

SNOWY RIVER DEVELOPMENT CONTRIBUTIONS PLAN 2008

APPENDIX 4 REGIONAL WASTE MANAGEMENT

Acknowledgments

This document was prepared following a review of the previous Contributions Plan (approved May 16 2006) and current assessments of Waste Management Plans and Costs. The document was put together by Dr Colin Seaborn of SOS Initiatives Pty Ltd, overseen by SRSC employees who are acknowledged below.

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Details of facilities and cost estimates are based on data developed by Phil Hawley (Hawley & Associates) in conjunction with SRSC council employees.

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1 SUMMARY

This document serves as an Appendix to 'Snowy River Development Contributions Plan 2008' and provides:

- A summary of development contributions relating to the provision of regional waste management facilities within the Snowy River Shire
- A brief outline of the methodology used to assess and define the value of the contributions.

The structure of this appendix is as follows:

- Immediately following this summary is a table stating the contributions applicable within the whole Shire.
- This is followed by a justification for the levying of contributions; a brief outline of the methodology adopted within this appendix and details of the facilities for which the levy is being applied.
- A series of Attachments provides further information, including details of cost estimates.

2 CATCHMENT AREA AND CONTRIBUTIONS TABLE

2.1 RELEVANT CATCHMENTS

This appendix applies to the Snowy River Shire as a whole.

Catchments and the Shire boundaries are defined in the maps in Part C of the overall 2008 Contributions Plan document. This Appendix is an attachment to that document.

2.2 CONTRIBUTIONS TABLE

Type of Dwelling / Premises	Equivalent Tenements	Unit of Measure for Contribution	Contributions Payable
Subdivision	1	lot	\$591
Dwellings - 1 bedroom	0.57	bedroom	\$337
Dwellings - 2 bedrooms	0.71	2 bedrooms	\$420
Dwellings - more than 4 bedrooms	1 plus 0.29 per bedroom > 4	Base of 4 plus per extra bedroom > 4	\$591 plus \$171 for extra bedrooms > 4
Lodges, motels, B & Bs, holiday dwellings & similar	0.29 per room	room	\$171
Child Care Facilities	1 per 20 children > 20	Per 20 children > 20	\$591
Educational Establishment	1 per 20 day students	20 day students	\$591
	1 per 6 boarders	6 boarders	\$591
Caravan Parks and Camping Grounds	0.29 per site	site	\$171
Tourism facilities (conference, recreational etc)	0.29 per motel type room or individual assessment if large rooms or significant day visitors	Per motel type room or individual assessment	\$171
Commercial and Industrial	1 ET = equivalent of Volume of Waste generated by 4 bedroom dwelling	Individual assessment based on waste generated per Equivalent 4 bedroom dwelling – see note 1	\$591

Notes:

1. These charges are based on the calculations in Schedule B.
2. The above contribution also includes a plan development/administration charge as calculated in Schedule C
3. For Commercial and Industrial Premises the contribution will be based on estimated volume of waste generated by the facility. This can be calculated as $\$397 \times (\text{Waste Generated by facility} / \text{Average Waste Generated by 4 bedroom dwellings})$
4. When determining contributions payable for a particular development, consideration will be given to any contributions previously paid with respect to the subject land. Generally, development of an existing residential lot receives a credit towards development contributions otherwise payable, equivalent to the contributions payable on one lot.

3 OUTLINE OF METHODOLOGY

3.1 INTRODUCTION

This appendix contains the procedures for administration, assessment and settlement of contributions and accountability, as well as a schedule of the specific rates for contribution. The appendix also contains the methodology for determining the contribution rates and the manner and timing of expenditure of the funds collected.

Attached to the appendix are various supplementary documents, which provide further discussion of its operation and administration. Included in the attachments are worked examples of the manner in which contributions will be determined for certain types of development.

3.2 TITLE

This appendix is called 'Snowy River Development Contributions Plan 2008 – Appendix 4: Regional Waste Management'.

3.3 PURPOSE

The purpose of this appendix is to permit Council to levy contributions pursuant to Section 94, Environmental Planning and Assessment Act, 1979 for the provision of regional waste management facilities within the Snowy River Shire.

3.4 AIMS AND OBJECTIVES

To enable the Council to require as a condition of development consent contribution or dedication towards the provision of regional waste management facilities in the shire
to enable the Council to recoup funds which it has spent in the provision of regional waste management facilities in the shire in anticipation of development; and
to ensure that the existing community is not burdened by the provision of regional waste management facilities in the shire as a result of future development.

3.5 DEFINITIONS

This appendix adopts the definitions as contained in Part D of the overall 2008 Contributions Plan document.

3.6 THE LAND TO WHICH THIS APPENDIX APPLIES

This appendix applies to all that land that is within the catchments listed in section 2.1 of this document.

