

Kyogle Council



ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

SECTION 94 CONTRIBUTIONS PLAN 1992 (as amended)

VALIDITY: RESOLUTIONS 92/G1083, 210497-046, 171201-018, 280311/12

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General Manager.*

(a) Purpose of Plan

To enable the levying of developer contributions for specified public amenities and services required as a consequence of increased demand generated by development in Kyogle Local Government Area (LGA).

(b) Land to which the Plan applies

This plan applies to all land within the LGA of Kyogle.

(c) Nexus between expected types of development and demand for additional amenities and services to meet that development

Rural Subdivision, Workers Dwellings and Multiple Occupancy

Repealed by adoption of December 2001 Kyogle Council Section 94 Contribution Plan - Urban & Rural Roads (as amended). (Resolution 171201-018)

Urban Subdivision and Residential Flat Buildings

The above developments will result in additional population in urban areas of Kyogle LGA.

The additional population will require the acquisition of additional public reserves and the upgrading and development of facilities at existing public reserves to meet the demand for passive and active recreational recreation and social activities.

The additional population will require the augmentation of water supply and sewerage headworks facilities.

It is reasonable that the cost of these works be apportioned between new developments which will benefit from these works.

(d) Formulas to be used to determine contributions for different categories of public amenities and services

See Schedule 1

(e) Contribution rates for different types of development

See Schedule 1

(f) Councils policy regarding timing of payments

Subdivisions

To be paid with lodgement of final survey plan.

Workers Dwellings

To be paid with lodgement of building application.

Multiple Occupancy

To be paid in full for total approved development within 60 days of issue of development consent. Failure to make full payment within time allotted will result in lapsing of consent.

Other Development

As required by conditions of consent.

(g) Works Schedule

Schedule and Staging

Works will generally be completed by the end of the next calendar year following payment of contributions.

Specific Public Amenities

The specific public amenities proposed to be provided will be as determined by the formula in Schedule 1, the location will be in the local area of the proposed development to ensure a nexus between the development and the amenity provided.

Estimates of Cost

The amount of works and therefore the estimate of costs will be in accordance with the level of contributions to be received.

SCHEDULE 1

1. General

The following formulae apply from 17 December 1992. The rates will be adjusted each calendar year by Council in accordance with price movements.

The specific types of public amenities and services to be provided by developers are listed in the following sections. The exact location, type, size etc will be dependent on the location and type of development approval sought and the application of formulae provided.

2. Rural Subdivisions

Repealed by adoption of December 2001 Kyogle Council Section 94 Contribution Plan - Urban & Rural Roads (as amended). (Resolution 171201-018)

3. Rural Works Dwellings

Repealed by adoption of December 2001 Kyogle Council Section 94 Contribution Plan - Urban & Rural Roads (as amended). (Resolution 171201-018)

4. Multiple Occupancy

Repealed by adoption of December 2001 Kyogle Council Section 94 Contribution Plan - Urban & Rural Roads (as amended). (Resolution 171201-018)

5. Urban Subdivision

Includes residential, industrial, business, village and rural residential 1(c) areas.

(a) Public Reserves

Acquisition - 7% of developed area (at site to be agreed with by Council) or \$1,000 per additional lot created for Kyogle (\$400 in other villages)

Development - \$160 per additional lot created

(b) Water Supply Headworks

Repealed by adoption of Kyogle Council Development Servicing Plan 1: Kyogle and villages water supply, sewerage and stormwater services 2011 (resolution 280311/12)

(c) Sewerage Headworks

Repealed by adoption of Kyogle Council Development Servicing Plan 1: Kyogle and villages water supply, sewerage and stormwater services 2011 (resolution 280311/12)

Reserve improvement and acquisition may include:

- Landscaping
- Land acquisition
- Facilities (amenities block, toilets, sporting facilities, picnic tables, barbecues, walking tracks, lighting, parking areas and the like)
- Access roadworks
- Earthworks
- Equipment related to use of reserve

(d) Drainage Headworks

Repealed by adoption of Kyogle Council Development Servicing Plan 1: Kyogle and villages water supply, sewerage and stormwater services 2011 (resolution 280311/12)

6. Residential Buildings

(a) Public Reserves

Acquisition and development

Kyogle, \$1,160 per additional dwelling unit created

Other villages, \$660 per additional dwelling unit created

Reserve improvements and acquisition include similar items as in 5.

(b) Water Supply Headworks

Repealed by adoption of Kyogle Council Development Servicing Plan 1: Kyogle and villages water supply, sewerage and stormwater services 2011 (resolution 280311/12)

(c) Sewerage Headworks

Repealed by adoption of Kyogle Council Development Servicing Plan 1: Kyogle and villages water supply, sewerage and stormwater services 2011 (resolution 280311/12)

(d) Drainage Headworks

Repealed by adoption of Kyogle Council Development Servicing Plan 1: Kyogle and villages water supply, sewerage and stormwater services 2011 (resolution 280311/12)