

# Community Facilities & Open Space Infrastructure Section 94 Developer Contribution Plan 2014

Effective from 13 March 2014

Bellingen Shire Council  
Administration Centre  
Hyde Street  
Bellingen.

#### **Certification**

This document titled **Community Facilities and Open Space Infrastructure Section 94 Developer Contribution Plan 2014** is authorised under s.94 of the Environmental Planning and Assessment Act (1979) and was adopted by Bellingen Shire Council on **26 February 2014** and commenced on the **13 March 2014**.

General Manager  
Bellingen Shire Council

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## Part A

### Introduction, Administration and Operation of the Contribution Plan

# 1 Introduction

## 1.1 Name of this Plan

This s.94 Developer Contribution Plan is prepared in accordance with the provisions of section 94 of the *Environmental Planning and Assessment Act (1979) (EP&A Act)* and Part 4 of the *Planning and Assessment Regulation (2000) (Regulation)*.

The Plan is named the **“Community Facilities and Open Space Infrastructure Section 94 Developer Contribution Plan 2014”**.

## 1.2 Commencement of Contribution Plan

This contribution plan is prepared pursuant to the provisions of s.94 of the *EP&A Act* and Part 4 of the *Regulation* and is effective from 13 March 2014.

## 1.3 What area does this Plan apply to?

This Plan applies to all land within the Bellingen Shire as described in Part D

This development contribution plan applies to applications for development consent and applications for complying development certificates under Part 4 of the Act.

## 1.4 What is a s.94 contribution plan?

s.94 of the Act authorises Council to levy contributions from developers as a condition of consent for the provision of public infrastructure, facilities and services that are required as a result of increased development. The s.94 plan remains a public document and describes Council's policy on developer contributions.

A s.94 contribution plan details the expected increase in demand as a result of new development and links this to an increased demand for local public services, facilities and infrastructure to be provided through developer contributions. This 'nexus' is one of the underlying core principles of s.94 and is the key factor in deciding if a contribution can be sought.

A contribution plan must contain a description of how the contribution rate has been determined, and the formulae for determining the rate; the contribution rates; the works schedule; and, timeframe for expenditure and project delivery.

The Plan should be flexible, it should be able to respond to the changing needs of an area, and it should allow for the planned, efficient provision of facilities and infrastructure expected to be required as a result of, or to assist, new development.

The plan should operate over a specific period of time, which in this case is 10 years, for determining both the rate of development and the infrastructure, facilities and services to be provided within that period. The plan should be reviewed and amended if necessary at the programs mid point (5 years), however the plan may be reviewed at any time during the period.

Council can only demand a contribution if it is satisfied the development, the subject of the development application, will or is likely to require the provision of or increase the demand for, public facilities within the area. Contributions may be in the form of monetary payments, dedication of land at no cost to council, the provision of a material public benefit, or a combination of these.

The ability to fund new works facilities and the embellishment of existing infrastructure in the community through the use of s.94 contributions is highly important for Bellingen Shire Council. Through the use of developer contributions Council reduce the cost and impact of existing residents in the LGA for the provision of additional services and infrastructure generated by new development. The utilisation of s.94 contributions guarantees the service level for the existing population is maintained while ensuring an equivalent level is provided for the incoming population.

### **1.5 Purpose of this contribution plan**

This plan satisfies the requirements of the EP&A Act and Regulation. This Plan authorises Bellingen Shire Council to require payment of a monetary contribution, a dedication of land or in lieu of, to accept the provision of material public benefit, including the dedication of land, or the carrying out of a works in kind agreement, towards provision, extension or augmentation of community facilities and open space infrastructure that will, or are likely to be, required or have an increased demand, as a consequence of development in the Bellingen Shire.

The purpose of this Plan is to:

- Provide the framework for the efficient and equitable determination, collection and management of development contributions towards the provision of public amenities and services
- Ensure that all new development that benefits from these public facilities and infrastructure contribute towards their provision
- Determine the likely development patterns and needs of the population which will result from that development
- Ensure that the existing Bellingen Shire community is not unreasonably burdened by the provision of public facilities and infrastructure required as a result of the ongoing development and redevelopment undertaken within the Bellingen LGA.

- Provide an overall strategy for the coordinated delivery of public facilities and infrastructure consistent with Councils strategic plan and management plan.
- Provide a comprehensive and transparent strategy which is implemented for the assessment, accounting and review of development contributions made under s.94 of the Act and regulation for the Bellinghen LGA;
- Provide a framework for the allocation of funds, historically collected by Council, towards the provision of community facilities and open space infrastructure, and
- Indicate a program of works and capital expenditure for the provision of public works required as a result of development within the LGA.

#### **1.6 Relationship to other Plans**

This Plan supersedes:

- ***Bellinghen Shire Council Section 94 Contribution Plan Community Facilities and Open Space 2008***

Contributions raised and paid under the authority of the previous Contributions Plan will be directed towards the respective facility and infrastructure described in the Work Schedule of this Plan.

This Plan incorporates the outstanding fund balance of the superseded plan current at the time of this plan's introduction.

Contributions levied under the previous plan may be adjusted according to movements in the Consumer Price Index (CPI). This would arise where the timing of the payment of the contribution is at least one (1) year from the date of development consent, which contains the condition imposing the section 94 contribution/s.

#### **1.7 For what amenities, facilities and / or infrastructure will contributions be levied?**

This contribution plan establishes strategies that allow section 94 contributions to be levied towards the provision of the following categories of infrastructure or service provided these relate to the need generated through increased development demands:

- ***Landscape improvements to local parks***
- ***Built park infrastructure including playgrounds, park furniture and shelters***
- ***Car park improvements at local recreation grounds***
- ***Foreshore facilities including pontoons and swimming areas***



- **Sportsground facility improvements**
- **Shared all weather off road pathways**

#### **1.8 Contribution plan structure**

The contribution plan is structured in four (4) parts:

**Part A:** details essential components of the Plan, including the basis for preparing a development contribution plan, describes the Plans operation and administration, defines the area affected by the Plan and its relationship to other plans.

**Part B:** provides details of the need for public facilities planned, including the expected development and population characteristics of the Bellingen Shire and the plan for the delivery of required facilities and infrastructure.

**Part C:** provides details on the strategies to deliver each of the categories of facilities and infrastructure, including the causal, spatial and temporal link between the expected development and the facilities required, and the philosophy, standards and manner of facility and service delivery.

**Part D:** details work schedules, catchment maps, contribution summaries and references.

## **2 Administration and Operation of the Plan**

### **2.1 Operation of the Plan**

Section 94 permits Council to require developers to provide or assist in the provision of new facilities and infrastructure required as a result of new development. The mechanism to require the contribution is through the development assessment process.

In determining a development application or issuing a complying development certificate, Council may impose a condition of consent requiring the payment of a monetary contribution, dedication of land and / or works in kind, in accordance with the provisions of the plan.

This plan identifies the quantum of contribution to be levied on an individual development, and what facilities and infrastructure the contribution may be directed towards. Such details are to be included in the respective development approval. The parameters and assumptions used to identify contributions and the works as a result of development occurring are dynamic. As a result this plan will be reviewed periodically.

Information on the contributions received, and details of how these contributions have been applied towards the provision of the public amenities and services described in this Plan, will be reported in Council's annual financial statements. A register of contributions received under this Plan will also be maintained and made publicly available by Council.

### **2.2 What is the life of this Plan?**

This Plan seeks development contributions for facilities and infrastructure required as a result of population increases occurring over the next ten (10) year period. The time frame selected accords with the estimated rates of development and population projections completed to identify growth from 2012

### **2.3 What is the contribution formula?**

The formula used to determine the contributions regarding each type of facility and service are set out in Part C of this Plan. The formulas have been based on a generic contribution formula that applies to each facility or infrastructure item.

The contribution rate will be indexed according to the CPI set out in section 2.11. A summary of the contribution rate is provided. The contribution rates for residential development are calculated per person, and then converted to a per dwelling bedroom occupancy or where applicable per new lot.

#### **2.4 When are contributions payable?**

The amount of developer contributions will be determined as a part of the assessment of a development application and will appear as a condition of approval on the respective development consent issued under section 80 of the EP&A Act. The notice will include a condition indicating the timing, amount of payment and the specific public amenity or service in respect of which a condition is imposed.

Dedication of land, provision of material public benefits or works in kind, or payment of a monetary contribution is to be made prior to the issue of a construction certificate. In the case of subdivision, the contribution is to be made prior to the issue of the subdivision certificate. Where a developer negotiates a material public benefit, works in kind or dedication of land in lieu of paying a monetary contribution required under this Plan, the developer must also pay Council's reasonable costs for the management of this contribution plan.

The amount of monetary contribution to be paid will be the contribution payable at the time of consent, and depending on when the development consent is acted upon, may be subject to reasonable adjustment due to movements in the financial indices and rates in section 2.11.

#### **2.5 Are contributions payable for complying development?**

In accordance with s.94EC it is the responsibility of the accredited certifier to accurately calculate and apply the section 94 contribution conditions, where applicable. It is the responsibility of any person issuing a construction certificate to certify that the contributions have been paid to Council prior to the issue of the certificate. Deferred payments of contributions required by a condition of complying development certificate will not be accepted.

S.94EC authorises the accredited certifier to impose a monetary contribution only. Material public benefit, works in kind or the dedication of land in lieu of paying the monetary contribution can not be imposed as a condition of complying development.

#### **2.6 Offer to enter into a planning agreement**

If an applicant does not wish to pay a levy in connection with the carrying out of a development, the applicant may offer to enter into a planning agreement with Council under s.93F of the EP&A Act in connection with making a development application.

Under the planning agreement, the applicant may offer to pay money, dedicate land, carry out works or provide other material benefits for public purposes.

The applicant's provision under a planning agreement may be additional to or instead of paying a contribution in accordance with a condition of development consent authorised by this Plan. This will be a matter of negotiation with Council.

The offer to enter into the planning agreement together with a copy of the agreement should accompany the relevant development application.

Council will publicly notify the planning agreement and an explanatory note relating to the agreement along with the development application and will consider the agreement as part of its assessment of that application.

If council agrees to enter into the planning agreement, it may impose a condition of development consent under s.93I(3) of the EP&A Act requiring the agreement to be entered into and performed. If Council does not agree to enter into the planning agreement, it may grant consent subject to a condition authorised by this Plan requiring the payment of a contribution.

## **2.7 Works in Kind and Material Public Benefits**

Council may allow applicants to make a contribution by way of a material public benefit, (for items NOT included in the Works Schedule) or by works in kind (for items included in the Works Schedule) as referred to in s.94(5) of the Environmental Planning and Assessment Act 1979.

Council may, but is not obliged to, accept material public benefits or works in kind when:

- Agreement is reached between the developer and Council as to the proposed material public benefit or works in kind
- A monetary contribution in accordance with the Section 94 plan is unnecessary or unreasonable in the circumstances
- The value of the material public benefit or works in kind is at least equal to the value of the monetary contribution assessed in accordance with the plan, and
- The material public benefit of all works in kind will not prejudice the timing or the manner of the provision of the public facility for which the contribution was required.

It may also accept a material public benefit for an item not included on the contribution plan work schedule where it considers the acceptance of that material public benefit will not create an unacceptable shortfall in contributions collected which may lead to difficulty in providing other items on the work schedule.

The offer from an applicant or any other entitled to that consent must be made in writing as part of the development application and include details of the extent and nature of the works proposed to be undertaken.

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. Valuation of any land to be dedicated will be obtained by Council at the applicant's expense. The cost of the dedications are to be borne by the applicant. The terms of the offer as accepted by Council will be included in the development consent.

## **2.8 Dedication of Land**

Dedication of land in lieu of monetary contributions for community facilities, open space or other infrastructure described in this plan will only be considered where the land has been previously identified as being required for that purpose and identified for acquisition by Council.

Dedication of land will be required on an area basis in accordance with the rates in the plan at the date of dedication. All costs of dedication are to be borne by the applicant, including but not limited to, survey, legal and administration costs.

The land is to be in a condition suitable for its intended purpose cleared of all debris, weeds and waste materials. The land is to have a compliance certificate from a registered testing authority stating that the land is free from contaminated and hazardous materials and substances. Council will not accept dedication of any lands otherwise.

Land to be dedicated is to be shown on the Final Plan of Subdivision that accompanies the Subdivision Certificate application, and come under Council care and control upon registration of the subdivision.

## **2.9 Seniors housing, Crown Development, and existing development where consent was not required.**

### **Dept of Housing Seniors housing Development**

Pursuant to section 94E of the Act, the Minister of Planning directed consent authorities that there are no public amenities or services to which a condition under Division 6 Part 4 of the Act may be imposed on the class of development consents identified in Schedule A granted to the department of Housing. This Direction applies to development consents to development applications made on or after 3<sup>rd</sup> may 2001.

### **Crown Development**

Where an application is made from a Crown Authority, Council can only impose conditions that are acceptable to that Authority or agreed to by the Minister of Planning.

### **Existing Development where development consent not required.**

There have been circumstances where buildings have been erected on lots and where at the time of erection, development consent was not required. If contributions were not, or could not, be levied at that time, Council cannot seek them on a later consent that does not create additional demand, and then only on the additional demand.

**Existing Development without development consent.**

Where, in the past, a development has proceeded that required development consent, but either:

- consent had not been granted, or
- consent had not been sought,

regardless of whether a contribution would or would not have been imposed, is liable for the contributions payable at the time the development requires to be legitimised.

**2.10 Monitoring and Review of Contributions**

Bellingham Shire Council acknowledges the need to continually monitor and review this Contribution Plan. The contribution plan will be subject to review that will account for such matters as community need, provision costs, development rates, contribution affordability and performance of provision of works.

In the event of Council identifying changes as a result of the review process, amendments to the contribution plan, (apart from the periodic adjustment of contributions that is provided for in s.2.11 of this Plan, based on published indices), will be publicly exhibited in accordance with the requirements of the EP&A Regulation 2000.

Pursuant to CI 32(3) of the Regulation 2000, Council may make certain minor adjustments or amendments to the Plan without prior and adoption by Council.

**2.11 Adjustment of Contributions.**

To ensure that the values of the contributions are not eroded over time by movements in the Consumer Price Index (CPI), Council will amend the contribution rates. The contribution rates listed in Part D will be amended annually and increased according to the CPI to allow for increases in the cost of provision for facilities. Contributions will also be adjusted at the time of payment in accordance with the quarterly CPI.

Contributions required as a condition of development consent will be adjusted at the time of payment in accordance with the latest CPI (All Groups – Sydney) as published quarterly by the Australian Bureau of Statistics (ABS), using the following formula.

$$\text{Contribution at the time of payment} = C \times \frac{\text{CPI 2}}{\text{CPI 1}}$$

Where:

- C = The original contribution amount as shown on the consent  
CPI 2 = The CPI Number (All Groups – Sydney) currently available from the ABS at the time of payment  
CPI 1 = The CPI Number (All Groups – Sydney) last published by the ABS at the time of coming into effect of the Plan, or subsequent amendment of the Plan.

## 2.12 Accountability

Financial management and accountability are important components of section 94, and Council is obliged to maintain an accurate and up to date register of all section 94 contributions.

Monetary contributions received under the authority of this Plan must be recorded and kept through a separate account specifically established for this Plan. The records must indicate the contributions received, contributions expended and must include the interest, if any, earned on invested funds for each account.

These records are updated on a monthly basis.

Separate accounting records are maintained for all Council's section 94 contribution plans. Information on section 94 accounts and funds relating to this plan will be provided in a condensed format within Bellingen Shire Council's Annual Report/s in accordance with requirements of the EP&A Regulation

2000. Information is also available in Council's contribution register relating to this plan, which can be inspected at Council during normal business hours.

### **2.13 Deferment of Payments**

If Council's policy at any given time is to allow deferred or periodic payment options for monetary section 94 contributions it will be subject to consideration of a written application forwarded to Council prior to the due payment date for the contribution as occurs under this plan.

In deciding whether to allow deferred or periodic payment of a monetary section 94 contribution, Council will take into consideration the following:

- the reasons provided by the applicant requesting a deferred or periodic payment
- no prejudice will be caused to the community deriving benefit from the services being provided under this Plan
- whether the deferment or periodic payment of the contribution is likely to prevent the facility or infrastructure being provided to meet the demands of development in a timely manner
- whether the applicant has provided the Council with adequate security in relation to the deferred or periodic payment
- any other relevant circumstances of the case.

If Council determines to allow the application, the arrangements relating to the deferred or periodic payment will not take effect until the applicant has entered into a written agreement with the Council reflecting the terms of the Council's approval.

The decision to agree to such a request will be at the complete discretion of Council.

