

DUNGOG SHIRE COUNCIL



LOCAL INFRASTRUCTURE CONTRIBUTIONS PLAN 2019



Dungog Local Infrastructure Contributions Plan 2019

Prepared for



By



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1. Introduction

The Dungog Shire has a population of approximately 9,000 people in 2018.

Future residential development in the area over the next 15 years is expected to accommodate 1,875 additional residents. The development will likely be spread throughout the area but is expected to be concentrated in the southern parts of the LGA due to its proximity to the employment centres of Maitland and Newcastle.

This population growth will create demand for new and upgraded local infrastructure, including open space and recreation facilities, and roads.

Contributions of land, works and money from the developers of land in the Dungog LGA will be a key source funding for this infrastructure.

Sections [7.11](#) and [7.12](#) of the Environmental Planning and Assessment Act 1979 (**EP&A Act**) authorises councils and other consent authorities to require contributions of land or money from developments toward the provision, extension or augmentation of local infrastructure.

Where the consent authority is a local, district or regional planning panel, a council or an accredited certifier, a local infrastructure contribution may be imposed on a development only if it is of a kind allowed by and determined in accordance with a contributions plan, such as this plan.

This plan's primary purpose is to authorise Dungog Shire Council (**Council**) or an accredited certifier to impose conditions on development consents or complying development certificates (**CDCs**) requiring section 7.11 contributions or section 7.12 fixed rate levies from development to which the plan applies.

The contributions that are made by developers will be applied by the Council to deliver the schedule of infrastructure land and works shown in **Appendix A** to this plan.

This plan has been prepared in accordance with the EP&A Act and Environmental Planning and Assessment Regulation 2000 (**EP&A Regulation**); and having regard to the latest practice notes issued by the NSW Department of Planning and Environment.

This plan includes the following:

- A schedule of contribution rates for various classes of developments.
- Information on how the section 7.11 contribution rates were calculated.
- Council's policies on how and when developers can settle their development contributions obligations, including opportunities for developers to provide works in kind.
- Specific provisions on the role of accredited certifiers in imposing and collecting development contributions.
- Various other provisions related to the fair and transparent administration of development contributions received under this plan.

Council proposes to review and update the plan in 5-year intervals from the date of commencement.

2. Plan summary

2.1 How to use this plan

This plan has been broken up into the following sections to allow easy navigation by Council staff, developers and private certifiers. A brief description of each section is provided below:

Section 2 – Plan Summary

This section identifies both the land and developments that this plan applies to, as well as the contributions rates that apply to these developments.

Section 3 – How are the contributions rates calculated?

This section explains the expected development and their infrastructure needs. It also provides the formulas and approach for how the s7.11 contribution rates have been calculated.

Section 4 – How and when will contributions or levies be imposed on development?

This section explains how conditions of consent will be used to require contributions and levies, and the ways in which contribution rates and amounts will be adjusted over time to reflect changes in infrastructure costs. It also describes accredited certifiers' obligations to address the requirements of this plan in the issuing of construction certificates and CDCs.

Section 5 – How and when a contribution requirement can be settled?

This section explains how consent conditions requiring the payment of contributions can be settled, typically by cash payment. It also provides Council's requirements for considering alternative means to satisfy contribution requirements under this plan, such as using works-in-kind agreements.

Section 6 – Other administration matters

This section outlines other administrative arrangements applying to the operation of this plan.

Appendices

The appendices include a schedule and location maps of the local infrastructure that is to be delivered under the plan, and a cost summary report to be used for section 7.12 development cost assessments.

2.2 Dictionary

Words and phrases used in this plan have the same meaning as the terms defined in the Section 94 Contributions Plan No. 1 2004, or the EP&A Act, except as provided for below.

In this plan, the following words and phrases have the following meanings:

CDC means complying development certificate.

Consent authority has the same meaning as in the EP&A Act but also includes an accredited certifier responsible for issuing a complying development certificate.

Council means Dungog Shire Council.

EP&A Act means the NSW Environmental Planning and Assessment Act 1979.

EP&A Regulation means the NSW Environmental Planning and Assessment Regulation 2000.

LGA means local government area

Local infrastructure means public amenities and public services that are traditionally the responsibility of local government, excluding water supply or sewerage services.

2.3 Name and commencement of plan

This plan is called Dungog Local Infrastructure Contributions Plan 2019.

This plan commences on the date on which public notice was given under [clause 31\(2\)](#) of the EP&A Regulation or the date specified in that notice if it is a different date.

2.4 What are the purposes of this plan?

The main purpose of this plan is to authorise:

- the consent authority, when granting consent to an application to carry out development to which this plan applies; or
- the Council or an accredited certifier, when issuing a CDC for development to which this plan applies,

to require either a contribution (under section 7.11 of the EP&A Act) or a fixed development levy (under section 7.12 of the EP&A Act) to be made towards the provision, extension or augmentation of local infrastructure required as a consequence of development in the Dungog Shire LGA, or which were provided in anticipation of, or to facilitate, such development.

Section 2.5 of this plan describes the developments that are subject to section 7.11 contributions or section 7.12 levies under this plan.

Other purposes of this plan are as follows:

- To provide the framework for the efficient and equitable determination, collection and management of development contributions in Dungog LGA.

2.5.2 Development

Subject to **Section 2.6** (exempt development), this plan applies to:

- (a) Residential Accommodation development (including the subdivision of land) that would result in a net increase in residents on the land.

These developments will be subject to condition requiring a contribution imposed under section 7.11 of the EP&A Act. The contribution rates are included in **Section 2.8.1**.

- (b) other development where the proposed cost of that development is more than \$100,000.

These developments will be subject to a condition requiring the payment of a levy under section 7.12 of the EP&A Act. The levy rates are included in **Section 2.8.2**.

Where a single development application comprises a mix of type (a) and (b) developments, either a section 7.11 contribution or a section 7.12 levy will be imposed. The contribution mechanism (either s7.11 or s7.12) which produces the greater contributions amount will be the mechanism used for that application to determine the amount that is imposed on the development.

Table 1 shows common development types and the contributions mechanism that will apply to those developments under this plan.

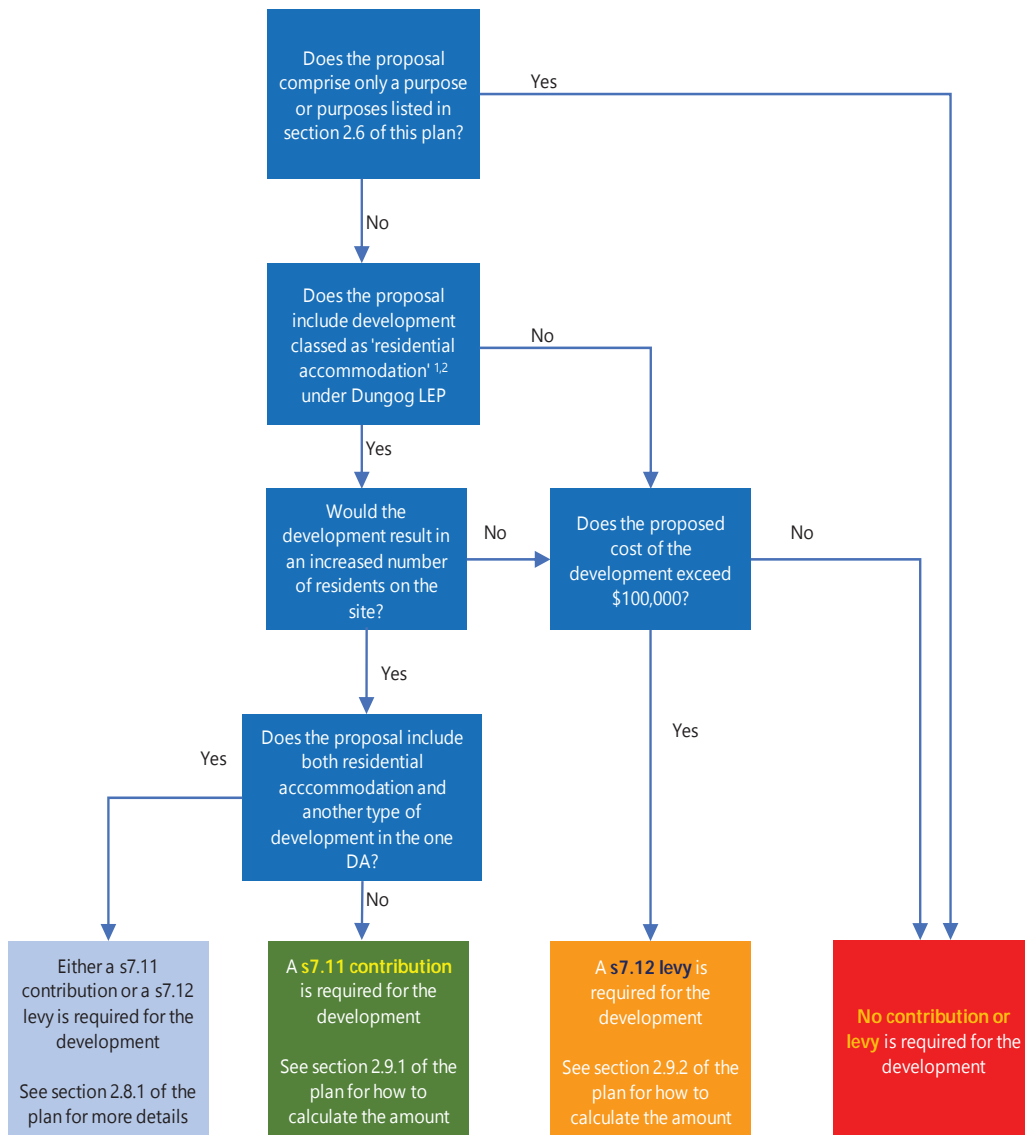
Figure 2 shows the process to identify whether a development is to be levied contributions under this plan.

