



# Section 94 Development Contributions Plan

Great Lakes Wide

Adopted 28 October 2014

# GREAT LAKES WIDE S94 CONTRIBUTIONS PLAN

## Summary Schedules

These are provided as summary tables only. Details are contained within the plan that follows.

### Summary Schedule of Contribution Rates indexed to 2014-15 (CPI 104.8)

	Library Stock/ person	Headquarters Building/ person	S94 Admin/ person	Rural Fire Fighting/ person	Road Haulage/ tonne/km
Residential development in areas not covered by town fire brigades	\$75.02	\$450.46	\$206.67	\$643.16	\$0.038
Residential development in areas covered by town fire brigades	\$75.02	\$450.46	\$206.67	Nil	\$0.038
Non-residential development	Nil	\$1 per \$1,000value	Nil	Nil	\$0.038

### Summary Schedule of Works

Facility	Schedule of Works	Contributions	Timing/ Thresholds
Library Stock	Acquisitions of stock to match population increase	approx \$26,000/ year	progressively
Rural Fire Service	Contribution to RFS Fire Station Capital Works Program	\$915,000 spread over 5 phases	progressively
S94 Administration	Transfers to Council's general fund to cover cost of Section 94 Co-ordinator	Average \$63,655 / year	progressively
Road Haulage Levy	Contribution to repair of damage to Council road pavements	Dependent on amount hauled	progressively
Headquarters Building	Contribution to expansion of Council's Headquarters building	\$2,600,000	progressively

# GREAT LAKES WIDE S94 CONTRIBUTIONS PLAN

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# GREAT LAKES WIDE S94 CONTRIBUTIONS PLAN

## 1 GREAT LAKES WIDE PLAN

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### 1.1 Purpose of the Great Lakes Wide Plan

All developments subject to section 94 contributions will pay contributions under this plan.

In most cases contributions will also be payable under one or more of the other plans as follows:

In the Forster District (includes Tuncurry, Bungwahl, Nabiac)

- **Forster District Plan**
- **Coomba Park / Shallow Bay Road Plan**

In the Tea Gardens District (for developments in Tea Gardens and Hawks Nest)

- **Tea Gardens District Plan**

And for developments in neither of the above districts

- **Rural Roads Bulahdelah and Stroud Plan**
- **The Branch Lane Plan**
- **Open Space Rural Districts Plan**

The purpose of this plan is to provide funds for the continuing provision of public services and facilities that benefit the community, such as library books and rural fire fighting services. The demand for these facilities is directly related to population growth.

### 1.2 Application of This Plan

Except for areas covered by NSW Fire Brigades town brigades, where the Rural Fire Fighting contribution does not apply, this plan applies to all development in the Great Lakes local government area.

This plan applies to all development consents issued on or after the effective date.

### 1.3 History of Great Lakes Wide Plan

First Exhibited by Council: GL wide94 rev2-1b.doc	13 October to 10 November 1999
First Adopted by Council:	14 December 1999
Plan first became effective:	6 January 2000
Effect of this Plan when first adopted:	Amended the "Section 94 Contributions Plan Fire Fighting Facilities" by revising the provision of facilities for the Great Lakes Rural Fire Service. It also created new contributions plans for Library Stock, s94 Administration, and s94 Plan Preparation.
Exhibited Amendments: GL wide94 rev3d.doc	<p>Adds Forster Library CP. Minor edits to text. Adds GST provisions. Increases plan life to 15 years for s94 Administration CP, s94 Plan Preparation CP, Library Stock CP, Forster Library CP; keeps Rural Fire Fighting Facilities CP at 10 years. Corrects rounding errors in Forster Library CP, FWS.</p> <p>Revises methodology for Forster Library CP using service-based benchmark. Changes contribution rate, deletes differential rate for local/LGA catchments.</p> <p>Amends Great Lakes Wide s 94 Contributions Plan (GL wide94 rev2-1b.doc) under cl 32(1) of the <i>Environmental Planning and Assessment Regulation 2000</i>.</p>