If Council does decide to accept deferred or periodic payment, Council may require the applicant to provide a bank guarantee by a bank for the full amount of the contribution or the outstanding balance on the condition that:

- indexing will be calculated from the date the contribution was due until the date of payment
- the bank guarantee be by a bank for the amount of the total contribution, or the amount of any outstanding contribution, plus an amount equal to thirteen (13) months interest plus any charges associated with establishing or operating the bank security
- the bank unconditionally pays the guaranteed sum to the Council if the Council so demands in writing not earlier than twelve (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 the 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 has been paid.

#### **2.14 Pooling of Contributions**

This plan authorises monetary s.94 contributions paid for different purposes to be pooled and used progressively or otherwise for those purposes, and are described in the works schedule.

Monetary contributions collected under previous issues of this contribution plan, or under equivalent contribution plans to be extinguished or repealed on adoption of this contribution plan, are authorised to be pooled and used for purposes outlined in this plan where those uses are consistent with the purpose for which the contributions were originally collected, and the intended original purpose has been either completed, abandoned or provided for by other means and/or the contributions are surplus.

#### **2.15 Savings and Transitional Arrangements**

A development application 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 determination of the application.

## Part B

### Community Profile and Population Estimates

### **3. Community Profile**

The community profile is prepared to provide a clear understanding of the characteristics of the resident population of the Bellingen Shire and to identify trends. The profile assists in projecting residential population growth and determining what facilities will be required to meet the needs of the population resulting from future development. Data is drawn from the ABS Census data held for 1996, 2001, 2006 and 2011 using the Bellingen LGA and postcodes 2453, 2454 and 2455.

#### **3.1 Context and Catchments**

Bellingen Shire is located on the mid north coast of New South Wales and covers a total area of 1603 sq.km. The LGA encompasses a diverse range of terrain and is divided into three distinct geographic land types that distinguish the Shire and determine the patterns of settlement and development; the Plateau, the Valley and the Seaboard.

Three significant town centres, Dorrigo, Bellingen and Urunga provide commercial and residential opportunities. Both Bellingen and Urunga are within 30 minutes drive of the regional centre of Coffs Harbour.

Land use in the Shire has been primarily rural, and largely remains so, however proximity to the coast and Coffs Harbour has provided leverage for expanded residential and rural residential development, particularly in Bellingen and adjacent areas in the Valley, and along the seaboard at Repton and Hungry Head. Residential development within the established town centres is generally restricted to infill within existing residential precincts.

#### **3.2 Resident Population**

The resident population of the Bellingen Shire has been experiencing a slow rate of growth in the period beginning 1996. The 2001 Census recorded 12 208 persons across the Shire, a decrease of 0.07% annually between 1996 and 2001. The 2006 Census records 12 419 persons indicating a 0.3% annual increase since 2001. The most recent Census 2011 recorded a Shire population of 12 517 persons, an annual increase of 0.2%

Census figures typically undercount the estimated resident population however have been referenced above to provide an indication of general trends. Census figures are however of significant value in determining qualitative aspects of the population such as those discussed in the following Section .

### 3.3 Dwelling and Household Characteristics

#### 3.3.1 Overview

Future housing development in Bellingen LGA is likely to be of a type that is focused on urban and near urban locations, with significant growth in coastal and near coastal locations. It is anticipated that the choice of housing types are likely to broaden in the coming years and allowance has been made in this plan to consider a wider range of options for urban residential development including medium density.

Near urban or rural residential housing development is expected to remain a significant component of the housing mix, as will a likely trend towards multi unit housing. However the demand for separate housing on urban residential lots is expected to remain the key housing choice.

#### 3.3.2 Dwelling Type – Table 1

Bellingen Shire	2011			2006			Change
Dwelling type	Number	%	Regional NSW	Number	%	Regional NSW	2006 to 2011
Separate house	5,217	87.9	81.5	5,123	88.7	81.7	+94
Medium density	379	6.4	14.0	363	6.3	13.6	+16
High density	30	0.5	2.2	20	0.3	2.1	+10
Caravans, cabin, houseboat	246	4.1	1.7	210	3.6	1.9	+36
Other	56	0.9	0.5	59	1.0	0.6	-3
Not stated	4	0.1	0.2	0	0.0	0.1	+4
Total Private Dwellings	5,932	100.0	100.0	5,775	100.0	100.0	+157

### 3.3.3 Occupancy Rates – Table 2

	2011			2006		Change	
Total Dwellings	5,957	100.0	100.0	5,800	100.0	100.0	+157
Occupied private dwellings	5,241	88.0	86.9	5,098	87.9	87.1	+143
Population in non-private dwellings	247	--	--	330	--	--	-83
<b>Average household size(occupancy) (persons per dwelling)</b>	<b>2.33</b>	<b>--</b>					

The household occupancy rate for the Bellingen LGA in 2011 was 2.33 persons

### 3.3.4 Summary of Key Trends

From analysis of available data provided through the Australian Bureau of Statistics (ABS) and other sources emerging trends in the demographics of the Bellingen LGA can be revealed which will assist in the planning and delivery of new community facilities and infrastructure to meet increased population demand.

Key characteristics of the Bellingen LGA are:

- A low population density of 8 persons per sq.km
- A higher than average unemployment rate coupled with a lower labour force participation rate.
- A low income population
- Low dwelling densities
- Lower than average occupancy rates for dwellings
- A high proportion of fully owned dwellings

In common with other coastal LGA's Bellingen LGA is experiencing an ageing population however unlike other equivalent areas it is coupled with a declining birth rate and outward migration of persons aged 20-44 years.

This trend is likely to continue over the longer term due to land supply factors and the LGA's proximity to the regional city of Coffs Harbour.

The ageing population has effects on the planning and provision of future open space and community facilities.

## 4. Population Projections

### 4.1 Projected population 2011-2031

Projected change in the resident population between 2011 & 2031 is depicted in the table below.

Regional NSW LGAs	2011	2016	2021	2026	2031	Total Change	Total % Change	Annual % Change
Bellingen (A)	12,900	13,200	13,400	13,400	13,300	400	3.10%	0.20%

Source: NSW Government. New South Wales Local Government Area Population Projections: 2013 preliminary revision;

#### **4.2 Residential Development in Bellingen Shire**

Patterns of settlement across the LGA have traditionally supported lower density detached residential housing on larger blocks. Established urban areas, such as the townships of Bellingen and Dorrigo, have attracted incremental growth within the township cores, and on the edges, through the subdivision of small rural land parcels and or larger residential lots. Targeted new release areas at North Bellingen have provided a significant supply of new residential land since 1988. The popular coastal township of Urunga is likely to experience a period of growth with the release of up to 250 lots at South Urunga.

#### **4.3 Population Projections and Expected Development Trends**

Based on preliminary population projections from the NSW Government (as detailed in Section 4.1) it is estimated that the population of Bellingen Shire will increase by 400 people, at an annual % increase of 0.2%, to a population of 13,300 in 2031.

It is expected that most of this growth will occur in or near established urban centres and is more likely to be greater towards the coast. Generally the population growth is not expected to be evenly distributed spatially, and it is also expected that fluctuations will occur in the annual rate of growth as economic conditions influence development activity and the availability of property.

The freestanding detached dwelling is expected to remain the preferred choice of housing stock, however medium density housing such as apartments and villa type development may become more popular as the community ages



## Part C

### Principles and Strategy

## 5. Principles

The underlying principle of s.94 legislation requires a contribution plan to meet the tests of reasonableness and accountability. It is the responsibility of Council to determine what is reasonable, however the concepts of fairness, equity, sound judgement and moderation are seen to underpin the definition.

Reasonableness is demonstrated in terms of *nexus* between the contributing development and the infrastructure being provided through that contribution, and *apportionment* of costs

### 5.1 Nexus

Legislation requires that in order to demand a contribution for the community facilities and open space projects detailed in this plan, the plan must meet the three separate conditions of connectivity:

- Causal nexus
- Physical nexus, and
- Temporal nexus

#### **Causal Nexus**

Anticipated new residential development in, or close to, existing urban centres will place new demands on established community facilities and open space.

#### **Physical Nexus**

Contribution catchments have been identified and determined with regard to the collective nexus between the projects and the community being served by the works.

#### **Temporal Nexus**

The schedule of works identifies projects being planned to be provided to satisfy the future demands on community facilities and open space. The work schedule details the type, cost and timing of projects to be provided within a specified time frame related to expected contributions.

## 5.2 Apportionment

The approach and rate of apportionment will vary in each circumstance, however the critical tests of apportionment are that it is:

- practical
- equitable
- based on best available information at the time
- reasonable in the circumstance, and
- publicly accountable

The rate of apportionment for each project is clearly detailed in Part D Catchment Work Schedules. The rate of apportionment is in part calculated on predicted rates of growth across the specific catchments (as determined principally with reference to Councils Growth Management Strategy 2007), measured against existing infrastructure capacity.

## 5.3 Community and Open Space Distribution – Cost of Provision

The rate of apportionment for all catchments is set at 6% of the total project cost. The total cost for the provision of new and expanded infrastructure is \$1,181,250, with s94 contributions meeting \$1,049,625.00 or 89% of the total cost. The remaining 11%, (\$131,625) will be met by Council.

The distribution, rate and pattern of residential development across the Shire, while being focused on the established centres, is subject to the often unpredictable fluctuations of demand for new supply of residential land. At the time of preparation of this plan demand was at the lower end, however indications are that this will begin to increase. Subsequently increased demand for improvements to community and open space infrastructure across the Shire will occur.

The projects listed in the Work Schedule of this contribution plan have been determined to be of broader district and Shire wide significance, and given the demographic and movement patterns of the Shire population, have significance across the Plateau, Valley and Seaboard. Accordingly, each project is of a type and scale appropriate to the expected level of demand and is focused on improving existing facilities.

## 5.4 Calculation of Contribution Rate

Contributions in this plan are calculated using the following formula across all contribution catchments.

$$\text{Contribution Base Rate [CBR]} = \frac{(\text{Total Project Cost [TPC]} - \text{Project Contributions Held})}{\text{Expected Catchment Population Change [ECPC]}} \times \% \text{ TPC Apportioned to ECPC}$$

Where the:

**Contribution Base Rate [CBR]:** The contribution base rate is the amount deemed to be payable on development on a per person basis. The rate is derived from the assumed occupancy of particular development types as determined by data provided by the Australian Bureau of Statistics Census 2006 for the Bellingen LGA Statistical Division.

**Total Project Cost [TPC]:** The TPC is the estimated total cost of the project inclusive of all fees, charges, materials and labour costs based on commercial market rates referenced against projects of equivalent type and scale.

**Project Contributions Held:** Contributions collected from the previous contribution plan for road and traffic infrastructure projects within the same or equivalent catchment. These contributions are subtracted from the TPC to provide an adjusted project cost.

**Expected Catchment Population Change [ECPC]:** Defines the expected change in population within the specific contribution catchments over the life of the plan providing a means of determining the per person base contribution rates for the works projects required to meet the predicted demand.

**% Apportioned to ECPC:** Portion of TPC to be paid for through developer contributions.

## 6. Forging the Nexus - The Bellinghen Shire Community Facilities and Open Space Study 2010

6.1 Serving as the key reference document for the preparation of this contribution plan, the Bellinghen Shire Community Facilities and Open Space Study was undertaken during 2010 with the purpose of:

- guiding the future provision, development and management of open space and community facilities in Bellinghen Shire.
- assessing the needs of communities across the Shire. The need of communities are changing and some existing open space and community facilities are considered to be inadequate to meet the future needs. A Strategy is required that will clearly state what should be provided, what improvements are necessary and what the future priorities are for the Shire.
- considering the existing and future needs of the community and the adequacy of the existing open space and community facilities to meet these needs. Given tourism is a key industry in Bellinghen Shire, the study considers needs and opportunities for visitors as well as local communities.
- Defining open space as all community land that is managed by Bellinghen Shire Council. This includes Crown Land for which Council has 'care, control and management' with the main focus being sportsgrounds, parks, foreshore areas, natural areas and tourism facilities. Community facilities refers to built facilities that support community activity and are managed by Bellinghen Shire Council such as halls, community centres, swimming pools and indoor sport and recreation.

6.2 **Principles and Structure of the Community Facilities and Open Space Study.**

### **Community Facilities and Open Space Plan (2008)**

This contribution plan extinguishes the Community Facilities and Open Space Contribution Plan 2008 and authorises those previously collected and unused contributions to be pooled and utilised for the following section 94 purposes:

1. Urunga Multi -Purpose Stadium (Stage 1)	\$300,000
2. Construction of Off Road Shared Pathway from Morgo Reserve to Urunga Recreation Ground	\$175,000
3. Gleniffer Reserves – Master planning & upgrade works	\$257,052
4. Shire Reserves Way Finding and Interpretive Signage	\$25,000
5. Urunga Tidal Swimming Facility( Stage 1-Investigations)	\$25,000
<b>TOTAL CONTRIBUTIONS:</b>	<b>\$782,052</b>

### **Developer Contribution Schedule of Works 2013 – 2023**

The community and open space infrastructure projects detailed in the Section 7 Tables will attract a contribution from development occurring within the affected catchment. The projects fall into the following categories and attract an apportioned contribution dependent on scale and type of works and level of need. That is, where a works project is required to provide new or expanded community and open space infrastructure or to service the needs solely or uniquely to a development catchment, in most cases the development within that catchment will be required to pay 100% of the cost of provision. Where the improvement will be shared with the existing community, such as where an existing intersection within an established area is upgraded to meet demands from new infill development, then the cost of that provision will be apportioned between the development and the existing community. The level of apportionment will vary on catchment population and degree of population demand.

Local infrastructure projects attracting a contribution under this plan provide for community and open space improvements in existing parks and community facilities, and / or the provision of new facilities and infrastructure. In some circumstances this may include the acquisition of land for the purposes described in this plan.

These can include:

- Improvements to Council owned and managed community buildings, including libraries, community centres and built sporting complexes required as a result of increased demand
- Parkland improvements and landscape embellishment
- Land acquisition for parklands
- Provision of new public recreation and sporting facilities

The catchment contribution schedules provided in Part D of this plan detail the contribution apportionment percentage for each project

On data available it is expected that the population of the Shire will increase by 400 persons from 2011 to 2031. This growth is predicted to occur within or near to established urban centres. The major proportion of development types is likely to comprise single freestanding buildings on new urban and rural residential lots on the fringes of centres, however an increase across infill and dual occupancy sectors on existing lots in established urban areas is also expected.

New residential development will not be equitably distributed across the Shire, nor can it effectively be predicted to occur within a specified time frame or pattern of release. Given that the nature of residential development is guided by a combination of particular market factors, which in turn are directed by broader political and financial influences such as employment, migration (external and

internal) and age of the population, the forecast development timeframes may be affected . The increase in population is forecast to be gradual over the life of this plan, however growth spikes may occur within some sectors during the period.

