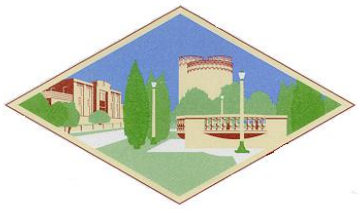
Leeton Shire Council



Leeton & Yanco Peripheral Area Contributions Plan

UNDER SECTION 94 of the Environmental Planning and Assessment Act 1979

AND

SECTION 64 of the Local Government Act 1993

and

DIVISION 2 of PART 3 of the Water Supply Authorities Act 1987

Amended August 2014

TABLE OF CONTENTS

PART A – SUMMARY SCHEDULES

Executive Summary

This contributions plan enables Leeton Shire Council to levy Section 94 contributions and Section 64 levies where the anticipated development will or is likely to increase the demand for public facilities or infrastructure.

The area covered by this Contributions Plan has been identified by Council as the principal area of growth for Leeton and Yanco. As a consequence of this anticipated development and having regard to the level of facilities and infrastructure currently available and the expected profile of the new population, it will be necessary to provide:

- Additional local open space including acquisition and embellishment.
- Expand existing recreational facilities
- Additional water supply infrastructure including augmentation of the Water Filtration Plan
- Additional high security water for town water supply
- Additional sewer infrastructure including augmentation of the Waste Water Treatment Plant.
- Stormwater drainage retention systems.
- Upgrade intersections and provide additional traffic facilities, street lighting, road widening and acquisition of redundant Murrumbidgee Irrigation reserves.
- Manage the contribution funds.
- Repay the loan for the subsidy.

Summary of Work Schedule

The public amenities, services and infrastructure required as a consequence of and to serve the demand generated by the anticipated development, are summarised in Table 1.

Summary of Contribution Rate

The contribution rates for the funding of the identified public facilities and infrastructure are included in Table 2.

The location, estimated cost and proposed timing for providing the identified works are included in Table 3.

TABLE 1 –WORK SCHEDULE

Item Number	Public Facility or infrastructure Service and Infrastructure	Capital Cost $	Land Cost $	Total Cost $	Apportionment Percentage	Available Contributions	Net Cost to be Levied	Other Funding Sources
OPEN SPACE AND RECREATION FACILITIES								
A #1	Open Space	180,000	180,000	360,000 or through dedication	50 per cent	NIL	180,000	General Fund
Open Space: is the acquisition and embellishment of neighbourhood parks. Embellishment includes landscaping, sprinklers and play equipment. Dedication of land will only be accepted where the land is identified as neighbourhood park in the strategic plan for the area.								
#2	Recreation Facilities or infrastructure	2,000,000	0	2,000,000	10 per cent	NIL	200,000	General Fund and Grants
Recreation Facilities: are the expansion of the major facilities such as library, pool, stadium, Roxy Theatre, Skate Park, ovals, tennis courts, etc. due to increasing demand generated by the development.								
ROADS AND TRAFFIC FACILITIES								
B #1	Traffic Facilities	1,000,000	NIL	1,000,000	20 per cent	NIL	200,000	NIL
Traffic Facilities: Intersection works, roundabouts, road widening and other road work improvements away from the site of the subdivision which are needed to cater for the increase in traffic generated by the development of the area.								
B #2	Bicycle and Pedestrian Ways	140,000	NIL	140,000	25 per cent	50 per cent	17,500	NSW RMS Bicycle Funding, General Fund
Bicycle and Pedestrian Ways: The cost of providing bicycle and pedestrian ways in accordance with the Bicycle Strategy prepared with the assistance of the Roads and Traffic Authority.								
B #3	Street Lighting	125,000	NIL	125,000	25 per cent	NIL	31,250	General Fund
Street Lighting: Street lighting required on Collector Roads at intersections, etc away from the development site, where upgrading due to increased traffic volumes is required. Street lighting internal to and for the frontage of the subdivision is a standard condition of subdivision consent.								

Item Number	Public Facility or infrastructure Service and Infrastructure	Capital Cost $	Land Cost $	Total Cost $	Apportionment Percentage	Available Contributions	Net Cost to be Levied	Other Funding Sources
B #4	Bridge & Culvert Widening	320,000	NIL	320,000	25 per cent	50 per cent	40,000	Murrumbidgee Irrigation & General Fund
Bridge and Culvert Widening: Where roads cross irrigation structures away from the subdivision and traffic volumes generated by the development requiring upgrading of the bridges.								
B #5	Acquisition & Rehabilitation Drainage Reserves & Supply	100,000	100,000	200,000	10 per cent	NIL	20,000	General Fund
Acquisition and Rehabilitation Drainage Reserves: As well as legal and survey costs, Council must pay the rehabilitation costs of the supply and drainage reserves it acquires. These reserves only become available as land is redeveloped for urban uses.								
B #6	Provision of Bus shelters	40,000	NIL	40,000	100 per cent	NIL	40,000	NIL
Provision of Bus Shelters. Each lot will generate a demand for the School Bus Service and the provision of shelter for children waiting for the bus.								
ADMINISTRATION								
C #1	Loan Repayment	146,000	N/A	146,000	100 per cent	NIL	146,000	NIL
Council borrowed funds to cover part of the cost of the Don Fox Planning Study. The contribution recovers the principle and interest								
C #2	Plan Administration	80,000	N/A	80,000	100 per cent	NIL	80,000	NIL
The contributions require administration to levy, collect, distribute and inspect work which involves staff.								
WATER								
D - #1	Water Treatment Plant	2,750,000	N/A	2,750,000	30 per cent	50 per cent	412,500 (Indexed cost)	Public Works & Services NSW
Water Treatment Plant: The Filtration Plant – Council upgraded the Plant ahead of development to provide for filtered water to developing areas of Leeton. Council received a 50% subsidy for this work which is reflected in the contribution. The contribution has been indexed annually by the CPI (Sydney Allgroups)								