3.7 NEXUS

An increase in the Shire's population and development creates additional demand for Council provided services, which should be met by the incoming population resulting from increases in density as well as new development or redevelopment. All development that results in an increase in demand for the provision of regional waste management facilities within the shire including

urban and rural subdivision, residential and rural housing, tourist accommodation, education establishments, industrial and commercial facilities will be levied to meet these increased demands.

For Council to be able to levy a contribution as a condition of development consent, the contribution must be assessed in accordance with this plan. This plan establishes the nexus between the expected types of development in that area and the demand for the provision of regional waste management facilities within the Snowy River Shire.

In this appendix, nexus is demonstrated in the following terms:

Causal - the need for the facility or service must be a direct result of the development being levied:

Increases in population and other facilities in the Shire (eg tourist facilities) lead to an increase in waste generated (approximately 1 tonne per year per household). Assessment of growth in population and Equivalent Tenements (approximately 84 new ETs per year) has been outlined in the overall Contributions Plan document. The “Regional Pricing Study” March 2006, undertaken by the GHD Consultants, assumed a 1.5% increase in waste generation each year. In terms of ETs this is an increase of 83 ETs (1.5% of existing 5571 ET). The figure is very close to the growth projection of 84 ETs a year as outlined in the overall document.

This increase in population/ETs and hence, waste increase, has led to the need to improve waste facilities across the Shire. As a result of a number of regional waste studies and projects identified by the Council and the community, an assessment was made of what facilities needed to be developed. These are described in Schedule A. These facilities will be needed to meet increasing volume and environmental requirements for collection, transfer, processing and/or landfill.

Developer charges are apportioned based on new ETs divided by total of existing and new ETs. For commercial and industrial facilities an estimate of the likely waste generated will be used to calculate the appropriate contribution on an equivalent ET basis.

Spatial - the service or facility must be near enough in physical terms to provide benefit to the development:

While the major developments will be at the Jindabyne Regional Waste Management Facility, there will also be transfer stations across the Shire to service all parts of the Shire. Because the regional waste management proposals are an integrated shire-wide approach, calculations of the relevant contributions have been based on overall growth and expenditures for the shire as a whole.

Temporal - the service or facility must be provided within a period of time to be of benefit to the development:

This plan only incorporates planned capital projects up to 2010/11 (see Schedule A). Any new developments built over the next twenty years will benefit from these improved waste management facilities, due to their long term nature.

3.8 CALCULATION OF BASE CONTRIBUTION RATES

The formula adopted for calculation of contribution rates in the Shire in Schedule B is as follows:

$$R = \frac{(E \times Y - B)}{N} + S$$

Where

- R = Base Contributions rate payable per Equivalent Tenement (ET)
- E = Total Cost of Facilities for the Shire from Schedule A
- N = No of additional ETs in the shire from 2007/08 to 2026/27
- B = Balance in Regional Waste Management section 94 account estimated as at June 30, 2008
- Y = Proportion of cost to be met by new development in the shire over the next 20 years
- S = Study cost per ET – as calculated in Schedule C

Using the base contributions rate per ET, contribution rates can therefore be calculated for various types of development. This is explained further in Schedule B.

3.9 APPORTIONMENT

Where the existing population will benefit from new amenities and services, the cost of providing those facilities and services will be apportioned between Section 94 funds and other monies of Council. Apportionment rates are included, in the formula for contribution rates.

3.10 OCCUPANCY RATES

Based on the 1996 Census information and for the purposes of this Plan, the following occupancy rates and Equivalent Tenements (ET) figures are adopted:

Dwelling Size	Occupancy Rates (persons) and assumed Equivalent Persons (EP)	Equivalent Tenements (ETs) assumed in these Calculations
One bedroom dwelling	1.6	0.57
Two bedroom dwelling	2.0	0.71
Three/Four bedroom dwelling	2.8 – 3.6	1
More than four bedroom dwelling	3.2 plus 0.8 per bedroom greater than 4	1 plus 0.29 per bedroom greater than 4

Assumptions related to other types of development are provided in Schedule B.

3.11 REVIEW OF CONTRIBUTION RATES

To ensure that the value of contributions reflect the costs associated with the provision of public services and facilities, the Council will review the Plan (and appendices), and amend the contribution rates on the following basis:

- (a) The contribution rates will be reviewed at July 1 each year by reference

to the Canberra All Groups Index for the previous calendar year (January to December), excluding the impact of the GST.

- (b) Annual review of completed works and amendment of schedules as necessary
- (c) Major reviews and repeal of Plan when required.

3.12 METHOD AND TIMING OF PAYMENT

A contribution is payable:

- (a) in the case of a consent to development being subdivision – before the issue of a Subdivision Certificate to the applicant;
- (b) in the case of a consent to development where a construction certificate is required – before the issue of a construction certificate to the applicant;
- (c) in the case of Complying development under Division 3 of Part 4 of the Act, - prior to commencement of works;
- (d) in the case of a consent to any other development – before development is commenced.