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	<p>Exhibited: 31 January to 1 March 2001          Adopted: 27 March 2001          Effective: 4 April 2001</p>
	<p>Standard Schedule for Section 94 Plans introduced.          Approved: 25 June 2003 and 8 July 2003          Advertised: 16 July 2003 to 13 August 2003          Effective: 26 August 2003</p>
Great Lakes Wide July 04	<p>New chapter 5 Section 94 Administration          Approved: 27 January 2004          Advertised: 4 February 2004 to 3 March 2004          Effective: 1 July 2004</p>
Great Lakes Wide July 04	<p>New chapter 4 Rural Fire Fighting          Approved: 10 February 2004          Advertised: 18 February 2004 to 17 March 2004          Effective: 1 July 2004</p>
Great Lakes Wide March 05	<p>New Chapter 9 Headquarters Building          Editing to re-arrange contents          Approved: 25 January 2005          Advertised: 2 February 2005          Effective: 23 March 2005</p>
Great Lakes Wide Nov 06	<p>Library Stock Amended          Section 94 Administration amended          Section 94 Plan Preparation deleted          Rural Fire Fighting Facilities amended          Forster Library moved to Forster District Plan          Road Haulage Levy added          Latest indexed rates added          Approved by Council: 22 August 2006          Advertised: 30 August 2006          Adopted by Council: 24 October 2006          Effective: 1 November 2006</p>
Great Lakes Wide Nov 07	<p>Contributions defined for tourist accommodation and added for smaller units. (cl 8.1)          Approved by Council: 11 September 2007          Advertised: 19 September 2007          Adopted by Council: 30 October 2007          Effective: 8 November 2007</p>
	<p>Occupancy rates for single lot changed to 2.4 for all cases. (cl 8.1)          Advertised: 27 May 2009          Conditionally adopted by Council: 9 June 2009          Effective: 1 July 2009</p>
	<p>Latest Indexed Contribution Rates included          Population Forecasts updated          Rural Fire Fighting Capital Works Program amended          Conditionally adopted by Council: 22 Feb 2011          Approved by DoPI: 25 Mar 2011          Advertised: 14 Apr 2011          Effective: 1 July 2011</p>
	<p>Latest CPI Indexed Contribution Rates included, Population Forecasts updated, S94 Administration Costs updated, added Application of S94 Credits and Amendments for Approval of S94 Concessions/Discounts/Exemptions/Variations/Credits          Conditionally adopted by Council: 29 Apr 2014          Advertised and Exhibited: 6 May 2014 - 6 Jun 2014          Adopted by Council: 28 Oct 2014          Effective: 1 Jan 2015</p>

# GREAT LAKES WIDE S94 CONTRIBUTIONS PLAN

## 2 POPULATION FORECAST

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Actual population figures are based on ABS census data and id. - Great Lakes Community Profile data. Estimated population figures from 2016 onwards are based on "forecast.id" - Great Lakes data.

ABS Census Year	2001	2006	2011	2016	2021	2026	2031	2036
Great Lakes Pop.	31,952	33,572	35,737	36,893	38,821	40,968	43,449	45,850
Avg % Increase p.a.	1.9%	1.00%	1.40%	0.72%	1.02%	1.08%	1.18%	1.08%

## 3 LIBRARY STOCK CONTRIBUTIONS

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### 3.1 Great Lakes Library Service

Great Lakes Council now provides a comprehensive library service to the local government area. Libraries are located in Forster, Bulahdelah, Stroud and Hawks Nest. Council also provides access services to remote users.

The membership of the Great Lakes Library is about 20,000, or about 60% of the total population. Membership correlates with population density and most members reside in Forster, Tuncurry and Tea Gardens and Hawks Nest. The geographic distribution of members extends to all locations with the local government area.

The Great Lakes Library Service has established a benchmark in its Library Strategy and Collection Development Strategy of 2 items per capita. This benchmark is the accepted industry standard and has been used within this Section 94 Plan.

Library stock is primarily composed of printed and multi-media material. The material has a variable useful life, depending on the popularity of the material, whether it is likely to be a long-lived reference resource, and its physical durability. Council considers library stock to be a capital asset with a variable life and accounts for library items as a capital asset that is depreciated following relevant accounting standards. For these reasons, library stock that is acquired by Council would not be a recurrent cost under s94.

### 3.2 Nexus for Library Stock Contribution

The incoming population will be similar in age structure and mobility to the existing population. Council therefore expects that the incoming population will require a similar provision of library services, including circulating library items per capita, as the existing population. To cater for the increase in population, and the demand for additional library stock, Council will need to acquire additional library items in proportion to the increase in population.

Council proposes to ensure that new library stock is distributed throughout the Great Lakes Library System, so that access to material is optimised for both urban and rural residents.

To achieve the appropriate level of library stock per capita, Council will need to acquire two library items for each incoming person during the lifetime of this Plan. By extending this existing provision of library stock per capita during this Plan's life to areas that will benefit the incoming population, requirements for causal, physical and temporal nexus are satisfied.

### 3.3 Costs to Acquire Library Stock

Council incurs a cost to acquire library stock. In addition to acquisition, Council also incurs a cost to process each new item to make it available throughout the library system. Council's costs to acquire library stock are partially offset by a State Library Subsidy.

# GREAT LAKES WIDE S94 CONTRIBUTIONS PLAN

## 3.3.1 Acquisition Costs

During the 2005/06 financial year, the Library acquired 7,066 items at an average cost of \$22.63 per item.

The State Library of NSW has determined that the average cost across the State to acquire library material was \$19.57 in the 2003/04 financial year. Making provision for CPI increases this translates to a unit cost of \$20.54 for the 2005/06 financial year.

This plan adopts the lower of these two costs, \$20.54.

## 3.3.2 Processing Costs

The Great Lakes Library Service estimates that it incurred a cost of \$11.02 to add each new library item to the collection in the year 2005.

## 3.3.3 Subsidy by State Library of NSW

The State Library of NSW provides a combined subsidy and grant to Council. During the 2005/06 financial year, Council received \$103,200. At that time, the population was estimated to be about 33,000 people. The subsidy amounted to about \$3.13 per person in the 2005/06 financial year.

## 3.4 Calculation of Library Stock Contribution

Cost of acquisition	\$20.54
Cost of processing	\$11.02
Total cost per additional stock item	\$31.56
Cost per person (two stock items)	\$63.12
Deduct State Library subsidy per person	-\$3.13
Contribution rate per person	\$59.99

The rate applies to consents issued in the financial year 2006-07.