Item Number	Public Facility or infrastructure Service and Infrastructure	Capital Cost $	Land Cost $	Total Cost $	Apportionment Percentage	Available Contributions	Net Cost to be Levied	Other Funding Sources
D - #2	Water Distribution	600,000	N/A	600,000	25 per cent	NIL	150,000	NIL
Water Distribution: The major trunk main network which gets the water to the site of the development requires expansion to serve the developing areas. Internal work and work along the frontage of the land is at full cost to the subdivider as a condition of consent.								
D - #3	Inground Storage	500,000	NIL	500,000	15 per cent	NIL	75,000	Water Fund
Inground Storage: Storage of raw water supply prior to filtration. Increased demand requires additional storage capacity to be built.								
D - #4	Water Allocation	580 per ML	N/A	630 per ML or through dedication	100 per cent	NIL	530 per ML (Indexed cost)	NIL
Water Allocation: As the town water supply licence is capped, Council must purchase permanent high security transfer irrigation water for the town supply. The cost is annually indexed by the CPI (Sydney Allgroups).								
SEWER								
E- #1	Collector Infrastructure	1,200,000	N/A	1,200,000	20 per cent	NIL	240,000	Sewer Fund
Collector Infrastructure: Do the gravity mains exist away from the development site which connects the development to the major pump stations and rising mains.								

Item Number	Public Facility or infrastructure Service and Infrastructure	Capital Cost $	Land Cost $	Total Cost $	Apportionment Percentage	Available Contributions	Net Cost to be Levied	Other Funding Sources
E - #2	Treatment Plant	3,000,000	N/A	3,000,000	5 per cent	50 per cent	75,000	Public Works & Services NSW
Treatment Plant: Sewerage Treatment Plant (STP) Council has invested in the STP by upgrading the works to increase its capacity. The contribution includes a 50% discount for grants Council received.								
E - #3	Major Pumping Stations & Rising Mains	1,000,000	NIL	1,000,000	40 per cent of increased loading	NIL	400,000	Sewer Fund
Major Pumping Stations and Rising Mains: There are six (6) major pumping stations, i.e. pump stations serving multiple catchments. These pumps have irrent demands; however provision must be made for their upgrade and for the provision of three (3) additional pump stations to meet the predicted demand.								
F F - #1	Stormwater Trunk Drainage	500,000	NIL	500,000	40 per cent	NIL	200,000	General Fund
Trunk Drainage: Where Council owns the drainage structure and it requires upgrading, and where infrastructure away from the site is required to meet the increasing demand and the standard set by Murrumbidgee Irrigation.								
F - #2	Acquisition of Network	400,000	100,000	500,000	40 per cent	NIL	200,000	General Fund
Acquisition of Network: where a property drains into a Murrumbidgee Irrigation structure, Council will be required to purchase and upgrade the reserve when no more irrigation water is using that section of channel.								

TABLE 2 – SUMMARY OF SECTION 94 CONTRIBUTIONS AND SECTION 64 LEVIES BY LOT SIZE

Item Number		Facility or infrastructure, Service and Infrastructure	Lot Sizes m^2					
			750 to 1199	1200 to 1799	1800 to 3999	4000 to 9999	1ha to 3.9ha	4ha or more
			Contribution Rates $					
A	#1	Open Space/	450/lot	450/lot	300/lot	100/lot	50/lot	50/lot
	#2	Recreation Facility or infrastructure	500/lot	500/lot	500/lot	500/lot	500/lot	500/lot
B	#1	Traffic Facility	500/lot	500/lot	500/lot	500/lot	500/lot	500/lot
	#2	Bicycle & Pedestrian Ways	45/lot	45/lot	45/lot	45/lot	45/lot	45/lot
	#3	Street Lighting	80/lot	80/lot	80/lot	80/lot	80/lot	80/lot
	#4	Bridge & Culvert Widening	100/lot	100/lot	100/lot	100/lot	100/lot	100/lot
	#5	Acquisition & Rehabilitation	50/lot	50/lot	50/lot	50/lot	50/lot	50/lot
	#6	Bus Shelter	100/lot	100/lot	100/lot	100/lot	100/lot	100/lot
C	#1	Loan Repayment	365/lot	365/lot	365/lot	365/lot	365/lot	365/lot
	#2	Plan Administration	200/lot	200/lot	200/lot	200/lot	200/lot	200/lot
D								
	#1	Water Treatment	1030/lot	1030/lot	1030/lot	1030/lot	1030/lot	1030/lot
	#2	Water Distribution	375/lot	375/lot	375/lot	375/lot	375/lot	375/lot
	#3	Inground Storage	190/lot	190/lot	190/lot	190/lot	190/lot	190/lot
	#4	Raw Water	273.19/lot	273.19/lot	546.36/lot	546.36/lot	546.36/lot	546.36/lot

Item Number	Facility or infrastructure, Service and Infrastructure	Lot Sizes m^2					
		750 to 1199	**1200 to 1799**	**1800 to 3999**	**4000 to 9999**	**1ha to 3.9ha**	**4ha or more**
		Contribution Rates $					
E #1	**Collector Infrastructure**	600/lot	600/lot	600/lot	600/lot	600/lot	600/lot
E #2	Sewer Treatment Plant	200/lot	200/lot	200/lot	200/lot	200/lot	200/lot
					Above not required where alternative to sewer approved		
E #3	Major Pump Station	1000/lot	1000/lot	1000/lot	1000/lot	1000/lot	1000/lot
F	Stormwater						
#1	Trunk Drainage	500/lot	500/lot	500/lot	500/lot	500/lot	500/lot
	OR	OR	OR	OR	OR	OR	OR
#2	Acquisition of Network *	500/lot	500/lot	500/lot	500/lot	500/lot	500/lot

*** Only one is levied on each development.**

TABLE 3 – LOCATION AND ESTIMATED COST OF FACILITIES AND INFRASTRUCTURE

Item	Public Facility/Service Infrastructure	Estimated Capital Cost $	Preferred Location	Estimate of Staging
A #1	Open Space	360,000	Scatter through new development approx 1km apart	When 50 to 80 lots/dwellings are created, then stage the embellishment in accordance with adopted program
A #2	Recreation Facilities	2,000,000	At existing location and the "ovals" complex	At 400/lot stages increase capacity
B #1	Traffic Facilities	1,000,000	At major intersections, where collector roads meet and widening of collector & distribution roads.	• When 50 new lots are created in defined locality • When traffic volumes reach RMS standard on main roads
B #2	Bicycle Ways	140,000	As new subdivisions are built in accordance with the adopted. LSC Bicycle/Pedestrian Network plan	When 50% of subdivision is developed with housing
B #3	Street Lighting	125,000	On intersections and designated collector roads	As subdivisions are constructed
B #4	Bridge & Culvert Widening	320,000	• Where collector roads cross Murrumbidgee Irrigation infrastructure • On local road network	• When 30 new lots are created. • When traffic volumes reach RMS standard
B #5	Acquisition & Rehabilitation of Irrigation Infrastructure	200,000	• Where irrigation infrastructure constrains road reserve widths	• As the Murrumbidgee Irrigation infrastructure becomes redundant
B #6	Provision of Bus Shelters	70,000	As demand requires	When 30-40 lots are created
C #7	Loan Repayment	146,000	N/A	• Start from July 2003 • Start at adoption of plan
C #8	Plan Administration	80,000	N/A	

