, not recurrent or operating costs.

The drainage works for which Council has determined to levy in the Springfield Development Control Plan area are contained in the Works Schedule.

3.3 Apportionment

The Section 94 Contributions Plans Manual states that where a facility is developed not entirely to meet the needs of the new development contributing Section 94 (ie in this case, the Springfield DCP area), but would also serve an adjacent area, contributions should be apportioned between all users. Council would then have to cover any 'shortfall' by other means such as rates, grants and subsidies.

3.4 Drainage - Background

The trunk drainage strategy for the area has been designed using a residential development density of approximately 12 lots per hectare, which equates approximately to minimum lot areas of 550 square metres with 10% of the total lots with minimum lot areas of 450m². This lot area was the minimum statutory lot area at the time of DCP formulation land rezoning, taking place.

Any proposed increase in this development density (developing more than one dwelling-house per lot, such as a dual occupancy, cluster development or secondary dwelling or the like), will necessitate additional drainage measures to ensure that the additional drainage requirements (which the system has not been designed to cater for), will be treated on site so that the increased density proposed will not affect the trunk drainage system. All developments will be required to comply with the conditions set out in Council's draft Stormwater Detention Policy.

Areas required to convey drainage are generally defined as such on the adopted DCP map. These areas are required as part of the proposed development to cater for drainage requirements generated. These are subject to change based upon detailed survey and design information at the development stage.

These areas are to be dedicated either to Council as a drainage reserve or are to be covered by a Section 88 B Instrument (under the Conveyancing Act, 1919), restricting their use for drainage purposes only, or a contribution in lieu of the land dedication, may be required to be paid to Council for the purchase of such land to accommodate the needs of the subject development and the development of the DCP (including the construction of necessary drainage structures).

In order to expedite the construction of the stormwater detention basin, money from the General Drainage Fund will be used. Therefore, any Section 94 funds that remain after completion of the required works and land acquisition are to be used to reimburse the General Drainage Fund.

3.5 Timing of Payment of Contributions

Contributions levied under this plan will be payable as follows:

- (a) development applications involving subdivision - payment prior to the release of the subdivision certificate by Council;
- (b) development applications involving building - payment prior to the release of construction certificate;
- (c) development applications not accounted for in (a) or (b) above - payment prior to the release of development consent;
- (d) Complying Development Certificates prior to the release of the complying development certificate.

3.6 Medium Density Residential Development

Special conditions will apply to any development consent granted for medium density residential development. Medium density residential development includes units, villas, dual occupancies, town-houses, residential flat buildings, apartments, secondary dwellings and the like.

In respect to Section 94 development contributions and this CP, Council's DCP for medium density development is to apply 67% of the contribution for a single lot/dwelling-house to each medium density dwelling in respect of drainage contributions.

4 FORMULA

The funds required for the drainage works, are sought under the proposed contribution rates which came into effect from 28 December 1992, as indexed to today's values.

The formula adopted in 1992 to determine contributions per lot for the required facilities and services is as follows:

- Drainage capital $\frac{C - (E + D)}{F} = \$ \text{ per lot}$
- Drainage land $\frac{R \cdot V}{F} = \$ \text{ per lot}$

Where:

- C = Total estimated cost of constructing the drainage system = \$50,000
- E = Existing funds available for drainage capital works = \$680
- D = Estimation of contributions payable for sites with development consents or applications before Council = \$25,671
- R = Total area of drainage reserve land within the development control plan = 4373m²
- V = The current Council valuation estimate of drainage land, appropriate to the land to be acquired, in dollars per m².

**CONTRIBUTIONS PLAN NO. 23A
DRAINAGE
SPRINGFIELD**

- F = Forecast remaining lot/ET potential of plan less approved developments and those before Council = 97 ETs/lots
- I1 = Current quarter "Consumer Price Index (All Groups Index) for Sydney" issued by the Australian Statistician.
- I2 = Original quarter "Consumer Price Index (All Groups Index) for Sydney" issued by the Australian Statistician.

The contribution per lot is adjusted quarterly by multiplying it by (I1/I2) indexation figures

Contributions will be required as a condition of consent at the initial stage of development.

General areas for drainage reserves/easements have been delineated on the CP map. Variations to these locations may be considered at the development stage based upon detailed survey and design information.

Credit is given for existing lots except in relation to where the development is for a secondary dwelling.

CONTRIBUTIONS PLAN NO. 23A DRAINAGE SPRINGFIELD

APPENDICES

I WORKS SCHEDULE/PRIORITIES FOR PROVISION – CURRENT FROM 28/12/92

In descending priority order as funds are received and available:

Trunk Drain Works

1	Drain construction opposite dam outlet at corner of Clarence Road and Wells Street	\$ 10,000
2	Drain construction east of Meadow Road on Wells Street	\$ 15,000
3	Drain construction opposite intersection of Noorumba Road & Wells Street	\$ 25,000
TOTAL		\$ 50,000

Drainage land to be acquired – see Map CP No. 23A – Drainage - Kariong

When to be acquired – as subject land developed or upon request of the owner.

II INDEXATION FIGURES

- I1 = Current quarter "Consumer Price Index (All Groups Index) for Sydney" issued by the Australian Statistician.
- I2 = Original quarter "Consumer Price Index (All Groups Index) for Sydney" issued by the Australian Statistician - 107.4 (December 1992).