**6.3 Schedule of Works –Project Descriptions**  
**Authorised Projects from Existing Contributions**

Item	Project name	Description	Cost	Delivery
1	Urunga Multi Purpose Stadium	Stage 1 of works associated with construction of new multi purpose facility at Urunga. 20% of total project cost	\$ 300,000.00	2014-15
2	Shared pathway construction - Morgo Reserve to Urunga Recreation Ground	Construction of new dual use off road cycleway at Urunga	\$ 175,000.00	2014-15
3	Gleniffer Reserves Master Planning & upgrade works	Gleniffer Reserves Masterplan	\$ 35,000.00	2014-15
		Gleniffer Reserves landscaping & environmental infrastructure works (as determined by Masterplan process)	\$ 222,052.00	2015-16
4	Shire Reserves Way Finding and Interpretive Signage program	Provision of new way finding and signage at Shire reserves	\$ 25,000.00	2014-15
5	Urunga Tidal Swimming Facility	Stage 1 design	\$ 25,000.00	2014-15
<b>TOTAL</b>			<b>\$ 782,052.00</b>	



**Authorised Projects from New Contributions**

Item	Project	Description	Project Cost	Delivery
1	Cedar Reserve Park North Belling	Neighbourhood park upgrade	\$ 50,000.00	Post 2014
2	Belling Park Landscape Upgrade	Town park upgrade	\$ 100,000.00	Post 2014
3	Piggott Park Belling	Neighbourhood park upgrade	\$ 50,000.00	Post 2014
4	Dangar Falls Landscape Upgrade	Facility improvements	\$ 100,000.00	Post 2014
5	Connell Park Netball Courts Belling	Design and construction of new netball facility	\$ 500,000.00	Post 2014
6	Mylestom Reserve Mylestom Landscape Upgrade	Park improvements including carpark and barriers	\$ 50,000.00	Post 2014
7	Gleniffer Reserves	Gleniffer Reserves landscaping & environmental infrastructure works (as determined by Masterplan process)	\$ 200,000.00	Post 2014
<b>TOTAL</b>			<b>\$ 1,050,000.00</b>	

## Part D

- Project Works Schedules,
- Contribution Catchment Maps and
- Contribution Rates

## 7. Work Schedule Explanatory Notes

### Reading the Contribution Plan Work Schedules

Community Facilities and Open Space CP 2013- Work Schedule												
Catchment : XXX Example Only												
Item	Description	Unit	Qty	Rate	Sub Total	Cost Contingency	Total Project Cost	App/Cost	App' Total	Rate/ Person	Rate/ NewLot	Delivery
1	Project	item	1	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	Post 2015
2	Project	item	1	\$ -	\$ -	\$ -	\$ -	6.00%	\$ -	\$ -	\$ -	Post 2015
3	Project	item	1	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	Post 2015
4	Project	item	1	\$ -	\$ -	\$ -	\$ -	6.00%	\$ -	\$ -	\$ -	Post 2015
5	Project	item	1	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	Post 2015
6	Project	item	1	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	Post 2015
7	Project	item	1	\$ -	\$ -	\$ -	\$ -	6.00%	\$ -	\$ -	\$ -	Post 2015
<b>TOTAL</b>							<b>\$ -</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

**Description:** Describes project type and scope

**Unit:** Defines costing unit

**Qty:** Define quantity or amount of unit.

**Rate:** Details the cost per unit

**Sub Total:** Base cost to provide

**Cost Contingency:** Reasonable project cost risk to be taken into account including project management, material supply variation, etc

**Total Project Cost:** details total cost of project ( Sub Total + Contingency)

**App/Cost:** Proportion in percentage terms of total project cost to be carried by developer contributions

**App/Total:** Proportion in dollar terms of total project costs to be carried by developer contributions

**Rate/Person:** Rate per person payable of adjusted total. Also termed the Base Rate

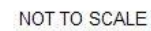
**Rate/New Lot:** Rate payable on new lot created by subdivision, (Base Rate x 2.4)

**Delivery:** Date of earliest delivery/ construction of project works

## 7.1 Hydes Creek Road Residential Release

Community Facilities and Open Space Infrastructure  
Section 94 Developer Contribution Plan 2014

Community Facilities and Open Space CP 2014- Work Schedule												
Catchment 1: Hydes Creek Road Residential New Release												
Item	Description	Unit	Qty	Rate	Sub Total	Cost Contingency	Total Project Cost	App/Cost	App' Total	Rate/ Person	Rate/ NewLot	Delivery Threshold
1	Cedar Reserve Park North Belling	item	1	\$ 50,000.00	\$ 50,000.00	\$ 6,250.00	\$ 56,250.00	6.00%	\$ 3,375.00	\$ 9.43	\$ 21.97	Post 2015
2	Belling Park Landscape Upgrade	item	1	\$ 100,000.00	\$ 100,000.00	\$ 12,500.00	\$ 112,500.00	6.00%	\$ 6,750.00	\$ 18.85	\$ 43.93	Post 2015
3	Piggott Park Belling	item	1	\$ 50,000.00	\$ 50,000.00	\$ 6,250.00	\$ 56,250.00	6.00%	\$ 3,375.00	\$ 9.43	\$ 21.97	Post 2015
4	Dangar Falls Landscape	item	1	\$ 100,000.00	\$ 100,000.00	\$ 12,500.00	\$ 112,500.00	6.00%	\$ 6,750.00	\$ 18.85	\$ 43.93	Post 2015
5	Connell Park Netball Courts Belling	item	1	\$ 500,000.00	\$ 500,000.00	\$ 62,500.00	\$ 562,500.00	6.00%	\$ 33,750.00	\$ 94.27	\$ 219.66	Post 2015
6	Mylestom Reserve Mylestom Landscape Upgrade	item	1	\$ 50,000.00	\$ 50,000.00	\$ 6,250.00	\$ 56,250.00	6.00%	\$ 3,375.00	\$ 9.43	\$ 21.97	Post 2015
7	Gleniffer Reserves	item	1	\$ 200,000.00	\$ 200,000.00	\$ 25,000.00	\$ 225,000.00	6.00%	\$ 13,500.00	\$ 37.71	\$ 87.86	Post 2015
<b>TOTAL</b>					<b>\$ 1,050,000.00</b>	<b>\$ 131,250.00</b>	<b>\$ 1,181,250.00</b>		<b>\$ 70,875.00</b>	<b>\$ 197.97</b>	<b>\$ 461.28</b>	



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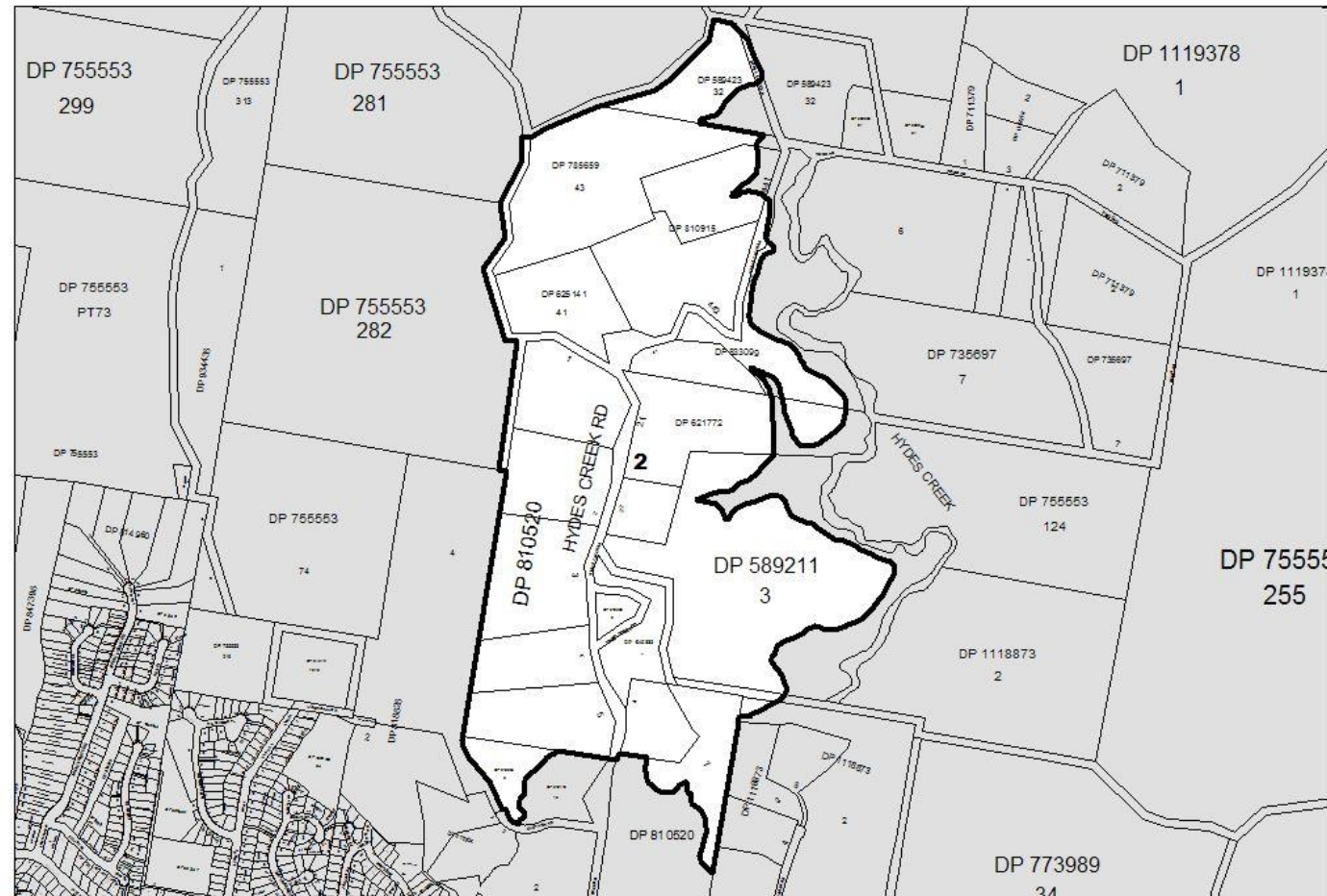
Community Facilities and Open Space CP 2014 - Contributions Summary			
Contribution Catchment 1: Hydes Creek Residential Release			
Application Type	Local Contribution	Shire Contribution	Total Plan Contribution
Per Person Rate	\$ 197.97	\$ -	\$ 197.97
Subdivision/New Lot: [eqv 2.33 persons]ea	\$ 461.28	\$ -	\$ 461.28
Detached Dwellings			
1 BR [1.6]	\$ 316.76	\$ -	\$ 316.76
2BR [1.9]	\$ 376.15	\$ -	\$ 376.15
3BR [2.33]	\$ 461.28	\$ -	\$ 461.28
Semi/Row/Thouse/Unit			
1BR [1.2]	\$ 237.57	\$ -	\$ 237.57
2BR [2.3]	\$ 455.34	\$ -	\$ 455.34
3BR [2.3]	\$ 455.34	\$ -	\$ 455.34
Additions/Increased Capacity/Additional BR [eqv 0.3 persons] ea	\$ 59.39	\$ -	\$ 59.39
Self Contained / Independent Seniors Living each			
1BR[0.6]	\$ 118.78	\$ -	\$ 118.78
2BR[0.8]	\$ 158.38	\$ -	\$ 158.38
3BR[1.0]	\$ 197.97	\$ -	\$ 197.97
Tourist per Bed [eqv 0.3 persons]	\$ 59.39	\$ -	\$ 59.39

## 7.2 Hydes Creek Road Rural Residential (A)



Community Facilities and Open Space Infrastructure  
Section 94 Developer Contribution Plan 2014

Community Facilities and Open Space CP 2014- Work Schedule												
Catchment 2: Hydes Creek Road Rural Residential Release												
Item	Description	Unit	Qty	Rate	Sub Total	Cost Contingency	Total Project Cost	App/Cost	App' Total	Rate/Person	Rate/NewLot	Delivery
1	Cedar Reserve Park North Belling	item	1	\$ 50,000.00	\$ 50,000.00	\$ 6,250.00	\$ 56,250.00	6.00%	\$ 3,375.00	\$ 20.71	\$ 48.24	Post 2015
2	Belling Park Landscape Upgrade	item	1	\$ 100,000.00	\$ 100,000.00	\$ 12,500.00	\$ 112,500.00	6.00%	\$ 6,750.00	\$ 41.41	\$ 96.49	Post 2015
3	Piggott Park Belling	item	1	\$ 50,000.00	\$ 50,000.00	\$ 6,250.00	\$ 56,250.00	6.00%	\$ 3,375.00	\$ 20.71	\$ 48.24	Post 2015
4	Dangar Falls Landscape	item	1	\$ 100,000.00	\$ 100,000.00	\$ 12,500.00	\$ 112,500.00	6.00%	\$ 6,750.00	\$ 9.45	\$ 22.03	Post 2015
5	Connell Park Netball Courts Belling	item	1	\$ 500,000.00	\$ 500,000.00	\$ 62,500.00	\$ 562,500.00	6.00%	\$ 33,750.00	\$ 47.27	\$ 110.14	Post 2015
6	Mylestom Reserve Mylestom Landscape Upgrade	item	1	\$ 50,000.00	\$ 50,000.00	\$ 6,250.00	\$ 56,250.00	6.00%	\$ 3,375.00	\$ 4.73	\$ 11.01	Post 2015
7	Gleniffer Reserves	item	1	\$ 200,000.00	\$ 200,000.00	\$ 25,000.00	\$ 225,000.00	6.00%	\$ 13,500.00	\$ 18.91	\$ 44.05	Post 2015
<b>TOTAL</b>							<b>\$ 1,181,250.00</b>		<b>\$ 70,875.00</b>	<b>\$ 163.18</b>	<b>\$ 380.21</b>	



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COMMUNITY FACILITIES & OPEN SPACE CP 2014

CONTRIBUTION CATCHMENT 2

DEHP 23 February 2009

Community Facilities and Open Space CP 2014 - Contributions Summary			
Contribution Catchment 2: Hydes Creek Road Rural Residential Release			
Application Type	Local Contribution	Shire Contribution	Total Plan Contribution
Per Person Rate	\$ 163.18	\$ -	\$ 163.18
Subdivision/New Lot: [eqv 2.33 persons]ea	\$ 380.21	\$ -	\$ 380.21
Detached Dwellings			
1 BR [1.6]	\$ 261.09	\$ -	\$ 261.09
2BR [1.9]	\$ 310.04	\$ -	\$ 310.04
3BR [2.33]	\$ 380.21	\$ -	\$ 380.21
Semi/Row/Thouse/Unit			
1BR [1.2]	\$ 195.82	\$ -	\$ 195.82
2BR [2.3]	\$ 375.31	\$ -	\$ 375.31
3BR [2.3]	\$ 375.31	\$ -	\$ 375.31
Additions/Increased Capacity/Additional BR [eqv 0.3 persons] ea	\$ 48.95	\$ -	\$ 48.95
Self Contained / Independent Seniors Living each			
1BR[0.6]	\$ 97.91	\$ -	\$ 97.91
2BR[0.8]	\$ 130.54	\$ -	\$ 130.54
3BR[1.0]	\$ 163.18	\$ -	\$ 163.18
Tourist per Bed [eqv 0.3 persons]	\$ 48.95	\$ -	\$ 48.95

### 7.3 Hydes Creek Road Rural Residential (B)

*Community Facilities and Open Space Infrastructure  
Section 94 Developer Contribution Plan 2014*

Community Facilities and Open Space CP 2014- Work Schedule												
Catchment 3: Hydes Creek Road Rural Residential Release												
Item	Description	Unit	Qty	Rate	Sub Total	Cost Contingency	Total Project Cost	App/Cost	App' Total	Rate/Person	Rate/NewLot	Delivery
1	Cedar Reserve Park North Belling	item	1	\$ 50,000.00	\$ 50,000.00	\$ 6,250.00	\$ 56,250.00	6.00%	\$ 3,375.00	\$ 50.37	\$ 117.37	Post 2015
2	Belling Park Landscape Upgrade	item	1	\$ 100,000.00	\$ 100,000.00	\$ 12,500.00	\$ 112,500.00	6.00%	\$ 6,750.00	\$ 100.75	\$ 234.74	Post 2015
3	Piggott Park Belling	item	1	\$ 50,000.00	\$ 50,000.00	\$ 6,250.00	\$ 56,250.00	6.00%	\$ 3,375.00	\$ 50.37	\$ 117.37	Post 2015
4	Dangar Falls Landscape	item	1	\$ 100,000.00	\$ 100,000.00	\$ 12,500.00	\$ 112,500.00	6.00%	\$ 6,750.00	\$ 9.45	\$ 22.03	Post 2015
5	Connell Park Netball Courts Belling	item	1	\$ 500,000.00	\$ 500,000.00	\$ 62,500.00	\$ 562,500.00	6.00%	\$ 33,750.00	\$ 47.27	\$ 110.14	Post 2015
6	Mylestom Reserve Mylestom Landscape Upgrade	item	1	\$ 50,000.00	\$ 50,000.00	\$ 6,250.00	\$ 56,250.00	6.00%	\$ 3,375.00	\$ 4.73	\$ 11.01	Post 2015
7	Gleniffer Reserves	item	1	\$ 200,000.00	\$ 200,000.00	\$ 25,000.00	\$ 225,000.00	6.00%	\$ 13,500.00	\$ 18.91	\$ 44.05	Post 2015
<b>TOTAL</b>							<b>\$ 1,181,250.00</b>		<b>\$ 70,875.00</b>	<b>\$ 281.85</b>	<b>\$ 656.71</b>	