The rate will be indexed on each 1 July thereafter in accordance with the change in the CPI for the year to the previous December quarter. The CPI is the All Groups Consumer Price Index, weighted average of 8 capital cities. Its value in December quarter 2005 is 150.6/83.8.

The CPI for December quarter 2013 is 104.8; hence the contribution rate is **\$75.02 for 2014-15**

## 4 HEADQUARTERS BUILDING CONTRIBUTIONS

### 4.1 Purpose

This plan is to enable contributions to the extension of the headquarters building in Forster, which houses the staff, records, meeting rooms and other resources of the Great Lakes Council

### 4.2 Land to which Plan applies

Since the headquarters building is the central resource for all of the Local Government Area, the contributions will be applicable to the whole of Great Lakes.

### 4.3 Works

The present headquarters building is already inadequate for the purpose of housing staff and other resources. The overcrowded conditions have made the lack of air conditioning a more serious problem. Plans have been adopted for an extension of 1,333 square metres to the building at a cost of \$4,660,000 including air conditioning and refurbishment of the existing 2,204 square metres of building.



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At 28 July 2004 the consulting architects analysed the new floor area of 1,333 sq m as follows:

Existing staff space needs	474.5
Future staff space needs	418.5
Enhanced facilities of:	
Public spaces, interview rooms, toilets	284.0
New committee room	22.0
Staff room	108.0
Garden store	26.0
Total enhanced facilities	440.0
Total Floor Area	1,333.0

The apportionment of the floor area between existing and future needs is therefore derived as follows:

	Existing need	Future need
Staff areas	474.5	418.5
Public spaces, interview rooms, toilets (proportions as for staff areas)	150.9	133.1
New committee room, staff room and garden store	156	
Total	781.4	551.6
Percentage apportionment	58.6%	41.4%

Rounding off these estimates, the adopted apportionment is 60% to Council and 40% to new development.

The works are programmed to commence during 2004-5

## 4.4 Demands for Facilities

The need for headquarters building space is the result of business conducted by Council with residents, businesses and others. Increase in space is needed as a result of further residential and other development in the Great Lakes area.

The proposed extension is expected to be adequate for the next 20 years during which the Great Lakes permanent population is estimated to grow from 33,000 in 2004 to 40,000 in 2024, an increase of 7,000.

There is expected to be a commensurate growth in non-residential development.

## 4.5 Derivation of Contribution Rates

Using a 20-year loan period the present value of the loan repayments for the future population component (\$1,860,000) is \$2,600,000. If this present value is directly converted to a contribution rate and then indexed each year for inflation, it will be equivalent to loan repayments.

The contribution rate for individual developments is derived as follows.

The amount to be collected (\$2,600,000) is divided between the residential and non-residential development in accordance with the demand for council services between each sector. The best available measure of relative demand is the relative rate income from each sector, which is

Residential rates	92%
Non-residential rates	8%

This translates to an apportionment as follows:

Residential	\$2,392,000
Non-residential	\$208,000

## GREAT LAKES WIDE S94 CONTRIBUTIONS PLAN

### *Residential Development*

Using a population increase of 7,000 in 20 years the residential contribution will be:  
 $\$2,392,000/7,000 = \$341.71$  per additional person

This rate is computed at 1 July 2004 and is applicable to the 2004-05 financial year.

The rate will be indexed on each 1 July thereafter in accordance with the change in the CPI for the year to the previous December quarter. The CPI is the All Groups Consumer Price Index, weighted average of 8 capital cities. Its value in December quarter 2003 is 142.8/79.5.

The CPI for December quarter 2013 is 104.8; hence the contribution rate is <b>\$450.46 for 2014-15</b>
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### *Non-residential Development*

For the non-residential development, contributions will be based on the dollar value of capital work. The capital value of non-residential development in the 10 years 1993-2003 averaged \$8.5million a year, or \$10million in 2004 values. It is expected that this rate will continue.

Accordingly, to raise \$208,000 over 20 years, the contribution rate will be

$\$208,000/\$10,000,000/20 = \underline{\$1 \text{ per additional } \$1,000 \text{ of capital value.}}$   
The rate is not subject to indexation.

# GREAT LAKES WIDE S94 CONTRIBUTIONS PLAN

## 5 SECTION 94 ADMINISTRATION

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### 5.1 Costs of Section 94 Administration

Council employs a Section 94 Co-ordinator to

- Act as the focus for management of s94 processes
- Prepare new plans, review and revise existing plans
- Prepare and maintain standard reporting and indexation systems
- Issue reports to Asset Managers and Council Management
- Maintain data on population and land supply.

The cost of the Section 94 Co-ordinator is presently \$63,655 a year (April 2014) including salary on-costs of 46.92%.

### 5.2 Calculation of Section 94 Administration Contribution

Council may recover the cost of the Co-ordinator through s94 contributions.

The population increase is estimated to be 3084 from 2011 to 2021 averaging 308 per year.

<b>Accordingly, the contribution rate will be <math>\\$63,655/308 = \\$206.67</math> per person for 2014-15</b>
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The rate applies to consents issued in the financial year 2014-15.