Item	Public Facility/ Service/ Infrastructure	Estimated Capital Cost $	Preferred Location	Estimate of Staging
D	Water			
# One	Water Treatment including Storages	2,500,000	Area identified on Section 94 Contribution Plan Area Map	1998/9 – built ahead of demand
# Two	Distribution	600,000	Along public roads	As required by development approvals
#Three	Inground Storages	500,000	To be constructed next to existing storage	• When 2/3 of the development has occurred
#Four	Water Allocation	1,000,000 (530 per ML)	To be supplied at Council's licensed off take	• 1999/2000 purchase $1 m of high security water • As demand requires
E	Sewer			
# One	Collector Infrastructure	1,200,000	Along public roads and reserves	As required by development
# Two	Treatment Plant	3,000,000	Existing location	2000 – built ahead of demand
# Three	Major Pumping Stations and Rising Mains	1,000,000	• Existing locations • New locations as required by development	• 2000/2001 ahead of demand • As demand requires
F # One **OR** **# Two**	Stormwater Trunk Drainage Acquisition of Network	 500,000 500,000	 Along existing reserves Along existing reserves	 • As required by use of the system • As required by Murrumbidgee Irrigation on transfer of system

Note: This table shows the capital cost for carrying out the work. Contributions will not necessarily cover 100 percent of costs. Refer to Table 1 for percentage of capital cost to be charged.

PART B – ADMINISTRATION AND ACCOUNTING

This Plan is called the “Peripheral Area Contributions Plan”

1.1 This contribution plan has been prepared in accordance with the provisions of Section 94 of the Environmental Planning and Assessment Act 1979, and Part 4 of the Environmental Planning and Assessment Regulations 1994. The water, sewerage and stormwater drainage levies have been prepared in accordance with Section 64 of the Local Government Act 1993, and Division 2 of Part 3 of the Water Supply Authorities Act 1987.

2. Purpose of the Plan

The purposes of this plan are to:

(i) Ensure that an adequate level of public infrastructure is provided throughout the peripheral area as development occurs
(ii) Enable Council to recoup funds which it has spent in the provision of public facilities and infrastructure in anticipation of likely future development.
(iii) Ensure that the existing community is not burdened by the provision of public facilities and infrastructure required as a result of future development;
(iv) Provide a comprehensive strategy for the assessment, collection, expenditure accounting and review of development contributions on an equitable basis, and throughout the peripheral area.
(v) Ensure that adequate public facilities and infrastructure are provided for as part of any new development.
(vi) Provide an overall administrative framework under which specific public facilities and infrastructure strategies may be implemented and co-ordinated; and
(vii) Enable the Council to require, as a condition of development consent, a contribution or a dedication towards the provision of public facilities and infrastructure.

2.1 Other primary purpose of this plan is to satisfy the requirements of the Environmental Planning and Assessment Act, and Regulations, Local Government Act and the Water Supply Authorities Act, to enable the Council to require a contribution towards the provision, extension or augmentation of public amenities, services and infrastructure that will, or are likely to be, required as a consequence of development in the area, or that have been provided in anticipation of, or to facilitate such development.

3. Land to which this plan applies

This plan applies to all land within Leeton Shire as illustrated on the map at Figure 1 (Section 94 Contribution Plan Area).

4. Relationship to Other Plans and Policies

The contributions plan supersedes all previous plans and policies relating to development contributions within the peripheral area. In particular Daalbata Road Contribution Plan, Gruie Street Contribution Plan and the contribution plan under Leeton Local Environmental Plan No. 35 are superseded.

