



Clarence Valley Contributions Plan 2011

Prepared by



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Summary of Amendments

Summary of Amendment No. 1 (adopted 9/08/16, effective from 29/08/16)	
Clause 1.3.1, clause 2.1, clause 3.2.5, clause 4.1.3	Insert provisions to incorporate the ability to levy developer contributions for time limited workforce accommodation, as a form of residential accommodation.
Summary of Amendment No. 2 (adopted 15/12/20, effective from 12/01/21)	
Various clauses	<ul style="list-style-type: none">• Make provision for a s.7.11 contribution for other developments that are largely of a residential nature including manufactured home estates and caravan park developments/conversions proposing long term caravan sites/moveable dwellings• Update "old Act" references in the contributions plan to sections 94 and 94A to the correct references under the more recently amended and updated EP & A Act 1979.

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1. Introduction and summary schedules

1.1 Overview of this Plan

Future residential and other development in the Clarence Valley LGA will result in a significant increase in Clarence Valley LGA's population.

Existing Local Infrastructure has been generally designed to accommodate the existing population of Clarence Valley. Future development, and the populations that will occupy such development, can only be sustained by a significant investment in new and augmented facilities and services that are usually provided by the Council (such as recreation facilities, roads and community facilities).

New development should therefore make a reasonable contribution toward the provision of new and/or augmented Local Infrastructure to meet this additional demand.

Subdivision 3 of Division 6 of Part 4 of the Environmental Planning and Assessment Act 1979 (**EP&A Act**) authorises a Consent Authority to grant consent to a proposed development subject to a condition requiring a (section 7.11) contribution or a (section 7.12) levy for the provision, extension or augmentation of Local Infrastructure in the area, or toward the recoupment of the cost of existing Local Infrastructure in the area.

Where the Consent Authority is a council or an accredited certifier, such a contribution may be imposed on a development only if it is of a kind allowed by and determined in accordance with a contributions plan, such as this Plan.

This Plan identifies the projected demands for Local Infrastructure arising from expected development. The Plan authorises Council or an accredited certifier to impose conditions on Development Consents or Complying Development Certificates requiring:

- reasonable section 7.11 contributions for Residential Accommodation developments (including residential subdivision) and other developments that are largely of a residential nature including manufactured home estates (MHE) and caravan park developments/conversions proposing long term caravan sites/moveable dwellings in a caravan park; and
- section 7.12 levies for other types of development described in Table 1.2 of this Plan.

This Plan has been prepared in accordance with the EP&A Act and Environmental Planning and Assessment Regulation 2000 (**EP&A Regulation**); and having regard to the latest Practice Notes issued by the NSW Department of Planning.

This Plan sets out:

- the relationship or nexus between the expected development in the area and the Local Infrastructure that is required to meet the demands of that development;
- the general formula used to determine the reasonable section 7.11 contributions required from expected development for different types of Local Infrastructure;
- the contribution rates for the anticipated types of development in the area;
- maps showing the location of the Local Infrastructure items proposed to be provided by Clarence Valley Council supported by a works schedule setting out an estimate of their cost; and
- the administrative and accounting arrangements applying to contributions that are required by this Plan.

1.2 Summary of contribution rates

A Summary of the respective section 7.11 and section 7.12 contribution rates is shown in Tables 1.1 and 1.2 on the following pages.

Table 1.1 Contribution rates for Residential Accommodation development (including residential subdivision)

Public service or amenity and service catchment	Rate per Dwelling House or Lot (\$)	Rate per Self-contained Dwelling in a Seniors Housing development (\$)	Rate per other Residential Accommodation dwelling (\$)	Rate per Workforce accommodation "dwelling"	Rate per MHE dwelling; long term caravan site/moveable dwelling in a caravan park
Community Facilities					
Grafton & Surrounds	\$3,100	\$1,860	\$2,108	\$1,240	\$1860
Maclean & Surrounds	\$3,100	\$1,860	\$2,108	\$1,240	\$1860
Open Space and Recreation Facilities					
Grafton & Surrounds	\$3,100	\$1,860	\$2,108	\$1,240	\$1860
Coastal	\$3,100	\$1,860	\$2,108	\$1,240	\$1860
Isolated Coastal & Rural	\$3,100	\$1,860	\$2,108	\$1,240	\$1860
Plan Management					
Clarence Valley LGA	\$58	\$35	\$39	\$23	\$35

Notes:

(1) Also refer to development exclusions identified in clause 2.8

(2) All rates include contributions toward LGA-wide catchment community and open space and recreation facilities

Table 1.2 Section 7.12 levy rates for development other than Residential Accommodation development

Development type*	Levy rate
Proposed cost of carrying out the development is up to and including \$100,000	Nil
Proposed cost of carrying out the development is more than \$100,000 and up to and including \$200,000	0.5% of that cost
Proposed cost of carrying out the development is more than \$200,000	1% of that cost

* Also refer to development exclusions identified in clause 2.8

1.3 Calculating a contribution under this Plan

Contribution rates for different development types and locations are shown in the tables in clause 1.2 of this Plan.

A development can only be the subject of either a section 7.11 contribution or a section 7.12 levy, not both.

1.3.1 Residential Accommodation development

Under this Plan, section 7.11 contributions shall only apply to Residential Accommodation development, while section 7.12 levies shall apply to other development types. Refer to clause 2.1 of this Plan for the definition of Residential Accommodation development. It is also intended that this plan apply contributions to:

- (i) the less conventional forms of Residential Accommodation such as Workforce accommodation; and
- (ii) other developments that are largely of a residential nature including manufactured home estates (MHE) and caravan park developments/conversions proposing long term caravan sites/moveable dwellings in a caravan park

The total section 7.11 contribution levied for any individual development is the contribution calculated using the rates shown in Table 1.1, less any allowance for assumed infrastructure demand arising from existing developments, if applicable (see below).

The section 7.11 contribution rates shown in Table 1.1 reflect the contribution rates at the date that the Plan commenced. These rates are regularly adjusted for inflation in accordance with the provisions of clause 2.14 of this Plan. Applicants should inquire at the Council for information on the latest contribution rates.

Assumed Local Infrastructure demand relating to existing Residential Accommodation development and other development of a residential nature

Section 7.11 contributions determined under this Plan will be calculated according to the estimated net increase in Local Infrastructure demand that a particular development is deemed to generate.

For development sites that contains Residential Accommodation development and other development of a residential nature or that has been subdivided for Residential Accommodation development or and other development of a residential nature, Council will take into consideration the existing Local Infrastructure demand (based on the assumed existing population) relating to the development site for the purpose of determining the net increase, at the rates cited in Table 1.3.

Table 1.3 Assumed Local Infrastructure demand attributable to existing Residential Accommodation developments

Residential Accommodation development type	Assumed average household occupancy rate
Dwelling houses; single vacant allotments that can be developed for a dwelling house	2.5 persons per dwelling or lot
Other dwellings, including flats, apartments, terrace, semi-detached and townhouse dwellings:	1.7 persons per dwelling
Self-contained Seniors' Housing dwellings	1.5 persons per dwelling
Workforce accommodation	1 person = 0.4 dwelling house equivalent
MHEs and caravan park developments/conversions proposing long term caravan sites/moveable dwellings in a caravan park	1.5 persons per dwelling

1.3.2 Other development

The total section 7.12 levy for any individual development is the monetary contribution determined by applying the applicable contribution rate in Table 1.2 to the proposed cost of the development.

There is no allowance for assumed existing infrastructure demand in the calculation of any section 7.12 levy.

2. Administration and operation of this Plan

2.1 Definitions used in this Plan

In this Plan, the following words and phrases have the following meanings:

Accredited Certifier has the same meaning as in the EP&A Act.

Affordable Housing has the same meaning as in clause 6 of State Environmental Planning Policy (Affordable Rental Housing) 2009.

Complying Development has the same meaning as in the EP&A Act.

Complying Development Certificate has the same meaning as in the EP&A Act.

Consent Authority has the same meaning as in the EP&A Act but also includes an Accredited Certifier responsible for issuing a Complying Development Certificate.

Council means Clarence Valley Council.

Development has the same meaning as in the EP&A Act.

development means:

- (a) the use of land, and
- (b) the subdivision of land, and
- (c) the erection of a building, and
- (d) the carrying out of a work, and
- (e) the demolition of a building or work, and
- (f) any other act, matter or thing referred to in section 26 that is controlled by an environmental planning instrument,

but does not include any development of a class or description prescribed by the regulations for the purposes of this definition.

Development Application has the same meaning as in the EP&A Act.

Development Consent has the same meaning as in the EP&A Act.

Dwelling has the same meaning as in the Standard Instrument.

EP&A Act means the Environmental Planning and Assessment Act 1979.

EP&A Regulation means the Environmental Planning and Assessment Regulation 2000.

LGA means local government area.

Local Infrastructure means public amenities and public services the provision of which is traditionally the responsibility of local government, but excluding water supply or sewerage services.

Local Infrastructure Contribution includes a contribution imposed on a Development Consent by a Consent Authority under section 7.11 or section 7.12 of the EP&A Act.

manufactured home estate means land on which manufactured homes are, or are to be, erected (as defined in State Environmental Planning Policy No 36 - Manufactured Home Estates).

Manufactured home has the same meaning as in State Environmental Planning Policy No 36 - Manufactured Home Estates, or any subsequent environmental planning instrument that addresses the permissibility of manufactured homes in the Clarence Valley area.

Minister means the Minister for Planning and Public Spaces.

Residential Accommodation has the same meaning as in the Standard Instrument.

residential accommodation means a building or place used predominantly as a place of residence, and includes any of the following:

- (a) attached dwellings,
- (b) boarding houses,
- (c) dual occupancies,
- (d) dwelling houses,
- (e) group homes,
- (f) hostels,
- (g) multi dwelling housing,
- (h) residential flat buildings,
- (i) rural workers' dwellings,
- (j) secondary dwellings,
- (k) semi-detached dwellings,
- (l) seniors housing,
- (m) shop top housing,

but does not include tourist and visitor accommodation or caravan parks.

Self-contained Dwelling means a dwelling or part of a building (other than a hostel), whether attached to another dwelling or not, housing seniors or people with a disability, where private facilities for significant cooking, sleeping and washing are included in the dwelling or part of the building, but where clothes washing facilities or other facilities for use in connection with the dwelling or part of the building may be provided on a shared basis.

Seniors Housing has the same meaning as in the Standard Instrument.

Standard Instrument means the Standard Instrument – Principal Local Environmental Plan referred to in clause 3 of the Standard Instrument (Local Environmental Plans) Order 2006 amended from time to time in accordance with section 3.20 of the EP & A Act.

Workforce accommodation means any habitable building(s) or place, and associated amenities erected or adapted for the purpose of providing accommodation for employees and/or contractor.

2.2 Local Infrastructure addressed by this Plan

This Plan authorises the Consent Authority to levy contributions that will be applied by the Council towards meeting the cost of Local Infrastructure to be provided by or at the cost of the Council within its LGA.

Local Infrastructure is defined for the purposes of this Plan as public amenities and public services that are traditionally the responsibility of Clarence Valley Council, but excluding water supply or sewerage services.

The service catchment for Local Infrastructure may be the local area surrounding a population centre (for example, Grafton, Maclean), or may be the wider region (such as the Clarence Valley LGA). Service catchments used in this Plan are discussed in clause 3.2.4 of this Plan. The infrastructure items included in the works schedule to this Plan includes only capital items and includes those items designed to meet the longer term (2031) growth impacts likely to be experienced in the LGA.

The types of Local Infrastructure which are covered by this Plan are as follows:

- Community facilities, including neighbourhood, community and youth centres, and library and art gallery upgrades
- Open space and recreation facilities, including new and upgraded parks, sportsfields, foreshore and other recreation areas.

2.3 Name of this Plan

This Plan is called the Clarence Valley Contributions Plan 2011.

2.4 Purposes of this Plan

The primary purpose of the Plan is to authorise:

- the Council, when granting consent to an application to carry out development to which this Plan applies; or
- an Accredited Certifier, when issuing a Complying Development Certificate for development to which this Plan applies,

to require a Local Infrastructure Contribution to be made towards:

- the provision, extension or augmentation of Local Infrastructure; and
- the recoupment of the previous costs incurred in providing existing Local Infrastructure,

within the area to which this Plan applies.

Other purposes of the Plan are:

- to provide the framework for the efficient and equitable determination, collection and management of Local Infrastructure Contributions;
- to determine the demand for Local Infrastructure generated by the incoming population to the area and ensure that development makes a reasonable contribution toward the provision of Local Infrastructure that is required for that population;
- to ensure that the existing community is not unreasonably burdened by the provision of Local Infrastructure required (either partly or fully) as a result of development in the area; and
- to ensure Council's management of Local Infrastructure Contributions complies with relevant legislation and practice notes, and achieves best practice in plan format and management.

2.5 Commencement of this Plan

This Plan commences on the date on which public notice was given under clause 31(2) of the EP & A Regulation or the date of specified in that notice if it is a different date.

2.6 Land to which this Plan applies

This Plan applies to all land within the Clarence Valley LGA.

2.7 Development to which this Plan applies

Except as provided for by clause 2.8, this Plan applies to:

- Residential Accommodation development, insofar as the Plan authorises the imposition of a requirement for a section 7.11 contribution; and
- all other development that has a proposed cost of \$100,000 or more, insofar as the Plan authorises the imposition of a requirement for a section 7.12 levy.

2.8 Development exempted from contributions under this Plan

This Plan does not apply to:

- Affordable Housing development;
- Seniors Housing development (other than Self-contained Dwellings forming part of Seniors Housing development); or
- Other development exempted from Local Infrastructure Contributions by way of a Direction made by the Minister for Planning under section 7.17 of the EP & A Act.

2.9 Relationship to other contributions plans

This Plan repeals the contributions plans, or components of contributions plans, shown in Table 2.1 below.

Table 2.1 Contributions plans repealed by this Plan

Contributions plan	Repeal notes
Copmanhurst Shire Council -Section 94 Contributions Plan	The components of this contributions plan that require a contribution towards Local Infrastructure types apart from roads and quarry operations are repealed.
Copmanhurst Section 94 Plan for Junction Hill - Community Facilities	The contributions plan is repealed in its entirety.
Copmanhurst Shire Council Section 94 Contributions Plan for Community Facilities and Road and Traffic Facilities	The components of this contributions plan that require a contribution towards Local Infrastructure types apart from roads and traffic facilities are repealed.
Copmanhurst Shire Council Section 94 Plan for Bush Fire Facilities and Equipment	The contributions plan is repealed in its entirety.
Nymboida Shire Council - Section 94 Contributions Plan -Community Facilities	The contributions plan is repealed in its entirety.

Contributions plan	Repeal notes
Nymboida Shire Council Section 94 Contributions Plan – Emergency Services Facilities	The contributions plan is repealed in its entirety.
Ulmarra Shire Council -Section 94 Contributions Plan	The components of this contributions plan that require a contribution towards Local Infrastructure types apart from roads are repealed.
Grafton City Council Section 94 Contributions Plan – Section 30 Drainage – Pound & Villiers Streets, Grafton	The contributions plan is repealed in its entirety.
Grafton City Council - Section 94 Contributions Plan for the City of Grafton	The components of this contributions plan that require a contribution towards Local Infrastructure types apart from roads and drainage in residential areas are repealed.
Maclean Shire Council - Section 94 Contributions Plan for Open Space and Community Amenities and Facilities	The contributions plan is repealed in its entirety.
Maclean Shire Council Section 94 Contributions Plan – Drainage Contributions Plan for Yamba Drainage Catchments	The components of this contributions plan that require a contribution from residential development are repealed.
Maclean Shire Council Section 94 Contributions Plan – Carparking in Maclean, Yamba and Iluka CBD's.	The contributions plan is repealed in its entirety.
Maclean Shire Council Section 94 Contributions Plan – Photogrammetric Surveys	The contributions plan is repealed in its entirety.
Maclean Shire Council Section 94 Contributions Plan – Yamba Urban Bypass and Urban Intersections	The components of this contributions plan that require a contribution from industrial development in Yamba are repealed.

This Plan has no effect on any other contributions plan prepared and adopted by the Council under the EP & A Act.

Clause 2.22 of this Plan contains a transitional provision consequent upon the making of this Plan.

2.10 Formulas used for determining section 7.11 contribution rates applicable under this Plan

The general formula used to determine the section 7.11 contribution rates applicable under this Plan is set out in clause 4.1.3.

It should be noted that this formula, which divides the Local Infrastructure cost between the persons (or dwellings) that generate the demand for that infrastructure, resulted in a higher rate than Council was willing to impose on developers of Residential Accommodation and other development of a residential nature.

For the purpose of maintaining the section 7.11 contribution rates at an affordable level, the contribution rates included in this Plan (in Table 1.1) are lower than that which could be reasonably justified by sharing the cost amongst all those anticipated to generate a demand for the infrastructure.

2.11 Local Infrastructure Contributions may be required as a condition of consent

This Plan authorises Council or an Accredited Certifier, when determining an application for development or an application for a Complying Development Certificate relating to development to which this Plan applies, and subject to other provisions of this Plan, to impose a condition requiring a section 7.11 monetary contribution on that development to enable the provision of Local Infrastructure identified in this Plan.

This Plan also authorises the Council or an Accredited Certifier, when determining an application for development or an application for a Complying Development Certificate relating to development to which this Plan applies, and subject to other provisions of this Plan, to impose a condition requiring the payment of a monetary contribution that is a section 7.12 levy.

This Plan also authorises the Council or an Accredited Certifier to require monetary contributions from development towards recouping the cost of the provision of existing Local Infrastructure that has been provided by the Council for or to facilitate the carrying out of development and which the development will benefit from.

A section 7.12 levy cannot be required in relation to development if a section 7.11 contribution is required in relation to that development.

The types and areas of development affected by **either** section 7.11 contributions or section 7.12 levies, and the contribution rates applying to different development types, are identified in clauses 1.2 and 2.7 of this Plan.

Accredited certifiers should also refer to clause 2.13 of this Plan as to their obligations in assessing and determining applications subject to Local Infrastructure Contributions authorised by this Plan.

Unless otherwise specified, references to monetary contributions in this Plan include both section 7.11 and section 7.12 contribution types.

2.12 Dedication of land free of cost may be required as a condition of consent

This Plan authorises the Consent Authority, other than an Accredited Certifier, when granting consent to an application to carry out development to which this Plan applies, to impose a condition under section 7.11(1) of the EP & A Act requiring the dedication of land free of cost to Council towards the provision, extension or augmentation of Local Infrastructure as specified in the works schedule to meet the demands of the development, or the recoupment of the cost of Local Infrastructure previously provided within the area.

