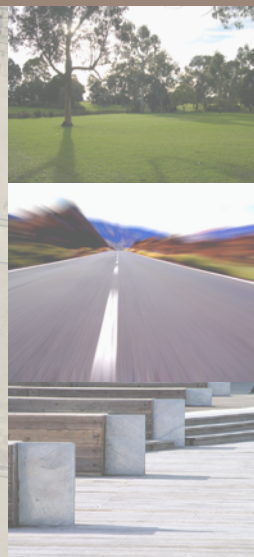


Lismore City Council Section 94 Contributions Plan North Lismore Plateau



December 2013



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1. Schedule of Rates

North Lismore Plateau is a major green field residential area and an important component to the Lismore housing supply market. This Section 94 Contributions Plan addresses the public facilities and amenities that will be required to meet the needs of the incoming population of North Lismore Plateau and applies to the area known as North Lismore Plateau as shown on the Figure 2-1.

Section 94 of the *Environmental Planning and Assessment Act 1979* authorises a consent authority responsible for determining a development application to grant consent to a proposed development subject to a condition requiring the payment of a monetary contribution or the dedication of land free of cost, or both, towards the provision of public amenities and public services.

This Plan was prepared in accordance with the *Environmental Planning and Assessment Act 1974* and *Planning and Assessment Regulation 2000*. This Plan has been prepared taking into consideration the principles of nexus, apportionment and reasonableness. This plan describes the forecast future demands for public facilities and amenities in North Lismore Plateau, the programs of works (projects) which will be implemented to meet these demands, the anticipated costs of these programs, and the basis for determining a reasonable apportionment of the costs to the incoming resident population.

It has been estimated that 1,541 dwellings will be developed in North Lismore Plateau which will house 3,625 persons. The new population emanating from North Lismore Plateau will result in the need for augmented and/or additional Open space and recreation facilities; Public domain facilities, Traffic and transport facilities and administration and plan management

1.1 Value of Infrastructure

As a condition of development consent, Council will require payment of money and/or dedication of land or works as a contribution to the cost of the provision of infrastructure required to enable the development in North Lismore Plateau. The value of the contributions are based on the formulae shown in the contributions plan, using the cost of infrastructure and the extent of estimated development also shown in the contributions plan. The following tables provide a summary of the cost of proposed infrastructure.

Table 1-1 Value of Infrastructure

Purpose	Cost
Open space and recreation facilities	\$4,945,903
Public domain facilities	\$2,590,250
Local traffic management	\$8,843,519
Urban traffic management	\$3,945,540
Administration and plan management	\$100,000
Total	\$20,425,212

1.2 Contribution Rates

In the case of dwellings which do not have identified bedrooms e.g. bed sitters and studio type dwellings, the contribution is calculated by reference to the dwelling type, occupancy rate and contribution rate per person.

Table 1-2 Contributions for Dwelling Houses (as at November 2013)

Number of Bedrooms	Rate Per Person (\$)	1	2	3	4+
Occupancy Rate		1.49	1.92	2.44	3.15
Open space and recreation	\$1,364	\$2,032	\$2,619	\$3,328	\$4,297
Public domain	\$715	\$1,065	\$1,373	\$1,745	\$2,252
Local traffic and transport	\$2,440	\$3,636	\$4,685	5,954	\$7,686
Urban traffic and transport	\$1,088	\$1,621	\$2,089	\$2,655	\$3,427
Plan management	\$28	\$42	\$54	\$68	\$88
Total	\$5,635	\$8,396	\$10,819	\$13,749	\$17,750

Table 1-3 Contributions for Attached dwellings, Dual Occupancies (detached and attached), Multi Dwelling Housing, Semi - Detached Houses and Residential Flat Buildings (as at November 2013)

Number of Bedrooms	Rate Per Person (\$)	1	2	3	4+
Occupancy Rate		1.16	1.53	2.01	2.75
Open space and recreation	\$1,364	\$1,582	\$2,083	\$2,737	\$3,751
Public domain	\$715	\$829	\$1,092	\$1,435	\$1,966
Local traffic and transport	\$2,440	\$2,830	\$3,727	\$4,897	\$6,710
Urban traffic and transport	\$1,088	\$1,262	\$1,662	\$2,183	\$2,992
Plan management	\$28	\$32	\$43	\$56	\$77
Total	\$5,635	\$6,537	\$8,607	\$11,309	\$15,496

Please note the above contributions will be indexed please refer to Section 3.9

1.3 Contributions for Subdivision

Contributions for subdivision are based on the estimated income streams against future estimated infrastructure and apply assumptions on the projected dwelling yields for dual occupancies and multi dwellings. The model aims to achieve an overall annual balanced financial position throughout the life of the Plan in order to minimise financial risk for the provision of facilities and services for North Lismore Plateau.

Section 4.10 estimates the lot and dwelling numbers for North Lismore Plateau. It is estimated that within North Lismore Plateau that 1336 lots will yield 1541 dwellings (refer to Table 4-5).

Given the nature of the proposed development and the zoning of the land the area is expected to yield both dual occupancy development and multi dwelling housing (and the like). Therefore this Section 94 Plan takes into consideration the monies collected from dual occupancy and multi dwelling housing.

In calculating the levy for subdivisions this Plan estimates the contributions expected from the dual occupancy development and multi dwelling housing (and the like) then by deduction this Plan will need to collect the balance from lot production at the initial subdivision of the land.

Step 1- Estimating levies collected from dual occupancy development and multi dwelling housing.

Dual Occupancies

As shown in Table 4-5 it is estimated that there will be an additional 154 dwellings from dual occupancy developments, as the subdivision has already contributed to the levies for one dwelling. For the purposes of this Plan it is assumed that dual occupancy developments pay levies for a 2 bedroom (refer to Table 1-3) and therefore it is estimated that Council will collect the following

154 dwellings X \$8,607 = \$1,325,525

Multi dwelling Developments

As shown in Table 4-5 it is estimated that there will be an additional 77 dwellings from multi dwelling housing. As the subdivision has already contributed to the levies for one dwelling the remaining two dwellings will need to contribute for the additional dwellings. Therefore there will be 51 multi dwelling contributions (two from each of 26 lots). For the purposes of this Plan it is assumed that multi dwelling housing developments pay levies for a 1 bedroom (refer to Table 1-3) and therefore it is estimated that Council will collect the following

51 X \$6537 = \$ 333,366

Therefore the total contributions levied from dual occupancies and multi dwelling developments equals approximately \$1,658,891

Step 2 – Estimating Subdivision Contribution

The estimated income likely to be collected from dual occupancy and multi dwelling developments is \$1,658,891. As shown in Table 1-1 the value of the infrastructure is **\$20,425,212**.

The remaining income stream of \$18,766,320 is estimated to be collected from the subdivision of 1336 lots and therefore the contribution for subdivision is **\$14,047 per lot**.

Table 1-4 Contributions for Subdivision

Purpose	Rate Per Net Additional Lot
Open space and recreation	\$3,189
Public domain	\$1,672
Local traffic and transport	\$5,717
Urban traffic and transport	\$3,399
Plan management	\$70
Per Lot	\$14,047

The core principle of development contributions is that they must be reasonable. A contribution for subdivision is considered to be reasonable as it levies for the needs of new residents for North Lismore Plateau and ensures the equitable provision of these facilities.

2. Introduction

2.1 Name of the Plan

This Plan is called the North Lismore Plateau - Section 94 Contributions Plan.

2.2 Commencement of the Plan

This Plan was endorsed by Lismore City Council on 10 December 2013 and commenced on 10 December 2013. Development applications assessed on or after this date will be subject to the provisions of this plan.

2.3 What is the Purpose of this Plan?

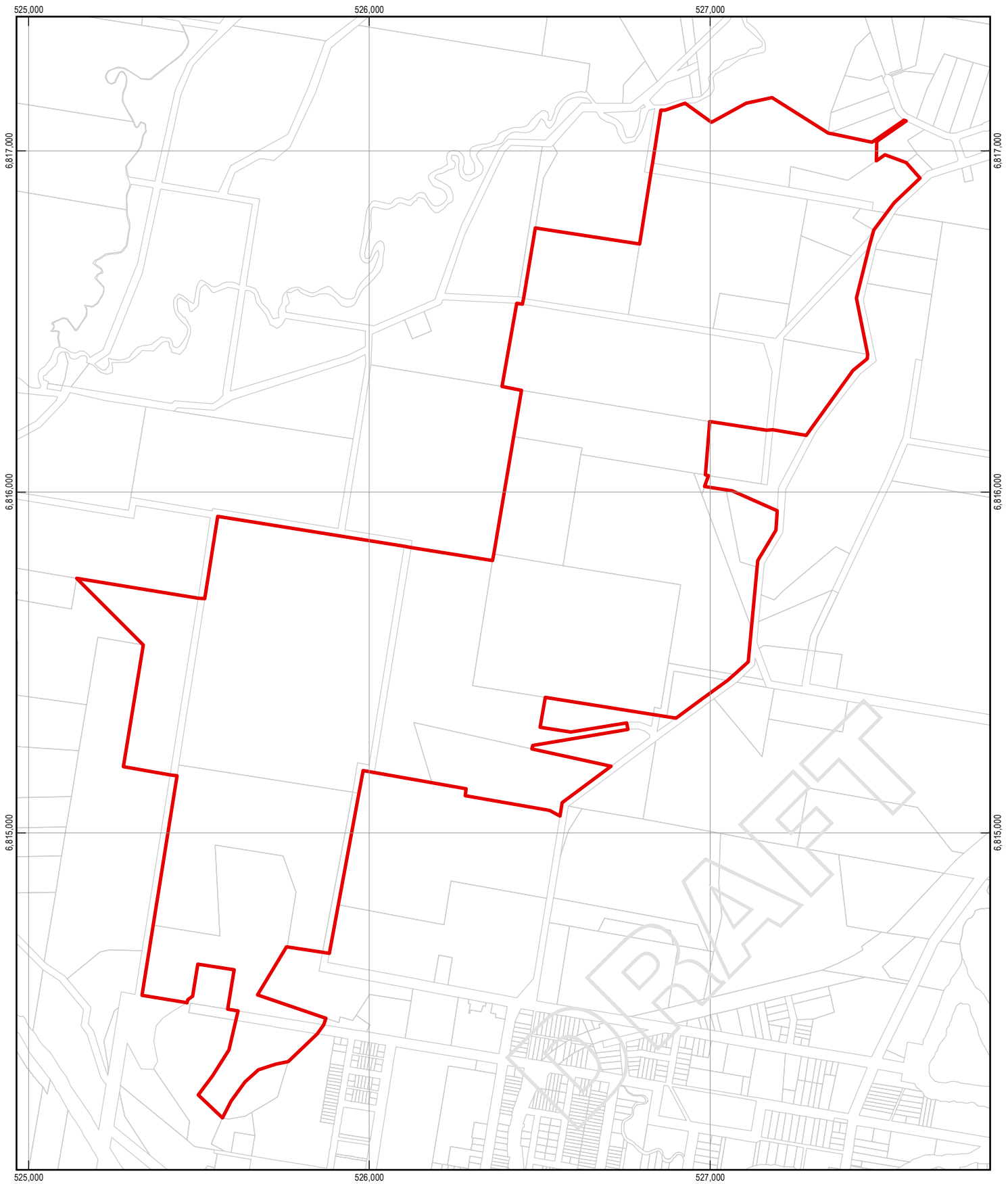
The primary purpose of this Plan is to satisfy the requirements of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation) to enable Council to levy payment of a monetary contribution, a dedication of land, or, in lieu thereof, to accept the provision of material public benefits (including the dedication of land) or the carrying out of works in kind, towards the provision, extension or augmentation of services and facilities that will, or are likely to be, required as a consequence of development in North Lismore Plateau.

