



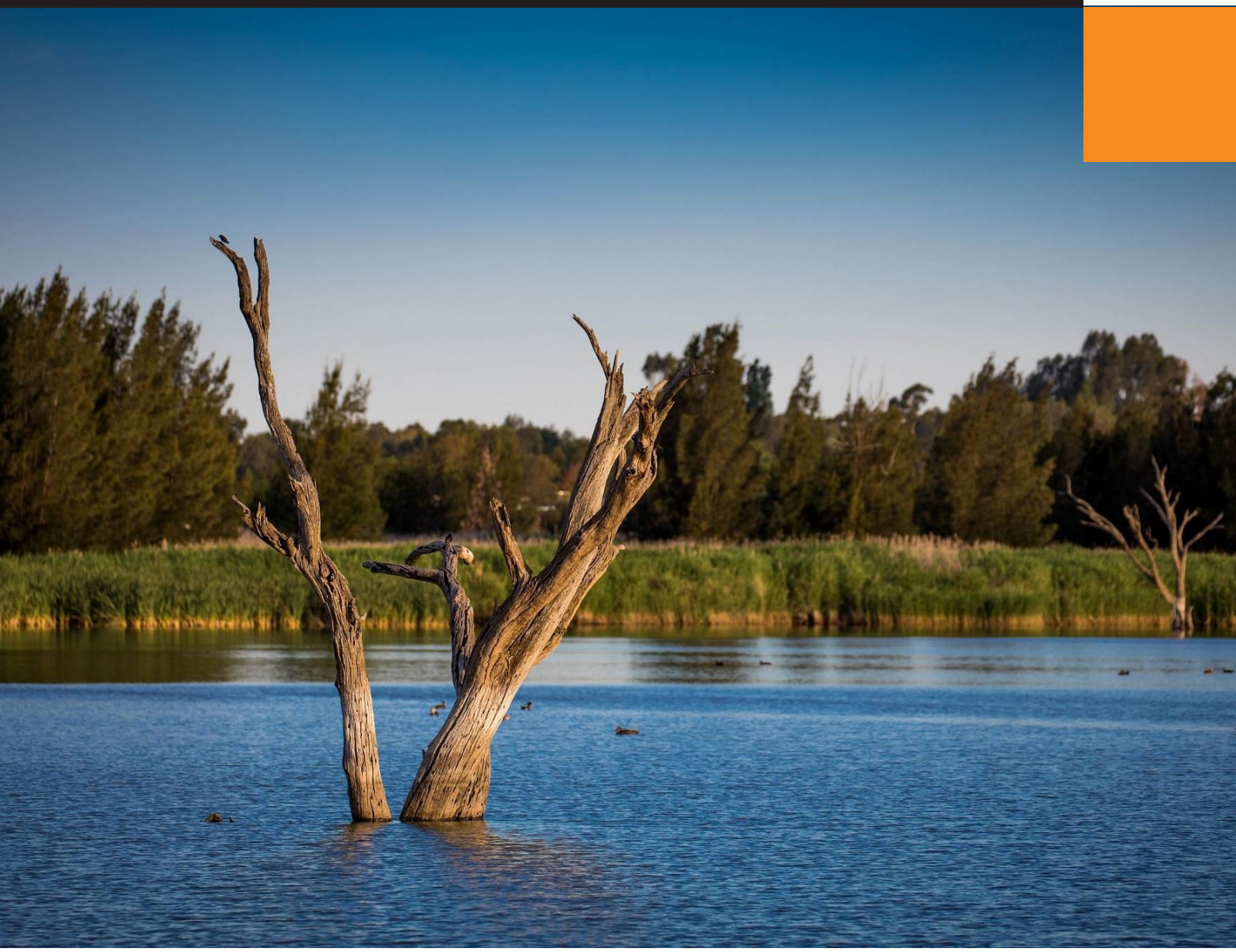
7.11 Development Contributions Plan

Lake Wyangan

360897

Prepared for Griffith City Council

October 2023



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Document Information

Prepared for	Griffith City Council
Project Name	7.11 Contribution Plan
File Reference	360897-REPT_Section 7-11 Contributions Plan Lake Wyangan v00-12.docx
Job Reference	360897
Date	24 October 2023
Version Number	V00-13

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Effective Date 16/05/2023

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Date Approved 16/05/2023

Document History

Version	Effective Date	Description of Revision	Prepared by	Reviewed by
V00-03	12/11/2021	Draft for discussion	Faris Joseph	Geoffrey Kleu
V00-05	13/02/2023	Updated draft	Oscar Davine	Geoffrey Kleu
V00-07	20/03/2023	Include Council Feedback	Geoffrey Kleu	Stephen Walker
V00-08	02/05/2023	Updated costs and contribution rate	Geoffrey Kleu	
V00-09	15/05/2023	Review of draft document and update of rates.	Geoffrey Kleu	Jen Southan
V00-10	20/06/2023	Update after Council Review	Oscar Davine	Geoffrey Kleu
V00-11	05/07/2023	Land acquisition costs	Geoffrey Kleu	
V00-12	18/07/2023	Detention Basin	Geoffrey Kleu	
V00-13	24/10/2023	Revised after public consultation	Geoffrey Kleu	

Executive Summary

This document is the Griffith City Council Section 7.11 Lake Wyangan Development Contributions Plan (The Plan) that operates in conjunction with the Griffith City Council Section 94A Development Contributions Plan and is applied only for developments within the Lake Wyangan Growth Area.

The Plan has been prepared in accordance with the legislative requirements of Part 7 of the *Environmental Planning and Assessment Act 1979* and Part 4 of the accompanying Regulation, and NSW Department of Planning's Development Contributions Practice Notes. The Plan enables Griffith City Council (Council), or an Accredited Certifier, to impose, as a condition of development consent and complying development certificates, a requirement that the applicant pay to the Council a levy determined in accordance with the Plan.

In preparing the Plan, Council has duly considered the most recent practice notes issued by the NSW Department of Planning in accordance with Clause 211(1) of the *Environmental Planning & Assessment Regulations 2021*. Council has also considered policy documents and fact sheets prepared by IPART in relation to Local Infrastructure Contributions Plans

This document outlines the administration and operational requirements of the Contribution Plan, discusses the demand for public facilities, explains the nexus for levying a contribution and provides details on the projects and cost calculations used to derive the contribution rate.

A summary of the contribution rates is provided in Section 1.2.

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This document contains information about Stantec, particularly about the culture of our organisation and our approach to business, which would be of value to our competitors. We respectfully request, therefore, that it be considered commercially sensitive.

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1 Summary Schedules

The following summary schedules are included in this Plan:

- > Works Schedule
- > Contributions by facility type

1.1 Works Schedule

Refer to **Schedule 1** in Appendix A: for the detailed Works Schedule.

1.2 Contributions by Facility Type

Table 1-1 provides a summary of contribution rates under this contribution plan.

Table 1-1 Summary of contribution rates

Facility Type	Method	Calculated Contribution Rate	Adopted Contributions Rate ¹ per Dwelling
Plan Preparation and Administration	Per lot	\$342.75	\$342.00
Roads and Land Acquisition	Per lot	\$4,258.90	\$4,258.00
Drainage and Land Acquisition	Per lot	\$8,366.44	\$8,366.00
Roadside Furniture and Street Lighting	Per lot	\$391.24	\$391.00
Open Space, Sporting and Recreation	Per lot	\$1,301.26	\$1,301.00
Total	Per lot		\$14,658.00

¹ Note: Council will review the rates annually in line with CPI rises. Applicants are advised to consult Council to determine accurate contributions payable prior to lodgement of Development Applications.

