

# ***COPMANHURST SHIRE COUNCIL***



## ***SECTION 94***

### ***CONTRIBUTIONS PLAN***

**For**

**Community Facilities - Provision and Embellishment**

**and**

**Roads and Traffic Facilities**

**and calling up**

**Section 94 Plan for Bush Fire Facilities & Equipment adopted 24-12-92**

**And**

**Section 94 Plan for Junction Hill – Community Facilities adopted 24-12-92**

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# **Copmanhurst Shire Council Contribution Plan**

## **Table of Contents**

### **PART A - SUMMARY SCHEDULE**

Summary of Contribution Rates  
Executive Summary

### **PART B - ADMINISTRATION AND ACCOUNTING**

Introduction  
Name of the Plan  
Where Plan Applies  
Purpose of the Plan  
Relationship to Other Plans  
Operation of the Plan  
Determination of Contribution  
Timing of Contributions  
Deferred or Periodic Payments  
Review of Contribution Rates  
Plan Commencement Date  
Availability of Financial Information

### **PART C - POPULATION AND DEVELOPMENT FORECASTS**

Introduction  
Population Trends  
Development Trends

### **PART D - STRATEGY PLANS**

Introduction  
Public Amenities and Services  
Open Space and other facilities - Provision and Embellishment  
Roads and Traffic Facilities

### **PART E - SUPPORTING DOCUMENTS**

Appendix A	Indices
Appendix B	Summary of Building Applications and Development Applications for 1999 -2000
Appendix C	Open Space Inventory
Appendix D	Road Plan
Appendix E	Cost Estimate Details of Roads and Drainage and priority bridge construction

## Part A - Summary Schedule

Table 1

### Summary of Contribution Rates

Identified Facility	Planning Precinct	Contribution	Levy
Community Facilities – Provision and embellishment	Copmanhurst Shire	\$ 277	Per Lot or Dwelling Equivalent requiring development consent
Roads and Traffic Facilities	Copmanhurst Shire	\$ 12 150 * (\$2,430)	Per Lot or Dwelling Equivalent requiring development consent
Bush Fire Facilities & Equipment	Copmanhurst Shire	As per Sec 94 Plan adopted on 24-12 1992	As per Sec 94 Plan adopted on 24-12 1992
Junction Hill – Community Facilities	Junction Hill Village	As per Sec 94 Plan adopted on 24-12 1992	As per Sec 94 Plan adopted on 24-12 1992

- \* Council resolved at its meeting on 13 December 2000 that the proposed Roads and Traffic Facilities contribution per lot or dwelling equivalent in all zones of the Shire is to be \$2430.00, which is 20% of the calculated contribution. Council considered that as this is the main development continuing in the Shire it would discount the contribution. This decision is in accord with Council's stated position of assisting and stimulating Economic Development within the Shire.

### Executive Summary

This Contribution Plan enables Copmanhurst Shire Council to levy contributions pursuant to Section 94 of the Environmental Planning and Assessment Act, for a range of public amenities and services. The plan provides for the full cost recovery of such amenities and services where new development will, or is likely to, increase the demand for such amenities and services.

The plan also incorporates the existing contributions that are levied under other contribution plans that may apply to the Copmanhurst Local Government area.

Copmanhurst Shire Council, like many other NSW country local government areas, has generally experienced a minor increase in population over the past 10 years. Given these generally minor rates, future development anticipated within the Shire, in particular that associated with rural residential subdivision and development will continue the demand for provision of facilities and services. Recognising this anticipated development, and having regard to the level of facilities currently available and the expected profile of this new population, it will be necessary to provide:

- Embellishment of existing open space areas and community facilities and provision of additional such facilities within Copmanhurst Shire area.
- Ongoing maintenance and upgrading of roads bridges and traffic facilities throughout the shire.

### **Summary of Contribution Rates**

The contribution rates for the funding of the identified public facilities are summarised in Table 1.

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## **Part B - Administration and Accounting**

### **1. Introduction**

Section 94 of the Environmental Planning and Assessment Act 1979 enables Copmanhurst Shire Council to levy contributions from developers to meet the cost of providing public amenities and services required as a consequence of that development. The contributions so levied may be used to provide for future works and facilities or to recoup the costs of works which have already been constructed and will benefit that particular new development.

Contributions may be levied in three ways including:

- payment of a monetary contribution;
- dedication of land; and
- carrying out of works in kind.

The principals for levying of contributions and adopted for the purposes of this plan are: -

- the contribution must be for, or relate to, a planning purposes;
- the contribution must fairly and reasonably relate to the subject development;
- the contribution must be such that a reasonable planning authority, duly implementing its statutory duties, could have property imposed the contribution.

### **2. Name of the Plan**

This Contribution Plan may be referred to as the Copmanhurst Shire Council Contributions Plan 2000.

