



Michelago Local Infrastructure Contributions Plan

Hybrid s7.11 and s7.12 Plan

Strategy Development

2022

Adopted: 17 March 2022



ACKNOWLEDGEMENT OF COUNTRY

We acknowledge the Ngarigo people as the first people of this land and traditional custodians of the region around Michelago. We pay respect to knowledge holders and community members of the land and to Elders past, present and future.

Michelago Section 7.11 and 7.12 Local Infrastructure Contributions Plan

Snowy Monaro Regional Council Strategic Planning Unit have prepared this plan in conjunction with WSP

WSP
Level 1, 121 Marcus Clarke Street
Canberra ACT 2601
PO Box 1551
Canberra ACT 2600

Tel: +61 2 6201 9600
Fax: +61 2 6201 9666
wsp.com



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EXECUTIVE SUMMARY

BACKGROUND TO THE PLAN

The Michelago Development Contributions Plan (the Plan) was prepared under Section 7.11 and Section 7.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the provisions of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation) and has been developed concurrently with the Michelago Master Plan and amendments to the Cooma Monaro Development Control Plan (DCP). These documents were publically Exhibited from 29 October to 13 December 2021.

NATURE OF FUTURE DEVELOPMENT

It is anticipated that in the 20 years to 2041, the population in Michelago will grow by up to 690 people. It is anticipated that 160 additional dwellings will be created in the Village with the potential of 80 additional dwellings to be created in the rural residential precinct south of the Village. A modest amount of infrastructure upgrades will be required throughout the Michelago area to support this growth. This plan sets out the infrastructure and embellishments that will be funded (wholly or partly) by new development and the rate of contributions that will be levied.

LIFE OF THE PLAN

The Plan caters for a planning period from 2021 to 2041 which is the period during which development of the Michelago Village is anticipated to occur.

The Plan will be monitored during this time to ensure that community facilities are provided as development proceeds and to amend the Plan if necessary, as it is unlikely that growth will remain exactly in accordance with that forecast in the Plan.

The cost estimates and land values within the Plan will be indexed between the date of exhibition of the draft of this Plan and the date of adoption of this Plan and then between the date of adoption of this Plan and the date of payment of the contribution. Cost estimates and land values will also be monitored during the life of the Plan to ensure that they reflect current costs and if necessary, amendments will be made to the Plan.

APPORTIONMENT OF COSTS

To ensure that future development is only levied for the demand it generates, the cost of some facilities in this Plan are apportioned to account for demands of the existing population. However, where the demand for facilities is solely as a consequence of future development, the full costs of those facilities are to be borne by future development.

This Plan also accounts for the varying demands generated by different types of development. For example, where standalone dwelling houses generate greater demand for a particular facility, it will be levied a greater proportion of the costs of that facility.

Apportionment rationales are detailed within the Plan and relate to, amongst other things, the level of traffic generation of different types of development.

Table 1 Apportionment Rate

$$\text{Apportionment Rate} = \frac{\text{Existing Dwellings as of 2020 (119 Dwellings)}}{\text{Expected additional dwellings over the life of the plan (240 Dwellings)}}$$

SUMMARY OF CONTRIBUTIONS BY FACILITY TYPE

Table 2 provides specific details of the constituent components of the contribution rate for single dwelling houses /new residential lots as at the time that this Plan is publicly exhibited. The rates will be indexed after public exhibition so that they accurately reflect the costs at the date of commencement of the Plan. If rates reach contributions cap then the contributions rate will remain at the Cap until such time as the cap is increased.

Table 2 Contribution Rate per Dwelling House / Lot

Facility Type	Contribution
Roads and Footpath Infrastructure	\$10,837.25
Flood Mitigation and Stormwater Management	\$1,918.41
Open Space and Recreation Facilities	\$5,862.50
Waste Facilities	\$1,005
Plan Preparation and Administration	\$134
TOTAL	\$19,757.16

For the purposes of applying this Plan, the above rates are converted to a development type as set out in **Table 3** below.

SUMMARY OF CONTRIBUTIONS BY DEVELOPMENT TYPE

Table 3 summarises the total contribution rates per development type at the time that this Plan is publicly exhibited. The rates will be indexed after public exhibition so that they accurately reflect the costs at the date of commencement of the Plan.

The rates will be indexed between the date of commencement of the Plan and the date of payment (see Section 2.6). A development consent or complying development certificate will reflect the indexed rate that applies at that the date of consent.

Table 3 Summary of Contribution Rates by Development Type

Dwelling Type	Base (per)	Occupancy Rate	Discount Rate	Contribution
Development Type	Base(per)	Occupancy Rate	Discount Rate	Contribution
Contribution for Land and Capital				
Dwelling House / Lot, Exhibition Home	Lot or dwelling	2.88	N/A	\$19,757.16

Dual Occupancy	Dwelling	2.88	N/A	\$19,757.16
Secondary Dwelling	Dwelling	1.4	50%	\$9,878.58
Seniors housing	Unit	1.5	50%	\$9,878.58
Other Dwelling Not Listed above (including moveable dwellings)	Dwelling	N/A	N/A	\$19,757.16
Other Development		See Note C		
Notes:				
A. This is the forecast average occupancy rate of new dwellings in the Precinct between 2021 and 2041.				
B. Discount rate is applied of 50% is applied to Secondary Dwellings and seniors housing due to a lower anticipated impact on infrastructure. This is further outlined in section 2.12 of this Plan				
C. Other development not specified in this table (such as commercial premises, caravan parks, eco-tourist facilities and tourist and visitor accommodation) will be subject to a s7.12 contribution and will be charged in accordance with table 4				

Table 3 Outlines contribution rates for all other non-residential development not outlined in table 2 including but not limited to; commercial premises, caravan parks, eco-tourist facility and tourist and visitor accommodation. These contribution rates are levied under s 7.12 of the *Environmental Planning and Assessment Act 1979* in accordance with the *Environmental Planning and Assessment Regulation 2000*. Please note that land subject to a s7.11 contribution is not subject to a contribution on s7.12.

Table 4 Contribution Rate for development not specified in table 2 (non-residential development) levied under s7.12 of the EP & A Act

Cost of carrying out the development	Contribution
\$0 - \$100,000	Nil
\$100,001 - \$200,000	0.5% of the cost of carrying out the development
\$200,001 and over	1% of the cost of carrying out the development

SUMMARY OF WORKS SCHEDULE

Table 5 Summary of works schedule

Description	Cost Attributable to New Development	Cost Attributable to Council/Others	Total Cost
Road and Shared Path Infrastructure	\$2,600,940	\$1,281,060	\$3,882,000
Flood Mitigation Measures	\$460,417.48	\$226,772.79	\$687,190.27
Open Space and Recreation Facilities	\$1,407,000	\$693,000	\$2,100,000
Waste Facilities	\$241,200	\$118,800	\$360,000
Plan Preparation and Administration	\$32,160	Nil	\$32,160
TOTAL	\$4,741,717.48	\$2,319,633.79	\$7,061,350.27

1 Introduction

This section describes the Plan’s purpose, where it applies and the development it applies to. It also outlines how Snowy Monaro Regional Council will use contributions, be accountable and when it will review the Plan.

1.1 DEFINITIONS USED IN THE PLAN

In the Plan, the following phrases have the following meanings:

- EP&A Act – means the *Environmental Planning and Assessment Act 1979*
- EP&A Regulation – means the *Environmental Planning and Assessment Regulation 2000*

The Plan – Michelago Local Infrastructure Plan 2021(Hybrid Section 7.11 & 7.12).

- Council – Snowy Monaro Regional Council
-

1.2 NAME OF THE PLAN

The Plan is called Michelago Local Infrastructure Plan 2021(Hybrid Section 7.11 & 7.12).

1.3 COMMENCEMENT OF THE PLAN

The Plan will be adopted following public exhibition of the draft versions of the Plan.