2 Introduction

This document is the Griffith City Council Local Infrastructure Development Contributions Plan (the Plan). The purpose of this Plan is to authorise the consent authority to impose a condition on relevant development consents requiring a contribution towards the provision of infrastructure under Section 7.11 of the *Environmental Planning and Assessment Act 1979*, as amended.

This Plan has been prepared within the legislative framework of Part 7, Subdivision 3 of the Environmental Planning and Assessment Act 1979 (EP&A Act), Part 4 of the Environmental Planning & Assessment Regulation 2021 (EP&A Regulation) and Practice Note – Local Infrastructure Contributions – January 2019 (NSW Department of Planning and Environment).

All contributions received in accordance with this Plan will be used for the provision, extension or augmentation of public facilities. In some instances, the contributions will be used to recoup the costs of public facilities provided in anticipation of future development and increased needs.

The funds collected for the provision of public facilities in accordance with this Plan will be directed to the implementation of the Works Schedule which forms part of this Plan. The Works Schedule lists specific projects that will provide public facilities to meet the needs generated by new development. Implementation of the Plan will ensure the existing community does not unreasonably bear the costs of additional public facilities required by new development.

The Plan is based on the anticipated population growth for the period 2023 until 2042 and the development capacity facilitated by the Lake Wyangan Masterplan. This Plan will be reviewed regularly to ensure it remains relevant and fit for purpose.

The combined strategic directions guiding delivery and maintenance of public facilities are:

- Facilitate the development of the growth area including a diversity in housing stock.
- Ensure infrastructure is delivered in a timely manner to support development.
- Improve accessibility and connectivity to public facilities

The primary growth areas within Griffith are Lake Wyangan and Collina with Hanwood and Yenda also containing growth areas. Collina is anticipated to have sufficient land capacity for approximately five years of expected growth. Lake Wyangan will be developed during this time to ensure a continuous supply of residential land is available. The current master plan proposes 1,663 dwellings in the Lake Wyangan Growth Area. The first stage of the Growth Area would entail approximately 840 dwellings which includes 25% of the lots being utilised for multi-dwelling development. It is expected that approximately 80 dwellings per year would be developed over a planning horizon of 20 years.

Population growth will generate a demand for new, enhanced or augmented public facilities. A commitment to improved accessibility will also require public facilities that enhance the opportunities for people to use public facilities such as transport and movement options, operational management and capacity of facilities to match demand.

This Plan responds to demands for public facilities by enabling contributions to be levied and managed in the following categories:

- Plan preparation and administration
- Roads and related land acquisition costs
- Drainage and related land acquisition costs
- Roadside furniture and street lighting (within the road corridor)
- Open space, sporting and recreation facilities

This Plan identifies:

- Demands for public facilities anticipated by future development

- The specific public facilities to be delivered to meet demands for which contributions can be levied
- The reasonable contribution to be levied on development to meet the anticipated demand

3 Administration & Operation of the Plan

3.1 What are Development Contributions?

The *Environmental Planning and Assessment Act 1979* legislates that contributions towards provision or improvement of amenities or services may be applied under “Section 7.11: Contribution towards provision or improvement of amenities or services.” The legislation authorises a consent authority to develop a contributions plan to impose, as a condition of development consent, a requirement that the applicant pay a monetary contribution or dedicate land free of cost if the development consent will likely require the provision of or increase the demand for public infrastructure. The consent authority cannot impose as a condition of the same development consent, a condition under Section 7.11 as well as a condition under Section 7.12.

The money required to be paid by a condition of consent imposed under this section is to be applied towards the provision, extension or augmentation of public amenities or public services (or towards recouping the cost of their provision, extension or augmentation). The application of contribution funds is subject to any relevant provisions of the contributions plan. A condition of consent on a relevant DA or CDC imposed under this section is invalid by reason only that there is no connection between the new development, the subject of the development consent, and the object of expenditure of any money required to be paid by the condition.

3.2 What is the Name of the Plan?

This Development Contributions Plan is called the “Griffith City Council Section 7.11 Lake Wyangan Development Contributions Plan”. It will hereafter be referred to as “the Plan”.

3.3 What is the Purpose of this Plan?

The purpose of this Development Contributions Plan is to:

- Provide an administrative framework under which specific public facilities strategies may be implemented and coordinated
- Ensure that adequate public facilities are provided for as part of any new development within the specified area
- To authorise the Council to impose conditions under Section 7.11 of the *Environmental Planning and Assessment Act 1979* when granting consent to new development on land to which this Plan applies
- Provide a comprehensive strategy for the assessment, collection, expenditure accounting and review of development contributions on an equitable basis
- Ensure that the existing community is not burdened by the provision of public amenities and public services required as a result of future development
- Enable the Council to be both publicly and financially accountable in its assessment and administration of this Development Contribution Plan

3.4 To What Areas does this Plan Apply?

This Plan applies to all land within the specified area of Lake Wyangan Growth Area within the Griffith City Council Local Government Area (LGA). Refer to Figure 3-1.