This Plan requires the Consent Authority, other than an Accredited Certifier, when determining an application for a Complying Development Certificate relating to development to which this Plan applies, to impose a condition under section 7.11 of the EP&A Act requiring the dedication of land free of cost to contribute towards the provision, extension or augmentation of Local Infrastructure as specified in the works schedule to meet the expected demands of the development, or the recoupment of the cost of Local Infrastructure previously provided within the area.

Wherever land required under this Plan is situated within a development site, the Consent Authority will generally require the developer of that land to dedicate the land required under this Plan free of cost.

The value of this land will be taken into account in determining the total monetary contributions required by the development under this Plan. The value of the land to be dedicated free of cost will be the *market value* of the land determined in accordance with the Land Acquisition (Just Terms) Compensation Act 1991.

2.13 Obligations of Accredited Certifiers

2.13.1 Complying Development Certificates

This Plan authorises that, in relation to an application made to an Accredited Certifier for a Complying Development Certificate:

- the Accredited Certifier must, if a Complying Development Certificate is issued, impose a condition requiring a Local Infrastructure contribution, if such a contribution is authorised by this Plan; and
- such contribution can only be a monetary contribution required under this Plan; and
- the amount of the monetary contribution that the Accredited Certifier must so impose is the amount determined in accordance with this Plan.

It is the responsibility of the principal certifying authority to accurately calculate and apply the Local Infrastructure Contribution conditions to Complying Development Certificates. Deferred payments of contributions required by a condition of a Complying Development Certificate will not be accepted.

2.13.2 Failure to follow this procedure may render such a certificate invalid and expose the certifier to legal action.

2.13.3 Construction certificates

It is the responsibility of an Accredited Certifier issuing a construction certificate to certify that any Local Infrastructure Contributions required as a condition of Development Consent or Complying Development Certificate have been paid to the Council prior to the issue of the certificate.

The Accredited Certifier must ensure that the applicant provides a receipt (or receipts) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the Council in accordance with clause 146(b) of the EP & A Regulation. Failure to follow this procedure may render such a certificate invalid and expose the certifier to legal action.

The only exceptions to the requirement are where a work in kind, material public benefit, dedication of land and/or deferred payment arrangement has been agreed by the Consent Authority. In such cases Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

2.14 Indexation of contribution rates included in this Plan

In accordance with clause 32(3)(b) of the EP & A Regulation, Council may, without the necessity of preparing a new or amending contributions plan, make changes to the section 7.11 contribution rates set out in this Plan to reflect annual variations to the Consumer Price Index (All Groups Index) for Sydney as provided by the Australian Bureau of Statistics.

2.15 Indexation of contributions required by a condition imposed under this Plan

A Local Infrastructure Contribution required by a condition of Development Consent imposed in accordance with this Plan will be indexed between the date of the grant of the Development Consent and the date on which the contribution is paid in accordance with the Consumer Price Index (All Groups Index) for Sydney as provided by the Australian Bureau of Statistics.

2.16 Timing of payment of monetary contributions required under this Plan

A monetary contribution required to be paid by a condition imposed in accordance with this Plan is to be paid at the time specified in the condition.

Generally, the condition will provide for payment as follows:

- for development involving subdivision but no subdivision works – payment is to be made before the release of a subdivision certificate relating to the development;
- for development involving building, engineering or construction work - payment is to be made before the release of a construction certificate relating to the development; and
- for development not involving subdivision, or building, engineering or construction work – payment is to be made before the development is commenced.

2.17 Policy on deferred or periodic payments

The applicant or any other person entitled to act upon a Development Consent containing a monetary contribution condition imposed in accordance with this Plan may apply in writing to the Consent Authority, other than an Accredited Certifier, under section 4.55 of the EP & A Act to modify the condition to provide for the deferred or periodic payment of the contribution.

In deciding whether to approve the request, the Consent Authority may take into consideration, in addition to any other relevant matters, whether:

- Compliance with clause 2.16 is, in the opinion of the Consent Authority, unreasonable in the circumstances of the case; and
- the person making the application has offered an appropriate form of security (being an unconditional bond, bank guarantee or the like) in respect of the deferred or periodic payment; and
- the application, if approved would be likely to prejudice the implementation of the works schedule to this Plan; and
- the applicant is prepared to pay interest on the unpaid contribution to the Council at a rate equivalent to the 90-day Bank Bill Swap Reference Rate.

2.18 Works in kind and other material public benefits offered in part or full satisfaction of contribution requirements

2.18.1 Offer of a material public benefit made after the imposition of a Local Infrastructure Contribution condition under this Plan

The Consent Authority, other than an Accredited Certifier, may accept an offer made in writing to the Consent Authority by the applicant or any other person entitled to act on a Development Consent containing a Local Infrastructure Contribution condition imposed in accordance with this Plan that provides for:

- the provision of a material public benefit in part or full satisfaction of a condition imposed in accordance with this Plan; or
- the dedication of land free of cost in part or full satisfaction of a condition imposed in accordance with this Plan.

Where the Consent Authority accepts such an offer, it is not necessary for the Development Consent to be amended under section 4.55 of the EP & A Act.

2.18.2 Offer of land or a material public benefit made before the imposition of a Local Infrastructure Contribution condition under this Plan

An applicant for consent to carry out development to which this Plan applies may request that any Development Consent granted to the development is made subject to a condition that the applicant, dedicates land free of cost, carries out work or provides another material public benefit that would satisfy the requirements of this Plan in relation to the development.

The applicant's request:

- may be contained in the relevant Development Application; or
- may constitute an offer to enter into a planning agreement relating to the development accompanied by the draft agreement.

The Consent Authority will consider the request as part of its assessment of the Development Application.

If the Consent Authority decides to grant consent to the development and agrees to a request made in the relevant Development Application, the Consent Authority, may impose a condition under section 4.17 of the EP & A Act requiring the land to be dedicated, the works to be carried out or the material public benefit to be provided wholly or partly in lieu of a requirement imposed by a condition of Development Consent authorised by the Plan that the applicant make a Local Infrastructure Contribution.

If the applicant makes an offer to enter into a planning agreement, and the Consent Authority agrees to enter into the agreement, the arrangements in the planning agreement may wholly or partly replace a requirement imposed by a condition of Development Consent authorised by the Plan that the applicant make a Local Infrastructure Contribution. If the Consent Authority decides to grant consent to the development and agrees to enter into the planning agreement, it may impose a condition under section 7.7 (3) of the EP & A Act requiring the agreement to be entered into and performed.

2.18.3 Matters to be considered by the Consent Authority in determining offers of land or material public benefits

When considering an offer to provide a material public benefit, the Consent Authority will take into account the following:

- the extent to which the proposed land or material public benefit aligns with the objectives of this Plan, particularly the works schedule;
- the extent to which the proposed land or material public benefit duplicates or overlaps with existing Local Infrastructure;
- the extent to which the proposed land or material public benefit will satisfy community demand;
- the extent to which the proposed land or material public benefit is likely to require public funds for operations and maintenance;
- in the case of land offered for open space, recreation or community purposes, whether the proposed land complies with any criteria, specifications or standards established by the Council and that are contained in a policy or strategy that it has adopted;
- the applicant's expressed intention as to ultimate ownership the proposed material public benefit;
- the program for provision of the land or material public benefit;
- the proposed material public benefit conforming to an acceptable standard of workmanship and materials;

- an appropriate defects liability period;
- an agreement as to the cost of the proposed material public benefit which is agreed by both parties; and
- any other matter the Consent Authority, in its discretion, considers pertinent to determining the offer.

2.19 Pooling of monetary contributions

This Plan authorises monetary contributions paid for different purposes in accordance with the conditions of various Development Consents authorised by this Plan and any other contributions plan approved by the Council from time to time (whether or not such a plan is one that is repealed by this Plan) to be pooled and applied progressively for those purposes.

The priorities for the expenditure of pooled monetary contributions under this Plan are the priorities for works as set out in the works schedule to this Plan.

2.20 Accountability and access to information

Council is responsible for the maintenance of an accurate and up-to-date register of all Local Infrastructure Contributions. This register details:

- each Development Consent which contains a Local Infrastructure Contribution condition;
- the nature and extent of the contribution required by the condition; and
- the date on which a Local Infrastructure Contribution required by any such condition was received, and its nature and extent.

The register is available for inspection by any person at Council's offices free of charge at any time during normal office hours.

The Council must also maintain accounting records that indicate:

- the various kinds of Local Infrastructure for which expenditure is authorised by the Plan;
- the monetary contributions received under the Plan, by reference to the various kinds of Local Infrastructure for which they have been received;
- in respect of monetary contributions paid for different purposes, the pooling or progressive application of the contributions for those purposes, in accordance with any requirements of the Plan or any Ministerial direction under the EP&A Act; and
- the amounts spent in accordance with this Plan, by reference to the various kinds of Local Infrastructure for which they have been spent.

2.21 Review of Plan without the need for public exhibition

Pursuant to clause 32(3) of the EP & A Regulation, Council may make certain minor adjustments or amendments to the Plan without prior public exhibition and adoption by Council. Minor adjustments could include minor typographical corrections, amendments to rates resulting from changes in the published indexes adopted by this Plan (see clause 2.14).

2.22 Savings and transitional arrangements

This Plan applies to both:

Clarence Valley Contributions Plan 2011

- a Development Application or application for a Complying Development Certificate submitted after the date on which this Plan took effect; and
- a Development Application or application for a Complying Development Certificate submitted, but not yet determined, on or before the date on which this Plan took effect.

3. Local Infrastructure demands and costs

3.1 Development context

The Clarence Valley LGA is located in the Northern Rivers region of New South Wales, about 600 kilometres north of Sydney and 300 kilometres south of Brisbane. The LGA was created in 2004 with the amalgamation of the Copmanhurst, Grafton, Maclean and Pristine Waters Local Government Areas.

Clarence Valley LGA is predominantly rural, with expanding residential areas and some industrial and commercial land uses, and encompasses some 10,440 square kilometres, of which a significant proportion is National Park, State Forest and nature reserves.

Settlement is based along the main transport spines (historically the Clarence River and now the Pacific Highway) - around the main town of Grafton and the townships of Iluka, Maclean and Yamba. There are also many small villages and localities along the coast and inland.

In the last few decades, population growth has been concentrated in coastal locations, although Grafton has retained its role as a regional centre. Since the early 1990s, the population has grown modestly, rising from about 43,400 in 1991 to about 48,400 in 2006.¹

As at 2010, the estimated resident population of the Clarence Valley LGA was 52,500.² The population of the Clarence Valley LGA has been growing at a rapid average annual rate of 1.2% per year between 2005 and 2010. Factors contributing to this population increase include 'sea change' and 'tree change' in-migration, the influx of intrastate and interstate retirees, and people moving in to the new residential subdivisions on the fringes of urban areas. The increase in population is felt most during summer holiday periods when the coastal areas population is estimated to rise to around 20,000 people.³

3.2 Expected development and population

3.2.1 Development envisaged by the Regional strategy

Strategic planning of development in the Clarence Valley LGA is guided by the Mid North Coast Regional Strategy (MNCRS) (Department of Planning 2009).

The MNCRS proposes that the 'Clarence' sub region (i.e. the Clarence Valley LGA) will accommodate a minimum of 7,100 extra residential dwellings between 2006 and 2031.⁴

The MNCRS states that settlement will be focused on the major regional centres (which includes Grafton) and the major towns in the Region (such as Maclean), where the most efficient use can be made of existing and new infrastructure:

Opportunities for settlement expansion will be limited to those areas identified within the Strategy's growth area maps or where the proposal meets the Sustainability Criteria set out in Appendix 1 of the MNCRS.⁵

¹ Clarence Valley Council Community Profile, prepared by id.consulting, 2008, pp 3-4

² Population Estimates by Local Government Area 2001-2010, Australian Bureau of Statistics Catalogue No. 3218.0

³ Draft Clarence Valley Open Space Strategic Plan (May 2011), prepared by Parkland Environmental Planners and Strategic Leisure Group, page 10

⁴ Mid North Coast Regional Strategy, page 19

⁵ Ibid., page 19

The importance of the Region's natural environment and natural resources to its economy, character, scenery and cultural values is recognised through the planning process and these areas are protected from future urban and rural residential development.⁶

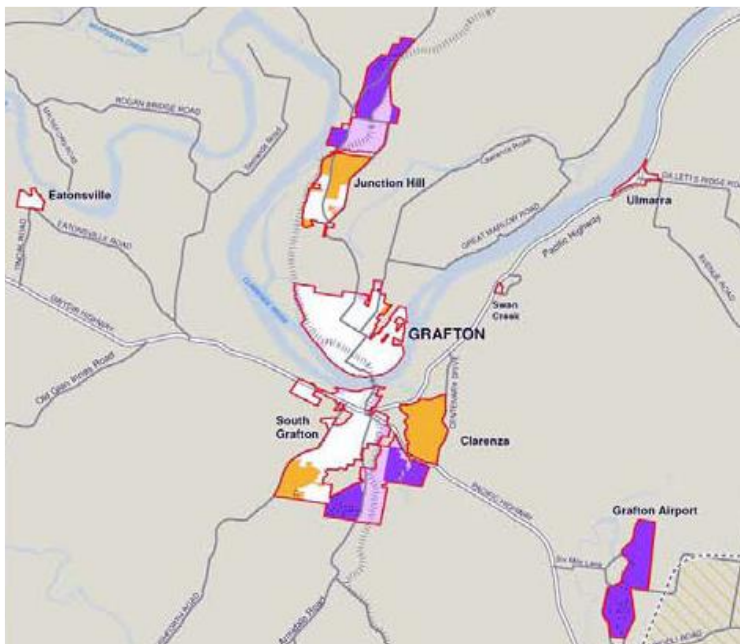
The MNCRS identifies future urban release areas for residential development at West Yamba, Gulmarrad and James Creek in the north; and Junction Hill, Clarenceza and South Grafton in the south. In addition, the MNCRS identifies proposed employment areas focused around Grafton.

Residential and employment 'growth areas' included in the MNCRS are shown orange and purple, respectively, in the figures below.



Source: Mid North Coast Regional Strategy, page 50

Figure 3.1 MNCRS Clarence (North) growth areas



Source: Mid North Coast Regional Strategy, page 51

Figure 3.2 MNCRS Clarence (South) growth areas

⁶ Mid North Coast Regional Strategy, page 30

The MNCRS also discusses opportunities for increased dwelling densities in centres such as Grafton and Maclean, and adopts a split of 60 per cent 'detached' and 40 per cent 'attached' for new dwellings in major regional centres and major towns over the lifetime of the Strategy.⁷

The MNCRS states that tourism will also drive some of the demand for new dwellings, whether for specific tourism accommodation or through self catered apartments or holiday homes. The Strategy seeks to direct tourism based demands for dwellings into existing urban areas.⁸

The MNCRS envisages that, in Clarence Valley, Grafton and Maclean will take the majority of future commercial development as those centres have the greatest capacity for redevelopment. According to the MNCRS, fragmentation and out-of-centre retailing 'should be resisted unless compelling reasons exist in order to maintain the healthy retail and service functioning of particular centres in the Region.'⁹

A significant focus of the MNCRS is that it seeks to direct settlement to certain areas and restrict it from other areas. A Strategy objective is to limit development in places constrained by coastal processes, flooding, wetlands, important primary industry land and landscapes of high scenic and conservation value.¹⁰

As new rural residential developments can conflict with this aim, the MNCRS seeks to direct new rural residential development to areas close to existing settlements away from the coast.

3.2.2 Dwelling and population projections

Responding to the planning outline provided by the MNCRS, Council in 2010 prepared projections of Residential Accommodation development and population for the period to 2031.

Table 3.1 shows the Council's 2010 residential development and population projections.

Table 3.1 Residential development and population projections - Clarence Valley LGA

	2010-2021 Forecast		2021 - 2031 Forecast	
	New lots / dwellings	Residents in new dwellings	New Lots / dwellings	Residents in new dwellings
Urban residential development				
Angourie	0	0	0	0
Ashby	0	0	0	0
Baryulgil	0	0	0	0
Brooms Head	13	32	0	0
Brushgrove	10	25	5	12
Chatsworth	0	0	0	0
Clarenza	375	926	375	904
Copmanhurst	28	69	28	67
Coutts Crossing	35	86	35	84
Dalmorton	0	0	0	0
Diggers Camp	0	0	0	0
Dundurrabin	0	0	0	0

⁷ Mid North Coast Regional Strategy, page 19

⁸ Ibid., pages 14,15

⁹ Ibid., page 25

¹⁰ Ibid., page 11

Clarence Valley Contributions Plan 2011

	2010-2021 Forecast		2021 - 2031 Forecast	
	New lots / dwellings	Residents in new dwellings	New Lots / dwellings	Residents in new dwellings
Eatonsville	10	25	10	24
Glenreagh	15	37	20	48
Gulmarrad	350	865	350	844
Grafton	200	494	0	0
Ilarwill	5	12	5	12
Iluka	260	642	260	627
Junction Hill	500	1,235	500	1,205
Lawrence	150	371	150	362
Maclean	80	198	86	207
Minnie Water	5	12	0	0
Palmers Island	5	12	0	0
South Grafton	300	741	330	795
Tucabia	5	12	5	12
Townsend	120	296	140	337
Ulmarra	10	25	10	24
West Yamba	500	1,235	600	1,446
Wooli	15	37	15	36
Wooloweyah	5	12	5	12
Yamba	100	247	100	241
Sub-total	3,096	7,647	3,029	7,300
Rural residential development				
Ashby	25	62	25	60
Clarenza	14	35	14	34
Coutts Crossing	90	222	90	217
Elland	5	12	5	12
Glenreagh	20	49	20	48
Grafton	0	0	0	0
Gulmarrad	200	494	200	482
Ilarwill	15	37	15	36
James Creek	25	62	25	60
Lawrence	50	124	50	121
Mountainview	25	62	25	61
Seelands	15	37	15	36
South Grafton	10	25	10	24
Taloumbi	0	0	0	0
Tyndale	10	25	10	24

	2010-2021 Forecast		2021 - 2031 Forecast	
	New lots / dwellings	Residents in new dwellings	New Lots / dwellings	Residents in new dwellings
Waterview Heights	115	284	345	831
Waterview Heights	134	332	115	277
Woodford Island	10	24	10	24
Woombah	125	309	125	301
Sub-total	889	2,195	1,099	2,649
Total Urban and Rural Residential	3,985	9,843	4,128	9,949

Source: Clarence Valley Council

The consolidated projections above show an anticipated dwelling increase of 8,113, and an anticipated population increase of 19,790 over the period to 2031.

Figure 3.3 (over page) shows the spatial distribution of this anticipated population growth to 2031.

3.2.3 Characteristics of the future population

It is expected that retirees enjoying or seeking a coastal lifestyle will continue to comprise a high proportion of the additional population in the Clarence Valley LGA over the next 10 to 20 years. Retirees will comprise self-funded retirees with a relatively high disposal income, and retirees that are dependent on the aged pension who have a lower disposable income.

