

SNOWY RIVER DEVELOPMENT CONTRIBUTIONS PLAN 2008

APPENDIX 3 COMMUNITY SERVICES AND FACILITIES

Acknowledgments

This document was prepared following a review of previous contributions plan (approved by SRSC on 16 May 2006) and information provided by Snowy River Shire Council Personnel. 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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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 suitable Community Services and 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 list of the catchment areas referred to in this appendix, followed by a table stating the contributions applicable within each catchment.

This is followed by a justification for the levying of contributions and a brief outline of the methodology adopted within this appendix.

A series of Attachments provides further information, including details of facilities, cost estimates and calculations.

2 RELEVANT CATCHMENTS AND CONTRIBUTIONS

2.1 RELEVANT CATCHMENTS

This appendix applies to the following catchments:

- Jindabyne
- East Jindabyne
- Willow Bay
- Tyrolean Village
- Kalkite
- Berridale
- Adaminaby
- Dalgety
- Shire outside defined catchments but within 10km of Jindabyne PO
- Shire outside defined catchments but not within 10km of Jindabyne PO.

These catchments 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 (ET)	Unit of Measure for Contribution	Shire excluding Adaminaby	Adaminaby
Subdivision	1	lot	\$492	\$490
Dwellings - 1 bedroom	0.57	bedroom	\$280	\$279
Dwellings - 2 bedrooms	0.71	2 bedrooms	\$349	\$348
Dwellings – 3 or 4 bedrooms	1	3 or 4 bedrooms	\$492	\$490
Dwellings - more than 4 bedrooms	1 plus 0.29 per extra bedroom >4	Base of 4 plus per extra b'r	\$492 + 143 x (br - 4)	\$490 + 142 x (br - 4)
Lodges, resorts & motels	0.29 per room	room	\$143	\$142
Child Care Centres	1 per 20 children > 20	Per 20 children > 20	\$492	\$490
Educational Establishments	1 per 20 day students	20 day students	\$492	\$490
	1 per 6 boarders	6 boarders	\$492	\$490
Caravan Parks and Camping Grounds	0.29 per site	site	\$143	\$142
Tourism facilities (eg conference, recreational)	0.29 per motel room or individual assessment if large number of day visitors or large rooms	room	\$143	\$142

Notes:

1. Rural-Residential Estates included in the relevant Jindabyne or East Jindabyne Catchments (see maps) are:

- High Country Estate 1 & 2
- Lakewood Estate
- Abington Park
- Cobbin Estate

2. Where a new Rural-Residential estate is proposed, is not currently identified in the catchment maps in this appendix and is within 10 kms of Jindabyne Post Office it will be assessed as an individual assessment consistent with item 2.17 in the SRSC Contributions Plan 2008 document. This assessment will result in the Rural Residential Estate being allocated charges consistent with the contributions categories in table 1 above.

3. 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 3: Community Services and Facilities"

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 Community Services and Facilities within the Snowy River Shire

3.4 AIMS & OBJECTIVES

to enable the Council to require as a condition of development consent contribution or dedication towards the provision of Community Services and Facilities within the Snowy River Shire;
to enable the Council to recoup funds which it has spent in the provision of Community Services and Facilities within the Snowy River Shire in anticipation of development; and
to ensure that the existing community is not burdened by the provision of Community Services and Facilities within the Snowy River Shire required as a result of future development.

3.5 DEFINITIONS

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

3.6 THE LAND TO WHICH THIS APPENDIX APPLIES

This appendix applies to all that land that is included in 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 and facilities 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 shared Community Services and Facilities within

the Snowy River Shire including urban and rural subdivision, residential and rural housing, tourist accommodation and education establishments 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 Community Services and 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 both permanent and temporary population in the Shire lead to an increase in requirements for community services. Assessment of growth in population and Equivalent Tenements has been outlined in section 3 of the overall Contributions Plan document (approximately 85 new ETs/yr for Shire overall, with specific growth rates for catchments). This increase in population/ETs has led to the need to improve community facilities across the Shire.