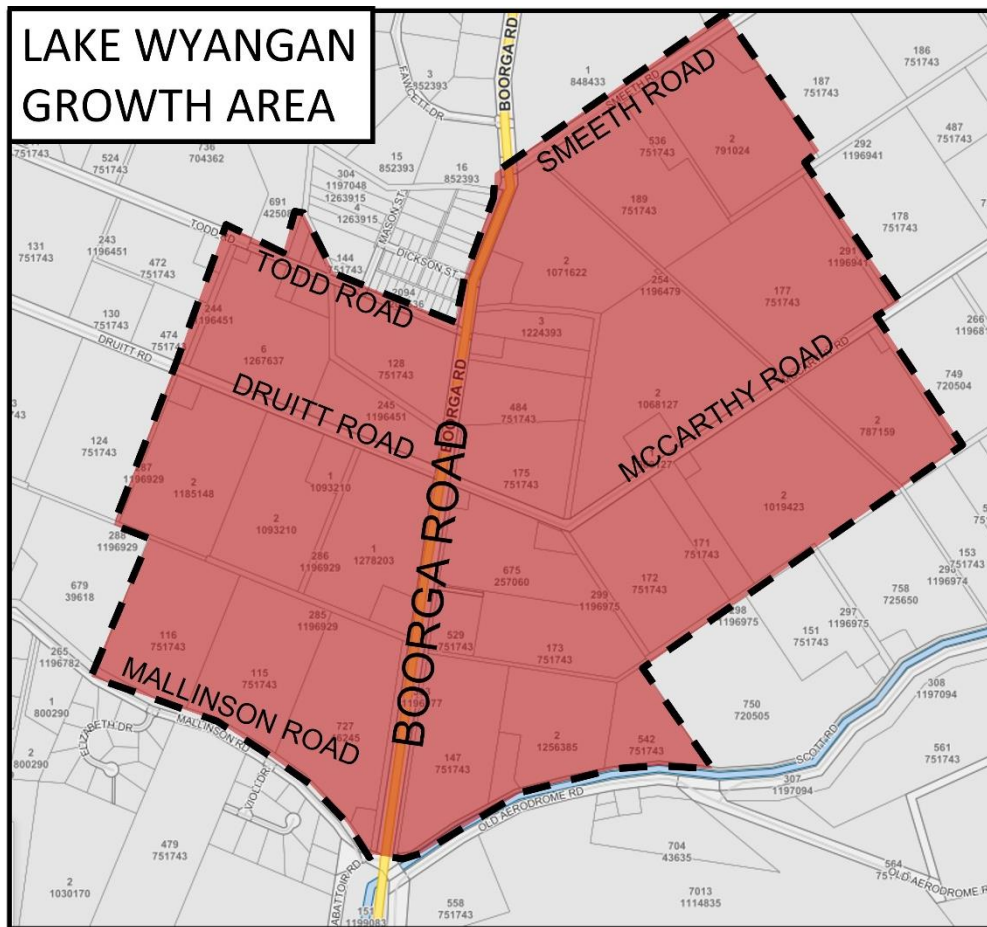


Figure 3-1 Lake Wyangan Growth Area

3.5 When does this Plan Commence?

This Development Contributions Plan has been prepared pursuant to the provisions of Section 7.11 of the *Environmental Planning and Assessment Act 1979* (The EP&A Act) and Part 9, Division 3 of the *Environmental Planning and Assessment Regulation 2021* (the EP&A Regulations) and takes effect from the date when public notice was published, pursuant to Clause 214 of the EP&A Regulations. Development applications and complying development certificates determined on or after this date will be subject to the provisions of the Plan.

Date of Adoption:

Date of Public Notice (Commencement):

**TBA
TBA**

3.6 To What Developments does this Plan Apply?

This Plan applies to all developments within the Lake Wyangan Growth Area (Figure 3-1) that include the provision of additional residential dwelling(s) or commercial development.

3.7 What is the Relationship with Other Plans and Policies?

This Development Contributions Plan supplements the provisions of the *Section 94A Development Contributions Plan 2010 (Amendment 2013)* and any amendment or Local Environmental Plan which it may supersede.

The following documents (or the respective superseding document) are relevant to development planning within the Lake Wyangan area:

- Griffith Local Environmental Plan 2014 (GLEP 2014)

- Griffith Residential Development Control Plan 2020 (DCP)
- Griffith City Council Development Servicing Plan for Sewerage
- Griffith City Council Development Servicing Plan for Water Supply
- Griffith City Council Engineering Standards: Subdivision and Development
- Lake Wyangan Masterplan, prepared by GHD – endorsed by Council on 9 December 2020.
- Lake Wyangan Road and Drainage Infrastructure Plan, prepared by CBR Consultants and dated June 2023.

3.8 Definitions

Words and phrases used in this Plan generally have the same meaning as the terms defined in GLEP 2014², the EP&A Act and the EP&A Regulation.

In this Plan, unless the context or subject matter otherwise indicates or requires, the following definitions apply:

Table 3-1 Table of Definitions

Term	Definition
Capital Costs	Means all of the costs of a one-off nature, designed to meet the cost of providing, extending or augmenting infrastructure.
Catchment	Means a geographic or other defined area to which a contributions plan applies.
Community Infrastructure	Means infrastructure of a communal, human or social nature, which caters for the various lifecycle needs of the public including but not limited to childcare facilities, community halls, youth centres, aged persons facilities.
Contributions Plan	Means a public document prepared by Council pursuant to Section 7.18 of the EP&A Act.
Council	Means Griffith City Council.
Development	Means: <ul style="list-style-type: none"> a) the use of land b) the subdivision of land c) the erection of a building d) the carrying out of a work e) the demolition of a building or work, f) any other act, matter or thing referred to in Section 3.14 of the EP&A Act, that is controlled by an environmental planning instrument, but does not include any development of a class exempted by the regulations for the purposes of this definition.
Developer contribution	Means a monetary contribution, the dedication of land free of cost or the provision of a material public benefit
EP&A Act	Means the Environmental Planning and Assessment Act 1979 (as amended).
EP&A Regulation	Means the Environmental Planning and Assessment Regulation 2021.
Land value index	Land value index is a measure (ratio) that describes change in a nominal value relative to its value in the base year the Plan was adopted.
LGA	Local Government Area
Material Public Benefit	Does not include the payment of a monetary contribution or the dedication of land free of cost.

² Griffith Local Environmental Plan 2014

Term	Definition
Nexus	Means the relationship between the expected types of development in the area and the resulting demand for public facilities.
Plan	Refers to "Lake Wyangan Section 7.11 Development Contributions Plan" (this document)
Planning Agreement	Means a voluntary agreement referred to in Section 7.4 of the EP&A Act
Planning Authority	Means: <ul style="list-style-type: none"> • Council, or • The Minister, or • The Planning Ministerial Corporation, or • A development corporation (within the meaning of the Growth Centres (Development Corporations Act 1974)), or • A public authority declared by the Environmental Planning and Assessment Regulation 2021 to be a Planning Authority for the purposes of this Division.
Planning Benefit	Means a development contribution that confers a net public benefit that is a benefit that excludes the benefit derived from measures that would address the impacts of particular development on surrounding land or wider community.
Planning Obligation	Means an obligation imposed by a planning agreement on a developer requiring the developer to make a development contribution.
Public	Means the people of the community and also includes a section of the community.
Public benefit	Is the benefit enjoyed by the public as a consequence of a Development Contribution.
Public services & facilities	Means public infrastructure, facilities, amenities and services. These do not include water supply or sewerage services which are covered under the Local Government Act.
Public purpose	Is defined in Section 7.4(2) of the EP&A Act to include the provision of, or the recoupment of the cost of providing public amenities and public services, affordable housing, transport or other infrastructure. It also includes funding of recurrent expenditure relating to such things, the monitoring of the planning impacts of development and the conservation or enhancement of the natural environment.
Recurrent costs	Means any cost which is of a repeated nature that is required for the operation or maintenance of a public facility.
Thresholds	Means a level at which the capacity of the infrastructure item is reached or the event which triggers the requirement for provision of a facility.
Utility service	Means basic utility services such as power, water, sewerage and telecommunications.
Works-in-Kind	Means the construction or provision of the whole or part of a public facility that is identified in a works schedule in a contributions plan.

3.9 How are Contributions Imposed?

In accordance with Section 7.11 of the EP&A Act, contributions will be imposed as conditions of development consent or as conditions on complying development certificates.

In accordance with Section 7.21 of the EP&A Act, accredited certifiers must impose a condition upon a Complying Development Certificate (CDC) for development which meets the criteria under this Plan. The condition imposed on a CDC must require the payment of a monetary contribution in accordance with the provisions of this Plan.

The only exceptions to the above requirement are cases where works in kind, material public benefit, dedication of land or deferred or periodic payment have been approved by Council. In these cases, Council will issue a letter confirming an alternative payment method or alternative method of contribution has been resolved as agreed between the consent authority and the applicant.

3.10 When is the Contribution Payable?

A contribution must be paid to the Council at the time specified in the condition that imposes the contribution. If no such time is specified, the contribution must be paid:

- in the case of subdivision, prior to the issue of the subdivision certificate.
- In the case of dual occupancies or multi-dwelling developments (or other development of single allotments where more than one dwelling unit is proposed), prior to the issue of a construction certificate or complying development certificate

unless other arrangements with Council are made in accordance with Council policies, Planning Agreements or Works in Kind agreements.