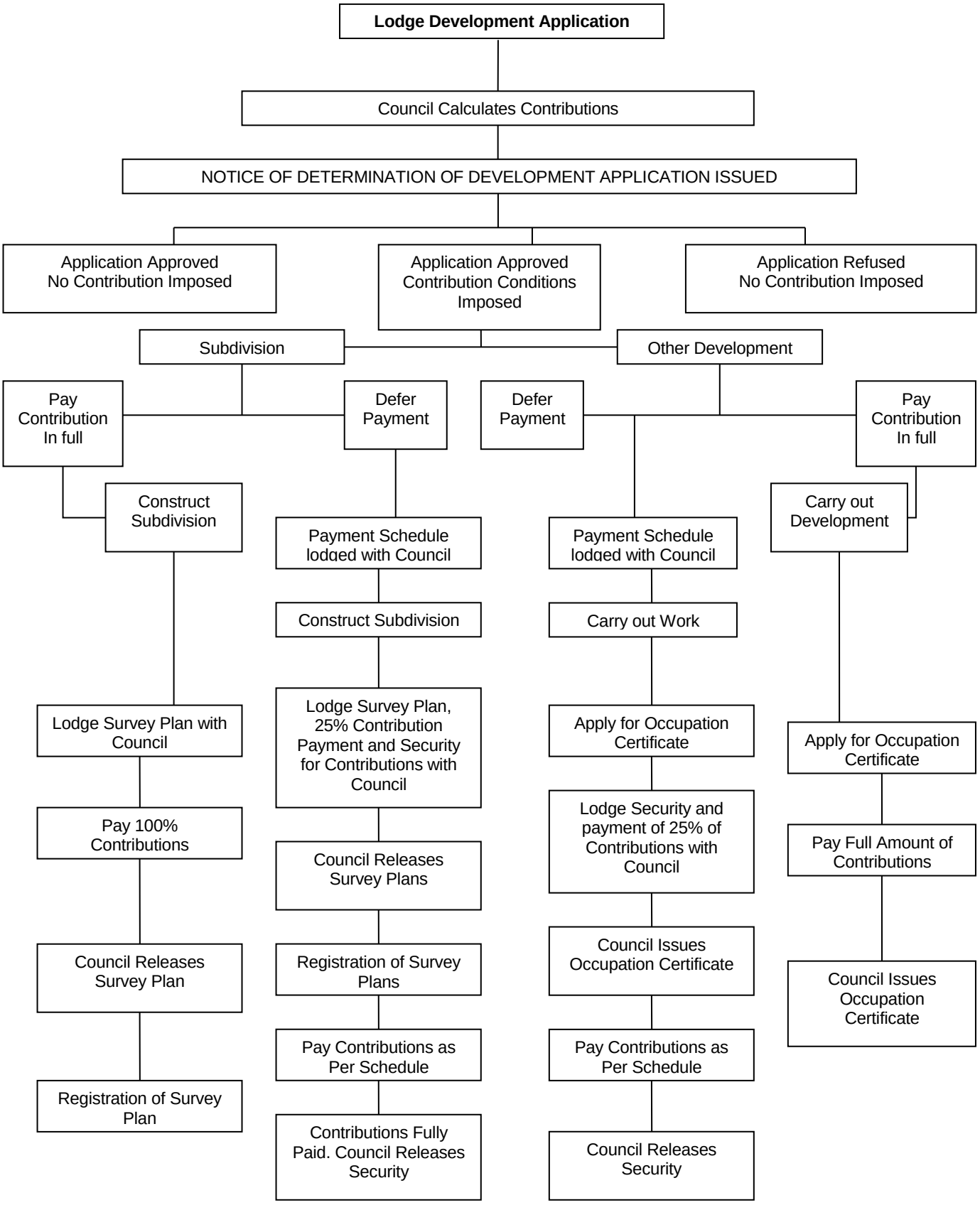
The contributions plan provides the means for implementing some of the planning and community development strategies adopted by Council.

5. How This Plan Operates

5.1 In determining a development application, Council may impose a condition requiring the payment of a monetary contribution and/or dedication of land, water and works in accordance with the provisions of this plan.

5.2 The procedures for the administration of contributions under this plan are illustrated in Figure 2. (See over)

FLOWCHART OF CONTRIBUTION PROCEDURE (Figure 2)



6. Formula for determining the Contributions

6.1 The formula used to determine the contribution is:

Contribution = $Capital + $Land - $Grants x % of the cost to apply.

$Capital – sum of capital costs for facilities or infrastructure which have been or which are to be provided or expanded.

$Land – sum of land costs which have been or are to be acquired to provide the required public facilities, or infrastructure.

$Grant – sum of any grants, subsidies or other funding source which may be available to fund capital works.

THEN

$$ContributionPerLot(CL) = \frac{C}{L}$$

C = Total contribution
L = anticipated increase in the number of Lots to be created to the year 2018.

6.2 For the purposes of calculating the contribution rate, the following components have been excluded:

- The cost associated with any proposed public facilities and infrastructure (capital and land costs) which are intended to serve the existing population or to make up for an existing deficiency of provision. (The public facilities and infrastructure which are to be funded through this contributions plan are intended to meet the needs of the future population only).
- Any development contributions which may have been collected previously for the provision of a particular facility or infrastructure and which has not as yet been expended.
- Any assured grants, subsidies or funding from other sources which may be payable in respect of any nominated public facility or infrastructure (deducted as $Grant in the above formula).
- Any recoverable funding which has been provided for public facilities or infrastructure which may have otherwise been provided under Section 94.
- Costs associated with ongoing or routine maintenance, staff resources or other recurrent expenses.
- Any public facilities or infrastructure which may be required by the population, which another organisation or government agency is responsible for providing.

7. When are contributions payable

A contribution is payable:

a) In the case of a consent to development being subdivision before the certification of the final plan of survey or in accordance with Clause 8 of this plan.
b) In the case of consent to development not involving subdivision but where a subsequent construction certificate is required – before the issue of an occupation certificate.
c) In the case of consent to any other development – before the development is commenced, prior to the endorsement of the final plan or prior to occupation as may be relevant in the particular circumstances.

8. Can deferred or periodic payments be made?

8.1 Council may accept the deferred or periodic payment of a contribution if the applicant or any other person entitled to act upon the relevant consent satisfies Council that non-compliance with the terms of clause 7 will not prejudice the timing or the manner of providing the public facility or infrastructure for which the contribution was required as outlined in the works schedule.

8.2 The decision to accept a deferred or periodic payment is at the sole discretion of Council, which may delegate this decision to the General Manager.

8.3 Council will, if it decides to accept the deferral or periodic payment of a contribution, require the applicant to provide security for the outstanding balance of the contribution. The security must be:

(i) a registered mortgage over the land in favour of Council; or
(ii) a bank guarantee by an Australian bank requiring the bank to pay the guaranteed amount unconditionally to the Council, when it so demands in writing; or
(iii) where the development, the subject of the contributions, involves two new lots, or a dwelling or less, a solicitor's undertaking to pay to Council the amount of the contribution on:
    a) the sale of the land, in the case of a subdivision; or
    b) within 12 months from the date of the issue of the Certificate of Occupation for the dwelling

8.4 The deferment or periodic payment of a contribution will be subject to the following conditions:

(i) Payment of 25% of the total cash contribution proposed to be deferred, prior to the release of the final plan of survey or occupancy certificate; and
(ii) Quarterly payment of the remaining 75% of the contribution over two (2) years from the date of the release of the survey plan; and
(iii) Payment of interest on the outstanding amount of the contribution at a rate of 8% or 2% less than the interest rate applying to Council rate arrears, which ever is less.

8.5 Where a subdivision or a development is staged, the cash contributions may be paid on the basis of that stage of the development to be released or have certificates of occupation issued.

8.6 Where contributions are proposed to be "Works in Kind" 100% of the works must be completed before the release of the final plan of subdivision or the issue of occupancy certificates.

9. Can "Works In Kind" (WIK) contributions be made?

9.1 Council may accept an applicant's offer to make a contribution by way of a Works in Kind (WIK) contribution (for an item included on the works schedule) or a material public benefit (for an item not included on the works schedule) as referred to in s.94 (2C) of the Environmental Planning & Assessment Act, 1979, or section 64 of the Local Government Act, 1993.