Table 1 Development types and the contributions types that apply

Development	Contribution type that applies
Residential	
Residential subdivision	Section 7.11 contribution, see Table 3
Apartments, shop top housing	Section 7.11 contribution, see Table 3
Dual occupancies, multi dwelling housing	Section 7.11 contribution, see Table 3
Secondary dwellings	Section 7.11 contribution, see Table 3
Boarding houses, group homes, hostels	Section 7.11 contribution, see Table 3
Seniors living housing (self-contained dwellings)	Section 7.11 contribution, see Table 3
Seniors living housing (integrated facilities, hostels and residential care facilities)	Section 7.12 levy ⁽¹⁾ , see Table 4
Dwelling houses (including alterations and additions) on land that was not the subject of a section 7.11 contribution on the initial subdivision	Section 7.12 levy ⁽¹⁾ , see Table 4
Non residential	
Rural industries and agriculture	Section 7.12 levy ⁽¹⁾ , see Table 4
Industrial and business park development	Section 7.12 levy ⁽¹⁾ , see Table 4
Retail shops, business premises, commercial premises, offices, etc.	Section 7.12 levy ⁽¹⁾ , see Table 4
Educational establishments	Section 7.12 levy ⁽¹⁾ , see Table 4

Development	Contribution type that applies
Tourist and visitor accommodation	Section 7.12 levy ⁽¹⁾ , see Table 4
Mixed use development where the development would result in a net increase in dwellings	Section 7.11 contribution or section 7.12 levy ⁽³⁾
Change from one non residential use to another with or without fitout	Section 7.12 levy ⁽¹⁾⁽²⁾ , see Table 4
Parking-deficient non residential development in Dungog CBD and town centres	Council may negotiate a voluntary planning agreement for the developer to provide contributions that satisfactorily address the parking shortfall
All other development	Section 7.12 levy ⁽¹⁾ , see Table 4

- (1) Development with a cost exceeding \$100,000 only
- (2) Only required where development involves an enlargement, expansion or intensification of a current use of land, as required under 25J(3)(g) EP&A Regulation
- (3) The contribution type used will be the type that yields the highest contribution amount, refer to Section 2.8.1 of the plan for details



1 Development includes the subdivision of land

2 Residential accommodation means a building or place used predominantly as a place of residence, and includes any of the following:

- (a) attached dwellings,
- (b) boarding houses,
- (c) dual occupancies,
- (d) dwelling houses,
- (e) group homes,
- (f) hostels,
- (g) multi dwelling housing,
- (h) residential flat buildings,
- (i) rural workers' dwellings,
- (j) secondary dwellings,
- (k) semi-detached dwellings,
- (l) seniors housing,
- (m) shop top housing,

but does not include tourist and visitor accommodation or caravan parks

Figure 2 Process to identify when a contribution is levied under this plan

2.6 What development is exempt?

This plan DOES NOT apply to the following types of developments:

- Development for the purpose of the adaptive re-use of an item of environmental heritage contained in Council's Heritage Schedule in the LEP.
- Development for the sole purpose of providing affordable housing assessed under the State Environmental Planning Policy (Affordable Rental Housing) 2009.
- Secondary dwellings assessed under the State Environmental Planning Policy (Affordable Rental Housing) 2009,
- Dwelling houses that replace an existing dwelling house,
- Development exempted from section 7.11 contributions or section 7.12 levies¹ by way of a direction made by the Minister for Planning. Copies of the current directions are available to download from the Department of Planning and Environment website.
- Public amenities, services and facilities provided by the Council.
- Development that involves rebuilding or repair of damage resulting from declared natural disasters (such as flooding or bushfires) by the NSW State Government.

2.7 What local infrastructure will be provided under this plan?

The local infrastructure to be provided by contributions from developers received under this plan is listed below:

- Open space and recreation works including upgrades to playing fields, amenities buildings, fencing and lighting.
- Roads upgrades and traffic facilities.

The costs of administering this plan will also be met by contributions imposed under this plan.

A summary of the costs of local infrastructure to be met by development approved under this plan is shown in **Table 2**.

More details on the demand for local infrastructure, the relationship of the local infrastructure with the expected development, and specific facilities to be provided are included in **Part 3** and **Appendix A** to this plan.

Table 2 Summary of infrastructure costs

Type of local infrastructure	Total cost of works	Cost attributable to new development*
Open space and recreation facilities	\$9,600,000	\$1,512,605
Roads and active transport facilities	\$37,765,460	\$5,950,440
Plan administration and management	\$111,946	\$111,946

¹ or the corresponding sections 94 and 94A of the EP&A Act that existed immediately before the commencement of the Environmental Planning and Assessment Amendment Act 2017

Type of local infrastructure	Total cost of works	Cost attributable to new development*
Total	\$47,477,406	\$7,574,991

* This is the anticipated total amount expected from section 7.11 contributions levied on residential development under the plan. Additional monies from section 7.12 levies levied on non residential development will increase the overall pool of development contributions

2.8 What are the contribution rates required for local infrastructure?

2.8.1 Development subject to a section 7.11 contribution

Table 3 contains the rates for developments that are subject to a section 7.11 contribution under this plan.

A single development can only be the subject of either a section 7.11 contribution or a section 7.12 levy, not both.

In the case of a development application or CDC that comprises both residential and non residential components, either one of the following will apply to that development:

- if application of a section 7.12 levy to the whole development yields a higher contribution amount than application of a section 7.11 contribution, then a section 7.12 levy shall be imposed on the whole development; or
- if application of a section 7.12 levy to the whole development yields a lower contribution amount than application of a section 7.11 contribution, then a section 7.11 contribution shall be imposed only on the component of the development that comprises Residential Accommodation. Refer to **Section 2.9.1** for a worked example.

Table 3 Section 7.11 contribution rates

	Per resident*	Per secondary dwelling** or self-contained seniors housing dwelling	Per studio or 1 bed dwelling	Per 2 or more bedroom dwelling, detached dwelling, or lot with a dwelling entitlement
Open space and recreation facilities	\$807	\$1,210	\$1,210	\$2,017
Roads and traffic facilities	\$3,174	\$3,174	\$3,174	\$7,934
Plan administration and management	\$60	\$149	\$149	\$149
Total	\$4,040	\$4,533	\$4,533	\$10,100

* the per resident rate is relevant to calculating the contributions for boarding houses, group homes, and hostels

** Secondary dwellings that are not assessed under the State Environmental Planning Policy (Affordable Rental Housing) 2009

2.8.2 Developments subject to a section 7.12 fixed development consent levy

Table 4 contains the rates for developments that are subject to a section 7.12 fixed development consent levy (levy) under this plan.

Table 4 Section 7.12 levy rates

Development type*	Levy rate
Development that has a proposed cost of carrying out the development:	
• up to and including \$100,000	Nil
• more than \$100,000 and up to and including \$200,000	0.5% of that cost
• more than \$200,000	1% of that cost

* Note exempt developments in Section 2.6

2.9 Calculating a contribution or levy under this plan

A single development can only be the subject of either a section 7.11 contribution or a section 7.12 levy, not both.

2.9.1 Calculating a section 7.11 contribution

The contribution that applies to the development is calculated using the rates shown in **Table 3**, **less any allowances for assumed infrastructure demand arising from existing developments, if applicable** (refer to **Table 5**).

The occupancy rates included in **Table 5** reflect the estimate of future infrastructure demand for proposed dwellings as well as the estimate of existing demand allowances (or credits) for existing development.

Table 5 Assumed occupancy rates for calculating contributions and demand credits

Development type	Assumed occupancy rate
Residential accommodation	
Detached dwelling houses, dwellings with 2 or more bedrooms, or vacant allotments that have a dwelling entitlement	2.5 persons per dwelling
Secondary dwellings, bed-sitters, one-bedroom dwellings, or seniors living dwellings	1.5 persons per dwelling
Boarding houses, group homes and hostels	1 person per bed

Where development is subject to more than one of the section 7.11 contributions listed in **Table 3**, the total contribution will be the sum of all the contributions that apply to that development.

Worked example 1:

A proposed development in Dungog involves the demolition of an existing 3 bedroom house and construction of a mixed-use development containing 4 x 2-bedroom apartments and 300 square metres of ground floor retail GFA. The proposed cost of development is \$2 million.

4 x 2 bedroom dwellings	=	4 x \$10,100 (refer to Table 3) = \$40,400
Plus 300m ² ground floor retail	=	\$0 (no s7.11 contribution applies to non residential development)
<u>less</u> 1 dwelling house	=	\$10,100
Total contribution	=	\$30,300*

* in this case the contribution of the 4 residential dwellings is greater than a 1% levy of the proposed cost of development (\$20,000)

Worked example 2:

A proposed development in Clarence Town comprises a shop with a GFA of 250m² and a dwelling with a GFA of 200m². Council will determine the contribution required for the single dwelling (residential component) and the alternate section 7.12 levy for the proposed cost of development to determine which contribution will apply. The cost of the whole development is proposed as \$1,020,000.

The section 7.11 contribution for 1 dwelling (refer to **Table 3**) is \$10,100

The section 7.12 levy for the development is \$1,020,000 x 1% = \$10,200

The contribution for this development application would therefore be: \$10,200

Worked example 3:

A proposed subdivision of land in Vacy involves the creation of 15 Torrens title allotments on a single parent lot that is vacant.

15 lots	=	15 x \$10,100 (refer to Table 3)
Less 1 existing vacant lot credit	=	1 x \$10,100 (refer to Table 5)
Total contribution	=	\$141,400

2.9.2 Calculating a section 7.12 fixed development consent levy

The total levy amount that is imposed on any individual development is calculated by multiplying the applicable contribution rate in **Table 4** by the proposed cost of the development.

There is no allowance for assumed existing infrastructure demand in the calculation of any section 7.12 levy.

Worked example:

A proposed warehouse development in Dungog involves the demolition of an existing large shed on the land and the construction of a building, car parking and landscaping with a cost of construction of \$2 million.

\$2 million X 1%	=	\$20,000
Total contribution	=	\$20,000

3. How are the contribution rates calculated?

This section principally applies to contributions authorised by this plan to be imposed on developments under section 7.11 of the EP&A Act.

There are particular requirements for section 7.11 contributions as distinct from section 7.12 levies, including the following:

- (a) Contributions can only be imposed if the consent authority considers that the development 'will or is likely to require the provision of or increase the demand for public amenities and public services within the area' (s7.11(1)).
- (b) Contributions toward recoupment of facilities can only be imposed if the facilities were provided in preparation for or to facilitate the carrying out of development in the area and the development will benefit from the provision of those public amenities or public services (s7.11(3)).
- (c) Contributions that are imposed must be reasonable (s7.11(2) and (4)), and a developer may appeal to the Land and Environment Court on the grounds that contributions imposed on a development are unreasonable in the particular circumstances of the case (s7.13(3)).

These requirements mean that a contributions plan that authorises section 7.11 contributions should show that the contribution rates are reasonable by explaining the relationship between the anticipated developments and the infrastructure included in the plan that is needed to meet the demands of those developments.

So that the contributions that are imposed are reasonable, the section 7.11 contribution rates in this plan have been calculated having regard to the principles of nexus and fair cost apportionment. This has included consideration of whether the infrastructure serves existing or new populations or both.