3.11 Complying Developments

In accordance with Section 7.21 of the EP&A Act, accredited certifiers must impose a condition requiring monetary contributions in accordance with this Development Contributions Plan.

The conditions imposed must be consistent with Council's standard Section 7.11 consent conditions and be strictly in accordance with this Development Contributions Plan. It is the professional responsibility of accredited certifiers to accurately calculate the contribution and to apply the Section 7.11 condition correctly.

3.12 Construction and Subdivision Works Certificates and the Obligations of Accredited Certifiers

In accordance with Clause 156 of the EP&A Regulation 2021, a certifying authority must not issue a construction certificate for building work or a subdivision works certificate under a development consent unless it has verified that each condition requiring the payment of monetary contributions has been satisfied.

In particular, the certifier must ensure that the applicant provides receipt(s) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to Council in accordance with Clause 156 of the EP&A Regulation 2021. Failure to follow this procedure may render such a certificate invalid.

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

3.13 Can Deferred or Periodic Payments Be Made?

Council may, by resolution, accept the deferred or periodic payment of a contribution if the applicant or any other person entitled to act upon the relevant consent satisfies the Council that:

- Compliance with the provisions of item 3.10 of the Plan is unreasonable or unnecessary in the circumstances of the case
- The deferment of payment or allowing periodic payments of the contribution does not prejudice the timing or the manner of the provision of public facilities for which the contribution was required as outlined in the Works Program
- The full amount of the contributions being deferred or periodically paid is normally to be paid within twelve (12) months.

All requests to Council for deferred or periodic payments of contributions must be provided in writing prior to the determination of a development application.

For development that is the subdivision of land for residential purposes, Council will consider deferral of payment of monetary contributions up to the settlement of sale proceeds, or 5 years from issue of a subdivision certificate, whichever is sooner, provided that the owner enters into a Deed of Charge in a form acceptable to Council binding the land with the obligation to repay the contributions, any indexation thereof and any interest thereon.

The Deed of Charge is to contain provisions enabling Council to register a caveat on the title of each proposed lot of the subdivision recording Council's interest under the Deed. The contribution amount is to be indexed in accordance with the Contributions Plan. Council's costs of the preparation and entry into the Deed of Charge and the registration of the caveat are to be paid by the applicant.

For other developments, if Council resolves to accept a deferred or periodic payment of contributions, an appropriate bank guarantee shall be secured for the full amount of the contributions or the outstanding balance on condition that:

- The bank guarantee be by an Australian bank agreed to by Council, for the amount of the total contribution, or the amount of the outstanding contribution, plus an amount equal to twelve (12) months interest, plus any charges associated with establishing or operating the bank security.
- The bank unconditionally pays the guaranteed sum to Council if Council so demands in writing not earlier than 12 months from the provision of the guarantee or completion of the work.
- The bank must pay the guaranteed sum without reference to the applicant or landowner or other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development.
- The bank's obligations are discharged when payment to Council is made in accordance with this guarantee or when Council notifies the bank in writing that the guarantee is no longer required.
- Where a bank guarantee has been deposited with Council, the guarantee shall not be cancelled until such time as the original contribution and accrued interest are paid.
- An administrative charge of 2% of the full contribution or outstanding balance is provided with the bank guarantee.

3.14 How are Contribution Rates Reviewed over Time?

To ensure that the value of contributions are not eroded over time, Council will review the contribution rates periodically. Factors that may impact the value of the rates include movements in the Australian Bureau of Statistics Consumer Price Index (CPI) weighted average of eight capital cities, land value increases, the capital costs of administration of the Plan or through changes in the costs of studies used to support the Plan.

In accordance with Clause 207 of the EP&A Regulation 2021, the following sets out the means by which Council will index the rates set out in this Plan"

- For changes to the Australian Bureau of Statistics Consumer Price Index (CPI) weighted average of eight capital cities index, the contribution rates within the Plan will be reviewed on an annual basis in accordance with the following formula:

$$\text{Indexed Contribution} = \$CA + \$CA \times \frac{\text{Current Index} - \text{Base Index}}{\text{Base Index}}$$

Where:

\$CA	is the contribution at the time of adoption of the Plan expressed in dollars
Current Index	is the Australian Bureau of Statistics Consumer Price Index (All Groups Index) for Sydney, issued by the Australian Statistician.
Base Index	is the Australian Bureau of Statistics Consumer Price Index (All Groups Index) for Sydney, issued by the Australian Statistician at the commencement of this Plan.

Note: In the event that the Current Australian Bureau of Statistics Consumer Price Index (CPI) weighted average of eight capital cities is less than the previous Australian Bureau of Statistics Consumer Price Index (CPI) weighted average of eight capital cities, the Current Australian Bureau of Statistics Consumer Price Index (CPI) weighted average of eight capital cities shall be taken as not less than the previous Australian Bureau of Statistics Consumer Price Index (CPI) weighted average of eight capital cities.

- An out of sequence review may be initiated by Council. This will require an amendment to the plan to be published to demonstrate the impact on the contribution rates. The contribution rates will be reviewed by reference to the following specific considerations:
 - Construction costs by the Australian Construction Handbook as published by Rawlinson's
 - Land acquisition costs by reference to average land valuation figures. determined by Council
 - Specific valuations for particular parcels of land that are identified in the 7.11 Plan
 - Changes in the capital costs associated with provision of administration and salary costs for staff involved in implementing Council's Section 7.11 Plan by reference to increases in salary rates under the Local Government State Award Plan
 - Changes in the capital costs of various studies and activities required to support the strategies in the Plan by reference to the actual costs incurred by Council in obtaining these studies

3.15 How are Contributions Adjusted at the Time of Payment?

The contributions stated in a consent are calculated on the basis of the Section 7.11 contribution rates determined in accordance with this Plan at the time of determination. If the contributions are not paid within the period for which the calculated contribution rates are valid, the contributions payable will be adjusted and the amount payable will be re-calculated to reflect any changes to the rates as described in Item 3.14.

Details of the current level of contributions at any time will be provided in a Schedule of Current Section 7.11 Contribution Rates available from Council in the Revenue Policy which is updated each financial year with adjusted fees and charges.

Applicants should confirm the exact amount of the contribution prior to payment.

3.16 Works in Kind, Material Public Benefit and Dedication of Land

Council may accept an offer by the applicant to provide an "in-kind" contribution (i.e., the applicant completes part or all of the works identified in the Plan), provision of another material public benefit or the dedication of land to Council in lieu of the applicant satisfying its obligations under this Plan. Council may accept such alternative in the following circumstances:

- The value of the works to be undertaken is at least equal to the value of the contribution that would otherwise be required under this Plan
- The standard of the works is to Council's full satisfaction
- The provision of the material public benefit will not prejudice the timing or the manner of the provision of public facilities included in the works schedule
- The dedication of land subject to satisfactory soil contamination assessment

The value of the works to be substituted must be provided by the applicant at the time of the request and must be independently certified by a Quality Surveyor who is registered with the Australian Institute of Quantity Surveyors or a person who can demonstrate equivalent qualifications.

Council will require the applicant to enter into a written agreement for the provision of the works. Acceptance of any such alternative is at the sole discretion of Council. Council may review the valuation of works or land to be dedicated, and may seek the services of an independent person to verify their value. In these cases, all costs and expenses borne by Council in determining the value of the works or land will be paid for by the applicant.