9.2 Council may accept the offer of a WIK contribution if the applicant, or any other person entitled to act upon the relevant consent, satisfies the consent authority that:

(a) The in kind contribution will not prejudice the timing or the manner of the provision of the public facility or infrastructure for which the contribution was required.
(b) The value of the works to be undertaken is at least equal to the value of the contribution assessed in accordance with this plan.
(c) That the works to be undertaken are required by Council.

10. How will the contribution rates be adjusted?

10.1 It is Council Policy to review contribution rates to ensure that the monetary contributions reflect the costs associated with the provision of the particular public facility or infrastructure.

10.2 The contribution rate will be reviewed six monthly on the following basis:

(a) for public facilities or infrastructure which have been provided, including land which has been acquired, in anticipation of the new population, the costs of which are to be recouped - to be reviewed on the basis of Consumer Price Index (Sydney AllGroups).

(b) For public facilities or infrastructure which has been identified but not as yet provided – to be reviewed on the basis of movement of the Consumer Price Index (Sydney AllGroups) as published by the Australian Bureau of Statistics.

10.3 The contribution rates will be indexed in accordance with the following formula:

Adjustment Component (A) = Contribution Rate x CPI (Sydney All Groups)
THEN
Contribution Rate + Adjustment Component = New Contribution Rate.

The Council may also review the works schedule, the estimate of costs of the various public facilities and infrastructure, land acquisition costs or other aspects relating to the Contributions Plan, as required.

PART C – STRATEGY PLANS

11. What is the relationship between expected development and demand for additional public facilities and infrastructure?

11.1 This part establishes the relationship (nexus) between the expected types of development in the area and the demand for additional public facilities and infrastructure to meet that development.

Causal Nexus

11.2 The anticipated increase in resident and worker population will:

(a) place greater demands on existing public facilities and infrastructure
(b) require the provisions of new public facilities and infrastructure which are not currently available in Leeton, and which are not available because of insufficient capacity in existing facilities or infrastructure to cater for the anticipated increased demand.

11.3 The nexus between anticipated development in Leeton and the nominated public facilities and infrastructure has been established according to:

(a) the anticipated nature and scope of future development;
(b) the capacity of public facilities and infrastructure currently provided in the area;
(c) the anticipated demand for public facilities and infrastructure arising from the proposed development;
(d) the contribution required by development to meet the anticipated demand; and
(e) the nature of the works proposed to be implemented from funds generated by the development.

11.4 This plan includes a schedule of public facilities and infrastructure which is required as a consequence of anticipated development. The cost of providing these public facilities and infrastructure will in part be met and recouped from new development in the Peripheral Area to which this plan applies..

11.5 The proposed public facilities and infrastructure will be carried out or has already been carried out to meet the likely needs for, and the increasing usage of, public facilities and infrastructure as a consequence of new development or in anticipation of new development.

11.6. Physical Nexus

This plan identifies the location of the public facilities and infrastructure to be provided for the community of the Peripheral Area. The location of facilities and infrastructure has been determined having regard to the location of increased demand, accessibility to the identified public facilities and infrastructure and the manner in which such need may best be satisfied.

Temporal Nexus

11.7 Only those public facilities and infrastructure which are required as a consequence of anticipated development up the year 2018, are included in the works schedule. Timing for the provision of these works is based on the projected population growth.

11.8 The works schedule identifies:

(a) works which have been undertaken in order to satisfy future demand

(b) works which are proposed to be undertaken when the population reaches a particular threshold.

12. What are the expected types of development in the Peripheral Area of Leeton/Yanco?

12.1 The Peripheral Area wraps around the existing urban areas of Leeton and Yanco. The area is predominantly green field sites made up of 2 ha and 4 ha farms. Some larger parcels exist, often with existing horticultural or other agricultural uses. There is a mix of residential development with one (1) large retail service centre located south of the original town of Leeton.

12.2 It is anticipated that future development in the Peripheral Area will provide a mix of housing types, and offer a range of employment opportunities.

12.3 The type of development likely to occur in the Peripheral Area is expected to be a range of residential developments based on the provision of water and sewer in the form of new subdivisions, with some employment generating developments based on the extension of the industrial estate and the expansion of the retail area south of Leeton.

12.4 The built form of development will be guided by the relevant planning controls. In general, it can be expected to be single dwellings and dual occupancies, with bulky goods commercial and industrial development, and rural value adding industries.

13. What is the expected increase in population?

13.1 It is anticipated that Leeton Shire's population will increase by 960 from 2002 – 2018.

13.1.1 The increase in residential population within the Peripheral Area has been based on:

- The average annual growth rate of 2% over 1991-2001 (based on actual population growth over this period), being maintained.
- Implementation of Leeton LEP No 27 which removed rural residential development from the Irrigation Area.
- The Australian Bureau of Statistic estimates.
- Potential land availability and affordability.

13.2 Population growth is expected to generate around 40 residential lots per annum.

14. What are the anticipated characteristics of the population?

14.1 The population profile is expected to remain similar to that which currently resides in Leeton. It is anticipated that the resident population will include moderate and higher income households.

14.2 It is anticipated that the current distribution of the population within all age groups will continue.

14.3 In terms of location of proposed facilities and infrastructure, it is anticipated that growth in Leeton will have an age profile consistent with the establishment of new homes by young families and the second homes by families with primary aged and older children.

14.4 Based on existing population characteristics and the anticipated profile of the new population, the following average dwelling occupancy rates have been adopted:

- 2 bedroom units – 1.5 persons/dwelling
- 3 or more bedrooms or lots – 2.6 persons/dwelling

15. To what extent will the proposed public facilities and infrastructure meets the needs of the population?

15.1 The proposed public facilities and infrastructure identified in this plan are required to satisfy the anticipated demands of the expected types of development in the Peripheral Area.

15.2 Some of the public facilities and infrastructure likely to be required are already provided. However, these public facilities and infrastructure generally satisfy the needs of the existing population and there is either no spare capacity available or the spare capacity has been provided in expectation of the demand created by the incoming population.