### **3. Where Plan Applies**

This Contribution Plan applies to all land within the Local Government area of Copmanhurst as identified on the map at Appendix D.

#### **4. Purpose of the Plan**

The purpose of this Contribution Plan is:

- to identify community facilities and services that may be needed by future residents;
- to provide a means for the equitable provision of community facilities and services;
- to ensure the community facilities and services are provided consistent with population growth and subsequent demand;
- to provide a comprehensive strategy for the assessment, collection, expenditure, accounting and review of development contributions on an equitable basis throughout the Copmanhurst Local Government area until the year 2006.

#### **5. Relationship to other Plans**

This Contribution Plan incorporates the provisions of the previous Copmanhurst Shire Council Section 94 Plans and contributions set under those plans may continue to be adjusted and collected in terms of those plans. In particular, this plan does not affect the operation of the Section 94 Plan for Bushfire Facilities and Equipment, The Section 94 Plan for Junction Hill – Community Facilities, or the Section 64 Plans under the provisions of The Local Government Act 1993 for Water Supply and Sewerage.

This Contributions Plan provides the means for implementing the planning and community development strategies that may be adopted from time to time by Copmanhurst Shire Council with respect to its Local Government area.

#### **6. Operation of the Plan**

In determining the development application, Copmanhurst Shire Council may impose a condition requiring the payment of a monetary contribution and or the dedication of land in accordance with provisions of this Contributions Plan.

## 7. Determination of Contribution

The formulas used to determine the initial contributions are:

**Total Contribution ( $C_T$ ) =**

\$ Cap + \$ Land - \$E Con - \$ Grant

THEN

Contribution per person ( $C_p$ ) =  $\frac{C_T}{P}$

OR

Contribution per lot ( $C_L$ ) =  $\frac{C_T}{L}$

OR

Contribution per development ( $C_D$ ) =  $\frac{C_T}{D}$

where:

\$ Cap      sum of capital costs for facilities which have been or which are to be provided.

\$ Land      sum of land costs which has been or is to be acquired to provide the required new public facilities.

\$ E Con      sum of any existing contributions which have been previously paid towards the provision of the public facility.

\$ Grant      sum of any grants, subsidies or other funding source that may be available to fund capital works.

P              anticipated increased in the total population for Copmanhurst to the year 2006.

L              anticipated increase in the number of lots or dwellings to be created to the year 2006.

D              anticipated dwelling equivalent of proposed development.

*(That is, the anticipated vehicular movements generated by the proposed development, when compared to those anticipated to be generated by a new allotment or dwelling)*



For the purposes of calculating the contribution rate, the following components have been included: -

- the capital cost of the public facility;
- current land values.

Where a proposed public amenity and service satisfies not only the demand of new development, but also some regional demand, demand by people from outside the immediate area, or makes up for some existing deficiency, only the portion of demand created by the new development can be levied.

Contributions shall be determined as dwelling equivalents in accordance with Table 2

**Table 2 – Assessed Dwelling Equivalents**

<b>DEVELOPMENT</b>	<b>DAILY VEHICLE TRIPS</b>	<b>DWELLING EQUIVALENTS</b>
Dwelling	9	1
Motel	3 per unit	0.33 per unit
Commercial	10 per 100 m <sup>2</sup> floor area	1.1 per 100 m <sup>2</sup> floor area
Shopping Centre	50 per 100 m <sup>2</sup> floor area	5.5 per 100 m <sup>2</sup> floor area
Markets	18 trips per stall	2 per stall Council to consider frequency of market
Restaurants	10 per 100 m <sup>2</sup> floor area	1.1 per 100 m <sup>2</sup> floor area
Factory	5 per 100 m <sup>2</sup> floor area	0.55 per 100 m <sup>2</sup> floor area
Industrial Shed	5 per 100 m <sup>2</sup> floor area	0.55 per 100 m <sup>2</sup> floor area
Storage Shed	per 100 m <sup>2</sup> floor area	0.1 per 100 m <sup>2</sup> floor area Council to consider frequency of use

Developments not specifically detailed in Table 2 are to be calculated as dwelling equivalents in accordance with the current “Guide to Traffic Generating Developments” published by the RTA. Where infrequent, irregular or intermittent use of the proposed development is proposed Council may discount the contribution required according to the circumstances of the case.

For the purposes of calculating the contribution rate, the following components have been excluded:-

- any development contributions which may have been collected previously for the provision of a particular facility and which has not as yet been expended

*(deducted as \$E Con in the above formula);*

- any assured grants, subsidies or funding from other sources which may be payable in respect of any nominated public facility

*(deducted as \$ Grant in the above formula);*

- any recoverable finding which may have otherwise been provided under Section 94;
- costs associated with ongoing or routine maintenance, staff resources or other recurrent expenses;
- any public facilities which may be required by the population, which another organisation or government agency is responsible for providing;

## 8. Timing of Contributions

Payment of monetary contributions will be required at the following stages:-

- in the case of a consent to development being subdivision where no further approvals are required, before the approved plans are released to the applicant or prior to the release of the approved engineering plans;
- in the case of a consent to development not involving subdivision but where a subsequent Construction Certificate is required, before the approved plans and specifications are released to the applicant;
- in the case of a consent to any other development . before the development is commenced, prior to the endorsement of the final plan or prior to occupation as may be relevant in the particular circumstances.

