

NARRANDERA SHIRE COUNCIL

**ENVIRONMENTAL PLANNING AND
ASSESSMENT ACT**

SECTION 94 CONTRIBUTIONS PLAN

PINE HILL

JUNE, 1994

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1. PURPOSE OF THE PLAN

The purpose of the Contribution Plan is to determine additional works that will be required as a result of fully developing Pine Hill area, and to determine the means of completing those works and the contributions that will be required of Developers. The following public utilities are considered necessary to service the area:-

- ♦ Local roads and ancillary works; and

2. RELATIONSHIP TO OTHER PLANS

This Plan is to be read in conjunction with Narrandera Local Environmental Plan, 1991, and any other Development Control Plan that may apply to the area. If any inconsistency arises, this Plan takes precedence over any Policy or Code which relates to contributions to development within the area.

3. AREA OF THE PLAN

The area covered by this Contribution Plan is shown on attached Drawing B100-1A; it is bounded by Cypress Road, Ridgeview Road, and includes all allotments having their northern frontage to Pine Hill Road and Hartnett Road.

4. EXISTING AND PROPOSED DEVELOPMENT

The area is zoned as "Village 2(V)" under Narrandera Local Environmental Plan 1991, and embraces 40 allotments of varying areas up to about 13 hectares. The development Control Plan that applies to this area permits subdivision at a density not exceeding two (2) allotments for each two (2) hectares, with a minimum area of 0.4 hectares and a minimum frontage of 40 metres. Any subdivision must not increase the allotment potential of the original holding and only one (1) residence is permitted on any allotment.

It is expected that 140 additional allotments can be generated within the area, and assuming that all development will consist of single houses, with an occupancy rate of four (4) persons per dwelling, a total population of 720 people will eventuate.

Development within Narrandera environs has been shown to be subject to unpredictable influences, hence the timing of completion of any works will be based on demand triggered by development of allotments rather than by specified periods of time.

5. CONTRIBUTION PLAN DETAILS

5.01 LOCAL ROADS AND ANCILLARY WORKS

5.01.01 Area of the Scheme

The area to be serviced by this scheme is the total area of the Plan as shown on Drawing B100-1A.

5.01.02 Description of Existing Service Level

The following roads exist in the area (refer to Drawing B100-1B):-

- ♦ Cypress Road - from Pine Hill Road near the saleyards to a point just east of Stony Road - graded track.
- ♦ Pine Hill Road - from near the saleyards to Ridgeview Road - bitumen sealed pavement.
- ♦ Hartnett Road - south of portions 217/220 - partly a graded track and partly unformed.
- ♦ Old School Road - from Cypress Road to Hartnett Road - gravel pavement north of Pine Hill Road and old bitumen pavement from Pine Hill Road to Hartnett Road.
- ♦ Stony Road - from Pine Hill Road to Cypress Road - graded track.
- ♦ Ridgeview Road - from Pine Hill Road to Old Wagga Road - gravel pavement.

It is considered that the existing road network is of adequate standard to cope with present traffic.

5.01.03 Scheme Details

The expected increase in traffic volumes resulting from future development in the area will require that the western section of Pine Hill Road (between Cypress Road and Old School Road) be widened and strengthened, and that all existing gravel and formed roads within the area be upgraded to Council's minimum standard for rural bitumen sealed roads. It will also be necessary to upgrade Ridgeview Road (between Pine Hill Road and Old Wagga Road) to the same standard as the majority of traffic on this section will be generated by development of the area.

There will be no further extension of the local road network within the area under this Contribution Plan.

5.01.04 Nexus and Apportionment of Costs

The standard adopted for upgrading of roads is in accordance with Council's present practice for urban roads, and the requirement for upgrading is a direct result of permitting more dense development within the area.

The costs of upgrading roads will be equally apportioned over each additional allotment created by subdivision.

5.01.05 Program for Works and Funding

Table 1 gives the estimated cost of upgrading roads; these estimates are based on a construction cost (1993) of \$60,000 per kilometre for works to Council's accepted standards within the Narrandera area. The estimates include construction costs and overheads (on-costs), but do not include allowances for contingencies, survey, design, or supervision (which will be provided at no cost by Council).