Commencement is anticipated to be in March 2022 following Council elections.

1.4 PURPOSE AND OBJECTIVES OF THE PLAN

This Plan has been prepared to satisfy the requirements of the EP & A Act, which enables Council an accredited certifier to levy contributions from development for the provision of community infrastructure that is required to meet the demands of that development.

Contributions may be in the form of a monetary contribution, dedication of land to Council or the provision of a material public benefit, which may include a work commonly referred to as a ‘work-in-kind’.

In order to levy contributions under the Act, the Consent Authority must be satisfied that the proposed development will or is likely to require the provision of, or increase the demand for the community infrastructure for which the levy is being required as detailed in the provisions of this Plan. Accordingly, the objectives of this Plan are to:

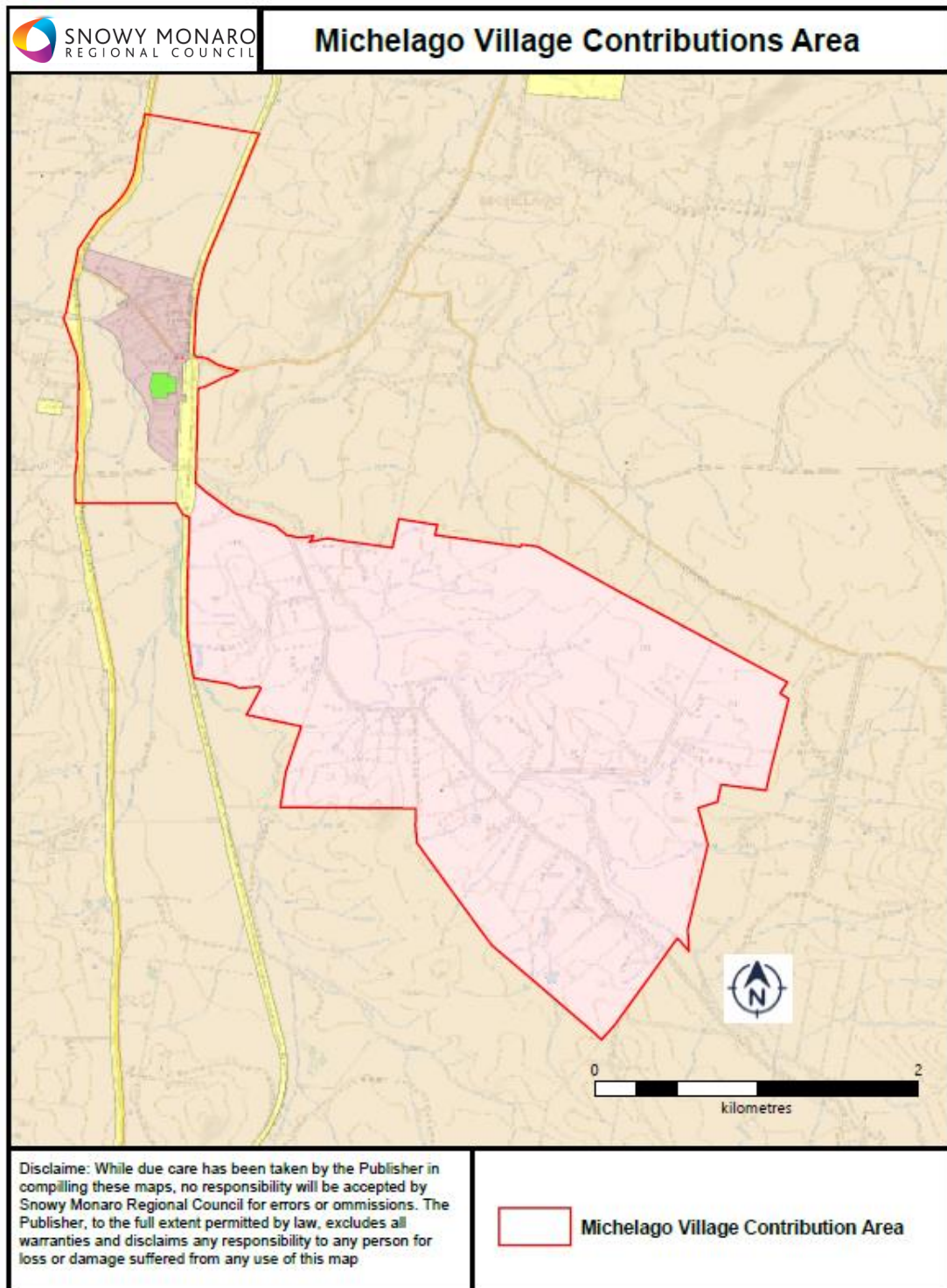
- a authorise Council or an accredited certifier to impose conditions under the Act when granting consent to development on land to which this Plan applies including Complying Development;
- b ensure that adequate community infrastructure is provided to meet the demands generated by new development;
- c provide an administrative framework under which specific community infrastructure strategies may be implemented and coordinated;
- d provide a comprehensive strategy for the assessment, collection, expenditure accounting and review of development contributions on an equitable basis;
- e ensure that the existing community is not burdened by the provision of community infrastructure required as a result of future development;

- f enable Council to be both publicly and financially accountable in its assessment and administration of the Plan.

1.5 AREA TO WHICH THE PLAN APPLIES

The Plan applies to land within the identified Michelago Area as defined in Figure 1 from the date of commencement.

Figure 1 Area to which Plan applies



Michelago Contributions Plan area within the Snowy Monaro LGA.

1.6 Development forms to which this Plan applies

This Plan applies to development as outlined in the table below.

Table 6 – Type of Contribution applied to Development

Development Type	Development Contribution Type
<i>The subdivision on land, where the subdivision would facilitate a potential increase in the number of dwellings permitted on that land</i>	Section 7.11
<i>Residential accommodation</i>	Section 7.11
<i>Moveable dwellings</i>	Section 7.11
<i>Manufactured homes and Manufactured home estates, as defined in State Environmental Planning Policy 36 – Manufactured Home Estates</i>	7.11
<i>Seniors housing as defined in the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, excluding residential care facilities</i>	7.11
<i>All other types of development not captured above (excluding alterations to or the construction of a single dwelling)</i>	7.12

This Plan does not apply to development identified as exempt from requirements to pay contributions under any applicable Ministerial Direction issued under section 7.17 of the EP&A Act.

The Plan does not apply to public infrastructure carried out by or on behalf of Council such as, but not limited to: libraries, community facilities, recreation areas and facilities or car parks.

1.7 Operation Period of the Plan

The Plan is intended to cater for a planning period of 2021-2041, which is the period during which the development is expected to occur.

The Plan will be monitored and if growth appears likely to occur earlier or later than forecast, the operation period of the Plan may be adjusted to suit.

1.8 Structure of this Plan

This Plan is arranged into four sections:

Section 1 – Introduction (this section), identifies the name of the Plan, its commencement date, the purpose, aims and objectives of the Plan, the land to which the Plan applies and the Plan’s relationship to other plans, reports and policies.

Section 2 – *Administration and operation of the Plan*, outlines the scope of the Plan, the forms of development to which it applies, the types of community infrastructure addressed by the Plan, describes how and when contributions are to be made and provides details regarding the ongoing management and review of the Plan.

Section 3 – *Expected development and demand for community infrastructure*, outlines the forecast future development and basis for increased demand for facilities and services.

Section 4 – *Community infrastructure and contributions*, provides details of each category of community infrastructure in the Plan, including details of existing provision, nexus, what will be provided and when, apportionment and how contributions have been calculated.

The **Appendices** to this Plan include a detailed Works Schedule, maps showing the location of facilities by locality pro-forma conditions for development consents and Complying Development Certificates, and a list of References including the plans, policies and other information which support the contents of the Plan.