15.3 The needs for, and increased usage of, public facilities and infrastructure likely as a consequence of new development will exceed the capacity of existing public facilities and infrastructure in the area. It will therefore be necessary for new and augmented public facilities and infrastructure to be provided to cater for the anticipated demand of likely development.

15.4 Those public facilities and infrastructure which are required as a consequence of new development are included in the Work Schedule.

16. What public facilities or infrastructure and infrastructure are required?

16.1 The public facilities and infrastructure proposed to satisfy the demand created by anticipated new development includes:

- Open Space – small local parks including the acquisition of additional land and embellishment (eg landscaping, playground equipment)

- Recreation Facilities – provision of additional facilities by extending existing buildings and facilities including the Major Dooley Shire Library, Roxy Community Theatre and Skate Park.

- Traffic Management:
  - Type 1: provision of roundabouts, intersection improvements including traffic signs.
  - Type 2: extension of bicycle network.
  - Type 3: provision of street lighting for distributor and collector roads.
  - Type 4: widen existing bridges and culverts in the peripheral area.
  - Type 5: acquisition and rehabilitation of Murrumbidgee Irrigation reserves including compensation, legal, and survey costs.
  - Type 6: provision of bus shelters.

- Administration:
  - Type 1: planning studies resulting in the developer contribution plans.
  - Type 2: administration of financial and in kind contributions.

- Water Levies:
  - Type 1: augmentation of the Water Treatment Plant, to provide additional filtered water storages and treated water.
  - Type 2: provision of major trunk main network on permanent transfer to Council.
  - Type 3: augmentation of the raw water storage for the town's water supply.
  - Type 4: acquisition of raw water allocation.

- Sewer Levies:
  - Type 1: augmentation of the gravity mains.
  - Type 2: augmentation of the Sewer Treatment Works.
  - Type 3: augmentation and provision of major pump stations and major trunk mains.

Stormwater:
- Type 1: augmentation and provision of trunk mains.
- Type 2: provision of community retention basins.

16.2 Open Space and Recreational Facilities Levies 1 and 2.

NEXUS

(a) Additional local open space is required to be provided as the area developed for residential expands. Residents require access to open space within walking distance. Recreational Facilities require upgrading to cope with the additional demand generated by the new development.

EXISTING DEMAND

(b) There is adequate provision of regional open space to cater for the existing population. Local open space provided in the existing built up area is adequate for the existing residential population. The existing Library and theatre facilities require expanding to cater for likely increased demand for services generated by the new development.

LOCATION OF PROPOSED OPEN SPACE

(c) The likely demand for open space is for the provision of local open space within the expanding urban areas with maximum accessibility, preferably within walking distance of the new residential areas.

Local open space of a minimum area of 1000m^2 up to 4000m^2 within 500 metres of all urban lots in the locality developed with suitable landscaping and play equipment.

RECREATIONAL FACILITIES

The key recreational facilities are located in the centre of Leeton. An extension is required for the public library to meet the predicted demand. The other facilities require additional space to be provided for the increased demand.

APPORTIONMENT

The new residential development will contribute the full cost of provision and embellishment of new local open space. The exception is the provision of a local playground at No. 4 Oval, Petersham Road, where contributions are required for embellishment. Contributions for recreation facilities will be based on the increase in population generated by the new development.

16.3 Traffic Levies 1, 2, 3, 4, 5 and 6

Nexus

(a) Future development will create additional demands on the existing road network and will therefore reduce the level of service provided by the existing road network without proposed upgradings of traffic management facilities.

Additionally, developer contributions to roads and traffic management facilities are warranted where such facilities are required as part of the overall planned development of the area, but cannot be expected to occur as a result of individual subdivision development. That is, for example some of the roads required in the Peripheral area development do not have frontage to proposed potential allotments. In such cases, these works would appropriately be funded through Section 94. This includes street lighting, bridge widening, road widening and provision of bus shelters.

FUTURE DEMAND

(b) Accordingly, Section 94 contributions will be levied in full for such proposed roadworks and traffic management facilities from future development in the area during the term of this plan.

PROPOSED TRAFFIC FACILITIES AND INFRASTRUCTURE

(c) The widening of bridges, upgrading of intersections, including construction and signage and the construction of roundabouts are required. The provision of street lighting on distributor and collector roads, and the acquisition of redundant irrigation infrastructure are also required. Provision of bus shelters will be by contribution.

APPORTIONMENT

(d) The full cost of the work, where the need for the work has been generated by the new developments, will be charged to the contributions. Where a proportion of the work is generated by the new development, only that portion will be charged and the remainder of the cost will be bourn by Council's road funds.

16.4 Administration Levies 1 & 2

NEXUS

(a) To establish a comprehensive approach to the administration of Section 94 contributions and Section 64 levies planning studies were carried out. These studies were outside the normal daily work of Council's Planning and Development Division and were undertaken by consultants. Only the loan and interest cost of the Studies, which directly relate to the contribution and levies, have been charged.

The collection, management and disbursement of the contributions require the provision of resources to manage the day to day workings of the Plan.

APPORTIONMENT

(b) Each new lot that is created as a result of the studies is levied.

16.5 Water Levies 1, 2 3 and 4.

NEXUS

(a) For development to occur the town water supply must be extended to serve the new lots. This extension requires the Water Treatment Plant and storages to be augmented to treat and store the raw water.

Council's licence to take water from the irrigation system is capped so that high security water must be purchased for permanent transfer on the open market to meet

the needs of the new development. The major distribution network requires extensions to serve the new areas and augmentation of the existing system.

EXISTING DEMAND

(b) The existing demand for filtered water has been met by the provision of infrastructure and the setting of the licence cap at 1994 levels. The augmentation of the Water Treatment Plant attracted a grant and Council funding for the back log work.

LIKELY FUTURE DEMAND

(c) Every new lot created will generate a demand for filtered water. The extent of that demand will be based on the lot size and number of dwellings, or use undertaken on the land.

APPORTIONMENT

(d) New development able to connect to infrastructure will pay the proportion of the cost associated with provision of infrastructure ahead of demand. Where no infrastructure exists the new development will pay the full cost of providing the infrastructure and Council will collect, then refund, contributions as others connect to it.

All lots will pay for the additional water allocation required to provide the raw water to meet the demand for filtered water.