**NORTH**

DEHP 23 February 2009

Community Facilities and Open Space CP 2014 - Contributions Summary			
<b>Contribution Catchment 3: Hydes Creek Road/Northbank Road Rural Residential Release</b>			
Application Type	Local Contribution	Shire Contribution	Total Plan Contribution
Per Person Rate	\$ 281.85	\$ -	\$ 281.85
Subdivision/New Lot: [eqv 2.33 persons]ea	\$ 656.71	\$ -	\$ 656.71
Detached Dwellings			
1 BR [1.6]	\$ 450.96	\$ -	\$ 450.96
2BR [1.9]	\$ 535.51	\$ -	\$ 535.51
3BR [2.33]	\$ 656.71	\$ -	\$ 656.71
Semi/Row/Thouse/Unit			
1BR [1.2]	\$ 338.22	\$ -	\$ 338.22
2BR [2.3]	\$ 648.25	\$ -	\$ 648.25
3BR [2.3]	\$ 648.25	\$ -	\$ 648.25
Additions/Increased Capacity/Additional BR [eqv 0.3 persons] ea	\$ 84.55	\$ -	\$ 84.55
Self Contained / Independent Seniors Living each			
1BR[0.6]	\$ 169.11	\$ -	\$ 169.11
2BR[0.8]	\$ 225.48	\$ -	\$ 225.48
3BR[1.0]	\$ 281.85	\$ -	\$ 281.85
Tourist per Bed [eqv 0.3 persons]	\$ 84.55	\$ -	\$ 84.55

## 7.4. North Bellingham Rural Residential



*Community Facilities and Open Space Infrastructure  
Section 94 Developer Contribution Plan 2014*

Community Facilities and Open Space CP 2014- Work Schedule												
Catchment 4: North Bellingin Rural Residential Release												
Item	Description	Unit	Qty	Rate	Sub Total	Cost Contingency	Total Project Cost	App/Cost	App' Total	Rate/Person	Rate/NewLot	Delivery
1	Cedar Reserve Park North Bellingin	item	1	\$ 50,000.00	\$ 50,000.00	\$ 6,250.00	\$ 56,250.00	6.00%	\$ 3,375.00	\$ 4.73	\$ 11.01	Post 2015
2	Bellingin Park Landscape Upgrade	item	1	\$ 100,000.00	\$ 100,000.00	\$ 12,500.00	\$ 112,500.00	6.00%	\$ 6,750.00	\$ 9.45	\$ 22.03	Post 2015
3	Piggott Park Bellingin	item	1	\$ 50,000.00	\$ 50,000.00	\$ 6,250.00	\$ 56,250.00	6.00%	\$ 3,375.00	\$ 4.73	\$ 11.01	Post 2015
4	Dangar Falls Landscape	item	1	\$ 100,000.00	\$ 100,000.00	\$ 12,500.00	\$ 112,500.00	6.00%	\$ 6,750.00	\$ 9.45	\$ 22.03	Post 2015
5	Connell Park Netball Courts Bellingin	item	1	\$ 500,000.00	\$ 500,000.00	\$ 62,500.00	\$ 562,500.00	6.00%	\$ 33,750.00	\$ 47.27	\$ 110.14	Post 2015
6	Mylestom Reserve Mylestom Landscape Upgrade	item	1	\$ 50,000.00	\$ 50,000.00	\$ 6,250.00	\$ 56,250.00	6.00%	\$ 3,375.00	\$ 58.19	\$ 135.58	Post 2015
7	Gleniffer Reserves	item	1	\$ 200,000.00	\$ 200,000.00	\$ 25,000.00	\$ 225,000.00	6.00%	\$ 13,500.00	\$ 18.91	\$ 44.05	Post 2015
<b>TOTAL</b>							<b>\$ 1,181,250.00</b>		<b>\$ 70,875.00</b>	<b>\$ 152.73</b>	<b>\$ 355.86</b>	



**NORTH**

CONTRIBUTION CATCHMENT 4

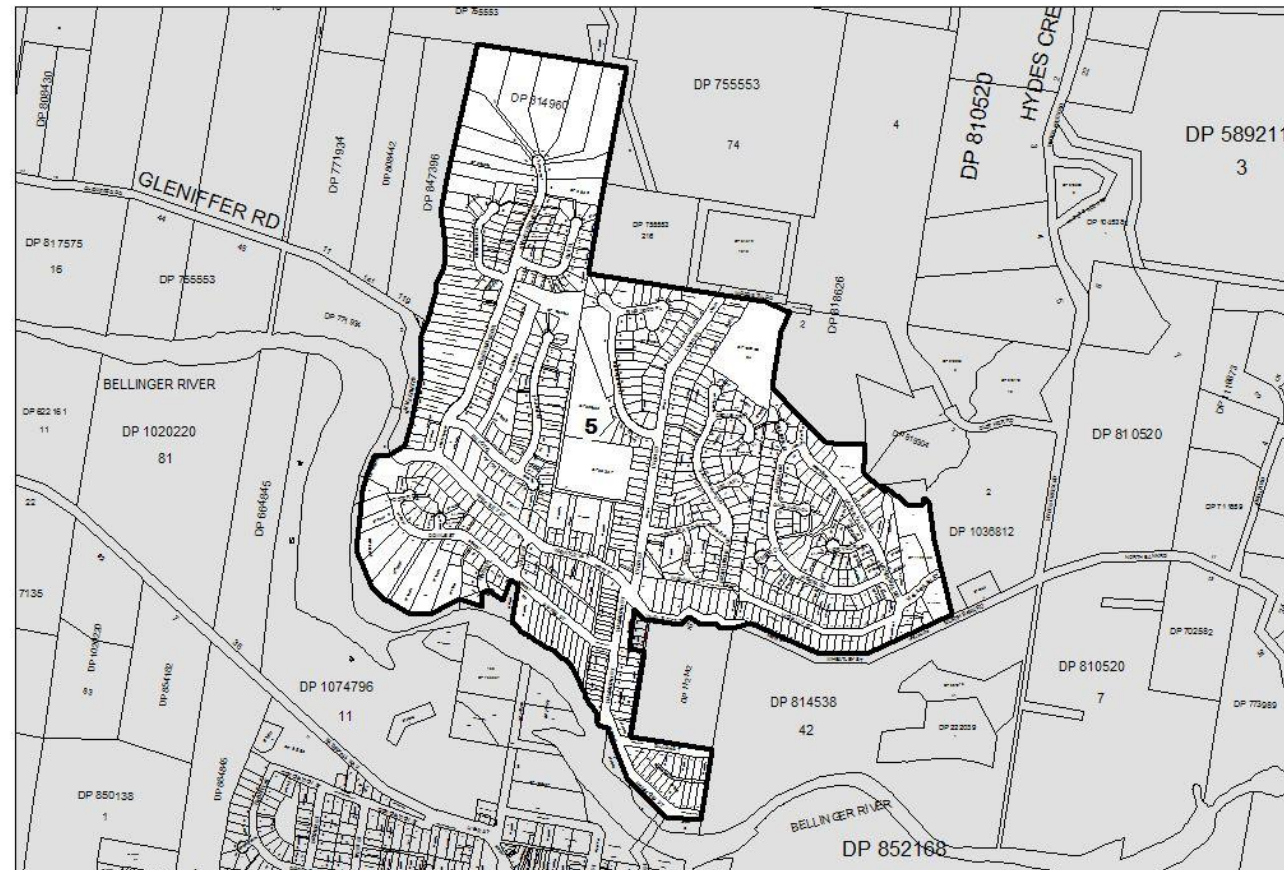
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Community Facilities and Open Space CP 2014 - Contributions Summary			
<b>Contribution Catchment 4: North Belling Rural Residential Release</b>			
Application Type	Local Contribution	Shire Contribution	Total Plan Contribution
Per Person Rate	\$ 152.73	\$ -	\$ 152.73
Subdivision/New Lot: [eqv 2.33 persons]ea	\$ 355.86	\$ -	\$ 355.86
Detached Dwellings			
1 BR [1.6]	\$ 244.36	\$ -	\$ 244.36
2BR [1.9]	\$ 290.18	\$ -	\$ 290.18
3BR [2.33]	\$ 355.86	\$ -	\$ 355.86
Semi/Row/Thouse/Unit			
1BR [1.2]	\$ 183.27	\$ -	\$ 183.27
2BR [2.3]	\$ 351.27	\$ -	\$ 351.27
3BR [2.3]	\$ 351.27	\$ -	\$ 351.27
Additions/Increased Capacity/Additional BR [eqv 0.3 persons] ea	\$ 45.82	\$ -	\$ 45.82
Self Contained / Independent Seniors Living each			
1BR[0.6]	\$ 91.64	\$ -	\$ 91.64
2BR[0.8]	\$ 122.18	\$ -	\$ 122.18
3BR[1.0]	\$ 152.73	\$ -	\$ 152.73
Tourist per Bed [eqv 0.3 persons]	\$ 45.82	\$ -	\$ 45.82

## 7.5 North Bellingham Established Area

*Community Facilities and Open Space Infrastructure  
Section 94 Developer Contribution Plan 2014*

Community Facilities and Open Space CP 2014- Work Schedule													
Catchment 5: North Bellingin Established Areas													
Item	Description	Unit	Qty	Rate	Sub Total	Cost Contingency	Total Project Cost	App/Cost	App' Total	Rate/ Person	Rate/NewLot	Delivery	
1	Cedar Reserve Park North Bellingin	item	1	\$ 50,000.00	\$ 50,000.00	\$ 6,250.00	\$ 56,250.00	6.00%	\$ 3,375.00	\$ 4.73	\$ 11.01	Post 2015	
2	Bellingin Park Landscape Upgrade	item	1	\$ 100,000.00	\$ 100,000.00	\$ 12,500.00	\$ 112,500.00	6.00%	\$ 6,750.00	\$ 9.45	\$ 22.03	Post 2015	
3	Piggott Park Bellingin	item	1	\$ 50,000.00	\$ 50,000.00	\$ 6,250.00	\$ 56,250.00	6.00%	\$ 3,375.00	\$ 4.73	\$ 11.01	Post 2015	
4	Dangar Falls Landscape	item	1	\$ 100,000.00	\$ 100,000.00	\$ 12,500.00	\$ 112,500.00	6.00%	\$ 6,750.00	\$ 9.45	\$ 22.03	Post 2015	
5	Connell Park Netball Courts Bellingin	item	1	\$ 500,000.00	\$ 500,000.00	\$ 62,500.00	\$ 562,500.00	6.00%	\$ 33,750.00	\$ 47.27	\$ 110.14	Post 2015	
6	Mylestom Reserve Mylestom Landscape Upgrade	item	1	\$ 50,000.00	\$ 50,000.00	\$ 6,250.00	\$ 56,250.00	6.00%	\$ 3,375.00	\$ 4.73	\$ 11.01	Post 2015	
7	Gleniffer Reserves	item	1	\$ 200,000.00	\$ 200,000.00	\$ 25,000.00	\$ 225,000.00	6.00%	\$ 13,500.00	\$ 18.91	\$ 44.05	Post 2015	
<b>TOTAL</b>							<b>\$ 1,181,250.00</b>		<b>\$ 70,875.00</b>	<b>\$ 99.26</b>	<b>\$ 231.29</b>		



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COMMUNITY FACILITIES &amp; OPEN SPACE CP 2014

CONTRIBUTION CATCHMENT 5

DEHP 23 February 2009

Community Facilities and Open Space CP 2014 - Contributions Summary			
<b>Contribution Catchment 5: North Bellingden Established Areas</b>			
Application Type	Local Contribution	Shire Contribution	Total Plan Contribution
Per Person Rate	\$ 99.26	\$ -	\$ 99.26
Subdivision/New Lot: [eqv 2.33 persons]ea	\$ 231.29	\$ -	\$ 231.29
Detached Dwellings			
1 BR [1.6]	\$ 158.82	\$ -	\$ 158.82
2BR [1.9]	\$ 188.60	\$ -	\$ 188.60
3BR [2.33]	\$ 231.29	\$ -	\$ 231.29
Semi/Row/Thouse/Unit			
1BR [1.2]	\$ 119.12	\$ -	\$ 119.12
2BR [2.3]	\$ 228.31	\$ -	\$ 228.31
3BR [2.3]	\$ 228.31	\$ -	\$ 228.31
Additions/Increased Capacity/Additional BR [eqv 0.3 persons] ea	\$ 29.78	\$ -	\$ 29.78
Self Contained / Independent Seniors Living each			
1BR[0.6]	\$ 59.56	\$ -	\$ 59.56
2BR[0.8]	\$ 79.41	\$ -	\$ 79.41
3BR[1.0]	\$ 99.26	\$ -	\$ 99.26
Tourist per Bed [eqv 0.3 persons]	\$ 29.78	\$ -	\$ 29.78

## **7.6 East Bellingham / Nobles Lane Release** (Not Included in this Plan Issue)

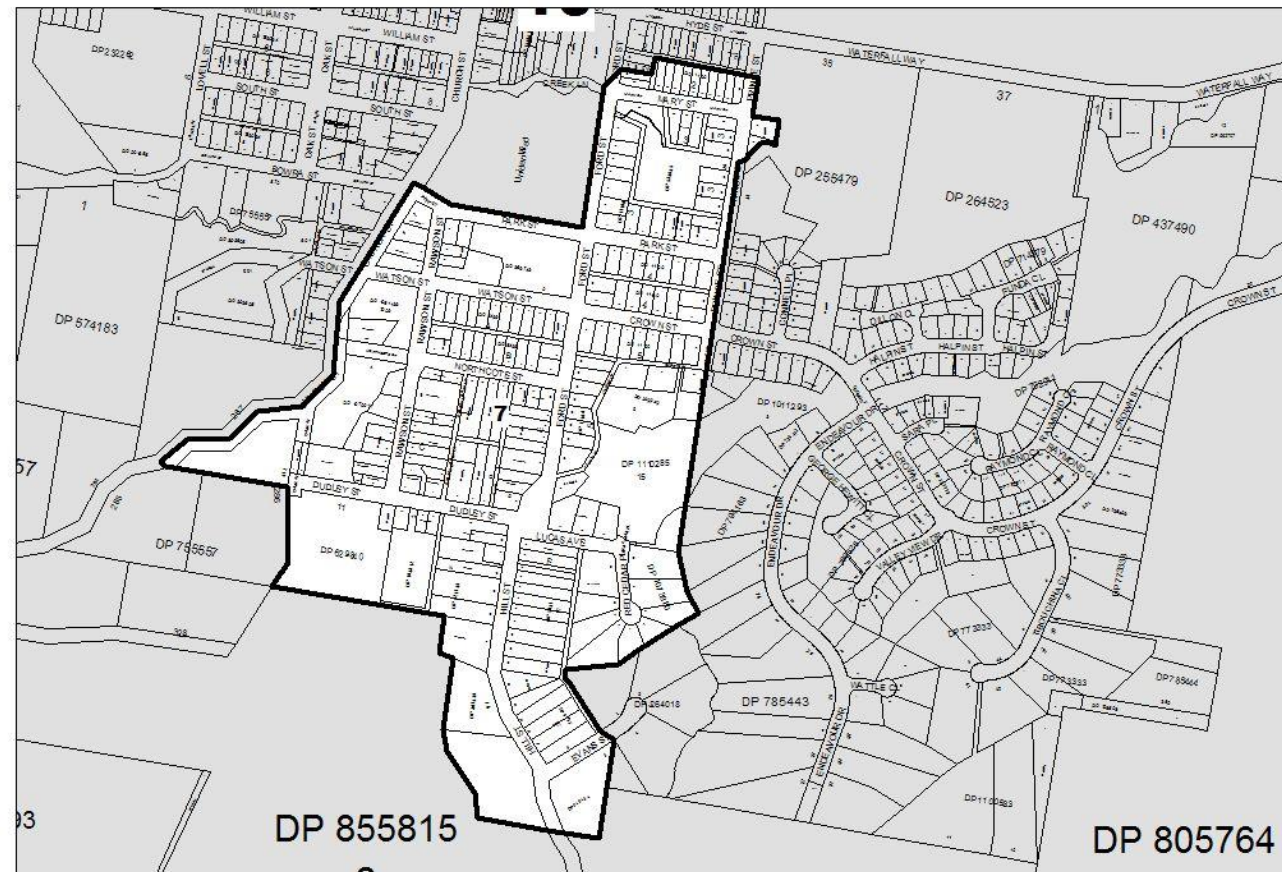


## **7.7 South Bellingham Established Area (A)**

(Ford/Hill/Watson/Dudley/Park/Mary/Prince/Church)

*Community Facilities and Open Space Infrastructure  
Section 94 Developer Contribution Plan 2014*

