

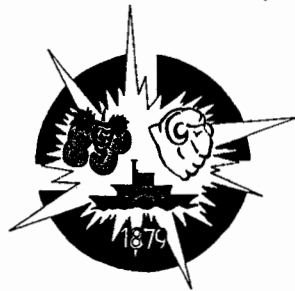
Council of the Shire of Wentworth

ALL COMMUNICATIONS TO BE
ADDRESSED TO
GENERAL MANAGER
P.O. BOX 81,
WENTWORTH, N.S.W., 2648.

WHEN REPLYING PLEASE QUOTE:

FILE No.

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INCORPORATING THE
MUNICIPALITY OF WENTWORTH
ESTABLISHED 23-1-1879

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WENTWORTH, N.S.W., 2648.

SECTION 94 PLAN

Open Space / Recreation Contribution Plan

Amendment No.1, May 1998

SECTION 94, RECREATION CONTRIBUTION PLAN

1.0 INTRODUCTION

1.1 Citation

This Plan may be referred to as the "Section 94, Recreation Contribution Plan for Wentworth Shire Council". It has been prepared according to the requirements of Section 94 (AB) of the Environmental Planning and Assessment Act 1979.

1.2 Purpose

The purpose of the Plan is to enable the levying of developer contributions for the amenities and services specified, which will be required as a consequence of increased demand generated by development in the Shire of Wentworth area for the townships of Dareton, Buronga, Gol Gol, Wentworth and Pooncarie.

1.3 Aims and Objectives

The aims and objectives of the Plan are :

- a) To enable the Council of the Shire of Wentworth to require as a condition of development, consent to the carrying out of development on land including the subdivision of land within the Shire of Wentworth, the dedication of land, or a monetary contribution, or both, under Section 94 of the Environmental Planning and Assessment Act, 1979.
- b) To identify those items for which Council will require payment of Section 94 contribution.
- c) To demonstrate the link between future development and the need for stormwater drainage, sewerage, filtered water, unfiltered water and public open space services and facilities.
- d) To provide a public document illustrating the basis on which the contributions have been calculated.
- e) To provide reasonable levels of contribution having regard to the Council's urban development growth policies for the Shire.
- f) To document the range of services and facilities for which contributions are to be sought and the programs on which the contributions are to be spent.
- g) To provide a document from which applicants for developments can readily calculate the contributions payable.
- h) To describe the method of payment of the contributions and establish guidelines for public accountability for funds and their expenditure.
- i) To frame the Plan in a manner which will facilitate future reviews.

1.4 Relationship to Environmental Planning Instruments

The Plan enables the levying of developer contributions specified for land uses permissible under Wentworth Local Environmental Plan 1993.

1.5 Land to which Plan Applies

The Plan applies to all land within the Shire of Wentworth as identified in the map attached in Schedule 'A' unless elsewhere stated in the Plan.

2.0 ASSESSMENT OF CONTRIBUTIONS

2.1 Assessment of Contribution

Assessment of the amount of Section 94 contribution for the specified amenities and services will be based on the increase in population generated by the development and an assessment of the level of demand created for new amenities and services. This is referred to as the "nexus" between the development and the Section 94 levy. ~~The amount of contribution will be calculated as follows:~~ in the case of subdivision; an additional dwelling in the case of medium density development; with other types of development being addressed on a pro-rata basis.

The provision of amenities and services will be staged having regard to localised demand, opportunities to acquire land, availability of funds and in the case of engineering works, basic programming logic. Section 94 contributions may either be obtained in advance of the provision of amenities and services or as a recoupment of funds spent.

In 1995 the Wentworth Shire undertook a Planning Recreation Study to Background Information for Development and Provision of Recreation Facilities. The Study is viewed as a working document and the Section 94 Plan will utilise the Study as a reference for determining the range of services and facilities on which the contributions are to be spent. In addition the Plan needs to be read in conjunction with the Shire of Wentworth's Management Plan 1996 and future Plans of Management for community lands.

2.1 Formula for Contribution

The formula for calculating the amount of contribution varies according to the type of amenity or service in question. It is based on a consideration of :-

- a) The additional demand generated by a development based on a rate for additional population or other factor.
- b) The current capital cost of providing the amenity including (where appropriate) the current cost of acquiring land.

- c) Where applicable, the actual costs of works or facilities already installed in anticipation of development.
- d) The application of any apportionment and/or discount factor as discussed below.

A location plan and contribution rates are contained in Schedule 'A' and have been determined in accordance with Section 3 of this Plan.

2.2 Apportionment

Where existing population will benefit from new amenities and services provided, the cost of providing those amenities and services will be apportioned between Section 94 funds and other monies of Council.

2.3 Discount Rates

In some instances Council will further discount contribution rates by a specified factor. The purpose of this additional discount factor will vary, but may relate to factors such as Council's desire to encourage a particular type of development or to make a contribution rate less onerous. The decision as to whether to discount contribution rates rests solely with Council and will be treated on its merits.