Table 1: Estimated Costs of Road Upgrading.

Road Name	Length	Cost
Pine Hill Road	1250 m	\$ 75,000
Cypress Road	2650 m	\$ 159,000
Old School Road	750 m	\$ 45,000
Stony Road	750 m	\$ 45,000
Ridgeview Road	750 m	\$ 45,000
Hartnett Road	150 m	\$ 9,000
TOTALS	6300 m	\$ 378,000

It should be noted that any internal roads required to service a subdivision are to be provided by the developer.

Road upgrading and ancillary works will be undertaken on a segmental basis between clearly defined terminals (e.g. road intersections). A segment will be upgraded when adjacent development reaches 65% of maximum potential (i.e. when 65% of the maximum number of residences that can be erected, have been erected), unless Council decides to upgrade any road at an earlier stage. Council will complete the upgrading works within 12 months of this development stage being reached.

5.01.06 Contribution Rates

The contribution rate for upgrading roads and ancillary works is determined by dividing the total estimated cost by the maximum number of additional allotments that can be realised by subdivision under Council's present Codes. For the purpose of this calculation, it has been assumed that the realisation potential of 2 lots per 2 hectares has been unaffected by any deductions that may eventually be required for internal roads.

Total estimated cost of roadworks	\$378,000
Number of additional allotments that can be created	140
Contribution per allotment	\$2,700

Contributions that become due by development that occurs after roads have been upgraded will be frozen at the level payable at the time of construction.

6. CONTRIBUTIONS

Contributions that will be applied to all new allotments which are developed after this Plan comes into effect will comprise the following components:-

Local Roads and ancillary works \$2,700

NOTE: These costs are estimated prior to 1st July, 1993: see Section 8 for current costs.

7. TIMING AND METHOD OF PAYMENT

Contributions are to be paid prior to Council's release of formal survey plans subject to a proviso that the owner of the land may make application for postponement of payment of the contribution until the sale or transfer of the newly created lot/s occurs. Council's approval to a postponement of payment, if granted, would be conditional on satisfactory arrangements for security being agreed upon which would probably involve:-

- (a) Execution of an unregistered mortgage over the newly created lot/s; and
- (b) A caveat being registered over the newly created lot/s.