1.9 RELATIONSHIP WITH OTHER CONTRIBUTIONS PLANS

This plan repeals the following contributions plans **as far they apply to the area set out in Figure 1**:

- Former Yarrowlumla Council Section 94 Plan – Provision of Community Facilities
- Former Yarrowlumla Council Section 94 Plan – Access Roads
- Cooma Monaro Shire Council Section 94 Plan – Rural Roads

NOTE: This plan may be amalgamated with any comprehensive Local Infrastructure Contributions Plan prepared and implemented by Snowy Monaro Regional Council

1.10 Savings and transitional arrangements

There are no savings or transitional provisions under this Plan. That is, if a development application has been made before the commencement of this Plan in relation to land to which this Plan applies and the application has not been finally determined before that commencement, the application shall be determined in accordance with the provisions of this Plan.

This Plan does not affect any conditions imposed under a previous plan(s). Any application made under the Act to modify a development consent issued before the commencement date of this plan will be determined against the plan that applied at the date the consent was originally determined.

2 Administration and Operation of this Plan

2.1 Scope of this plan

It is anticipated that in the 20 years to 2041, the population in Michelago will grow by 470 people and it is anticipated that 160 additional dwellings will be created. A modest amount of infrastructure upgrades will be required throughout the Michelago area to support this growth.

This Plan sets out the range of community infrastructure considered necessary to cater for this demand and how the cost of infrastructure will be imposed on development proposals.

2.2 Types of community infrastructure addressed by this Plan

2.2.1 Community infrastructure

Under this Plan, Council will require development contributions for the following 'community infrastructure':

- Public roads, including:
 - Road, bicycle and footpath infrastructure; and
 - Traffic management facilities;
 - Local open space and recreation facilities including:
 - New and embellished public open space and associated landscaping;
 - New and embellished recreation facilities including outdoor fitness equipment;
 - Community infrastructure of a kind referred to in the above bullet points where there is a direct connection with the development to which the contribution relates;
 - Preparation of this Plan; and
 - Administration and management activities associated with this Plan.
-

2.3 How will contributions be imposed?

In accordance with the Act, development contributions under this Plan will be imposed as a condition of development consent (see guideline pro-forma condition at **Appendix D**) or as a condition on a Complying Development Certificate (see guideline pro-forma condition at **Appendix E**).

2.4 Methods of payment

In accordance with the Act, an obligation to provide contributions toward community infrastructure can be satisfied by one or more of the following methods:

- Payment of a monetary contribution;
- The dedication of land;
- Provision of a material public benefit.

Generally, the method of payment will be specified as a condition of the development consent, although Council may consider any of the abovementioned alternative methods of payment at its sole discretion and in accordance with the provisions of this Plan (see below).

2.4.1 Monetary contributions

Payment of contributions can be made by cash, money order, bank cheque, credit card or any other means determined acceptable by Council from time to time.

2.4.2 Dedication of land

In accordance with the provisions of this Plan, Council may require that land be dedicated as a form of contribution toward the provision of community infrastructure. Where such dedication is required, it must be undertaken in accordance with the following:

- The land must be identified within the Masterplan for a community infrastructure purpose;
- The land is to be dedicated for a purpose identified in the contributions plan;
- The dedication of land can be accepted in lieu of payment of a monetary contribution. The contribution to be waived is only for the facility type that the land is to be dedicated for.
- The dedication of land is to be 'free of cost' – meaning that all costs associated with the dedication of the land and its transfer to Council's ownership (including but not limited to survey, legal and administration costs) are to be borne by the applicant/developer;
- At the time of transfer, the land is to be in a condition which is suitable for its identified public purpose and is to be cleared of all rubbish and debris and have a separate title.
- Where it is proposed to dedicate land to Council that is not identified within the Masterplan or Local Infrastructure Contributions Plan that applies to the land, Council will consider whether it should accept the land. The waiving of contributions will not be considered.
- Factors Council will take into consideration include, but are not limited to:
 - The recurrent maintenance costs to Council;
 - Consideration of location and other factors which may affect the benefit to Council and the community;
 - The extent to which the land satisfies a community need; and
 - The extent to which the land satisfied the purpose for which the contribution was sought.

2.4.3 Material public benefits / 'works-in-kind'

Council may accept an offer by the applicant to provide an 'in-kind' contribution (i.e. the applicant completes part or all of work/s identified in the Plan). Council may consider the provision of another material public benefit (other than the dedication of land) not nominated the in lieu of the applicant satisfying its obligations under this Plan where it can be demonstrated that the public benefit is of equivalent or greater value to the community.

Council is under no obligation to accept works-in-kind or material public benefit offers and in considering any such offer, will assess the benefits to the Council and the Community and give due consideration to relevant matters including the following:

- g** an assessment of the value of the material public benefit proposed, which must be provided by the applicant at the time of the request and must be independently certified by a Quantity Surveyor who is registered with the Australian Institute of Quantity Surveyors or a person who can demonstrate equivalent qualifications;
- h** the value of the material public benefit proposed is at least equal to the value of the contribution that would otherwise be required under this Plan;

- i an assessment that the design specification of the proposed material public benefit is equivalent to that intended by the Plan, which must be provided by the applicant at the time of the request and must be independently certified by a person who can demonstrate qualifications relevant to the design of the facility;
- j the extent to which the material public benefit satisfies the purpose for which the contribution was sought;
- k the material public benefit being facilities which are already included in the Plan;
- l the extent to which the material public benefit satisfies a community need or may reduce the demand for levied items;
- m the impending need to construct the material public benefit for which the contributions are to be offset;
- n the provision of the material public benefit will not prejudice the timing, the manner or the orderly provision of public facilities included in the works program or the financial integrity of Council's Plan;
- o the provision of the material public benefit must not result in piecemeal delivery of infrastructure or result in the need to reconstruct the works due to likely future nearby developments (i.e. normally the works will need to relate to a whole streetblock or a defined precinct); and
- p Council will require the applicant to enter into a written agreement for the provision of the works. It is Council's preference that such an agreement should take the form of a Planning Agreement (see Section 2.4.4).

In accepting other material public benefits, Council must be satisfied that the offer provides a substantial benefit to the community not envisaged by the Plan and that this benefit warrants Council accepting responsibility in fulfilling the intent of the Plan notwithstanding a reduction in expected cash contributions.

A work-in-kind relates to the undertaking of a specific or equivalent work specified in the Plan, and is therefore more readily capable, in comparison to other material public benefits of meeting the above criteria.

However, Council may not accept an offset to the cash otherwise required to be paid which exceeds the quantum of cash payable under the facility category that relates to the work-in-kind. For example, if a condition of development consent requires a certain cash payment towards roads, the provision of a work-in-kind for road works proposed by the Plan will meet only the cash payment required towards roads by that consent, even if the cost of the works exceeds that amount.

2.4.4 Planning agreements

An applicant may voluntarily offer to enter into a planning agreement with Council in connection with a development application pursuant to Section 7.4 of the EP & A Act. Under a planning agreement, the applicant may offer to pay money, dedicate land, carry out works, or provide other material public benefits for public purposes. The applicant's provision under a planning agreement may be additional to or instead of making contributions provided for by the Act.

An applicant's offer to enter into a planning agreement, together with the draft agreement, will generally need to accompany the relevant development application or an application to modify the development consent. Council may also consider an offer to enter into a planning agreement where an applicant has sought a change to an environmental planning instrument (commonly referred to as a rezoning application). Where this is the case, the draft agreement will need to accompany a planning proposal.

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

If Council agrees to enter into the planning agreement, it may impose a condition of development consent requiring the agreement to be entered into and performed.