## 9. Deferred or Periodic Payment

Where the applicant can demonstrate that the settlement of the contribution in terms of the above is unreasonable in the circumstances of the case, the Council may accept deferred or periodic settlement. In such a case, the applicant needs to make a written request and satisfy Council in accordance with the following:-

- there are valid reasons for deferral or periodic payments;
- no prejudice will be caused to the community deriving benefits from the public facilities required by the proposed development;
- no prejudice will be caused to the operations of this plan; and
- the provision of the public facility or service in accordance with the adopted work schedule will not be adversely affected.

The decision to accept a deferred or periodic payment is at the sole discretion of Council.

Council may, if it decides to accept the deferred or periodic payment of a contribution, require the applicant to provide a bank guarantee by an Australian bank for the contribution or the outstanding balance on condition that:

- (i) the guarantee requires the bank to pay the guaranteed amount unconditionally to the consent authority where it so demands in writing, not earlier than six months (or a term determined by Council) from the provision of the guarantee or completion of the development or stage of the development to which the contribution or part relates;

- (ii) the guarantee prohibits the bank from:-
- having recourse to the applicant or other person entitled to act upon the consent;
  - having regard to any appeal, dispute, controversy, issue or other matter relating to the consent or the carrying out of development in accordance with the consent, before paying the guaranteed amount;
- (iii) the bank's obligations under the guarantee are discharged:
- when payment is made to the consent authority according to the terms of the bank guarantee;
  - if the related consent lapses;
  - if the consent authority otherwise notifies the bank in writing that the bank guarantee is no longer required;
- (iv) the applicant pays interest to Council on the contribution or the outstanding amount at the overdraft rate on and from the date when the contribution would have been otherwise payable in accordance with this plan.

Where Council does not require the applicant to provide a bank guarantee, it may require a public positive covenant under Section 88E of the Conveyancing Act 1919 to be registered on the title to the land to which the relevant development application relates.

## 10. **Review of Contribution Rates**

The Council will annually review the contribution rates to ensure that the monetary contributions reflect the costs associated with the provision of the public amenities and services.

The contribution rates will be reviewed on the basis of the relevant index published by the Australian Bureau of Statistics as the Australian National Accounts income and expenditure in accordance with the following formula:

$$RC = \frac{\text{Current Index} \times C}{\text{Previous Index}}$$

where

'RC' is the revised contribution.

'Current Index' is the index listed in Appendix A relevant to the facility of services at time of review.

'C' is the previous contribution rate.

'Previous Index' is the index listed in Appendix A relevant to the facility or services at time of calculation of the contribution rate.

The Council may also review the work schedule, the estimate of costs of the various public facilities and services population projections, land acquisition costs or other aspects relating to the contribution plan.

## **11. Plan Commencement Date**

This Contribution Plan shall come into effect on \_\_\_\_\_ in accordance with Clause 30(4) of the Environmental Planning and Assessment Regulation 1994.

## **12. Availability of Financial Information**

In accordance with Clause 36 of the Environmental Planning and Assessment Regulation, copies of the following documents will be available for inspection free of charge during office hours:-

- A copy of the Contribution Plan.
- The Contribution Register.
- Annual Financial Statement as required by Clause 35 of the Regulation. Public participation is the key to availability of information. That is, this Contribution Plan will be exhibited for public comment and adjusted where necessary as a result of public input. When future alterations are to be made as a result of monitoring development, construction timing, etc., the Plan must again be advertised for public comment. Advertising of the Plan is not required where alterations are built into the Plan (e.g. indexing).

## Part C - Populations and Development Forecasts

### 1. Introduction

Section 94 of the Environmental Planning and Assessment Act 1979 and Clause 26(1)(c) of the Environmental Planning Regulation, requires that an assessment of anticipated growth and development be carried out in order to show that a nexus exists between any new development and the need to provide public facilities and services. Establishing a nexus involves a determination of the anticipated growth in population or in the number of dwellings or other forms of development within the area, and equating this growth to increased demand for additional facilities and services. Should such a nexus not exist then Section 94 Contributions cannot be levied.

### 2. Population Trends

A summary of the existing population trends for the Copmanhurst Shire for the years 1996-1999 are shown in Table 3.

**Table 3- Population Trends – Copmanhurst Shire - 1996-1999**

1996	1997	1998	1999	% Change between 1996- 1999
4034	4118	4185	4252	+ 5.4

Table 3 shows that the population of Copmanhurst Shire generally has increased over the period between 1996 to 1999. The villages of Junction Hill and Copmanhurst have not been separately assessed for the purposes of this plan.