It is also likely that younger people, including itinerant workers, low-income families, and young people on welfare, are likely to continue to be attracted to the area. The main factors influencing the decisions of younger people to move to coastal towns include a more laid-back lifestyle, better access to beaches and natural areas, and being part of a more close-knit community. Affordable housing is also a factor in young people moving to coastal areas in NSW, however property prices in the coastal areas of the Clarence Valley LGA make it unlikely that younger people and families on low incomes could afford to buy their own property in the coastal areas.¹¹

¹¹ Draft Clarence Valley Open Space Strategic Plan (May 2011), prepared by Parkland Environmental Planners and Strategic Leisure Group, page 87

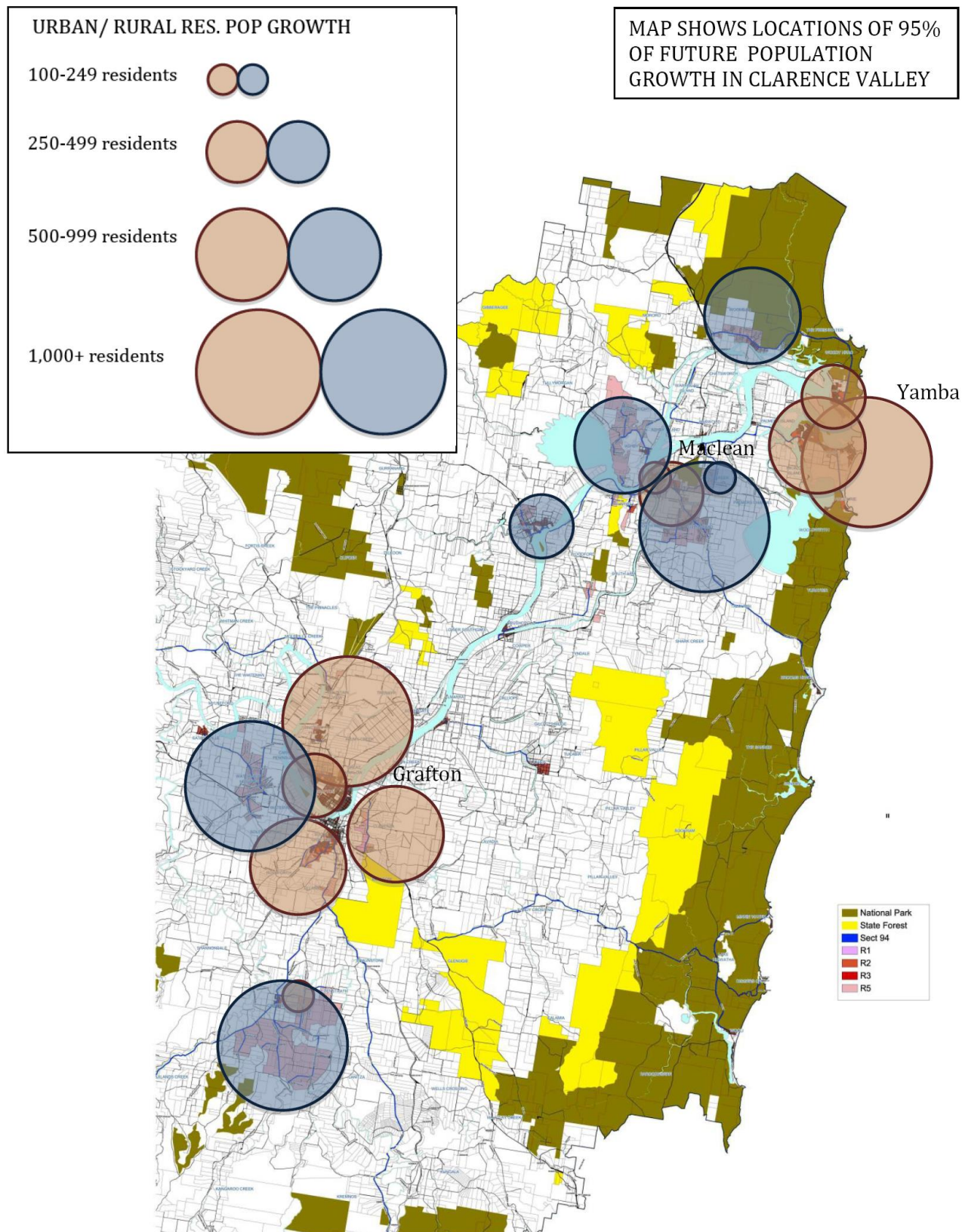


Figure 3.3 Clarence Valley LGA Expected Population Growth 2010-2031

3.2.4 Local Infrastructure service catchments

This Plan utilises the above projections for the purpose of understanding and determining demand for Local Infrastructure to be provided by Local Infrastructure Contributions authorised by and collected under the Plan.

The projections have been assessed against the proposed Local Infrastructure to determine how anticipated development best correlates with the service catchments of the facilities proposed to be provided.

This Plan adopts the 2010-2031 planning period for both community facilities and for open space and recreation facilities.

The service catchments for community facilities and for open space and recreation facilities, and their projected additional populations, are shown in Table 3.2.

Table 3.2 Residential population projections by service catchments

Infrastructure category	Service catchment	Projected resident population growth 2010-2031
Community Facilities	Grafton and Surrounds	9,498
	Maclean and Surrounds	10,292
	Clarence Valley LGA	19,790
Open Space and Recreation Facilities	Grafton & Surrounds	8,753
	Coastal	9,992
	Isolated Coastal & Rural	1,045
	Clarence Valley LGA	19,790

Detailed breakdowns of the service catchments by Clarence Valley LGA locality are shown in Attachment A to this Plan.

A map showing the location of the service catchments is shown as Figures 3.4 and 3.5 on the following pages. Note that the Clarence Valley LGA service catchment is the amalgam of the component sub-LGA catchments identified in Table 3.2.

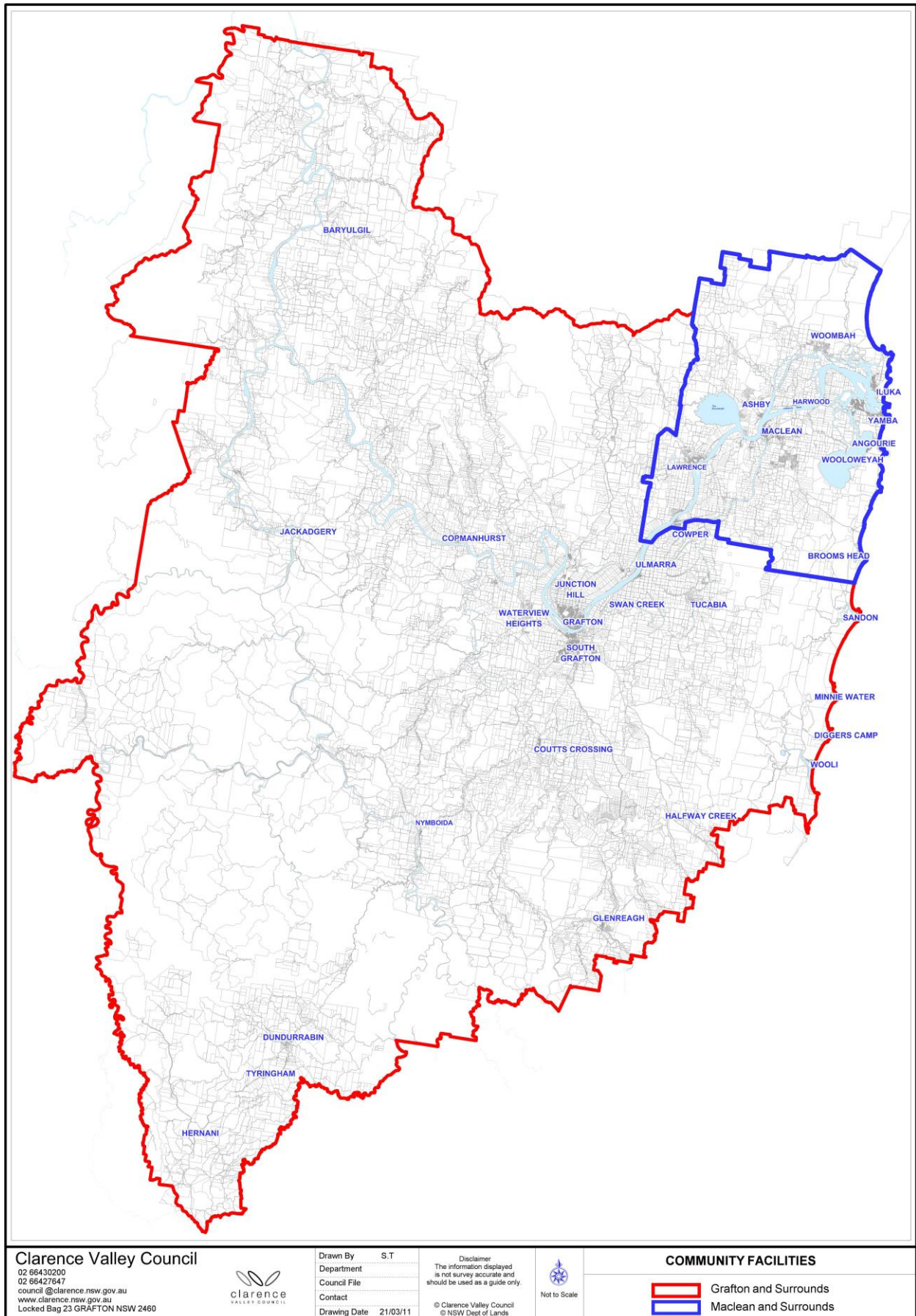


Figure 3.4 Community facilities service catchments

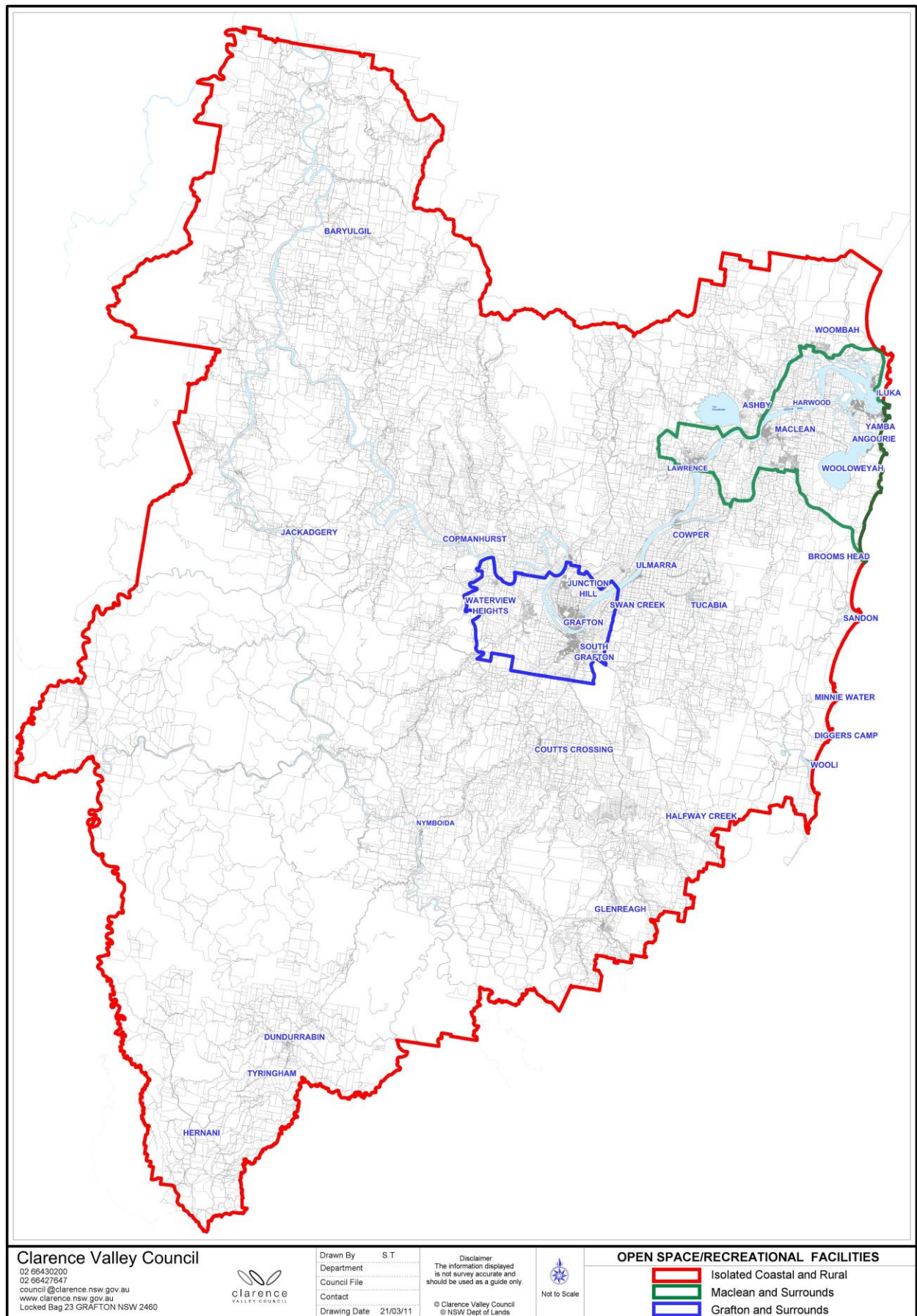


Figure 3.5 Open space and recreation facilities service catchments

3.2.5 Household occupancy rates

The likely level of household occupancy within expected future Residential Accommodation development informs the calculation of the contribution rate for various Residential Accommodation development types under this Plan.

At the 2006 Census the gross occupancy rate for all occupied private dwellings in the Clarence Valley LGA was 2.48 persons per dwelling.¹² This is an average rate and it may be expected that detached dwelling house occupancy rates would be higher than this figure, while occupancy rates for higher density dwellings would be lower than this figure.

The population projections discussed in clauses 3.2.2 and 3.2.3 assume gradual reduction in average household size over the planning period, that is:

- a gross occupancy rate of 2.47 for all new dwellings created between Plan commencement and 2021; and
- a gross occupancy rate of 2.41 for all new dwellings created between 2021 and 2031.

Specific types of Residential Accommodation developments levied under this Plan include:

- conventional residential subdivision accommodating detached dwelling houses;
- multi-unit housing including semi-detached, row or terrace house, townhouse, flat, unit or apartment, etc.;
- seniors-living independent living units; and
- workforce accommodation

This Plan determines the section 7.11 contribution rate for conventional residential subdivision accommodating detached dwelling houses, and then assigns an adjustment factor to determine the contributions for other types of Residential Accommodation development levied for under the Plan.

The adjustment factors reflect the occupancy rates documented for dwelling types at the date of the most recent Census (2006), and are shown in Table 3.3 and the adjusted contribution rates for other Residential Accommodation development are shown in Table 1.1.

Table 3.3 Adjustment factors for section 7.11 contributions based on household occupancy at the 2006 Census

Residential Accommodation development type	Household occupancy rate (2006)	Adjustment factor
Dwelling houses / separate lots	2.5	$2.5 / 2.5 = 1$
Self-contained Dwellings in a Seniors Housing development	1.5	$1.5 / 2.5 = 0.6$
Other Residential Accommodation dwelling	1.7	$1.7 / 2.5 = 0.68$
Workforce accommodation	1	$1 / 2.5 = 0.4$
MHEs and caravan park developments/conversions proposing long term caravan sites/moveable dwellings in a caravan park	1.5	$1.5 / 2.5 = 0.6$

Source: 2006 Census of Population and Housing, Expanded Community Profile for Clarence Valley LGA

¹² Based on Australian Bureau of Statistics 2006 Census 'Quickstats' showing 48,146 residents usually resident in Clarence Valley LGA, and a total of 19,411 occupied private dwellings in Clarence Valley on census night.

3.2.6 Vacant dwellings and seasonal use of dwellings

The household occupancy rates discussed in clause 3.2.4 refer to the use of *occupied* private dwellings. It is recognised that many of the dwellings in Clarence Valley LGA are vacant from time to time and / or are used for seasonal visitation. As a result, the total population of the LGA and gross household occupancy rates (i.e. for all private dwellings) vary throughout the year.¹³

A Local Infrastructure Contribution being a section 7.11 contribution must reasonably relate to the demand for public amenities and services anticipated to be generated by that development. Council also needs to consider the impacts on its services at the time of peak visitation – presumably at these times dwelling vacancy falls to very low levels. The issue of vacant Residential Accommodation development is not immediately relevant to the calculation of Local Infrastructure Contributions in that a council has one opportunity to levy Local Infrastructure Contributions on a development (i.e. at the time of Development Consent). This approach is consistent with the way in which charges for water and sewer infrastructure are determined.

Council's assumption, for the purpose of calculating the contribution, that a proposed dwelling or lot is always occupied is in the circumstances a reasonable precautionary position for the Council to take and is the approach adopted by this Plan.

3.3 Summary of development impacts and infrastructure demands

The Clarence Valley LGA has been experiencing urban and rural residential development. This is forecast to continue in the 'growth areas' nominated in the MNCRS, in existing zoned rural residential areas, and as infill development in existing urban centres.

According to projections prepared by the Council in 2010, future urban and rural residential development may result in Clarence Valley LGA's population increasing by approximately 19,790 persons up to 2031.

Future development (including non residential development), and the populations that will occupy such development, can only be sustained by a significant investment in new and augmented public infrastructure, including Local Infrastructure.

Council has identified that expected future development will generate increased demand on, and therefore a need to upgrade the following Local Infrastructure addressed by this Plan; namely:

- community facilities, including neighbourhood, community and youth centres, and library and art gallery upgrades; and
- open space and recreation facilities, including new and upgraded parks, sportsfields, foreshore and other recreation areas.

More detail on the demand for Local Infrastructure, the relationship of the Local Infrastructure with the expected development, and the strategies for the delivery of the Local Infrastructure are included in Part 4 of this Plan.

¹³ Based on ABS Quickstats data, approximately 12.5% of all private dwellings in Clarence Valley LGA were vacant on Census night 2006.

4. Local Infrastructure strategies

4.1 Infrastructure delivery and cost apportionment

4.1.1 How will the Local Infrastructure be delivered?

Council and Accredited Certifiers will require contributions from developers under this Plan toward provision of the Local Infrastructure identified in this Plan.

The contributions required will generally be in the form of monetary contributions, although contributions of land may be required instead of or in addition to monetary contributions.

Developers may choose to provide, subject to the agreement of the Council, one or more Local Infrastructure items identified in this Plan as works-in-kind or provide another type of material public benefit as means of satisfying Local Infrastructure Contributions required under the Plan. If so, the developer must comply with the other relevant provisions of this Plan, particularly clause 2.18.

The Local Infrastructure plans and schedules included in Parts 4 and 5 of this Plan are based on strategic information. It is likely that, as the planning process for the different development areas proceeds, modified and more cost-effective solutions that still meet the strategy objectives will be developed.