3.17 Are there any Allowances for Existing Development?

Contributions will be levied according to the estimated increase in demand placed upon public infrastructure as a result of the proposed development. An amount equivalent to the contribution attributable to any existing (or approved) development on the site of a proposed new lot will be considered in the calculation of the contributions payable.

Where a development does not fall within any of the items noted above, Council would determine the credit on the basis of the likely demand that the existing development would create.

3.18 Are there any Exemptions to the Contribution Fee?

There are nil exemptions at the time of the commencement of this Plan.

3.19 Pooling of Contributions

This Plan expressly authorises monetary Section 7.11 contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes. The priorities for the expenditure of the levies are shown in the Works Schedule which may be from time to time reprioritised in accordance with Council's Management Plan.

3.20 Savings and Transitional Arrangements

A development application which has been submitted prior to the adoption of this Plan but not determined shall be determined in accordance with the provisions of the Plan which applied at the date of submission of the application.

3.21 Financial and Public Accountability

The Council is required to comply with a range of financial accountability and public access to information requirements in relation to Section 7.11 contributions. These are addressed in Division 5 and 6 of Part 4 of the EP&A Regulation and include:

- Maintenance of, and public access to, a contributions register
- Maintenance of, and public access to, accounting records for contributions received and spent

4 Demand for Public Facilities

This part of the Plan broadly identifies the relationship between the expected types of development in the LGA and the demand for public facilities identified in the Plan. This information is based on current demographic information, and an assessment of recent development application data, including residential, commercial, industrial and other employment generating development in the LGA.

Griffith City Council is committed to enhancing the wellbeing of the community through the provision of an efficient and effective range of local government works, services and facilities that fulfil the needs and expectations of the community. Any population growth and new retail, commercial and light industrial development in the area will diminish the enjoyment and standard of public facilities for the existing population unless additional or upgraded facilities are provided to meet the additional demand. Thus, the likely population growth and new development will require the provision of additional public facilities.

4.1 Local Government Area

The LGA covers approximately 1,640 square kilometres and is located in the Murrumbidgee Irrigation Area in the Riverina region of New South Wales.

The principal urban area is Griffith City, which is home to approximately 70% of the population in the LGA. The region includes the towns and villages of Willbriggie, Hanwood, Beelbanger, Bilbul, Yoogali, Widgelli, Yenda, Lake Wyangan, Tharbogang and Warburn, and the suburbs of Collina, Driver, North Griffith, East Griffith, West Griffith, South Griffith, Murrumbidgee, Mayfair, Pioneer Mooreville and Wickhams Hill.

4.2 Population and Dwellings

4.2.1 Past Trends

From the previous census periods, as illustrated in Table 4-1, the LGA has been experiencing an increase in population over the past 20 years. Between the census periods of 2011 and 2016, the population of Griffith LGA increased by 1277 and from 2016 to 2021 the increase was 1445. A summary of the population and dwelling data from census periods 2001 to 2016 is shown in Table 4-1.

Table 4-1 Past population trends³

Year	Population	Pop. Change (absolute)	Pop. Change annualised %	Dwellings	Dwellings Change (absolute)	Dwellings Change annualized %
2001	23,717			9,018		
2006	23,801	84	0.07%	9,364	346	0.76%
2011	24,364	563	0.48%	9,968	604	1.26%
2016	25,641	1277	1.03%	10,274	306	0.61%
2021	27,086	1445	1.1%	10,792	518	0.99%

4.2.2 Future Trends

During the preparation of this Plan, analysis was undertaken on the available future population forecasts. Data was sought from the NWS Department of Planning⁴ and .id Informed Decisions⁵. Both sites list forecast expectations in 5-year intervals. These are graphed in Figure 4-1 and Figure 4-2. The data from NSW Department of Planning shows a lower forecast with a decreasing growth rate; while the .id Informed Decisions data shows a linear growth rate that is more optimistic. The forecast developed is approximated between these curves. The resulting population and dwelling growth forecasts developed are shown in

³ Data source: Australian Bureau of Statistics <https://www.abs.gov.au/census/find-census-data/quickstats/2021/LGA13450>

⁴ Data Source: NSW Department of Planning <https://www.planning.nsw.gov.au/Research-and-Demography/Population-projections/Projections>

⁵ Data Source: ProfileID <https://profile.id.com.au/griffith/population> and ForecastID <https://forecast.id.com.au/griffith/population-households-dwellings>

Error! Reference source not found.. Note, at the time of preparation of this document, some data sources had been revised to include the 2021 census data, others had not.