This minor increase is consistent with the general trend throughout Northern New South Wales whereby populations have increased due to migration from Metropolitan areas.

The anticipated population for Copmanhurst shire and its planning precincts based on the 1991-1996 population growth trends, for the period 1999-2006 is shown in Table 4.

**Table 4 - Anticipated Population Growth 2000 - 2006**

Area	2000	2004	2006
Copmanhurst Shire	4307	4590	4716

Copmanhurst Shire is anticipated to show population growth of approximately 410 persons between 1999 and 2006 spread mainly over the existing villages of Junction Hill and Copmanhurst and the "Closer Settlement" area bordering those villages and the City of Grafton.

The population trend that exists for Copmanhurst shire suggests that there is justification for the provision of additional services and the upgrading of the range of public facilities and services within the shire. Indications are that an increasing population attracts an increasing number of family visitors who utilise facilities and services provided by the Council.

### 3. Development Trends

It is considered likely that the Copmanhurst shire population will continue to steadily increase over the next 6 years. With respect to the two main Villages of Junction Hill and Copmanhurst, it is likely that a larger overall population increase will occur. With respect to the rural and "Closer Settlement" areas, a population increase may occur over the next 6 years due to the demand for rural residential hobby farm development. It is also likely that agriculture will remain the dominant industry within the shire with an anticipated increase in tourism specifically that related to National Parks and water orientated activities capable of being carried out on the Clarence and its tributaries. The dominance of agriculture and tourism should also result in an increase in service type activities within the Shire that will assist in the general stabilisation of the Shire.

Over the last few years the average annual number of new dwellings approved within the shire was 28. Council also approved a total of 15 new allotments over the period 1999 - 2000.

Details of Building and Development Approvals are shown in Appendix B.

The 15 allotments approved by Council in 1999 - 2000 comprise:

- 13 rural residential lots in the "Closer Settlement Area";
- 2 rural allotments of approximately 40 ha.

The present demand for small rural and rural residential allotments within the Copmanhurst shire is likely to retain static over the next 6 year period. This rural residential development demand should offset the general rural population decline thus resulting in the rural population remaining relatively stable, or experiencing a slight decrease over the next 6 years.

The shire currently consists of 2020 rateable properties of which 1386 are residential or rural residential in nature. It is this residential and rural residential development which is considered likely to increase over the next 6 years.

Copmanhurst Local Environmental Plan 1990 imposes minimum rural subdivision standards for the various rural and agricultural lands throughout the shire. Whilst a large proportion of the shire is effected by a 40ha minimum subdivision size, specially designated rural residential areas have been established by means of the "Closer Settlement" area concept adjoining the existing village and town areas. Whilst some resubdivision of large rural properties may occur within the agriculturally significant land within the shire, most of the rural residential development is likely to occur within close proximity to the existing town areas on land specifically designated for rural residential development and on the least significant agricultural land.

The population and development trends for Copmanhurst Shire indicate that there is more than adequate urban development opportunities in the main village areas to accommodate a substantial amount of future growth. Based on past growth trends it is unlikely however that such supply will be utilised in the immediate future.

Future growth within Copmanhurst shire is likely to be generated by small lot rural or rural residential subdivision adjoining or in close proximity to the established village and City area. The predicted increase in rural residential demand is likely to assist in offsetting the generally negative population decline from the rural areas within the shire.



## Part D - Strategy Plans

### 1. Introduction

This part of the Contribution Plan establishes the relationship (nexus) between the expected type of development in the Copmanhurst shire and the demand for public amenities and services to meet that anticipated development.

Three aspects of nexus can be identified as casual, physical and temporal.

#### Casual Nexus

Any anticipated increase in the population of Copmanhurst Shire will:

- Place greater demands on existing public amenities and services;
- Require the provision of new amenities and services that are not currently available in Copmanhurst Shire and which are not available because of insufficient capacity in existing facilities to cater for the anticipated increased demand.

The nexus between any anticipated development in Copmanhurst Shire and the nominated public amenities and services has been established according to:

- the type and extent of anticipated development;
- the expected increase in population as a consequence of that development;
- the characteristics of the population as a consequence of that development;
- the characteristics of the population and the requirements for new, additional or augmented public amenities and services;
- the availability and capacity of the existing public amenities and services in the area;
- the extent to which the proposed public amenities and services will meet the needs of the population.

The Contribution Plan includes a schedule of public amenities and services which are required as a consequence of anticipated development. The cost of providing these public facilities will in part be met and recouped from new development in Copmanhurst shire.

The proposed public amenities and services will be carried out or have already been carried out to meet the likely needs for and the increasing usage of, public amenities and services as a consequence of new development or in anticipation of new development.