Community Facilities and Open Space CP 2014- Work Schedule												
Catchment 7: South Bellingin Established Areas												
[Ford/Hill/Watson/Dudley/Park/Mary/Prince/Church]												
Item	Description	Unit	Qty	Rate	Sub Total	Contingency	Total Project Cost	App/Cost	App' Total	Rate/Person	Rate/NewLot	Delivery
1	Cedar Reserve Park North Bellingin	item	1	\$ 50,000.00	\$ 50,000.00	\$ 6,250.00	\$ 56,250.00	6.00%	\$ 3,375.00	\$ 14.18	\$ 33.04	Post 2015
2	Bellingin Park Landscape Upgrade	item	1	\$ 100,000.00	\$ 100,000.00	\$ 12,500.00	\$ 112,500.00	6.00%	\$ 6,750.00	\$ 28.36	\$ 66.08	Post 2015
3	Piggott Park Bellingin	item	1	\$ 50,000.00	\$ 50,000.00	\$ 6,250.00	\$ 56,250.00	6.00%	\$ 3,375.00	\$ 14.18	\$ 33.04	Post 2015
4	Dangar Falls Landscape	item	1	\$ 100,000.00	\$ 100,000.00	\$ 12,500.00	\$ 112,500.00	6.00%	\$ 6,750.00	\$ 28.36	\$ 66.08	Post 2015
5	Connell Park Netball Courts Bellingin	item	1	\$ 500,000.00	\$ 500,000.00	\$ 62,500.00	\$ 562,500.00	6.00%	\$ 33,750.00	\$ 141.81	\$ 330.41	Post 2015
6	Mylestom Reserve Mylestom Landscape Upgrade	item	1	\$ 50,000.00	\$ 50,000.00	\$ 6,250.00	\$ 56,250.00	6.00%	\$ 3,375.00	\$ 14.18	\$ 33.04	Post 2015
7	Gleniffer Reserves	item	1	\$ 200,000.00	\$ 200,000.00	\$ 25,000.00	\$ 225,000.00	6.00%	\$ 13,500.00	\$ 56.72	\$ 132.16	Post 2015
TOTAL							\$ 1,181,250.00		\$ 70,875.00	\$ 297.79	\$ 693.86	



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COMMUNITY FACILITIES &amp; OPEN SPACE CP 2014

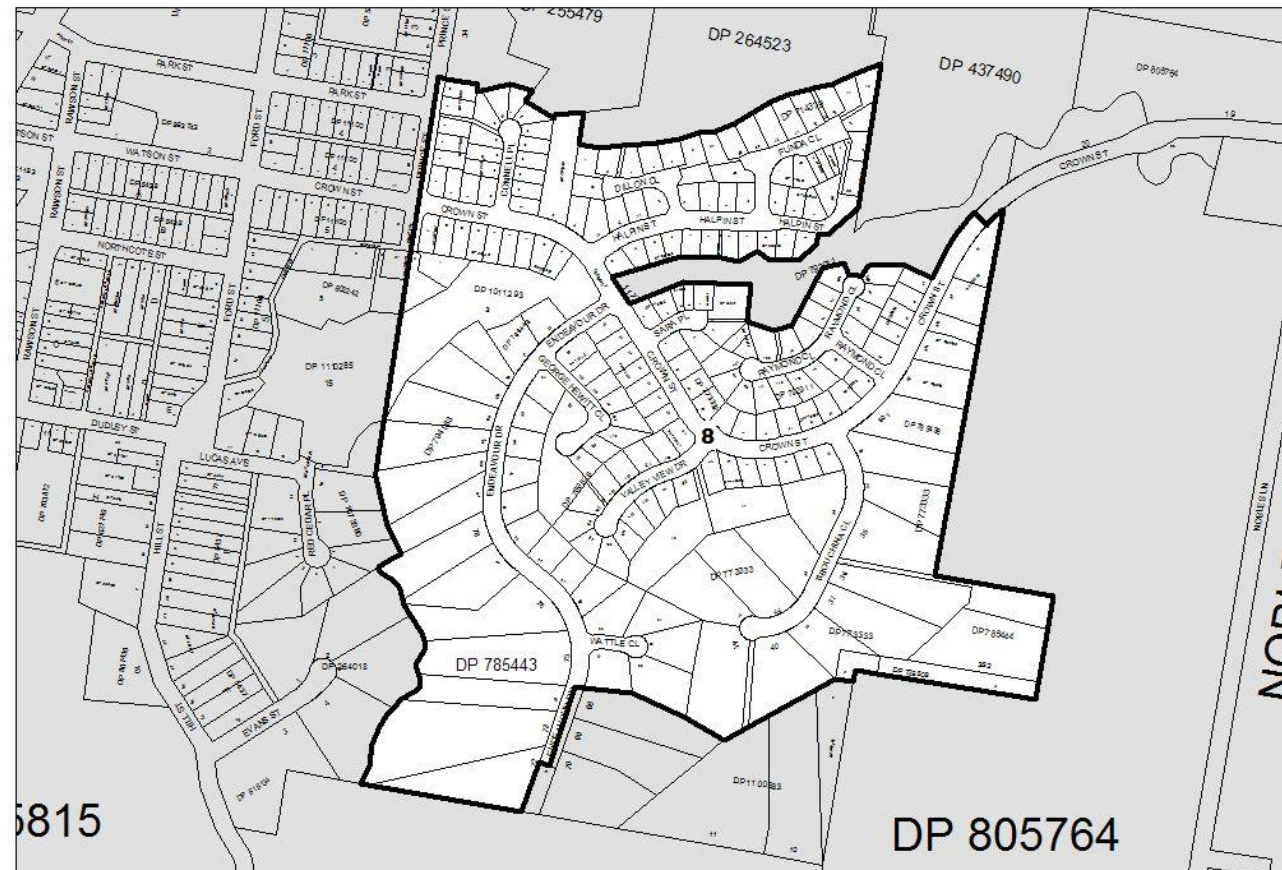
CONTRIBUTION CATCHMENT 7

Community Facilities and Open Space CP 2014 - Contributions Summary			
<b>Contribution Catchment 7: South Bellinghen Estalished Areas</b>			
<b>[Ford/Hill/Watson/Dudley/Park/Mary/Prince/Church]</b>			
Application Type	Local Contribution	Shire Contribution	Total Plan Contribution
Per Person Rate	\$ 297.79	\$ -	\$ 297.79
Subdivision/New Lot: [eqv 2.33 persons]ea	\$ 693.86	\$ -	\$ 693.86
Detached Dwellings			
1 BR [1.6]	\$ 476.47	\$ -	\$ 476.47
2BR [1.9]	\$ 565.81	\$ -	\$ 565.81
3BR [2.33]	\$ 693.86	\$ -	\$ 693.86
Semi/Row/Thouse/Unit			
1BR [1.2]	\$ 357.35	\$ -	\$ 357.35
2BR [2.3]	\$ 684.93	\$ -	\$ 684.93
3BR [2.3]	\$ 684.93	\$ -	\$ 684.93
Additions/Increased Capacity/Additional BR [eqv 0.3 persons] ea	\$ 89.34	\$ -	\$ 89.34
Self Contained / Independent Seniors Living each			
1BR[0.6]	\$ 178.68	\$ -	\$ 178.68
2BR[0.8]	\$ 238.24	\$ -	\$ 238.24
3BR[1.0]	\$ 297.79	\$ -	\$ 297.79
Tourist per Bed [eqv 0.3 persons]	\$ 89.34	\$ -	\$ 89.34

## **7.8 South Bellingham Established Area (B)**

(Crown/Connell/Endavour/Tibouchina/Halpin/Dillon/Funda/Sara/Raymond)

Community Facilities and Open Space CP 2014- Work Schedule												
Catchment 8: South Bellingin Established Areas												
[Crow n/Connell/Endevour/Tibouchina/halpin/Dillon/Funda/Sara/Raymond]												
Item	Description	Unit	Qty	Rate	Sub Total	Contingency	Total Project Cost	App/Cost	App' Total	Rate/Person	Rate/NewLot	Delivery
1	Cedar Reserve Park North Bellingin	item	1	\$ 50,000.00	\$ 50,000.00	\$ 6,250.00	\$ 56,250.00	6.00%	\$ 3,375.00	\$ 14.18	\$ 33.04	Post 2015
2	Bellingin Park Landscape Upgrade	item	1	\$ 100,000.00	\$ 100,000.00	\$ 12,500.00	\$ 112,500.00	6.00%	\$ 6,750.00	\$ 28.36	\$ 66.08	Post 2015
3	Piggott Park Bellingin	item	1	\$ 50,000.00	\$ 50,000.00	\$ 6,250.00	\$ 56,250.00	6.00%	\$ 3,375.00	\$ 14.18	\$ 33.04	Post 2015
4	Dangar Falls Landscape	item	1	\$ 100,000.00	\$ 100,000.00	\$ 12,500.00	\$ 112,500.00	6.00%	\$ 6,750.00	\$ 28.36	\$ 66.08	Post 2015
5	Connell Park Netball Courts Bellingin	item	1	\$ 500,000.00	\$ 500,000.00	\$ 62,500.00	\$ 562,500.00	6.00%	\$ 33,750.00	\$ 141.81	\$ 330.41	Post 2015
6	Mylestom Reserve Mylestom Landscape Upgrade	item	1	\$ 50,000.00	\$ 50,000.00	\$ 6,250.00	\$ 56,250.00	6.00%	\$ 3,375.00	\$ 14.18	\$ 33.04	Post 2015
7	Gleniffer Reserves	item	1	\$ 200,000.00	\$ 200,000.00	\$ 25,000.00	\$ 225,000.00	6.00%	\$ 13,500.00	\$ 56.72	\$ 132.16	Post 2015
<b>TOTAL</b>							<b>\$ 1,181,250.00</b>		<b>\$ 70,875.00</b>	<b>\$ 297.79</b>	<b>\$ 693.86</b>	



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COMMUNITY FACILITIES &amp; OPEN SPACE CP 2014

CONTRIBUTION CATCHMENT 8

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Community Facilities and Open Space CP 2014 - Contributions Summary			
<b>Contribution Catchment 8: South Bellingin Established Areas</b>			
<b>[Crown/Connell/Endevour/Tibouchina/Halpin/Dillon/Funda/Sara/Raymond]</b>			
Application Type	Local Contribution	Shire Contribution	Total Plan Contribution
Per Person Rate	\$ 297.79	\$ -	\$ 297.79
Subdivision/New Lot: [eqv 2.33 persons]ea	\$ 693.86	\$ -	\$ 693.86
Detached Dwellings			
1 BR [1.6]	\$ 476.47	\$ -	\$ 476.47
2BR [1.9]	\$ 565.81	\$ -	\$ 565.81
3BR [2.33]	\$ 693.86	\$ -	\$ 693.86
Semi/Row/Thouse/Unit			
1BR [1.2]	\$ 357.35	\$ -	\$ 357.35
2BR [2.3]	\$ 684.93	\$ -	\$ 684.93
3BR [2.3]	\$ 684.93	\$ -	\$ 684.93
Additions/Increased Capacity/Additional BR [eqv 0.3 persons] ea	\$ 89.34	\$ -	\$ 89.34
Self Contained / Independent Seniors Living each			
1BR[0.6]	\$ 178.68	\$ -	\$ 178.68
2BR[0.8]	\$ 238.24	\$ -	\$ 238.24
3BR[1.0]	\$ 297.79	\$ -	\$ 297.79
Tourist per Bed [eqv 0.3 persons]	\$ 89.34	\$ -	\$ 89.34

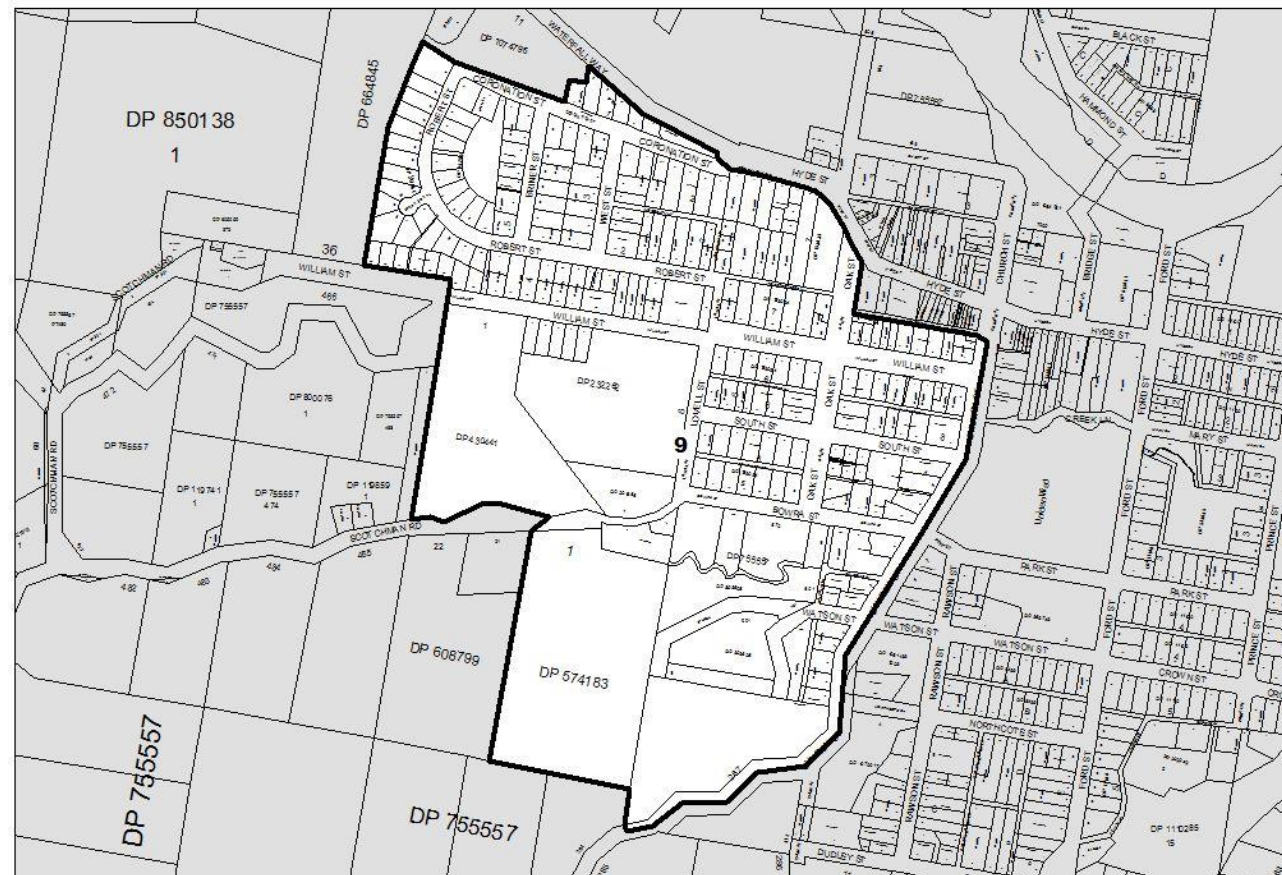


## **7.9 South Bellingham Established Area (C)**

(William/South/Bowra/Watson/Roberts/Coronation/Oak/West/Briner)

*Community Facilities and Open Space Infrastructure  
Section 94 Developer Contribution Plan 2014*

Community Facilities and Open Space CP 2014- Work Schedule													
Catchment 9: South Bellingin Established Areas													
[William/South/Bow ra/Watson/Roberts/Coronation/Oak/West/Briner]													
Item	Description	Unit	Qty	Rate	Sub Total	Cost Contingency	Total Project Cost	App/Cost	App' Total	Rate/Person	Rate/NewLot	Delivery	
1	Cedar Reserve Park North Bellingin	item	1	\$ 50,000.00	\$ 50,000.00	\$ 6,250.00	\$ 56,250.00	6.00%	\$ 3,375.00	\$ 14.18	\$ 33.04	Post 2015	
2	Bellingin Park Landscape Upgrade	item	1	\$ 100,000.00	\$ 100,000.00	\$ 12,500.00	\$ 112,500.00	6.00%	\$ 6,750.00	\$ 28.36	\$ 66.08	Post 2015	
3	Piggott Park Bellingin	item	1	\$ 50,000.00	\$ 50,000.00	\$ 6,250.00	\$ 56,250.00	6.00%	\$ 3,375.00	\$ 14.18	\$ 33.04	Post 2015	
4	Dangar Falls Landscape	item	1	\$ 100,000.00	\$ 100,000.00	\$ 12,500.00	\$ 112,500.00	6.00%	\$ 6,750.00	\$ 28.36	\$ 66.08	Post 2015	
5	Connell Park Netball Courts Bellingin	item	1	\$ 500,000.00	\$ 500,000.00	\$ 62,500.00	\$ 562,500.00	6.00%	\$ 33,750.00	\$ 141.81	\$ 330.41	Post 2015	
6	Mylestom Reserve Mylestom Landscape Upgrade	item	1	\$ 50,000.00	\$ 50,000.00	\$ 6,250.00	\$ 56,250.00	6.00%	\$ 3,375.00	\$ 14.18	\$ 33.04	Post 2015	
7	Gleniffer Reserves	item	1	\$ 200,000.00	\$ 200,000.00	\$ 25,000.00	\$ 225,000.00	6.00%	\$ 13,500.00	\$ 56.72	\$ 132.16	Post 2015	
TOTAL							\$ 1,181,250.00		\$ 70,875.00	\$ 297.79	\$ 693.86		