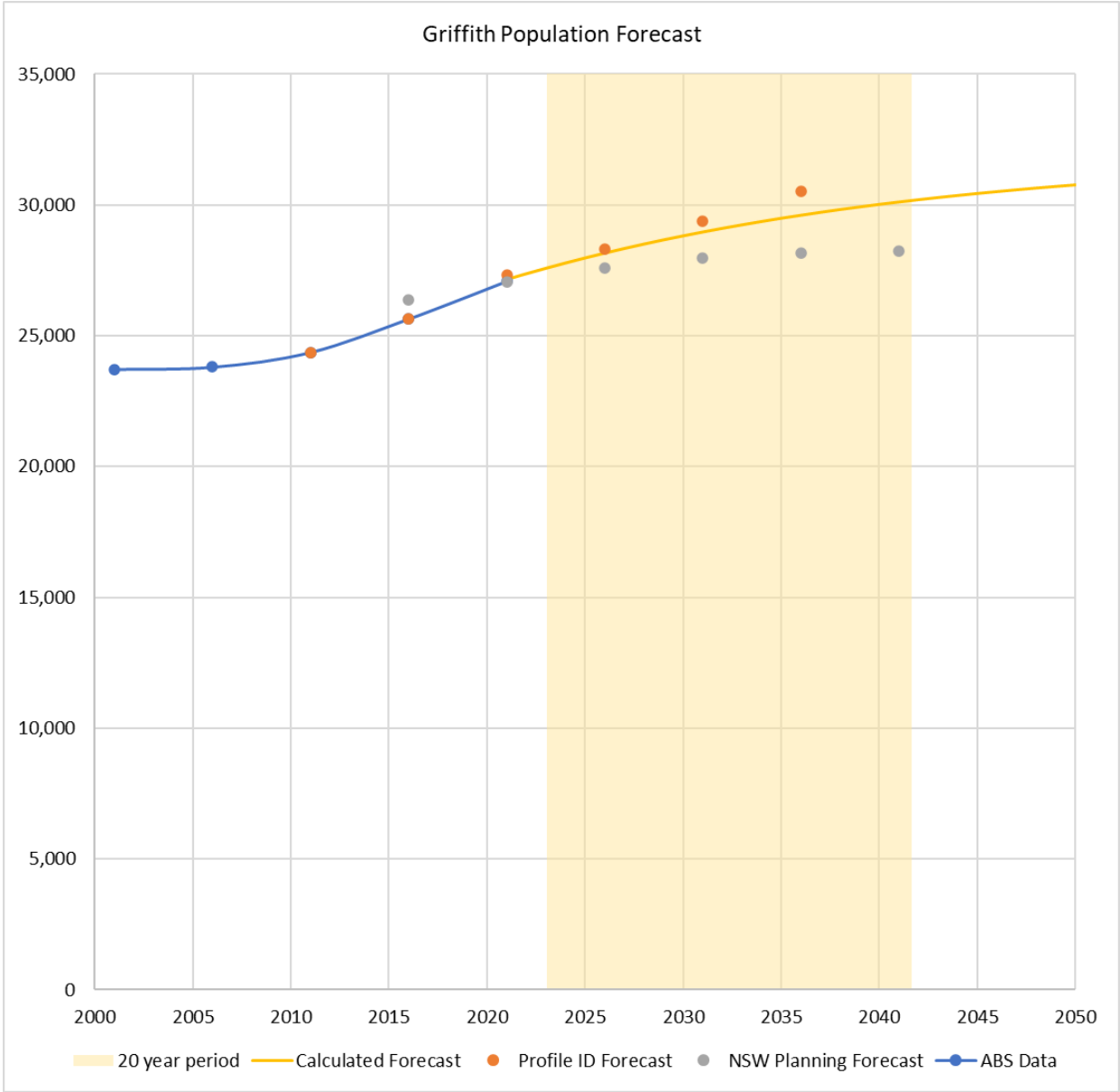


Figure 4-1 Population Forecast

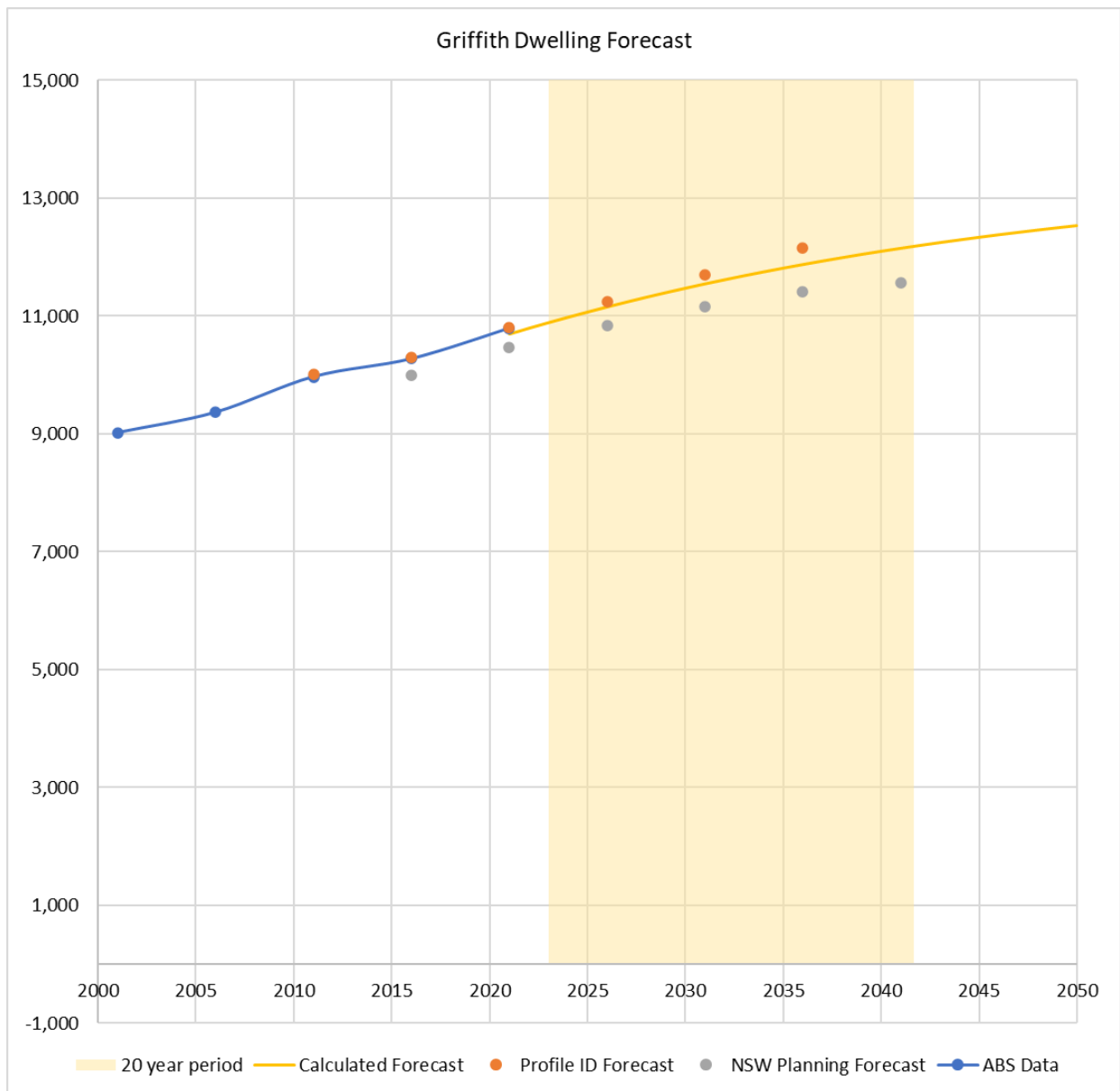


Figure 4-2 Dwellings Forecast

4.2.3 Lake Wyangan growth and calculations

The Lake Wyangan master plan indicates there are approximately 1663 dwellings to be developed and released as housing stock. It is expected that 83 dwellings will be developed per year starting in 2024, indicating there is a 20-year supply of housing in the Lake Wyangan. This may be above the expected annual rate of growth for dwellings and may need to be adjusted in the future to meet actual demand.

For the calculations, the total number of dwellings used is 1663, and the annual number of lots used was 83.

4.2.4 Demand Factors

Factors affecting demand include population change, changes in demographics, seasonal factors, vehicle ownership, consumer preferences and expectations, economic factors, agricultural practices and environmental awareness. Overall, we expect there to be population growth in Griffith City during the next 10 years, of which the majority are expected to settle in the Lake Wyangan area. This will result in an increase in the total vehicles in the area using the roads and other public facilities.

An aging demographic is also evidenced with an increase in persons aged over 55 from 28.0% at the 2016 census to 28.5% at the 2021 census and a decrease in persons aged 15 or under from 27.2% to 25.7%. While the median age has stayed constant at 37 years between the census data, it is expected to increase into the future. The number of vehicles owned in the Griffith LGA has increased by 1,022 over the 5-year period. This is expected to increase linearly with the population increase.

Demand factor trends and impacts on service delivery are summarised in Table 4-2.

Table 4-2 Demand factors, projections and impact on community

Demand factor	2016 Census ⁶	2021 Census ⁷	Projection (2026 Est) ⁸	Projection (2031 Est)	Impact on Community/ Services
Population	25,641	27,086	27,911	28,639	Focus on maintenance and renewal of existing services
55 or older	28%	28.5%	31.2%	31.5%	Increased demand on health services
19 or younger	27.2%	25.7%	24.7%	23.8%	Possible reduction in education service personnel
Median age	37	37	39	40	Increased emphasis on lifestyle and recreation
Motor vehicle Ownership - total	7,596	8,618			Assumed continued increase in line with population, increasing usage of road assets

4.3 Meeting the Needs of the Population

This additional population will create increased demand for a range of facilities and services in the LGA including but not limited to, roads, lots for commercial activities, precinct wide stormwater quantity and quality control improvements, community facilities and improvements to the Council road network. This Plan provides a method for levying contributions to satisfy the increased demand.