### **Physical Nexus**

This Contribution Plan identifies the public amenities and services to be provided relative to the communities that they are intended to service. The location of amenities and services has been determined having regard to the location of increased demand, accessibility to the identified public amenities and services and the manner in which such need may best be satisfied.

### **Temporal Nexus**

Only those public amenities and services that are required as a consequence of anticipated development up to the year 2006 are included in the works schedule. Timing for the provision of these works is based on the projected population at that date.

The works schedule identifies:

- works which have been undertaken in order to satisfy future demand;
- works which are proposed to be undertaken when the population reaches a particular threshold.

## **2. Public Amenities and Services**

The population and development trends for Copmanhurst shire indicate that the local government area is experiencing population growth. It is expected, that small lot rural residential subdivision will continue to be in demand, which will slightly increase population within rural areas of the shire as well as the villages.

Based on this anticipated population and development growth, a nexus exists for the provision and upgrading of public amenities and services for the Copmanhurst shire likely to experience rural residential development.

The extent and type of public amenities and services for which development contributions may be levied under Section 94 of the Environmental Planning and Assessment Act 1979 with respect to Copmanhurst Shire would include the following:-

- Provision and embellishment of active and passive open space areas.
- Provision or upgrading of community facilities.

- Upgrading of roads and traffic facilities.

The amenities and services which are of a community nature are generally assessed on a per head population basis while the physical infrastructure amenities and services are assessed on a development yield basis, generally related to increase in traffic volumes.

### 3. **Open Space and other facilities - Provision and Embellishment**

#### **Existing Open Space and other Facilities**

An inventory of the provision and embellishment of existing open space land and other facilities within Copmanhurst Shire is included within Appendix C. This inventory provides details having regard to Councils major Open Space facility (Barnier Park) and to Rural and Village open space facilities. The inventory is broken down into those planning precincts.

Table 5 provides a summary of the provision of open space within Copmanhurst shire and indicates whether the existing provision of open space satisfies the generally accepted open space provision standard of 2.85 ha per 1,000 head of population (active and passive).

**Table 5- Existing Open Space – Copmanhurst Shire**

<b>Population 1999</b>	<b>Total (ha) *</b>	<b>Active ha</b>	<b>Passive ha</b>	<b>Provision (ha/head)</b>
4 252	104	44	60	2.4 ha per 1000 pop

\* Includes vacant land

Based on the above open space provision standard, Table 5 indicates that the quantity of open space existing within Copmanhurst shire is not significantly in arrears of the traditional standards.

Whilst the traditional open space provision standards provide a useful guide as to the provision of open space, these standards must be balanced with other factors such as the quality of open space, the variety and types of open space and the general population demographics and trends. Whilst Table 5 indicates that open space existing within the Shire is marginally in arrears of accepted standards, it is essential that these facilities provide a range of recreational opportunities to satisfy the needs of the age structure of the population of that particular community.

It is appropriate to also make a distinction between the provision of active and passive open space within the existing open space areas. Table 6 utilises a standards based approach to the determination of existing open space facilities.

**Table 6- Active Existing Open Space**

<b>Facility</b>	<b>Population Catchment Standard per Facility</b>	<b>Number of Facilities in Planning Area</b>
Oval- football or cricket	2 500	2
Netball or tennis court	1 800	4
Swimming Pool	24 000	Nil
Children's Playground	750	8

Table 6 indicates that Copmanhurst shire is well provided in terms of active open space facilities except for a swimming pool, which is beyond the population catchment standard.

### **Identified Needs**

The anticipated overall population within Copmanhurst shire over the next 6 years is likely to experience a slight increase. It is thought that the age profile of the population indicates that there is a significantly increasing proportion of the population between the ages of 60 - 70 years of age. This indicates that people of retirement age are remaining within the shire area. The younger age groups, from 0 - 34 years of age, are experiencing a lesser increase.

On the basis of population statistics, it is anticipated that the need for structured sporting facilities, parks and playgrounds for children will be static over the next 6 years.

In determining the provision and embellishment of open space facilities, it is appropriate that the need for active open space facilities be recognised.

There is little justification for additional active or passive open space to be provided within the Copmanhurst shire based on the existing population trends.

As indicated in Appendix C, and based on the anticipated needs of the population age structure, embellishment of many of the existing open space areas, particularly that relating to passive open space, can be justified for the Copmanhurst Shire. Table 7 identifies these facilities and the necessary costs.

**Table 7- Embellishment Required to open space and other facilities**

<b>Facility</b>	<b>Embellishment and Associated Costs</b>
Barnier Park	\$ 125 000
Village Parks	\$ 190 000
Rural Parks	\$ 115 000
<b>TOTAL</b>	<b>\$ 430 000</b>

### Calculation of Contribution for Open Space and other Facilities

From the preceding Table 7 it is reasonable that open space embellishment occurs for the Shire of Copmanhurst.