2.4 Financial Development Incentives for Subdivisions

Contributions to the Shire may be made in accordance with the policy set out in Schedule 'B'.

2.5 Annual Adjustment

The contribution rates will be indexed annually as per Schedule 'C', in line with the CPI and (where applicable) land acquisition costs. Contribution rates are also subject to adjustment in the light of further research which may be undertaken by Council, in which event a formal amendment to this Plan will be exhibited.

3.0 CONTRIBUTION RATES

OPEN SPACE

Open space and its development is required to provide for the recreational needs of the residents of the Shire of Wentworth. The development of existing and future facilities, both for passive and active recreation are to provide for all residents regardless of their age group and/or abilities. The provision of these facilities will enhance the mental and physical welfare of all residents of the Shire.

3.1 Work Required

To service the needs of the existing and new residents of the Shire of Wentworth the Council will have to :-

- a) Provide new open space areas in newly developing areas of the Shire.
- b) Progressively improve open space land for passive and active use.
- c) Improve connections and access to open space so as to increase its usefulness.
- d) Provide for community facilities to satisfy the recreational demands of the community.

It is noted that a significant proportion of these works have already been installed in anticipation of new development.

3.2 Nexus

The nexus between new development and the works described above is related to:-

- a) The basic accepted requirement for neighbourhood open space to be incorporated within subdivision.
- b) The use of existing and new open spaces by new residents, as offset by the use of new open spaces by existing residents. It is reasonable to assume in a community like the Shire of Wentworth that use of open spaces will be diverse and shared.
- c) The effects of the physical expansion of the Shire on the distribution of demand for open space and community facilities.
- d) The effects of a growing community demanding an increasing range and quality of open space, recreation and community facilities, and an associated need for facilities to be upgraded or changed in line with changing preferences.

It is reasonable that new development be provided with open space and recreation facilities that meet contemporary standards.

3.3 Contribution

The contribution has been calculated and determined on the basis of open space and recreation facilities required to satisfactorily provide for the needs of the community who will use the open space and recreation facilities.

The amount of contribution required for any area is calculated using the following approach :

- a) Payment to the Shire based on 5% of the value of the land as determined by an independent valuer;
or
- b) Provide the Shire with an area of land equivalent to 5% of the area of the subdivision;
or
- c) Provide the Shire with a combination of items (a) and (b) above.

The Shire shall determine the method of contribution for the particular subdivision /development. The contribution is only to be applied to new, changed or intensified development carried out within the affected area.

The value of the land is based on the capital unimproved value of the subject land in an unsubdivided state.

The Council of the Shire of Wentworth is to contribute that part of the costs of open space or recreation facilities that are applicable to existing development within the affected area.

3.4 Indexation

All costs and contributions for the provision of open space and recreation facilities shall be indexed in accordance with the cost indices in Schedule C. of the Plan.

SCHEDULE 'A' - Locality Plan and Contribution Rates

SCHEDULE 'B' - Financial Development Incentives for Subdivisions

SCHEDULE 'C' - Schedule of Annual Adjustments

SCHEDULE 'A'

LOCALITY PLAN & CONTRIBUTION RATES

A plan of the Shire and the townships of Wentworth, Dareton, Buronga, Gol Gol and Pooncarie is attached.

Contribution for open space and recreation facilities is as follows :-

- a) Payment to the Shire based on 5% of the value of the land as determined by an independent valuer;

or

- b) Provide the Shire with an area of land equivalent to 5% of the area of the subdivision;

or

- c) Provide the Shire with a combination of items (a) and (b) above.

The Shire shall determine the method of contribution for the particular subdivision /development.

SCHEDULE 'B'

**POLICY - FINANCIAL DEVELOPMENT INCENTIVES
FOR SUBDIVISIONS**

Effective from 3 July 1996

1.0 AIMS & OBJECTIVES

- 1.1 To provide incentive for subdivisional development in the Shire by way of minimising the Working Capital required to develop a subdivision.
- 1.2 To facilitate an operating environment that encourages subdivisional development in accordance with the Shire of Wentworth Local Environmental Plan 1993.

2.0 POLICY

2.1 Use of Bank Guarantee for Works

On completion of a minimum of 50% of required works to approved standards and as required by the Development Approval, the remaining works can be bonded by way of a bank guarantee.

The following conditions apply :-

- a) Use of bank guarantees apply for subdivision of more than two lots only.
- b) Spec houses may not be occupied until all required subdivisional works have been completed and approved by the Shire.
- c) The bank guarantee can be reduced in approved stages as works are complete. These stages are agreed to at the time of lodgement of the bank guarantee.

2.2 Use of Deferred Payments for Headworks

Option 1.

Headwork fees for filtered water, unfiltered water, reticulated sewerage, stormwater and public open space need not be paid until the allotment has been sold or for a period of 12 months, whichever is the sooner.

The following conditions apply :-

- a) All headworks would be covered by an approved bank guarantee.
- b) Use of bank guarantees apply for subdivision of more than two lots only.
- c) After 12 months the Shire will call on the bank guarantee to service the headworks contributions.