16.6 Sewer Levies 1, 2 and 3

NEXUS

(a) For new development to occur on lots smaller than 4000m^2, reticulated sewerage and reticulated water must be provided. Therefore, the sewer infrastructure must be expanded to allow for additional connections.

The Sewerage Treatment Plant has been augmented to provide capacity for new development and meet the licence requirements of the Environment Protection Authority.

EXISTING DEMAND

(b) The existing demand for the augmentation of the sewerage treatment works both volume and Environment Protection Authority license requirements was funded by a grant from the Department of Public Works and Services NSW and Council. The capacity that was created in addition to the existing need is the subject of the contribution, as it was funded ahead of demand.

LIKELY FUTURE DEMAND

(c) Every new lot created with an area under 4000m^2 will generate demand for reticulation of sewer.

APPORTIONMENT

(d) New development able to connect to infrastructure provided ahead of demand will pay the proportion of the cost of that infrastructure relating to that development. Where no infrastructure exists, the new development will pay the full cost of providing the infrastructure and Council will collect then refund contributions as other developments connect into the infrastructure.

16.7 Stormwater Levies 1 and 2

NEXUS

(a) Development is occurring in an area where irrigation farms and therefore irrigation structures are located. There is no existing infrastructure for urban stormwater drainage so that trunk mains are required, as are individual or community retention basins, to ensure that the post development rate of flow of stormwater does not exceed the pre-development rate of flow in the area.

EXISITNG DEMAND

(b) The existing demand for stormwater drainage from the town area will be met by Council from grant funds and other funding sources. Those areas within the contributions area where development has occurred, stormwater works have been provided as part of the development.

LIKELY FUTURE DEMAND

(c) Every new lot created will generate a demand for stormwater drainage and retention works. Murrumbidgee Irrigation as the owner of the drainage network will not accept stormwater flows into its system at a rate higher than the pre-development flows, therefore retention systems are required.

APPORTIONMENT

(d) New development able to connect to existing infrastructure will pay the proportion of the cost associated with the provision of that infrastructure ahead of demand. Where no infrastructure exists, the new development will pay the full cost, or provide the infrastructure and Council will collect, and then refund, contributions as other development connect to it.

17. What are the contribution rates?

The contributions are calculated as follows:

Open Space: Recreation Facilities

#1 Open Space

$$\text{Contribution (per lot)} = \frac{0.5 \times \text{Cost of Acquisition \& Embellishment}}{400}$$

Discounted by % by area of lot

#2 Recreation Facilities -

$$\text{Contribution (per lot)} = \frac{0.1 \times \text{Cost of Additions to Facilities}}{400}$$

Roads and Traffic Facilities

#1 Traffic Facilities

$$\text{Contribution (per lot)} = \frac{0.20 \times \text{Cost of Traffic Facilities}}{400}$$

#2 Bicycle/Pedestrian Ways

$$\text{Contribution (per lot)} = \frac{0.25 \times \text{Cost of Bicycle Way - Grant}}{400}$$

3 Street Lighting

$$\text{Contribution (per lot)} = \frac{0.25 \times \text{Cost of Lighting}}{400}$$

#4 Bridge & Culvert Widening

$$\text{Contribution (per lot)} = \frac{0.25 \times 0.5 \times \text{Cost of Widening Works}}{400}$$

#5 Acquisition & Rehabilitation of Supply & Drainage Reserves

$$\text{Contribution (per lot)} = \frac{0.1 \times \text{Cost of Acquisition and Rehabilitation}}{400}$$

#6 Bus Shelter

Contribution = (per lot) $\frac{\text{Cost of Bus Shelter}}{40}$

Administration:

#1

Contribution = (per lot) $\frac{\text{1 x Loan Principle and Interest}}{400}$

#2

Contribution = (per lot) $\frac{\text{1 x Annual Cost of Administration x 10}}{400}$

Water:

#1 Water Treatment Plant

Contribution = (per lot) $\frac{\text{0.3 x 0.5 x Cost of Augmentation of Plant}}{400}$

#2 Water Distribution

Contribution = (per lot) $\frac{\text{0.25 x Cost of Ringmains \& Extensions}}{400}$

#3 Inground Storage

Contribution = (per lot) $\frac{\text{0.15 x Cost of Inground Storage}}{400}$

#4 Raw Water Allocation

Contribution = (per lot) Cost of 1ML of high security water (permanent transfer) x number of ML required per lot
Where 1800m^2 or greater = 1ML
1800m^2 or less = 0.5ML

Sewer:

#1 Collector Infrastructure

Contribution = (per lot) $\frac{\text{0.2 x Cost of Gravity Mains}}{400}$

#2 Treatment Plant

Contribution = (per lot) $\frac{0.05 \times 0.5 \times \text{Cost of Augmentation of Plant}}{400}$

#3 Major Pump Stations and Rising Mains

Contribution = (per lot) $\frac{0.4 \times \text{Cost of Major Pump Stations and Rising Mains}}{400}$

Stormwater:

#1 Trunk Drainage

Contribution = (per lot) $\frac{0.4 \times \text{New Infrastructure Cost}}{400}$

#2 Acquisition of Drainage Network

Contribution = (per hectare) $\frac{10.4 \times \text{Acquisition \& Upgrading Cost}}{400}$

18. What public facilities and infrastructure are to be provided and what is their cost and staging?

The estimated cost and staging of provision of the identified public facilities and infrastructure are included in the Table 5 & 6.