As the upgrading and embellishment of these open space areas and facilities will rectify a current inadequate embellishment provision, and clearly benefit all future residents of Copmanhurst Shire, it is appropriate to proportion the embellishment costs with Council contributing to make up the shortfall. On this basis the following contribution rate for the open space and other facilities embellishment of Copmanhurst Shire is appropriate:

Contribution =

$$\frac{\text{Total Cost of Facility} \times \text{Proportion of Additional Copmanhurst Population}}{\text{Additional Copmanhurst Population (2000-2006)}}$$

(The proportion of additional population has been calculated by dividing the expected growth for Copmanhurst Shire over a 6 year period by the existing population in the shire.)

$$\frac{\$ 430\,000 \times 0.096}{409}$$

$$= \$101 \text{ per person}$$

$$= \$ 101 \times 2.75 \text{ per dwelling equivalent requiring consent}$$

$$= \$ 277$$

#### 4. Roads and Traffic Facilities

##### Existing Road and Traffic Facilities

Copmanhurst shire has an existing road network covering 704 km. These comprise 68 km. of State Roads, 131 km. of regional roads and 505 km of local roads. Of these local roads 223 km are sealed and 282 km are unsealed.

A plan of the existing road network within Copmanhurst shire which categorises the various road types based on construction standard, is shown within Appendix D.

##### Identified Needs

- General Maintenance and Upgrading

The existing road network within Copmanhurst shire over the next 6 years will be subject to maintenance and upgrading. Copmanhurst Shire Council is responsible for the maintenance and upgrading of the 505 km of local roads within the shire, whilst the state and regional roads are generally funded by the State Government.

With respect to the local roads, these range in standard from gravel tracks to bitumen sealed roads.

Based on current upgrading and maintenance programs for the period of this Contributions Plan, the desired expenditure is shown in Table 8, with calculation details included in Appendix E:

**Table 8 - Road Upgrading and Maintenance Costs (2000-2006)**  
(excluding priority re-construction projects)

Road Standard	Length	Estimated Cost
Road unsealed one lane	246 km	\$ 7 280 500
Road unsealed two lanes	36 km	\$ 1 065 500
Road sealed one or two lanes	223 km	\$ 10 032 000
<b>Total</b>	<b>505 km</b>	<b>\$18 378 000</b>

The existing Council maintained road network, comprising a total of 505 km of roads, incorporates a large number of stormwater culvert, crossings and bridge structures. To avoid frequent flooding of rural roads, the need exists to upgrade existing culverts or provide improved stormwater crossings by constructing new reinforced concrete culverts causeways or bridges.

These road culverts, crossings and bridges are situated on roads throughout the shire and will benefit all shire residents in the shire.

- **Priority Re-Construction Projects**

In addition to the regular maintenance and upgrading identified above, certain sections of roadworks within Copmanhurst shire have been identified in Council's 6 years works program as requiring some major capital works improvement. Such improvements are effectively maintenance with a view to reducing ongoing maintenance costs for these roads and improving level of service. These principal upgrading works are included as part of the road and traffic facility maintenance and upgrading costs over the life of this Contribution Plan. The estimated costs of these priority re-construction projects are shown in Table 9.

For those roads identified in the road priority reconstruction it is assumed that general upgrading and maintenance would be minimal pending implementation of full reconstruction.

**Table 9 - Total Costs for Priority Road Reconstruction**

<b>Total Estimated Cost Priority Reconstruction Projects within Plan Period</b>	
<b>Road</b>	<b>Estimated Cost</b>
Kimbin-Pikapene Road (Dulgigin bridge)	\$ 500 000
Old Tenterfield Road (Carters bridge)	\$ 300 000
Butterfactory Lane ( Alummy Creek bridge)	\$ 150 000
<b>TOTAL</b>	<b>\$ 950 000</b>

Based on the above cost estimates, details of which are contained within Appendix E, the total cost of maintaining and upgrading the 505 km of roads within Copmanhurst Shire, for which Council is responsible, over the next 6 years is \$ 19,328 000.

**Calculation of Contribution**

Whilst the overall population projections to the year 2006 for Copmanhurst shire indicate an increasing population, the subdivision statistics however reveal that the rural residential development sub-sections of the rural population is likely to increase at a greater rate over the next 6 years. On this basis it is reasonable to anticipate that over the next 6 years there will be an increase in rural residential allotments and hence population within specific rural areas of the shire. This general increase in rural residential development and population is difficult to quantify in overall population terms because of the take up time between subdivision, sale and dwelling construction. Furthermore, the introduction of GST has caused a change in traditional patterns.

Notwithstanding this however it is considered that any increase in sub-sections of the rural population would create additional demands and pressures on the existing road network within Copmanhurst Shire. Any increase in the residential development population over the next 6 years would justify a contribution being levied on this development towards the maintenance and improvement of the Council road system.