Option 2.

Headworks fees for filtered water, unfiltered water, reticulated sewerage, stormwater and public open space may be paid over a five year period, indexed to C.P.I.

The following conditions would apply :-

- a) All headworks would be covered by an approved guarantee.
- b) Use of bank guarantee apply for subdivision of more than two lots only.
- c) Each 12 months the Shire will call on the bank guarantee to service the headworks contribution as per the agreed payment plan.

NOTE: An "Agreed Payment Plan" is a plan approved by the Council and must provide for equal payments over the five year period or payments satisfactory to the Council.

SCHEDULE 'C'

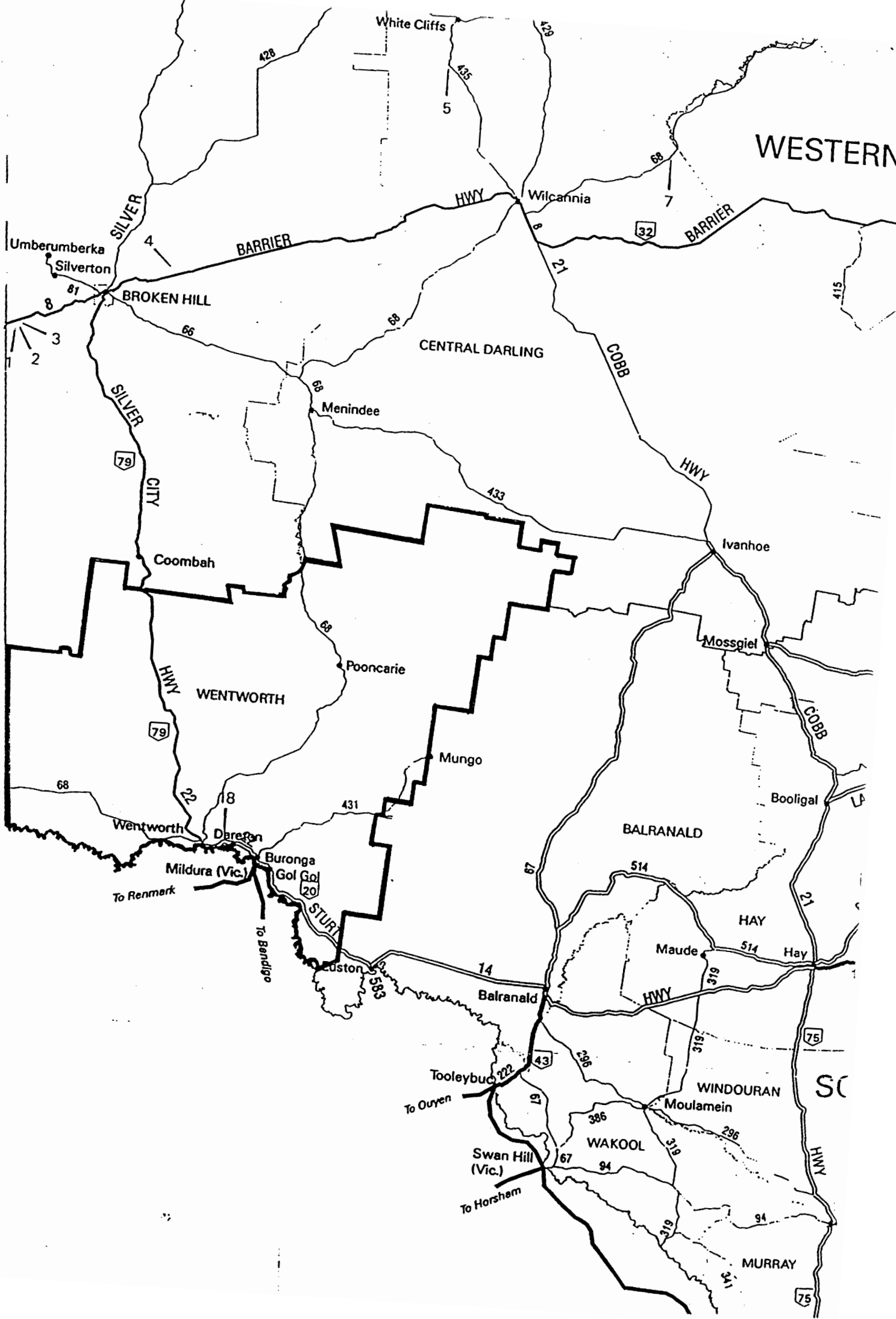
ANNUAL ADJUSTMENTS**COST INDICES**

	Year	Index
1st January	1996	1.000
1st January	1997	1.070
1st January	1998	1.145
1st January	1999	1.225
1st January	2000	1.311
1st January	2001	1.403
1st January	2002	1.500
1st January	2003	1.606
1st January	2004	1.718
1st January	2005	1.838

Annual adjustment is based on an indexing scheme in line with the Consumer Price Index and (where applicable) land requisition costs.