Other purposes of this Plan are to:

- Provide the framework for the efficient and equitable determination, collection and management of development contributions towards the provision of services and facilities;
- Ensure that community infrastructure is provided in a reasonable time;
- Ensure that all new development that benefits from community infrastructure contributes to its provision;
- Determine likely development patterns and needs of the population which will result from that development;
- Ensure that the existing Lismore community is not unreasonably burdened by the provision of public infrastructure required (either partly or fully) as a result of the ongoing development and re-development of North Lismore Plateau ;
- Provide an overall strategy for the co-ordinated delivery of services and facilities consistent with Council's strategic intent and Management Plan;
- Provide a comprehensive and transparent strategy which is implemented for the assessment, accounting and review of development contributions made under Section 94 of the EP&A Act and EP&A Regulation for Lismore City ; and
- Indicate a program of works and expenditure for the provision of community infrastructure required as a result of development.

2.4 Land to which this Plan applies

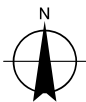
This Plan applies to land within the Lismore local government area (LGA), referred to in this Contributions Plan, as Stage 1 North Lismore Plateau. Figure 1-1 illustrates the Land to which this Plan Applies. Council will levy all development in North Lismore Plateau which generates the need for additional amenities, facilities and services, which the Council provides. Development includes subdivision and new dwellings.



Legend

- Land Subject to this Plan
- Lot Boundaries

Paper Size A4
 0 50 100 200 300 400
 Metres
 Map Projection: Transverse Mercator
 Horizontal Datum: GDA 1994
 Grid: GDA 1994 MGA Zone 56



Lismore Shire Council
 North Lismore Plateau

Job Number | 22-16489
 Revision | A
 Date | 04 Jul 2013

Section 94 Plan Land Subject to this Plan

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Data source: LPI, 2012, Lot boundaries. Created by:sldouglas

2.5 Relationship to Other Plans

This Plan repeals Lismore Contributions Plan (2004; amended 2007 and 2010) as it applies to the land to which this Plan applies.

Contributions raised and paid under the auspices of the repealed plan will be directed towards the respective facility categories contained in this Plan. This Plan incorporates the outstanding fund balances of the repealed plans, as existing at the time of the plan's introduction.

Contributions levied under the repealed plan may be adjusted at the time of payment in accordance with movements in the quarterly Consumer Price Index. This Plan is consistent with Council's current plan and provides a means of implementing priority facilities and strategies adopted by Council for the provision of public facilities and amenities in Lismore.

This Plan complements Council's various development control plans and policies. However, developers and owners should check other relevant plans and policies for further information and development standards that may relate to their site.

2.6 Definitions

The definitions relating to this Plan not stated in this Part have the same definition as those contained in the Lismore LEP 2012 and the relevant DCP. Where a definition is not contained in this Plan, the LEP or DCP then the following documents, in order of preference, shall be used to determine the meaning of the word.

1. The Environmental Planning and Assessment Act 1979;
2. The Environmental Planning and Assessment Regulation 2000;
3. Other Acts and Regulations of the NSW Parliament; and
4. The latest edition of the Macquarie Dictionary.

In addition in this Plan, the following words and phrases have the following meanings:

"ABS" means the Australian Bureau of Statistics.

Contribution means the dedication of land, the making of a monetary contribution or the provision of a material public benefit, as referred to in section 94 of the EP&A Act.

Council means the Council of the City of Lismore.

CPI means the All Groups Consumer Price Index (Sydney) as published by the Australian Bureau of Statistics.

EP&A Act means the *Environmental Planning and Assessment Act 1979* as amended.

EP&A Regulation means the *Environmental Planning and Assessment Regulation 2000* as amended.

LEP means a local environmental plan made by the Minister under section 70 of the EP&A Act.

LGA means local government area.

"Planning agreement" means a planning agreement referred to in Section 94 of the Environmental Planning and Assessment Act 1979.

"Works Schedule" means the schedule of public facilities and infrastructure for which development contributions may be required. It also includes the likely timing of provision of those public facilities based on projected rates of development.

3. Administration of the Plan

3.1 Operation of the Plan

Section 94 of the EP&A Act permits Council to levy developers to provide or assist in providing new facilities required as a consequence 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 development consent requiring the payment of a monetary contribution, dedication of land and/or works in kind, in accordance with the provisions of this Plan.

This Plan identifies the quantum of contribution to be levied on an individual development, and what facilities 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 toward the provision of the services and facilities 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.

3.2 When is the Development Contribution Payable?

Council's policy in relation to the timing of payments of monetary contributions required under this Plan is as follows:

- Development involving subdivision only;
 - prior to the release of the first subdivision certificate (linen plan) or strata certificate.
- Other development that requires a construction certificate;
 - prior to the release of the construction certificate.
- For development applications involving both subdivision and building works;
 - payment is to be made before the release of construction certificate or subdivision certificate whichever occurs first.
- Other development not requiring the issuing of a construction certificate;
 - prior to the issuing of the first occupation certificate or commencement of the use, whichever occurs first.

The Section 94 Contributions payable will be stipulated as a Condition of any Development Consent granted by the Consent Authority.

3.3 Ministerial Direction

The Minister for Planning issued a direction to the Council under section 94E of the EP&A Act effective from 16 September 2010. As a consequence of this review, the Minister for Planning has issued a Direction (March 2011) imposing:

1. A cap of \$20,000 per dwelling/lot for established areas; and
2. A cap of \$30,000 per dwelling/lot for Greenfield areas.

No direction has been issued in relation to development contributions associated with commercial or retail development.

The rates identified in this Plan are within the cap for residential development and are considered comparable with newer contributions plans. Furthermore, this Plan effectively reviews the demands for infrastructure generated by anticipated development and provides a current appraisal of the costs of construction.

3.4 Exemptions for Certain Types of Development

Certain types of development have been exempted from the requirement to make a contribution towards provision or improvement of amenities or services. These types of development are listed below. Council acknowledges that these various types of development provide a planning benefit that outweighs the increase in demand for services generated by the new population that the development will accommodate.

This Plan shall not apply to development:

- For the sole purpose of the adaptive reuse of an item of environmental heritage;
- For the purposes of public infrastructure provided by or on behalf of State Government or the Council;
- For the purposes of local infrastructure under this Plan or another contributions plan prepared under section 94B of the EP&A Act;
- For Council projects that provide non profit community facilities, such as sportsgrounds, parks, community centres, emergency services;
- For infrastructure provided by Rous Water, Country Energy or equivalent water, sewer or energy provider;
- That in the opinion of Council does not increase the demand for the categories of local infrastructure addressed by this Plan; and
- For which section 94 contributions will not be levied in accordance with a direction by the Minister under section 94E of the EP&A Act.

3.4.1 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

The Ministerial Direction of 14 September 2007 exempts contributions for public amenities or public services in relation to social housing providers defined in the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

In accordance with this SEPP, a 'social housing provider' means any of the following:

- a. The New South Wales Land and Housing Corporation;
- b. The Department of Housing;
- c. A community housing organisation registered with the Office of Community Housing of the Department of Housing;
- d. The Aboriginal Housing Office;
- e. A registered Aboriginal housing organisation within the meaning of the *Aboriginal Housing Act 1998*;
- f. The Department of Ageing, Disability and Home Care;
- g. A local government authority that provides affordable housing; and

h. A not-for-profit organisation that is a direct provider of rental housing to tenants.

It is also noted that granny flats/secondary dwellings and residential self care units/self contained dwellings developed under the State Environmental Planning Policy – (Housing for Seniors or People with a Disability) 2004 are exempt from a direct contribution under this Plan.

However, commercial developments, including those which provide exclusively for aged and disabled persons, may be subject to development contributions without being inconsistent with this Direction.

3.4.2 Building the Education Revolution Building Projects

The Ministerial Direction of 9 September 2009 exempts contributions for public amenities or public services in relation to school development in relation to Building the Education Revolution Building Projects.

3.4.3 Temporary Uses

Where a use is of an interim or temporary nature (less than 12 months) and subject to a time-limited consent which will expire, then contributions will be calculated but will be suspended – meaning no payment is due at activation of the consent. In the event a subsequent development application is lodged to continue the use, contributions will be due and payable notwithstanding the short term existence of the use.