The rate will be indexed on each 1 July thereafter in accordance with the change in the CPI for the year to the previous December quarter. The CPI is the All Groups Consumer Price Index, weighted average of 8 capital cities. Its value in December quarter 2013 is 104.8.

## 6 RURAL FIRE FIGHTING FACILITIES

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### 6.1 Purpose of Rural Fire Fighting Contributions

A capable Rural Fire Service (RFS) exists throughout the Great Lakes local government area. It extends to all rural and semi-urban areas, including all villages and parts of Forster, Tuncurry, Nabicac and Tea Gardens.

The State Government and the insurance industry, through the NSW Rural Fire Fighting Fund, allocate funding on an annual basis to support the operation of rural fire fighting services. Funding is based on several factors including population, geographic coverage, existing facilities and other risk categories. These funds provide 88.3% of the annual operating budget determined by the NSW Rural Fire Service for recurrent and capital replacement costs. Council must fund the balance of 11.7% of the annual operating budget. Council has also provided funds towards the acquisition of RFS capital equipment and some RFS building construction costs which were needed to serve a growing population and this component is separate from the NSW Rural Fire Service budget.

The major capital costs of operating the RFS are acquisition and replacement of fire fighting appliances, construction and extensions of fire stations, and the provision of a communications network.

The RFS also incurs recurrent costs for salaried officers and staff, and overhead expenses of operating the service. Volunteer fire fighters provide the backbone of the service, operating most appliances, undertaking training exercises and fire fighting duties, and coordinating communication and field support during training exercises and operating conditions.

Council wishes to ensure that development that leads to an increase in fire risk, and therefore the demand for rural fire fighting services, contributes to the capital costs of extending the RFS.

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This plan therefore enables that contribution.

## 6.2 Developments to which Rural Fire Fighting Contributions Apply

This plan applies to all residential development within the Rural Fire Service area.

## 6.3 History of Rural Fire Fighting Contributions Plans

On 6 January 2000 a program of \$1,760,000 was commenced for a 10 year period.

By 30/6/03 amount collected \$439,410 including interest and \$96,000 held from contributions prior to 1/1/2000. The amount spent was \$265,549 on Tea Gardens shed, pagers and other equipment. The balance at 1/7/2003 was \$173,861.

At 1/7/2004 a revised program was commenced, over the remaining 6 years, for expenditure of \$1,300,000, being \$100,000 for communications equipment and \$1,200,000 for 5 category 1 appliances.

The amount raised in the 3 years 2003 to 2006 was \$361,613. The amount expended was \$293,376, being \$87,376 for communications and \$206,000 for a category 1 appliance. The balance at 1/7/2006 was \$242,009. This program continued until 31/12/2010 with \$228,190 expended for a second category 1 appliance in 2008. The balance at 31/12/2010 was \$260,850.

## 6.4 Rural Fire Fighting Capital Works Program

Council's fire fighting services are divided between a District Office based in Tuncurry and 23 brigades, providing fire protection services to 93% of the total area of the Shire. The population served is estimated at 11,500 in rural areas and 2,500 on the edges of Forster and Tea Gardens.

It is estimated that the population served by the RFS, currently 14,000 will increase by an average of 220 a year over the next 5 years resulting in a need to upgrade many of the RFS fire stations.

The capital expenditure program will be as follows:

	Phase 1	Phase 2	Phase 3	Phase 4	Remnant	Total
Fire Stn U/grade	\$130,000	\$70,000	\$225,000	\$65,000	\$425,000	\$915,000

(For more details of the Great Lakes RFS Capital Works Program see Appendix)

## 6.5 Calculation of Rural Fire Fighting Contribution

Balance in plan at 31/12/10 after purchase of last fire fighting appliance in 07-08	\$260,850
Planned expenditure 2011-16	\$915,000
Balance required	\$654,150
Estimated population increase 2011-2016	1,100
Contribution rate per capita for 2011-2012	\$594.68

The contribution rate applies to consents issued in the financial year 2011-12.

The rate will be indexed on each 1 July thereafter in accordance with the change in the CPI for the year to the previous December quarter. The CPI is the All Groups Consumer Price Index, weighted average of 8 capital cities. Its value at end of the December quarter 2010 was 96.9 / 174.0.

The CPI for December quarter 2013 is 104.8; hence the contribution rate is <b>\$643.16 for 2014-15</b>
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# GREAT LAKES WIDE S94 CONTRIBUTIONS PLAN

## 7 ROAD HAULAGE

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### 7.1 Purpose of Road Haulage Contributions

Road Haulage contributions are to rectify the accelerated wear caused by heavy vehicle traffic that is a consequence of a development.

### 7.2 Developments to which Road Haulage Contributions Apply

Road Haulage contributions apply to all developments where material is to be transported over Great Lakes Council Roads. These are all roads in the Great Lakes Area except for the current alignment of the Pacific Highway.

### 7.3 Effect of Development on Need for Work

Development that creates heavy haulage will cause accelerated pavement damage in accordance with the "fourth power rule." This means that twice the axle load causes 16 times the damage.

Heavy haulage attributable to a development therefore renders the development liable to contribute. There is no reduction in contribution resulting from any grant funding Council may receive. This is because Council believes that the road haulage levy is different from normal section 94 plans where there is a finite cost of a particular facility.