C.P.I. HISTORICAL DATA :

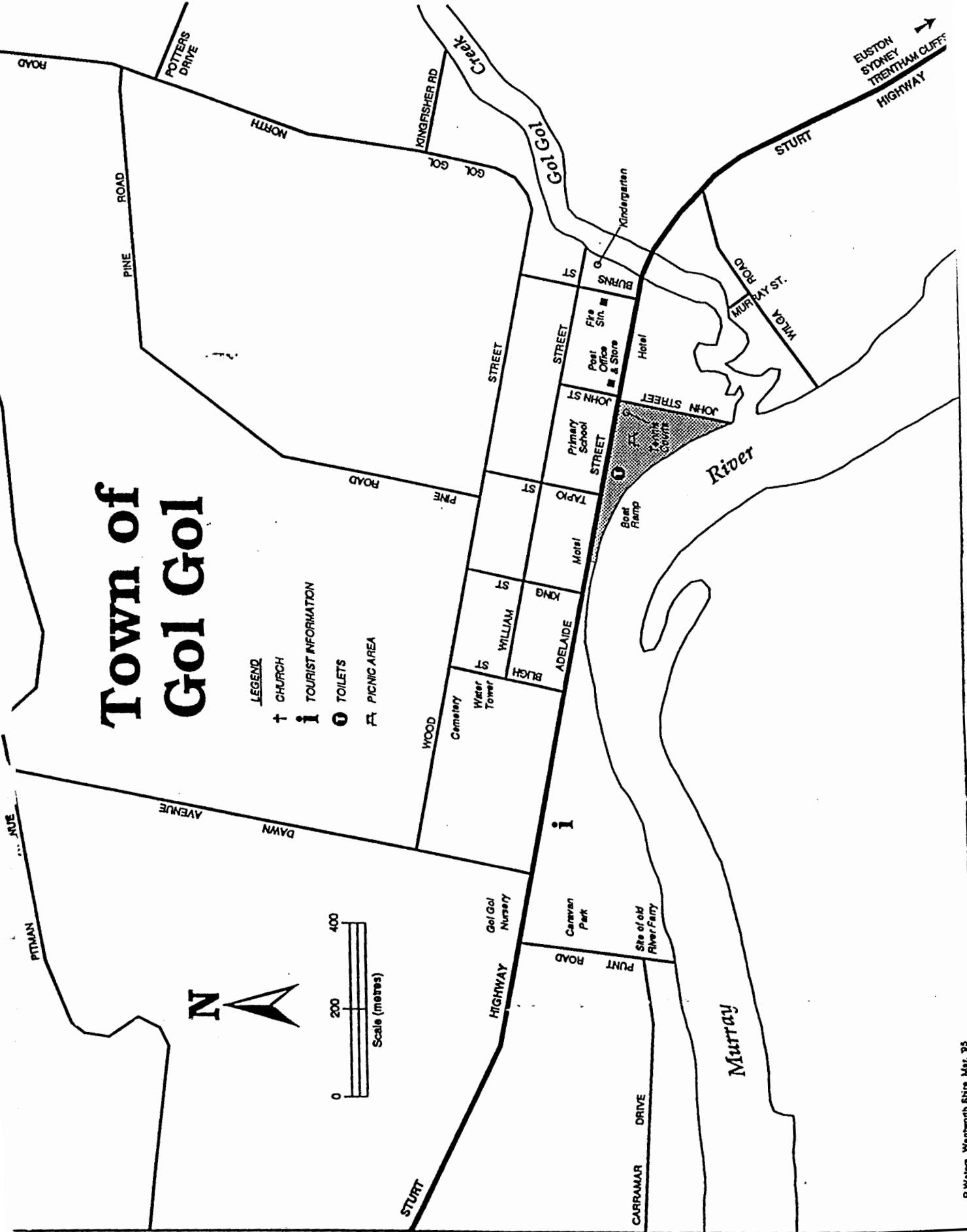
<u>From</u>	<u>No of Years</u>	<u>Av. Annual % Increase</u>
1985	10	5.05
1975	20	7.26
1965	30	7.08
1955	40	4.92



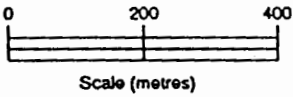
Town of Gol Gol

LEGEND

- † CHURCH
- i TOURIST INFORMATION
- 🚻 TOILETS
- ⚓ PICNIC AREA



Town of Buronga



DARETON
CURLWAA
WENTWORTH

CORBETT AVENUE

CRESCENT

GRACE

TURNER AVE

ORANA CRS

SILVER CITY HWY

CRANE DVE

CRANE TOWER

MORRIS PL

FRIEL ST

CRANE DRIVE

PITMAN

PITMAN AVENUE

MELALEUCA STREET

Tennis & Basketball Courts

† Catholic

Public School

Motel

P.O.