3.4.4 Other Public Benefit Exemptions from the Contributions Plan

It is not always possible to identify in advance all developments which may be able to make a meritorious case for an exemption from the obligation to pay some or all of the applicable contributions. On the principle of ensuring public accountability, transparency and equity between all developers, this section specifies the limited opportunity for making a merit-based case for exemption.

Council may formally consider, on the individual merits, a case for exempting the following types of development from the levying of contributions:

- Developments which provide a distinct community benefit on a not-for-profit basis including but not necessarily limited to: accommodation associated with fire stations, police stations or police shop fronts, ambulance stations, rescue services, State Emergency Service (SES) and Rural Fire Service (RFS) operational bases and the like. This provision is not intended to include corporate headquarters of any type;
- Development which involves alterations and additions to an existing single dwelling house or the knock-down rebuild of an existing single dwelling house on a single residential allotment where no additional dwellings will be created; and
- Development by or for non-profit or cooperative organisations which provide a distinct community benefit including but not limited to: the provision of childcare services (especially for under-2s and/or special needs children) including kindergartens and preschools; outreach services, community services or the like, on a cooperative or not-for profit basis.

Full details of any case for exemption must be included as part of the Development Application to enable the Council to make a merit-based assessment of the unique circumstances of the specific case in question concurrent with the consideration of the Development Application as a whole.

If Council does not grant a full exemption to the payment then Council may allow a reduction in the rate of demand for a particular development or Council may allow for the exclusion of individual line items in the works schedule to enable a contribution to be calculated.

3.4.5 Supporting Documentation

In support of such documentation the applicant must confirm the proposed cost of development. The proposed cost of carrying out development is to be determined by the consent authority, for the purpose of this clause, by adding up all the costs and expenses that have been or are to be incurred by the applicant in carrying out the development, including the following:

- a. If the development involves the erection of a building, or the carrying out of engineering or construction work - the costs of or incidental to erecting the building, or carrying out the work, including the costs (if any) of and incidental to demolition, excavation and site preparation, decontamination or remediation;
- b. If the development involves a change of use of land - the costs of or incidental to doing anything necessary to enable the use of the land to be changed; and
- c. If the development involves the subdivision of land - the costs of or incidental to preparing, executing and registering the plan of subdivision and any related covenants, easements or other rights.

The following costs and expenses are not to be included in any estimate or determination of the proposed cost of carrying out development:

- a. The cost of the land on which the development is to be carried out;
- b. The costs of any repairs to any building or works on the land that are to be retained in connection with the development;
- c. The costs associated with marketing or financing the development (including interest on any loans);
- d. The costs associated with legal work carried out or to be carried out in connection with the development;
- e. Project management costs associated with the development;
- f. The cost of building insurance in respect of the development;
- g. The costs of fittings and furnishings, including any refitting or refurbishing, associated with the development (except where the development involves an enlargement, expansion or intensification of a current use of land);
- h. The costs of commercial stock inventory;
- i. Any taxes, levies or charges (other than GST) paid or payable in connection with the development by or under any law;
- j. The costs of enabling access by disabled persons in respect of the development; and
- k. The costs of energy and water efficiency measures associated with the development.

3.5 How the Contributions May be Paid

The EP&A Act provides that development contributions may be met by payment of a monetary contribution, the dedication of land, the carrying out of works in kind or the provision of a material public benefit or any combination of these methods. Each of these methods is a form of payment. Any agreement by the consent authority to accept non-monetary satisfaction of a contribution condition will not alter the total calculated contribution due and payable and no

amendment to the contribution condition to reduce the calculated amount will be made. The method of satisfying a contribution does not change the obligation to make the contribution.

3.5.1 Monetary Contribution

This is the usual means of satisfying a condition of consent requiring a Section 94 Development Contribution. Payment must be in the form of cash, debit card (EFTPOS) or bank cheque. Credit cards are not accepted. Personal and company cheques are not accepted. Direct debit is not accepted.

3.5.2 Voluntary Planning Agreements

Refer to Sections 93C to 93L of the Environmental Planning and Assessment Act.

Council can request the applicant to commence negotiation of a Voluntary Planning Agreement under Sections 93C to 93L of the EP&A Act where there is a proposal to dedicate land, carry out works in kind and/or provide a material public benefit. The joint voluntary agreement of the specifics of the proposal is required to ensure the legality of non-monetary payments of development contributions.

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 for negotiation with Council. The offer to enter into the planning agreement together with a copy of the draft agreement should accompany the relevant development application or rezoning proposal.

Section 93G(1) and (2) of the EP&A Act and Clause 25D(1) of the EP&A Regulations requires a draft Planning Agreement to be exhibited concurrently with a development application or a Development Control Plan. In order to satisfy these criteria, a prospective applicant must notify the Council of their preference to negotiate any non-monetary payment of development contributions prior to the lodgement of any development application.

If Council agrees to enter into the planning agreement, it may impose a condition of development consent under Section 94 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.

3.5.3 Land Dedication and Planning Agreements

A Voluntary Planning Agreement may make provision for the transfer of land free-of-cost to the Council in full or partial satisfaction of a contribution required as part of a Development Consent. The land may be for any purpose identified within the works programmes of this Development Contributions Plan.

The estimated value of the land will be negotiated as part of the Planning Agreement, taking into account the unique characteristics of the property and the circumstances of the transfer including but not limited to:

- The extent to which development potential has been lost or retained, wholly or partly;
- Whether the land has been targeted by any adopted policy of Council including, but not limited to this Plan - however, in the case of land not targeted in this plan, Council will also assess the potential impact on the achievement of the identified works programme;
- The size, shape, location, accessibility and topography of the land proposed to be dedicated;
- Whether the land adjoins an existing area of open space and can be readily consolidated into that area and/or the land will create or improve accessibility within the area;

- Any factors which may affect the usability of the land such as soil condition, flood liability, possible site contamination, public accessibility and safety, proximity to existing uses, the current use of the land, the cost of embellishment or construction of the proposed facility, the impact on the current Contributions Plan works programmes, measures required to fence and maintain the land in the event that works cannot be carried out for some time, and the like;
- The degree to which the identified land can satisfy the purpose for which the contributions has been sought; and
- The on-going costs to Council of care, control and management both prior to and after any improvement works are carried out on the land.

3.5.4 Works in Kind, Material Public Benefit and Planning Agreements

Council may accept an offer by the applicant to provide an “in-kind” contribution (ie the applicant completes part of all of a work identified in the Plan) or through provision of another material public benefit in lieu of the applicant satisfying its obligations under this Plan by way of payment of a monetary contribution. A material public benefit is defined in the EP&A Act as not comprising the dedication of land or the payment of monetary contribution.

Council will only accept an “in-kind” contribution provided the works to be undertaken are consistent with the contribution that would otherwise be required under this Plan and the standard of the works is to Council’s full satisfaction.

Acceptance of works “in kind” is at the sole discretion of Council. Council may review the valuation of works and may seek the services of an independent person to verify the costs. In these cases, all costs will be at the expense of the applicant.

All proposed works must be agreed to by the consent authority and documented in a formal Planning Agreement under the EP&A Act or another suitable document such as a deed of agreement.

3.6 Can Deferred or Periodic Payments be Made?

Council’s policy is to allow deferred or periodic payment of monetary Section 94 contributions subject to consideration of a written application made to Council before the time for payment of the contribution occurs under this Plan.

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

- The reasons provided by the applicant requesting a deferred or periodic payment;
- Whether prejudice will be caused to the community deriving benefit from the services being provided under this Plan;
- Whether allowing the deferred or periodic payment is likely to prevent the public facility 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; and
- Any other relevant circumstances of the case.

If the 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 for the full amount of the contribution or the outstanding balance on condition that:

- Indexing will be calculated from the date the contribution was due until the date of payment;
- The bank guarantee for the amount of the total contribution, or the amount of the outstanding contribution, plus an amount equal to the deferred time period, 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 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; and
- 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.

Council is also entitled to claim any charges associated with establishing or operating the bank security. The applicant is to be provided with the details of any such expenses.

3.7 Construction Certificates and the Obligation of Accredited Certifiers

In accordance with Schedule 1 (Part 1 Clause 10) EP&A Act and Clause 146 of the EP&A Regulation, a certifying authority must not issue a construction certificate for building work or subdivision work 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 a 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 142(2) of the EP&A Regulation.

If an accredited certifier fails to comply with such a requirement of a contributions plan, the consent authority may impose the necessary condition on the complying development certificate and it has effect as if it had been imposed by the accredited certifier.

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

3.8 Section 96 Modifications to Development Consents

Any subsequent Section 96 modification to an issued development consent does not alter the original date of consent. Any formal application to modify a development consent in such a way as will alter the contributions due and payable will be taken to authorise a change to the development contributions consent condition(s).

All such modifications are considered under the Contributions Plan that applied at the date of the original development consent. The procedure is different depending on whether the original contribution has, or has not, been paid.

3.8.1 Where the Original Contribution has not been paid

If the development contributions levied on the original consent have not yet been paid, the contributions are recalculated in their entirety including any credit for any existing development that applied at the date of the original consent. The revised consent condition will replace the original condition.

3.8.2 Where the Original Contribution has been paid

If the development contributions levied on the original consent have been paid, the procedure is different since it is not reasonable to apply CPI inflation to that part of the contribution which has been paid. Given that payment generally occurs at the release of the Construction Certificate, it is also likely that the development will be under construction.

In these circumstances, the development for which contributions have been paid is considered to be the existing (under construction) development. This approved development is to be credited as the existing development for the purposes of the recalculation. The proposed amendments are the proposed development.

In this way, only the nett additional contribution is charged at the current CPI. In this circumstance an additional condition will be inserted alongside the original condition because the additional contribution does not supersede or obviate the obligation to pay the original contribution.

No refunds will be provided as all contributions are committed to Council's rolling works programme and Council is entitled to certainty in cash-flow.