This section explains the expected development in the Dungog area, the infrastructure necessary to support this development, and the way in which the section 7.11 contribution rates have been calculated.

3.1 Expected demand for local infrastructure

3.1.1 Area context

Dungog Shire is a part of the Hunter Region. It shares local government boundaries with Mid-Coast Council (east), Upper Hunter Shire Council (north), Port Stephens Council and City of Maitland (south) and Singleton Council (west).

The Dungog LGA has an area of approximately 2,251 square kilometres. It is known for its forests, mountains and scenic river villages. Its major settlements are Clarence Town, Dungog, Gresford, Vacy and Paterson.

The Shire's economy has traditionally been based on agriculture and timber.

3.1.2 Demographic characteristics

Age structure

A summary of the current age profile of the Dungog population is shown in **Table 6**.

Table 6 Age profile, 2016

Age group (years)	2016 Dungog %	2016 Greater Sydney %
0 - 4	5.4	6.4
5 - 14	13.1	12.2
15 - 24	10.3	13.1
25 - 34	9.0	16.0
35 - 44	11.1	14.5
45 - 54	14.7	13.0
55 - 64	16.1	10.8
65 - 74	11.7	7.7
75 - 84	6.2	4.2
85+	2.0	2.0
Total population	100	100

Source: ABS Census of population and housing 2016.

The data show that the age structure is generally similar to that of Greater Sydney for the younger population but changes significantly for the older population. Dungog has less people in the 25-44 age bracket and many more residents aged between 45-74. This difference may be attributed to the younger people moving away for education and employment, while the older population is looking for a lifestyle change or retiring to the area.

Household type

Dungog LGA's household type and family structure are outlined in **Table 7** below.

Table 7 Household type - Dungog LGA

Household type	No.	%
Couples with children	981	31
Couples without children	1,034	33
One parent families	325	10
Other families	22	1
Group household	53	2
Lone person	714	23
Total households	3,133	100

Source: Australian Bureau of Statistics, Quickstats 2016 Census of Population and Housing

The dominant household type in Dungog Shire was couples without children, accounting for 33% of households followed closely by couples with children at 31%.

Occupancy rates

The occupancy rates vary depending on the location within the LGA. The 2016 Census provides the average occupancy rate in Dungog LGA as 2.5 persons per dwelling.

Language and cultural diversity

The population of Dungog LGA is predominantly Australian born.

In 2016, only 5% of people were born overseas. The most common countries of birth were England (2%) and New Zealand (0.5%). Nine percent of the population did not provide a country of birth. Other overseas born included people from Germany, The Netherlands, Scotland, and the United States of America.

In Dungog only 0.6% of people spoke a language other than English.

Labour force and education

At the time of the 2016 census, 53% of Dungog LGA's 15+ population were employed, which was less than the Greater Sydney average of 61.6%. Of those employed, 54.7% worked fulltime and 30.4% worked part-time. The unemployment rate was 6.9%, which is slightly higher than the 6% in Greater Sydney.

The Dungog LGA workforce is skilled. Compared to Greater Sydney, the population in the Dungog area has a significantly higher proportion of people holding formal qualifications that may include a Bachelor or higher degree, Advance Diploma or Diploma, or vocational qualifications. Overall, 66% of the employed population aged over 15 held educational qualifications.

The most common occupations were technicians and trades (18%), managers (16%) and professionals (14%). In combination, these occupations account for 48% of the employed resident population.

Income

In 2016, compared to Greater Sydney, in Dungog LGA there was a lower proportion of people earning a high income (more than \$1,750 per week or more) and a higher proportion of people of low income (less than \$500 per week). Overall, 9% of the population earned a high income, and 40.4% earned a low income compared with 14.4% and 36.1% respectively for Greater Sydney.

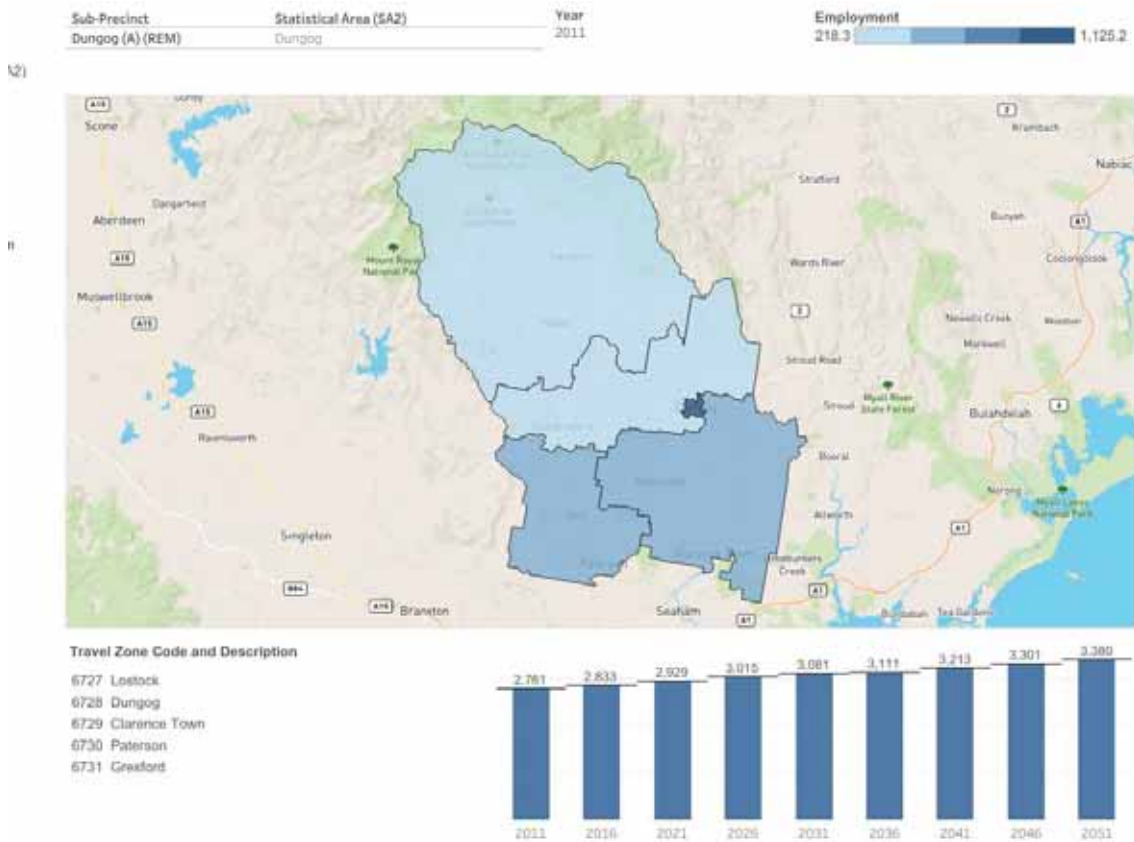
The median household weekly income was \$1,226 in 2016, compared to \$1,745 for Greater Sydney.

Employment

In 2016 there were approximately 2,833 jobs located in the Dungog LGA.

The most common industries of employment include beef cattle farming (specialised) 4.8%, coal mining (3.1%) and supermarket and grocery stores (3.0%).

Employment is predominantly located in the town of Dungog and in the southern part of the LGA.



Source: Transport for NSW, Bureau of Transport Statistics, Travel Zone Explorer at <http://visual.bts.nsw.gov.au/tz/>

Figure 3 Dungog LGA employment

3.1.3 Expected development and population

Dungog Shire has and will continue to accommodate residential development. The development is predominantly in the form of medium to large size lots that are further developed for dwelling houses.

Smaller lots are also being developed in the town centres of Paterson / Martins Creek, Clarence Town and to a lesser extent in Dungog.

This development is likely to continue as people seek lifestyle housing opportunities in a rural area that is within commuting distance of employment areas to the south.

Table 8 below shows trends in the growth in the number of private dwellings and residential lots in Dungog LGA for various periods up to 2016.

Table 8 Growth in dwellings and lots 2001-2016

Item	Number
Total private dwellings 2016	4,010*
Average annual growth in LGA private dwellings 2001-2016	33
Average annual growth in LGA private dwellings 2011-2016	37
Average annual additional increase in number of residential lots 2012-2017	50

Source: Compiled by Dungog Shire Council, * ABS Quickstats 2016

The data shows that the average number of private dwelling constructed has remained consistent over the long term (2001-2016) and increased marginally, in recent times (2011-2016). There is a higher creation of residential lots per year compared to the construction of dwellings (50 lots vs 37 dwellings). This is not unusual as there is a lag between when the lot is subdivided/sold and the time when a dwelling is constructed on that lot. Development contributions are traditionally levied on the creation of the new lot, rather than on the new dwelling on that lot.

Table 9 below summarises the trend in population for Dungog LGA in the most recent intercensal period. The Dungog Shire has been split into the ABS (SA1) statistical divisions. There are five main areas. The localities in each SA1 area are shown in brackets.

Table 9 Recent population change

SA1 area	2011	2016	Change	
	No.	No.	No.	%
Clarence Town (north, south, east, Limeburners Creek, Glen Oak, Glen William, Brookfield)	2,134	2,409	275	12.9
Dungog (Forsterton, Main Creek, Upper Williams, Bingleburra, Sugarloaf, Bendolba, Wirragulla, Marshdale, Flat Tops, Wallarobba)	3,499	3,565	66	1.9
Gresford (Upper Paterson, Allyn, Gresford and East Gresford)	838	830	-8	-1.0
Paterson (Webbers Creek, Paterson surrounds and Martins Creek)	1,141	1,301	160	14.0
Vacy (Summer Hill, Torryburn, Trevallyn and Vacy)	719	864	145	20.2
Total	8,331	8,969	638	7.7

Source: Compiled from ABS Census data of Population and Housing, Quickstats

The data show that the southern areas of Clarence Town, Paterson and Vacy have experienced growth, in contrast to northern areas of Dungog and Gresford which combined have recorded very low growth. This growth in the southern areas of Dungog LGA is expected to continue due to the proximity to employment opportunities in Maitland and Newcastle.

If the small population loss in Gresford is disregarded, the population of the LGA has increased by 630 people in five years - an average annual growth of 126 people.

This level and geographic distribution of growth is expected to continue into the future. Council anticipates an additional 50 lots (or dwellings) will be approved per annum over the life of this plan, translating to 750 lots / dwellings and 1,875 additional residents over 15 years. Ninety percent of the growth is anticipated to occur as a result of development in the southern areas in and around Clarence Town, Paterson and Vacy.