⁶ It is noted the 2016 Census may have impacted the magnitude of these values. However, the underlying demand impact on services remains based on the anticipated future growth. Data sourced from <https://www.abs.gov.au/census/find-census-data/quickstats/2016/LGA13450>

⁷ Data sourced from <https://www.abs.gov.au/census/find-census-data/quickstats/2021/LGA13450>

⁸ Data sourced from <https://www.planningportal.nsw.gov.au/populations>

5 Strategy Plans

5.1 Plan Objectives

This Plan provides for Section 7.11 contributions in the following categories:

- A PLAN PREPARATION AND ADMINISTRATION
- B ROADS + LAND ACQUISITION
- C DRAINAGE + LAND ACQUISITION
- D ROADSIDE FURNITURE + STREET LIGHTING
- E OPEN SPACE, SPORTING AND RECREATION

The Plan identifies:

- The demand for the facilities likely to be required as a result of the urban development and re-development in the Lake Wyangan area.
- The facilities which will be required to meet those demands for which development contributions could be reasonably charged
- The reasonable contribution which should be levied on development to meet those demands

Contributions are rounded down to the nearest dollar.

5.2 Reasonableness

The reasonable contributions in this Plan are the amounts to be levied based on the industry's ability to pay and economic development policies of Council. Reasonableness encompasses the consideration of:

- Nexus
- Equity/Apportionment
- Accountability

5.3 Nexus

Nexus is one of the key principles which underpins the developer contributions system. It refers to the relationship between the proposed development and the demand for public facilities and services created by the development. A contribution levied must be for an increased demand for a public facility or service that is caused by the development. There are three aspects to nexus:

Causal Nexus – The proposed development and increase in population creates a need or increases the demand for a particular public facility or service.

Spatial or Physical Nexus – The proposed public facility or service will be located to serve the needs of those who created the demand for it.

Temporal Nexus – The proposed public facility or service will be provided within a reasonable time to benefit those who contributed towards it.

5.4 Apportionment

Apportionment is the “fairness” principle. It means that new development only pays a contribution equal to the demand of the development. Where the service or facility proposed will benefit both the existing and new population, the cost of provision of that service or facility is apportioned between the existing development and the proposed development.

5.5 Accountability

Council will be accountable for all contributions made under the provisions of Section 7.11 and allocate those funds in accordance with the Schedule of Works identified in the Plan or as subsequently amended in this Plan or by Councils Management Plan. Development and subsequent population growth rates will be monitored to ensure that the Plan remains relevant, and delivery of services and facilities occur in accordance with the Plan.

6 Schedule of Rates Calculations

ASSUMPTIONS

The following general assumptions have been included in the estimates:

- All estimates are based off the design drawings dated 21/10/2022 or the master plan drawings provided in September 2021.
- The acquisition cost of the land to accommodate the infrastructure has been included in the relevant section.
- Unit rates were indexed to December 2022.

A Plan Preparation and Administration

NEXUS

To prepare Section 7.11 contribution plans and provide for the ongoing administration of the plans, Council must provide resources considered reasonable to cover the cost of preparing a Contributions Plan and a Developer Contributions Planner for one day per month is funded through this Plan.

Contributions for plan preparation and administration are based on the Works Schedule in Appendix 1 and will be levied 100% on new development.

CALCULATION OF CONTRIBUTION

The contribution rate for plan administration is calculated as follows:

$$\begin{aligned} \text{Contribution} &= \frac{\text{Plan preparation and contributions planner (annual cost)}}{\text{Additional annual lots (average 2023 – 2032)}} \\ &+ \frac{\text{Initial Preparation Cost}}{\text{Additional total lots (2023 – 2042)}} \\ &= \frac{\$570,000.00}{1663} \\ &= \$342.75 \text{ per lot} \end{aligned}$$

SUMMARY OF CONTRIBUTIONS

Plan Preparation and Administration	Per lot	\$342.00
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B Roads and Land Acquisition

NEXUS

Residential Development

Additional traffic generation will result from new residential development thus contributing to the wear and tear on roads and the need to upgrade the roads. Therefore, the cost of upgrading the infrastructure within the road reserve of Boorga Road, being the main arterial road for the growth areas (including intersection treatments) is included in the Plan and allocated to all developments. Developers would be required to construct the road infrastructure at the frontage of their development. Construction specifications for these works would be provided in conditions of consent on each development.

Non-residential Development

Industrial and commercial development also creates wear and tear in road condition through usage and it is therefore equitable that all new industrial/commercial developments inclusive of major alterations, additions and ancillary works (with the exception of home industry and home occupation), be subjected to the provisions of this Plan.

CALCULATION OF CONTRIBUTION RATES

The contribution rate for roads includes the arterial roads that Council will provide and includes all intersections with adjoining roads. It is calculated as follows:

$$\begin{aligned} \text{Contribution} &= \frac{\text{Estimated cost of work attributable to Section 7.11 and land acquisition costs}}{\text{Additional total lots (2023 – 2042)}} \\ &= \frac{\$7,082,551.19}{1663} \\ &= \$4,258.90 \text{ per lot} \end{aligned}$$

SUMMARY OF CONTRIBUTIONS (ROADS):

Roads and Land Acquisition	Per lot	\$4,258.00
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C Drainage and Land Acquisition

NEXUS

A nexus can be drawn between the increased residential development (through additional impervious surface area) anticipated in Lake Wyangan in the future and the need to alleviate the problem with the discharge of stormwater. It is an expectation of Council to provide a storm water drainage system that is capable of disposing stormwater appropriately whilst being environmentally friendly.

It will be an expectation that these new facilities be delivered at a standard at least greater than or equal to the service level currently provided and in line with Council's requirements for stormwater infrastructure.

CALCULATION OF CONTRIBUTION

The contribution rate for drainage facilities is calculated as follows:

$$\begin{aligned} \text{Contribution} &= \frac{\text{Estimated cost of work attributable to Section 7.11 and land acquisition costs}}{\text{Additional total lots (2023 – 2042)}} \\ &= \frac{\$13,913,394.19}{1663} \\ &= \$8,366.44 \text{ per lot} \end{aligned}$$

SUMMARY OF CONTRIBUTIONS

Drainage and Land Acquisition	Per lot	\$8,366.00
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D Street Furniture and Lighting

NEXUS

A nexus can be drawn between the increased residential development anticipated in Lake Wyangan and the need to provide safe public areas. Street lighting provides improved visibility to all road users and bus stops facilitate the use of public transport services.

It will be an expected that these new facilities be delivered at a standard at least greater than or equal to the current service level currently provided.

CALCULATION OF CONTRIBUTION

The contribution rate for street furniture is calculated as follows:

$$\begin{aligned} \text{Contribution} &= \frac{\text{Estimated cost of work attributable to Section 7.11}}{\text{Additional total lots (2023 – 2042)}} \\ &= \frac{\$650,638.91}{1663} \\ &= \$391.24 \text{ per lot} \end{aligned}$$

SUMMARY OF CONTRIBUTIONS

Street Furniture	Per lot	\$391.00
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E Open Space, Sporting and Recreation

NEXUS

Council has adopted a series of strategies and actions to provide further opportunities to conduct and participate in recreational activities.