2.5 Timing of payments

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

- In the case of subdivisions - prior to the issue of the Subdivision Certificate for each stage; or
- In the case of development involving building work – prior to the issue of the first Construction Certificate; or
- In the case of development that involves both subdivision and building work – prior to issue of the Subdivision Certificate or first Construction Certificate, whichever occurs first; or
- In the case of development that does not involve subdivision or building work – prior to occupation or issue of a final occupation certificate, whichever occurs first; or
- In the case of Complying Development:
 - where works are proposed - prior to any works commencing; or
 - where no works are proposed - prior to occupation or issue of a final occupation certificate, whichever occurs first.

It is the responsibility of the accredited certifier to ensure that a condition is imposed on a Complying Development Certificate in accordance with this Plan and that any monetary contributions have been paid to Council prior to authorising works to commence.

2.5.1 PAYMENT OF CONTRIBUTIONS

Prior to the payment of contributions, an applicant must request an updated contributions calculation from Council. This will confirm the contributions amount payable in the case that it is subject to indexation.

Council will issue email advice that will remain valid until the next quarterly CPI update released by the Australia Bureau of Statistics. If the contributions are not paid by the date specified in the advice, a new request must be made.

Once the advice has been received, the applicant can present and pay the contributions in person, email or telephone.

Council will provide a receipt confirming payment. In the case of a development applicant, an applicant can provide a copy of the receipt to the accredited certifier in the process of obtaining a Construction Certificate.

2.5.2 Refunding Contributions

The EP & Act and Regulation do not make provision for refunds for contributions and there is no express power for a council to refund contributions already paid in accordance with a condition of consent. However, Council at its complete discretion, may consider a refund where:

- A consent has been modified under the Act resulting in a reduction of the contributions payable; or

- Contributions have been paid but development has not commenced and will not proceed in accordance with the consent. In this instance, the consent will need to be surrendered in accordance with the provisions of the Act.

In each case, Council will consider refunding contributions if it has not been spent and the refund will not impact on Council's ability to deliver the works outlined in the Works Schedule. The applicant must apply for a refund in writing within 12 months of the payment of the contribution.

2.5.3 Deferred and periodic payment

Deferred or periodic payments may only be permitted in:

- Circumstances where the applicant can demonstrate to the Council that the payment of contributions in accordance with 2.14 Timing of payments is unreasonable, and Council accepts deferred or periodic payment; or
- Circumstances where the developer intends to make a contribution by way of works in-kind or land dedication in lieu of a cash contributions in a future stage of the one development and Council and the developer have a legally binding agreement for the provision of the works or dedication; or
- In other circumstances determined to be reasonable by Council.

All requests for deferred or periodic payment of contributions are required to be made in writing and may only be accepted (in writing) where:

- There are valid reasons for the deferral or periodic payment (as outlined above),
- They will not adversely impact on the administration or operation of the Plan,
- They will not jeopardise the timely provision of works or land identified within the Plan,
- They will not adversely impact on the cash flows of the Plan.

Should a deferred or periodic payment be accepted by Council, a suitable bank guarantee, to the value of the outstanding contributions is to be lodged.

The conditions under which the Council may accept payment by way of periodic payment for a staged development are that:

- The instalment be paid before the work commences on the relevant stage of the development,
- The amount to be paid at each stage is to be calculated on a pro-rata basis in proportion to the overall development.

The conditions under which the Council may accept deferred settlement by way of lodgement of a bank guarantee are that:

- The bank guarantee be by an Australian bank for the amount of the total contribution, or the amount of the outstanding contribution, plus an amount equal to twelve months interest,
- 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 whichever occurs first,
- 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 in accordance with the development consent,

- 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.

Matters that will be considered for deferral requests include:

- The financial position of the contribution scheme,
- The extent of any load borrowing,
- Future Capital commitments,
- Whether or not infrastructure works essential for the initial development can be deferred,
- Whether or not development/land release can be staged to more appropriately match infrastructure requirements and commitments.

Under certain circumstances, an applicant may also request in writing, a deferral or variation of the contribution through a Voluntary Planning Agreement (Division 7.1 – Subdivision 2 of the *Environmental Planning & Assessment Act 1979*).

2.5.4 Construction certificates and the obligation of accredited certifiers

In accordance with the Act and the 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 the Regulation. Failure to follow this procedure may render such a certificate invalid.

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

2.5.5 Complying development and the obligation of accredited certifiers

In accordance with the Act, accredited certifiers must impose a condition on a Complying Development Certificate, requiring monetary contributions in accordance with this Plan for all types of development.

The conditions imposed must be consistent with Council's standard condition for Complying Development Certificates (see **Appendix E**) and be strictly in accordance with this Plan. It is the professional responsibility of an accredited certifier to inform themselves of any amendments to this Plan (including current indexed rates), to accurately calculate the contribution and to apply the development contributions condition correctly in accordance with Council current consent condition requirements.

It is also the professional responsibility of an accredited certifier to ensure that any applicable monetary contributions have been paid to Council prior to authorising works to commence.

2.6 INDEXATION OF CONTRIBUTIONS

To ensure that the value of contributions is not eroded over time, the contributions stated in this Plan will be indexed at the time of payment to reflect changes in the cost of facilities in the following manner:

$$\$C_{PY} = \frac{\$C_{PC} \times CPI_{PY}}{CPI_{PC}}$$

Where:

- $\$C_{PY}$ is the amount of the contribution at the date of Payment.
- $\$C_{PC}$ is the amount of the contribution for works schedule items at the date of the Plan Commencement.
- CPI_{PY} is the Consumer Price Index (Sydney – All Groups) (CPI) as published by the Australian Bureau of Statistics (ABS) for the financial year at the date of Payment.
- CPI_{PC} is the CPI (Sydney – All Groups) as published by the ABS for the financial year at the date of the Plan Commencement.

A Development Consent or Complying Development Certificate will show the contribution payable at the date the consent/certificate is issued. Contributions are subject to indexation from the date the consent/certificate is issued to the date of payment in accordance with the above formula.

Contribution rates under this Plan and the estimated costs upon which they are based will also be indexed by Council on a regular basis consistent with the above methodology. The adjustment of contribution rates and estimated costs will occur by way of an amendment without the need to prepare a new contributions plan, in accordance with the Regulation.

The current contributions rates are available from Council Administration Offices or Council's website.

2.7 Allowances for existing development

All forecasts of future additional development within this Plan have been calculated allowing for existing development within the Precinct at the time of preparing the Plan (i.e. as at 1 July 2021).

Contributions required under this Plan will be levied according to the estimated net increase in demand. An amount equivalent to the contribution attributable to any existing lawful development on the site of a proposed new development, at the time of undertaking the demand assessment underpinning this Plan, will be allowed for in the calculation of contributions.

Accordingly, if an applicant wishes to obtain an allowance against contributions payable based on pre-existing development, information must be provided with the development application which demonstrates the lawful existence of the development on the subject sites at 1 July 2021.

Council will only consider an allowance for the existing development to the extent of the demand for specific community facilities and services arising from that development. For instance, where a residential development is proposed which replaces an employment generating land use, there may be a reduced peak traffic generation relative to the site's prior use. In this case, no levy would be applicable toward roads. Council will not however, accept a state of credit as such a reduction in demand for this type of facility does not offset the demand for other facilities and services.

For instance, the same development may result in an increase in demand for other services such as public open space, which are distinct from traffic demands. Accordingly, the levies under this Plan for these other facilities and services would continue to apply.

2.8 Credits

A credit may be provided by Council where the net contributions provided by a development exceeds that required by the Plan. This could arise where a developer proposes the provision of a material public benefit or dedication of land, at a value determined by Council to exceed the amount of cash otherwise payable in accordance with the Plan. However, credits will only be provided at Council's absolute discretion.

A credit will be provided only against the same facility category for which the surplus contribution relates. For example, if the developer proposes to dedicate more public open space that would otherwise be required under the Plan, then a credit could be accrued against open space contributions requirements of future development.