With respect to damage to road pavements, there is no finite amount. There is ongoing damage and consequential rehabilitation cost. Each ESA causes damage and incurs cost by shortening the life of the pavement. This cost is additional to the normal wear and tear and is not lessened by the existence of grants. Each ESA, therefore, should incur a levy.

### 7.4 Schedule of Works

Works will be carried out as required on Council Roads. This will generally be those roads subject to damage by the development in question and is not predictable

### 7.5 Calculation of Contribution Rates

#### Equivalent Standard Axle (ESA)

This is the basic unit of measurement of a heavy vehicle with respect to the pavement damage it causes. One ESA is equal to an 18,000lb (8.16t) single axle with dual wheels. Other loadings are computed on the fourth power rule, that is, twice the load will be 16 times the ESAs and 16 times the pavement damage.

#### Components of the contribution rate

Contributions depend on

- The cost of reconstructing a road pavement
- The number of ESAs in the life of the pavement between reconstructions
- Hence the cost of damage done by one ESA
- The number of tonnes of payload represented by one ESA
- Hence the cost of damage done by one tonne

#### Cost of Reconstructing A Road Pavement

The cost of road pavement reconstruction from Council's recent experience is typically \$700,000 a kilometre for a class 3 road.

#### ESAs in Life of Roads

The design life of a road pavement is expressed in number of ESAs passing before the pavement requires reconstruction.

Design life is a function of:

## GREAT LAKES WIDE S94 CONTRIBUTIONS PLAN

- Traffic counts
- ESAs per vehicle
- Pavement life in years.

In 2006, traffic counts on typical class 3 roads in Great Lakes are as follows:

Road	Average Daily Count	
	Total	Heavy vehicles (class 3-12)
Myall Way 1.4km W of Pindimar Rd	2,636	355
Failford Rd 200m W of MR 111	4,024	430
Failford Rd 150m w of Bullocky	3,169	307
Tuncurry Rd 400m N of Chapmans Rd	9,942	748
Tuncurry Rd 100m N of Grey Gum Rd	12,909	772
The Lakes Way 200m N of Goldens Rd	10,679	467

### *Converting traffic to ESAs*

Only the class 3-12 vehicles count towards the ESA life of a road. To convert vehicles to ESAs there are two sources.

The "Source book for Australian Roads" by M G Lay contains a conversion table (Fig 27.10) for typical heavy vehicles.

These conversion factors are as follows for class 3 roads. Note these are all heavy vehicles, laden and unladen.

Type of vehicle	Number of ESAs	Vehicle class
<i>Rigid Trucks</i>		
2 Axles	0.7	3
3 Axles	1.1	4
4 Axles	1.4	5
<i>Articulated Trucks</i>		
3 Axles	1.1	6
4 Axles	1.5	7
4 Axles Spread Tandem	1.4	7
5 Axles	2.0	8
5 Axles Spread Tandem	1.9	8
6 Axles	2.1	9

Lay's list did not extend to B doubles and road trains (classes 10, 11, 12). These are however covered by Table 47 in the National Transport Commission's Technical report for the Third Heavy Vehicle Road Pricing Determination October 2005. Table 47 is national data derived from the 2003 Survey of Motor Vehicle Use by the Australian Bureau of Statistics.

B double less than 9 axle	3.56	10
B double 9 or more axles	3.61	10
Weighted average B double	3.60	10
Road Trains 2 trailers	4.46	11
Road Trains 3 trailers	5.48	12

The distribution of heavy vehicles in the traffic counts, and the derivation of an average ESA value for heavy vehicles is as follows.

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Vehicle class	3	4	5	6	7	8	9	10	11	average
ESA per vehicle	0.7	1.1	1.4	1.1	1.5	2.0	2.1	3.6	4.5	
Myall Way 1.4km W of Pindimar Rd	69%	13%	1%	2%	2%	1%	6%	4%	1%	1.05
Failford Rd 200m W of MR 111	61%	16%	1%	3%	2%	2%	14%	1%	0%	1.07
Failford Rd 150m W of Bullocky	46%	18%	2%	1%	2%	3%	25%	2%	0%	1.27
Tuncurry Rd 400m N of Chapmans Rd	66%	15%	2%	2%	1%	2%	10%	1%	1%	1.01
Tuncurry Rd 100m N of Grey Gum Rd	68%	14%	3%	1%	2%	2%	9%	1%	1%	0.99
The Lakes Way 200m N of Goldens Rd	80%	11%	2%	2%	1%	1%	3%	0%	0%	0.85

The number of ESAs in a 20 year period assuming a growth rate of 2% per year is as follows:

	Heavy vehicles/day	ESA/heavy vehicle	Yearly ESA	20 year ESA at 2% growth rate
	A	B	C=AxBx365	D=Cx24.3
Myall Way 1.4km W of Pindimar Rd	355	1.05	136,000	3,300,000
Failford Rd 200m W of MR 111	430	1.07	168,000	4,100,000
Failford Rd 150m w of Bullocky	307	1.27	142,000	3,500,000
Tuncurry Rd 400m N of Chapmans Rd	748	1.01	276,000	6,700,000
Tuncurry Rd 100m N of Grey Gum Rd	772	0.99	279,000	6,800,000
The Lakes Way 200m N of Goldens Rd	467	0.85	145,000	3,500,000

The typical class 3 road has a design life of 5,000,000 ESAs.