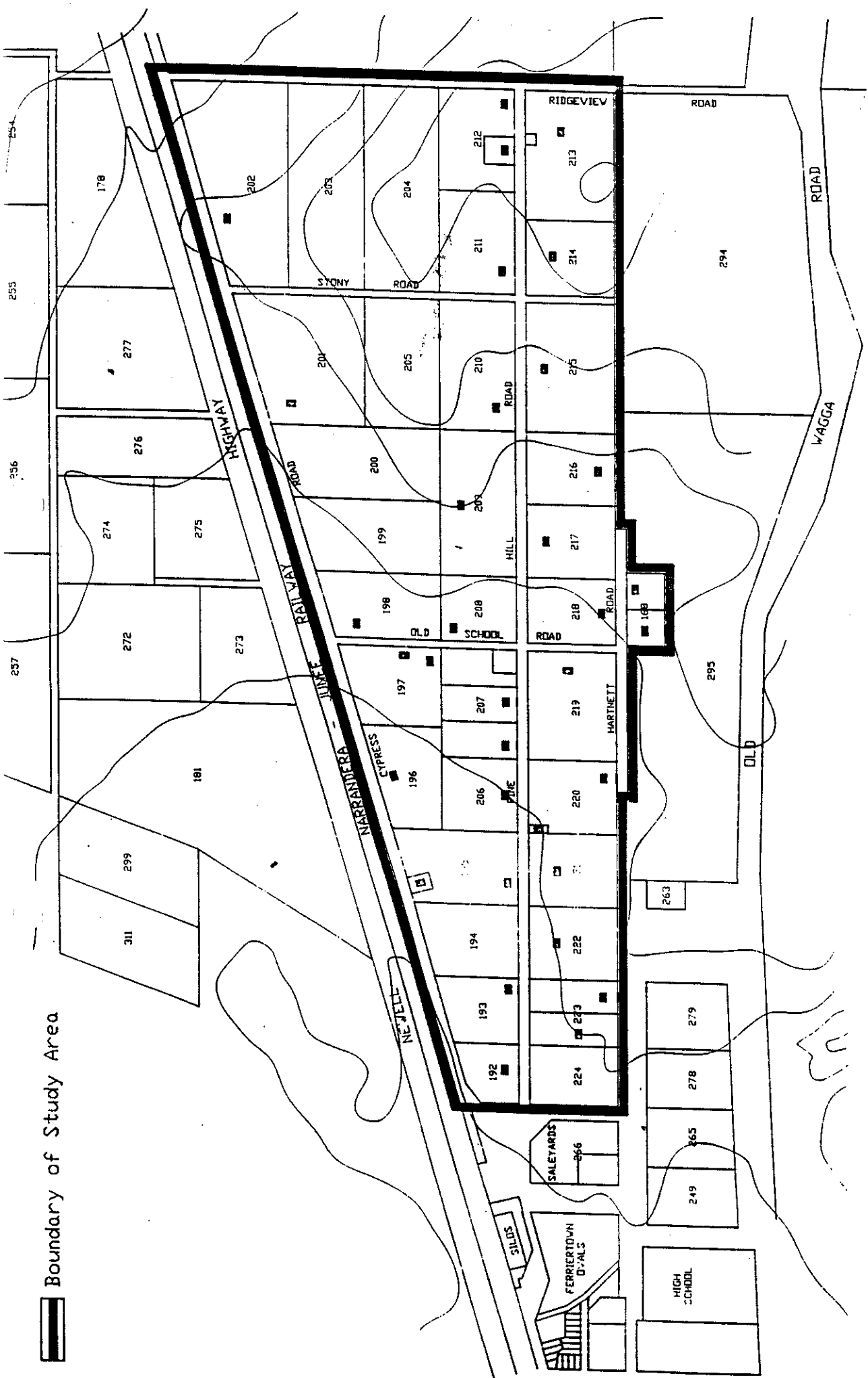
Council may accept a material public benefit in lieu of any contribution, or part thereof, provided that it is a facility or service identified within the schedule of works for this Plan.

8. METHOD OF UPDATING CONTRIBUTIONS

Rates of contributions will be adjusted after 1st July, 1993 in accordance with movements in the Australian Consumer Price Index (All Groups). Adjustments will be made each quarter and the applicable rate will be noted on Council's Development Consent.