3.2 Infrastructure schedule and nexus

3.2.1 Background

New and augmented local infrastructure will be required to support the further development and the modest population increase in the area.

As described in **Section 3.1.3** Dungog Shire is a rural area with development expected mainly in the form of additional residential lot subdivision in the areas of Clarence Town, Paterson and Vacy.

In response, Council has identified a schedule of local infrastructure to meet the needs of the current and future (2034) population. The proposed timeframe for the delivery of the infrastructure is 20 years. This plan will levy contributions on new development that will provide part funding for the total works required.

The works schedule provides a proposed staging and priority for the delivery of the infrastructure works. The need for Council to secure the balance of the funds from alternate sources such as grants, suggests that the infrastructure items will be delivered as co-funding allows. It means they may be delivered in a different sequence.

Additionally, a review of the priorities may be required if future development is concentrated in a specific location of the LGA.

Further detail on specific items, their estimated costs and staging, and location maps are included in **Appendix A**.

3.2.2 Open space, recreation and community infrastructure

Objectives

Upgrade a range of open space and recreation facilities that will meet the demand of future residents.

Infrastructure Strategy

Council currently manages a range of open space and sports facilities. Most of this area comprises natural areas including bushland, creeks and structured recreation areas.

The recreation facilities provided by Council include:

- district and local parks and playgrounds
- sporting fields and courts
- tracks, paths, skateparks and cycleways

- two swimming centres (Dungog and Clarence Town)

Over time, Council has identified numerous recreation facilities that no longer provide the needs for the growth that has occurred in the past 5 years. The lack of spare capacity in courts and fields means that the Dungog community is no longer able to participate in sport locally. Residents need to travel to Maitland or other locations to participate in organised sports such as netball.

Council intends to provide additional facilities to increase the ability of organised sport to provide additional services within Dungog.

The works include:

- Upgrades to lighting, drainage, paths and fencing at Bennet Park
- New sports precinct in Dungog
- New park with a skate park and lighting at Shelton's Old depot
- Upgrades to the fields, amenities block and courts at Wharf Reserve/ Village Green in Clarence Town
- Stage 1 of a new sport facility at the Old Quarry in Clarence Town
- New netball and tennis courts with car parking at Paterson sports ground
- Upgrade to play equipment, skate park, exercise equipment at John Tucker Park, Paterson
- Upgrades to the School of Arts Hall at Paterson.

Nexus and apportionment

This plan levies section 7.11 contributions on residential accommodation development.

The facilities proposed to be upgraded are to accommodate the demand for existing and future residents of Dungog LGA. It is reasonable that for the purposes of determining the contribution rate, the costs of the infrastructure works are apportioned to both the existing and future development. For the purposes of this plan the expected total development in 2033 is 4,760 private dwellings or lots.

Section 7.11 contribution rates calculation

The contribution formula for open space and recreation infrastructure can be expressed as follows:

$$\text{Contribution per standard dwelling or lot (\$)} = \sum \left(\frac{\$INF}{D} \right)$$

Where:

$\$INF$ = the apportioned estimated cost, or if the facility has been completed, the indexed actual cost, of providing each of the open space and recreation infrastructure items required to meet the development of the Dungog LGA (refer works schedule in **Appendix A**).

D = The expected residential development at the end of this plan (i.e. 4,760 dwellings / lots).

To determine the contribution rate per person, divide the contribution rate by the relevant assumed occupancy rate shown in **Table 5**.

Contribution calculations should also account for any residential demand credits pertaining to the existing development on the site. Refer to **Section 2.9.1** for more details.

3.2.3 Roads and traffic facilities

Objectives

Provide upgrades to roads and active transport facilities to meet the demands of the future resident populations.

Infrastructure strategy

There has been a significant increase in the amount of traffic using the road network in the Dungog LGA. The increase is mainly the result of continued growth in the resident population over the last 5 – 10 years. As the road network is the predominant access network in the LGA, Council has needed to and will continue to upgrade the roads. The increase in the number of vehicle trips means that many of local roads no longer meet the requirements of the increased traffic volumes in terms of safety and pavement construction.

Council will reconstruct the pavements of the roads in the works schedule to increase the capacity and improve the quality of the network. Intersection upgrades will also be provided at the locations identified in the works schedule to improve the safety and circulation of traffic. Treatments may include the provision of turning lanes, roundabouts and other treatments.

Nexus and apportionment

The works are in response to needs for both the existing populations and new demand created by the future residents and workers in the Dungog LGA. It is reasonable that, for the purpose of determining the contribution rate, the costs of the infrastructure works are apportioned to both the existing and future residential development. For the purposes of this plan the expected total development in 2033 is 4,760 private dwellings or lots.

Section 7.11 contribution rates calculation

The contribution formula for roads and traffic facilities can be expressed as follows:

$$\text{Contribution per standard dwelling or lot (\$)} = \sum \left(\frac{\$INF}{D} \right)$$

Where:

\$INF = the apportioned estimated cost, or if the facility has been completed, the indexed actual cost, of providing each of the open space and recreation infrastructure items required to meet the development of the Dungog LGA (refer works schedule in **Appendix A**).

D = The expected residential development at the end of this plan (i.e. 4,760 dwellings / lots).

To determine the contribution rate per person, divide the contribution rate by the relevant assumed occupancy rate shown in **Table 5**.

Contribution calculations should also account for any residential demand credits pertaining to the existing development on the site. Refer to **Section 2.9.1** for more details.

3.2.4 Plan administration

Objectives

Implement and manage this plan so that the contributions remain reasonable over the life of the plan, and that the infrastructure is provided in a reasonable time.

Strategy

This plan has been prepared in order to allow contributions to be levied on development so that infrastructure demands can be satisfied. The costs that Council has incurred in this regard include the commissioning of external experts to prepare the plan text and works schedules.

Additionally, Council is required to manage, monitor and maintain the contributions plan. The effective coordination and administration of the plan will involve many tasks, some of which include the following:

- Monitoring the receipt of contributions.
- Recommending to Council the appropriate management and expenditure of funds in accordance with the adopted works schedules.
- Monitoring and programming works identified in the works schedules.
- Determining the appropriate time for provision of public facilities having regard to the works schedule, the availability of funds, demand generated by development, the time funds have been held, expected additional funds, alternative and supplementary funding sources and maintenance implications.
- Assessing whether a credit or reassessment of the contribution may be appropriate and how that may be determined.
- Reviewing and determining the suitability of any works in kind and material public benefits proposed by a developer.
- Preparing and making available the accountability information as required by the EP&A Regulation.
- Providing advice to applicants and the general public regarding the operation of the plan.

- Commissioning of consultant studies and advice in relation to the efficacy of the development and demand assumptions of the contributions plan.

Nexus, apportionment and contribution rates calculation

As plan administration costs arise directly as a result of the future development, it is reasonable that the costs associated with preparing and administering this plan be recouped through contributions from development in the area. Costs associated with the ongoing administration and management of the contributions plan will be levied on all applications that are required to make a contribution under this plan.

Costs included in this plan for management and administration are determined based on the IPART benchmark² of an allowance equivalent to 1.5% of the cost of construction works that are to be met by development approved under this plan.

² Independent Pricing and Regulatory Tribunal of New South Wales (2014), *Local Infrastructure Benchmark Costs*, page 63

4. How and when will contributions be imposed on developments?

4.1 Monetary contributions

This plan authorises the Council or an accredited certifier, when determining an application for development or an application for a CDC, and subject to other provisions of this plan, to impose a condition requiring either a contribution under section 7.11 or a levy under 7.12 of the EP&A Act on that approval for:

- the provision, extension or augmentation of local infrastructure to be provided by Council; and
- the recoupment of the previous costs incurred by Council in providing existing local infrastructure.

A section 7.12 levy cannot be required in relation to development if a section 7.11 contribution is required in relation to that development.

The types of development subject to either a contribution or levy, and the contribution or levy rates applying to different development types, are identified in **Section 2.8** and **Tables 3** and **4** of this plan.

Accredited certifiers should also refer to **Section 4.4** of this plan as to their obligations in assessing and determining applications.

4.2 Section 7.11 contributions

This section of the plan applies only in respect to the calculation of section 7.11 contributions for individual developments.

4.2.1 Land contributions

This plan authorises the consent authority, other than an accredited certifier³, when granting consent to an application to carry out development to which this plan applies, to impose a condition under section 7.11(1) of the EP&A Act requiring the dedication of land free of cost to Council for the provision, extension or augmentation of local infrastructure to be provided by Council.

Wherever land required under this plan is situated within a development site, the consent authority will generally require the developer of that land to dedicate the land required under this plan free of cost.

³ Note: the EP&A Act does not allow an accredited certifier other than a Council to impose a condition requiring the dedication of land free of cost.

4.2.2 Latest rates to be used

The section 7.11 contribution imposed on a development will reflect the latest, indexed contributions rates authorised by this plan.

The monetary section 7.11 contribution rates shown in **Table 3** reflect the contribution rates at the date that this plan commenced. These rates will be regularly adjusted for inflation and fluctuations in land values (see **Section 6.3**).

Applicants and accredited certifiers should inquire at the Council for information on the latest contribution rates.

4.3 Section 7.12 fixed development consent levies

This section of the plan applies only in respect to the calculation of section 7.12 levies for individual developments.

4.3.1 Determining the proposed cost of carrying out a development

Section 7.12 levies are calculated as a percentage of the cost of development.

[Clause 25J](#) of the EP&A Regulation sets out how the proposed cost of carrying out development is determined.

4.3.2 Cost Summary Report must accompany development application

Where a section 7.12 levy is required under this plan in relation to a DA or application for a CDC, the application is to be accompanied by a Cost Summary Report prepared at the applicant's cost, setting out an estimate of the proposed cost of carrying out the development.

Sample cost summary reports are provided in **Appendix B**.

Council will validate all Cost Summary Reports before they are accepted using a standard costing guide or other generally accepted costing method. Should the costing as assessed by Council be considered inaccurate, Council may, at its sole discretion and at the applicant's cost, engage a person referred to in **Section 4.3.3** to review a Cost Summary Report submitted by an applicant.

4.3.3 Who may provide a Cost Summary Report?

The persons approved by the Council to provide an estimate of the proposed cost of carrying out development:

- where the applicant's estimate of the proposed cost of carrying out the development is less than \$1,000,000 – any building industry professional; or
- where the proposed cost of carrying out the development is \$1,000,000 or more – a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors.