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COMMUNITY FACILITIES & OPEN SPACE CP 2014

CONTRIBUTION CATCHMENT 9

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Community Facilities and Open Space CP 2014 - Contributions Summary			
<b>Contribution Catchment 9: South Bellingden Established Areas</b>			
<b>[William/South/Bowra/Watson/Roberts/Coronation/Oak/West/Briner]</b>			
Application Type	Local Contribution	Shire Contribution	Total Plan Contribution
Per Person Rate	\$ 297.79	\$ -	\$ 297.79
Subdivision/New Lot: [eqv 2.33 persons]ea	\$ 693.86	\$ -	\$ 693.86
Detached Dwellings			
1 BR [1.6]	\$ 476.47	\$ -	\$ 476.47
2BR [1.9]	\$ 565.81	\$ -	\$ 565.81
3BR [2.33]	\$ 693.86	\$ -	\$ 693.86
Semi/Row/Thouse/Unit			
1BR [1.2]	\$ 357.35	\$ -	\$ 357.35
2BR [2.3]	\$ 684.93	\$ -	\$ 684.93
3BR [2.3]	\$ 684.93	\$ -	\$ 684.93
Additions/Increased Capacity/Additional BR [eqv 0.3 persons] ea	\$ 89.34	\$ -	\$ 89.34
Self Contained / Independent Seniors Living each			
1BR[0.6]	\$ 178.68	\$ -	\$ 178.68
2BR[0.8]	\$ 238.24	\$ -	\$ 238.24
3BR[1.0]	\$ 297.79	\$ -	\$ 297.79
Tourist per Bed [eqv 0.3 persons]	\$ 89.34	\$ -	\$ 89.34

## **7.10 South Bellingham Established Area (D)**

(Short Street/Business Precinct)

*Community Facilities and Open Space Infrastructure  
Section 94 Developer Contribution Plan 2014*

<b>Community Facilities and Open Space CP 2014- Work Schedule</b>												
<b>Catchment 10: South Bellingden Established Areas</b>												
[Short Street/Business Precinct]												
Item	Description	Unit	Qty	Rate	Sub Total	Cost Contingency	Total Project Cost	App/Cost	App' Total	Rate/ Person	Rate/ NewLot	Delivery
1	Cedar Reserve Park North Bellingden	item	1	\$ 50,000.00	\$ 50,000.00	\$ 6,250.00	\$ 56,250.00	6.00%	\$ 3,375.00	\$ 14.18	\$ 33.04	Post 2015
2	Bellingden Park Landscape Upgrade	item	1	\$ 100,000.00	\$ 100,000.00	\$ 12,500.00	\$ 112,500.00	6.00%	\$ 6,750.00	\$ 28.36	\$ 66.08	Post 2015
3	Piggott Park Bellingden	item	1	\$ 50,000.00	\$ 50,000.00	\$ 6,250.00	\$ 56,250.00	6.00%	\$ 3,375.00	\$ 14.18	\$ 33.04	Post 2015
4	Dangar Falls Landscape	item	1	\$ 100,000.00	\$ 100,000.00	\$ 12,500.00	\$ 112,500.00	6.00%	\$ 6,750.00	\$ 28.36	\$ 66.08	Post 2015
5	Connell Park Netball Courts Bellingden	item	1	\$ 500,000.00	\$ 500,000.00	\$ 62,500.00	\$ 562,500.00	6.00%	\$ 33,750.00	\$ 141.81	\$ 330.41	Post 2015
6	Mylestom Reserve Mylestom Landscape Upgrade	item	1	\$ 50,000.00	\$ 50,000.00	\$ 6,250.00	\$ 56,250.00	6.00%	\$ 3,375.00	\$ 14.18	\$ 33.04	Post 2015
7	Gleniffer Reserves	item	1	\$ 200,000.00	\$ 200,000.00	\$ 25,000.00	\$ 225,000.00	6.00%	\$ 13,500.00	\$ 56.72	\$ 132.16	Post 2015
<b>TOTAL</b>							<b>\$ 1,181,250.00</b>		<b>\$ 70,875.00</b>	<b>\$ 297.79</b>	<b>\$ 693.86</b>	



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CONTRIBUTION CATCHMENT 10

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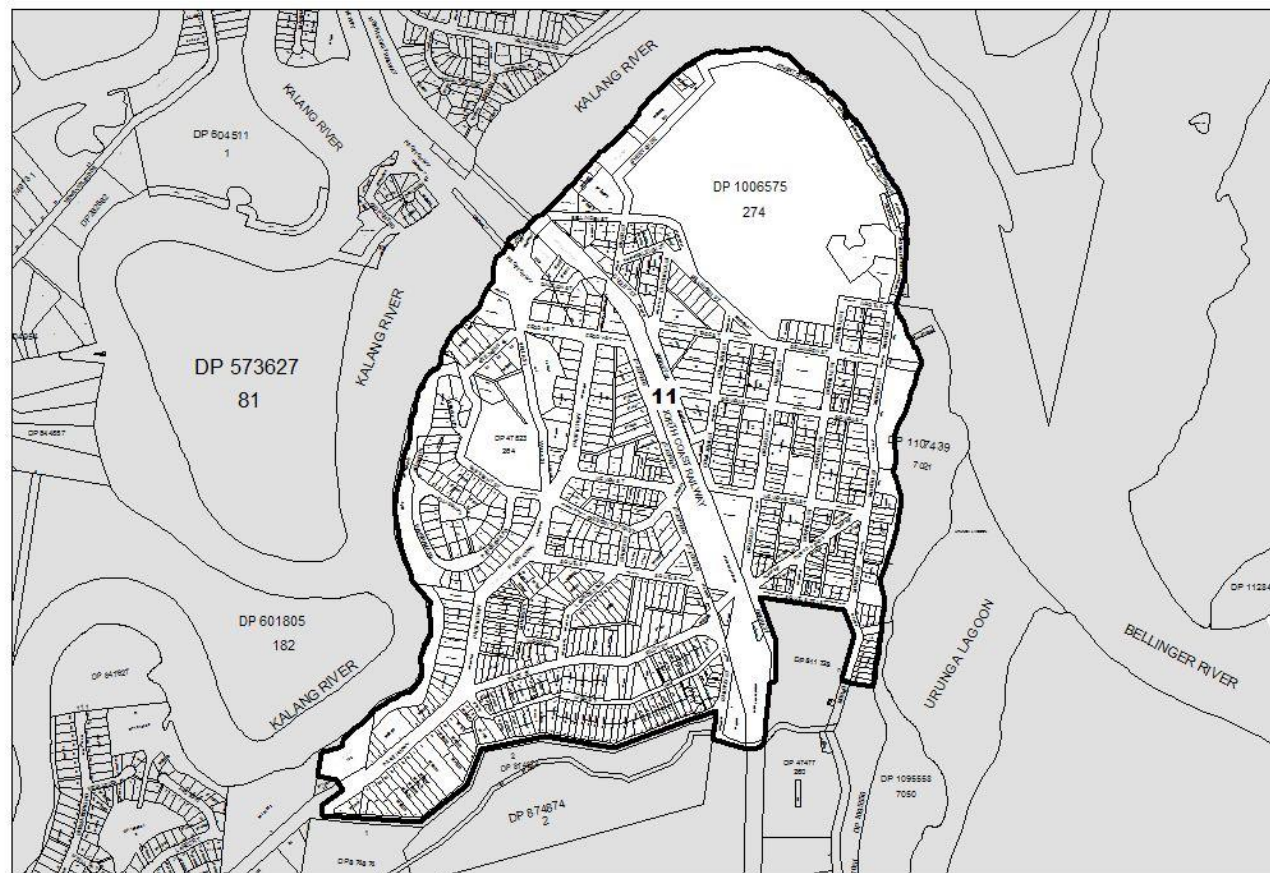
Community Facilities and Open Space CP 2014 - Contributions Summary			
<b>Contribution Catchment 10: South Bellingin Established Areas</b>			
<b>[Short Street Lane]</b>			
<b>Application Type</b>	<b>Local Contribution</b>	<b>Shire Contribution</b>	<b>Total Plan Contribution</b>
Per Person Rate	\$ 297.79	\$ -	\$ 297.79
Subdivision/New Lot: [eqv 2.33 persons]ea	\$ 693.86	\$ -	\$ 693.86
Detached Dwellings			
1 BR [1.6]	\$ 476.47	\$ -	\$ 476.47
2BR [1.9]	\$ 565.81	\$ -	\$ 565.81
3BR [2.33]	\$ 693.86	\$ -	\$ 693.86
Semi/Row/Thouse/Unit			
1BR [1.2]	\$ 357.35	\$ -	\$ 357.35
2BR [2.3]	\$ 684.93	\$ -	\$ 684.93
3BR [2.3]	\$ 684.93	\$ -	\$ 684.93
Additions/Increased Capacity/Additional BR [eqv 0.3 persons] ea	\$ 89.34	\$ -	\$ 89.34
Self Contained / Independent Seniors Living each			
1BR[0.6]	\$ 178.68	\$ -	\$ 178.68
2BR[0.8]	\$ 238.24	\$ -	\$ 238.24
3BR[1.0]	\$ 297.79	\$ -	\$ 297.79
Tourist per Bed [eqv 0.3 persons]	\$ 89.34	\$ -	\$ 89.34



## 7.11 Urunga Established Area

*Community Facilities and Open Space Infrastructure  
Section 94 Developer Contribution Plan 2014*

<b>Community Facilities and Open Space CP 2014- Work Schedule</b>												
<b>Catchment 11: Urunga Established Areas</b>												
Item	Description	Unit	Qty	Rate	Sub Total	Cost Contingency	Total Project Cost	App/Cost	App' Total	Rate/ Person	Rate/ NewLot	Delivery
1	Cedar Reserve Park North Bellingen	item	1	\$ 50,000.00	\$ 50,000.00	\$ 6,250.00	\$ 56,250.00	6.00%	\$ 3,375.00	\$ 14.06	\$ 32.77	Post 2015
2	Bellingen Park Landscape Upgrade	item	1	\$ 100,000.00	\$ 100,000.00	\$ 12,500.00	\$ 112,500.00	6.00%	\$ 6,750.00	\$ 28.13	\$ 65.53	Post 2015
3	Piggott Park Bellingen	item	1	\$ 50,000.00	\$ 50,000.00	\$ 6,250.00	\$ 56,250.00	6.00%	\$ 3,375.00	\$ 14.06	\$ 32.77	Post 2015
4	Dangar Falls Landscape	item	1	\$ 100,000.00	\$ 100,000.00	\$ 12,500.00	\$ 112,500.00	6.00%	\$ 6,750.00	\$ 28.13	\$ 65.53	Post 2015
5	Connell Park Netball Courts Bellingen	item	1	\$ 500,000.00	\$ 500,000.00	\$ 62,500.00	\$ 562,500.00	6.00%	\$ 33,750.00	\$ 140.63	\$ 327.66	Post 2015
6	Mylestom Reserve Mylestom Landscape Upgrade	item	1	\$ 50,000.00	\$ 50,000.00	\$ 6,250.00	\$ 56,250.00	6.00%	\$ 3,375.00	\$ 14.06	\$ 32.77	Post 2015
7	Gleniffer Reserves	item	1	\$ 200,000.00	\$ 200,000.00	\$ 25,000.00	\$ 225,000.00	6.00%	\$ 13,500.00	\$ 56.25	\$ 131.06	Post 2015
<b>TOTAL</b>							<b>\$ 1,181,250.00</b>		<b>\$ 70,875.00</b>	<b>\$ 295.31</b>	<b>\$ 688.08</b>	



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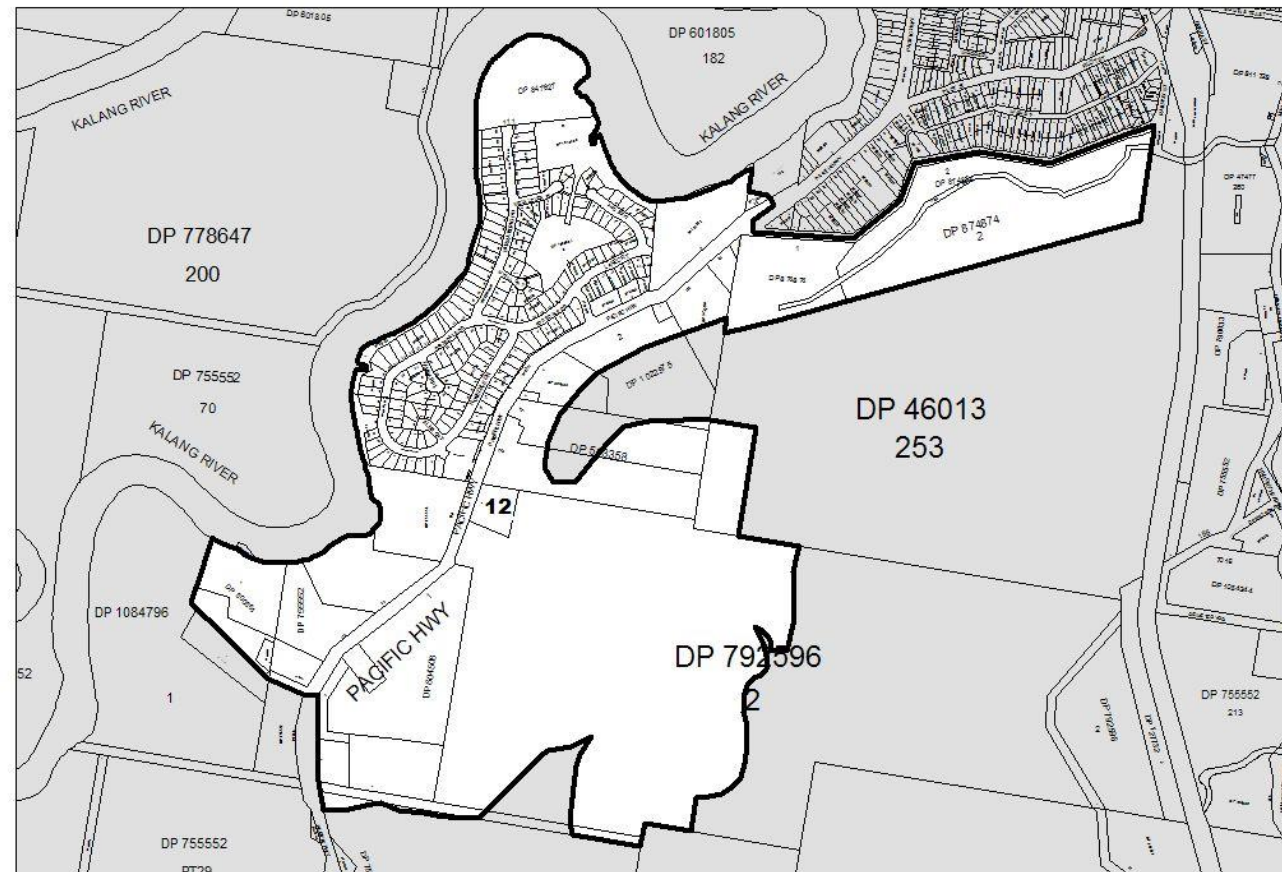
CONTRIBUTION CATCHMENT 11

DEHP 23 February 2009

Community Facilities and Open Space CP 2014 - Contributions Summary			
<b>Contribution Catchment 11: Urunga Established Areas</b>			
Application Type	Local Contribution	Shire Contribution	Total Plan Contribution
Per Person Rate	\$ 295.31	\$ -	\$ 295.31
Subdivision/New Lot: [eqv 2.33 persons]ea	\$ 688.08	\$ -	\$ 688.08
Detached Dwellings			
1 BR [1.6]	\$ 472.50	\$ -	\$ 472.50
2BR [1.9]	\$ 561.09	\$ -	\$ 561.09
3BR [2.33]	\$ 688.08	\$ -	\$ 688.08
Semi/Row/Thouse/Unit			
1BR [1.2]	\$ 354.38	\$ -	\$ 354.38
2BR [2.3]	\$ 679.22	\$ -	\$ 679.22
3BR [2.3]	\$ 679.22	\$ -	\$ 679.22
Additions/Increased Capacity/Additional BR [eqv 0.3 persons] ea	\$ 88.59	\$ -	\$ 88.59
Self Contained / Independent Seniors Living each			
1BR[0.6]	\$ 177.19	\$ -	\$ 177.19
2BR[0.8]	\$ 236.25	\$ -	\$ 236.25
3BR[1.0]	\$ 295.31	\$ -	\$ 295.31
Tourist per Bed [eqv 0.3 persons]	\$ 88.59	\$ -	\$ 88.59