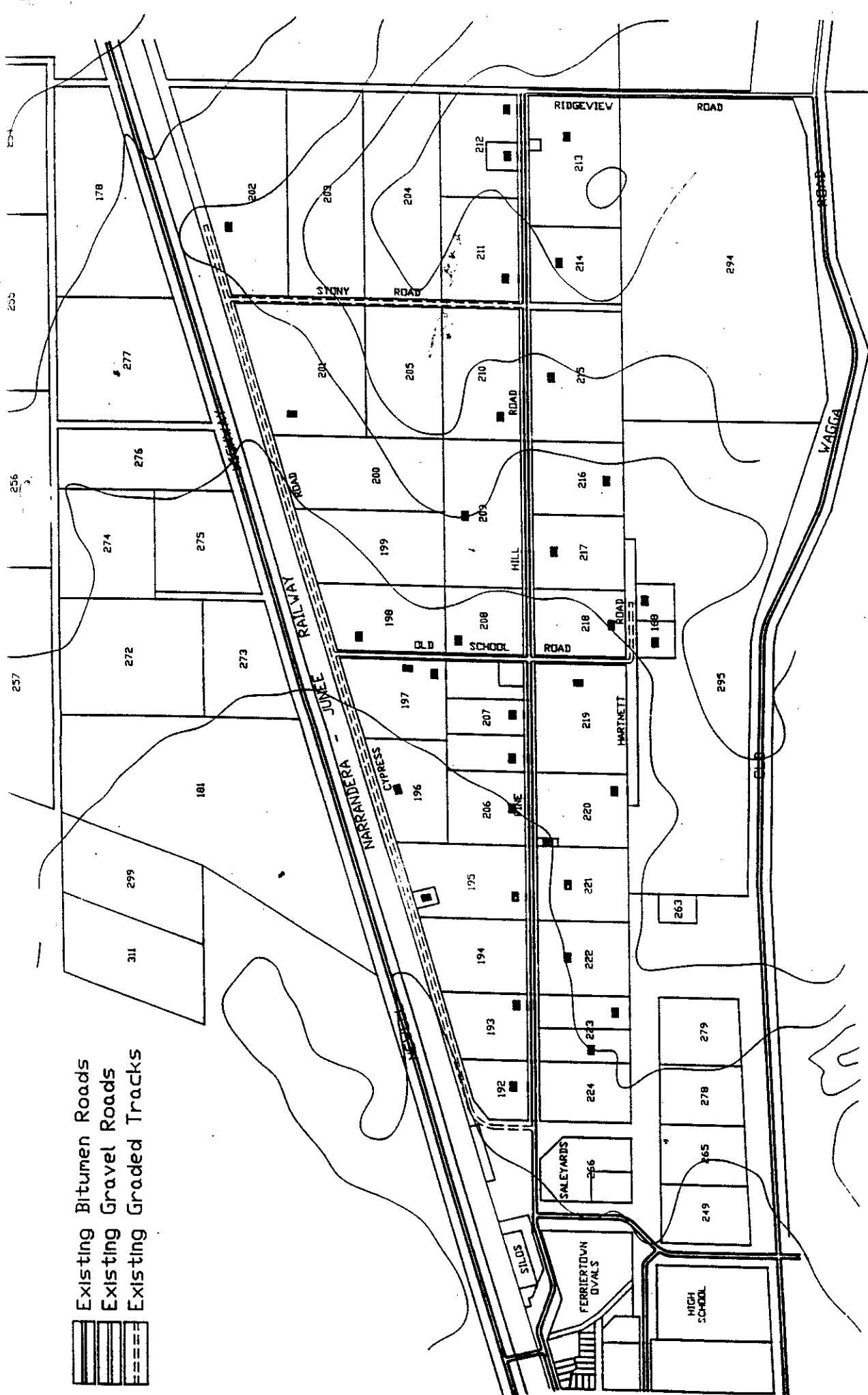
Jul - Sep 1993	+0.5%	\$2,713 per allotment from 1/10/93
Oct - Dec 1993	+0.2%	\$2,718 per allotment from 1/1/94
Jan - Mar 1994	+0.4%	\$2,728 per allotment from 1/4/94
April - June 1994	+0.7%	\$2,747 per allotment from 1/7/94
July - Sept. 1994	+0.6%	\$2,763 per allotment from 1/10/94
Aug - Dec 1994	+0.8%	\$2,785 per allotment from 1/1/95
Jan - Mar 1995	+1.7%	\$2,832 per allotment from 1/4/95
April - June 1995	+1.3%	\$2,869 per allotment from 1/7/95
July - Sept. 1995	+1.2%	\$2,903 per allotment from 1/10/95
Aug - Dec. 1995	+0.8%	\$2,926 per allotment from 1/1/96
Jan - Mar 1996	+0.4%	\$2,938 per allotment from 1/4/96
April - June 1996	+0.7%	\$2,959 per allotment from 1/7/96

Boundary of Study Area



DRAWN LJ HILTON	DATE FEB 93	CONTRIBUTION PLAN FOR DEFINITION OF STUDY AREA	SCALES 1:10000
	CHECKED		
NARRANDERA SHIRE COUNCIL		LOCALITY AREA 1 (PINE HILL)	DRAWING No. B100-1A
COUNCIL CHAMBERS NARRANDERA			
P.O. BOX 37 NARRANDERA NSW 2700		PHONE (069) 59 2277 FAX (069) 59 1884	

- Existing Bitumen Roads
- Existing Gravel Roads
- Existing Graded Tracks



DRAWN LJ HILTON CHECKED	DATE FEB 93	NARRANDERA SHIRE COUNCIL COUNCIL CHAMBERS NARRANDERA	CONTRIBUTION PLAN FOR LOCAL ROADS AND ANCILLARY WORKS	SCALES 1:10000
	DATE			
APPROVED		LOCALITY AREA 1 (PINE HILL)		
		P.O. BOX 39 NARRANDERA NSW 2700		PHONE (069) 59 2277 FAX (069) 59 1884

SHIRE OF NARRANDERA

POLICY - WATER SUPPLY HEADWORKS

PINE HILL

1. ADOPTION OF THE POLICY

This Policy was adopted by Council at its Ordinary Meeting held on Monday, 20th June, 1994 and becomes effective from that date.