### Typical Haulage Vehicles

The sum of the ESA loads for each axle will give the total ESA load for a vehicle. The ESAs for typical axles are as follows:

	mass for 1 ESA (t)	legal mass (t)	ESA for legal mass
Single Axle with Single Tyres (SAST)	5.40	6	1.52
Single Axle with dual tyres (SADT)	8.15	9	1.49
Tandem axle with dual tyres (TADT)	13.76	16.5	2.07
Tri-axle with dual tyres (TRDT)	18.45	22.5	2.21

## GREAT LAKES WIDE S94 CONTRIBUTIONS PLAN

The two main vehicle types used for haulage are the truck and trailer combination and the semi-trailer.

ESAs for laden trucks are as follows:

Truck and Trailer		
	mass (t)	ESA
SAST	6	1.52
TADT	16.5	2.07
SADT	9	1.49
TADT	16.5	2.07
Total	48	7.15
payload (tonnes)	33	
tonnes per ESA	4.62	

semi trailer carrying 27  
tonnes

	mass (t)	ESA
SAST	6	1.52
TADT	16.5	2.07
TRDT	22.5	2.21
Total	45	5.8
payload (tonnes)	27	
tonnes per ESA	4.66	

The rate adopted is 4.66 t/ESA, which yields the lower contribution rate

### Derivation of contribution rate

The contribution rate per ESA per km is

$$\frac{\text{Cost of reconstruction of pavement}}{\text{Life of pavement in ESAs}} = \frac{\$700,000}{5,000,000} = 14\text{c/ESA/km}$$

The contribution rate per tonne per km is

$$\frac{\text{Rate per ESA per km}}{\text{ESA per tonne of payload}} = \frac{14\text{c}}{4.66} = 3.0 \text{ cents}$$

The rate applies to consents issued in the financial year 2006-07.

The rate will be indexed on each 1 July thereafter in accordance with the change in the CPI for the year to the previous December quarter. The CPI is the All Groups Consumer Price Index, weighted average of 8 capital cities. Its value in December quarter 2005 is 83.8 / 150.6.

The CPI for December quarter 2013 is 104.8; hence the contribution rate is **\$0.38 for 2014-15**



# GREAT LAKES WIDE S94 CONTRIBUTIONS PLAN

## 8 PAYMENTS OF CONTRIBUTIONS

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### 8.1 Application of Contributions to Various Developments

#### Where Contribution Rates are “Per Person”

Number of persons:

“Equivalent Tenement”, lot, single house	2.4
Multi-unit developments, including tourist accommodation, whether permanently occupied or not:	
3 bedroom	2.2
2 bedroom	1.8
1 bedroom	1.3
Bed-sitter	1.0
Other developments:	
Motel room	1.0
Caravan Park Site	1.0
Dormitory bed in hostel	0.5
Bed and Breakfast in existing house	0.0-2.0

Motel room includes a room in a hotel, hostel, guest house, boarding house and the like

### 8.2 Timing of Payments

The contribution must be paid prior to the issue of a construction certificate or complying development certificate.

Unless otherwise specified in the conditions of consent, road haulage payments that are subject to periodic measurement shall be paid each 6 months, for periods January to June and July to August. Payment is required within 1 month after the end of the period.

Where any payment is made after the end of the financial year in which the consent was issued the amount payable will be changed in accordance with the CPI (All Groups Consumer Price Index, weighted average of 8 capital cities.) The CPI for the time of consent is that which applies to the December quarter prior to the financial year of consent. The CPI at time of payment is that which applies to the December quarter prior to the financial year of payment.

Indices for the years from 2002-13 are as follows.

Index Date Dec Qtr	For Financial Year	CPI
2001	2002-2003	75.4/135.4
2002	2003-2004	77.6/139.5
2003	2004-2005	79.5/142.8
2004	2005-2006	81.5/146.5
2005	2006-2007	83.8/150.6
2006	2007-2008	86.6/155.5
2007	2008-2009	89.1/160.1
2008	2009-2010	92.4/166.0
2009	2010-2011	94.3/169.5
2010	2011-2012	96.9/174.0
2011	2012-2013	99.8/179.4
2012	2013-2014	102.0
2013	2014-2015	104.8

### 8.3 Pooling of Contributions

This plan expressly authorises monetary s94 contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes.

# GREAT LAKES WIDE S94 CONTRIBUTIONS PLAN

## 8.4 Concessions/Discounts/Exemptions/Variations/Credits to Contributions

The following points are taken directly from the Section 94 Practice Notes issued by the NSW Department of Planning (now known as NSW Planning and Infrastructure) in November 2005 and these are still required to be followed by all NSW Councils in the preparation, development and amendment of their Section 94 Development Contributions Plans.

### 8.4.1 What are the mandatory conditions for Section 94 Contributions to apply?

"Section 94B(1) of the *EP&A Act* requires that a contribution can be imposed only if a development contributions plan so authorises the council. Further, the contribution can only be imposed if it is in accordance with that contributions plan."