4.4 Obligations of accredited certifiers

4.4.1 Complying development certificates

This plan requires that, in relation to an application made to an accredited certifier for a CDC:

- the accredited certifier must, if a CDC is issued, impose a condition requiring a monetary contribution, if such a contribution is authorised by this plan
- the amount of the monetary contribution that the accredited certifier must so impose is the amount determined in accordance with this section
- the terms of the condition be in accordance with this section.

Procedure for determining a section 7.11 contribution amount

The procedure for an accredited certifier to determine the amount of the section 7.11 monetary contribution for complying development is as follows:

1. If, and only if specified in writing in the application for a CDC, the applicant has requested a credit under section 7.11(6) of the EP&A Act such as that envisaged in **Section 2.9.1** of this plan, or an exemption or part or the whole of the development under **Section 2.6** of this plan, the accredited certifier must:
 - (a) make a request in writing to the Council for the Council's advice on whether the request is granted, or the extent to which it is granted; and
 - (b) in calculating the monetary contribution, comply with the Council's written advice or if no such advice has been received prior to the granting of the CDC refuse the applicant's request.
2. Determine the unadjusted contributions in accordance with the rates included in **Table 3** of this plan taking into account any exempted development specified in **Section 2.6** and any advice issued by the Council under paragraph 1(b) above.
3. Adjust the calculated contribution in accordance with **Section 6.3.1** to reflect the indexed cost of the provision of infrastructure.
4. Subtract any infrastructure demand credit advised by the Council under paragraph 1(b) for any assumed local infrastructure demand relating to existing development.

Terms of a section 7.11 condition

The terms of the condition requiring a section 7.11 contribution are as follows:

Contribution

The developer must make a monetary contribution to Dungog Shire Council in the amount of \$[insert amount] for the purposes of the local infrastructure identified in the Dungog Local Infrastructure Contributions Plan 2019.

<i>Open space and recreation</i>	\$ [insert amount]
<i>Roads and traffic</i>	\$ [insert amount]
<i>Plan administration</i>	\$ [insert amount]
Total	\$[insert amount]

Indexation

The monetary contribution must be indexed between the date of this certificate and the date of payment in accordance with the following formula:

$$\frac{\$C_C \times CPI_P}{CPI_C}$$

Where:

\$\$C_C\$ is the contribution amount shown in this certificate expressed in dollars

CPI_P is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician at the time of the payment of the contribution

CPI_C is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician which applied at the time of the issue of this certificate

Note: The contribution payable will not be less than the contribution specified in this certificate.

Time for payment

The contribution must be paid prior to any work authorised by this complying development certificate commences, as required by section 136L of the Environmental Planning and Assessment Regulation 2000.

Deferred payments of contributions will not be accepted.

Works in kind agreement

This condition does not need to be complied with to the extent specified in any planning agreement of works in kind agreement entered into between the developer and the Council.

Procedure for determining the section 7.12 levy amount

1. Ensure that the development is not subject to a section 7.11 contribution under this plan or any other contributions plan adopted by the Council and that remains in force.

2. Determine the section 7.12 levy in accordance with the Cost Summary Report prepared by or on behalf of the applicant under **Section 4.3** of this plan using the rates included in **Table 4** of this plan and taking into account any exempt development specified in **Section 2.6**.

Terms of a section 7.12 condition

The terms of the condition requiring a section 7.12 levy are as follows:

Contribution

The developer must make a monetary contribution to Dungog Shire Council in the amount of \$ [insert amount] for the purposes of the local infrastructure identified in the Dungog Local Infrastructure Contributions Plan 2018.

Indexation

The monetary contribution is based on a proposed cost of carrying out the development of \$ [insert amount]. This cost (and consequently the monetary contribution) must be indexed between the date of this certificate and the date of payment in accordance with the following formula:

$$\text{Indexed development cost (\$)} = \frac{\$Co \times \text{Current CPI}}{\text{Base CPI}}$$

Where:

\$Co is the original development cost estimate assessed at the time of the issue of the complying development certificate

Current CPI is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics at the quarter immediately prior to the date of payment

Base CPI is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics at the quarter ending immediately prior to the date of imposition of the condition requiring payment of a contribution

Time for payment

The contribution must be paid prior to any work authorised by this complying development certificate commences, as required by clause 136L of the Environmental Planning and Assessment Regulation 2000. Deferred payments of contributions will not be accepted.

Works in kind agreement

This condition does not need to be complied with to the extent specified, if a works in kind agreement is entered into between the developer and the Council.

4.4.2 Construction certificates

It is the responsibility of an accredited certifier issuing a construction certificate for building work or subdivision work to ensure that each condition requiring the payment of a monetary contribution before work is carried out has been complied with in accordance with the CDC or development consent.

The accredited certifier must ensure that the applicant provides a receipt (or receipts) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the Council in accordance with [clause 142\(2\)](#) of the EP&A Regulation. Failure to follow this procedure may render such a certificate invalid and expose the certifier to legal action.

The only exceptions to the requirement are where a work in kind, material public benefit, dedication of land and / or deferred payment arrangement has been agreed by the Council. In such cases the Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

5. How and when can a contribution requirement be settled?

5.1 Timing of payments

A monetary contribution required to be paid by a condition imposed on the development consent in accordance with this plan is to be paid at the time specified in the condition.

Generally, the condition will provide for payment as follows:

- For development where no further approvals are required – before the development consent is issued.
- For development involving subdivision – the contribution must be paid prior to the release of the subdivision certificate (line plan).
- For development not involving subdivision, but where a construction certificate is required, the contribution must be paid prior to the release of the construction certificate for any works authorising construction above the floor level of the ground floor.
- For works authorised under a CDC, the contributions are to be paid prior to any work authorised by the certificate commences, as required by [clause 136L](#) of the EP&A Regulation.

At the time of payment, it will be necessary for monetary contribution amounts to be updated in accordance with the relevant indexes (see **Section 6.3**).

5.2 Deferred or periodic payments

Council will not accept the deferred or periodic payment of a monetary contribution or levy imposed under this plan.

5.3 Can the contribution be settled by dedicating land or undertaking works?

A person may make an offer to the Council to carry out works or provide another kind of material public benefit or dedicate land, in part or full satisfaction of a monetary contribution required by a condition of consent imposed under this plan.

If a developer wishes to deliver infrastructure that is included in this plan on the Council's behalf delivering that infrastructure, then the developer can approach this either one of two ways:

- (a) The developer may offer to enter into a planning agreement to undertake works, make monetary contributions, dedicate land, or provide some other material public benefit. Planning agreements are the most appropriate mechanism for offers made prior to the issue of a development consent for the development.
- (b) If the developer has already received a development consent containing a condition requiring a monetary contribution, the developer may offer to undertake works in kind through a works in kind agreement, or offer to dedicate land through a land dedication agreement.

The decision to accept settlement of a contribution by way of works in kind or the dedication of land is at the sole discretion of Council.

5.3.1 Offers and agreements generally

Any offer for works in kind or other material public benefit shall be made in writing to the Council and shall be made prior to the commencement of any works proposed as part of that offer. Retrospective works in kind agreements will not be accepted.

Works in kind or the dedication of land may be accepted by the Council under the following circumstances:

- Council will generally only accept offers of works or land that are items included in the schedule of local infrastructure in this plan, and
- Council determines that the works in kind are, or the land to be dedicated is, appropriate and meets a broad community need.

In assessing the request, Council will consider the following:

- The design of the facilities, and whether the design will result in facilities that are fit for purpose.
- The proposed works or land dedication will not constrain the future provision of facilities identified in the works schedule, or conflict with what Council has prioritised in this plan.

Plans and cost estimates of the proposed works are to be prepared by suitably qualified professionals and submitted by the applicant.

Should an offer of works in kind or land dedication be accepted, Council will negotiate with the applicant, as relevant, the following:

- an acceptable standard for workmanship and materials
- frequency of progress works inspections
- the program for completion of the works or the dedication of the land
- an appropriate defects liability period.

6. Other administration matters

6.1 Relationship of this plan to other contributions plans

The following contributions plans are repealed by this plan:

- All contributions plans adopted by Council before 1994
- Dungog Council Section 94 Contributions Plan No. 2 (adopted 1994)
- Dungog Shire Council Section 94 Contributions Plan 2001
- Section 94 Contributions Plan No.1 2004 (adopted September 2004) as amended July 2017

This plan however does not affect development consents applying to land in the Dungog LGA containing conditions requiring contributions or levies under the above plans.

Contributions imposed on developments under the above plans and paid to or held by Council will be applied to completing the works shown in **Table 10** below.

Table 10 Allocation of funds from repealed contributions plans

Project	Amount
Limeburners Creek Road Rehabilitation - Clarence Town to Glen Martin Road	\$1,672,800
Gresford Road Rehabilitation including repairs to Gundaroo Road and intersection	\$862,000
Maitland Road, Paterson from William Street to Albert Street co-funding	\$250,000
Clarence Town Sporting Facilities Building at Reg Ford Oval -co-funding to match grant	\$950,000
Growth Infrastructure Fund to assist with co-funding of contributions works schedule items in this plan	\$1,971,108
Total	\$5,705,908

This plan does not affect the *Section 94 Contributions Plan for Heavy Haulage Generated by Extractive Industries 2016* adopted by Council and effective from 15 July 2017.

6.2 Transitional arrangements

This plan applies to a development application or application for a CDC that was submitted but not yet determined on the date on which this plan took effect.

6.3 Adjustment of contributions to address the effects of inflation

To ensure that the value of contributions for the construction and delivery of infrastructure is not eroded over time by inflation or significant changes in land values, this plan authorises that contribution rates and the contribution amounts included in consents will be adjusted over time.

6.3.1 Section 7.11 contribution rates

Council will - without the necessity of preparing a new or amending contributions plan - make changes to the section 7.11 contribution rates set out in this plan to reflect quarterly movements in the Consumer Price Index (All Groups Index) for Sydney, as published by the Australian Bureau of Statistics.

The latest contribution rates will be published on the Council's website.

6.3.2 Contribution and levy amounts in consents

A section 7.11 monetary contribution amount required by a condition of development consent imposed in accordance with this plan will be indexed between the date of the grant of the consent and the date on which the contribution is paid in accordance with quarterly movements in the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics.

Similarly, the proposed cost of carrying out development the subject of a section 7.12 levy is to be indexed between the date of the grant of the consent and the date on which the contribution is paid in accordance with quarterly movements in the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics.

6.4 Pooling of contributions funds

This plan authorises monetary contributions paid for different purposes in accordance with development consent conditions authorised by this plan and any other contributions plan approved by the Council to be pooled and applied progressively for those purposes.