## 7.12 South Urunga

Community Facilities and Open Space CP 2014- Work Schedule												
Catchment 12: South Urunga Area												
Item	Description	Unit	Qty	Rate	Sub Total	Cost Contingency	Total Project Cost	App/Cost	App' Total	Rate/ Person	Rate/ NewLot	Delivery
1	Cedar Reserve Park North Bellingen	item	1	\$ 50,000.00	\$ 50,000.00	\$ 6,250.00	\$ 56,250.00	6.00%	\$ 3,375.00	\$ 5.74	\$ 13.37	Post 2015
2	Bellingen Park Landscape Upgrade	item	1	\$ 100,000.00	\$ 100,000.00	\$ 12,500.00	\$ 112,500.00	6.00%	\$ 6,750.00	\$ 11.48	\$ 26.75	Post 2015
3	Piggott Park Bellingen	item	1	\$ 50,000.00	\$ 50,000.00	\$ 6,250.00	\$ 56,250.00	6.00%	\$ 3,375.00	\$ 5.74	\$ 13.37	Post 2015
4	Dangar Falls Landscape	item	1	\$ 100,000.00	\$ 100,000.00	\$ 12,500.00	\$ 112,500.00	6.00%	\$ 6,750.00	\$ 11.48	\$ 26.75	Post 2015
5	Connell Park Netball Courts Bellingen	item	1	\$ 500,000.00	\$ 500,000.00	\$ 62,500.00	\$ 562,500.00	6.00%	\$ 33,750.00	\$ 57.40	\$ 133.74	Post 2015
6	Mylestom Reserve Mylestom Landscape Upgrade	item	1	\$ 50,000.00	\$ 50,000.00	\$ 6,250.00	\$ 56,250.00	6.00%	\$ 3,375.00	\$ 5.74	\$ 13.37	Post 2015
7	Gleniffer Reserves	item	1	\$ 200,000.00	\$ 200,000.00	\$ 25,000.00	\$ 225,000.00	6.00%	\$ 13,500.00	\$ 22.96	\$ 53.49	Post 2015
TOTAL							\$ 1,181,250.00		\$ 70,875.00	\$ 120.54	\$ 280.85	



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CONTRIBUTION CATCHMENT 12

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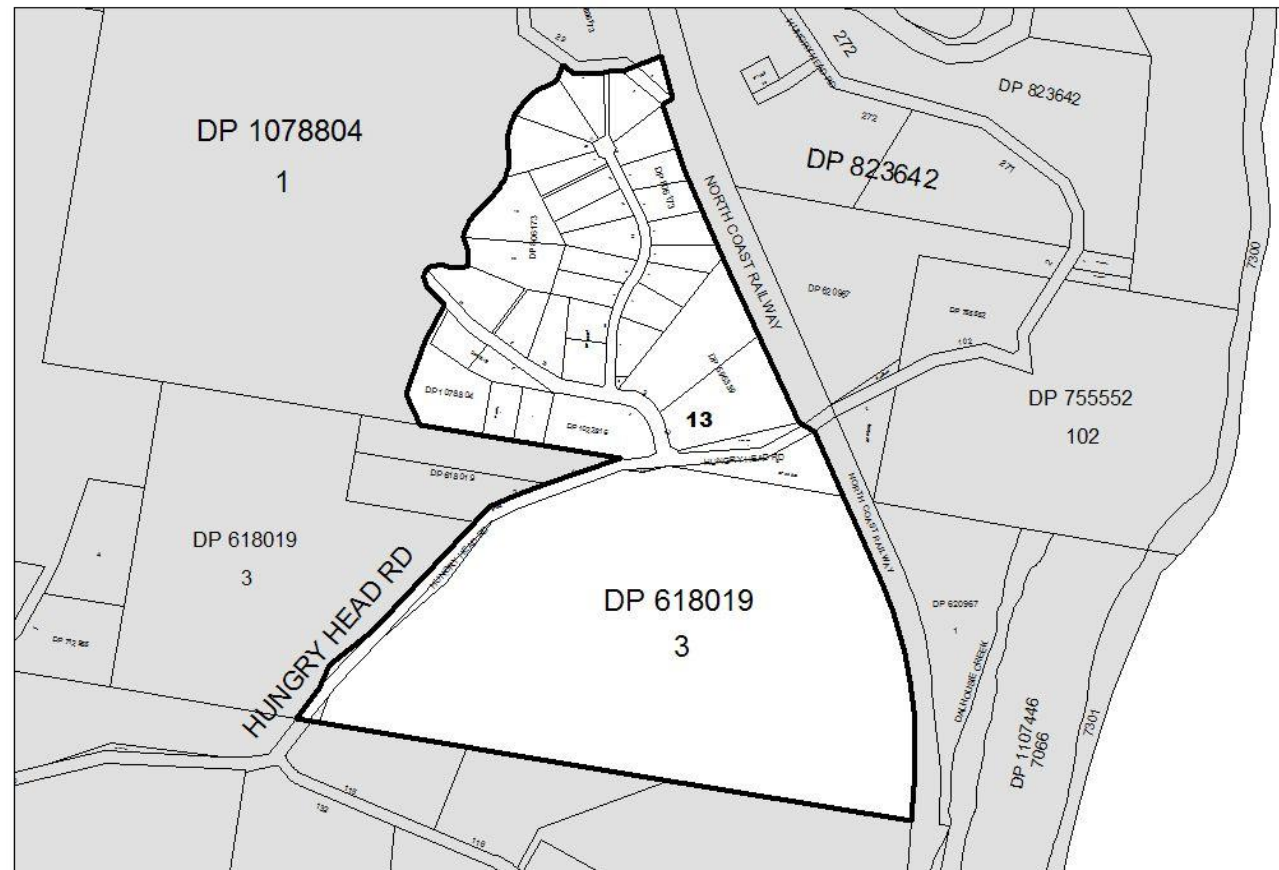
Community Facilities and Open Space CP 2014 - Contributions Summary			
<b>Contribution Catchment 12: South Urunga Established Areas</b>	<b>South Urunga Area</b>		
<b>Application Type</b>	<b>Local Contribution</b>	<b>Shire Contribution</b>	<b>Total Plan Contribution</b>
Per Person Rate	\$ 120.54	\$ -	\$ 120.54
Subdivision/New Lot: [eqv 2.33 persons]ea	\$ 280.85	\$ -	\$ 280.85
Detached Dwellings			
1 BR [1.6]	\$ 192.86	\$ -	\$ 192.86
2BR [1.9]	\$ 229.02	\$ -	\$ 229.02
3BR [2.33]	\$ 280.85	\$ -	\$ 280.85
Semi/Row/Twnhouse/Unit			
1BR [1.2]	\$ 144.64	\$ -	\$ 144.64
2BR [2.3]	\$ 277.23	\$ -	\$ 277.23
3BR [2.3]	\$ 277.23	\$ -	\$ 277.23
Additions/Increased Capacity/Additional BR [eqv 0.3 persons] ea	\$ 36.16	\$ -	\$ 36.16
Self Contained / Independent Seniors Living each			
1BR[0.6]	\$ 72.32	\$ -	\$ 72.32
2BR[0.8]	\$ 96.43	\$ -	\$ 96.43
3BR[1.0]	\$ 120.54	\$ -	\$ 120.54
Tourist per Bed [eqv 0.3 persons]	\$ 36.16	\$ -	\$ 36.16



## 7.13 Hungry Head Rural Residential

Community Facilities and Open Space Infrastructure  
Section 94 Developer Contribution Plan 2014

Community Facilities and Open Space CP 2014- Work Schedule												
Catchment 13: Hungry Head												
Item	Description	Unit	Qty	Rate	Sub Total	Cost Contingency	Total Project Cost	App/Cost	App' Total	Rate/ Person	Rate/ NewLot	Delivery
1	Cedar Reserve Park North Bellingen	item	1	\$ 50,000.00	\$ 50,000.00	\$ 6,250.00	\$ 56,250.00	0.00%	\$ -	\$ -	\$ -	Post 2015
2	Bellinghen Park Landscape Upgrade	item	1	\$ 100,000.00	\$ 100,000.00	\$ 12,500.00	\$ 112,500.00	6.00%	\$ 6,750.00	\$ 80.36	\$ 187.23	Post 2015
3	Piggott Park Bellingen	item	1	\$ 50,000.00	\$ 50,000.00	\$ 6,250.00	\$ 56,250.00	0.00%	\$ -	\$ -	\$ -	Post 2015
4	Dangar Falls Landscape	item	1	\$ 100,000.00	\$ 100,000.00	\$ 12,500.00	\$ 112,500.00	0.00%	\$ -	\$ -	\$ -	Post 2015
5	Connell Park Netball Courts Bellingen	item	1	\$ 500,000.00	\$ 500,000.00	\$ 62,500.00	\$ 562,500.00	6.00%	\$ 33,750.00	\$ 401.79	\$ 936.16	Post 2015
6	Mylestom Reserve Mylestom Landscape Upgrade	item	1	\$ 50,000.00	\$ 50,000.00	\$ 6,250.00	\$ 56,250.00	6.00%	\$ 3,375.00	\$ 40.18	\$ 93.62	Post 2015
7	Gleniffer Reserves	item	1	\$ 200,000.00	\$ 200,000.00	\$ 25,000.00	\$ 225,000.00	6.00%	\$ 13,500.00	\$ 160.71	\$ 374.46	Post 2015
<b>TOTAL</b>							<b>\$ 1,181,250.00</b>		<b>\$ 57,375.00</b>	<b>\$ 683.04</b>	<b>\$ 1,591.47</b>	



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CONTRIBUTION CATCHMENT 13

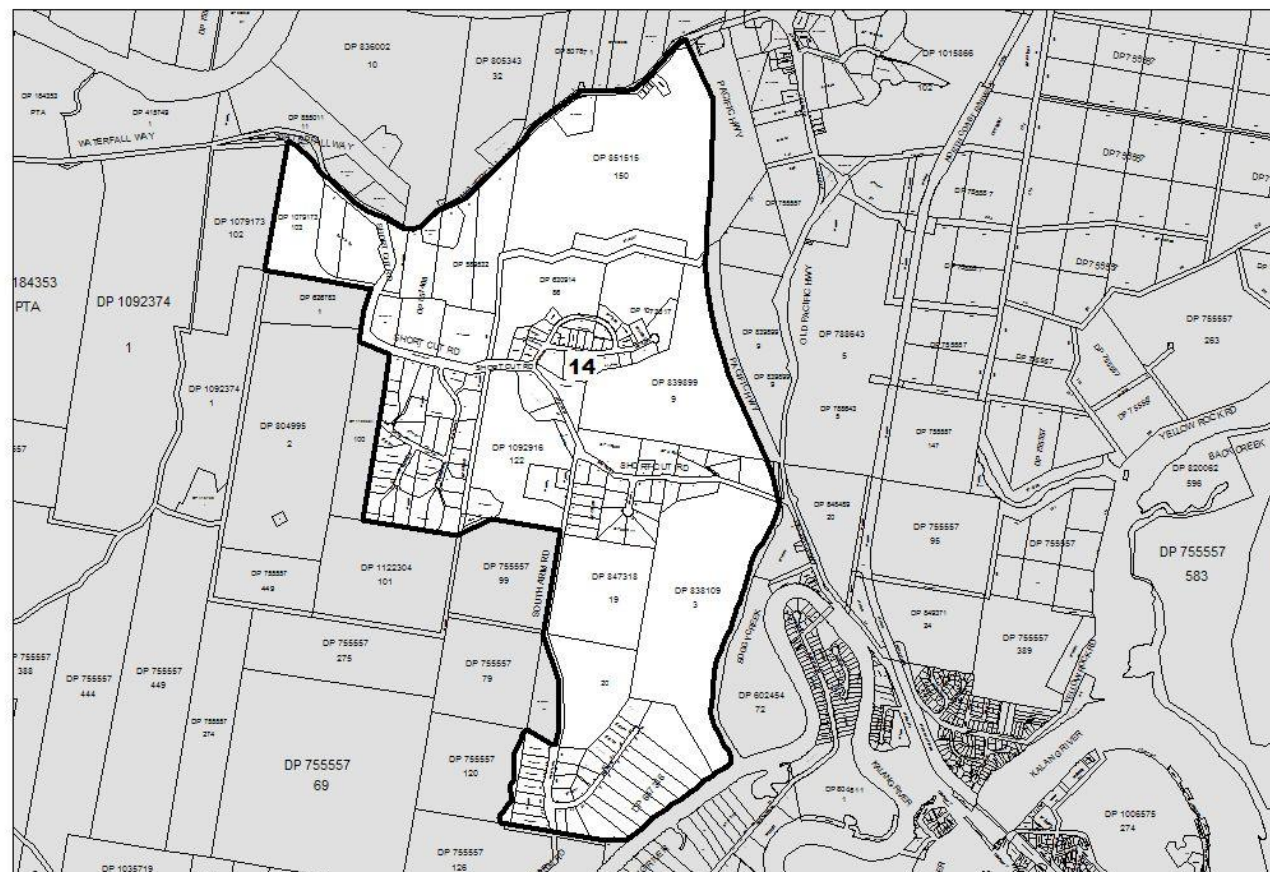
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Community Facilities and Open Space CP 2014 - Contributions Summary			
<b>Contribution Catchment 13: Hungry Head</b>			
Application Type	Local Contribution	Shire Contribution	Total Plan Contribution
Per Person Rate	\$ 683.04	\$ -	\$ 683.04
Subdivision/New Lot: [eqv 2.33 persons]ea	\$ 1,591.47	\$ -	\$ 1,591.47
Detached Dwellings			
1 BR [1.6]	\$ 1,092.86	\$ -	\$ 1,092.86
2BR [1.9]	\$ 1,297.77	\$ -	\$ 1,297.77
3BR [2.33]	\$ 1,591.47	\$ -	\$ 1,591.47
Semi/Row/Twnhouse/Unit			
1BR [1.2]	\$ 819.64	\$ -	\$ 819.64
2BR [2.3]	\$ 1,570.98	\$ -	\$ 1,570.98
3BR [2.3]	\$ 1,570.98	\$ -	\$ 1,570.98
Additions/Increased Capacity/Additional BR [eqv 0.3 persons] ea	\$ 204.91	\$ -	\$ 204.91
Self Contained / Independent Seniors Living each			
1BR[0.6]	\$ 409.82	\$ -	\$ 409.82
2BR[0.8]	\$ 546.43	\$ -	\$ 546.43
3BR[1.0]	\$ 683.04	\$ -	\$ 683.04
Tourist per Bed [eqv 0.3 persons]	\$ 204.91	\$ -	\$ 204.91

## 7.14 Raleigh West

*Community Facilities and Open Space Infrastructure  
Section 94 Developer Contribution Plan 2014*

Community Facilities and Open Space CP 2014- Work Schedule												
Catchment 14: Raleigh West												
Item	Description	Unit	Qty	Rate	Sub Total	Cost Contingency	Total Project Cost	App/Cost	App' Total	Rate/ Person	Rate/ NewLot	Delivery
1	Cedar Reserve Park North Belling	item	1	\$ 50,000.00	\$ 50,000.00	\$ 6,250.00	\$ 56,250.00	0.00%	\$ -	\$ -	\$ -	Post 2015
2	Belling Park Landscape Upgrade	item	1	\$ 100,000.00	\$ 100,000.00	\$ 12,500.00	\$ 112,500.00	6.00%	\$ 6,750.00	\$ 103.85	\$ 241.96	Post 2015
3	Piggott Park Belling	item	1	\$ 50,000.00	\$ 50,000.00	\$ 6,250.00	\$ 56,250.00	0.00%	\$ -	\$ -	\$ -	Post 2015
4	Dangar Falls Landscape	item	1	\$ 100,000.00	\$ 100,000.00	\$ 12,500.00	\$ 112,500.00	0.00%	\$ -	\$ -	\$ -	Post 2015
5	Connell Park Netball Courts Belling	item	1	\$ 500,000.00	\$ 500,000.00	\$ 62,500.00	\$ 562,500.00	6.00%	\$ 33,750.00	\$ 519.23	\$ 1,209.81	Post 2015
6	Mylestom Reserve Mylestom Landscape Upgrade	item	1	\$ 50,000.00	\$ 50,000.00	\$ 6,250.00	\$ 56,250.00	6.00%	\$ 3,375.00	\$ 51.92	\$ 120.98	Post 2015
7	Gleniffer Reserves	item	1	\$ 200,000.00	\$ 200,000.00	\$ 25,000.00	\$ 225,000.00	6.00%	\$ 13,500.00	\$ 207.69	\$ 483.92	Post 2015
TOTAL							\$ 1,181,250.00		\$ 57,375.00	\$ 882.69	\$ 2,056.67	