Consequently, if a developer dedicates more public open space than would otherwise be required under the Plan, the value of the additional open space cannot be used to offset the cash contribution otherwise payable under a different contribution category, such as roads. The objective is to ensure that Council maintains an adequate flow of contributions across the range of facilities to be funded under this Plan to provide for the orderly and staged delivery of all categories of facilities.

The amount and terms of the credit are to be negotiated prior to the dedication of land or commencement of works and will be for the additional value only as agreed by Council. If agreed, Council will advise the applicant of the credit which would be redeemable in lieu of contributions in the same facility category otherwise payable by the developer for future development in the area to which this Plan applies.

Council reserves the right to require payment of a monetary contribution or to terminate the 'credit agreement' should the applicant be unwilling or unable to meet its terms. No credit will be given for land or works which are not nominated in the works schedule in this Plan.

If a developer seeks to off-set a credit against the cash payable under a different facility category or to be reimbursed in cash, then this would need to be negotiated with Council as part of a planning agreement or a works-in-kind/material public benefit agreement in accordance with the provisions of this Plan.

2.9 Monitoring and review of the Plan

It is intended that this Plan be monitored and reviewed on a regular basis as it contains forecasts of future development including likely future population and about the likely demands and costs of providing community infrastructure for that population.

Monitoring actual developments, population changes and community demands will allow appropriate updating and amendment as necessary.

The cost of works proposed by the Plan (including land values) may also need review over time if there is a concern that the indexation of costs may not be adequately reflecting actual current costs.

Council's aim is that all forecasts, costs and assumptions are reviewed and adjustments and/or amendments as appropriate will be made at five yearly intervals after the date of adoption of this Plan.

The Plan may also be amended to address the matters listed in the Regulation. In particular, the Plan may be amended from time to time to reflect indexation of contributions and the cost of works without the need for public exhibition.

2.10 Accounting and management of funds

2.10.1 Accounting standards and contributions register

Separate accounting records are maintained for all development contributions made to Council under this Plan and a development contributions register will be maintained by Council in accordance with the Regulation.

Council is also required to publish details of development contributions accounts annually and this is undertaken as part of Council annual financial reporting cycle.

2.10.2 Treatment of funds received prior to the commencement of this Plan

Funds levied and received under previous plans prior to 1 July 2017 will be used to deliver community infrastructure of the same facility category identified under this Plan as these funds were levied to meet the demands of that prior development.

Funds levied and received under previous plans from 1 July 2017 onwards will be used toward the delivery of community infrastructure of the same facility category identified under this Plan as 'Cost Attributable to New Development'.

Table 6 – Funds to be 'rolled over' to this plan

Funds Levied Under Previous Plan	Balance remaining at commencement of this Plan
Roads (to be transferred to Roads and Shared Path)	\$85,562.06
Community Facilities (to be transferred to open space and recreation)	\$2,497.04

2.10.3 Investment of funds

To maintain the time-value of monetary contributions received under this Plan, Council will invest these funds until the time of expenditure for the purpose for which they were received.

Council will report all investment returns as part of its annual contributions accounts reporting and all investment returns will be retained within the development contributions accounts, to be used of the purpose for which the original contribution was made.

2.10.4 Pooling of contributions

This Plan expressly authorises monetary contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes. The priorities for the expenditure of the levies are shown in the works schedule.

2.10.5 Other funding sources

All works proposed in this Plan represent infrastructure to be funded pursuant to the local infrastructure contribution provisions of the Act.

There were no grants or other external funding sources secured for the works proposed in this Plan, at the time of its adoption. Should such funding become available in the future, the works schedule in this Plan will be reviewed and the contribution rates may be adjusted.

2.11.1 GOODS AND SERVICES TAX

At the date of preparing this Plan, monetary development contributions were exempt from the Federal Government Goods and Services Tax (GST).

In addition, at the date of preparing this Plan, Council's advice was that non-monetary contributions by way of dedication of land, works-in-kind or material public benefit in lieu of contributions that would be exempt under Section 81-5 of the GST Act, do not constitute a taxable supply. Therefore, there are no GST implications for non-monetary contributions.

However, if legislative changes (including Australian Tax Office tax rulings) determine otherwise, contributions in this Plan will be adjusted to include GST.

2.11 EXEMPTIONS FROM THE PLAN

Council will not provide exemption to development contributions made under this Plan other than exemptions or discounts outlined by a Ministerial direction under Section 7.17 – ‘Directions by Minister’ of the EP&A Act.

Council does not apply discounts to the payment of development contributions unless otherwise stated in this Plan.

2.12 Discount Contribution Rates in this Plan

Secondary Dwellings (Granny Flats) and Seniors Housing have been identified as discounted development under this plan due to their generally lower impact on infrastructure.

Secondary dwellings are subservient to a primary dwelling, being either 60m² or 50% of the floor area of the primary dwelling. Secondary dwellings are also recognised as a form of affordable housing to be incentivised, consistent with the aims and objectives outlined in *State Environmental Planning Policy (Affordable Rental Housing) 2009*. Therefore the contribution rate will be 50% of all local infrastructure categories.

Housing for Seniors or People with a Disability Seniors housing is defined under the Seniors Housing SEPP as:

Residential accommodation that is, or is intended to be, used permanently for seniors or people with a disability consisting of:

- (a) a residential care facility, or
- (b) a hostel, or
- (c) a group of self-contained dwellings, or
- (d) a combination of these, but does not include a hospital.

The Ministerial Direction, issued on 14 September 2007 under Section 7.17 of the Act, exempts payment of a contribution for development carried out under the Seniors Housing SEPP where undertaken by a social housing provider. The SEPP sets out the recognised social housing providers that will be exempt from contributions.

Seniors housing contributes to the demand for local infrastructure, however occupancy rates for seniors housing is less than that of standard dwellings, at a rate of 1.5 people per dwelling. Therefore for seniors housing that is not subject to the Ministerial Direction, the contribution rate will be 50% for all infrastructure categories.

Note: Local Infrastructure Contributions under Section 7.11 do not apply to residential care facilities and therefore this adjustment does not apply to this type of development. However, Section 7.12 may still be applicable, provided the cost of works is over \$100,000 and is not exempt under the Ministerial Direction.

3 Development and Population Demand

3.1 Overview

This part broadly discusses the relationship between the anticipated population and dwelling growth in Michelago and the demand for additional public amenities and services to meet that development as outlined in the Michelago Master Plan.

The Michelago Master Plan reviewed current demographic information and found that at the ABS 2016 Census there were approximately 562 people and 213 dwellings in the Michelago catchment, set out in the figure below. The ratio of people per dwelling at this time was 2.88 and this has been used as an assumption to estimate future population growth.

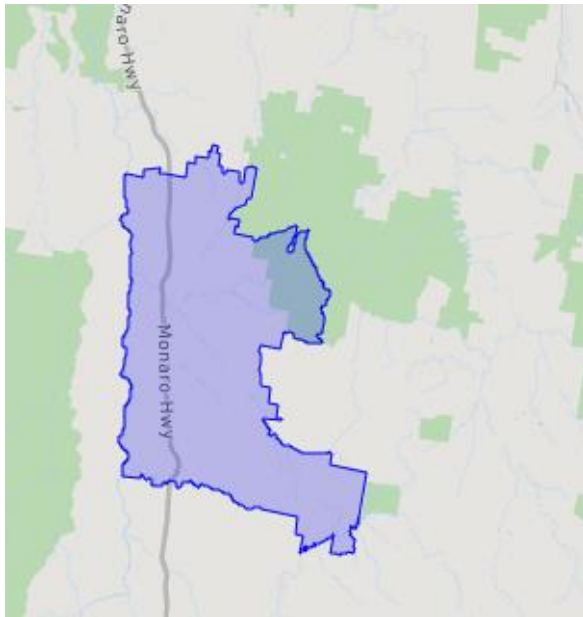


Figure 2 The Michelago ABS catchment, 2016 Census

The Michelago Master Plan was prepared to identify the potential growth of Michelago village, with a range of growth scenarios from nominal village infill to a serviced release supporting up to 2,500 people. Council and the community have agreed to limit new growth to un-serviced development and as such the potential is for 690 people which will require 240 dwellings (160 additional dwellings will be created in the Village with the potential of 80 additional dwellings to be created in the rural residential precinct south of the Village). The expected types of development that are linked to demand for additional public amenities and services proposed to be funded under this Plan include, but are not limited to:

- Single dwellings
- Alterations and additions
- Commercial development
- Change of use
- Tourist development
- Aged care development
- Rural industry and value adding development

The relationship between expected residential development and demand for public facilities can be established through:

- Population projections undertaken by informed decisions, adopted from the Australian Bureau of Statistics (ABS) information and data provided by Council and used to recommend future Master Plan land releases,
- Pressure for land release in Michelago brought about by the growth of Canberra,
- Seasonal population pressures in the region, particularly impacting transport through road congestion. The indented opportunity to develop a year-round tourism offering at Michelago would likely increase the impact on residents and the demand for amenities and services.
- The combined likely visitor and resident growth will require the provision of additional public facilities to meet additional demands.

3.2 CONTEXT

Context for this Plan is provided in the Michelago Master Plan and the Michelago Hybrid Section 7.11 & 7.12 Development Contributions Plan

3.3 GROWTH AREAS

The Michelago Master Plan outlines the areas where this growth is to occur, with areas identified to be the focus of development contributions shown in the following excerpt.

One of the fundamental principles of development contributions is the relationship, or 'nexus', between the expected types of development and the demonstrated demand for new, augmented or embellished public and community infrastructure created by that development. Key aspects of determining nexus are:

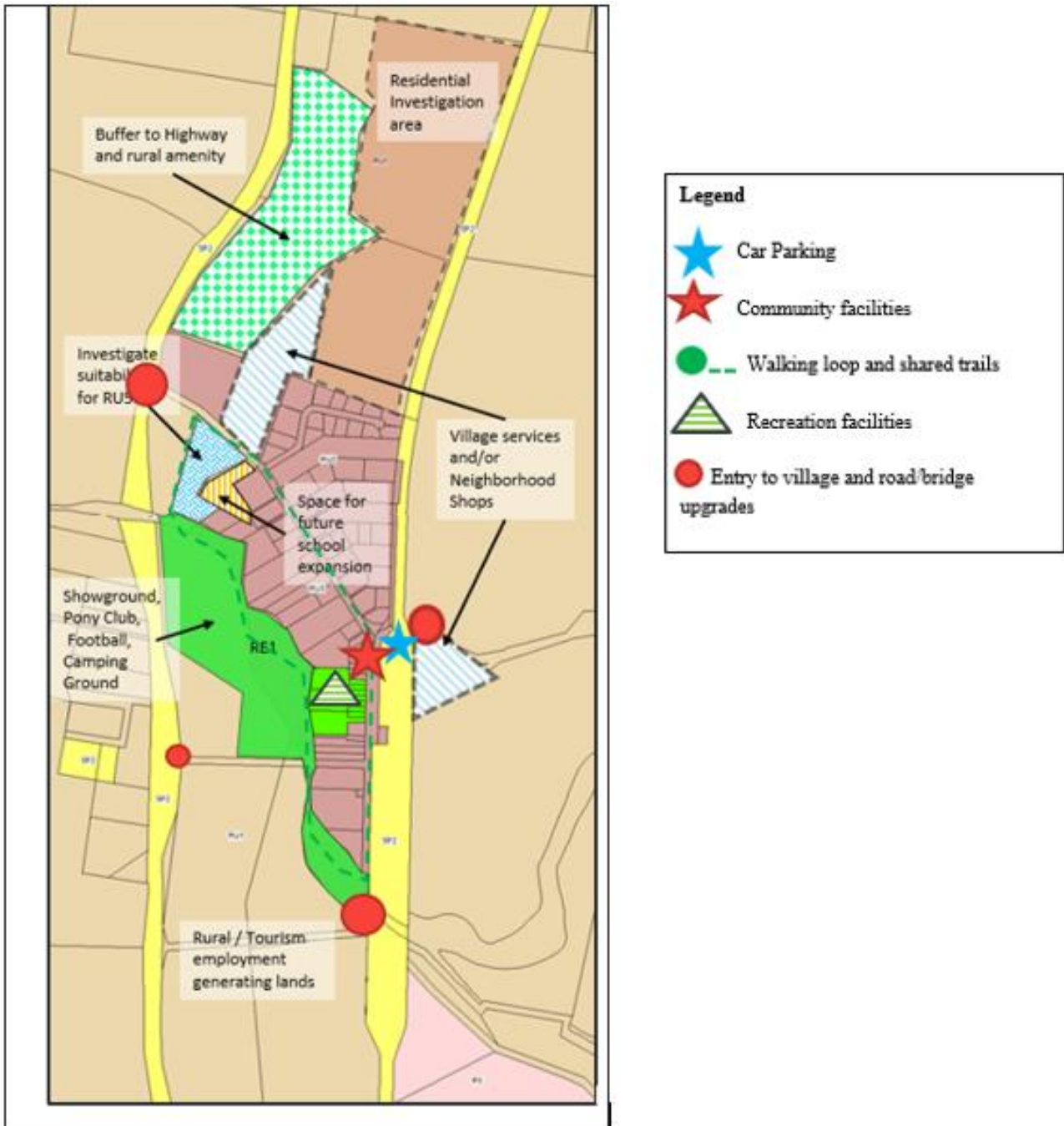
- whether the anticipated development actually creates a demand or increases the demand for a particular public facility;
- whether the estimates of demand for each item of public infrastructure to which the proposed development contribution relates are reasonable;
- what types of facilities will be required to meet that demand;
- whether the proposed development contribution is based on a reasonable apportionment between existing demand and new demand for public infrastructure to be created by the proposed development to which the contribution relates;
- whether the proposed development contribution is based on a reasonable estimate of the cost of proposed public infrastructure; and
- when facilities will be provided to meet the demand of the development – often expressed as timing or thresholds.

It is also necessary to ensure that new development only contributes to its share of the total demand for public facilities and services, rather than any demand generated by the existing population, which may result out of a deficiency in existing facilities. This is known as 'apportionment'.

The increased usage of and demand for new public facilities as a consequence of future development in the Precinct will exceed the capacity of some existing public facilities in the LGA. Accordingly, it will be necessary for new and embellished public facilities to be provided to cater for the anticipated demand of that development.

Section 4 of this Plan establishes the nexus between the anticipated development and the demand for additional or embellished public facilities and if relevant, details how that nexus has been apportioned, to ensure that contributions reflect the demand of new development, rather than existing demand or past deficiencies.

Figure 3 Growth Areas and location of required contributions



4 Community infrastructure and Contributions

4.1 Public roads

4.1.1 Introduction

The projected development will generate additional demand for use of public roads by vehicular, bicycle and pedestrian traffic and this demand will require augmentation of existing facilities due to the additional pressures on those facilities. This section outlines the nature of the existing road environment and the rationale for the augmentation of those facilities.

4.1.2 Existing provision

The road transport network surrounding the Michelago village is characterised by existing perimeter roads comprising Ryrie Street and Micalago Road. Future development in the Precinct will utilise these roads and also primarily access the wider road network via:

- Ryrie Street;
- Micalago Road;
- Burra Road;
- Monaro Highway.

There are no existing internal roads within the identified development opportunity areas and all future local internal streets will be provided by developers as part of future subdivision of the land.

As development within the Precinct occurs, new intersections with existing roads will be required and several existing intersections and stretches of road will require upgrades and localised widening to cater for the increased demand from development within the Precinct.