The priorities for the expenditure of pooled monetary contributions under this plan are the priorities for works as set out in **Section 3.3** of this plan.

6.5 Accountability and access to information

In accordance with the EP&A Act and EP&A Regulation a contributions register will be maintained by Council and may be inspected upon request.

The register will be maintained at regular intervals and will include the following:

- Particulars sufficient to identify each development consent for which contributions have been sought
- Nature and extent of the contribution required by the relevant condition of consent
- Name of the contributions plan under which the condition of consent was imposed
- Date the contribution was received, for what purpose and the amount.

Separate accounting records will be maintained for each contribution type in this plan and published every year in Council's financial accounts. They will contain details concerning contributions received and expended, including interest for each service or amenity to be provided. The records are held at Council's administration office and may be inspected upon request.

APPENDIX A

Infrastructure schedule and location maps

**Dungog Local Infrastructure Contributions Plan 2019
Roads and Traffic Facilities**

Ref	Item description 1	Item description 2	Item description 3	Estimated total cost	Nexus	Demand (dwellings/lots)	Contribution rate per dwelling/lot	Priority
(a) Roads								
Clarence Town								
R1	East Seaham Road	Limburner Creek Road to End of Seal	Rural/Major Reconstruction	\$ 1,598,520	Existing and future development to 2034	4760	\$ 335.82	A
R2	Marshall Street	Rifle Street to Fotheringay Road	Urban Minor Reconstruction	\$ 880,320	Existing and future development to 2034	4760	\$ 184.94	A
R3	Glen Martin Road	Limburner Creek Road to Horton Close	Rural Minor Reconstruction	\$ 1,999,200	Existing and future development to 2034	4760	\$ 420.00	B
R4	Glen William Road	Earl Street to 4km North	Rural Minor Reconstruction	\$ 2,856,000	Existing and future development to 2034	4760	\$ 600.00	C
R5	Woerdens Road	CH2.2km to End of Seal	Rural Minor Reconstruction	\$ 1,249,500	Existing and future development to 2034	4760	\$ 262.50	C
R6	Duke Street	Rifle Street to existing widening near Durham Road	Urban Minor Reconstruction	\$ 1,194,720	Existing and future development to 2034	4760	\$ 250.99	A
R7	Cemetery Road	Clarence Town Road to bridge	Rural/Major Reconstruction	\$ 475,200	Existing and future development to 2034	4760	\$ 99.83	C
R8	Grey Street	Duke Street to Earl Street	Urban Minor Reconstruction	\$ 461,120	Existing and future development to 2034	4760	\$ 96.87	C
Martins Creek								
R9	Cory Street	Black Rock Road to Timber Railway Bridge	Rural/Major Reconstruction	\$ 831,600	Existing and future development to 2034	4760	\$ 174.71	B
R10	Cory Street	Railway Bridge to Station Street	Urban Minor Reconstruction	\$ 2,169,360	Existing and future development to 2034	4760	\$ 455.75	A
Paterson								
R11	Webbers Creek Road	Paterson Cemetery to First Causeway	Rural Minor Reconstruction	\$ 2,142,000	Existing and future development to 2034	4760	\$ 450.00	C
R12	Church Street	Gresford Road to Webbers Creek Road	Urban Major Reconstruction	\$ 1,224,000	Existing and future development to 2034	4760	\$ 257.14	A
R13	Prince Street	Church Street to Count Street	Urban Minor Reconstruction	\$ 554,400	Existing and future development to 2034	4760	\$ 116.47	B
R14	Count Street	Prince Street to Boulton Drvie	Urban Minor Reconstruction	\$ 257,400	Existing and future development to 2034	4760	\$ 54.08	B
Vacy								
R15	Summerhill Road	Gresford Road to Fisher Hill Road	Rural/Major Reconstruction	\$ 2,864,400	Existing and future development to 2034	4760	\$ 601.76	A
R16	Lennoxton Road	Gresford Road to Serenity Way	Rural Minor Reconstruction	\$ 1,163,820	Existing and future development to 2034	4760	\$ 244.50	C
Dungog								
R17	Hanleys Creek Road	Clarence Town Road to End of Seal	Urban Minor Reconstruction	\$ 3,117,800	Existing and future development to 2034	4760	\$ 655.00	A
R18	Fosterton Road	50km Zone to CH2.1km	Rural Minor Reconstruction	\$ 842,520	Existing and future development to 2034	4760	\$ 177.00	C
R19	Wade Street	Clarence Town Road to End	Rural Minor Reconstruction	\$ 471,240	Existing and future development to 2034	4760	\$ 99.00	C
R20	Fosterton Road	Dowling Street to 50km Zone	Urban Minor Reconstruction	\$ 2,892,480	Existing and future development to 2034	4760	\$ 607.66	C
R21	Dowling Street	Mary Street to Rens Street	Urban Major Reconstruction	\$ 783,360	Existing and future development to 2034	4760	\$ 164.57	B
R22	Chichester Dam Road	Sugarloaf Road to 2.5km North	Rural Minor Reconstruction	\$ 1,487,500	Existing and future development to 2034	4760	\$ 312.50	C
				\$ 31,516,460				
(b) Traffic management - intersection upgrades								
Clarence Town								
R23	Glen William Road	Fords Road	Upgrade	\$ 357,000	Existing and future development to 2034	4760	\$ 75.00	B
R24	Glen Martin Road	Horton Close	Upgrade	\$ 357,000	Existing and future development to 2034	4760	\$ 75.00	C
R25	Duke Street	Grey Street	Upgrade	\$ 393,000	Existing and future development to 2034	4760	\$ 82.56	A
Paterson								
R26	Kepples Road	Martins Creek Road	Upgrade	\$ 357,000	Existing and future development to 2034	4760	\$ 75.00	A
R27	Glenburn Road	Martins Creek Road	Upgrade	\$ 357,000	Existing and future development to 2034	4760	\$ 75.00	B
R28	Woodglen Close	Martins Creek Road	Upgrade	\$ 357,000	Existing and future development to 2034	4760	\$ 75.00	C
R29	Paterson Road	Martins Creek Road	Upgrade	\$ 462,000	Existing and future development to 2034	4760	\$ 97.06	A
Vacy								
R30	Gresford Road	Lennoxton Road	Upgrade	\$ 147,000	Existing and future development to 2034	4760	\$ 30.88	C
R31	Gresford Road	Horns Crossing Road	Upgrade	\$ 462,000	Existing and future development to 2034	4760	\$ 97.06	B
R32	Summerhill Road	Fishers Hill Road	Upgrade	\$ 357,000	Existing and future development to 2034	4760	\$ 75.00	C
R33	Summerhill Road	Gresford Road	Upgrade	\$ 357,000	Existing and future development to 2034	4760	\$ 75.00	C
R34	Wade Street	Clarence Town Road	Upgrade	\$ 462,000	Existing and future development to 2034	4760	\$ 97.06	C
R35	Cemetery Road	Clarence Town Road	Upgrade	\$ 357,000	Existing and future development to 2034	4760	\$ 75.00	C
R36	Dowling Street	Fosterton Road	Upgrade	\$ 393,000	Existing and future development to 2034	4760	\$ 82.56	C
Gresford/East Gresford								

Dungog Local Infrastructure Contributions Plan 2019
Roads and Traffic Facilities

Ref	Item description 1	Item description 2	Item description 3	Estimated total cost	Nexus	Demand (dwellings/lots)	Contribution rate per dwelling/lot	Priority
R37	Durham Road	Paterson River Road		\$ 612,000	Existing and future development to 2034	4760	\$ 128.57	B
R38	Gresford Road	Clements Road	Upgrade	\$ 462,000	Existing and future development to 2034	4760	\$ 97.06	C
		Subtotal		\$ 6,249,000			\$ 7,933.92	
		Total all facilities		\$ 37,765,460				

A = 1-5 years
B = 6-10 years
C = 10+ years

Dungog Local Infrastructure Contributions Plan 2019
Open Space, Recreation and Community

Ref	Item description 1	Item description 2	Item description 3	Estimated total cost	Nexus	Demand (dwellings/lots)	Contribution rate per equivalent dwelling /lot	Priority
	Dungog							
OS1	Bennet Park	Central sporting precinct -Oval, Pool and tennis courts	Fencing (precinct and oval) Drainage, car parking, accessible paths Lighting	\$ 1,000,000	Existing and future development to 2034	4760	\$ 210.08	A B C
OS2	New sport precinct - site to be determined	Sports field and 50m swimming pool	Land acquisition and site preparation, master plan Earth works, drainage and lighting	\$ 3,150,000	Existing and future development to 2034	4760	\$ 661.76	B C
OS3	Sheltons Old depot and surrounds	New park	Master plan, earthworks and drainage Skate Park facility, paths with lighting Lighting	\$ 1,250,000	Existing and future development to 2034	4760	\$ 262.61	A B C
	Clarence Town							
OS4	Wharf Reserve/Village Green Precinct	Soccer, league and cricket fields and pool	Master plan, and connectivity paths Playground and amenities block Netball courts x2	\$ 1,000,000	Existing and future development to 2034	4760	\$ 210.08	A B C
OS5	Old Quarry site off Clarence Town Road	New sport facility (Stage 1)	Masterplan Earthworks, bulk fill and levelling	\$ 500,000	Existing and future development to 2034	4760	\$ 105.04	A B
	Paterson							
OS6	Paterson sportsground	New sports courts	Masterplan and 2x netball courts 2 x tennis courts, carparking and accessible paths Footpath linkages to Paterson Town	\$ 1,370,000	Existing and future development to 2034	4760	\$ 287.82	A B C
OS7	John Tucker Park	Upgrade to facilities	Masterplan and footpath linkages to Paterson Town Play equipment and exercise equipment Skate Park facility	\$ 1,150,000	Existing and future development to 2034	4760	\$ 241.60	A B C
OS8	School of Arts Hall	Upgrade to hall	Internal and external accessibility works and new air-conditioning	\$ 180,000	Existing and future development to 2034	4760	\$ 37.82	A
	Total			\$ 9,600,000			\$ 2,016.81	