As a result of a number of SRSC studies, an assessment has been made of what facilities are needed to be developed over approximately the next 5 years. These are described below and costs indicated in Schedule A. Developer charges are apportioned based on new ETs divided by total of existing and new ETs as described in Schedule B.

A more detailed analysis of this causal relationship is outlined below.

There are accepted threshold levels for service and facility provision based on demographic and sociological factors. The judgement that Snowy River Shire Council has reached this demand threshold is based on a number of reports and studies undertaken or commissioned by Council. These include Snowy River Shire Social Plan 2005 – 2009, a demographic analysis of 2006 Census figures undertaken in 2007 by the external consultancy Economic Solutions, Review of Mobile Library Services 2006 and Aged Care Services Review 2008

In addition, the establishment of a public secondary school in Jindabyne has had a clear flow on effect in terms of overall population growth and the micro shift in the demographic of both the town itself and the school feeder areas of Berridale, Dalgety and rural residential and lakeside settlements

The need for a range of information and referral services in Jindabyne has been identified in both the Social Plan and the Review of Mobile Library Services. The most efficient way of delivering this in the short term has been identified as an expanded neighbourhood centre/library facility. People who will benefit from this facility include new arrivals to the town, the growing population of school aged children and the seasonal workers.

The need for additional aged care places is based on industry guidelines and planning data used by the Department of Health and Ageing to allocate aged care places across the country. The existing Aged Care Facility will be expanded to provide an additional 20 beds to meet the needs of a population

which is ageing across the shire. The facility is located in Berridale which is the geographical centre of the shire and is accessible to all the major population centres and settlements.

The benefit to full-time residents of the community facilities outlined above can be assumed and needs no further explanation. However, the nexus between developments catering for seasonal residents and tourists and the provision of these facilities requires elaboration.

The connection between tourist development and the social disadvantages such as dislocation of the existing resident population has been documented in a number of studies. This social dislocation can be seen in areas such as increases in crime and vandalism, scarcity of affordable accommodation, shortage of childcare places, relationship stress and breakdown.

Seasonal workers not only contribute to the social dislocation of the existing resident population, but as has also been documented, are themselves sometimes the victims of it. In this context contribution towards the provision of community services and facilities by a development which encourages seasonal employment, is justified

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

For each specific facility an explanation is provided (see below) of what the need is and what catchments it serves.

Item	Catchment	Need
Snowy River Community Profile – demographic analysis by Economic Solutions	Shire	To provide accurate demographic data to support need for extra aged care places and base line data for Feasibility and Scoping study for Branch Library
Aged Care Services Review by Wallace McKinnon and associates	Shire	To identify actual Aged Care Services needed and location of expanded facility
Snowy River Hostel Expansion Feasibility Study (Site Master Plan)	Shire	To confirm viability of hostel expansion, develop a sustainable business plan and master plan for the site and provide base line information to support application for operational funding to Department of Health and Ageing
Snowy River Hostel Expansion – Stage 1	Shire	The facility will be constructed in Berridale as the central location for the shire. Stage 1 encompasses the whole of pre-construction planning including tendering processes, development and approval processes and community consultation across the shire
Snowy River Hostel Expansion – Stage 2 Construction extra 20 beds	Shire	20 beds is the number of additional beds required to provide for the projected population based on industry guidelines and planning data used by the Department of Health and Ageing to allocate aged care places across the country.
Review of Mobile Library Service in Snowy River Shire – MergR Consulting	Shire	Initial review to provide base line data and recommendations for capital works to improve library service provision across the whole shire
Stage 3 Library kiosk/neighbourhood centre	Shire except for Adaminaby	The need for a range of information and referral services in Jindabyne has been identified in both the Social Plan and the Review of Mobile Library Services. The most efficient way of delivering this in the short term has been identified as an expanded neighbourhood centre/library facility.
Stage 4 Library Feasibility & Scoping Study for SRSC branch Library	Shire	To identify actual Library facility needed, its optimum location and impact on 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 capital projects planned to be initiated or completed in the period up to 2013/14 (see Schedule A). Any new developments built over the next twenty years will benefit from these improved community facilities, due to their long term nature.