4.1.3 Nexus to development

Future development will be responsible for 240 private dwellings. Based on the peak hour vehicle trip (PVTs) rates specified in the *Guide to Traffic Generating Development* (RTA, 2002), this additional development is likely to generate 238 PVTs in the road network (i.e. Net additional traffic).

This additional traffic demand will require new intersections and reduce the flow capacity of existing roads and intersections which will result in the Level of Service (LoS) of individual roads and intersections falling below acceptable standards.

4.1.4 Strategy – proposed infrastructure

Council's strategies for addressing the additional demands placed on the road environment by future development as follows:

- New intersections and upgrades to existing intersections to ensure that increased traffic does not adversely impact on the efficiency and safety of these intersections;
- Localised road realignments, widening and kerb and gutter to cater for the additional traffic generated by future development and maintain acceptable levels of efficiency in the network; and

- Pedestrian and bicycle improvements to ensure that increased vehicular traffic does not adversely impact on the walking and cycling environment and to provide additional capacity for the increase in pedestrian and bicycle traffic.

The location of the proposed facilities is identified on the maps at **Appendix C** to this Plan.

4.1.5 Apportionment

Two types of apportionment are relevant to road facilities – apportionment between different types of development (e.g. dwelling houses compared to multi-unit dwellings) and apportionment between existing and future development.

With regard to different types of development, a vehicle trip from one form of residential development results in the same decrease in road or intersection capacity as a vehicle trip from any other form of residential development and accordingly, there is no apportionment between different forms of residential development other than to take into consideration the differing rate of traffic generation from the development type.

Apportionment relating to existing, compared to future development for each works item will be set out in the Works Schedule at **Appendix B**.

4.1.6 Calculation of contribution rate

The formula for the calculation of the contribution rate for road works is as follows:

$$\text{Contribution rate per ET} = \frac{\text{Total Cost of Facilities}}{\text{Total ETs}}$$

4.2 Open space and recreation facilities

The projected development will generate additional demand for local open space and recreation facilities and this demand will require additional land for open space and embellishment thereof.

4.2.1 Existing Open Space and Recreation Facilities

There is approximately 685 hectares of public open space used for local parks, district parks, recreation parks and sports parks (not including regional parks) within the Snowy Monaro LGA. This equates to about 339m² per person for the 2016 population of 20,218 persons (i.e. 34 hectares per 1,000 persons) (ABS, 2016).

4.2.2 Nexus to development

Council owned open space, parks and reserves are an important public amenity providing spaces for sport and play, healthy activity, social gathering and community building. New development will increase the population and therefore increase demand for open space and recreation facilities. This demand creates the required nexus with the local infrastructure included in the Works Schedule. Based on the increase in population and the o current standard of public open space provision in the LGA of 339m² per person, the forecast additional population in private dwellings in Michelago Village to 2041 of 471 persons would generate a demand for an additional 23 hectares of additional open space land if the current quantitative level of service were to be maintained.

4.2.3 Apportionment

All open space and recreation facilities proposed under this Plan are required to cater for the future new development and accordingly, the full cost of the acquisition and embellishment of these items will be borne by future development.

4.2.4 Works and contributions summary

The formula for the calculation of the contribution rate for local open space and recreation facilities is as follows:

$$\text{Contribution rate per ET} = \frac{\text{Total Cost of Facilities}}{\text{Total Additional ETs}}$$

4.3 Plan Preparation and Studies

4.3.1 Introduction

In accordance with the Act, Council is authorised to recoup the reasonable costs of preparing this Plan and the cost, or apportioned cost, of any studies specifically prepared to inform the Plan. In addition, any costs associated with the ongoing management and administration of the Plan can be levied for.

4.3.2 Nexus to Development

This Plan has been specifically prepared to enable Council to ensure that adequate community infrastructure is provided to meet the demands generated by new development and that the existing community is not burdened by the provision of community infrastructure required as a result of future development.

4.3.3 Strategy

The proposed costs associated with this category of contributions comprises:

- The consultant costs associated with preparing the Plan; and
- An allowance for the ongoing management of the Plan.

4.3.4 Apportionment

As this Plan has been prepared solely to cater for the demands of future development, the costs associated with the Plan's preparation and ongoing administration will be borne fully by future development.

4.3.5 Works and contributions summary

Table 7 summarises the costs of preparing this Plan and the studies which were required for this purpose and for which a contribution is required under this Plan:

Table 7: Plan Preparation and Administration			
Reference/Code	Description	Cost to New Development	Timing
PA-001	Preparation of Contributions Plan	\$20,000	2021
PA-002	Plan Administration	\$12,160	2021-2041
Total		\$32,160	N/A

4.3.6 Calculation of Contribution Rate

The formula for the calculation of the contribution rate for plan preparation and administration is as follows:

$$\text{Contribution rate per Person} = \frac{\text{Total Plan Preparation and Administration Cost}}{\text{Total Additional ETs}}$$