Library

PITMAN AVENUE

PITMAN AVENUE

LEGEND

- † CHURCH
- i TOURIST INFORMATION
- Ⓜ TOILETS
- Ⓜ PICNIC AREA

Hotel/Motel

HIGHWAY

STURT

STURT

GOL GOL SYDNEY
HIGHWAY

River

Victoria

Murray

Revan Park

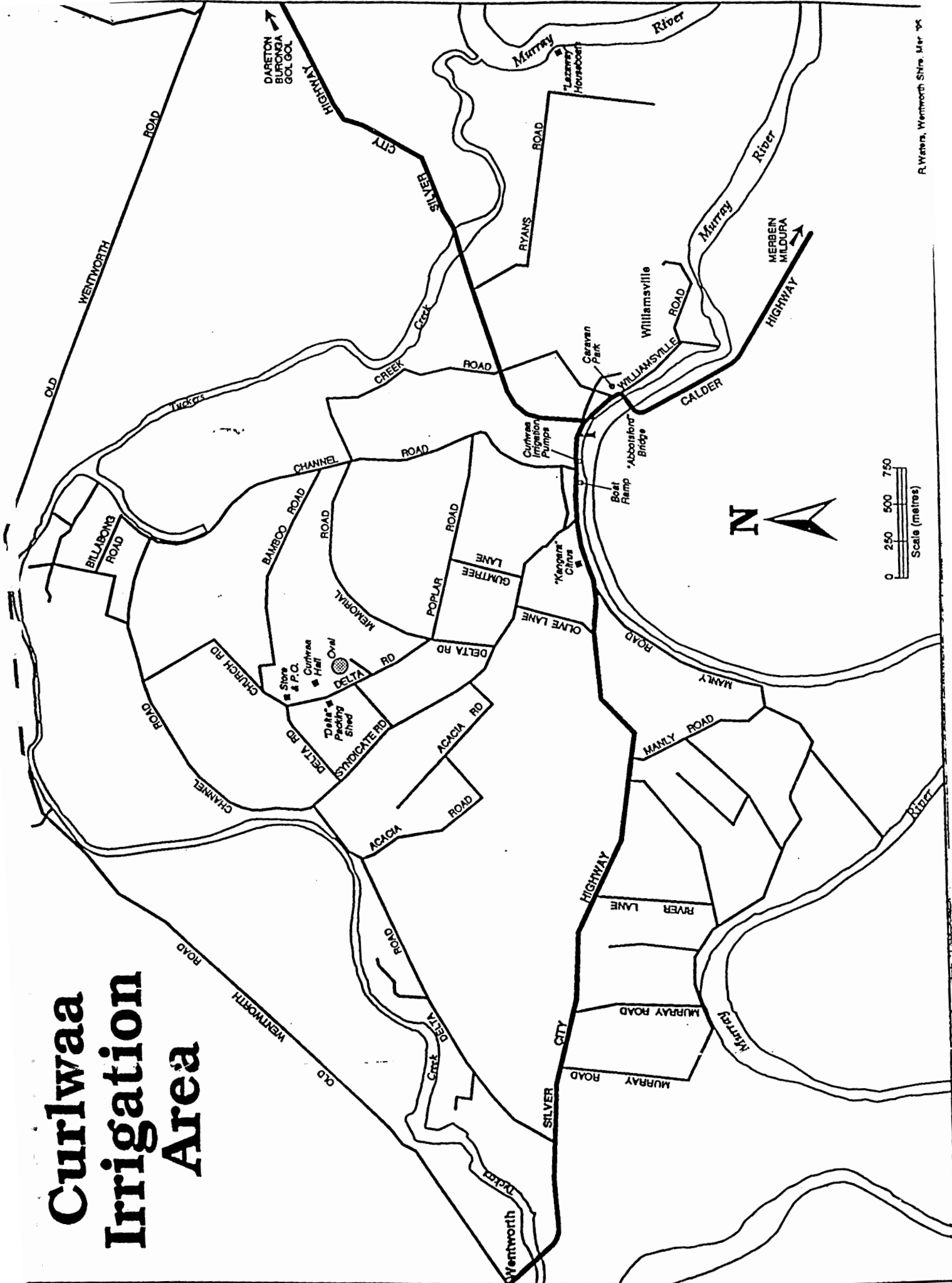
Remains of Old Bridge

"Challey Bridge"