III CURRENT VALUATIONS APPLYING TO LAND – CURRENT FROM 17/12/91

CONTRIBUTION	ENGLORO \$/M2	DEVELOPED \$/M2
Drainage	4	140

IV CONTRIBUTIONS RATE - CURRENT FROM 4/10/05

	Original Rate \$/lot	Current Rate \$/lot
Drainage/Capital (Account No D9023. 834)	244	341
Drainage/Land	180	180
TOTAL	424	521

**CONTRIBUTIONS PLAN NO. 23A
DRAINAGE
SPRINGFIELD**

V ACCOUNTS

A register is kept by council which outlines the following information:

- Funds held as at 27/12/92, along with interest accrued.
- Funds received from 28/12/92 onwards, under the new regulations pertaining to Section 94 contributions.
- Funds will be accounted for separately in keeping with the individual contribution plans, ie each Contribution Plan will have a separate account.
- Source of all funds received from 28/12/92 onwards.
- Expenditure of all funds.

These records are kept in accordance with the Environmental Planning and Assessment Act, Regulation, 2000 as amended. These records are available for public perusal at the ground floor counter.

In accordance with the Regulations, an annual statement will be prepared and be made available for public perusal, along with the register of accounts.

The existing balances held in trust by Council as at 12/8/92 are as follows:

- Drainage \$680 (accounts not separate for land and capital)

The following fund total is an estimation of the current contributions (indexed) payable by existing development consents and those that would be attributable to development applications which are currently before Council (therefore not subject to the new rate):

**CONTRIBUTIONS PLAN NO. 23A
DRAINAGE
SPRINGFIELD**



NOTES

- 1 THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE REPORT TITLED "SPRINGFIELD ERINA CREEK DEVELOPMENT CONTROL PLAN." SUPPLEMENTARY REPORT JANUARY 1988 AND DRAWINGS TITLED "SUPPORTING INFORMATION - OPPORTUNITIES AND CONSTRAINTS" "SUPPORTING INFORMATION - EXISTING VEGETATION."
- 2 THE ROAD LAYOUTS AND SUBDIVISION PATTERNS SHOWN ON THIS PLAN MAY REQUIRE VARIATION DEPENDING ON STAGING OF THE DEVELOPMENT AND DETAILED SURVEY OF EXISTING ALLOTMENTS. THE SUPPLEMENTARY REPORT PROVIDES A NUMBER OF ALTERNATIVE LAYOUTS FOR VARIOUS PARTS OF THIS PLAN. MAJOR VARIATIONS TO THE PREFERRED DEVELOPMENT PATTERN ARE SUBJECT TO THE APPROVAL OF COUNCIL.
- 3 IN CONSIDERING DEVELOPMENT INVOLVING THE EXISTING DAMS IN THE DCP OR LAND IN THE VICINITY, CONSIDERATION MUST BE GIVEN TO RETAINING THE DAMS IN THEIR PRESENT OR OR A MODIFIED FORM TO RETAIN THE ENVIRONMENTAL CHARACTER OF THESE LOCALITIES. HOWEVER WHERE SUCH RETENTION IS PROPOSED, PROVISION MUST BE MADE FOR A DRAINAGE SYSTEM WHICH ACCOMMODATES AT LEAST A 1% AEP FLOW AND CONSIDERATION OF PUBLIC RISK. IF NECESSARY THE LAYOUT OF ADJOINING LOTS ARE TO BE VARIED TO PREVENT FLOODING OF RESIDENTIAL PROPERTIES.

LEGEND

- INDICATIVE LOT LAYOUT
- PREFERRED AREAS FOR INTEGRATED AND/OR CLUSTER HOUSING
- PROPOSED DRAINAGE RESERVE
- PROPOSED PUBLIC OPEN SPACE
- APPROXIMATE LOCATION OF EXISTING DWELLING
- CONTRIBUTIONS PLAN BOUNDARY

PRIORITY NO.	WORKS SCHEDULE	TOTAL COSTS
1	DRAIN CONSTRUCTION (OPPOSITE DAM OUTLET)	\$10,000
2	DRAIN CONSTRUCTION (EAST OF MEADOW RD)	\$15,000
3	DRAIN CONSTRUCTION (OPPOSITE NOORUMBA RD)	\$25,000
	PURCHASE OF DRAINAGE LAND 4,373m ² @ \$4/m ²	\$17,492

BASE INFORMATION AS OF 1/8/92

TOWN PLANNER

 SUPERVISING DRAFTSPERSON *AC Hill* 21/12/92

No.	DETAILS OF AMENDMENT	DATE

CONTRIBUTIONS PLAN 23A
 SPRINGFIELD
 DRAINAGE

THIS PLAN COMES INTO FORCE FROM 28/12/92 TO THE EXTENT TO WHICH IT IS CONSISTENT WITH THE SYDNEY REGIONAL ENVIRONMENTAL PLAN NO. 6 (GOSFORD COASTAL AREAS), GOSFORD PLANNING SCHEME ORDINANCE OR ANY OTHER SUBSEQUENT LOCAL ENVIRONMENTAL PLAN WITHIN THE AREA

COUNCIL FILE NO. 377.70.02
 SCALE 1:4000
 COUNCIL REGISTERED PLAN No.
 CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 AND REGULATIONS.
 TOWN CLERK *Allyson* DATE 35/92