The planning for the location of all facilities has not yet been finalised. All facilities will be developed in a manner that allows the facilities to effectively serve the demand attributable to development envisaged under this Plan.

Council will prepare design concepts for the facilities so that specification and costing of the facilities can be more accurately defined as implementation of this Plan proceeds. This may result in amendment of this Plan.

The costs and indicative timing of individual items for all categories of Local Infrastructure are included in Part 5.

The location of these items, where this location was known at the time this Plan commenced, is shown on maps included in Part 5.

4.1.2 How were the Local Infrastructure costs derived?

Costs for Local Infrastructure items included in this Plan were prepared by Council staff drawing on their experience in planning and delivery of similar infrastructure in the area.

The costs include reasonable allowances for anticipated on-costs associated with survey, design, legal and project management associated with each infrastructure item.

Council involved cost planning professionals and quantity surveyors in preparing costs for certain facilities, particularly the proposed community facilities.

Some infrastructure items included in this Plan were, at the time this Plan was prepared, already provided in advance of development. The costs for these items are also included in Part 5. Costs to be recouped under the Plan are the actual costs incurred by the council in completing the facility, and exclude funds sourced from development contributions or tied grants.

4.1.3 How Local Infrastructure costs are apportioned and how are the section 7.11 contribution rates determined?

General

The contribution and levy rates for Local Infrastructure addressed by this Plan are shown in clause 1.2 of this Plan.

The section 7.11 contribution rates to be imposed under this Plan, which will be indexed in accordance with clause 2.14 of this Plan, were determined by Council at its meeting of 14 December 2010.

These rates are less than the *maximum* rates that the Council could impose (see following discussion on 'Adoption of affordable section 7.11 contribution rates').

The maximum section 7.11 contribution rates:

- have been based on the costs and demand assessments for the various Local Infrastructure items discussed in Parts 4 and 5 of this Plan; and
- have been determined by dividing the cost of the item by the service or contribution catchment of the item (which is expressed in persons).

In some limited cases, the Local Infrastructure item cost that has been firstly apportioned between the existing and incoming populations before it has been divided by the service catchment. This is the case with certain community facilities items such as library extensions. This process recognises that some facilities are required to meet the demand arising from both existing and incoming populations and ensures that developers do not pay for the costs of facilities that their developments do not incur.

In regard to community facilities, the cost of certain facilities has been apportioned to existing population to the extent that the work is to address some deficiency in service provision. Additionally the cost of some facilities, such as the art gallery expansion and art space, is to be met from development across the LGA, rather than either the Grafton and Surrounds or the Maclean and Surrounds catchments.

In regard to open space and recreation facilities, the comprehensive needs assessments and the proposed program of works addressed both existing and future gaps in provision. Given the conclusion that 'there are some gaps in provision for certain open space settings and facilities in some places in the Clarence Valley'¹⁴ it would be unreasonable to require new development to meet the full cost of the works schedule included in this Plan. This is aside from any consideration of the affordability of the contribution. As a result, a universal apportionment factor of 75% is applied to all open space and recreation works schedule items, representing the assumed portion of demand for all proposed open space and recreation facilities to be generated by expected residential development.

¹⁴ OS Strategic Plan, page 94

Determination of reasonable section 7.11 contribution rates

The formula for calculating maximum reasonable section 7.11 contributions (on a detached dwelling or residential lot basis) for each category of Local Infrastructure included in this Plan is thus:

$$\text{Contribution per detached dwelling or lot (\$)} = \sum \left(\frac{\$INF \times AF}{P} \right) \times OR$$

Where:

\$INF = the estimated \$ cost of providing each item of Local Infrastructure in the category. Refer Part 5 (Works Schedules) for more details; the respective categories being Community Facilities and Open Space and Recreation Facilities.

AF = the percentage of the total cost of each item of Local Infrastructure that is attributable to new development (or, the apportionment factor). Refer to Part 5 for details.

P = the service catchment (in persons) attributable to each item of Local Infrastructure. Refer to Part 5 for details.

OR = the assumed household occupancy rate for each detached dwelling or subdivided lot.

Adoption of affordable section 7.11 contribution rates

Insertion of the values for formula components that are contained in the works schedule yields the contribution rates shown in Table 4.1.

Table 4.1 Maximum section 7.11 contributions

Infrastructure Category and Service Catchment	Local Infrastructure costs that can be attributed to development to occur between 2010 and 2031	Maximum contribution rate* (per additional resident between 2010 and 2031)	Maximum contribution rate per additional standard lot or dwelling house* (Occupancy rate 2.5 persons per dwelling)
Community facilities			
LGA catchment	\$13,317,386		
Grafton and Surrounds catchment	\$8,978,062	\$1,618	\$4,045
Maclean and Surrounds catchment	\$9,730,050	\$1,618	\$4,046
Open space and recreation facilities			
LGA catchment	\$25,199,984		
Grafton & Surrounds catchment	\$4,148,460	\$1,747	\$4,368
Coastal catchment	\$6,433,875	\$1,917	\$4,793
Isolated Coastal & Rural catchment	\$1,485,135	\$2,695	\$6,736

* Includes contribution rate for LGA catchment facilities

The reasonable contributions determined above were considered by Council to be greater than the rate it considered affordable for new housing development.

To maintain the contribution rate at an affordable level for residential development, the rates proposed to be levied under this Plan are therefore lower.

Council at its meeting of 14 December 2010 adopted the 'per standard lot' contribution rates set out in Table 4.2.

Table 4.2 Contribution rates adopted by this Plan

Infrastructure category	Service catchment	Rate per standard lot or dwelling house*
Community Facilities	Grafton & Surrounds	\$3,100
	Maclean & Surrounds	\$3,100
Open Space and Recreation Facilities	Grafton & Surrounds	\$3,100
	Coastal	\$3,100
	Isolated Coastal & Rural	\$3,100

* Includes contribution rate for LGA catchment facilities

Contribution rates for Workforce accommodation

The contribution rate for Workforce accommodation proposals will vary depending on the number of persons to be accommodated and the intended life of a Workforce accommodation development. A simple formula for calculating a contribution rate for a proposed Workforce accommodation development based on the current contribution rate per detached dwelling or lot is as follows:

Contribution rate for Workforce accommodation development	=	$(P \times 0.4^*) \times (DT / 20^{\dagger})$ [but not < $(P \times 0.4) \times 30\%$]
* = assumed average household occupancy rate for workforce accommodation derived by dividing 1 person into the 2.5 persons per detached dwelling assumed average household occupancy rate.		
† = being the planned life of this Plan.		

Where:

P = No. of persons proposed to be accommodated in the Workforce accommodation development

DT = proposed duration/life of Workforce accommodation development (in years)

Note 1 - crediting of contributions against future development on the land being based on contributions only being applied where their quantum exceeds contributions previously paid in accordance with a workforce accommodation development, and if that future quantum is less, no retrospective refund applies. (workforce accommodation in residential zones & SP3 zone only).

Note 2 - For workforce accommodation proposed on land that is not zoned residential or SP3 Tourist Council may consider a lesser contribution amount proportionately based on the actual net occupancy of the accommodation, subject to that occupancy being identified and adequately enforced through an agreed management plan through a development consent.

4.1.4 Why are monetary contributions to be sought from non residential development?

Local Infrastructure included in this Plan has been sized to reflect the demand generated by the population attributable to the expected Residential Accommodation development under this Plan.

Certain types of other development - described in this Plan as non residential development - are likely to significantly impact upon the need for Local Infrastructure. In the case of tourism development, the demands are likely to be significant. While tourism brings economic benefits it also leads to environmental and capacity pressures on open space in the LGA at peak visitation times.¹⁵

Although there will be some demand for some of the Local Infrastructure generated by visitors to the area, and by employees working in the area and living outside the area, this demand has not been able to be precisely quantified.

In order for the Council to be able to meet this (non residential) demand, this Plan authorises the imposition of a flat rate levy on non residential development.

¹⁵ Draft Clarence Valley Open Space Strategic Plan (May 2011), prepared by Parkland Environmental Planners and Strategic Leisure Group, page 11

4.2 Community facilities

The following clauses identify the projected community facility needs and facility requirements of the resident population in development addressed by this Plan.

4.2.1 What development will generate the demand for this category of Local Infrastructure?

Residential Accommodation development expected throughout the Clarence Valley LGA is likely to be the major driver of the population increasing to 2031. New non residential development will also impact upon the use and demand for Local Infrastructure.

This development will generate additional demand for community facilities.

4.2.2 How was the specific Local Infrastructure determined?

The list of community facilities included in this Plan has drawn on a range of investigations and consultations undertaken by Council.¹⁶ The Clarence Valley Cultural and Community Facilities Plan 2009 (the **CC Facilities Plan**) is a contemporary comprehensive assessment of the LGA's community facility needs. The CC Facilities Plan supports the contents of this Plan.

The CC Facilities Plan considered both Council owned facilities as well as those owned by other agencies or the private sector. The process broadly included an audit of existing facilities, ground truthing, gap analysis based on a needs analysis, a comparison with standards of provision with Queensland, assessment of needs for future populations as well as consideration of good planning practice principles.

Communities of interest were identified to build the hierarchy of facilities and service provision. These were based on clusters of populations and patterns of movement to access these and other services.

The audit of existing facilities identified those available across the Clarence Valley LGA and their position in the hierarchy of centres they serviced - from villages to the entire Clarence Valley LGA.

Based on the Queensland model, a benchmark standard of provision for infrastructure to address needs was developed with reference to local characteristics including distances, road networks, community profiles and current patterns of movement.

A threshold for provision was also determined guided by the principles of social inclusion and community capacity building. It was determined that when a population reaches 40% of its expected growth, the need for specific types of infrastructure should be addressed, preferably in a progressive manner.

A desktop analysis was undertaken based on the current population to determine the extent to which existing infrastructure addressed those identified standards of provision. This exercise was repeated against different scenario future populations. The outcome was a list of infrastructure needs to be addressed in order to address gaps in current delivery and those that will occur as the population continues to grow.

A series of stakeholder consultations was undertaken as a means of testing the outcomes of the desktop analysis. The results largely mirrored each other with the exception of a preference for replication of a very high-order facility which was considered to be excessive for a community of this size, despite the location and transport challenges. The results were also considered with

¹⁶ For example, the Community Strategic Plan (Valley Vision 2020), Clarence Valley Social Plan 2010 - 2014, Clarence Valley Cultural Plan, Lower Clarence Recreational Needs Assessment, and earlier section 94 contributions plans adopted by the Council.

respect to good planning principles which include consideration of management of infrastructure, co-location, multi-function uses and partnerships in provision.

This Plan assumes a development and population scenario similar to that described in the MNCRS. The CC Facilities Plan assessed existing and future community facilities needs from a number of population scenario standpoints.

4.2.3 Existing provision

Table 4.3 discusses the different types of community facilities that the Council has a role in providing, and discusses their existing provision.

Table 4.3 Council-provided community facilities - Clarence Valley LGA

Community facility type	Description and current provision
Art gallery	<p>Art galleries typically provide spaces for exhibition of art works, educational programs, art workshops as well as meetings. Galleries are often co-located with libraries, civic facilities and museums.</p> <p>The Grafton Regional Gallery exhibits work of significance beyond that which would be typically displayed in a community gallery. It is co-located with a café / restaurant and therefore also accommodates activities/events other than those associated directly with the Gallery as a means of enhancing income and viability.</p>
Art space	<p>An art space may be used for exhibiting community art works, art workshop delivery as well as smaller performances Includes arts workshop spaces.</p> <p>There are a few private art spaces in the Clarence Valley, but they are not well distributed nor do they meet current need of artists for art space.</p>
Community centre	<p>This is a general facility providing meeting spaces; social, educational and recreational activities; and/or health, support and information for the community. It may be a community centre or a local hall. It may accommodate functions and performances for large numbers of people (around 200 people) and its specific facilities may vary in accordance with local need. It is a place for events and activities delivered for or by community members.</p> <p>Clarence Valley has 1 community centre located in Grafton.</p>
Neighbourhood centre	<p>This is similar in nature to a community centre but has the additional function of providing a space for ad hoc social interaction, access to services and / or their information as well as organized activities and events. A neighbourhood centre may comprise or be co-located with child care facilities, health services, recreation infrastructure and the like.</p> <p>Clarence Valley has a neighbourhood centre in South Grafton which provides a broad range of services, and one in Yamba which has elements of both a community and neighbourhood centre.</p>
Library	<p>Libraries operate at a range of service levels and their individual level of functionality reflects their position within a network of library services.</p> <p>Contemporary branch libraries provide access to both text and online resources for learning, interests and recreation; spaces for service and program delivery for target groups such as older people, children, young adults, people with a disability, people from culturally diverse backgrounds; general meeting spaces as well as those for groups with special interests; areas for study; and access to the internet.</p> <p>Clarence Valley has five libraries:</p> <ul style="list-style-type: none"> ▪ a larger library with expanded programs in Grafton, ▪ three smaller local branches in the main centres in the north of the LGA, and

Community facility type	Description and current provision
Youth centre	<ul style="list-style-type: none"> a mobile branch that provides limited services to smaller villages. <p>This is a community centre specialising in meeting the needs of young people. The facility usually houses a youth worker or program coordinator to deliver on site and outreach youth programs and services. Youth centres may be accommodated within multipurpose community facilities but require a specific focus that encourages and welcomes young people; provides opportunities for structured and unstructured social interaction; provides access to information and services in a youth-friendly manner; and promotes a positive image of young people.</p> <p>Clarence Valley has no dedicated youth facility, but Council is currently developing a relocatable model of providing infrastructure to service five areas.</p>

Source: Council data

4.2.4 What Local Infrastructure is included in this Plan?

With respect to future needs, the CC Facilities Plan, at clause 6.5.2 states:

Based on consideration of all facilities available in the Clarence Valley, if the population grows by the amount anticipated by the Mid North Coast Regional Strategy, the following will be needed.

- Grafton SLA [or Statistical Local Area]: 2 art spaces, a library, a community centre, a neighbourhood centre and 2 youth centres;
- Coast SLA: 1 art space, 2 community centres and 2 youth centres;
- Balance SLA: 1 art space; and
- Clarence Valley LGA: 1 regional art gallery, 1 civic centre, 1 performing arts centre and 2 museums.

A summary of the new / augmented facilities included in this Plan is as follows:

- an art gallery expansion to be constructed in two (2) stages;
- an art space;
- 2 new community centres to meet the demand in the Grafton and Maclean growth areas, respectively;
- 2 new neighbourhood centres to meet the demand in the Grafton and Maclean growth areas, respectively;
- 2 new youth spaces to meet the demand in the Grafton and Maclean growth areas, respectively;
- a new performing arts centre in a location yet to be determined; and
- additional library floor space to meet the needs of incoming populations.

The contributions plan works schedule differs slightly from the recommendations of the CC Facilities Plan in an attempt to contain the costs of infrastructure to be met by new development (for example, museum space has the potential to be absorbed into community centres).

The complete list of facilities is included in Part 5 of this Plan. Details of the proposed provision and the nexus with future residential development are shown in Table 4.4.

Table 4.4 Proposed community facilities and nexus with development

Community facility type	Proposed provision and nexus with future residential development
Art gallery	The CC Facilities Plan indicates that there is strong community demand for these facilities. Although there are several private galleries in the Coast SLA, the existing

Community facility type	Proposed provision and nexus with future residential development
Art space	<p>Regional Art Gallery in Grafton is an important community gathering place as reflected through its volunteer base, advisory committee, Friends of the Gallery and Gallery Foundation. The character of the future community is not likely to be significantly different to the existing community and so the demand for this type of space is expected to increase.</p> <p>It is therefore proposed to expand the existing gallery and Council has already purchased a property directly behind in Robinson Avenue.</p> <p>The expansion is proposed to have an area of approximately 570 square metres.</p> <p>Current estimates suggest that the cost of the expansion will be approximately \$6 million.</p> <p>An art space has been identified as being required to meet the population growth in both the Grafton & Surrounds and Maclean & Surrounds service catchments.</p> <p>The specific location for this facility is yet to be determined. First consideration is being given to redevelopment of under-utilised space in order to maximize the space achieved. However, it may be necessary to construct a new facility depending on the range of factors that limit cost efficient and effective modifications.</p> <p>There are no recognised standards that guide the size of such facilities. Preliminary assessment indicates an area of about 150 square metres would be required.</p> <p>Current estimates suggest the total cost will be just over \$1 million.</p>
Community centre	<p>A community centre is required to meet population growth in each of the Grafton and Maclean service catchments. A community centre currently exists in Grafton, but future population growth indicates the need for an additional facility based on the applied standards of provision.</p> <p>The facilities will be located in one of the key growth areas. Specific locations are yet to be determined but will consider the location of other community facilities. This will be guided by consultation with each community.</p> <p>There are no recognised standards that guide the size of such facilities. Preliminary assessment indicates an area of about 700 square metres would be required to accommodate multi-functional activity spaces, kitchen and food preparation areas, meeting rooms, performance areas, amenities and storage.</p>
Neighbourhood centre	<p>A community centre is required to meet population growth in each of the Grafton and Maclean service catchments. A neighbourhood centre currently exists in South Grafton, but future population growth indicates the need for an additional facility based on the applied standards of provision.</p> <p>The facilities will be located in one of the key growth areas. Specific locations are yet to be determined but will consider the location of other community facilities. This will be guided by consultation with each community.</p> <p>There are no recognised standards that guide the size of such facilities. In both catchments approximately 460 square metres has been identified as a size that could reasonably accommodate multi-functional activity spaces, kitchen and food preparation areas, meeting rooms, amenities and storage.</p>
Library	<p>An audit of Council's library service based on NSW State Library standards ¹⁷ has been undertaken by an experienced library professional¹⁸.</p> <p>The audit enabled the identification of the current shortfall in meeting the needs of the current populations as well as those needs to be generated by future population growth:</p>

¹⁷ Heather Nesbitt Planning 2005, People Places: a guide for public library buildings in NSW, 2nd edition

¹⁸ Roger Henshaw Consulting Services 2009, Clarence Valley Branch Library Infrastructure Review

Community facility type	Proposed provision and nexus with future residential development
	<ul style="list-style-type: none"> ▪ Maclean Library currently meets the standard level of provision of space and therefore future expansion will be due solely to population growth. ▪ Yamba Library does not currently meet the standard for the current population. Approximately 51% of the costs of expansion can be attributed to future population growth. ▪ Iluka Library does not currently meet the standard for the current population. Approximately 77% of the costs of expansion can be attributed to future population growth. <p>The review of library needs for the Grafton and Surrounds population has identified that up to 2031 there will be a need for a further 345 square metres based on NSW State Library standards. Council is proposing to construct a new library on the site of the current library in Grafton, but this facility expansion is designed to mainly address existing space deficiencies.</p> <p>Options for providing the additional floor space attributable population growth include further future expansion of the Grafton facility, or provision of one or more additional library locations in the Grafton area.</p>
Performing arts centre	<p>Clarence Valley LGA does not have properly equipped performing arts space. The site for the future performing arts centre would be determined as part of a feasibility study for the project. One candidate site is at Townsend Park in conjunction with augmented recreation facilities in that location.</p> <p>The need for a performing arts centre was identified in the CC Facilities Plan. The costs of providing such a facility should be met by the entire resident population of the LGA rather than just the population attributable to new development.</p>
Youth centre	<p>A youth space is required to meet population growth in each of the Grafton and Maclean service catchments. While no dedicated facilities exist at this time, current population levels do not justify their provision based on the applied standards of provision. Only when further population growth occurs, as is anticipated, is the need sufficient to justify provision of dedicated facilities.</p> <p>The expressed current need for these facilities is being addressed through small scale provision of recreational infrastructure and re-locatable facilities in five centres across the Valley. Four are spread through the Grafton & Surrounds catchment and the fifth in the Maclean & Surrounds catchment. These will provide limited access to the range of activities that would normally be provided in fixed and youth dedicated infrastructure. Therefore, they will not address the need already identified as a result of future growth.</p> <p>The facilities will be designed to serve the key growth areas. However, key growth areas in each catchment are dispersed. For example, growth in Grafton & Surrounds catchment will occur in Clarenza, South Grafton and Junction Hill. Therefore further consultation with each community will be required to determine the exact nature of the provision of facilities that best suit those communities as they grow and develop.</p> <p>There are no recognised standards that guide the size of such facilities. In each catchment approximately 350 square metres has been identified as a size that could reasonably accommodate multi-functional activity spaces, small kitchen, amenities and storage.</p>

Source: Council data

The facilities identified in the CC Facilities Plan were determined on the basis of the three (3) Statistical Local Area (SLA) catchments as used by the Australian Bureau of Statistics.