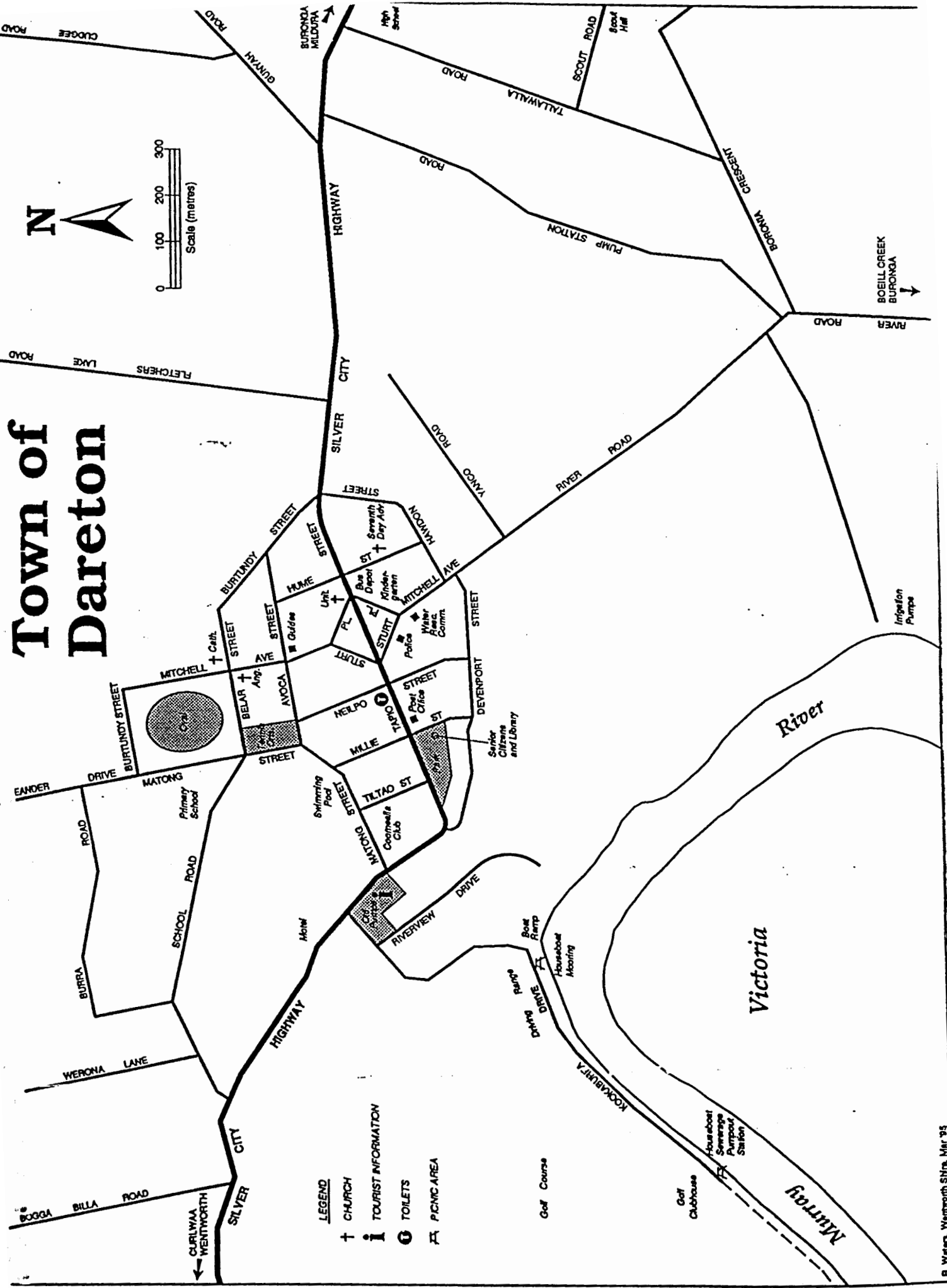
MILDURA
MELBOURNE

Boat Ramp

Curlwaa Irrigation Area

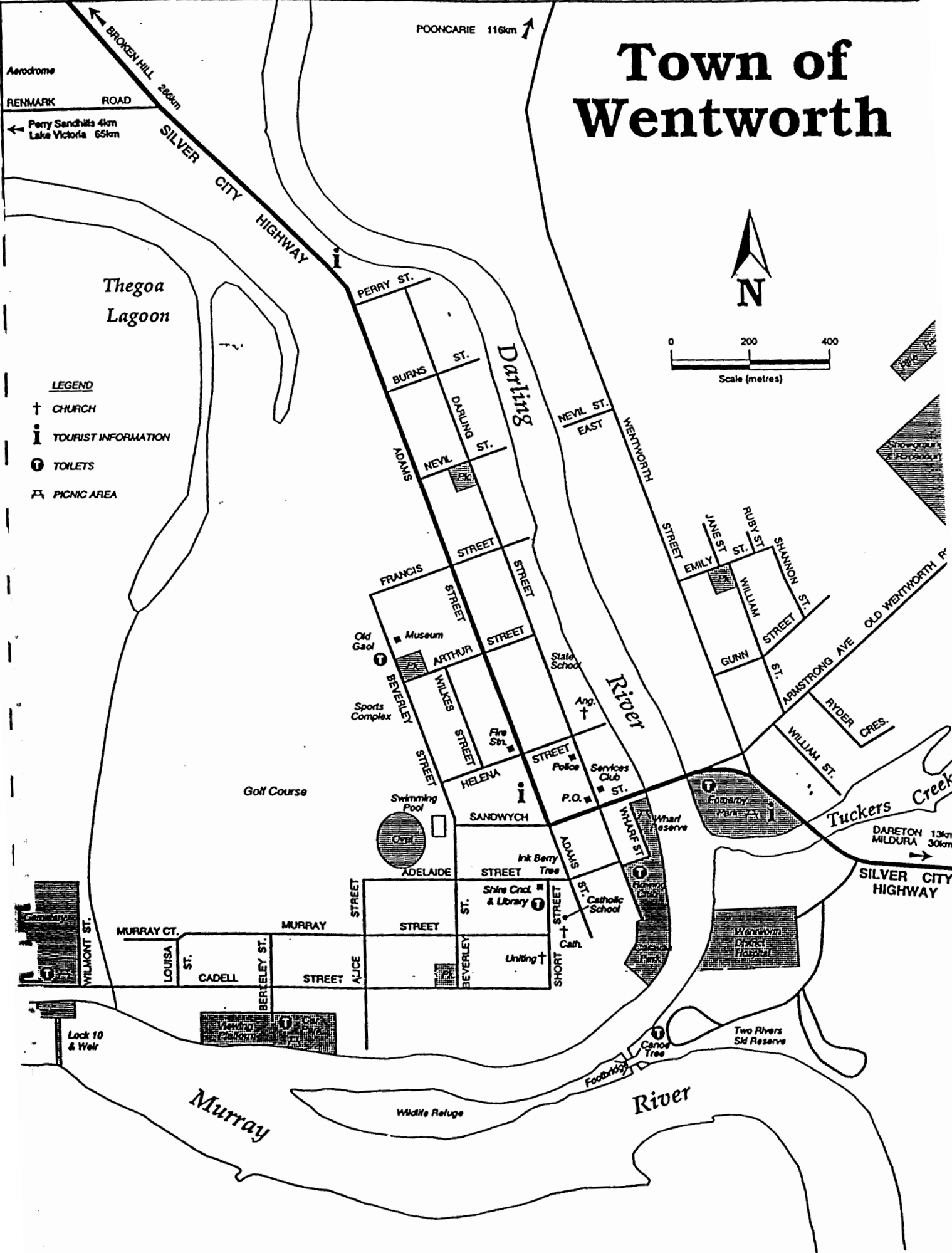


Town of Dareton



- LEGEND**
- † CHURCH
 - ⓘ TOURIST INFORMATION
 - Ⓞ TOILETS
 - Ⓕ PICNIC AREA

Town of Wentworth

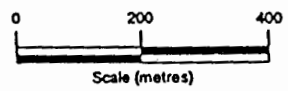


Aerodrome
 RENMARK ROAD
 Perry Sandhills 4km
 Lake Victoria 65km

POONCARIÉ 116km

Thegoa Lagoon

- LEGEND**
- † CHURCH
 - i TOURIST INFORMATION
 - ⊙ TOILETS
 - ⊞ PICNIC AREA



DARETON 13km
 MILDURA 30km
 SILVER CITY HIGHWAY

Murray

River

Wildlife Refuge

Two Rivers Sid Reserve

Lock 10 & Weir

Wentworth Park

Wentworth District Hospital

Wharf Reserve

Swimming Pool

Sports Complex

Old Gaol

Museum

State School

Police

Services Club

Catholic School

Uniting

Shire Cncl. & Library

Ink Berry Tree

Wharf St.

Adams St.

Short St.

Helena St.

Wilkes St.

Arthur St.

Francis St.

Adams St.

Nevil St.

Darling St.

Burns St.

Perry St.

Wentworth St.

Shannon St.

Ruby St.

Jane St.

Emily St.

Gunn St.

William St.

Armstrong Ave.

Ryder Cres.

William St.

Adelaide St.

Murray St.

Louisa St.

Cadell St.

Berlely St.

Alice St.

Short St.