3.13 PUBLIC AVAILABILITY OF FINANCIAL INFORMATION

In accordance with Clause 36(1), Environmental Planning and Assessment Regulation, 1980, copies of the following are available for inspection free of charge at Council during office hours.

A copy of the Section 94 Contributions Plan

The contributions register

An annual financial statement at the end of each financial year

3.14 SAVINGS AND TRANSITIONAL ARRANGEMENTS

- (a) A development application that is submitted after the adoption of this Plan shall be assessed in accordance with the provisions of this Plan.
- (b) A development application that has been submitted prior to the adoption of this Plan but not determined shall be assessed in accordance with this Plan.
- (c) Developer contributions payable by way of a condition of a condition of consent of a development application that has been determined prior to the adoption of this Plan but for which that condition has not been satisfied shall be levied contributions in accordance with the provisions of this Plan.

4 SCHEDULE A

4.1 COSTING OF WORKS

Following a number of waste studies and community input, a regional waste strategy has been developed.

The recent programme and estimated cost of works for development of regional Waste Management Facilities are outlined in the Table below.

Item	Year	Cost
Access Road Improvement - Jindabyne	2004-05	\$400,000
Entrance works, Weigh Bridge & Preparatory Work for Rock Wall - Jindabyne	2005-06	\$700,000
Rock Wall, leachate drain, stormwater works	2006-07	\$1,500,000
Compactor - Jindabyne	2009-10	\$300,000
Construction of Adaminaby Transfer Station to substitute for the Adaminaby Tip and integrate with overall system.	2010/11	\$50,000
Finalised Engineering Design and Implementation of new Shire wide waste system	2012 - 2020	\$1,500,000
	Total	\$4,450,000

5 SCHEDULE B

5.1 CALCULATION OF CONTRIBUTIONS

Based on the information and calculations in the overall Contribution Plan Document (Section 3 Part C.1 – Catchment Growth) the following catchment growth figures have been used in the calculations.

Equivalent Tenements for the whole Shire at end June 2007 = 5799

Equivalent Tenements for the whole Shire at end June 2027 = 7485

Calculation

The formula adopted for calculation of rates in the Shire is as follows:

Where

R = Base Contributions rate payable per Equivalent Tenement (ET)
E = SRSC Proportion of Cost of Facilities for the shire from Schedule A (\$4,450,000)

- N = No of additional ETs in the shire from 2007/08 to 2026/27 (7485 - 5799 = 1686)
 B = Balance in Waste Management section 94 account estimated as at June 30, 2008 (\$37,803)
 Y = Proportion of cost to be met by new development over the next 20 years ie New ETs/(Existing + New ETs) = 1686/7485 = 0.225
 S = Contribution Plan cost per ET (\$19.77) – as calculated in Schedule C

Calculation of Base Contribution Rate

$$R = \frac{4450000 \times 0.225 - (37803)}{1686} + \$19.85 \text{ per ET}$$

$$= \$591.29 \text{ per ET}$$

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Notes:

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6 SCHEDULE C

6.1 PREPARATION AND REVIEW OF CONTRIBUTION PLAN

Nexus

In order to establish the contribution rates under this plan, the Council has had to undertake a contribution study over the whole Council area. The capital costs of this study were required in order to identify the types of public facilities for which a contribution may be made, the extent of the benefiting population, the cost of the required facilities, the proportion which may be "reasonably" levied as a Section 94 contribution, the actual contribution rates and the preparation of the implementation schedules. These works and cost incurred are outside the work normally undertaken by Council's Environmental Services Department. It is therefore reasonable to seek the recoupment of these costs.

To cover the capital cost of this study and any additional studies undertaken in the future, it is reasonable for the Council to levy charges from developers under Section 94. The cost of future contribution plans, prepared in response to particular developments, should be recouped from the specific area.

Base Contribution Calculation per Equivalent Tenement

$$\begin{aligned} &= \frac{C + R}{N} \\ &= \frac{\$16480 + \$17000}{1686} \\ &= \$19.85 \text{ per ET} \end{aligned}$$

Where

C = Cost of 2005 Contributions Plan study (\$4000) plus new developments' proportion of external/internal studies to produce engineering and costing (.214 x \$60,000 = \$12480) in 2005 Plan. Total is \$16480

R = Cost of updates during period 2008/09 – 2017/18 (\$17000 being 9 annual updates/administration at a cost of \$1000/yr to update CPI & other factors plus a full review of this plan each 5 - 6 years @ \$8000)

N = Estimated number of Equivalent Tenements (as calculated in Schedule B) created over 20 years