3.9 Adjustment of Contributions

To ensure that the values of the contributions are not eroded over time by movements of the consumer price index, Council will amend the contribution rates. The contribution rates listed will be amended and increased according to consumer price index to allow for increases in the cost of provision of facilities. Contributions will also be adjusted at the time of payment in accordance with the quarterly consumer price index.

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

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

Where:

C = The original contribution amount as shown on the consent.

CPI² = The Consumer Price Index Number (Sydney - All Groups) currently available from the Australian Bureau of Statistics at the time of payment.

CPI¹ = The Consumer Price Index Number (Sydney - All Groups) last published by the Australian Bureau of Statistics at the time of coming into effect of the Plan, or subsequent amendment of the Plan.

3.10 Accountability

Council is required to comply with a range of financial accountability and public access to information requirements in relation to section 94 contributions. These are addressed in Divisions 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 receipts and expenditure;
- Annual financial reporting of contributions; and
- Public access to contributions plans and supporting documents.

Separate accounting records are maintained for all development contributions at Council. A contributions register is maintained by Council in accordance with the EP&A Regulation. The register may also be inspected on request on provision of reasonable notice.

3.11 Pooling of Contributions

Council's ability to forward fund services and amenities identified in this Plan is very limited. Consequently their provision is largely contingent upon the availability of contribution funds. Therefore, in accordance with Clause 27(1)(h) of the EP&A Regulation, this Plan authorises monetary contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes.

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.

3.12 Review of Plan and Contribution Rates

Council acknowledges the need to periodically monitor and review this Plan. For this reason, the contributions will be subject to a number of reviews to take account of such matters as community needs, costs of amenities and services, rate and extent of development, affordability of contributions and progress in providing scheduled works.

In the event of the Council identifying changes as a result of the review process, amendments to this Plan, (apart from the periodic adjustment of contributions that is provided for in Section 3.8 of this plan, based on published indices), will be publicly exhibited in accordance with the requirements of the EP&A Regulation.

Pursuant to Clause 32(3) of the EP&A Regulation, Council may make certain minor adjustments or amendments to this Plan without prior public exhibition and adoption by Council.

3.13 Savings and Transitional Arrangements

A development application which has been submitted prior to this Plan becoming effective but not yet determined shall be determined in accordance with the provisions of the Contributions Plan which applied at the date of determination of the application.

This criterion applies notwithstanding the date of lodgement of the development application.

3.14 Review of Plan without the need for public exhibition

Pursuant to clause 32(3) of the EP&A Regulation, Council may make certain minor adjustments or amendments to the Plan without prior public exhibition and adoption by Council. Minor adjustments could include minor typographical corrections and amendments to rates resulting from changes in the indexes adopted by this Plan.

3.15 Goods and Services Tax

At the time this Plan was made, the position of the Australian Taxation Office (ATO) was that the payment of development contributions made under the EP&A Act is exempt from the Goods and Services Tax (GST) under class ruling 2013/13.

Items in the works schedule of this Plan have been calculated without any GST component.

4. Development Potential and Population

4.1 Planning Background and Implementation

North Lismore Plateau has been recognised as a major green field release area for future residential development in the Lismore LGA. It has long been identified to contribute to the Lismore housing supply market and was originally identified as a potential release area under the Lismore Local Environment Plan (1992) (zoned as 1(d) Investigation zone). It was further identified in 2003 in the Lismore Urban Strategy and was described as the “North Lismore Plateau greenfield investigation site” on map 1 within the strategy.

The Far North Coast Regional Strategy (FNCRS) 2006-2031 (December 2006) identified the North Lismore Plateau as a proposed urban release area indicating the NSW Department of Planning’s (now Department of Planning and Infrastructure) (NSW DoPI) acknowledgement of the potential of the site for residential development. North Lismore Plateau, was expanded in the Lismore Urban Strategy (LUS) (LCC, amended April 2011), to an area comprising approximately 345 hectares of land. Most recently (May 2013), North Lismore Plateau has been identified in the Lismore Growth Management Strategy Discussion Paper as a significant potential provider of residential land.

Lismore LEP 2012 under the Standard Template was gazetted on 22 February 2012. As there is no equivalent 1(d) Investigation zone in the standard template, the site has now been rezoned to RU1 Primary Production.

Lismore City Council resolved at its Ordinary Meeting held on 12 April 2011 to initiate the rezoning process for land within the North Lismore Plateau. Council requested a Gateway Determination from NSW DoPI in June 2011 to amend the Lismore LEP 2000 to rezone the land for urban development. The NSW DoPI confirmed Council provided an adequate assessment against the Sustainability Criteria in the FNCRS, and the planning proposal could proceed.

The North Lismore Plateau urban release area is divided (for the purposes of this contribution plan) into two stages. Stage 1 is the current area being rezoned whilst stage 2 is the remainder of the North Lismore Plateau urban release area.

Stage 1 is approximately 255.4 ha in area (LUS, 2005) and is located approximately 3.0km northwest of the Lismore Central Business District. The area extends along the North Lismore ridgeline from southwest to north-east. The site is bounded by Dunoon Road to the east, Nimbin Road and Boerie Creek Road to the south and west and Boerie Creek to the north. Development in North Lismore Plateau will generate a wide range of infrastructure needs required to support this new population. This will be required to be funded by the private developers. This Plan identifies the infrastructure required to ensure North Lismore Plateau becomes a healthy and vibrant community. This Plan will be applied to development applications which will or are likely to require the provision of additional or upgraded public facilities or works in order to meet the additional demand brought about by the additional population.

It is important to note that the North Lismore Plateau area will develop over many years and planning for facilities at this stage of the development must recognise that population demands will vary over time. Council will continually monitor population growth and demand, and where necessary, will appropriately adjust the facilities to ensure that the facilities are delivered to meet the demands of the population.

4.2 Background Reports

The Contributions Plan draws upon a range of Council plans and on various specialist reports produced to support the preparation of the NLP planning proposal. These include:

- Alderson and Associates Landscape Architects Pty Ltd (June 2012), North Lismore Plateau Landscape Master Plan Report, Parks Open Space and Streetscapes;
- CRG (June 2012), Proposed Rezoning for North Lismore Plateau – Traffic and Transport Planning Assessment;
- Lismore City Council (amended April 2011), Lismore Urban Strategy (LUS);
- Lismore City Council (2005), Lismore Regional City Plan (LRCP);
- Lismore City Council (2012) Sport and Recreation Plan 2011 – 2021;
- Lismore City Council (June 2013) Infrastructure Delivery Plan;
- RPS (January 2011), North Lismore Plateau Planning Proposal;
- TGM (May 2011), North Lismore Plateau Proposed Rezoning, Draft Infrastructure and Servicing Assessment;
- TGM (May 2013a), North Lismore Plateau Proposed Rezoning, Water and Sewer Supply Servicing Strategy;
- TGM (May 2013b), North Lismore Plateau Proposed Rezoning, Road Network Suitability Assessment;
- TGM (June 2012c), North Lismore Plateau Proposed Rezoning, Stormwater Management Plan; and
- TTM, (2012), Lismore Strategic Road Review.

4.3 North Lismore Plateau Population Characteristics

North Lismore Plateau is likely to have a comparable population and housing profile as that for the Lismore LGA.

Population trends and changes in North Lismore Plateau share the characteristics of many other regional areas outside of the major cities in Australia. These characteristics include an ageing population, lifestyle driven growth coupled with decline in the proportion and number of young adults, changing household structures which mirror changes in the broader Australian population, and growth beyond the fringes of established urban areas and into rural landscapes.

The following will likely be the snap shot of the population of North Lismore Plateau:

- Comparable proportion of families with children as experienced for new release areas in NSW (Elton, 2010). A higher proportion of family households (68%) as compared to other household types. However, there will also be greater of range of family types in the more expensive detached dwellings, 'second', homebuyers and younger families/smaller families in the smaller single dwellings are predicted;
- It is also anticipated that the proportion of young childless adults, empty nesters and older people will initially be similar to that usually experienced in new release areas. However this will change over time and North Lismore Plateau will have an increasingly older population, with the proportion of children and young adults decreasing as a percentage of the overall population;
- Higher percent of lone households (27%) compared to NSW (24%) of the total households;

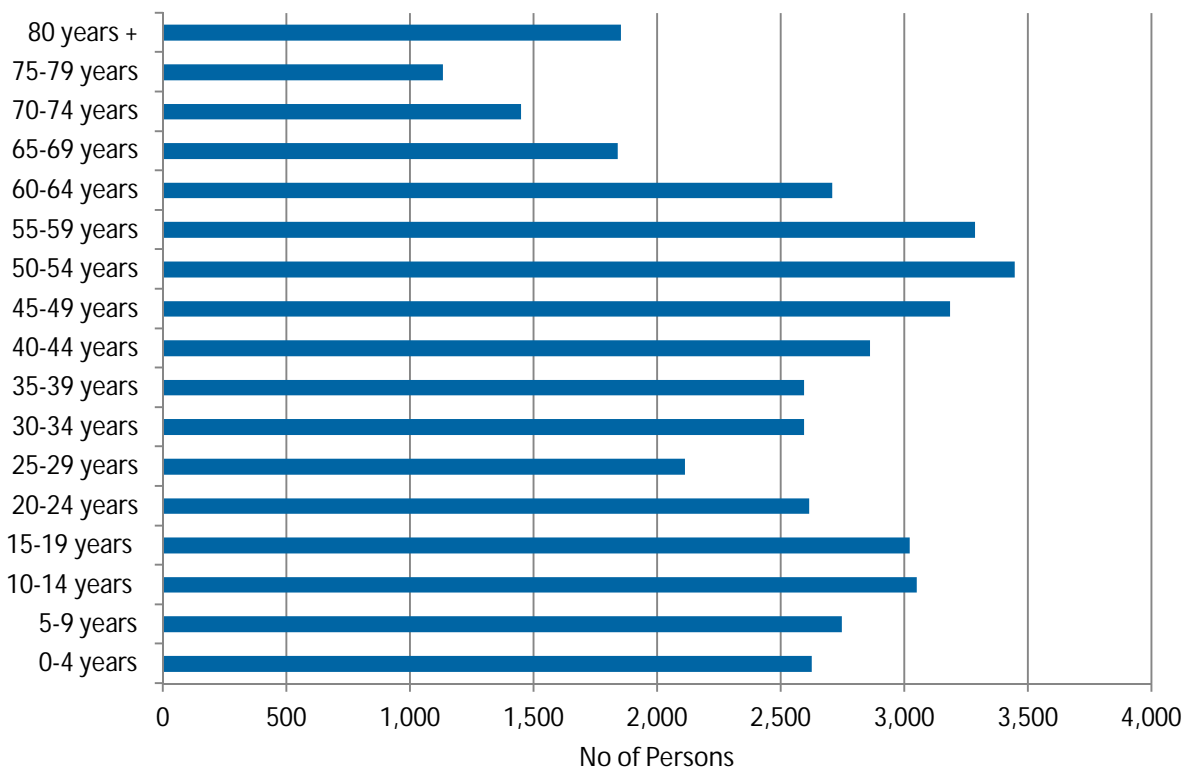
- High proportions of indigenous people (4.5%) as compared to NSW (2.5%);
- Personal, family and household incomes relatively lower compared to NSW. The individual income (\$/weekly) would be \$469 compared to NSW which is \$561;
- Has a high rates of unemployment (8.2%) compared to NSW (5.9%);
- Similar proportions of people employed in professional occupations, with higher rates working in agriculture and trades and lower rates in managerial positions; and
- Higher rates of home and car ownership but similar rates of renters to the rest of NSW.