2. PURPOSE OF THE POLICY

The purpose of the Policy is to determine additional works that will be required as a result of fully developing Pine Hill area, and to determine the means of completing those works and the contributions that will be required of Developers. The following public utilities are considered necessary to service the area:-

- Water supply headworks and reticulation.

3. RELATIONSHIP TO OTHER PLANS/POLICIES

This Policy is to be read in conjunction with Narrandera Local Environmental Plan, 1991, and any other Development Control Plan that may apply to the area. If any inconsistency arises, this Policy takes precedence over any Policy or Code which relates to contributions to development of water supply headworks and reticulation within the area.

4. AREA OF THE POLICY

The area covered by this Policy is shown on attached Drawing B100-1A; it is bounded by Cypress Road, Ridgeview Road, and includes all allotments having their northern frontage to Pine Hill Road and Hartnett road.

5. EXISTING AND PROPOSED DEVELOPMENT

The area is zoned as "Village 2(V)" under Narrandera Local Environmental Plan 1991, and embraces 40 allotments of varying areas up to about 13 hectares. The development Control Plan that applies to this area permits subdivision at a density not exceeding two (2) allotments for each two (2) hectares, with a minimum area of 0.4 hectares and a minimum frontage of 40 metres. Any subdivision must not increase the allotment potential of the original holding and only one (1) residence is permitted on any allotment.

It is expected that 140 additional allotments can be generated within the area, and assuming that all development will consist of single houses, with an occupancy rate of four (4) persons per dwelling, a total population of 720 people will eventuate.

Development within Narrandera environs has been shown to be subject to unpredictable influences, hence the timing of completion of any works will be based on demand triggered by development of allotments rather than by specified periods of time.

6. CONTRIBUTION POLICY DETAILS

6.01 WATER SUPPLY HEADWORDS AND RETICULATION

6.01.01 Area of the Scheme

The area to be serviced by this scheme is the total area of the Plan as shown on Drawing B100-1A.

6.01.02 Description of Existing Service Level

The area is presently connected to the Narrandera reticulation system by two (2) mains of 100 mm diameter: one main extends from Dalgetty Street, via Pine Hill Road and terminates at Old School Road. The other main emanates from a pumping station at Dalgetty Street and traverses Pine Hill Road, terminating at a series of small storages located at the eastern end of Pine Hill Road (the capacity of this storage is 400 kilolitres). There is also an existing service main in Old School Road between Cypress Road and Hartnett Road.

The present pumping and storage system is capable of servicing 45 connections, which is the maximum number of allotments that could have been developed under Council's previous planning instrument: there are presently 35 connections to the scheme.

The existing and proposed water supply network is shown on Drawing B100-1C.

6.01.03 Scheme Details

The expected increase in population of the area will require the following water supply upgrading works:-

- .. Replacement of existing booster pumps with units of 35 KW capacity.
- .. Replacement of the existing 100 mm diameter direct link as far as Cypress Road with a 150mm diameter main and connection of this main to the booster pumping station.
- .. Replacement of the existing 100 mm diameter direct link for 800 metres east of Cypress Road with a 100 mm diameter class 12 main, and replacement for a further 1,000 metres with a 100 mm diameter class 9 main.
- .. Replacement of the existing 100 mm diameter main in Old School road with a 100 mm diameter class 9 main.

- .. Construction of a new 100 mm diameter main in Cypress Road (950 metres x class 12; 1,200 metres x class 9; remaining length x class 6).
- .. Construction of a new 100 mm diameter class 6 main in Stony Road.
- .. Construction of a new 100 mm diameter class 6 main in Ridgeview Road.
- .. Construction of a new 1.5 megalitre capacity storage reservoir at the eastern end of Pine Hill Road.