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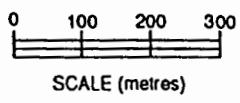
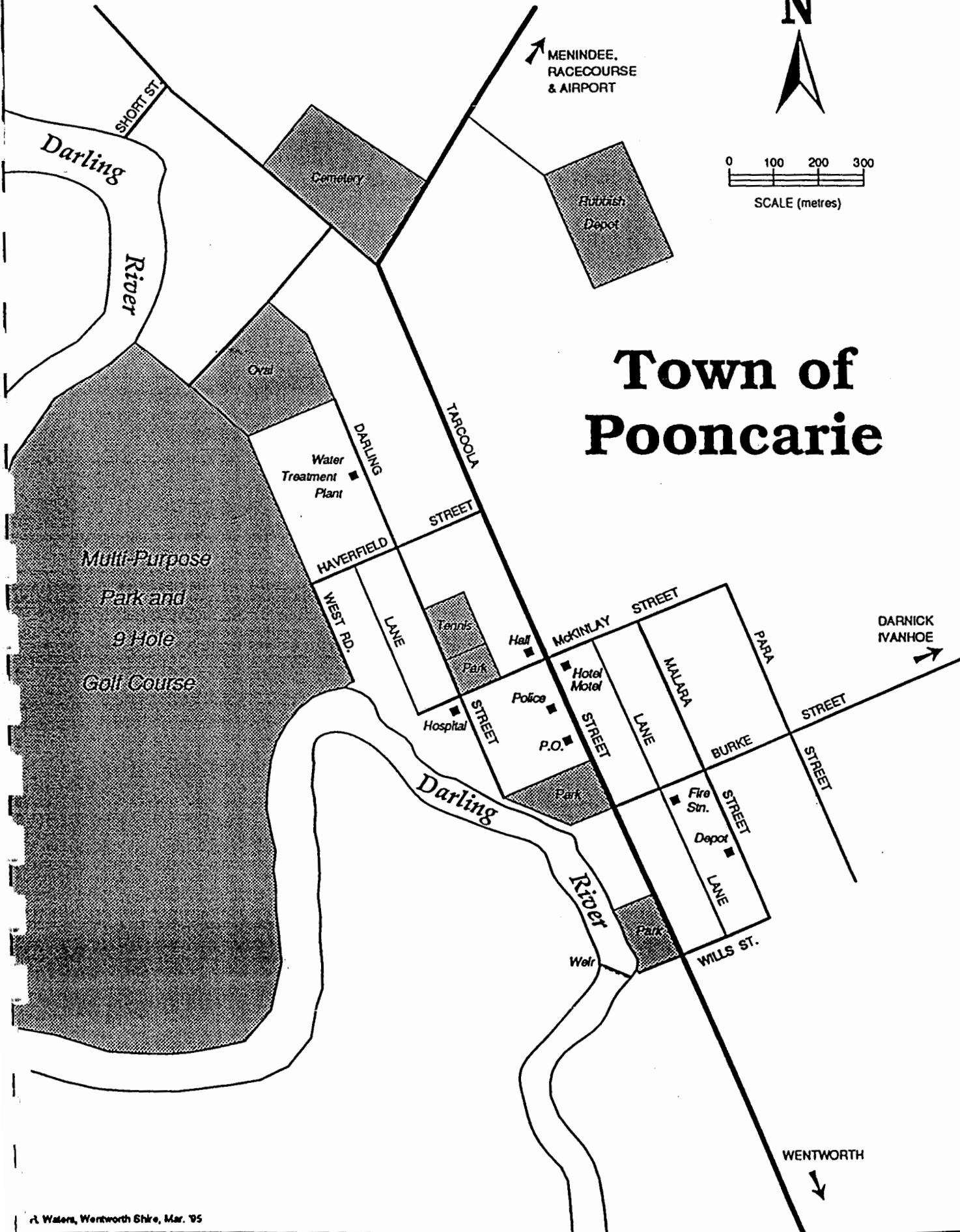
Helena St.

Wilkes St.

Arthur St.

Francis St.

Adams St.



Town of Pooncarie

SHIRE OF WENTWORTH

SUBDIVISION REQUIREMENTS

2004

The items below relate to subdivisions within the Shire of Wentworth. Not all items below will be applicable to every subdivision within the Shire. The items that apply to a particular subdivision will be dependent on what services and standard of construction is appropriate for the area as decided by the Shire of Wentworth – Planning and Development Control Committee.

a) Up front charges:

1. Development Application Fee \$200.00 plus \$40.00 for every lot.
Involving opening of a public road - \$500.00 plus \$40.00 for every lot.
2. Public Open Space 5% of capital unimproved value of the newly created lots or land in lieu – Council decides.
3. Sewerage Headworks \$2,450.00 per newly created lot – increased annually.
4. Unfiltered Water Headworks \$1200.00 per newly created lot – increased annually.
5. Filtered Water Headworks \$1400.00 per newly created lot – increased annually.
6. Drainage Headworks Contribution if required to outfall drainage, depends on topography, subdivision layout and location.
7. Amortisation Charge As determined by the Lower Murray Irrigation Board – application only in irrigation areas except Curlwaa.

b) Construction

1. Roadworks Internal full cost.
External part cost.
To approved plans.
2. Drainage Internal full cost.
External part cost if shared.
All surfaces drained.
To approved plans.
3. Unfiltered Water Full cost supply each lot.
Hydrants
Maybe shared cost some larger mains.
To approved plans.

- | | |
|-------------------|---|
| 4. Filtered Water | Full cost supplybeach lot.
Maybe shared cost some larger mains.
To approved plans. |
| 5. Sewerage | Full cost drain each lot.
Maybe shared cost if infrastructure
services other areas. |
| 6. Electrical | As required by Australian Inland |
| 7. Telstra | As required by Telstra. |
| 8. Easements | Required to protect existing services
irrigation and drainage infrastructure. |

NOTE:

The above relates to village [Zone 2(v), Shire of Wentworth – Local Environmental Plan 1993] development. There are some minor changes for rural residential [Zone 1(c)] development but the general principles apply. Enquiry should be made regarding unfiltered water supply to rural residential type development.

Conditions applied to a Development Application will be based on the items listed above, however, changes to and additional conditions may be applied to the Development Approval which relate to the particular circumstances of the Application.

If you require any further information regarding the above please contact the Planning Office of the Shire of Wentworth during office hours on 03 50275020.