Demographic forecast and population assumptions have provided an important basis for predicting the public infrastructure provisions and services required to be provided in North Lismore Plateau.

4.4 Age Structure

It is assumed that the age structure of North Lismore Plateau will be similar to that of the Lismore LGA. The medium age will be 40, which is older than the medium age of NSW which is 38 years old. Over the last four census periods, the trend of an increasing aging population in Lismore has been evident. Figure 4-1 below validates that there is a significant proportion of person aged over 45 years old in Lismore LGA.

Figure 4-1 Age Structure, Lismore LGA 2011



The above graph also demonstrates the low portion of 20 to 40 year old persons living in Lismore. In NSW in 2011, 13% of the population was aged between 20 and 29, however in Lismore only 11% of the population was aged between 20 and 29 years old. This trend in which the growth of elderly residents outstripping the growth of its younger residents is consistent with regional towns throughout NSW and Australia.

4.5 Population Mobility

Migration within Australia plays a major role in determining population growth. Unlike births and deaths, which are relatively stable components of population change; levels of migration are volatile and can vary widely between places and over time. As such, an understanding of internal migration trends, their drivers, and their impacts, assists in an understanding of population change in Lismore.

While demonstrated above that young adults within Lismore are the most mobile group, Lismore generally does not have a highly mobile population, with over 81% in the same address for one year in 2011. Compare this to a highly mobile area, such as inner Sydney, where only 32% of the population in 2011 had the same address one year ago. Lismore also has a significant amount of its population that moves around the LGA and contributes to the retention of its existing population.

Table 4-1 Population mobility, 2011

2011 Census	Per cent of the Total Population (%)
Same usual address 1 year ago as in 2011	81.3%
Different usual address 1 year ago but same LGA	4.3%
Different usual address 1 year ago but different LGA in NSW	7.9%
Different usual address 1 year ago but different LGA in Qld	1.2%
Same usual address 5 year ago as in 2011	57.1%
Different usual address 5 year ago but same LGA	9.4%
Different usual address 5 year ago but different LGA in NSW	21.4%
Different usual address 5 year ago but different LGA in Qld	3.3%

Source: ABS Census 2011

4.6 Occupancy Rates

The occupancy rate has declined in Lismore LGA since 1996. This is in line with state and national trends. The Australian Bureau of Statistics has advised that this decline is projected to continue. Much of this decline can be attributed to reductions in family size and the increase in numbers of one and two-person households.

Table 4-2 Occupancy rate, 1996 - 2011

Year	Occupancy Rate
1996	2.7
2001	2.5
2006	2.5
2011	2.4

Source: ABS Census 2006 and 2011 Time Series Profile. (ABS, Census time series Profile and Expanded Profile, 2006 and 2011)

4.7 Assumed Occupancy Rates for North Lismore Plateau

It is assumed for North Lismore Plateau (for the purposes of the population projections) that the occupancy rates will be similar to that of 2011 Lismore LGA occupancy rate, especially considering it is likely the majority of the North Lismore Plateau will be developed within the next 5 years.

It is assumed that all the houses to be developed within North Lismore Plateau will be predominantly single detached housing. About 75% of all residential development is expected to be on lots that are 500 sq metres or larger containing a single family dwelling. About 20% is expected to be in the form of attached or detached dual occupancy and about 5% is expected to be attached housing at higher densities. While the overall occupancy rate for the future population will be 2.4 persons per household, it is important to predict the occupancy rate per bedroom in order to accurately predict the population. Table 4-3 demonstrates the occupancy rate per bedroom for North Lismore Plateau (based on Lismore LGA rates).

Table 4-3 Occupancy rate per bedroom size, 2011

Number of Bedrooms	1	2	3	4 +
Detached Housing	1.49	1.92	2.44	3.15
Semi-detached, row or terrace house, townhouse etc.	1.16	1.53	2.01	2.75

Source: ABS Expanded Community Profile, 2011

4.8 Bedroom Size Proportions

Table 4-4 demonstrates the proportion of bedroom sizes per dwelling (occupied private dwellings). The following table is based on Lismore LGA however, it is assumed this will be a similar portion of bedroom size for single dwellings in North Lismore Plateau.

Table 4-4 Proportion of detached dwelling, bedroom size

Detached Dwelling Size	% of Detached Houses	% of Semi-detached, row or terrace house, townhouse
One bedroom or less	3%	10%
Two bedrooms	14%	55%
Three bedrooms	50%	32%
Four or more bedrooms	33%	3.5%

Source: ABS Expanded Community Profile, 2011

4.9 Development and Population Projections

Future residential development in the North Lismore Plateau will result in an increase in persons living and working in the area. The Infrastructure Delivery Plan (Lismore Council, 2013) and the Road Network Suitability Assessment (TGM Group, 2013) estimated the number of dwellings that the zoned area was likely to yield. It has been estimated that 1,541 dwellings will be developed in North Lismore Plateau.

It is expected (based on similar new release area data) that about 75% of all residential development will be separate dwelling houses; 20% will be dual occupancies (detached or attached), or semi-detached houses; and 5% will be multi dwelling housing (3 or more dwellings) or attached dwellings (3 or more). No residential flat buildings are expected in the North Lismore Plateau.

Table 4-5 Proportion of dwellings and lots per dwelling type

Dwelling Type	Proportion	No of Dwellings	No of Estimated Lots
Dwelling Houses (separate house)	75%	1156	1156
Dual Occupancies (detached and attached) , Semi - Detached Houses	20%	308	154* ¹
Attached Dwellings, Multi Dwelling Housing	5%	77	26* ²
Total Dwellings		1541	1336

*¹ – assumes 2 dwellings on one lot

*² – assumes 3 dwellings on one lot

Therefore given the above assumptions within North Lismore Plateau it is estimated that 1336 lots will yield 1541 dwellings.

The following tables demonstrate from the occupancy rate per bedroom and the number of dwellings predicted in North Lismore Plateau that there is likely to be a population of **3,625 persons**.

Table 4-6 Population Projection based on bedroom occupancy rates for detached dwellings

	Portion of Bedroom size of Detached Dwellings (%)	Dwellings	Occupancy Rate per Bedroom	Population
One bedroom or less	3%	35	1.49	52
Two bedrooms	14%	162	1.92	311
Three bedrooms	50%	578	2.44	1410
Four or more bedrooms	33%	381	3.15	1201
Total	100%	1156		2974

Table 4-7 Population Projection based on bedroom occupancy rates for semi-detached, dual occupancies, attached dwellings and multi dwelling housing

	Portion of Bedroom size of Dual Occupancies, Semi - Detached Houses, Attached Dwellings, Multi Dwelling Housing (%)	Dwellings	Occupancy Rate per Bedroom	Population
One bedroom or less	10%	39	1.16	46
Two bedrooms	55%	212	1.53	325
Three bedrooms	32%	123	2.01	247
Four or more bedrooms	3%	12	2.75	33
Total	100%	385		651

Table 4-8 Projected population per dwelling type

Type of Dwelling	Population Number
Population in detached dwellings	2974
Population in dual occupancies, semi - detached houses, attached dwellings, multi dwelling housing.	651
Total Population	3,625

4.10 Future Population Characteristics

The future development and population context of the North Lismore Plateau, against which Council will need to plan and deliver facilities and services, may be expected to include the following components:

- In the early stages a high proportion of first and second time buyers in their late 20s and 30s, with young children or about to start a family;
- Over time a proportion of empty nesters can be expected which will build up over time;
- Relatively high proportion of couple families with children, although the trend is towards declining overall household sizes and more one and two person households as neighbourhoods 'mature';
- Overall ageing of the population, with fewer young people and greater numbers of middle-aged and older people, as a percentage of total population; and
- Most dwellings are likely to be owner-occupied (around 90%) with well over half being mortgaged.

4.11 Facility Demands

Council is committed to promoting sustainability across all areas of the community. Council defines this as delivering, social, cultural and environmental systems that operate in harmony for the benefit and wellbeing of all residents. The objective is to enable residents to enjoy a good quality of life in an active and vibrant community. Council's role in the provision of community and recreation facilities and civil infrastructure all contribute to the collective and individual wellbeing. Council aims to provide access and equity to all services and facilities for all members of the community.

The section 94 levy will enable Council to provide high quality and diverse public facilities to meet the expectations of the new residents of North Lismore Plateau. It is assumed that the population, resulting from future development, will have similar needs in terms of facilities to that of the current population in Lismore LGA (because the characteristics of the new population will be similar characteristics to those of the current population). Future residents in North Lismore Plateau and the planning precincts are likely to need:

- Recreation facilities including open space; and
- Improvements to the urban environment - public domain, streetscape, and traffic facilities.