6.01.04 Apportionment of Costs

The costs of upgrading the water supply reticulation network will be equally apportioned over each additional allotment created by subdivision within the area.

6.01.05 Program for Works and Funding

Table 1 gives the estimated cost of upgrading the water reticulation to service future development in the area:-

Table 1: Estimated Costs of Upgrading Water Mains.

Item	Quantity	Cost
Upgrade Pumping Equipment	35 KW	\$ 10,000
Construct/Replace Mains	9000 m	\$430,000
Electrical Works		\$ 5,000
Construct New Storage Reservoir	1.5 MI	\$350,000
Land Purchase		\$ 3,000
Alteration of Existing Services		\$ 10,000
TOTALS		\$808,000

Any internal mains extensions that are required to service subdivisions are to be fully funded by the developer to a standard acceptable to Council. All property connections will be in accordance with Council's Policy at the time and will attract the applicable connection fee.

These estimates of cost include construction costs and overheads (on-costs), but do not include allowances for contingencies, survey, design or supervision (all of which will be provided by Council at no cost).

Upgrading of the water supply system will be undertaken as Council sees fit, having regard to development that has taken place in the area. Generally, existing pumping capacity will be upgraded at about 45 connections, pump replacement will take place at about 60 connections, and mains will be upgraded at a 65th percentile demand level. Council reserves the right to use temporary measures to achieve supply pending completion of any part of the proposed scheme.

6.01.06 Contribution Rates

The contribution rates for upgrading water supply headworks and reticulation is determined by dividing the total current estimated cost by the maximum number of additional allotments that can be realised by subdivision under Council's present Codes. For the purposes of this calculation it has been assumed that the realisation potential of 2 lots per 2 hectares has been unaffected by deductions that may eventually be required for internal roads.

Total estimated cost of upgrading water supply system	\$808,000
Number of additional allotments than can be created	140
Contribution per allotment	\$5,800

NOTE: These costs are as estimated prior to 1st July, 1993; see Section 8 for current costs.

7. TIMING AND METHOD OF PAYMENT

Contributions are to be paid prior to Council's release of formal survey plans subject to a proviso that the owner of the land may make application for postponement of payment of the contribution until the sale or transfer of the newly created lot/s occurs. Council's approval to a postponement of payment, if granted, would be conditional on satisfactory arrangements for security being agreed upon which would probably involve:-

- (a) Execution of an unregistered mortgage over the newly created lot/s; and
- (b) A caveat being registered over the newly created lot/s.

Council may accept a material public benefit in lieu of any contribution, or part thereof, provided that it is a facility or service identified within the schedule of works for this Plan.

8. **METHOD OF UPDATING CONTRIBUTIONS**

Rates of contributions will be adjusted after 1st July, 1993 in accordance with movements in the Australian Consumer Price Index (All Groups). Adjustments will be made each quarter and the applicable rate will be noted on Council's Development Consent.

C.P.I. Adjustment

Revised Contribution

Jul - Sept 1993 +0.5% \$5,829 per allotment from 1/10/93

Oct - Dec 1993 +0.2% \$5,840 per allotment from 1/1/94

Jan - Mar 1994 +0.4% \$5,863 per allotment from 1/4/94

Apr - Jun 1994 +0.7% \$5,904 per allotment from 1/7/94

Jul - Sep 1994 +0.6% \$5,939 per allotment from 1/10/94

Aug - Dec 1994 +0.8% \$5,986 per allotment from 1/1/95

Jan - Mar '95 + 1.7% \$6 088 per allotment from 1/4/95.

Apr - Jun '95 + 1.3% \$6 167 per allotment from 1/7/95

Jul - Sep '95 + 1.2% \$6 241 per allotment from 1/10/95

Aug - Dec '95 + 0.8% \$6 291 per allotment from 1/1/96

Jan - Mar '96 + 0.4% \$6 316 per allotment from 1/4/96

Apr - June '96 + 0.7% \$6 360 per allotment from 1/7/96