### 8.4.2 What other options are available to fund drainage and stormwater infrastructure?

"Council can require developers to undertake works or to pay part of the whole cost of these works using the combined authority under s64 of the *Local Government Act 1993* and Division 2, Part 3 of the *Water Supply Authorities Act 1987*. Guidelines issued by the former Department of Land and Water Conservation also note that stormwater and drainage services may be levied under these Acts and, consequently, can also be excluded from Section 94 contributions if a council wishes."

### 8.4.3 What are valid adjustments to S94 Contributions for a development?

"There are essentially two ways that a section 94 (s94) contribution can be adjusted:

- adjustment of the **contribution rate** specified in a s94 development contributions plan
- adjustment of the amount payable under a condition of **development consent** between time of the granting of consent and payment."

### 8.4.4 What exemptions may be considered?

"A council may elect to exempt particular types of development or class of development from the payment of development contributions on the basis of strategic planning, economic or social purposes.

While it is not possible to foresee every scenario, permitting the possibility of future requests for exemption being decided on their merits is reasonable – subject to some criteria being specified in advance to ensure equity. Council's policy on exemptions must be stated in the development contributions plan and, as far as possible, be specific about the types of facilities to be exempted. Alternatively, a council may state the criteria that will be used to determine an exemption or exclusion."

### 8.4.5 Implications of exemption of section 94 contributions

"Where exemptions are granted (or development is to be covered by a s94A plan), council should not factor this exempt development into the assessment of demand for the purposes of a s94 development contributions plan. Where the exempted development will create future demand, and the council intends to cater for this demand through provision of facilities (eg through the application of s94A levies), it must specify the amount of apportionment that will be applied to the development which is exempted."

# GREAT LAKES WIDE S94 CONTRIBUTIONS PLAN

## 8.4.6 Discounting contributions

"Discounting means reducing the calculated contribution rate in order to achieve a specific planning, social, economic or environmental purpose. It is extremely important for a council to consider the implications which discounting, and the consequent reduction in contributions, may have for the existing and/or the new community. Implications could include the delay in the provision of an identified facility or the provision of a facility of a lesser standard or capacity. Another implication is the creation of precedent. Where discounting has been actively employed, perhaps to encourage development, it is often difficult to shift the policy or defend a new policy in the face of past actions. Discounting should be used judiciously as it effectively means that existing ratepayers are subsidising future development. Council and the community must be made fully aware of the financial implications of discounting practices".

## 8.4.7 Credits for non-residential development

"For commercial and industrial development, credits are more complicated, as the same development may have differing implications such as higher (or lower) levels of traffic generation. Councils will need to assess these on a case by case basis. In all cases, council should have a specific policy on credits in their s94 development contributions plan. These will need to be documented and the implication for the s94 development contributions plan assessed particularly if the credit is large."

**Note:** For further information on these matters please refer to a current copy of "Policy For Section 94 Development Contributions Assessment" available from Administration offices and/or website of Great Lakes Council.

## 9 REFERENCES

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1. ABS Census Data 2001, 2006 and 2011.
2. Forster Tuncurry Conservation and Development Strategy – Great Lakes Council 2003
3. id Great Lakes Community Profile 7 April 2014
4. id Great Lakes Forecast 7 April 2014
5. Policy for Section 94 Development Contributions Assessment – Great Lakes Council – 25 March 2014

## 10 APPENDIX

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Great Lakes District Rural Fire Brigades Fire Station Construction Program - Section 94 Developer Contribution Funded.