5. Open Space and Recreation Strategy

The residential development in North Lismore Plateau, will result in additional demands for open space and recreation facilities. It is expected that a population of the size and nature described previously in this Plan would require a wide range of open spaces systems to cater for and support the forecast population.

A proportion of small lot and attached housing is anticipated, which is likely to attract first home buyers, young renters and elderly members of the community, hence a higher proportion of population in 0-4 years, 25-34 year age and an increase in the over 50s age group is predicted. Recreation requirements for the 0-4 year age group are predominately private garden area (which is familiar, safe and secure) or either communal open space or small parks close to the home. For the 25-34 year age and over 50s age group, involvement in organised sports becomes less important and there is a greater emphasis on family orientated activities and watching sports.

Council will need to facilitate the provision of a range of open space and recreation facilities to meet the expected population, including:

Local Parks

A local park serves the local neighbourhood and would have a more neighbourhood focus and, serves the local community. A local park has a minimum size of 0.25 ha. They may also include playgrounds, BBQ's, fields, walking paths and other passive recreational activities.

Linear Park

A linear park located around the perimeter/ rim of the plateau. The linear park incorporates the Bushfire Asset Protection Zone between the forested side slopes of the plateau and the residential development. A road separates the linear park from the development. The linear park includes a pedestrian/ cycle path visible from the road (for casual surveillance and safety) which provides a "circuit" for recreational walking and cycling. The linear park may also incorporate nodes where facilities are provided such as seating, lookouts, BBQs, picnic tables, playspace, kick-a-ball space, and artwork.

This Plan documents the facilities requirements pertaining to expected development of the release area. These are based on the standards presented in the *Lismore City Council Sport and Recreation Plan 2011 – 2021* and have taking account of the following issues:

- The extent of existing open space in the area;
- Increasing difficulties faced by Council in maintaining parks to a standard that meets community expectations;
- The need to plan for fewer larger local parks.

The works program outlines the expected open space provision for North Lismore Plateau. There is no requirement for the North Lismore Plateau to provide active or passive open space beyond the local levels because there is an abundant supply in other locations that are accessible to the North Lismore Plateau and Council does not have the capacity to take on the maintenance of additional village, township or regional facilities.

The following recreation planning principles have been developed to guide the allocation of open space North Lismore Plateau:

- Based on the discrete residential areas a mix of neighbourhood and passive recreation and open space areas are proposed, to satisfy the local population;
- Clustering and co-location of facilities is preferred, to achieve economies of scale;

- Parks will be located in areas that are easily accessible and are linked to pedestrian path and cycle way access. Provision should be based on walkable catchments with the objective that most residents of North Lismore Plateau will be able to walk to a park or similar open space;
- Playgrounds need to provide a range of opportunities and experiences for children and provide a level of amenity for carers including seats, water bubblers and shade; and
- Passive recreation areas should be provided within conservation areas to increase access to these areas and to create activity nodes for passive surveillance, encourage social interaction and provide natural settings for reflection and 'getting away'.

5.1 Acquisitions

Land identified for acquisition includes approximately 22,500 m² for nine local parks, 13,000 m² for the linear park and 3,000 m² for three pocket parks. It is assumed that the local parks and linear park will be valued at \$40 per m² and the pocket parks will be valued at \$18 per m². The total cost of acquisition is estimated at \$1,474,000. This valuation assumes that the land has been zoned for urban purposes and is to be acquired on an englobo basis. This includes all the parks described in the North Lismore Plateau Structure Plan (as outlined in the Development Control Plan). The parks will provide for open space so that the ratio of population to open space is maintained and provide a high quality amenity for this new urban area. If the Structure Plan is amended then acquisitions would need to be reviewed. Valuations may also be revisited before the Plan is adopted by Council.

5.2 Embellishments

It is also proposed to embellish the open space areas as shown in the Structure Plan (in the Development Control Plan). Embellishment of these open space areas will include provision of formal access, viewing platform, playground, pathways, furniture, lighting, landscaping and signage.

5.3 Where will the facilities be located?

The planning for the location of facilities has not yet been finalised. All facilities will be developed in a manner that allows the facilities to serve the local needs generated by the population of the North Lismore Plateau release area. They would generally be located as shown in the North Lismore Plateau Structure Plan (as outlined in the Development Control Plan).

Design concepts will be prepared for the facilities so that specification and costing of the facilities can be more accurately defined as implementation of this Plan proceeds. This may result in amendment of this Plan.

It is likely that, as the planning process for the different precincts proceeds, modified and more cost effective solutions that still meet the strategy objectives may be developed.

Where alternatives to the works schedule are proposed in conjunction with the development of precincts and the alternatives are approved by the Council, the development contribution applicable to a development the subject of a development application may be reviewed, or the works schedule in this Plan updated, or both.

5.4 Apportionment

The need to provide open space identified in this Plan is generated by the residential development. No regional facilities are included in the program of works. It is therefore

appropriate that future residential development within North Lismore Plateau be subject to the full costs of providing these open space facilities.

5.5 Works program and timing

The timeframe for the works will vary and the works schedule staging will be reviewed and adjusted as clearer information on the delivery of the facilities is developed.

Table 5-1 Open space and recreational facilities works program

No	Name of park	Facilities	Cost
Acquisitions			
Acquisition cost of 9 local parks, a linear park and 3 pocket parks			\$1,474,000
Embellishments			
Local Parks Large			
1	Quarry Park	Provision of formal access, playground, pathways, furniture, lighting, landscaping and signage	\$400,510.00
2	Hill Top Park 1	Provision of formal access, viewing platform playground, pathways, furniture, lighting, landscaping and signage	\$202,592.50
3	Hill Top Park 2	Provision of formal access, playground, pathways, furniture, lighting, landscaping and signage	\$236,582.50
4	Hill Top Park 3	Provision of formal access, viewing platform playground, pathways, furniture, lighting, landscaping and signage	\$211,227.50
5	Hill Top Park 4	Provision of formal access, viewing platform playground, pathways, furniture, lighting, landscaping and signage	\$290,125.00
6	Booerie Creek Park	Provision of formal access, pathways, furniture, landscaping and signage	\$164,312.50
7	Creekside Park	Provision of formal access, pathways, furniture, landscaping and signage	\$211,227.50
8	Middle Entry Road Park	Provision of formal access, viewing platform playground, pathways, furniture, lighting, Dog off leash area, landscaping including wetland planting and signage	\$529,650.00
9	Southern Entry Road Park	Provision of formal access, viewing platform playground, pathways, furniture, lighting, Dog off leash area, landscaping including wetland planting and signage	\$507,650.00
Local Park Small			
1	Pocket Park 1	Provision of formal access, pathways, furniture, lighting, landscaping and signage	\$67,375.00
2	Pocket Park 2	Provision of formal access, pathways, furniture, lighting, landscaping and signage	\$69,575.00
3	Pocket Park 3	Provision of formal access, pathways, furniture, lighting, landscaping and signage	\$65,175.00
Linear Park Nodes			
1	Linear Park Node 1	Provision of formal access, pathways, furniture, lighting, landscaping and signage	\$150,975.00
2	Linear Park Node 2	Provision of formal access, pathways, furniture, lighting, landscaping and signage	\$106,975.00
3	Linear Park Node 3	Provision of formal access, pathways, furniture, lighting, landscaping and signage	\$150,975.00
4	Linear Park Node 4	Provision of formal access, pathways, furniture, lighting, landscaping and signage	\$106,975.00
Total Embellishments			\$3,471,903
Total Works			\$4,945,903

5.1 Formula and contribution rates

Contributions will be collected from residential development toward open space and recreation identified under this Plan.

5.1.1 Formula

$$\text{Contribution Per Person (\$)} = \frac{C}{RP}$$

Where:

C = the estimated cost - or if the facility has been completed, the actual cost – of providing each of the open space and recreation facilities (refer works schedule above)

RP = Increase in residential population over the life of this Plan

5.1.2 Contribution Rates

$$\begin{aligned} \text{Contribution Per Person} &= \frac{\$4,945,903}{3625} \\ &= \$1,364 \end{aligned}$$

6. Public Domain Strategy

The public domain provides connections between the open spaces, but also provides spaces for walking, eating, meeting people, shopping etc. A theme of the planning visions for new 'urban' communities is to create a 'village' feel for the incoming residents. The village feel will be fostered by the provision of outdoor meeting and activity spaces with an urban character, such as widened footpaths with street furniture and street trees and parks. The public pedestrian network will therefore perform a dual role of community gathering place and as the principal means for the community to conveniently access each centre's local services

Public domain improvements cover a range of facilities that are provided within urban areas to support the population. This includes:

- Walkways and footpaths.
- Landscaping and urban design improvements including entry treatments.
- Street furniture (including seating / rubbish bins / bike racks / notice boards / signage).
- Fencing and public safety facilities.
- Street lighting.

Improvement of the public domain is necessary to accommodate an anticipated increase in population from the viewpoint of safety and amenity of pedestrians as well as providing a major component of the recreation and open space system. The aim is to create an accessible, genuine and diverse network of public spaces and public streets which integrates existing and future landscapes and buildings, and which establishes a lasting framework and pattern for growth for the North Lismore Plateau.

The significant new population that will result from development will lead to significant additional demands for public domain improvements.

Significant public domain improvements will be necessitated by:

- heavy volumes of pedestrian traffic;
- need to improve pedestrian usage and safety; and
- need to enhance the appearance and vitality of the public areas in North Lismore Plateau.

Council will provide public domain improvements in a range of locations. The locations, together with a description will have a nexus with the proposed works. Therefore, emphasis is given in this plan to improvements to street trees, street furniture and street lighting.

6.1 Where will the facilities be located?

The planning for the location of facilities has not yet been finalised. All facilities will be developed in a manner that allows the facilities to serve the local needs generated by the population of the North Lismore Plateau release area.