3.8 EXPLANATION FOR CHANGES TO PREVIOUS CONTRIBUTIONS PLAN

Previous plans have indicated that Council had identified a site on which it planned to establish a community centre comprising community health, aged care, childcare and general neighbourhood centre facilities. These were to be co-located in a cluster development, to be known in total as the Sister Passmore Community Centre. Discussions were in train for long term partnerships with other interested parties for the provision and staffing of these facilities.

The 2005 Contributions Plan also separately identified a second childcare centre and a branch library in Jindabyne. Events have overtaken this planning

and necessitated a review of how these facilities will now be planned for and provided.

NSW Health is currently engaged in a planning process for a community health facility Jindabyne HealthOne with a time frame for completion in July 2009. NSW Health is the driver and funder of this facility; however there are associated costs (planning study for re-zoning of land) to which Council is committed as a partner. *Contributions will be sought towards the cost of these planning studies in this plan.*

In 2006 a private childcare centre opened in Jindabyne and has successfully met the existing demand for childcare places. It is anticipated that on current demand there will be no need for additional places for another 5 -10 years. Consequently contributions are no longer being sought for childcare facilities at this stage

A 2006 review of library services in Snowy River Shire has recommended a staged approach which has been adopted by Council. This involves a Stage 3 establishment of a Library Kiosk/neighbourhood centre in Jindabyne and an eventual Stage 4 Branch Library. *In this plan contributions will be sought for Stage 3 costs and preliminary planning components of Stage 4*

Under this Contributions Plan there is no provision for a cluster type development and the individual facilities will be planned and programmed separately. Hence the objectives of the previous plan are still current but the facilities to achieve these objectives have been modified. The past contributions will be utilised in the provision of the revised facilities and these past contributions have been taken into account in the calculations.

Based on these changes, the facilities and costs for this Contributions Plan are outlined in Schedule A. Calculations of the relevant contributions have been based on overall growth for the Shire and particular catchments where relevant to the particular cost component. This is explained in detail in Schedule B. A summary of how contributions are determined is explained in section 3.8 which follows.

3.9 CALCULATION OF BASE CONTRIBUTION RATES

The general formula for calculation of contributions is as below.

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

= \$ per Equivalent Tenement (ET)

Where

- R** = Base Contributions rate payable per Equivalent Tenement (ET)
- E** = Total cost of relevant Facility from Schedule A
- N** = No of additional ETs in the relevant catchments from 2007/08 to 2026/27
- B** = Balance in the Community Facilities account as at June 30, 2008
- Y** = proportion of total cost to be met by new development

3.10 APPORTIONMENT

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

3.11 OCCUPANCY RATES

Based on the 1996 Census information and for the purposes of this appendix, the following occupancy rates and Equivalent Persons (EP) 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.

3.12 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:

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.

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

3.13 METHOD & 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.

3.14 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

3.15 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

Capital Works

Based on the detailed explanation in section 3.7 (Nexus) the costs to provide the proposed facilities is provided in the table below:

ITEM	CATCHMENT	TIMING	COST
Snowy River Community Profile – demographic analysis by Economic Solutions – to support need for extra aged care places	Shire	2007	\$3500
Aged Care Services Review by Wallace McKinnon and associates – to identify actual Aged Care Services needed	Shire	2008	\$10,000
Snowy River Hostel Expansion Feasibility Study (Site Master Plan)	Shire	2008/9	\$50,000
Snowy River Hostel Expansion – Stage 1 (Construction and project Management briefs, community consultation etc)	Shire	2009/10	\$50,000
Snowy River Hostel Expansion – Stage 2 Construction @ average \$180,000 per bed for extra 25 beds	Shire	2011-13	\$4,500,000
Review of Mobile Library Service in Snowy River Shire – MergR Consulting	Shire	2006	\$9,000
Feasibility & Scoping Study for SRSC Branch Library	Shire	2011-2012	\$50,000
Stage 3 Library kiosk/neighbourhood centre	Shire except for Adaminaby	2009	\$10,000
TOTAL			\$4,672,500

5 SCHEDULE B

5.1 CALCULATION OF CONTRIBUTION RATES

Calculation of Equivalent Tenements (ET)

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.