As indicated in clause 3.2.4, the two (2) contributions catchments in this Plan reflect the service area of the facilities to be provided.

As a result the following changes arise with respect to the facilities identified in the previous clause:

- The 'Coast SLA' facilities are to be funded by development, and provided in, the Maclean and Surrounds catchment;
- One substantial art space and expansion to the art gallery is to be provided to meet demand arising from both the Maclean and Surrounds catchment and the Grafton and Surrounds catchment;
- Rather than one library at Grafton and associated mobile services as proposed in the CC Facilities Plan, it is proposed to expand library facilities at Grafton, Maclean, Yamba and Iluka.

It is noted that the needs for civic centres do not particularly arise as a result of development activity and so are to be funded through other means.

4.3 Open space and recreation facilities

The following clauses identify the projected open space and recreation facility needs and facility requirements of the resident population in development addressed by this Plan.

Open space and recreation facilities are defined as follows:

- *Open spaces* are land and water settings that are used for functions such as personal and social recreation, sport, access, flora and fauna conservation, and visual amenity.
- *Recreation facilities* are natural or built physical resources which are used for recreational pursuits, or provided to enable the delivery of recreation services.¹⁹

This Plan addresses the provision of open space and recreation facilities designed to serve a district or LGA population catchment. The local recreation needs associated with the development of discreet urban release areas (such as Junction Hill, Clarenza or West Yamba) are proposed to be subject to the requirements of a further contributions plan, or the requirements of a planning agreement negotiated between the Council and the developers of land within those urban release areas.

4.3.1 What development will generate the demand for this category of Local Infrastructure?

Residential Accommodation development expected throughout the Clarence Valley LGA is likely to be the major driver of the population increasing to 2021. New non residential development will also impact upon the use and demand for Local Infrastructure.

This development will generate additional demand for open space and recreation facilities.

4.3.2 What research informed the needs assessments?

Council commissioned two key documents that document the trends, needs and requirements for the provision of open space and recreation facilities in the LGA until at least 2021:

- Draft Clarence Valley Open Space Strategic Plan (May 2011), prepared by Parkland Environmental Planners and Strategic Leisure Group (the **OS Strategic Plan**)
- Draft Clarence Valley Sports Facilities Plan (June 2011), prepared by Strategic Leisure Group (the **Sports Facilities Plan**)

The above documents support the content of this Plan, particularly the works schedule included in Part 5. The works schedule has also drawn on specific actions contained in:

- Action plans and improvement plans contained in Plans of Management that have been prepared under the Local Government Act 1993 for the parks and reserves managed by the Council.
- Actions included in the Disability Action Plan 2011-2016 for Clarence Valley.

Existing and future needs for recreation and open space in the Clarence Valley LGA were assessed using the following sources of information:

- Census information.
- Community consultations associated with earlier recreation planning studies.
- Discussions with Council staff.
- Survey of schools, facility managers, community and recreation groups, and registered clubs in May 2010.

¹⁹ OS Strategic Plan, pp1-2

- National and State data on participation in recreation activities.²⁰

More detail on the methodology used to assess the future open space and recreation needs that underpins the works schedule included in Part 5 of this Plan is included in Section 4.6 of the OS Strategic Plan.

4.3.3 Existing provision

The underlying basis for the Council seeking contributions from new development towards the provision of open space and recreation facilities is expressed in the following statements from the OS Strategic Plan:

The existing supply of open space in the Clarence Valley is diverse, given its range of urban and rural settlements, and coastal and river settings.

There are some gaps in provision for certain open space settings and facilities in some places in the Clarence Valley.

The Clarence valley population is expected to increase from 48,000 people in 2006 to 58,000 people in 2021.

Key new release areas are expected at Clarenza, Junction Hill, and West Yamba. To a lesser extent growth is expected to occur in Grafton, South Grafton, Coutts Crossing, Waterview Heights, Iluka, Woombah, Maclean-Townsend-Gulmarrad, and Brushgrove-Lawrence-Harwood.

Retirees are expected to comprise an increasing proportion of the incoming future population.

Demand for recreation opportunities is expected to increase in line with increases in the numbers of residents and tourists.²¹

On a straight quantity basis, the Clarence Valley LGA is well supplied with public open space, primarily due to the numerous National Parks, Nature Reserves and State Forests located within the LGA. Council has the responsibility for managing 740 parks, reserves, cemeteries and sportsgrounds.²²

Table 4.5 shows the 2011 provision of different categories of open space that is under the care, control and management of the Council.

²⁰ OS Strategic Plan, page 69

²¹ Ibid., page 94

²² Ibid., page 33

Table 4.5 Categories of existing open space by locality - Clarence Valley LGA

Locality / small area	Area (in ha) by Category				Total
	Park	Sports-ground	Natural Areas	General Community Use	
Grafton	24.6	20.8	0	2.4	47.9
South Grafton	24.2	56.5	0	7.9	88.6
Grafton Surrounds	43.0	57.9	25.7	25.0	151.6
Iluka-Woombah	9.3	45.8	89.7	5.1	150.0
Yamba-Angourie-Wooloweyah	84.1	30.4	206.9	15.9	337.3
Maclean-Townsend-Gulmarrad	9.7	22.8	37.2	36.8	106.5
Rural Coast	130.0	52.3	265.7	10.7	458.8
Rural South-West	9.0	1.3	20.4	5.9	36.6
Rural North-West	31.1	0	30.8	77.2	139.2
Total	365.1	287.8	676.6	187.0	1,516.5
% of total	24%	19%	45%	12%	100%

Source: OS Strategic Plan p37

The categories of developed open space (Park and Sportsground) - or passive and active types of open space - are most relevant to planning for the additional needs of new communities. In 2011, the Council provided for 652.9 ha of developed urban open space, which equated to a rate of provision of about 12.4 ha per 1,000 residents. This rate of provision is well in excess of traditional numeric standards.²³

The general quality of Council-owned and managed recreation facilities and open space was considered in 2011 to be “adequate” to “very good”, however some deficiencies were identified.

The OS Strategic Plan discusses the condition and provision of a range of open space settings including informal recreation areas, family-friendly areas, picnic and barbecue facilities, gardens, dog exercise areas, outdoor performance and market spaces, walking tracks and paths, children’s playgrounds, youth facilities and facilities for other target groups.²⁴

The Sports Facilities Plan discusses the condition and provision of sportsgrounds facilities that are available in the LGA in terms of a local, district, and LGA wide service provision.²⁵

Additionally, the LGA’s water, coastal and foreshore areas are highly valued and used recreation facilities in their own right. This is particularly the case for visitors to the LGA.²⁶

The array of sports facilities provided by locality is shown in Table 4.6.

²³ OS Strategic Plan, page 13

²⁴ OS Strategic Plan, Section 3.3

²⁵ Sports Facilities Plan, Table 2

²⁶ OS Strategic Plan, pp 61, 64, 81

Table 4.6 Summary of sporting facilities provision by locality

Locality / small area	Facilities							
	Fields	Outdoor courts	Tennis courts	Pools	Indoor sports courts	Equestrian	Water sport	Other
Grafton	11	20	17	1 (50m)	3	2	2 sailing 1 rowing	11 squash 1 motor sport 1 dog racing Golf (9)
South Grafton	14	2	2	1 (25m)	0	1	0	2 lawn bowls 1 BMX Golf (18)
Grafton Surrounds	10	0	8	1 (20m)	0	1	0	1 athletics 1 croquet 2 squash Golf (9 Hole) 1 Cycling (criterion) 2 shooting
Iluka-Woombah	5	1	2	0	0	0	0	Golf (18) 2 Lawn Bowls
Yamba-Angourie-Wooloweyah	10	1	8	1 (25m)	2	0	2	Golf (18) 2 squash 4 lawn bowls 25m "rock pool" near surf club.
Maclean-Townsend-Gulmarrad	13	9	6	1 (50)	3	1	0	Golf (18) 3 lawn bowls 1 Dirt Bikes
Rural Coast	4	0	4	0	0	0	0	Golf (9) 2 lawn bowls
Rural South-West	0	0	2	1 (18m)	0	0	0	1 canoe (private)
Rural North-West	0	0	1	0	0	0	0	
Total	67	33	50	6	8	5	5	

Source: Sports Facilities Plan, Table 3

In general terms the OS Strategic Plan and Sports Facilities Plan found that:

- Some particular deficiencies notwithstanding, the existing Clarence Valley community is well provided for in terms of open space, sport and recreation facilities.
- Planned population growth will impact on the existing use and enjoyment of those facilities. There is likely to be unmet demand and pressure on existing open spaces in the LGA and there is therefore a need for the Council to plan and respond to the existing and future needs.
- The projected population increase means an equitable supply of open space throughout the Valley, particularly in developing and new release areas, will become increasingly important.
- In terms of meeting the future district and LGA-wide recreation needs, priority should be given to improving the quality and usability of existing open space areas and recreation facilities rather than acquiring more land for open space.

4.3.4 How was the specific Local Infrastructure determined?

The Council's proposed approach to the delivery of open space and recreation facilities in the LGA is expressed in its vision for open space, i.e.

A linked network of accessible, high quality and diverse open space and sporting and recreation facilities that are able to meet the wide range of needs and desires for recreational and other experiences of residents and visitors.²⁷

The principles and objectives that have been adopted by the Council for the planning, design, provision and management of its open space and recreation facilities (including the specification of the facilities included in this Plan) are described in Sections 5.5 and 5.6 of the OS Strategic Plan. Key planning objectives and principles are discussed in Table 4.7 below.

Table 4.7 OS Strategic Plan objectives and principles for open space and recreation facilities

Objective - Open spaces will be...	Planning principles
Adequate	Provide facilities and services at a level commensurate with need. Standards or benchmarks are considered as minimum best practice in determining need. A needs-based approach is used taking into account planning principles, demographic characteristics and forecast populations, expressed needs, and consultation. Options for ensuring open space is adequate for the community include acquisition, dedication, or rationalisation of land.
Quality	Recreation facilities and spaces should be of a high standard, particularly regional and district facilities.
Diverse	Use the Recreation Opportunity Spectrum approach in strategic planning to ensure the widest possible range (within funding constraints) of open space and recreation opportunities is provided.
Attractive	Invite feedback on what users of open space like about the space or facility, and suggestions for improvements.
Multi-purpose	Flexible approach to the design of facilities, and a commitment to shared use to cater for a range of activities. This includes discouraging exclusive use of facilities where appropriate.
Equitable	Recreation facilities in the Clarence Valley should be affordable. There should be a geographical spread of recreation opportunities across the Clarence Valley, including a hierarchy of regional, district and local facilities and spaces. Support isolated areas with declining or small populations by providing co-located 'self contained' open space and

²⁷ OS Strategic Plan, page 94

Objective - Open spaces will be...	Planning principles
	recreation facilities. A spread of facilities will ensure towns and villages are somewhat self-contained.
Accessible	Recreation facilities and open spaces are ideally located in prominent locations that are easily accessible by public transport and pedestrian and cycle access, have high visibility, and links to other facilities. Groups that are not currently well serviced or require specific attention should be focused on to encourage participation in sport or recreation. This includes girls and women, people with a disability, and Aboriginal and Torres Strait Islander people. Sporting grounds should of a reasonable size to cater for a number of activities. Recreation facilities should be designed to be universally accessible to all, irrespective of their level of physical ability.
Flexible	Explore shared use arrangements, including the potential for a mix of commercial and community uses/hirers. There should be a regional approach to the allocation and use of school sporting facilities. School facilities, such as sportsgrounds and halls, that are available to community groups to use should be designed and located so that they are easily accessible to the public. Existing facilities should be used effectively, such as use of sporting grounds for games as well as training mid-week or on both days of a weekend within carrying capacity. Plan for activities as well as space. It is important that the design of open space takes into account the proposed purposes through careful planning and engagement with end users, and that the design is flexible to allow adaptation as needs change over time. Emphasis should be placed on flexible participation in recreation, such as opportunities for casual participation in an activity, and flexible days and times.
Recreation, social, educational and cultural places	Recognise that open space serves several functions, and all potential functions must be considered in planning, design and management.
Safe	Design and maintain open space according to Crime Prevention Through Environmental Design (CPTED) principles.
Sustainable	Plan, design, use and maintain open space in a sustainable way, being mindful of climate change, water sensitive urban design, carrying capacities and other sustainability considerations.
Natural	Retain natural settings in public ownership where possible. Integrate natural settings as a feature of future development of land incorporating natural settings.
Well managed	Council to act as an open space provider and advocate, according to industry best practice management. Council to work in partnership with user groups and other stakeholders to manage open space.

Source: OS Strategic Plan Table 5.3

The items, staging and priorities included in this Plan's works schedule emanates from the comprehensive assessments contained in the OS Strategic Plan and Sports Facilities Plan. Key components of the methodology that has informed the works schedule include the following:

- An overall consideration of the current supply and current and future demand for open space and recreation facilities to determine what gaps are likely to be experienced in the future, and how these gaps can be addressed.
- Synthesis of assessment of the following:
 - ⇒ existing provision and distribution of open space and recreation facilities;
 - ⇒ rates of existing provision of open space based on population;
 - ⇒ target levels of recreation facility provision, particularly sporting facilities;
 - ⇒ demographic characteristics;

- ⇒ demand for open space and recreation expressed by residents, and by sporting and community groups;
- ⇒ recreation participation trends in NSW and Australia;
- ⇒ professional experience in other places including rapidly growing NSW coastal LGAs;
- ⇒ contemporary and best practice asset management objectives and systems; and
- ⇒ Council's financial capacity to deliver and maintain open space and recreation facilities.²⁸
- A priority or preference for making smarter use of existing assets, including the following specific considerations:
 - ⇒ embellishment and / or augmentation of existing spaces and facilities and multi-purpose shared use of open space and recreation facilities in preference to acquiring land for open space;
 - ⇒ converting or adapting existing open space;
 - ⇒ integrating the provision of a wide range of recreation facilities and programs;
 - ⇒ co-locating recreation opportunities with other community and commercial services;
 - ⇒ providing an equitable mix of outdoor and indoor recreation facilities;
 - ⇒ rationalising underused or poorly located facilities; and
 - ⇒ incorporating environmental resources as open space.²⁹
- The consolidated assessments of needs and strategy responses on a locality basis contained in Section 2.2.1 of the Sports Facilities Plan and Table 6.2 of the OS Strategic Plan.
- Application of the principles and objectives described in Table 4.7 above.

4.3.5 What Local Infrastructure is included in this Plan?

A summary of the new / augmented facilities included in this Plan is as follows:

- New and upgraded swimming facilities
- Seats, shelters, picnic / barbecue facilities, landscaping, access paths and cycleways, exercise circuits, car parking and other improvements to existing parks
- New amenities, lighting, fencing, re-surfacing and drainage to existing sportsgrounds to enhance carrying capacity and usability
- New sportsfields and outdoor courts (tennis, netball) on existing underdeveloped open space
- Renewal, reconfiguration or expansion of existing fields and courts
- New or upgraded playgrounds, skateparks and other children /youth oriented facilities
- 'Clarence River Way' projects (foreshore park paths and other embellishments)
- Improvements to existing athletics facilities
- Improvements to existing equestrian facilities
- Upgraded coastal recreation facilities including boardwalks, access paths, jetties
- New and upgraded existing indoor sports facilities
- Improvements to existing showgrounds
- New dog training and off-leash facilities

²⁸ OS Strategic Plan, page 111 and Sports Facilities Plan, ss 2.5.6, 2.6.1

²⁹ OS Strategic Plan, page 112

The complete list of facilities is included in Part 5 of this Plan.

Notes on catchments

The needs assessments in the OS Strategic Plan and Sports Facilities Plan were carried out either on an LGA or smaller area basis. The small areas used for analysis are identified in Tables 4.5 and 4.6. Plans for future facilities related to these small areas, yet service catchments will vary depending on the type of open space or recreation facility.

In the case of sporting facilities, the Sports Facilities Plan proposes a three-tier service hierarchy of local, district and LGA-wide facilities. For non-sports open space, the definition of future requirements is based around the different 'community land' categories (parks, natural areas, etc.).

So as to determine reasonable section 7.11 contributions for development expected across the different parts of the LGA, this Plan seeks to harmonise these varying planning approaches by adopting the following contributions catchments:

- Facilities serving the whole LGA population will be funded by the Clarence Valley LGA catchment;
- Facilities serving local and district populations will be funded by those local and district populations amalgamated to form the following catchments:
 - ⇒ 'Grafton and Surrounds'
 - ⇒ 'Coastal'
 - ⇒ 'Isolated Coastal and Rural'

The localities that comprise the above local/district catchments are listed in Attachment A to this Plan.

4.4 Plan preparation and administration

This clause identifies the activities associated with the preparation and administration of this Plan and describes the anticipated costs of those activities.

Preparation and administration of contributions plans by councils incur significant costs.

Council staff are required to:

- prepare and review contributions plans;
- account for contributions receipts and expenditure; and
- coordinate the implementation of contributions plans and works, including involvement in negotiating works-in-kind and material public benefit agreements.