# GREAT LAKES WIDE S94 CONTRIBUTIONS PLAN

## GREAT LAKES DISTRICT RURAL FIRE BRIGADES FIRE STATION CONSTRUCTION PROGRAM - SECTION 94 DEVELOPER CONTRIBUTION FUNDED

Brigade	Current Location	Year of Construction	Current No. of Bays	Current Status	Kitchen	Toilet	Shower	Meeting Room	Bays Required	New Site Req.	Ranking Score	Priority	Proposal	Funding Rational	Sewer/Envirocycle	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Phase 7	Phase 8	Phase 9	Phase 10			
FCC	5A South Street Tuncurry NSW 2428			Early Planning Stage	2	2	2	2	2	3	13	0	Construction of new FCC with all amenities - to be fully funded through RFFF															
CATERING CANTEEN	5A South Street Tuncurry NSW 2428	1990	7	Detailed Planning Stage	2	2	2	2	2	3	13	1	Construction of new 2 bay station with all amenities and commercial kitchen - to be part funded through RFFF	The construction of phase one involves new accommodation for the Catering & Tuncurry Brigades. The proposed new building is 540sqm. The recent construction of the Wards River / Limeburners Ck & Minimbah stations were buildings of 216sqm with an average cost of \$430.00 per sq metre, including internal fit out. Based on previous experiences the total cost for the proposed building should be approx \$232,000. Current quotes indicate the building construction alone will be \$172,000 (attached) which leaves a fit out cost of \$65,000. These figures are very close to what has been budgeted.	E	\$65,000												
TUNCURRY	5A South Street Tuncurry NSW 2428	1990	2	Detailed Planning Stage	2	2	2	2	2	3	13	1	Construction of new station with all amenities to be part funded through RFFF	AS ABOVE		\$60,000												
BUNGWahl	The Lakes Way Bungwahl NSW 2423	1997	2	Minor fit out works required	1	1	1	1	1	0	5	2	Minor internal works required to be completed	The Bungwahl Brigade requires a new vinyl floor. The recent installation at Greenpoint RFS tells us that this work will cost approximately \$5,000	E	\$5,000												
BOORAL	110 Main Road Booral NSW 2425	1997	2	2 Bay station	2	2	2	2	1	0	9	3	Extend to include meeting room, kitchen, toilet/shower, installation of septic system	Current construction quotes are \$47,099 and excluded power and lighting reticulation and all fixtures or fittings. The fixtures and fittings for this brigade station extension will be approximately \$23,000	E		\$70,000											
PACIFIC PALMS	Macwood Road Smiths Lake NSW 2428	1994	2	Site identification required	2	2	2	2	3	3	14	4	Construction of new 3 bay station with all amenities	The project requires the relocation of the Pacific Palms Brigade. \$102,000 has been budgeted for land acquisition and approx \$123,000 for a 288sqm shed @ \$430.00 per sq metre.	S			\$225,000										
BUNYAH	Bunyah Road Bunyah NSW 2423	1997	2	2 Bay station	2	2	2	2	1	0	9	5	Extend to include meeting room, kitchen, toilet/shower, installation of septic system	Current construction quotes are \$48,262 and excluded power and lighting reticulation and all fixtures or fittings. The fixtures and fittings for this brigade station extension will be approximately \$16,738	E				\$65,000									
MONKERAI	Moore Road Monkerai NSW 2312	2004	2	2 Bay station	2	2	2	2	1	0	9	6	Extend to include meeting room, kitchen, toilet/shower, installation of septic system	Current construction quotes are \$46,941 and excluded power and lighting reticulation and all fixtures or fittings. The fixtures and fittings for this brigade station extension will be approximately \$18,059	E					\$65,000								
WOOTTON	Squires Road Wootton NSW 2423	1980	2		1	1	2	2	1	0	7	7	Extend to include new meeting room, kitchen, toilet/shower.	Bases on the assumptions for priorities 3, 5, & 6	E						\$75,000							
GIRVAN	Nugra Lane Girvan NSW 2425	1995	2		2	2	2	2	1	0	9	8	Extend to include meeting room, kitchen, toilet/shower.	Bases on the assumptions for priorities 3, 5, & 6	E							\$60,000						
MARKWELL	Markwell Back Road Markwell NSW 2423	1997	2		2	2	2	2	1	0	9	9	Extend to include meeting room, kitchen, toilet/shower, installation of septic system	Bases on the assumptions for priorities 3, 5, & 6	E								\$75,000					
COOLONGLOOK	Midge Street Coolonglook NSW 2423	1997	2	2 Bay station	2	2	2	2	1	0	9	10	Extend to include meeting room, kitchen, toilet/shower, installation of septic system	Bases on the assumptions for priorities 3, 5, & 6	S									\$75,000				
STROUD ROAD	McIntyre Street Stroud Road NSW 2415	1990	2		2	2	2	2	1	0	9	11	Extend to include meeting room, kitchen, toilet/shower.	Bases on the assumptions for priorities 3, 5, & 6	S										\$75,000			
BULAHDELAH	Blanch Street Bulahdelah NSW 2423	1980	2	3 Bay station completed 2010	1	1	1	1	1	0	5		Nil required			\$0												
GREEN POINT	Greenpoint Road Green Point NSW 2428	new stn in 2009	1		1	1	1	1	1	0	5		Nil required			\$0												
LIMEBURNERS CREEK	Old Coach Road Limeburners Creek NSW 2324	2007	2		1	1	1	1	1	0	5		Nil required			\$0												
MINIMBAH	681 Minimbah Road Minimbah NSW 2312	2007	2		1	1	1	1	1	0	5		Nil required			\$0												
NORTH ARM COVE	Gloucester Street North Arm Cove NSW 2324	1993	2		1	1	1	1	1	0	5		Nil required			\$0												
PINDIMAR / TEA GARDENS	Nardoo Street Pindimar NSW 2324	1990	2		1	1	1	1	1	0	5		Nil required			\$0												
STROUD	Memorial Drive Stroud NSW 2425	2006	??		1	1	1	1	1	0	5		Nil required			\$0												
WARDS RIVER	Buckets Way Wards River NSW 2422	being built in 2008	2		1	1	1	1	1	0	5		Nil required			\$0												
ALLWORTH	Armsley Street Allworth NSW 2425	1990	1	Single Bay with closed in meeting area						0	0		Nil			\$0												
COOMBA PARK	Moorroba Road Coomba Park NSW 2428	unknown	1		0	0	0	0	0	0	0		Nil required			\$0												
<b>TOTAL PER Yr. \$</b>																<b>\$130,000</b>	<b>\$70,000</b>	<b>\$225,000</b>	<b>\$65,000</b>	<b>\$65,000</b>	<b>\$75,000</b>	<b>\$60,000</b>	<b>\$75,000</b>	<b>\$75,000</b>	<b>\$75,000</b>	<b>\$75,000</b>	<b>\$75,000</b>	<b>\$75,000</b>

Total Cost for Works Programme

**\$915,000**

Ranking Score Method	
Nil Required	0
Current Adequate	1
Required	2
Priority	3