Catchment	ETs at June 2007	ETs at June 2027	Additional ETs over 20 years
Shire	5799	7485	1686
Adaminaby	245	300	55
Shire less Adaminaby	5554	7185	1631

Community Facilities benefitting the whole Shire

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

$$= \frac{4672500 \times 0.225 - 257986}{1686} + \$19.57$$

$$= \$490.11 \text{ per ET}$$

Where

- R** = Base Contributions rate payable per Equivalent Tenement (ET)
- E** = Total cost of developing facilities to benefit whole Shire from Schedule A (\$2,892,500)
- N** = No of additional ETs in the catchments from 2007/08 to 2026/27 (1686)
- B** = Balance in Community Facilities account estimated as at June 30, 2008 (\$257,986)
- Y** = proportion of total cost to be met by new development – 22.5% (ie new ETs/existing + new ETs = 1686/7485)
- S** = Preparation and Review of Contribution Plan from Schedule C \$19.57)

Community Facilities benefitting the Shire except for Adaminaby

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

$$= \frac{10000 \times 0.227 - 0}{1631}$$

$$= \$ 1.39 \text{ per ET}$$

Where

- R** = Base Contributions rate payable per Equivalent Tenement (ET)
- E** = Cost of developing facilities for Shire apart from Adaminaby - Schedule A (\$10,000)
- N** = No of additional ETs in the catchments from 2007/08 to 2026/27 (1631)
- B** = Balance in Community Facilities account estimated as at June 30, 2008 – nil as taken up in the calculation above
- Y** = proportion of total cost to be met by new development – 22.7% (ie new ETs/existing + new ETs = 1631/7185)

Total Contributions for Community Facilities
Whole Shire = \$490.11 + \$1.39 = \$491.50
Adaminaby = \$490.11

Contributions for different types of Dwellings/Premises for the Shire's Catchments

Type of Dwelling/ Premises	Equivalent Tenements (ET)	Unit of Measure for Contribution	Shire excluding Adaminaby	Adaminaby
Subdivision	1	lot	\$492	\$490
Dwellings - 1 bedroom	0.57	bedroom	\$280	\$279
Dwellings - 2 bedrooms	0.71	2 bedrooms	\$349	\$348
Dwellings – 3 or 4 bedrooms	1	3 or 4 bedrooms	\$492	\$490
Dwellings - more than 4 bedrooms	1 plus 0.29 per extra bedroom >4	Base of 4 plus per extra b'r	\$492 + 143 x (br - 4)	\$490 + 142 x (br - 4)
Lodges, resorts & motels	0.29 per room	room	\$143	\$142
Child Care Centres	1 per 20 children > 20	Per 20 children > 20	\$492	\$490
Educational Establishments	1 per 20 day students	20 day students	\$492	\$490
	1 per 6 boarders	6 boarders	\$492	\$490
Caravan Parks and Camping Grounds	0.29 per site	site	\$143	\$142
Tourism facilities (eg conference, recreational)	0.29 per motel room or individual assessment if large number of day visitors or large rooms	room	\$143	\$142

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

$$\begin{aligned} &= \frac{C + R}{N} \\ &= \frac{\$16500}{843} \\ &= \$19.57 \text{ per ET} \end{aligned}$$

Where:

C = Cost of 2005 CP study for both external & internal costs plus 2008 review (\$7000)

R = Cost of updates during period 2008/09 – 2017/18 (\$10000 being 9 annual updates at a cost of \$500/ yr to update CPI & other factors/admin plus a full review of this plan after 5 years @ \$5000)

N = Estimated number of Equivalent Tenements (as calculated in Schedule B) created over next 10 years (843)