TABLE 4 – SUMMARY OF WORK SCHEDULE

Item Number	Public Facility or infrastructure Service and Infrastructure	Capital Cost $	Land Cost $	Total Cost $	Apportionment Percentage	Available Contributions	Net Cost to be Levied	Other Funding Sources
A #1	Open Space	180,000	180,000	360,000 or through dedication	50 per cent	NIL	180,000	General Fund
#2	Recreation Facilities or infrastructure	2,000,000	0	2,000,000	10 per cent	NIL	200,000	General Fund & Grants
B #1	Traffic Facilities	1,000,000	NIL	1,000,000	20 per cent	NIL	200,000	NIL
#2	Bicycle & Pedestrian Ways	140,000	NIL	140,000	25 per cent	50 per cent	17,500	RMS Bicycle Funding, General Fund
B #3	Street Lighting	125,000	NIL	125,000	25 per cent	NIL	31,250	General Fund
B #4	Bridge & Culvert Widening	320,000	NIL	320,000	25 per cent	50 per cent	40,000	Murrumbidgee Irrigation, General Fund
B #5	Acquisition & Rehabilitation Drainage Reserves	100,000	100,000	200,000	10 per cent	NIL	20,000	General Fund
B #6	Bus Shelters	40,000	NIL	40,000	100 per cent	NIL	40,000	NIL
C #1	Loan Repayment	146,000	N/A	146,000	100 per cent	NIL	146,000	NIL
C #2	Plan Administration	80,000	N/A	80,000	100 per cent	NIL	80,000	NIL
D - #1	Water Treatment Plant	2,750,000	N/A	2,750,000	30 per cent	50 per cent	412,500	Public Works & Services NSW

Item Number	Public Facility or infrastructure Service and Infrastructure	Capital Cost $	Land Cost $	Total Cost $	Apportionment Percentage	Available Contributions	Net Cost to be Levied	Other Funding Sources
D - #2	Water Distribution	600,000	N/A	600,000	25 per cent	NIL	150,000	
D - #3	Inground Storage	500,000	NIL	500,000	15 per cent	NIL	75,000	
D - #4	Water Allocation	580 per ML	N/A	630 per ML or through dedication	100 per cent	NIL	530 per ML	
E- #1	Collector Infrastructure	1,200,000	N/A	1,200,000	20 per cent	NIL	240,000	
E - #2	Treatment Plant	3,000,000	N/A	3,000,000	5 per cent	50 per cent	75,000	Public Works & Services NSW
E - #3	Major Pumping Stations & Rising Mains	1,000,000	NIL	1,000,000	40 per cent of increased loading	NIL	400,000	Sewer Fund
F F - #1	Stormwater Trunk Drainage	500,000	NIL	500,000	40 per cent	NIL	200,000	General Fund
F - #2	Acquisition of Network	400,000	100,000	500,000	40 per cent	NIL	200,000	General Fund

TABLE 5 – LOCATION AND ESTIMATED COST OF FACILITIES AND INFRASTRUCTURE

Item		Public Facility/ Service/ Infrastructure	Estimated Capital Cost $	Preferred Location	Estimate of Staging
A	#1	Open Space.	360,000	Scatter through new development approx 1km apart	When 50 to 80 new lots/dwellings are created, then stage the embellishment in accordance with adopted program
	#2	Recreation Facilities	2,000,000	At existing location and the “ovals” complex	At 400/lot stages increase capacity
B	#1	Traffic Facilities	1,000,000	At major intersections, where collector roads meet and widening of collector & distribution roads.	• When 50 new lots are created in defined locality • When traffic volumes reach RMS standard on main roads
	#2	Bicycle Ways	140,000	As new subdivisions are built in accordance with the adopted. LSC Bicycle/Pedestrian Network plan	When 50% of subdivision is developed with housing
	#3	Street Lighting	125,000	On intersections and designated collector roads	As subdivisions are constructed
	#4	Bridge & Culvert Widening	320,000	• Where collector roads cross Murrumbidgee Irrigation infrastructure • On local road network	• When 30 new lots are created. • When traffic volumes reach RMS standard
	#5	Acquisition & Rehabilitation of Irrigation Infrastructure	200,000	• Where irrigation infrastructure constrains road reserve widths	• As the Murrumbidgee Irrigation infrastructure becomes redundant
	#6	Provision of Bus shelters	70,000	• As demand requires	• When 20 – 40 lots are created

Item	Public Facility/Service/ Infrastructure	Estimated Capital Cost	Preferred location	Estimate of Staging
C #1	Loan Repayment	146,000	N/A	• Start from September 1998 when Leeton LEP No 33 gazetted • When first contribution was received
#2	Plan Administration	80,000	N/A	• When plan adopted
D	Water			
# One	Water Treatment including Storages	2,500,000	Area identified on Section 94 Contribution Plan Area Map	1998/9 – built ahead of demand
# Two	Distribution	600,000	Along public roads	As required by development approvals
#Three	Inground Storages	500,000	To be constructed next to existing storage	• When 2/3 of the development has occurred
#Four	Water Allocation	1,000,000 (530 per ML)	To be supplied at Council's licensed off take	• 1999/2000 purchase $1 m of high security water • As demand requires
E	Sewer			
# One	Collector Infrastructure	1,200,000	Along public roads and reserves	As required by development
# Two	Treatment Plant	3,000,000	Existing location	2000 – built ahead of demand
# Three	Major Pumping Stations and Rising Mains	1,000,000	• Existing locations • New locations as required by development	• 2000/2001 ahead of demand • As demand requires
F	Stormwater			
# One	Trunk Drainage	500,000	Along existing reserves	• As required by use of the system
OR				
# Two	Acquisition of Network	500,000	Along existing reserves	• As required by Murrumbidgee Irrigation on transfer of system

Note: This table shows the capital cost for carrying out the work. Contributions will not necessarily cover 100 percent of costs.

PART D – SUPPORTING DOCUMENTS

19. What resource, statistical and support material is relevant?

The Peripheral Area contributions plan, incorporating water and sewer levies is based on various studies, plans and policies which have been undertaken and/or adopted by Leeton Shire Council. Relevant documents which support this plan include:

- Community profile
- Census date 1991 and 1996
- Open space/recreation facilities and infrastructure inventory
- Leeton Shire Council Bicycle/Pedestrian Network Plan
- Don Fox Planning Studies:
    - Volume 1 – Main Report
    - Volume 2 – Petersham Road Area
    - Volume 3 – Geotechnical and Soil Study
    - Volume 4 – Water and Sewerage Servicing Study
    - Volume 5 – Drainage Study
    - Volume 6 – Traffic Study
    - Volume 7 – Planning Strategy
    - Volume 8 - Draft Section 94 Contribution Plan and Proposed Water and Sewerage Levies
- Costing of Infrastructure – Pump Station Number 3
    - Daalbata Road Sewer
    - DA 105/2002, Petersham Road
    - Extension of Karri Road – water
    - Whitton Inground Storage Development
    - Acquisition of High Security Water – Permanent Transfer 2000
    - Upgrading of the Leeton Water Filtration Plant & Water Treatment Plant.