A = 1-5 years
B = 6-10 years
C = 10+ years

S7.11 Plan 2018 - Clarence Town

Road & Intersection Upgrades

R5 - Woerdens Road

R4 - Glen William Road

R24 - Glen Martin Road/Horton Close

R23 - Glen William Road/Fords Road

R3 - Glen Martin Road

R8 - Grey Street

R25 - Duke Street/Grey Street

R6 - Duke Street

R7 - Cemetery Road

Queen St

R2 - Marshall Street

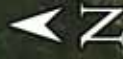
R1 - East Seaham Road

Clarence Town Rd

Limeburners Creek Rd

Google earth

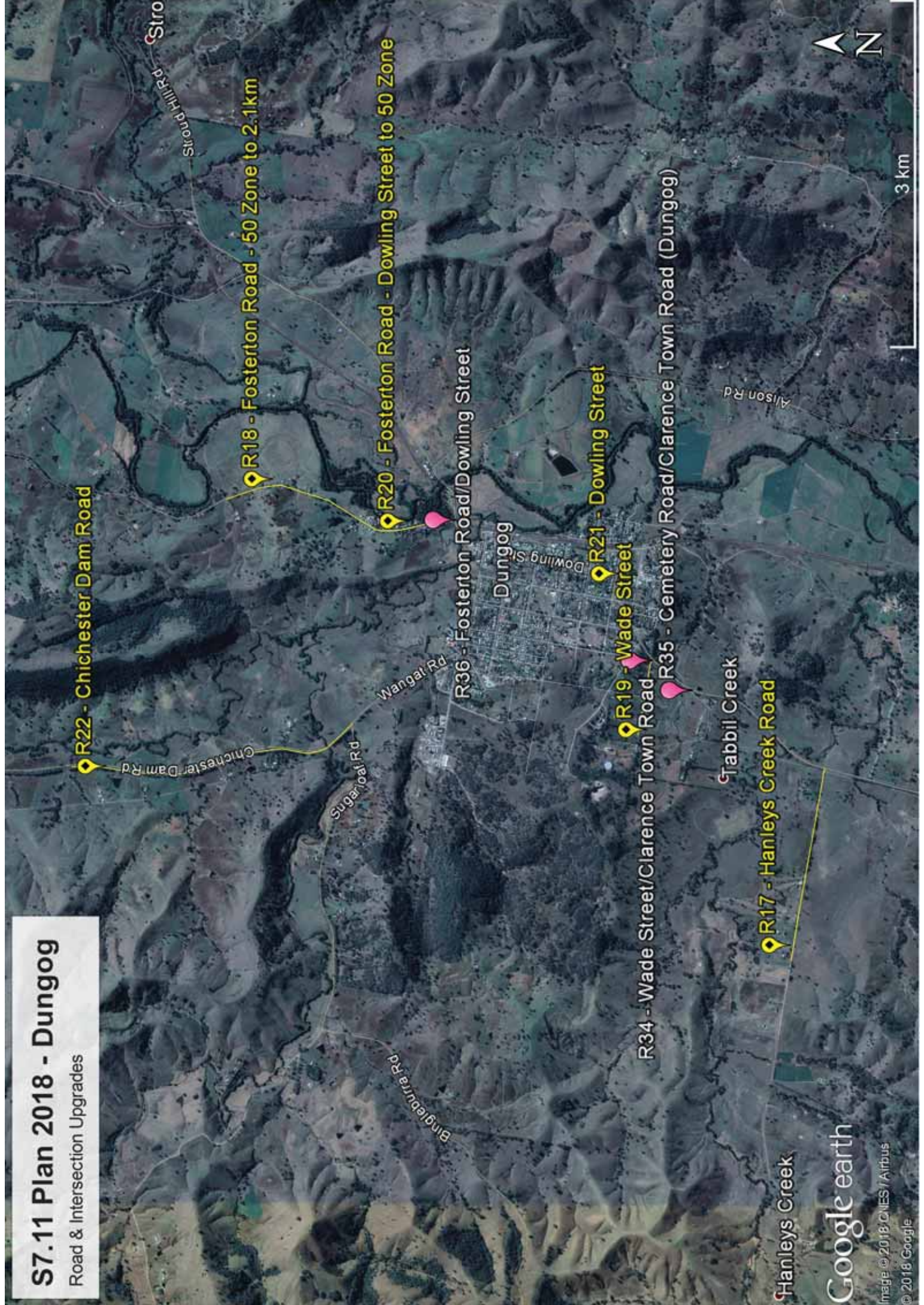
Image © 2018 CNES / Airbus
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3 km