Design concepts will be prepared for the facilities so that specification and costing of the facilities can be more accurately defined as implementation of this Plan proceeds. This may result in amendment of this Plan and the location of facilities will then be mapped.

Where alternatives to the works schedule are proposed in conjunction with the development of precincts and the alternatives are approved by the Council, the development contribution applicable to a development the subject of a development application may be reviewed, or the works schedule in this Plan updated, or both.

6.2 Apportionment

The specification of the public domain facilities included in this Plan has been undertaken in response to the demand for those facilities likely to be generated by the new occupants of expected residential development in North Lismore Plateau. These works have been generated by the residential development

It is therefore appropriate that residential development within North Lismore Plateau be subject to the full costs of providing these public domain facilities.

6.3 Works program and timing

The timeframe for the works will vary and the works schedule staging will be reviewed and adjusted as clearer information on the delivery of the facilities is developed.

Table 6-1 Public domain works program

Works	Project	Cost Estimation (\$)
Pathway Network	Including local access paths, recreational paths, and bushland trails	\$2,590,250
Total		\$2,590,250

6.4 Formula and contribution rates

Contributions will be collected from residential development toward public domain identified under this Plan.

6.4.1 Formula

$$\text{Contribution Per Person (\$)} = \frac{C}{RP}$$

Where:

C = the estimated cost - or if the facility has been completed, the actual cost – of providing each of the public domain facilities (refer works schedule above)

RP = Increase in residential population over the life of this Plan

6.4.2 Contribution Rates

$$\begin{aligned} \text{Contribution Per Person} &= \frac{\$2,590,250}{3,625} \\ &= \$715 \end{aligned}$$

7. Local Traffic Management Strategy

The *North Lismore Plateau Proposed Rezoning Road Network Suitability Assessment (TGM Group, May 2013)* and *Proposed Rezoning for North Lismore Plateau – Traffic and Transport Planning Assessment (CRG, June 2012)*, identifies the transport measures which would be required to service and link the future community of North Lismore Plateau.

The ultimate road and transport network was generated by an integrated design process focused on access and servicing considerations to ensure a high quality public domain and pedestrian accessibility. Accessibility and circulation are central to the efficient functioning of the neighbourhoods and the specific design principles underpinning the plan for North Lismore Plateau.

In order to accommodate the future residential development within the North Lismore Plateau, a significant provision of transport infrastructure including major improvements to the existing road network will be required. New access arrangements are required to connect the new development to the external main road system as well as the provision of a network of minor roads to provide local area access and connectivity.

Forecast population growth will result in considerable growth in vehicular traffic on many roads including those for which Council has responsibility. This traffic growth will create a need for various new or improved road and traffic management facilities.

Consequently, the nexus for road and traffic management facilities can be clearly established. Council has undertaken various investigations of the requirements for road upgrading to meet the future needs of the North Lismore Plateau.

The overarching goal for the design and development of North Lismore Plateau is the achievement of long term sustainability. The project will incorporate economic, environmental and social principles to achieve a sustainable urban environment. This will be achieved by providing a permeable road network through a system of multiple collector streets and connections to the external road network.

Peak hour traffic generated by the North Lismore Plateau can be linked to the scale of development. North Lismore Plateau will likely generate 1541 ET. The estimated traffic generated by 2025 is 10,787 vehicles per day (vpd).

Proposed traffic and transport network and services

North Lismore Plateau is proposed to have three entry roads from Dunoon Road consisting of southern, mid and northern connections. The southern and northern connections provide the primary accesses to the North Lismore Plateau. They are intended to form a spine road along the ridge line of the North Lismore Plateau in a southwest to north easterly orientation. The spine road will service the upper western and eastern portions of the development. The mid connection which is proposed for local access only is intended to service the lower eastern portion of the plateau which will be required for the initial stage of the development.

It is expected that the southern section of the NLP spine road will carry in the order of 8,000 vpd, whereas Dunoon Road will carry approximately 4000 vpd. CRG (2012) comment that as traffic volumes on the southern intersection of the spine road will be greater than the Dunoon Road priority could be given to the spine road. It should be noted that this level of service assumes the spine road has full connectivity across the top of the plateau, whereas the current structure plan does not accommodate a link within the site boundary. This has to be negotiated with a neighbouring landowner.

No road connections (other than a fire trail) are proposed to the Nimbin Road due to landform constraints at the southwest corner of the site.

The primary external roads proposed to service the North Lismore Plateau development include:

- Dunoon Road / Tweed Street;
- Alexandra Parade;
- Winterton Parade;
- Orion Street;
- Terania Street; and
- Bridge Street.

CRG (2012) identified the preferred vehicle movement from the Lismore CBD to North Lismore Plateau as north along Winterton Parade, west along Alexandra Parade then north along Dunoon Road to the proposed access locations. TGM (2013b) prepared a Road Network Suitability Assessment that identifies the proposed works, concept design layouts, and preliminary cost estimates.

CRG (2012) and TGM (2013b) each identified a schedule of road works required to the North Lismore local road network to cater for background traffic growth coupled with the North Lismore Plateau traffic. Council has agreed that these works are required. These works are included in the works program shown in Table 7-2.

Internal road hierarchy

Council’s vision for the North Lismore Plateau internal road network involves developing a permeable street network, independent of the mode of transport, reducing pavement width to reduce speed, increase safety, provide an environment conducive to pedestrians and cyclists, reduce construction and maintenance costs (and lower lifecycle costs), improve amenity by developing the street network as an extension to the open space areas, reduce road reserve area and increase allotment yield.

To achieve this Council propose the following road hierarchy for North Lismore Plateau.

Table 7-1 NLP proposed local road hierarchy

Road Hierarchy	Suggested Carriageway Width	Level of Service	Suggested Speed Environment
Major Boulevard Collector	15m	Up to 1100 ET	40 km/h
Minor Boulevard Collector	15m	Up to 450 ET	40 km/h
Major Collector [^]	10m	Up to 2300 ET	60 km/h
Minor Collector	9.5m	Up to 800 ET	40 km/h
Local Street	7m	Up to 180 ET	20 km/h
Access Place	6m	Up to 120 ET	20 km/h
Lane	5.5m	n/a	10 km/h

[^]Council’s definition for ‘Collector Road’ infers a carrying capacity equivalent to the ‘Distributor road’ definition in the NRLG Development and Design Manual.

The proposed approach for the road hierarchy generally follows the Institute of Public Works Queensland publication “Complete Streets”.

The nexus between the proposed infrastructure and the proposed development has been clearly demonstrated above through the planning process and quantified by computer transport modelling. The proposed traffic management measures are required to ensure that the local road network for the North Lismore Plateau can adequately cater for increased traffic generated as a result of the future development.

7.1 Apportionment

The Winterton Parade / Orion Street intersection upgrade identified for the North Lismore Plateau release area is considered essential in order to allow the proposed development to occur and will primarily benefit that development. North Lismore Plateau as planned could not function adequately without the Winterton Parade / Orion Street intersection upgrades and has been planned to allow for a functioning transport system with sufficient access to services in an efficient but sustainable manner. As such, Winterton Parade / Orion Street intersection upgrade will benefit the existing community and the new development will be required to contribute a portion of the cost only.

In addition to Winterton Parade / Orion Street intersection upgrade, other traffic and transport work presented has been undertaken in response to the demand for those facilities likely to be generated by the new residents in North Lismore Plateau. These works have been generated by the residential development.

It is therefore appropriate that residential development within North Lismore Plateau be subject to the full costs of providing these traffic and transport facilities.

7.2 Works program and timing

The timeframe for the works will vary and the works schedule staging will be reviewed and adjusted as clearer information on the delivery of the facilities is developed. The proposed timing is indicative only.

Table 7-2 Local traffic management works program

Location	Works	Timing	Cost Estimation (\$)
Winterton Pde / Orion St / Molesworth Street	Roundabout (single lane)	750 ET	\$700,279
Winterton Pde / Alexandra Pde	Channelisation (Type CHR(S))	300 ET	\$327,369
Dunoon Road / Alexandra Pde	Channelisation (Type AUL left turn)	300 ET	\$536,240
	Roundabout (single lane)	750 ET	
Southern access / Dunoon Road	Channelisation (Type AUL & BAR)	Precinct 1 of southern catchment	\$807,602
	Roundabout (single lane)	750 ET	
Central access / Dunoon Road	Channelisation (Type AUL & BAR)	Precinct 1 of central catchment	\$488,517
Northern access / Dunoon Road	Channelisation (Type AUL & BAR) Type CHR right turn	Precinct 1 of northern catchment 750 ET	\$542,802
Alexandra Pde railway underpass	Straighten the Alexandra Pde alignment and provide carriageways with 4.5m vertical clearance to a new rail bridge.	300 ET	\$2,914,054

Location	Works	Timing	Cost Estimation (\$)
Alexandra Parade	Pavement widening to allow 7m carriageway & 1m sealed shoulders in each direction	300 ET	\$617,162
Dunoon Rd (between Alexandra Pde & northern side of showgrounds)	Pavement widening to allow 7m carriageway & 1m sealed shoulders in each direction	300 ET	\$291,035
Dunoon Rd (between northern side of showgrounds & southern access)	Pavement widening to allow 7m carriageway & 1m sealed shoulders in each direction	Prior to commencement of southern access catchment	\$247,781
Dunoon Rd (between southern & central access intersections)	Pavement widening to allow 7m carriageway & 1m sealed shoulders in each direction	Prior to commencement of central access catchment	\$336,685
Shared User path (along Dunoon Rd to Alexandra Pde)	2.5m wide concrete path	100 ET	\$236,473
Shared User path (between Dunoon Rd & Simes Bridge) including shifting the path off the bridge	2.5m wide concrete path	100 ET	\$797,520
Total Works			\$8,843,519

7.3 Formula and contribution rates

Contributions will be collected from residential development toward traffic and transport identified under this Plan.