Contribution =

Total cost of facility x proportion of additional residential development lots or dwellings

Additional residential development lots or dwellings (2000 - 2006)

*(The proportion of additional residential development lots has been calculated by dividing the expected residential development lots for the Copmanhurst area over a 6 year period by the existing properties in the shire.)*

$$= \frac{\$ 19\,328\,000 \times 0.167}{258}$$

$$= \$ 12\,510 \text{ per dwelling equivalent.}$$

Council resolved at its meeting on 2000 that the proposed Roads and Traffic Facilities contribution per lot or dwelling equivalent in all zones of the Shire is to be \$ . Council considered that as this is the main development continuing in the Shire it would discount the contribution. This decision is in accord with Council's stated position of assisting and stimulating Economic Development within the Shire.



## Part E - Supporting Documents

### Appendix A

#### INDICES

Contribution Type	Indexations Basis
Roads/Traffic Management	P.G.F.C.E General Government State and Local Roads
Buildings/Embellishment	P.G.F.C.E Non Dwelling Construction Non Dwelling Buildings
Land Acquisition	At Valuation

*Note:* P. G. F. G.E = Public Gross Fixed Capital Expenditure

## Appendix B

## COPMANHURST SHIRE

## SUMMARY OF CONSTRUCTION CERTIFICATE APPLICATIONS AND DEVELOPMENT APPLICATIONS FOR 1999/2000

<b>Construction Certificate Application</b>	<b>1998-99</b>	<b>1999-2000</b>
Total Applications	98	7
Total Value	\$ 3 506 865	\$ 2 696 084
New Dwellings	19 (\$ 2 045 681)	24 (\$ 1 943 329)
Alts/Addds	17	9
Garages/Carports	14	2
Farm Buildings	30	8
Pools	9	0
Industrial Buildings	5	1
Commercial Buildings	4	0

**Development Applications**

	<b>1998-99</b>	<b>1999-2000</b>
Total Applications	111	104
Total Value	\$ 3 624 865	\$ 11 817 084
Dwellings	11	25
Commercial	3	1
Industrial	2	0
Subdivision	3 (Lots created 7)	11 (Lots created 24)
	0 residential	0 residential
	2 Closer Settlement Area	5 Closer Settle Area
	1 Rural (> 40 ha.)	4 Rural (> 40 ha.)
Boundary Adjustments	3	3
Advertising Signs	0	0
Other	5	2
Extractive Operations	0	0
Residential Flat Buildings	0	0