Consultant studies are also commissioned by Council from time to time that directly result in review, update or preparation of contributions plans. Tasks undertaken by independent professionals include determining the value of land to be acquired, the design and cost of works, as well as the review of development and demand assumptions of the contributions plan. Council is also required to engage the services of legal professionals from time to time to assist it in the administration of this Plan.

It is reasonable that the costs associated with preparing and administering this Plan be recouped from contributions from development.

Costs associated with the ongoing administration and management of the contributions plan will be levied on all applications which require a Local Infrastructure Contribution.

Costs included in this Plan for these purposes are determined as follows:

- The estimate of administration costs is equivalent to the current annual salary and on-costs (at the time the Plan is adopted) for a Local Infrastructure Contributions administration officer working 1 day per week, converting to an annual figure and extending this annual figure over the life of the plan:
 - ⇒ Salary (2011) = \$71,853 + 25% on costs = \$89,816
 - ⇒ Car = \$15,000
 - ⇒ Salary plus car = \$104,816
 - ⇒ Convert to one day per week = \$20,963
 - ⇒ Capitalise to account for 20 years of the plan = \$419,265
- Costs of consultant assistance used to prepare this Plan (\$40,000).

The total capitalised amount (\$459,265) is then divided by the anticipated additional resident population over the life of the Plan to arrive at a per person contribution rate, i.e.

$$\text{\$459,265} / 19,790 \text{ persons} = \text{\$23.20 per person}$$

This figure is then multiplied by 2.5 to arrive at the per dwelling house or per lot rate, i.e.

$$\text{\$23.20} \times 2.5 \text{ persons per dwelling or lot} = \text{\$58 per dwelling house or lot (rounded)}$$

5. Works schedules and maps

Included in this Part are:

- Works schedules for community facilities and open space and recreation facilities items proposed to be provided using contributions collected under this Plan.
- Maps showing the proposed location of these items.

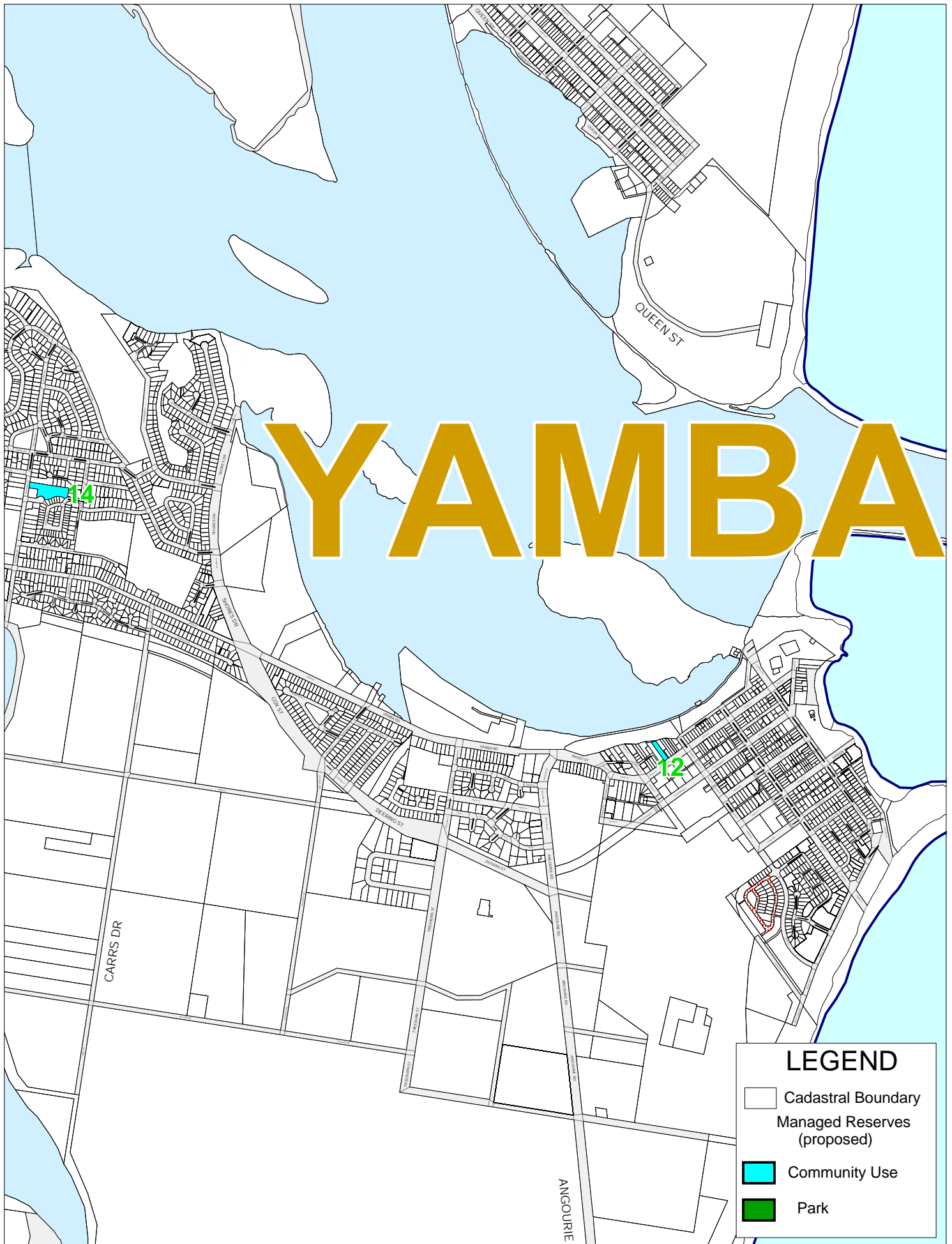
Clarence Valley Contributions Plan 2011

Community Facilities Works Schedule

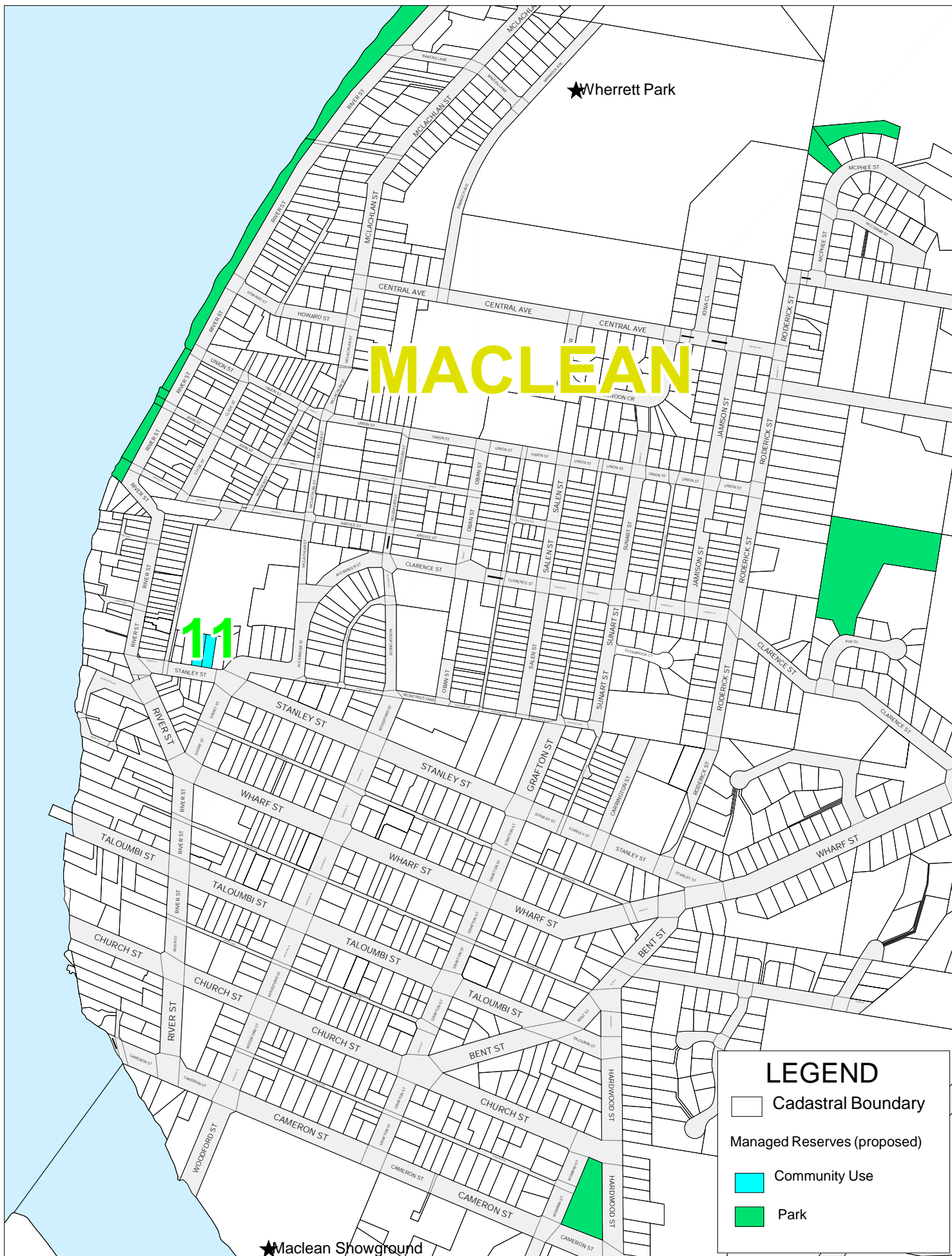
Item	Facility Description	Estimated Base Cost	Survey, Design, Legal and Management Costs	Borrowing Costs	Total Estimated Cost	Apportionment Factor	Maximum cost that could be met by Development	Contribution Catchment (persons)	Contribution Rate (per person) (1)	Priority (clause 2.19)	Staging
	CAPITAL WORKS Local Government Area Service Catchment										
1	Art Space	\$ 3,297,432	\$ 530,887	\$ -	\$ 3,828,319	100%	\$ 3,828,319	19,790	\$ 193.45	B	before 2021
2	Art Gallery expansion Stage 1	\$ 2,173,774	\$ 338,854	\$ -	\$ 2,512,628	69%	\$ 1,742,377	19,790	\$ 88.04	D	before 2031
2.1	Art Gallery expansion Stage 2	\$ 3,051,894	\$ 391,542	\$ -	\$ 3,443,435	69%	\$ 2,387,844	19,790	\$ 120.66	D	before 2031
3	Performing arts centre	\$ 19,600,000	incl	\$ -	\$ 19,600,000	27%	\$ 5,358,846	19,790	\$ 270.79	D	before 2031
	Total	\$ 28,123,100	\$ 1,261,283	\$ -	\$ 29,384,382		\$ 13,317,386		\$ 673		
	CAPITAL WORKS Grafton & Surrounds Service Catchment										
4	Community centre	\$ 2,893,800	\$ 405,132	\$ -	\$ 3,298,932	100%	\$ 3,298,932	9,498	\$ 347.33	B	before 2021
5	Neighbourhood centre	\$ 1,860,300	\$ 260,442	\$ -	\$ 2,120,742	100%	\$ 2,120,742	9,498	\$ 223.28	C	before 2026
6	Youth Space	\$ 1,446,900	\$ 202,566	\$ -	\$ 1,649,466	100%	\$ 1,649,466	9,498	\$ 173.66	D	before 2031
7	Grafton & Surrounds library floor space requirement	\$ 1,468,402	incl	\$ -	\$ 1,468,402	100%	\$ 1,468,402	9,498	\$ 154.60	D	before 2031
7.1	Grafton & Surrounds library floor space fitout	\$ 440,520	incl	\$ -	\$ 440,520	100%	\$ 440,520	9,498	\$ 46.38	D	before 2031
	Total	\$ 8,109,922	\$ 868,140	\$ -	\$ 8,978,062		\$ 8,978,062		\$ 945		
	CAPITAL WORKS Maclean & Surrounds Service Catchment										
8	Community Centre	\$ 2,893,800	\$ 405,132	\$ -	\$ 3,298,932	100%	\$ 3,298,932	10,292	\$ 320.53	A	before 2016
9	Neighbourhood Centre	\$ 1,860,300	\$ 260,442	\$ -	\$ 2,120,742	100%	\$ 2,120,742	10,292	\$ 206.06	C	before 2026
10	Youth Space	\$ 1,446,900	\$ 202,566	\$ -	\$ 1,649,466	100%	\$ 1,649,466	10,292	\$ 160.27	B	before 2021
11	Maclean Library expansion	\$ 1,421,784	\$ 391,542	\$ -	\$ 1,813,326	77%	\$ 1,396,261	10,292	\$ 135.66	B	before 2021
12	Yamba Library expansion	\$ 1,910,220	\$ 267,431	\$ -	\$ 2,177,651	31%	\$ 675,072	10,292	\$ 65.59	C	before 2026
13	Iluka Library expansion	\$ 797,940	\$ 111,712	\$ -	\$ 909,652	56%	\$ 509,405	10,292	\$ 49.50	D	before 2031
14	Treelands Drive Community Centre	\$ 70,545	\$ -	\$ 9,628	\$ 80,173	100%	\$ 80,173	10,292	\$ 7.79	A	completed
	Total	\$ 10,401,489	\$ 1,638,824	\$ 9,628	\$ 12,049,941		\$ 9,730,050		\$ 945		

Notes:

1 Contribution rate per person is the maximum section 94 contribution that could be levied by the Council on a per additional person basis. Council however has determined, on development affordability grounds, that contributions under this Plan are capped at \$3,100 per dwelling.












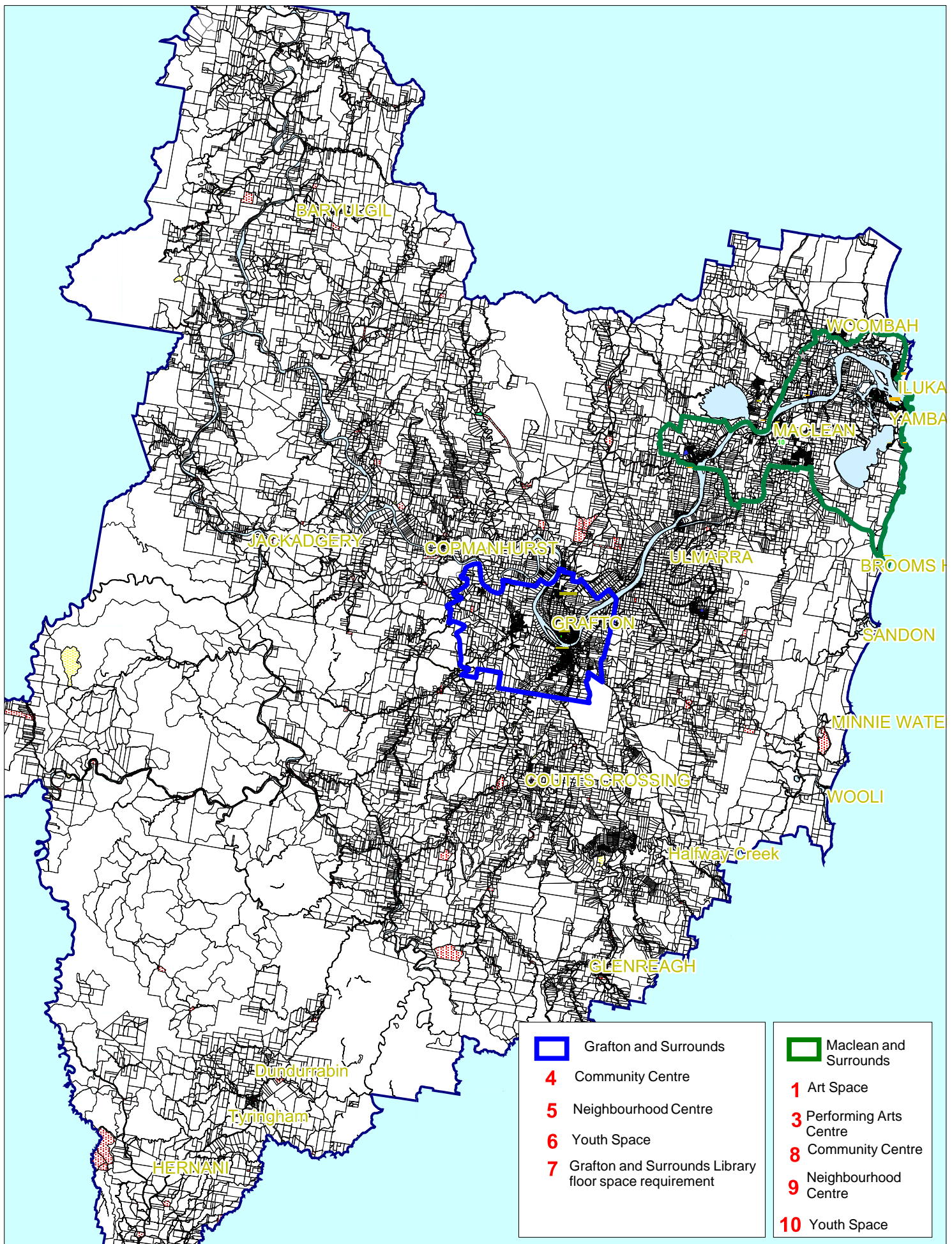
LEGEND

-  Cadastral Boundary
-  Managed Reserves (proposed)
-  Community Use



Clarence Valley Council
Community Facilities - Grafton
Contribution Plan 2011 Map 26





Clarence Valley Council
Community Facilities
Contribution Plan 2011 Map 27

Clarence Valley Contributions Plan 2011
Open Space and Recreation Facilities Works Schedule