7.3.1 Formula

$$\text{Contribution Per Person (\$)} = \frac{C}{RP}$$

Where:

C = the estimated cost - or if the facility has been completed, the actual cost – of providing each of the local traffic management facilities (refer works schedule above)

RP = Increase in residential population over the life of this Plan

7.3.2 Contribution Rates

$$\begin{aligned} \text{Contribution Per Person} &= \frac{\$8,843,519}{3625} \\ &= \$2,440 \end{aligned}$$

8. Urban Traffic Management Strategy

An increase in population in the North Lismore Plateau results in additional trip generation. Council is committed to providing a robust and sustainable road system which provides choice for the additional residents.

As new development occurs in North Lismore Plateau additional traffic and transport management works will be needed to meet the additional demand generated by the new release area. It is not unreasonable to assume the residents in North Lismore Plateau will use the urban roads throughout Lismore. Traffic management works throughout the urban areas of Lismore are required to ensure that the existing level of service is maintained. This is considered reasonable as the use of council road assets will be spread across the entire LGA.

Occupants of expected development in North Lismore Plateau will utilise the urban traffic network outside of the North Lismore Plateau area comprising:

- facilities for private vehicles, including roads and intersections; and
- facilities for walking and cycling.

The need for the facilities has been derived from traffic and transport studies prepared in response to anticipated new development. These studies assessed the need for traffic facilities assuming development takes place as envisaged, and that the new facilities are required to maintain the existing level of service on the surrounding road network. The *Lismore Strategic Road Review* (TTM Group, October, 2012) models the traffic generated from the predicted new development with the LGA, and this included North Lismore Plateau. The report identified that traffic management works required to ensure that the existing level of service is maintained.

The Lismore Strategic Road Review (TTM Group, October, 2012) identified the following types of traffic and transport facilities as being required to support future development. A full list of the works are contained in section 8.1 :

- Intersection improvements, including traffic signals and roundabouts;
- New access roads and laneways;
- New pedestrian connections; and
- Improved pedestrian footpaths

The report made the assumption vehicle trip generation in the Lismore urban area will increase by nearly 60,000 trips per day representing approximately a 65% increase on 2013 trip generation and an average annual growth of approximately 2.5% per annum. Over the next 15 years the growth rate will be approximately 2.0% per annum.

8.1 Works program and timing

The timeframe for the works will vary and the works schedule staging will be reviewed and adjusted as clearer information on the delivery of the facilities is developed. The proposed timing is indicative only.

Table 8-1 Urban traffic management works program

Location	Works	Timing	Cost Estimation (\$)
Richmond Hill/Bruxner Highway	Intersection Upgrade	2018	\$380,000
Invercauld Road/Bruxner Highway	Roundabout Upgrade	2018	\$1,600,000
Cynthia Wilson Drive to Rous Road	New Road with Kerbs	2023	\$6,600,000
Oliver Avenue/Pineapple Road	Intersection Upgrade	2023	\$1,000,000
Rous Road and Oliver Avenue Intersection	Roundabout Upgrade	2023	\$800,000
Cynthia Wilson and Invercauld Road Intersection	Roundabout Upgrade	2023	\$200,000
Elizabeth Ave and Rous Road Intersection	Roundabout Upgrade	2023	\$200,000
Eastern ByPass (Oliver Avenue)	Upgrade	2028	\$1,040,000
Eastern ByPass (Oliver Avenue - Bridge)	New Road with Kerbs	2028	\$6,010,000
Oliver Avenue / Holland Road intersection	Roundabout	2028	\$1,000,000
River Crossing (Brunswick Street to Lake Street)	New Bridge	2028	\$5,500,000
Northern Bypass (Terania Street to Brunswick Street)	Upgrade	2028	\$1,560,000
Northern Bypass (Terania Street to Brunswick Street)	New Road with Kerbs	2028	\$590,000
Pindari Crescent/Bruxner Highway	Upgrade	2028	\$380,000
Bruxner Highway and Mountainview Drive	Traffic Signals	2028	\$750,000
Trinity Drive (Bruxner Highway to Lagoons Grass Road)	Upgrade	2033	\$2,290,000
Trinity Drive (Bruxner Highway to Lagoons Grass Road)	New Road with Kerbs	2033	\$3,980,000
Molesworth Street/Bruxner Highway	Traffic Signals	2033	\$750,000
Total			\$34,610,000

8.1 Apportionment

It would be unreasonable to assume that North Lismore Plateau would contribute to the full cost of the urban road network in Lismore LGA. Therefore the costs will be apportioned accordingly. The *Lismore Strategic Road Review* (TTM Group, October, 2012) estimated the additional traffic volumes in Lismore LGA based on anticipated development.

The review estimates the future traffic generation (TTM table 3.2) for each development type until 2033. As Section 94 is only a ten year plan \$17,305,000 will be attributed towards the urban traffic for all development types. The daily vehicle trips were calculated for residential, commercial, industrial and recreational development. The portions of trips for residential development were calculated at 38%. On this basis \$6,575,900 is attributable to all projected residential development.

The proportion of population growth in North Lismore Plateau is 60% of the total projected population growth in Lismore LGA (3625 persons / 6029 (refer to LGA wide Section 94 Plan)). Therefore, 60% of the urban traffic management works program can be attributed to North Lismore Plateau. The total urban traffic management works program that can be attributed to North Lismore Plateau is \$3,945,540.

8.2 Formula and contribution rates

Contributions will be collected from residential development toward traffic and transport identified under this Plan.

8.2.1 Formula

$$\text{Contribution Per Person (\$)} = \frac{AC}{RP}$$

Where:

AC = the apportioned estimated cost - or if the facility has been completed, the actual cost – of providing each of the urban traffic management facilities (refer to section 7.1)

RP = Increase in residential population over the life of this Plan.

8.2.2 Contribution Rates

$$\begin{aligned} \text{Contribution Per Person} &= \frac{\$3,945,540}{3,625} \\ &= \$1,088 \end{aligned}$$

9. Administration and Plan Management

There are significant costs associated with administering section 94 funds including consultant commissions to prepare the contributions plan and Council staff time for its ongoing review and implementation. Staff administration costs that have been used to calculate the contributions are comprised of those expenses relative only to those personnel directly responsible for the formulation and/or administration of the plan. These costs have been capitalised over the life of the plan to arrive at a total capital cost to the Council.

In addition to the capital costs associated with staff, it is necessary to provide office space and support facilities for Council staff directly involved in administration of the plan. This not only relates to the space used for administration of the section 94 plan but also in providing for all the required services and facilities that the council provides to serve the incoming population.

The Council is also required to manage, monitor and maintain the plan. The effective coordination and administration of the plan will require additional work by Council officers that is outside the work required for normal day to day activities. The type of administrative roles which the Council will have to undertake includes:

- Provide advice to applicant and the general public regarding the operation the plan;
- Administration of the plan and ensure that the contributions are used to provides the public facilities for which they were intended;
- Monitor the receipt and authorise the expenditure of cash contributions in respective trust accounts and the recoupment of costs already met;
- Assess the merit of land proposed for dedication;
- Assess any works in kind proposed in partial or full satisfaction of a contribution;
- Monitor the dedication and development of land contributions;
- Recommend to the council the appropriate interim use and ultimate development of dedicated land, the acquisition of appropriate land for the identified public purpose, the reuse of existing council facilities (including land) for an alternative public purpose, or the use of funds for the purposes of provision through joint venture or other arrangement;
- Monitor and program works identified in the works schedule;
- Regularly review the works program in accordance with the levels of contribution received and expended and seek council adoption of these;
- Regularly review the rates for contribution in accordance with construction costs, land valuations, levels of demand, population and demographic changes and recommend to council amendments where necessary;
- Determine the appropriate time for provision of public facilities having regard to the works schedule; the availability of funds, demand generated by development, the time funds have been held, expected additional funds, alternative funding sources and maintenance implications;
- Monitor the implications arising from development including the demands created for additional facilities for which contributions are not currently sought, the needs of specific one off developments, the costs of development and land acquisition, the extent and type of development and the effect of this on the works program;

- Advise council of appropriate management, expenditure and policy implications regarding development contributions including those arising from legal decisions and State Government policy;
- Determine the extent of recurrent costs and assess the implications to council to provide these;
- Assess whether a credit or reassessment of the contribution may be appropriate and how that may be determined;
- Prepare and make available the necessary information required by the EP & A Regulation including the Contributions Register, input to council annual financial reporting and the annual statement for the contributions plan in force;
- Seek legal advice, provide evidence and attend to Land and Environment Court hearings on appeals relating to the imposition of contributions; and
- The cost of assistance in plan preparation/review, studies to ascertain demand and to ensure fair and equitable apportionment, as well as the costs for obtaining independent valuation and legal.

9.1 Administrative costs and apportionment

The future administration of the section 94 functions is solely for future development. There is no apportionment of the capital costs associated with salaries, administrative and professional costs. Incoming development will be responsible for these costs.

9.2 Works program

Council employs Council staff for administration of section 94 funds and the salary costs for the personnel will be capitalised over the life of this Plan. There will also be other staff costs in administration, accounting and expenditure of section 94 funds. It is considered reasonable that 5% of the salary costs of one council officer for these purposes be included in the Plan.

The total of these costs will be \$100,000 over the anticipated 20 year life of the Plan. This cost includes an allowance of \$40,000 for the development and review of this Plan and associated investigations in the future. The Infrastructure Delivery Plan was specifically for the development of the Section 94 Plan. However the Infrastructure Delivery Plan has been apportioned at 50% as it also included works for other purposes.

There is no need to reduce the above works program by the funds collected as such funds are collected on an annual basis, based on direct salary and on-costs.

9.3 Formula and contribution rates

Contributions will be collected from residential development toward open space and recreation identified under this Plan.

9.3.1 Formula

$$\text{Contribution Per Person (\$)} = \frac{C}{RP}$$

Where:

C = the estimated cost - or if the facility has been completed, the actual cost – of providing each of the administration and plan management (refer works schedule above)

RP = Increase in residential population over the life of this Plan

9.3.2 Contribution Rates

$$\begin{aligned} \text{Contribution Per Person} &= \frac{\$100,000}{3,625} \\ &= \$28 \end{aligned}$$

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