S7.11 Plan 2018 - Dungog

Road & Intersection Upgrades



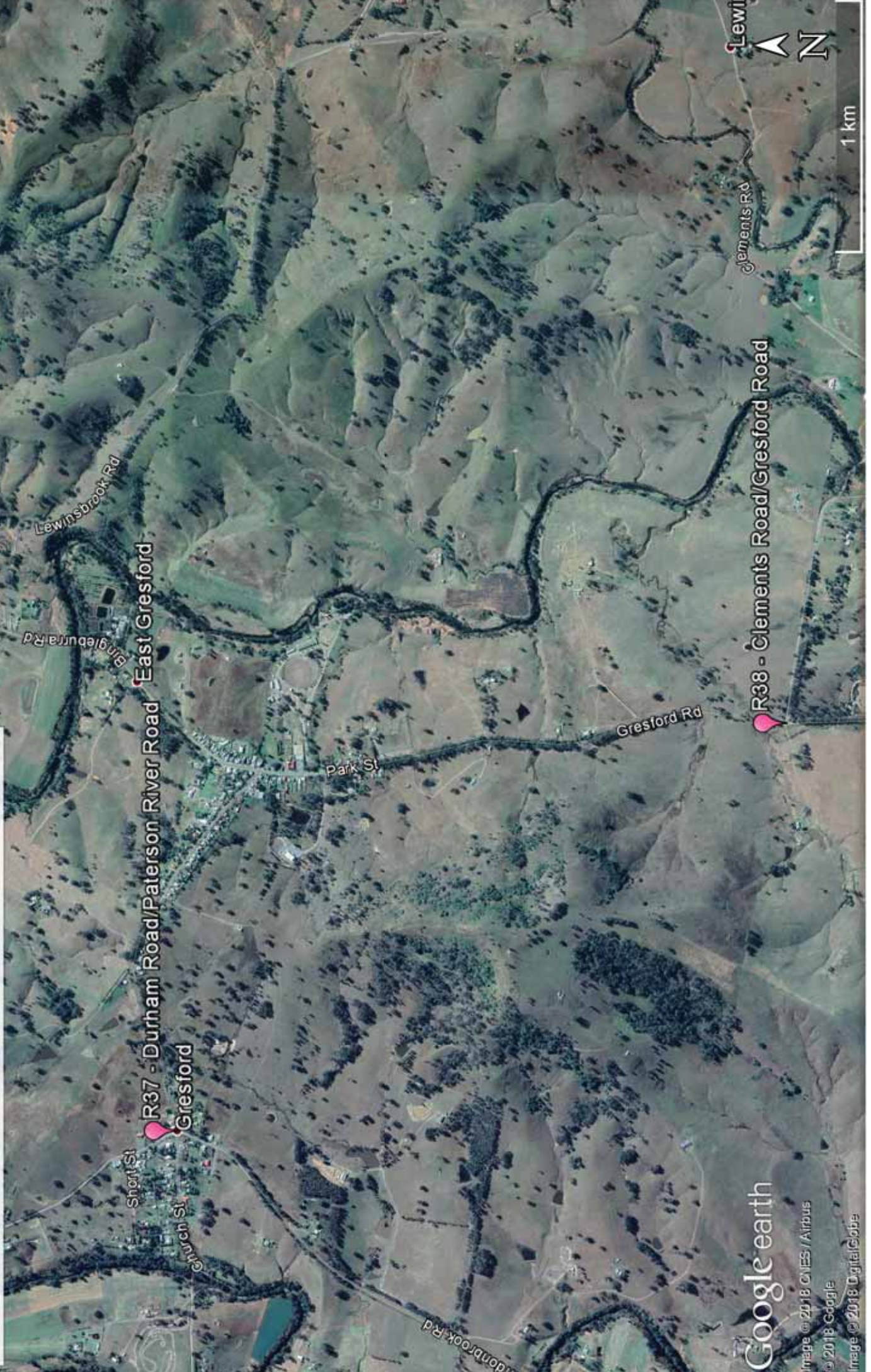
Hanleys Creek

Google earth

Image © 2018 CNES / Airbus
© 2018 Google

S7.11 Plan 2018 - Gresford / East Gresford

Road & Intersection Upgrades

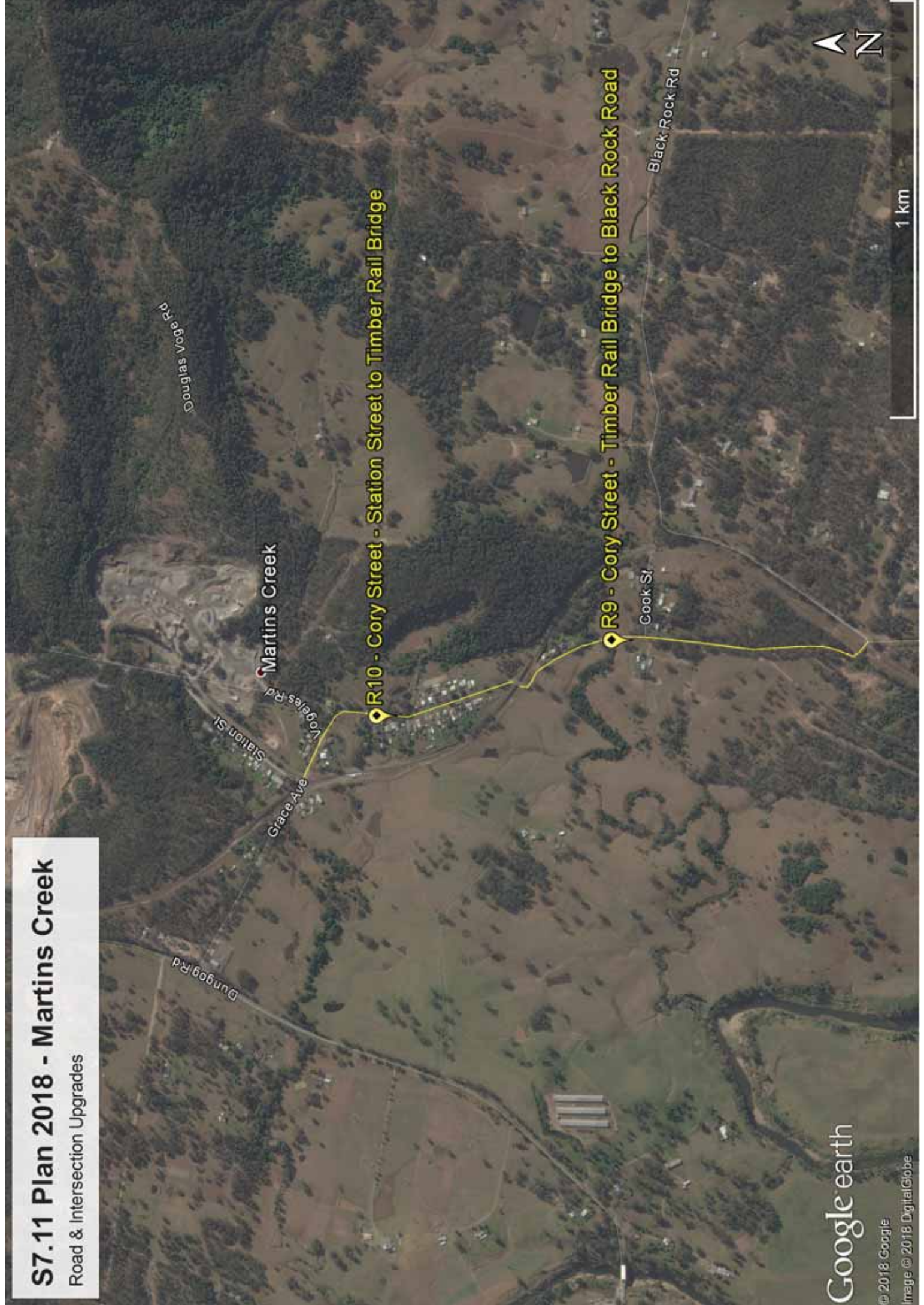


Google earth

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S7.11 Plan 2018 - Martins Creek

Road & Intersection Upgrades



Martins Creek

R10 - Cory Street - Station Street to Timber Rail Bridge

R9 - Cory Street - Timber Rail Bridge to Black Rock Road

Google earth

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1 km



S7.11 Plan 2018 - Paterson

Road & Intersection Upgrades

R28 - Woodglen Close/Martins Creek Road

R26 - Keppies Road/Martins Creek Road

R27 - Glenburn Road/Martins Creek Road

R14 - Count Street

R13 - Prince Street

Paterson

R11 - Webbers Creek Road

R29 - Paterson Road/Martins Creek Road

Gresford Rd

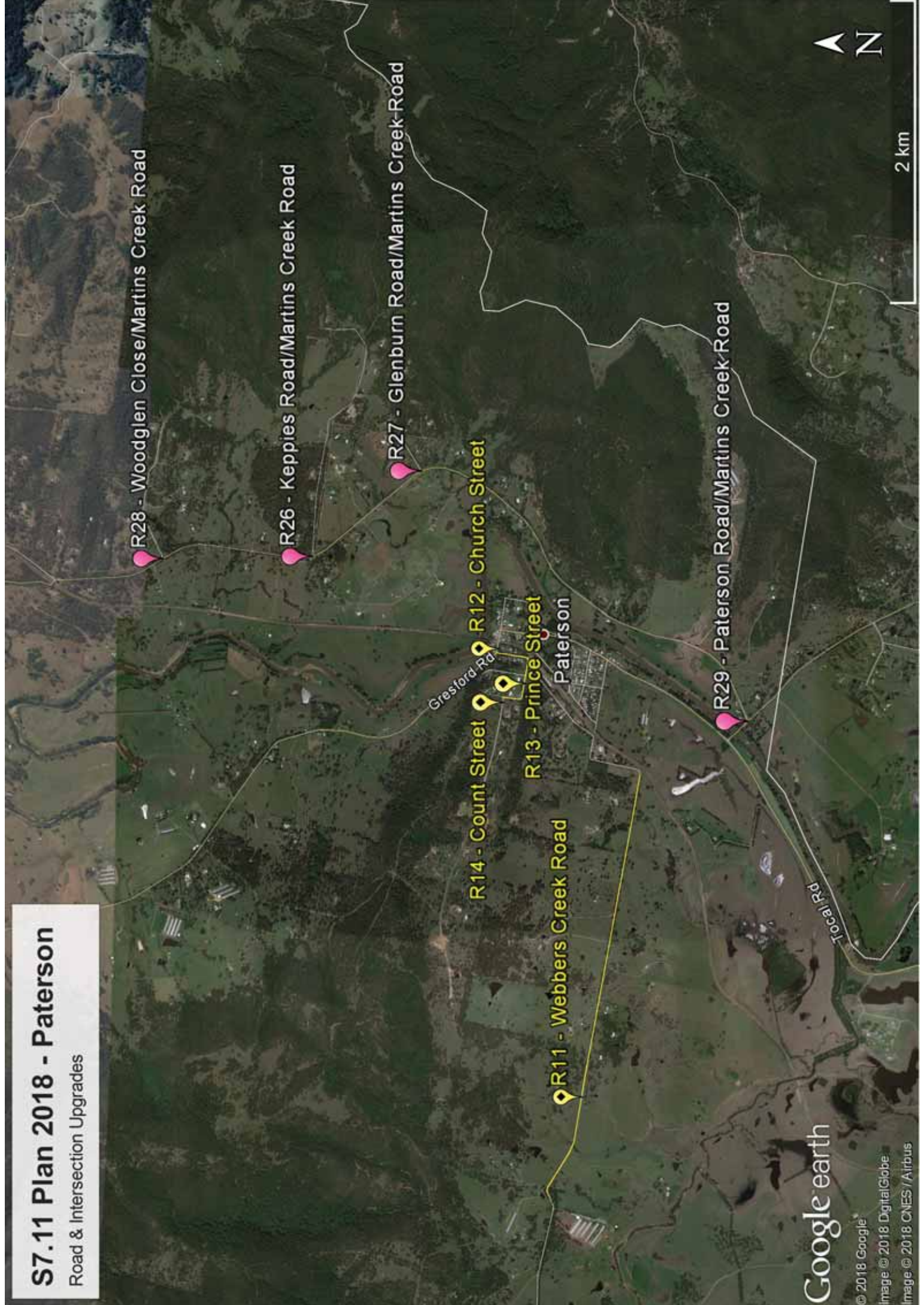
Local Rd

Google earth

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Image © 2018 DigitalGlobe
Image © 2018 CNES / Airbus



2 km



S7.11 Plan 2018 - Vacy

Road & Intersection Upgrades

R32 - Summerhill Road/Fishers Hill Road

R15 - Summerhill Road

R33 - Summerhill Road/Gresford Road

R31 - Horns Crossing Road/Gresford Road

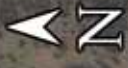
Vacy

R30 - Lennoxton Road/Gresford Road

R16 - Lennoxton Road

Horns Crossing Rd

Gresford Rd



2 km

Google earth

© 2018 Google
Image © 2018 DigitalGlobe

S7.11 Plan 2018 - Dungog

Social Infrastructure Upgrades

OS2 - New Sporting Precinct - Site to be Determined

OS3 - New Open Space Precinct

OS1 - Bennett Park



S7.11 Plan 2018 - Paterson

Social Infrastructure Upgrades



OS6 - Paterson Sportsground Precinct

OS8 - Paterson School of Arts

OS7 - John Tucker Park Precinct

Paterson

S7.11 Plan 2018 - Clarence Town

Social Infrastructure Upgrades



OS5 - New Sporting Precinct Stage 1

OS4 - Wharf Reserve - Village Green Precinct

Clarence Town

APPENDIX B

Cost summary reports

COST SUMMARY REPORT

Development Cost no greater than \$1,000,000

DEVELOPMENT APPLICATION No: _____ Reference: _____

COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No: _____

CONSTRUCTION CERTIFICATE No: _____ Date: _____

APPLICANTS NAME: _____

APPLICANTS ADDRESS: _____

DEVELOPMENT NAME: _____

DEVELOPMENT ADDRESS: _____

ANALYSIS OF DEVELOPMENT COSTS:

Demolition and alterations	
Hydraulic services	
Structure	
Mechanical services \$	
External walls, windows and doors	
Fire services \$	
Internal walls, screens and doors	
Demolition and alterations	
Lift services	
Wall finishes	
External works	
Floor finishes	
External services	
Ceiling finishes	
Other related work	
Fittings and equipment	
Preliminaries and margin	
Subtotal	
Consultant fees	
Other related development costs	
Goods and services Tax	
TOTAL DEVELOPMENT COST	

I certify that I have:

- Inspected the plans the subject of the application for development consent or construction certificate.
- Calculated the development costs in accordance with the definition of development costs in clause 25J of the Environmental Planning and Assessment Regulation 2000 at current prices.
- Included GST in the calculation of development costs.

Signed: _____ Date: _____

Name: _____

Position and Qualifications: _____

DETAILED COST SUMMARY REPORT

REGISTERED* QUANTITY SURVEYOR'S DETAILED COST

REPORT Development Cost in excess of \$1,000,000

*A member of the Australian Institute of Quantity Surveyors

DEVELOPMENT APPLICATION No: _____ Reference: _____

COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No: _____

CONSTRUCTION CERTIFICATE No: _____ Date: _____

APPLICANTS NAME: _____

APPLICANTS ADDRESS: _____

DEVELOPMENT NAME: _____

DEVELOPMENT ADDRESS: _____

DEVELOPMENT DETAILS:

Gross Floor Area – commercial	m ²	Gross Floor Area – other	m ²
Gross Floor Area – residential	m ²	Total Gross Floor Area	m ²
Gross Floor Area – retail	m ²	Total site area	m ²
Gross Floor Area – car parking	m ²	Total car parking spaces	
Total development cost	\$		
Total construction cost	\$		
Total GST	\$		

ESTIMATE DETAILS:

Professional Fees	\$	Excavation	\$
% of development cost		Cost per m ² of site area	
% of construction cost		Car Park	
Demolition and Site Preparation		Cost per m ² of site are	
Cost per m ² of site area		Cost per space	
Construction Commercial		Fit out – Commercial	
Cost per m ² commercial area		Cost per m ² of commercial area	
Construction Residential		Fit-out - Residential	
Cost per m ² of residential area		Cost per m ² of residential area	
Construction Retail		Fit out - Retail	
Cost per m ² of retail area		Cost per m ² of retail area	

I certify that I have:

- Inspected the plans the subject of the application for development consent or construction

certificate.

- Prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.
- Calculated the development costs in accordance with the definition of development costs in the Development Contributions Plan of the Council of Dungog at current prices.
- Included GST in the calculation of development costs.
- Measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1, Appendix A2.

Signed: _____ Date: _____

Name: _____

Position and Qualifications: _____