Item	Locality	Facility / Park Description	Proposed Work	Estimated Base Cost	Survey, Design, Legal and Management Costs	Borrowing Costs	Total Estimated Cost	Apportionment Factor	Maximum cost that could be met by Development	Contribution Catchment (persons)	Contribution Rate (per person) (1)	Priority (clause 2.19)	Staging
		CAPITAL WORKS											
		Local Government Area Service Catchment											
1	Grafton	Cycleways and tracks	Cycleways and tracks	\$ 1,000,000	\$ 140,000	\$ -	\$ 1,140,000	75%	\$ 855,000	19,790	\$ 43.20	B/C	before 2024
2	Grafton	Grafton Aquatic Centre	Develop spectator facilities and capacity as a competition event pool	\$ 240,000	\$ 33,600	\$ -	\$ 273,600	75%	\$ 205,200	19,790	\$ 10.37	B	before 2020
3	Grafton	Market Square	Provision of additional shelters over alternate tables, entrance statements, bubbler, and additional (formal and informal) seating	\$ 60,000	\$ 8,400	\$ -	\$ 68,400	75%	\$ 51,300	19,790	\$ 2.59	B	before 2020
3.1	Grafton	Market Square	Support facilities for spectators enhancement at events at Market Square	\$ 300,000	\$ 42,000	\$ -	\$ 342,000	75%	\$ 256,500	19,790	\$ 12.96	C	before 2024
4	Grafton	Corcoran Park	Implement expansion design - Stage 1	\$ 75,000	\$ 10,500	\$ -	\$ 85,500	75%	\$ 64,125	19,790	\$ 3.24	A	before 2016
4.1	Grafton	Corcoran Park	Implement expansion design - Stage 2	\$ 50,000	\$ 7,000	\$ -	\$ 57,000	75%	\$ 42,750	19,790	\$ 2.16	B	before 2020
4.2	Grafton	Corcoran Park	Implement expansion design - Stage 3	\$ 50,000	\$ 7,000	\$ -	\$ 57,000	75%	\$ 42,750	19,790	\$ 2.16	C	before 2024
5	Grafton	Westward Park	Convert grass courts to 3 more hard courts to have a minimum of 10 hard courts with competition standard lights	\$ 420,000	\$ 58,800	\$ -	\$ 478,800	75%	\$ 359,100	19,790	\$ 18.15	C	before 2024
5.1	Grafton	Westward Park	Develop formal approach to parking with consideration of off-street parking and shared parking space to serve the Pool and the netball courts for larger events and peak competition days.	\$ 120,000	\$ 16,800	\$ -	\$ 136,800	75%	\$ 102,600	19,790	\$ 5.18	E	before 2032
5.2	Grafton	Westward Park	Develop show court spectator facilities with shade	\$ 180,000	\$ 25,200	\$ -	\$ 205,200	75%	\$ 153,900	19,790	\$ 7.78	D	before 2028
6	Grafton	Fisher Park	Sports Complex Upgrade	\$ 85,000	\$ -	\$ 59,659	\$ 144,659	75%	\$ 108,494	19,790	\$ 5.48	A	in progress
6.1	Grafton	Fisher Park	Upgrade and reseal car park surface and facilities	\$ 132,000	\$ 18,480	\$ -	\$ 150,480	75%	\$ 112,860	19,790	\$ 5.70	B	in progress
6.2	Grafton	Fisher Park	Regrade oval, and install irrigation system	\$ 120,000	\$ 16,800	\$ -	\$ 136,800	75%	\$ 102,600	19,790	\$ 5.18	A	in progress
7	Grafton	Jacaranda Park	Regional playground and children's road safety bike track	\$ 500,000	\$ 70,000	\$ -	\$ 570,000	75%	\$ 427,500	19,790	\$ 21.60	C	before 2024
8	Grafton	Implement Clarence River Way Projects	Improvements in accordance with the Grafton Waterfront Precinct Plan	\$ 7,000,000	\$ 980,000	\$ -	\$ 7,980,000	75%	\$ 5,985,000	19,790	\$ 302.43	A/E	before 2032
9	Grafton	Grafton Riverbank	Implementation of Clarence River Way Wharves Development Plan	\$ 250,000	\$ 35,000	\$ -	\$ 285,000	75%	\$ 213,750	19,790	\$ 10.80	A/B	before 2020
10	Junction Hill	Barnier Park Junction Hill	Master plan should identify best location for a shared toilets and change hub (either as upgrade to existing or new to replace old facilities). Athletics and related fields.	\$ 30,000	\$ 4,200	\$ -	\$ 34,200	75%	\$ 25,650	19,790	\$ 1.30	A	before 2016
10.1	Junction Hill	Barnier Park Junction Hill	Improve athletics track with expansion to 400m track and improvement of the grass running surface, subsoil drainage and related facilities (plan being developed for track expansion to regional capacity)	\$ 50,000	\$ 7,000	\$ -	\$ 57,000	75%	\$ 42,750	19,790	\$ 2.16	B	before 2020
10.2	Junction Hill	Barnier Park Junction Hill	Upgrade drainage to No 1 soccer field	\$ 60,000	\$ 8,400	\$ -	\$ 68,400	75%	\$ 51,300	19,790	\$ 2.59	B	before 2020
10.3	Junction Hill	Barnier Park Junction Hill	Lighting of track and central field to allow for night training should also be considered in the medium term	\$ 200,000	\$ 28,000	\$ -	\$ 228,000	75%	\$ 171,000	19,790	\$ 8.64	C	before 2024
10.4	Junction Hill	Barnier Park Junction Hill	New/expanded amenities	\$ 250,000	\$ 35,000	\$ -	\$ 285,000	75%	\$ 213,750	19,790	\$ 10.80	D	before 2028
10.5	Junction Hill	Barnier Park Junction Hill	Two new tennis/multi purpose hardcourts	\$ 250,000	\$ 35,000	\$ -	\$ 285,000	75%	\$ 213,750	19,790	\$ 10.80	E	before 2032
11	South Grafton	McKittrick Park	Cricket Sightcreens	\$ 40,000	\$ 5,600	\$ -	\$ 45,600	75%	\$ 34,200	19,790	\$ 1.73	B	before 2020
11.1	South Grafton	McKittrick Park	Provide new storage shed	\$ 10,000	\$ 1,400	\$ -	\$ 11,400	75%	\$ 8,550	19,790	\$ 0.43	A	before 2016
11.2	South Grafton	McKittrick Park	Upgrade kitchen access and roller doors with improved facilities	\$ 15,000	\$ 2,100	\$ -	\$ 17,100	75%	\$ 12,825	19,790	\$ 0.65	A	before 2016
11.3	South Grafton	McKittrick Park	Upgrade perimeter fencing	\$ 100,000	\$ 14,000	\$ -	\$ 114,000	75%	\$ 85,500	19,790	\$ 4.32	C	before 2024
11.4	South Grafton	McKittrick Park	Develop further spectator and hospitality facilities (spectator, etc)	\$ 410,000	\$ 57,400	\$ -	\$ 467,400	75%	\$ 350,550	19,790	\$ 17.71	C	before 2024
12	South Grafton	Hawthorne Park	Cross Country Pony Club Course	\$ 40,000	\$ 5,600	\$ -	\$ 45,600	75%	\$ 34,200	19,790	\$ 1.73	C	before 2024
12.1	South Grafton	Hawthorne Park	Complete dressage arena and spectator facilities	\$ 50,000	\$ 7,000	\$ -	\$ 57,000	75%	\$ 42,750	19,790	\$ 2.16	A	before 2016
12.2	South Grafton	Hawthorne Park	Upgrade electrical supply to the precinct to allow for better event management. No major facility investment should be undertaken until a new master plan is developed.	\$ 96,000	\$ 13,440	\$ -	\$ 109,440	75%	\$ 82,080	19,790	\$ 4.15	A	before 2016
12.3	South Grafton	Hawthorne Park	A precinct master plan for the whole reserve which identifies future development priorities and shared parking and camping zones as well as minimising investment in built amenities. Possible expansion of field sport uses also needs consideration.	\$ 40,000	\$ 5,600	\$ -	\$ 45,600	75%	\$ 34,200	19,790	\$ 1.73	A	before 2016
12.4	South Grafton	Hawthorne Park	General upgrades from POM review and upgrade	\$ 300,000	\$ 42,000	\$ -	\$ 342,000	75%	\$ 256,500	19,790	\$ 12.96	C	before 2024
12.5	South Grafton	Hawthorne Park	Additional stabling/facilities	\$ 80,000	\$ 11,200	\$ -	\$ 91,200	75%	\$ 68,400	19,790	\$ 3.46	A	before 2016
12.6	South Grafton	Hawthorne Park	Covered training area (dressage arena sized) location yet to be determined	\$ 400,000	\$ 56,000	\$ -	\$ 456,000	75%	\$ 342,000	19,790	\$ 17.28	C	before 2024
12.7	South Grafton	Hawthorne Park	Upgrade visitor area/camping/facilities - Stage 1	\$ 50,000	\$ 7,000	\$ -	\$ 57,000	75%	\$ 42,750	19,790	\$ 2.16	A	before 2016
12.8	South Grafton	Hawthorne Park	Upgrade visitor area/camping/facilities - Stage 2	\$ 200,000	\$ 28,000	\$ -	\$ 228,000	75%	\$ 171,000	19,790	\$ 8.64	D	before 2028
13	South Grafton	Implement Clarence River Way Projects	South Grafton Upgrades	\$ 1,000,000	\$ 140,000	\$ -	\$ 1,140,000	75%	\$ 855,000	19,790	\$ 43.20	A/E	before 2032
14	Lawrence, Maclean, Harwood	Lawrence, Maclean, Harwood	Clarence River Way projects	\$ 750,000	\$ 105,000	\$ -	\$ 855,000	75%	\$ 641,250	19,790	\$ 32.40	A/B	before 2020
15	Maclean	Cycleways and tracks	Cycleways and tracks	\$ 1,000,000	\$ 140,000	\$ -	\$ 1,140,000	75%	\$ 855,000	19,790	\$ 43.20	B/C	before 2024
16	Yamba	Cycleways and tracks	Cycleways and tracks	\$ 500,000	\$ 70,000	\$ -	\$ 570,000	75%	\$ 427,500	19,790	\$ 21.60	B/C	before 2024
17	Iluka	Cycleways and tracks	Cycleways and tracks	\$ 500,000	\$ 70,000	\$ -	\$ 570,000	75%	\$ 427,500	19,790	\$ 21.60	B/C	before 2024
18	Lower Clarence	Implement Clarence River Way Projects	Foreshore improvements and upgrades	\$ 3,000,000	\$ 420,000	\$ -	\$ 3,420,000	75%	\$ 2,565,000	19,790	\$ 129.61	A/E	before 2032
19	Maclean	Wherrett Park	Overall Master Plan Needed as no current POM - parking and shared access and parking hubs; field redesign and drainage; development of toilets and change facilities shared for field areas; more shade and landscaping.	\$ 32,000	\$ 4,480	\$ -	\$ 36,480	75%	\$ 27,360	19,790	\$ 1.38	A	before 2016
19.1	Maclean	Wherrett Park Netball Courts	2 new hardcourts	\$ 240,000	\$ 33,600	\$ -	\$ 273,600	75%	\$ 205,200	19,790	\$ 10.37	B	before 2020
19.2	Maclean	Wherrett Park	Field redesign for better drainage and sharing of space near netball courts	\$ 288,000	\$ 40,320	\$ -	\$ 328,320	75%	\$ 246,240	19,790	\$ 12.44	B	before 2020
19.3	Maclean	Wherrett Park	Exercise circuit stations	\$ 200,000	\$ 28,000	\$ -	\$ 228,000	75%	\$ 171,000	19,790	\$ 8.64	C	before 2024
19.4	Maclean	Wherrett Park	Footpaths to perimeter of Barry Watts Field	\$ 30,000	\$ 4,200	\$ -	\$ 34,200	75%	\$ 25,650	19,790	\$ 1.30	D	before 2028

Item	Locality	Facility / Park Description	Proposed Work	Estimated Base Cost	Survey, Design, Legal and Management Costs	Borrowing Costs	Total Estimated Cost	Apportionment Factor	Maximum cost that could be met by Development	Contribution Catchment (persons)	Contribution Rate (per person) (1)	Priority (clause 2.19)	Staging
19.5	Maclean	Wherrett Park	New cricket shed	\$ 35,000	\$ 4,900	\$ -	\$ 39,900	75%	\$ 29,925	19,790	\$ 1.51	A	before 2016
19.6	Maclean	Wherrett Park	Power upgrade for new lighting and indoor sports centre	\$ 96,000	\$ 13,440	\$ -	\$ 109,440	75%	\$ 82,080	19,790	\$ 4.15	A	before 2016
19.7	Maclean	Wherrett Park	Redevelopment of toilets and change facilities and increased shade cover to service hospital fields and soccer fields	\$ 252,000	\$ 35,280	\$ -	\$ 287,280	75%	\$ 215,460	19,790	\$ 10.89	C	before 2024
19.8	Maclean	Wherrett Park	Extend skate park	\$ 100,000	\$ 14,000	\$ -	\$ 114,000	75%	\$ 85,500	19,790	\$ 4.32	E	before 2032
19.9	Maclean	Wherrett Park	Indoor Sports Centre	\$ 600,000		\$ 409,931	\$ 1,009,910	75%	\$ 757,433	19,790	\$ 38.27	A	completed
19.10.	Maclean	Wherrett Park	Indoor Sports Centre Fitout	\$ 50,000		\$ -	\$ 50,000	75%	\$ 37,500	19,790	\$ 1.89	A	before 2016
20	Maclean	McLachlan Park	Redevelopment of park - unallocated works	\$ 200,000	\$ 28,000	\$ -	\$ 228,000	75%	\$ 171,000	19,790	\$ 8.64	A	before 2016
21	Maclean	Maclean Showground	Lighting upgrade	\$ 96,000	\$ 13,440	\$ -	\$ 109,440	75%	\$ 82,080	19,790	\$ 4.15	B	before 2020
21.1	Maclean	Maclean Showground	Stage 1 Maclean Showground improvements (lighting upgrade)	\$ 150,000	\$ 21,000	\$ -	\$ 171,000	75%	\$ 128,250	19,790	\$ 6.48	C	before 2024
21.2	Maclean	Maclean Showground	Stage 2 Maclean Showground improvements (road improvement)	\$ 150,000	\$ 21,000	\$ -	\$ 171,000	75%	\$ 128,250	19,790	\$ 6.48	D	before 2028
22	Maclean	Maclean Cameron Park	Redesign of park including new toilets	\$ 400,000	\$ 56,000	\$ -	\$ 456,000	75%	\$ 342,000	19,790	\$ 17.28	A	before 2016
23	Maclean	Maclean Pool	Heat 50m pool and widen grass area to car park	\$ 250,000	\$ 35,000	\$ -	\$ 285,000	75%	\$ 213,750	19,790	\$ 10.80	B	before 2020
23.1	Maclean	Maclean Pool	Provide covered inside/outside facility to pool	\$ 500,000	\$ 70,000	\$ -	\$ 570,000	75%	\$ 427,500	19,790	\$ 21.60	C	before 2024
24	Yamba	Implement Stages of Yamba Coastal Walk	Foreshore track and ancillary improvements and upgrades	\$ 500,000	\$ 70,000	\$ -	\$ 570,000	75%	\$ 427,500	19,790	\$ 21.60	A/C	before 2024
25	Yamba	Ngayundi Yamba Sports Complex	Mobile grandstand seating	\$ 70,000	\$ 9,800	\$ -	\$ 79,800	75%	\$ 59,850	19,790	\$ 3.02	B	before 2020
25.1	Yamba	Ngayundi Yamba Sports Complex	Car parking seal and landscaping near existing amenities	\$ 250,000	\$ 35,000	\$ -	\$ 285,000	75%	\$ 213,750	19,790	\$ 10.80	B	before 2020
25.2	Yamba	Ngayundi Yamba Sports Complex	Car parking seal and landscaping near new amenities	\$ 250,000	\$ 35,000	\$ -	\$ 285,000	75%	\$ 213,750	19,790	\$ 10.80	C	before 2024
25.3	Yamba	Ngayundi Yamba Sports Complex	Landscaping improvements	\$ 20,000	\$ 2,800	\$ -	\$ 22,800	75%	\$ 17,100	19,790	\$ 0.86	A	before 2016
25.4	Yamba	Ngayundi Yamba Sports Complex	Junior field internal fence	\$ 30,000	\$ 4,200	\$ -	\$ 34,200	75%	\$ 25,650	19,790	\$ 1.30	A	before 2016
25.5	Yamba	Ngayundi Yamba Sports Complex	Establishment of at least one additional rectangular field	\$ 150,000	\$ 21,000	\$ -	\$ 171,000	75%	\$ 128,250	19,790	\$ 6.48	B	before 2020
25.6	Yamba	Ngayundi Yamba Sports Complex	Lighting upgrade for western end of park	\$ 150,000	\$ 21,000	\$ -	\$ 171,000	75%	\$ 128,250	19,790	\$ 6.48	C	before 2024
25.7	Yamba	Ngayundi Yamba Sports Complex	Review feasibility of plans for field sport stadium development as part of master plan process. Priority actions include additional toilets, change and canteen facilities in new facility.	\$ 400,000	\$ 56,000	\$ -	\$ 456,000	75%	\$ 342,000	19,790	\$ 17.28	A	before 2016
25.8	Yamba	Ngayundi Yamba Sports Complex	Seal four outside netball courts and provide for two grass netball courts	\$ 288,000	\$ 40,320	\$ -	\$ 328,320	75%	\$ 246,240	19,790	\$ 12.44	C	before 2024
25.9	Yamba	Ngayundi Yamba Sports Complex	Seal additional four outside netball courts to have 8 in total	\$ 300,000	\$ 42,000	\$ -	\$ 342,000	75%	\$ 256,500	19,790	\$ 12.96	E	before 2032
25.1	Yamba	Ngayundi Yamba Sports Complex	Priority actions include improving existing toilets and change facilities. A central and shared facility to service all the fields on the southern side of the access road is recommended for future AFL/football/touch/cricket use.	\$ 204,000	\$ 28,560	\$ -	\$ 232,560	75%	\$ 174,420	19,790	\$ 8.81	A	before 2024
25.11	Yamba	Ngayundi Yamba Sports Complex	Playing surface upgrade to improve drainage and resilience is a high priority as fields used by several sports. Extend existing subsoil drainage and surface /turf improvements.	\$ 120,000	\$ 16,800	\$ -	\$ 136,800	75%	\$ 102,600	19,790	\$ 5.18	B	before 2020
25.12	Yamba	Ngayundi Yamba Sports Complex	Lighting upgrades to south west area suitable for night training/competition	\$ 288,000	\$ 40,320	\$ -	\$ 328,320	75%	\$ 246,240	19,790	\$ 12.44	C	before 2024
25.13	Yamba	Ngayundi Yamba Sports Complex	New playground equipment	\$ 100,000	\$ 14,000	\$ -	\$ 114,000	75%	\$ 85,500	19,790	\$ 4.32	C	before 2024
25.14	Yamba	Ngayundi Yamba Sports Complex	Widening of heated pool and min. 25m length	\$ 200,000	\$ 28,000	\$ -	\$ 228,000	75%	\$ 171,000	19,790	\$ 8.64	A	before 2016
25.15	Yamba	Ngayundi Yamba Sports Complex	Covered roof over pool with inside/outside option	\$ 400,000	\$ 56,000	\$ -	\$ 456,000	75%	\$ 342,000	19,790	\$ 17.28	B	before 2020
25.16	Yamba	Ngayundi Yamba Sports Complex	Raymond Laurie Sports Centre	\$ 560,000	-	\$ 420,430	\$ 980,430	75%	\$ 735,323	19,790	\$ 37.16	A	completed
26	Ulmarra, Brushgrove	Ulmarra, Brushgrove	Clarence River Way projects	\$ 500,000	\$ 70,000	\$ -	\$ 570,000	75%	\$ 427,500	19,790	\$ 21.60	A/B	before 2020
27	Various	Implement Clarence River Way Projects	Unallocated projects	\$ 400,000	\$ 56,000	\$ -	\$ 456,000	75%	\$ 342,000	19,790	\$ 17.28	A/E	before 2032
Total				\$ 28,852,000	\$ 3,857,980	\$ 890,020	\$ 33,599,979		\$ 25,199,984		\$ 1,273		
		CAPITAL WORKS											
		Grafton & Surrounds Service Catchment											
28	Grafton	Silver Jubilee Park	Upgrade fencing and integration with Silver Jubilee Park improvements	\$ 40,000	\$ 5,600	\$ -	\$ 45,600	75%	\$ 34,200	8,753	\$ 3.91	D	before 2028
28.1	Grafton	Silver Jubilee Park	Location of rotunda/s or shelters (in the theme of nearby shelters) to accommodate picnicking, barbeques and community-based driver/passenger services	\$ 40,000	\$ 5,600	\$ -	\$ 45,600	75%	\$ 34,200	8,753	\$ 3.91	C	before 2024
29	Grafton	Strontian Park	Seal car park, provide shelter and BBQ	\$ 100,000	\$ 14,000	\$ -	\$ 114,000	75%	\$ 85,500	8,753	\$ 9.77	D	before 2028
30	Grafton	JJ Lawrence Fields	Upgrade POM and Master planning	\$ 28,000	\$ 3,920	\$ -	\$ 31,920	75%	\$ 23,940	8,753	\$ 2.74	A	before 2016
30.1	Grafton	JJ Lawrence Fields	Lighting for additional training area and other sports uses including Oztag, touch and soccer	\$ 30,000	\$ 4,200	\$ -	\$ 34,200	75%	\$ 25,650	8,753	\$ 2.93	A	before 2016
30.2	Grafton	JJ Lawrence Fields	Relocate synthetic cricket wickets out of revised layout plan	\$ 50,000	\$ 7,000	\$ -	\$ 57,000	75%	\$ 42,750	8,753	\$ 4.88	A	before 2016
30.3	Grafton	JJ Lawrence Fields	New lighting for training and play	\$ 300,000	\$ 42,000	\$ -	\$ 342,000	75%	\$ 256,500	8,753	\$ 29.30	C	before 2024
30.4	Grafton	JJ Lawrence Fields	Continue to develop secondary capacity for football and cricket in the precinct catering for training and some lower level/ junior competition	\$ 310,000	\$ 43,400	\$ -	\$ 353,400	75%	\$ 265,050	8,753	\$ 30.28	D	before 2028
30.5	Grafton	JJ Lawrence Fields	Replace old basketball courts with a single multi marked court for local recreation use (subject to a master plan prepared in consultation with the community)	\$ 72,000	\$ 10,080	\$ -	\$ 82,080	75%	\$ 61,560	8,753	\$ 7.03	D	before 2028
30.6	Grafton	JJ Lawrence Fields	Upgrade surround facilities, park furniture and landscaping	\$ 80,000	\$ 11,200	\$ -	\$ 91,200	75%	\$ 68,400	8,753	\$ 7.81	B	before 2020
30.7	Grafton	JJ Lawrence Fields	Provide car parking facilities	\$ 200,000	\$ 28,000	\$ -	\$ 228,000	75%	\$ 171,000	8,753	\$ 19.54	C	before 2024
30.8	Grafton	JJ Lawrence Fields	Bollard treatment to restrict vehicles from playing areas and to define active sporting and recreational uses	\$ 200,000	\$ 28,000	\$ -	\$ 228,000	75%	\$ 171,000	8,753	\$ 19.54	B	before 2020
30.9	Grafton	JJ Lawrence Fields	Provision of playground facilities	\$ 100,000	\$ 14,000	\$ -	\$ 114,000	75%	\$ 85,500	8,753	\$ 9.77	C	before 2024
30.10.	Grafton	JJ Lawrence Fields	Provision of skate park and related infrastructure/activity	\$ 200,000	\$ 28,000	\$ -	\$ 228,000	75%	\$ 171,000	8,753	\$ 19.54	C	before 2024
31	Grafton	Rushforth Park	New canteen and amenities	\$ 450,000	\$ 63,000	\$ -	\$ 513,000	75%	\$ 384,750	8,753	\$ 43.96	A	before 2016
31.1	Grafton	Rushforth Park	New lighting to Fields 2 and 3	\$ 388,000	\$ 54,320	\$ -	\$ 442,320	75%	\$ 331,740	8,753	\$ 37.90	B	before 2020