New development will result in additional demands for the provision of a range of Council provided open space and recreation facilities including local and district parks. Open space can be considered to include those areas which are in public ownership (Council owned or Crown Land) which have been (or are to be) set aside for passive or active recreation purposes.

It will be expected that to service the new population a new precinct park will need to be delivered to a standard at least equal to or greater than the level currently provided. This expected level of facility/service has been used as a basis for the development of the Works Schedule in Appendix A: The size and contents of the proposed Precinct Park have been based on the open space area approved under DA 138/2009. This open space was sited and designed by Council to meet the needs of the Lake Wyangan Growth Area. The open space area was designed to have an area of 2.7 ha and include an oval, playground, landscaping and grassed areas. The costs of this Precinct Park are included in this Plan.

To ensure that other park space is provided throughout the growth area, developers would be required to deliver a minimum of 1000 m² of open space per 20 lots.

The land acquisition requirements of the Precinct Park used in this plan have considered these open space requirements to calculate that 1.8 ha of land acquisition would be attributable to the Precinct Park (the landowner burdened by the Precinct Park would have had to provide open space should the park not be located on their land).

CALCULATION OF CONTRIBUTION

The contribution rate for open space, sporting and recreational facilities are calculated as follows:

$$\begin{aligned} \text{Contribution} &= \frac{\text{Estimated cost of work attributable to Section 7.11 and land acquisition costs}}{\text{Additional total lots (2023 – 2042)}} \\ &= \frac{\$2,164,000.00}{1663} \\ &= \$1,301.26 \text{ per lot} \end{aligned}$$

SUMMARY OF CONTRIBUTIONS

Open Space, Sporting & Recreation	Per Lot	\$1,301.00
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Contributions Rates

The total contribution rate payable is shown in Table 6-1.

Table 6-1 Contributions Rates

Facility Type	Method	Calculated Contribution Rate	Adopted Contributions Rate
Plan Preparation and Administration	Per lot	\$342.75	\$342.00
Roads and Land Acquisition	Per lot	\$4,258.90	\$4,258.00
Drainage and Land Acquisition	Per lot	\$8,366.44	\$8,366.00

Facility Type	Method	Calculated Contribution Rate	Adopted Contributions Rate
Roadside Furniture and Street Lighting	Per lot	\$391.24	\$391.00
Open Space, Sporting and Recreation	Per lot	\$1,301.26	\$1,301.00
Total	Per lot		\$14,658.00

7 Reference Documents

The following reference documents were used in the preparation of this document:

- a. Griffith City Local Environmental Plan 2014
- b. Practice Note – Local Infrastructure Contributions – January 2019
- c. Environmental Planning and Assessment Act 1979
- d. Environmental Planning and Assessment Regulation 2021
- e. Lake Wyangan Masterplan, prepared by GHD – endorsed by Council on 9 December 2020.
- f. Lake Wyangan Road and Drainage Infrastructure Plan, prepared by CBR Consultants and dated June 2023.

Appendix A: Schedule 1 – Works Schedule

The projects listed in this Appendix are those included in the Section 7.11 contributions plan for Lake Wyangan. The projects have been listed to advise the community on where these monies will be expended. The costs provided are concept level estimates based on the master plan. No detailed designed have been done and no contingency has been included. As such, there is a large accuracy range of the provided cost estimates.

Part A – Plan Preparation and Administration

Project Description	Estimated Costs		Estimated Cost Attributable to Section 7.11 Contribution Plan \$
Administration Cost of Plan	\$10,000.00 pa		\$200,000.00
Preparation of Plan	\$370,000.00		\$370,000.00
TOTAL			\$570,000.00

Part B – Roads and Land Acquisition

Note that sections of road quoted are as per the Lake Wyangan Road and Drainage Infrastructure Master Plan, dated June 2023 and prepared by CBR Consultants.

Road infrastructure includes:

- Pavement
- Kerbs
- Shared pathway
- Medians and roundabouts
- Tree Planting and Landscaping

Costs of intersections are assigned to the more major road of each pair (in most cases this is Boorga Rd).

ID	Road Name	Road Infrastructure	Land Acquisition	Total Estimated Cost Attributable to Section 7.11 Contribution Plan \$
MC01	Boorga Rd	\$6,920,046.19	\$29,330.00	\$6,949,376.19
	Other		\$133,175.00	\$133,175.00
TOTAL		\$6,920,046.19	\$162,505.00	\$7,082,551.19

Part C – Drainage and Land Acquisition

Note that sections of drainage quoted are as per the Lake Wyangan Road and Drainage Infrastructure Master Plan dated June 2023 and prepared by CBR Consultants.

Drainage infrastructure includes:

- Floodway excavation
- Enclosed drains
- Culverts

ID	Road Name	Drainage Infrastructure	Land Acquisition	Total Estimated Cost Attributable to Section 7.11 Contribution Plan \$
MC01	Boorga Rd	\$5,038,442.86	\$0.00	\$5,038,442.86
MC02	Abattoir Rd	\$9,946.16	\$0.00	\$9,946.16
MC03	Scott Rd	\$56,311.01	\$0.00	\$56,311.01
MC04	Mallinson Rd	\$39,998.20	\$0.00	\$39,998.20
MC05	Druit Rd	\$1,170,373.28	\$0.00	\$1,170,373.28
MC06	McCarthy Rd	\$2,272,379.99	\$360,150.00	\$2,632,529.99
MC07	Todd Rd	\$564,344.27	\$0.00	\$564,344.27
MC08	Smeeth Rd	\$597,729.06	\$280,000.00	\$877,729.06
	Overland	\$3,281,519.37	\$242,200.00	\$3,523,719.37
TOTAL		\$13,031,044.19	\$882,350.00	\$13,913,394.19

Part D – Street Furniture and Lighting

ID	Road Name	Street Lighting	Bus Stops	Total Estimated Cost Attributable to Section 7.11 Contribution Plan \$
MC01	Boorga Rd	\$530,638.91	\$120,000.00	\$650,638.91
TOTAL		\$530,638.91	\$120,000.00	\$650,638.91

Part E – Open Space, Sporting and Recreation

Project Description	Item	Cost estimate	Total Estimated Cost Attributable to Section 7.11 Contribution Plan
Main Precinct Park	Car Parking	\$400,000.00	\$400,000.00
Main Precinct Park	Irrigation	\$108,000.00	\$108,000.00
Main Precinct Park	Playground Equipment	\$400,000.00	\$400,000.00
Main Precinct Park	Basketball court / multipurpose court	\$300,000.00	\$300,000.00
Main Precinct Park	Landscaping	\$150,000.00	\$150,000.00
Main Precinct Park	Turf	\$126,000.00	\$126,000.00
Main Precinct Park	Footpaths	\$50,000.00	\$50,000.00
Main Precinct Park	Land Acquisition	\$630,000.00	\$630,000.00
TOTAL		\$2,164,000.00	\$2,164,000.00

Total contributions

Section	Item	Cost estimate for all infrastructure	Total Estimated Cost Attributable to Section 7.11 Contribution Plan
A	Plan Admin	\$570,000.00	\$570,000.00
B	Roads	\$14,673,085.00	\$7,082,551.00
C	Drainage	\$13,913,394.00	\$13,913,394.00
D	Street Furniture	\$1,989,373.00	\$650,639.00
E	Open Space	\$2,164,000.00	\$2,164,000.00
TOTAL		\$33,309,853.00	\$24,380,584.00

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