## Appendix C

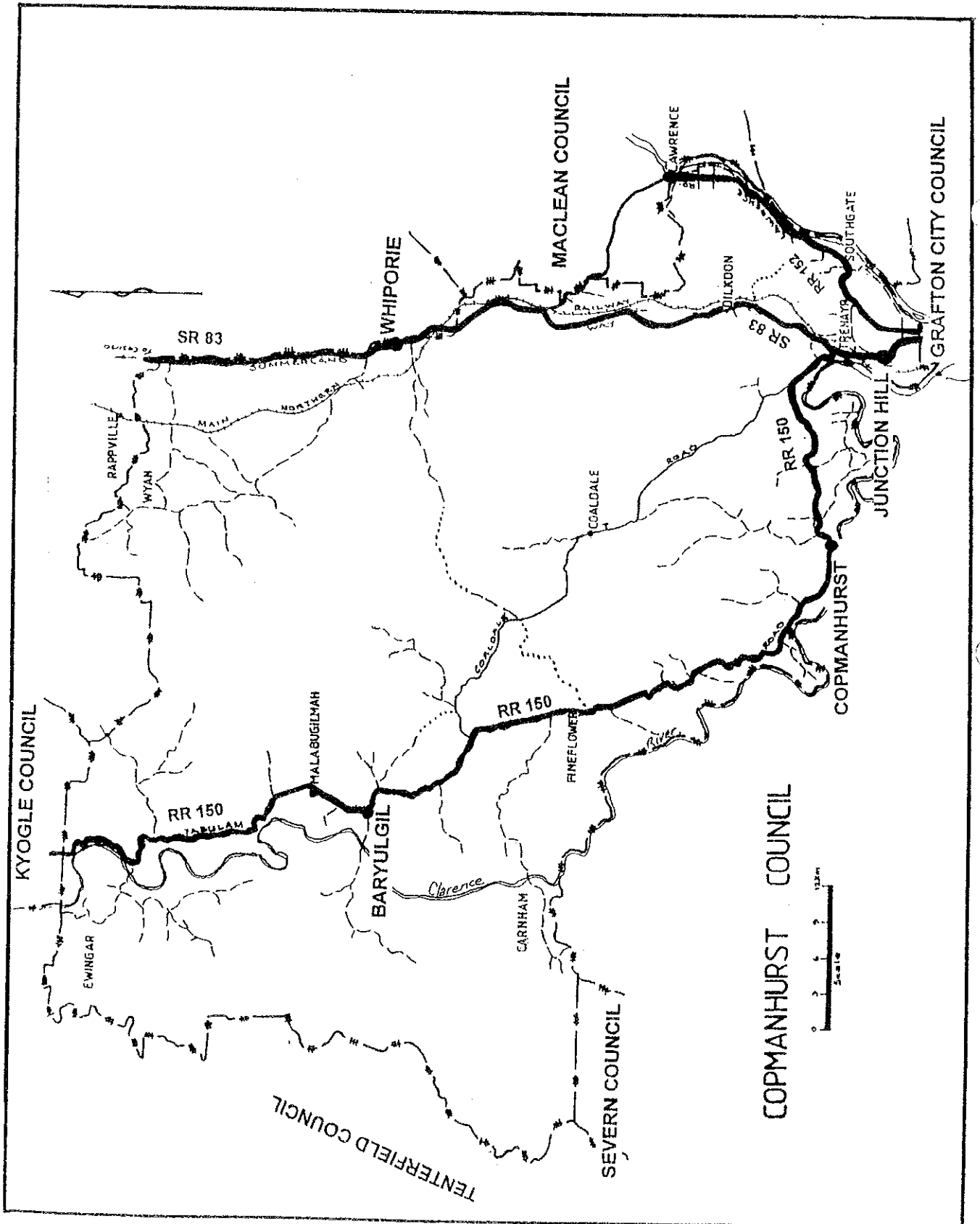
## OPEN SPACE INVENTORY

## Copmanhurst

<b>Name</b>	<b>Area</b>	<b>Existing Embellishment</b>	<b>Usage Type</b>	<b>Embellishment Required</b>
Barnier Park	Junction Hill	Sporting & Public Facilities	Active and Passive	Continuing based on community use & demand
Village open space	Junction Hill & Copmanhurst	Sporting & Public Facilities	Active and Passive	Continuing based on community use & demand
Rural Open Space	Rest of Shire	Sporting & Public Facilities	Predominantly passive	Continuing based on community use & demand

# Appendix D

## ROAD PLAN



## Appendix E

### COST ESTIMATE DETAILS OF ROADS AND DRAINAGE

Estimate of Cost for Road Maintenance to Year 2006

(excluding roads included in Priority Road Re-Construction Program)

Assumptions: *Sealed Roads*

Formation width	10.0m	two lane
Bitumen width	6.0m	two lane
Formation width	5.0m	one lane
Bitumen width	3.0m	one lane

- For sealed surface, one or two lanes:

Average Bitumen FW = 5.24m

- For unsealed roads, two lanes:

Formation width > 6m

Carriageway width 6.97

- For unsealed roads, one lane:

Formation width < 6m

Carriageway width 4.15m

Assume maintenance over 6 years will involve:-

- Sealed roads - 2 coat bitumen seal overlay
- Unsealed roads - 100mm base course overlay

***Sealed surface one or two lane***

Total length = 223km

Bitumen (223 000 x 5.24)

= 1 169 000 m<sup>2</sup>***Unsealed surface two lane***

Total length 36km = 36 000 m

Gravel carriageway width = (36 000 x 6.97) = 251 000m<sup>2</sup>***Unsealed surface one lane***

Total length =246 km = 246 000m

Gravel carriageway width = (256 000 x 4.15) = 1 064 000 m<sup>2</sup>**Sub-Total (not including CSC owned RTA maintained roads)**

Sealed Road one and two lane 223 km

Unsealed two lane 36 km

Unsealed one lane 246 km

**Total 505 km*****Sealed Roads 1 and 2 lane***Bitumen 2 coat seal 180 000m<sup>2</sup> @ \$ 5.00 / m<sup>2</sup> allow \$ 900 000Allow \$ 50.73 / m<sup>2</sup> preparation \$ 9 132 000**Total \$10 032 000*****Unsealed roads single lane***100mm gravel overlay – 1 064 000 m<sup>2</sup> @ \$ 6.84 / .mn<sup>2</sup> \$ 7 280 500***Unsealed roads -2 lane***100mm gravel overlay – 251 000 m<sup>2</sup> @ \$4.25 / m<sup>2</sup> \$ 1 065 500**Total Cost (Road Maintenance) \$18 378 000**

**Estimated Cost of Priority Road Reconstruction Program to Year 2006**

<b>Total Estimated Cost Priority Reconstruction Projects within Plan Period</b>	
<b>Road</b>	<b>Estimated Cost</b>
Kimbin-Pikapene Road (Dulgigin bridge)	\$ 500 000
Old Tenterfield Road (Carters bridge)	\$ 300 000
Butterfactory Lane ( Alummy Creek bridge)	\$ 150 000
<b>TOTAL</b>	<b>\$ 950 000</b>

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