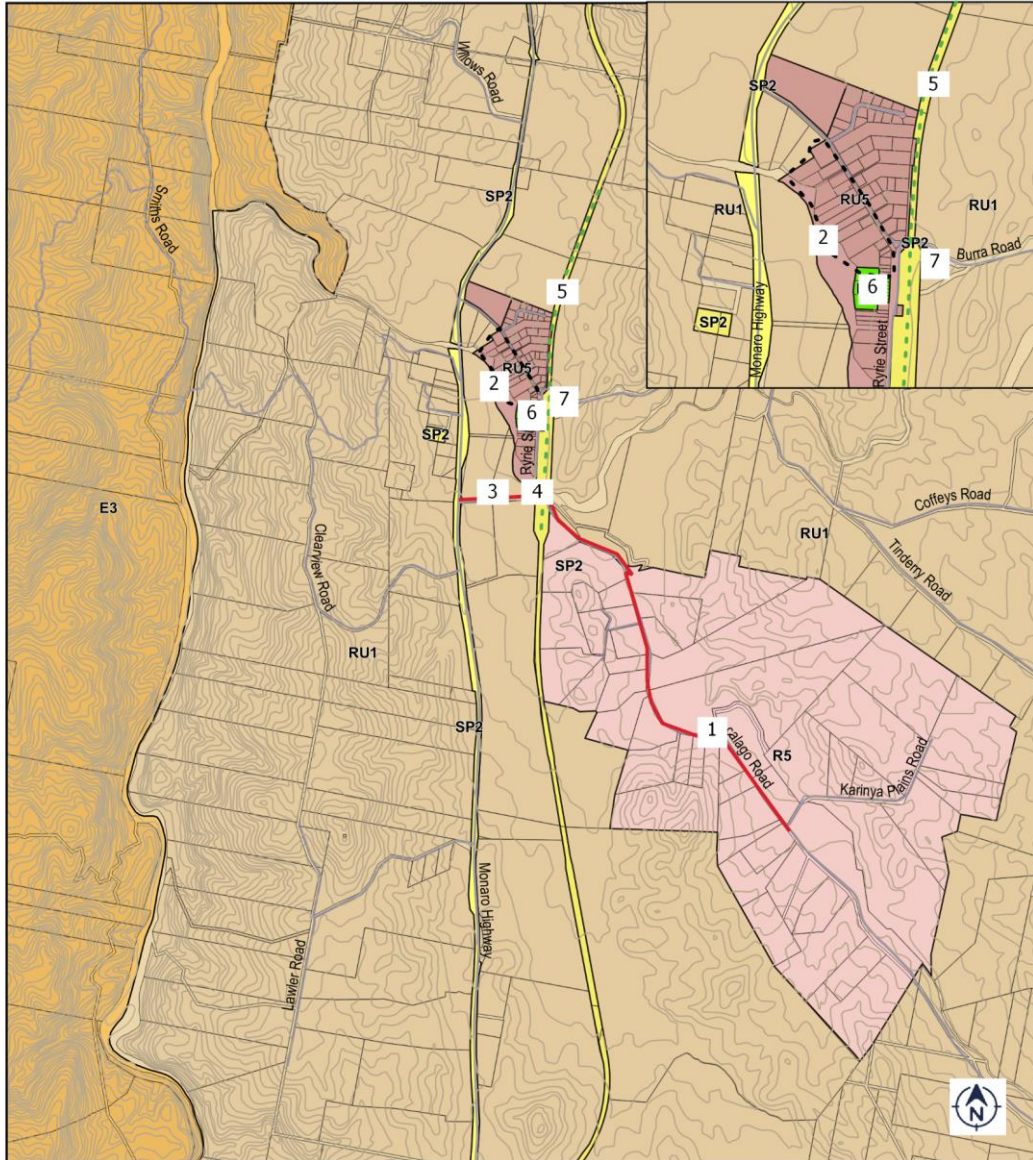
APPENDIX A

INFRASTRUCTURE WORKS SCHEDULE

Service/facility	Estimated Cost	Development Contribution	Other Contribution
Transport Infrastructure			
Upgrades to Micalago Road	\$1,032,000	\$691,440	\$340,560
Pedestrian Crossings and traffic calming measures	\$100,000	\$67,000	\$33,000
Michelago Creek Loop and Shared Path Infrastructure	\$2,750,000	\$1,842,500	907,500
Flood Mitigation			
Flood Mitigation Road Upgrades	\$639,570	\$428,512	\$211,058
Warning Signage	\$47,620	\$31,905.40	\$15,715
Open Space and Recreation			
Rail Trail (Michelago Section)	\$1,100,000	\$737,000	\$363,000
Sports facilities and infrastructure (including upgrades to existing facilities)	\$1,000,000	\$670,000	\$330,000
Other Services			
Plan Preparation and Administration	\$32,160	\$32,160	N/A
Relocation of Waste Facilities	\$360,000	\$241,200	\$118,800
Total Contributions	\$7,061,350	\$4,741,717	\$2,319,633

APPENDIX B

Michelago Local Infrastructure Contributions Map



Legend

- 1. Upgrades to Micalago Road
- 2. Michelago Creek Loop
- 3. Flood Mitigation Road Upgrades
- 4. Warning Signage
- 5. Rail Trail (Michelago Section)
- 6. Sports Facility and Infrastructure embellishments
- 7. Relocation of Waste Facility

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APPENDIX C

MODEL CONDITION OF DEVELOPMENT CONSENT

- a In accordance with Section 4.17(1) of the *Environmental Planning and Assessment Act 1979* and the Snowy Monaro Regional Council Michelago Section 7.11 Development Contributions Plan 2021, the following monetary contributions shall be paid to Council to cater for the increased demand for community infrastructure resulting from the development:

Description	Contribution (\$)
Roads and Footpath Infrastructure	\$10,837.25
Flood Mitigation and Stormwater Management	\$1,918.41
Open Space and Recreation Facilities	\$5,862.50
Waste Facilities	\$1,005
Plan Preparation and Administration	\$134
TOTAL	\$19,757.16

For development not specified in table 2 of this plan the contributions rate in the table below applies. These contribution rates are levied under s 7.12 of the *Environmental Planning and Assessment Act 1979* in accordance with the *Environmental Planning and Assessment Regulation 2000*. Please note that land subject to an s7.11 contribution is not subject to a contribution on s7.12.

Contribution Rate for development not specified in table 2 (non-residential development) levied under s7.12 of the EP & A Act

cost of carrying out the development	Contribution
\$0 - \$100,000	Nil
\$100,001 - \$200,000	0.5% of the cost of carrying out the development
\$200,001 and over	1% of the cost of carrying out the development

- b If the contributions are not paid within the financial year that this consent is granted, the contributions payable will be adjusted in accordance with the provisions of the Development Contributions Plan and the amount payable will be calculated on the basis of the contribution rates applicable at the time of payment in the following manner:

$$\text{\$C}_{PY} = \text{\$C}_{DC} \times \text{CPI}_{PY}$$

CPI_{DC}

Where:

- i $\$C_{PV}$ is the amount of the contribution at the date of Payment
 - ii $\$C_{DC}$ is the amount of the contribution as set out in this development consent
 - iii CPI_{PV} is the latest release of the Consumer Price Index (Sydney – All Groups) at the date of Payment as published by the ABS.
 - iv CPI_{DC} is the Consumer Price Index (Sydney – All Groups) for the financial year at the date of this development consent.
- c The monetary contributions shall be paid to Council:
- (i) prior to the issue of the Subdivision Certificate where the development is for subdivision; or
 - (ii) prior to the issue of the first Construction Certificate where the development is for building work; or
 - (iii) prior to issue of the Subdivision Certificate or first Construction Certificate, whichever occurs first, where the development involves both subdivision and building work; or
 - (iv) prior to the works commencing where the development does not require a Construction Certificate or Subdivision Certificate.

It is the professional responsibility of the Principal Certifying Authority to ensure that the monetary contributions have been paid to Council in accordance with the above timeframes.

Council's Development Contributions Plan may be viewed at www.snowymonaro.nsw.gov.au or a copy may be inspected at Council's Administration Centre during normal business hours.

APPENDIX D

MODEL COMPLYING DEVELOPMENT CERTIFICATE CONDITION

- a In accordance with Section 4.28(6) of the *Environmental Planning and Assessment Act 1979* and the Snowy Monaro Regional Council Michelago Section 7.11 Development Contributions Plan 2021, the following monetary contributions shall be paid to Council to cater for the increased demand for community infrastructure resulting from the development:

Description	Contribution (\$)
Roads and Footpath Infrastructure	\$10,837.25
Flood Mitigation and Stormwater Management	\$1,918.41
Open Space and Recreation Facilities	\$5,862.50
Waste Facilities	\$1,005
Plan Preparation and Administration	\$134
TOTAL	\$19,757.16

For development not specified in table 2 of this plan the contributions rate in the table below applies. These contribution rates are levied under s 7.12 of the *Environmental Planning and Assessment Act 1979* in accordance with the *Environmental Planning and Assessment Regulation 2000*. Please note that land subject to an s7.11 contribution is not subject to a contribution on s7.12.

Contribution Rate for development not specified in table 2 (non-residential development) levied under s7.12 of the EP & A Act

cost of carrying out the development	Contribution
\$0 - \$100,000	Nil
\$100,001 - \$200,000	0.5% of the cost of carrying out the development
\$200,001 and over	1% of the cost of carrying out the development

- b If the contributions are not paid within the financial year that this complying development certificate is granted, the contributions payable will be adjusted in accordance with the provisions of the Development Contributions Plan and the amount payable will be calculated on the basis of the contribution rates applicable at the time of payment in the following manner:

$$\$C_{PY} = \frac{\$C_{CDC} \times CPI_{PY}}{CPI_{CDC}}$$

Where:

$\$C_{PY}$ is the amount of the contribution at the date of Payment.

$\$C_{CDC}$ is the amount of the contribution as set out in this Complying Development Certificate.

CPI_{PY} is the latest release of the Consumer Price Index (Sydney – All Groups) at the date of Payment as published by the ABS.

CPI_{CDC} is the Consumer Price Index (Sydney – All Groups) for the financial year at the date of this Complying Development Certificate.

- c The monetary contributions shall be paid to Council:
- i prior to the works commencing where the development requires building works;
 - ii prior to occupation or the issue of an interim occupation certificate or issue of a final occupation certificate, whichever occurs first, where no works are required.

It is the professional responsibility of an accredited certifier to ensure that the monetary contributions have been paid to Council prior to authorising works to commence.

Council's Development Contributions Plan may be viewed at www.snowymonaro.nsw.gov.au or a copy may be inspected at Council's Administration Centre during normal business hours.