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COMMUNITY FACILITIES & OPEN SPACE CP 2014

CONTRIBUTION CATCHMENT 14

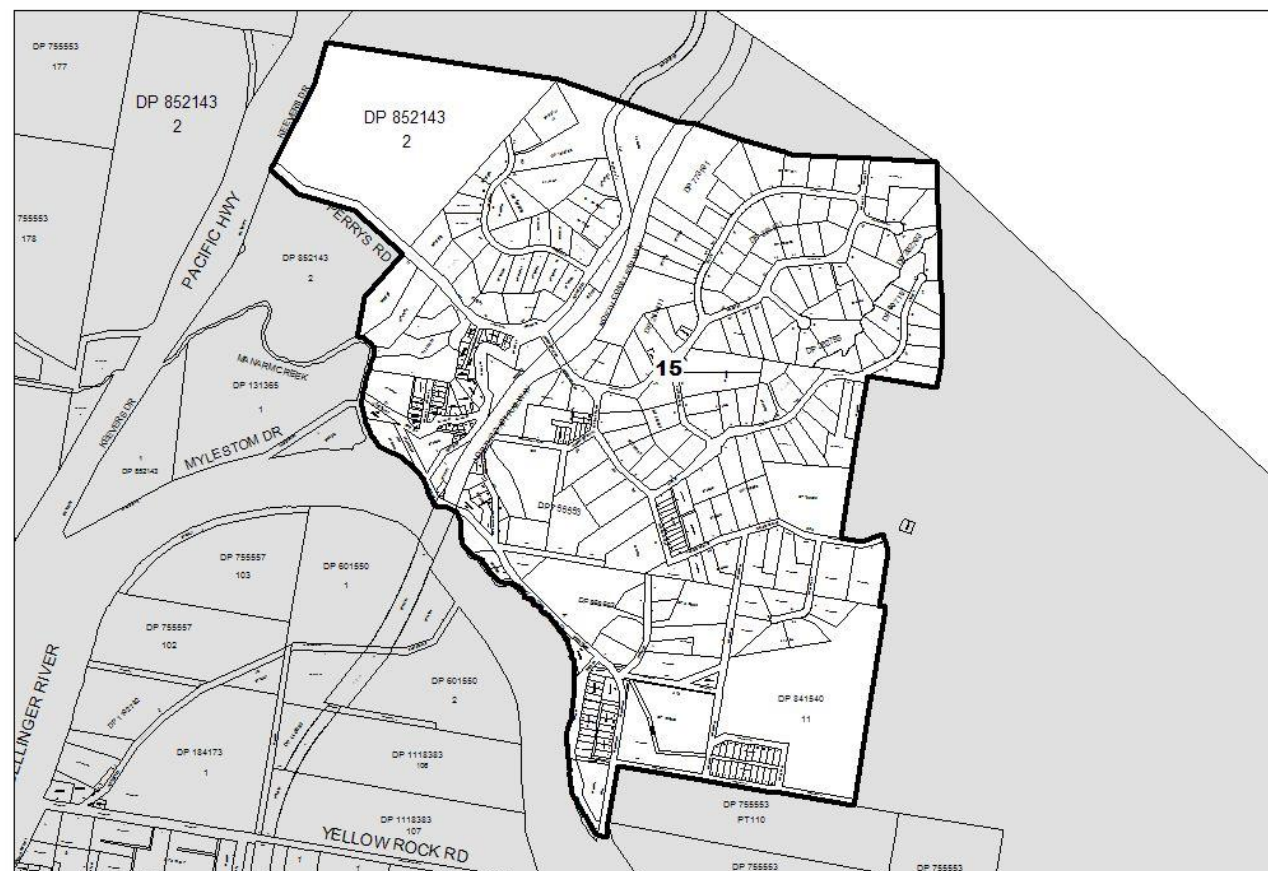
Community Facilities and Open Space CP 2014 - Contributions Summary			
<b>Contribution Catchment 14: Raleigh West</b>			
Application Type	Local Contribution	Shire Contribution	Total Plan Contribution
Per Person Rate	\$ 882.69	\$ -	\$ 882.69
Subdivision/New Lot: [eqv 2.33 persons]ea	\$ 2,056.67	\$ -	\$ 2,056.67
Detached Dwellings			
1 BR [1.6]	\$ 1,412.31	\$ -	\$ 1,412.31
2BR [1.9]	\$ 1,677.12	\$ -	\$ 1,677.12
3BR [2.33]	\$ 2,056.67	\$ -	\$ 2,056.67
Semi/Row/Twnhouse/Unit			
1BR [1.2]	\$ 1,059.23	\$ -	\$ 1,059.23
2BR [2.3]	\$ 2,030.19	\$ -	\$ 2,030.19
3BR [2.3]	\$ 2,030.19	\$ -	\$ 2,030.19
Additions/Increased Capacity/Additional BR [eqv 0.3 persons] ea	\$ 264.81	\$ -	\$ 264.81
Self Contained / Independent Seniors Living each			
1BR[0.6]	\$ 529.62	\$ -	\$ 529.62
2BR[0.8]	\$ 706.15	\$ -	\$ 706.15
3BR[1.0]	\$ 882.69	\$ -	\$ 882.69
Tourist per Bed [eqv 0.3 persons]	\$ 264.81	\$ -	\$ 264.81



## 7.15 Repton

*Community Facilities and Open Space Infrastructure  
Section 94 Developer Contribution Plan 2014*

<b>Community Facilities and Open Space CP 2014- Work Schedule</b>												
<b>Catchment 15: Repton</b>												
Item	Description	Unit	Qty	Rate	Sub Total	Cost Contingency	Total Project Cost	App/Cost	App' Total	Rate/ Person	Rate/ NewLot	Delivery
1	Cedar Reserve Park North Belling	item	1	\$ 50,000.00	\$ 50,000.00	\$ 6,250.00	\$ 56,250.00	0.00%	\$ -	\$ -	\$ -	Post 2015
2	Belling Park Landscape Upgrade	item	1	\$ 100,000.00	\$ 100,000.00	\$ 12,500.00	\$ 112,500.00	6.00%	\$ 6,750.00	\$ 82.32	\$ 191.80	Post 2015
3	Piggott Park Belling	item	1	\$ 50,000.00	\$ 50,000.00	\$ 6,250.00	\$ 56,250.00	0.00%	\$ -	\$ -	\$ -	Post 2015
4	Dangar Falls Landscape	item	1	\$ 100,000.00	\$ 100,000.00	\$ 12,500.00	\$ 112,500.00	0.00%	\$ -	\$ -	\$ -	Post 2015
5	Connell Park Netball Courts Belling	item	1	\$ 500,000.00	\$ 500,000.00	\$ 62,500.00	\$ 562,500.00	6.00%	\$ 33,750.00	\$ 411.59	\$ 958.99	Post 2015
6	Mylestom Reserve Mylestom Landscape Upgrade	item	1	\$ 50,000.00	\$ 50,000.00	\$ 6,250.00	\$ 56,250.00	6.00%	\$ 3,375.00	\$ 41.16	\$ 95.90	Post 2015
7	Gleniffer Reserves	item	1	\$ 200,000.00	\$ 200,000.00	\$ 25,000.00	\$ 225,000.00	6.00%	\$ 13,500.00	\$ 164.63	\$ 383.60	Post 2015
<b>TOTAL</b>							<b>\$ 1,181,250.00</b>		<b>\$ 57,375.00</b>	<b>\$ 699.70</b>	<b>\$ 1,630.29</b>	



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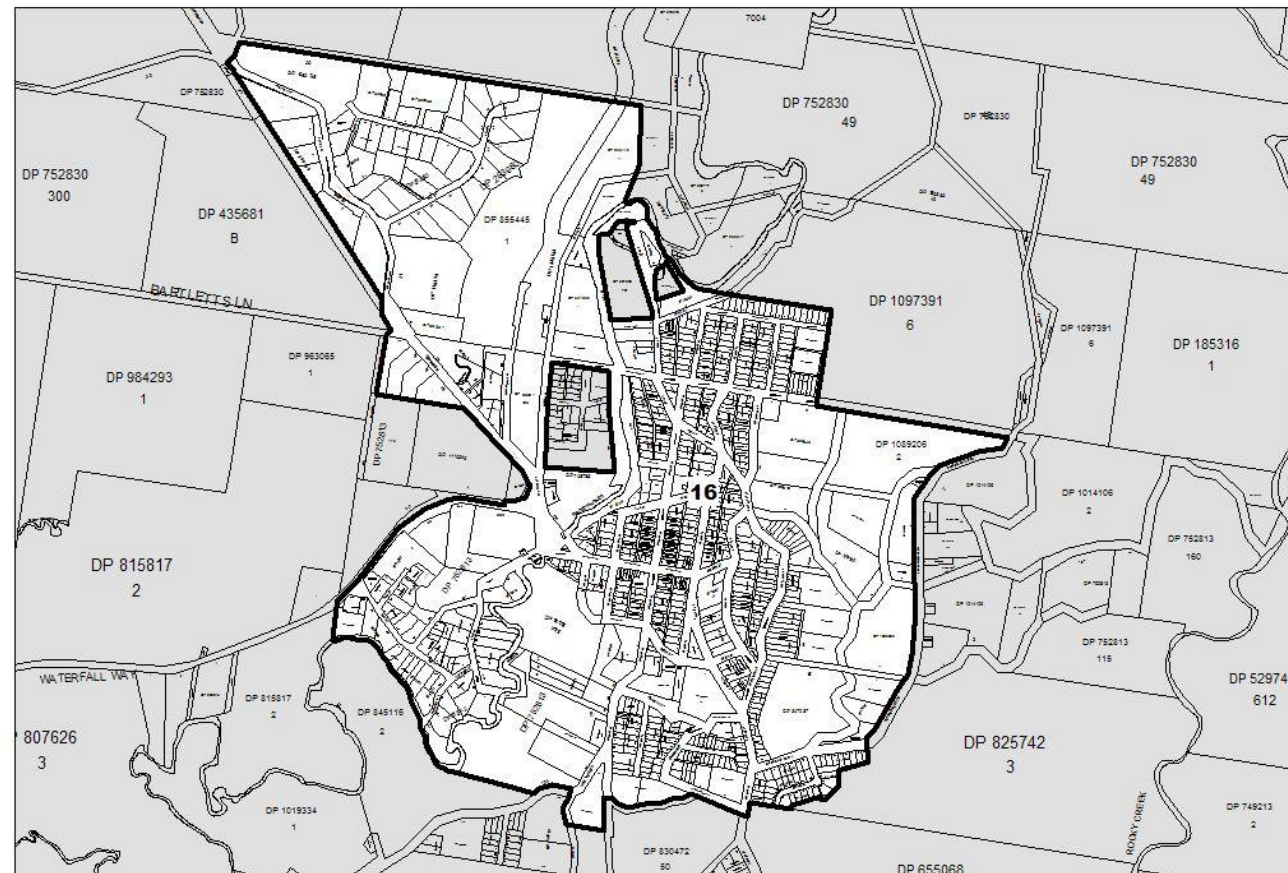
CONTRIBUTION CATCHMENT 15

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Community Facilities and Open Space CP 2014 - Contributions Summary			
Contribution Catchment 15: Repton / Mylestom			
Application Type	Local Contribution	Shire Contribution	Total Plan Contribution
Per Person Rate	\$ 699.70	\$ -	\$ 699.70
Subdivision/New Lot: [eqv 2.33 persons]ea	\$ 1,630.29	\$ -	\$ 1,630.29
Detached Dwellings			
1 BR [1.6]	\$ 1,119.51	\$ -	\$ 1,119.51
2BR [1.9]	\$ 1,329.42	\$ -	\$ 1,329.42
3BR [2.33]	\$ 1,630.29	\$ -	\$ 1,630.29
Semi/Row/Twnhouse/Unit			
1BR [1.2]	\$ 839.63	\$ -	\$ 839.63
2BR [2.3]	\$ 1,609.30	\$ -	\$ 1,609.30
3BR [2.3]	\$ 1,609.30	\$ -	\$ 1,609.30
Additions/Increased Capacity/Additional BR [eqv 0.3 persons] ea	\$ 209.91	\$ -	\$ 209.91
Self Contained / Independent Seniors Living each			
1BR[0.6]	\$ 419.82	\$ -	\$ 419.82
2BR[0.8]	\$ 559.76	\$ -	\$ 559.76
3BR[1.0]	\$ 699.70	\$ -	\$ 699.70
Tourist per Bed [eqv 0.3 persons]	\$ 209.91	\$ -	\$ 209.91

## 7.16 Dorriggo Established Areas

Community Facilities and Open Space CP 2014- Work Schedule												
Catchment 16: Dorrig												
Item	Description	Unit	Qty	Rate	Sub Total	Cost Contingency	Total Project Cost	App/Cost	App' Total	Rate/ Person	Rate/ NewLot	Delivery
1	Cedar Reserve Park North Bellingen	item	1	\$ 50,000.00	\$ 50,000.00	\$ 6,250.00	\$ 56,250.00	0.00%	\$ -	\$ -	\$ -	Post 2015
2	Belling Park Landscape Upgrade	item	1	\$ 100,000.00	\$ 100,000.00	\$ 12,500.00	\$ 112,500.00	6.00%	\$ 6,750.00	\$ 46.88	\$ 109.22	Post 2015
3	Piggott Park Bellingen	item	1	\$ 50,000.00	\$ 50,000.00	\$ 6,250.00	\$ 56,250.00	0.00%	\$ -	\$ -	\$ -	Post 2015
4	Dangar Falls Landscape	item	1	\$ 100,000.00	\$ 100,000.00	\$ 12,500.00	\$ 112,500.00	6.00%	\$ 6,750.00	\$ 46.88	\$ 109.22	Post 2015
5	Connell Park Netball Courts Bellingen	item	1	\$ 500,000.00	\$ 500,000.00	\$ 62,500.00	\$ 562,500.00	0.00%	\$ -	\$ -	\$ -	Post 2015
6	Mylestom Reserve Mylestom Landscape Upgrade	item	1	\$ 50,000.00	\$ 50,000.00	\$ 6,250.00	\$ 56,250.00	0.00%	\$ -	\$ -	\$ -	Post 2015
7	Gleniffer Reserves	item	1	\$ 200,000.00	\$ 200,000.00	\$ 25,000.00	\$ 225,000.00	6.00%	\$ 13,500.00	\$ 93.75	\$ 218.44	Post 2015
<b>TOTAL</b>							<b>\$ 1,181,250.00</b>		<b>\$ 27,000.00</b>	<b>\$ 187.50</b>	<b>\$ 436.88</b>	



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COMMUNITY FACILITIES & OPEN SPACE CP 2014

CONTRIBUTION CATCHMENT 16

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Community Facilities and Open Space CP 2014 - Contributions Summary			
<b>Contribution Catchment 16: Dorrigo</b>			
Application Type	Local Contribution	Shire Contribution	Total Plan Contribution
Per Person Rate	\$ 187.50	\$ -	\$ 187.50
Subdivision/New Lot: [eqv 2.33 persons]ea	\$ 436.88	\$ -	\$ 436.88
Detached Dwellings			
1 BR [1.6]	\$ 300.00	\$ -	\$ 300.00
2BR [1.9]	\$ 356.25	\$ -	\$ 356.25
3BR [2.33]	\$ 436.88	\$ -	\$ 436.88
Semi/Row/Twnhouse/Unit			
1BR [1.2]	\$ 225.00	\$ -	\$ 225.00
2BR [2.3]	\$ 431.25	\$ -	\$ 431.25
3BR [2.3]	\$ 431.25	\$ -	\$ 431.25
Additions/Increased Capacity/Additional BR [eqv 0.3 persons] ea	\$ 56.25	\$ -	\$ 56.25
Self Contained / Independent Seniors Living each			
1BR[0.6]	\$ 112.50	\$ -	\$ 112.50
2BR[0.8]	\$ 150.00	\$ -	\$ 150.00
3BR[1.0]	\$ 187.50	\$ -	\$ 187.50
Tourist per Bed [eqv 0.3 persons]	\$ 56.25	\$ -	\$ 56.25



## 7.18 References

***Bellingen Shire Open Space and Community Facilities Study***  
***Bellingen Shire Growth Management Strategy.***

Suter Planners (2010)  
GHD Pty Ltd, Coffs Harbour (2006)