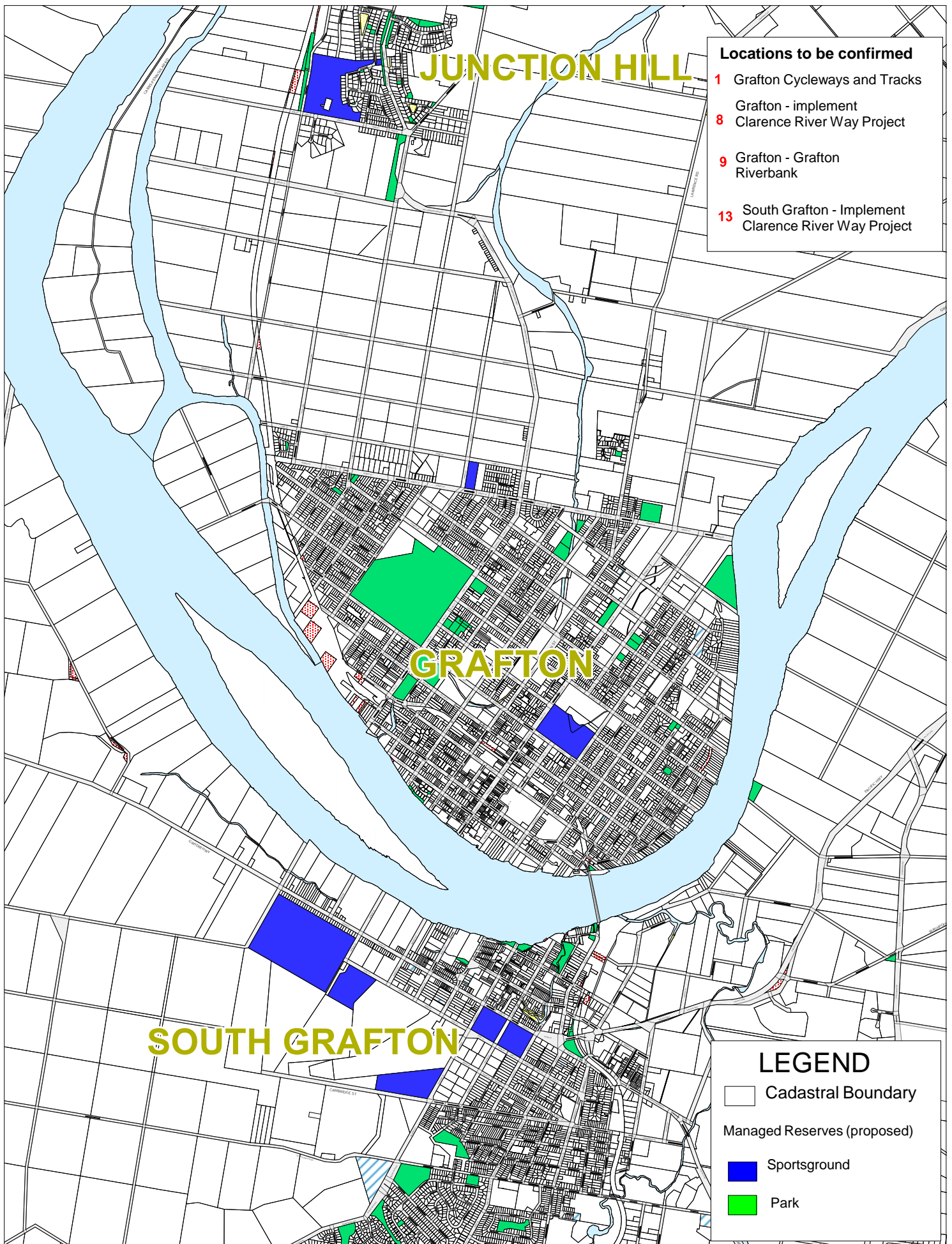
Item	Locality	Facility / Park Description	Proposed Work	Estimated Base Cost	Survey, Design, Legal and Management Costs	Borrowing Costs	Total Estimated Cost	Apportionment Factor	Maximum cost that could be met by Development	Contribution Catchment (persons)	Contribution Rate (per person) (1)	Priority (clause 2.19)	Staging
31.2	Grafton	Rushforth Park	New shade and spectator seating	\$ 84,000	\$ 11,760	\$ -	\$ 95,760	75%	\$ 71,820	8,753	\$ 8.21	B	before 2020
31.3	Grafton	Rushforth Park	Install lighting for car parking and club area (security)	\$ 30,000	\$ 4,200	\$ -	\$ 34,200	75%	\$ 25,650	8,753	\$ 2.93	A	before 2016
31.4	Grafton	Rushforth Park	Upgrade drainage to fields 2 and 3	\$ 60,000	\$ 8,400	\$ -	\$ 68,400	75%	\$ 51,300	8,753	\$ 5.86	B	before 2020
31.5	Grafton	Rushforth Park	Develop as competition venue for football (soccer). Install signage and way finding signs to and within the site.	\$ 10,000	\$ 1,400	\$ -	\$ 11,400	75%	\$ 8,550	8,753	\$ 0.98	A	before 2016
32	Grafton	North Park	Basic perimeter fencing to restrict vehicles, grading and seeding site for junior play	\$ 55,000	\$ 7,700	\$ -	\$ 62,700	75%	\$ 47,025	8,753	\$ 5.37	A	before 2016
32.1	Grafton	North Park	New spectator seating, shade, etc	\$ 50,000	\$ 7,000	\$ -	\$ 57,000	75%	\$ 42,750	8,753	\$ 4.88	D	before 2028
32.2	Grafton	North Park	In association with Frank McGuren field as part of a future rugby league precinct - shade, water and lighting to be provided; playing surface upgrade; new public toilets/change rooms	\$ 420,000	\$ 58,800	\$ -	\$ 478,800	75%	\$ 359,100	8,753	\$ 41.03	C	before 2024
33	Grafton	Frank McGuren Field	Improve spectator and operational facilities as grant or other external funding becomes available	\$ 180,000	\$ 25,200	\$ -	\$ 205,200	75%	\$ 153,900	8,753	\$ 17.58	B	before 2020
33.1	Grafton	Frank McGuren Field	Surface upgrade and irrigation	\$ 120,000	\$ 16,800	\$ -	\$ 136,800	75%	\$ 102,600	8,753	\$ 11.72	A	before 2016
34	Grafton	Hay Street Rugby	Upgrade playing surface	\$ 120,000	\$ 16,800	\$ -	\$ 136,800	75%	\$ 102,600	8,753	\$ 11.72	B	before 2020
34.1	Grafton	Hay Street Rugby	Provide/upgrade of spectator seating and carparking	\$ 252,000	\$ 35,280	\$ -	\$ 287,280	75%	\$ 215,460	8,753	\$ 24.62	C	before 2024
35	Junction Hill	Junction Hill Skatepark	Upgrade and possibly extend	\$ 100,000	\$ 14,000	\$ -	\$ 114,000	75%	\$ 85,500	8,753	\$ 9.77	C	before 2024
36	Junction Hill	Trenayr Park Junction Hill	General Improvements - possible dog training (alt. Volkers Park Grafton) and junior sport	\$ 100,000	\$ 14,000	\$ -	\$ 114,000	75%	\$ 85,500	8,753	\$ 9.77	C	before 2024
37	Brushgrove	Brushgrove Island End	Disabled access picnic shelter	\$ 15,000	\$ 2,100	\$ -	\$ 17,100	75%	\$ 12,825	8,753	\$ 1.47	C	before 2024
37.1	Brushgrove	Brushgrove Island End	Parking & all-weather pathway construction	\$ 20,000	\$ 2,800	\$ -	\$ 22,800	75%	\$ 17,100	8,753	\$ 1.95	D	before 2028
38	Brushgrove Reserve	Brushgrove Reserve	Brush grove practice nets upgrade nets with full slabs	\$ 30,000	\$ 4,200	\$ -	\$ 34,200	75%	\$ 25,650	8,753	\$ 2.93	B	before 2020
39	Seelands	Solitude Park	Car parking area	\$ 30,000	\$ 4,200	\$ -	\$ 34,200	75%	\$ 25,650	8,753	\$ 2.93	C	before 2024
39.1	Seelands	Solitude Park	New playground equipment	\$ 70,000	\$ 9,800	\$ -	\$ 79,800	75%	\$ 59,850	8,753	\$ 6.84	B	before 2020
39.2	Seelands	Solitude Park	Basic toilet facilities	\$ 50,000	\$ 7,000	\$ -	\$ 57,000	75%	\$ 42,750	8,753	\$ 4.88	C	before 2024
40	Seelands	Clarence View Reserve Seelands	Playground equipment	\$ 50,000	\$ 7,000	\$ -	\$ 57,000	75%	\$ 42,750	8,753	\$ 4.88	B	before 2020
41	Ulmarra	Ulmarra Small Park	New canteen - Stage 1	\$ 44,000	\$ 6,160	\$ -	\$ 50,160	75%	\$ 37,620	8,753	\$ 4.30	A	before 2016
42	Ulmarra	Ulmarra Small Park	Canteen fit out - Stage 2	\$ 20,000	\$ 2,800	\$ -	\$ 22,800	75%	\$ 17,100	8,753	\$ 1.95	B	before 2020
43	Ulmarra	Ulmarra Bailey Park	Disabled access, path, associated facilities and handrail along floodwall from boat ramp to BBQ area	\$ 80,000	\$ 11,200	\$ -	\$ 91,200	75%	\$ 68,400	8,753	\$ 7.81	B	before 2020
44	Waterview Heights	Caramana Park	Sportsground and facilities upgrade	\$ 144,000	\$ 20,160	\$ -	\$ 164,160	75%	\$ 123,120	8,753	\$ 14.07	C	before 2024
44.1	Waterview Heights	Caramana Park	Seal and formalise car park	\$ 80,000	\$ 11,200	\$ -	\$ 91,200	75%	\$ 68,400	8,753	\$ 7.81	B	before 2020
44.2	Waterview Heights	Caramana Park	Drainage works to oval, outside squash and tennis courts	\$ 50,000	\$ 7,000	\$ -	\$ 57,000	75%	\$ 42,750	8,753	\$ 4.88	A	before 2016
Total				\$ 4,852,000	\$ 679,280	\$ -	\$ 5,531,280		\$ 4,148,460		\$ 474		
	CAPITAL WORKS												
	Coastal Service Catchment												
45	Angourie	Angourie Reserve	Upgrade picnic shelter at Green Point	\$ 40,000	\$ 5,600	\$ -	\$ 45,600	75%	\$ 34,200	9,992	\$ 3.42	A	before 2016
45.1	Angourie	Angourie Reserve	Construct boardwalk between Angourie and Spookys	\$ 100,000	\$ 14,000	\$ -	\$ 114,000	75%	\$ 85,500	9,992	\$ 8.56	B	before 2020
46	Iluka	Charlie Ryan Park	Disabled access picnic shelters	\$ 40,000	\$ 5,600	\$ -	\$ 45,600	75%	\$ 34,200	9,992	\$ 3.42	A	before 2016
46.1	Iluka	Charlie Ryan Park	New disabled access toilet facilities	\$ 100,000	\$ 14,000	\$ -	\$ 114,000	75%	\$ 85,500	9,992	\$ 8.56	A	before 2016
46.2	Iluka	Charlie Ryan Park	Foreshore facilities	\$ 50,000	\$ 7,000	\$ -	\$ 57,000	75%	\$ 42,750	9,992	\$ 4.28	C	before 2024
46.3	Iluka	Charlie Ryan Park	Extend Rowing Shed	\$ 60,000	\$ 8,400	\$ -	\$ 68,400	75%	\$ 51,300	9,992	\$ 5.13	A	before 2016
47	Iluka	Iluka Sports Ground	Stage 1 Upgrade from Master plan, regrade, laser level and irrigation	\$ 300,000	\$ 42,000	\$ -	\$ 342,000	75%	\$ 256,500	9,992	\$ 25.67	A	before 2016
47.1	Iluka	Iluka Sports Ground	Sports Pavilion/Amenities	\$ 400,000	\$ 56,000	\$ -	\$ 456,000	75%	\$ 342,000	9,992	\$ 34.23	C	before 2024
47.2	Iluka	Iluka Sports Ground	Upgrading and formalising access, fencing and parking	\$ 108,000	\$ 15,120	\$ -	\$ 123,120	75%	\$ 92,340	9,992	\$ 9.24	C	before 2024
48	Iluka	Iluka Beach Reserve	New toilet (major renovation) Iluka Beach c/pk disabled	\$ 200,000	\$ 28,000	\$ -	\$ 228,000	75%	\$ 171,000	9,992	\$ 17.11	C	before 2024
48.1	Iluka	Iluka Beach Reserve	New access track and viewing platform	\$ 20,000	\$ 2,800	\$ -	\$ 22,800	75%	\$ 17,100	9,992	\$ 1.71	A	before 2016
49	Iluka	Iluka Skate Park	New skate park - location to be confirmed	\$ 250,000	\$ 35,000	\$ -	\$ 285,000	75%	\$ 213,750	9,992	\$ 21.39	A	before 2016
50	Iluka	Wingfield Park	Facilities - seating, shade and furniture	\$ 50,000	\$ 7,000	\$ -	\$ 57,000	75%	\$ 42,750	9,992	\$ 4.28	A	before 2016
51	Iluka	Extend Walkway to Beach	New walkway along road past Moriartys	\$ 500,000	\$ 70,000	\$ -	\$ 570,000	75%	\$ 427,500	9,992	\$ 42.78	B	before 2020
52	Maclean	McLachlan Park	Construct appropriate works adjacent to Fishermen's Road to manage water flow and reduce sediment load into the river	\$ 30,000	\$ 4,200	\$ -	\$ 34,200	75%	\$ 25,650	9,992	\$ 2.57	B	before 2020
52.1	Maclean	McLachlan Park	Provide and maintain terracing to allow for improved utilization of the reserve	\$ 60,000	\$ 8,400	\$ -	\$ 68,400	75%	\$ 51,300	9,992	\$ 5.13	A	before 2016
52.2	Maclean	McLachlan Park	Provide bench seating stepped into the	\$ 20,000	\$ 2,800	\$ -	\$ 22,800	75%	\$ 17,100	9,992	\$ 1.71	A	before 2016
52.3	Maclean	McLachlan Park	Provide for a semi-circular area to be excavated to ground level, incorporating terracing, in the central section of the area of reserve adjacent to the heritage buildings to allow for small gatherings	\$ 20,000	\$ 2,800	\$ -	\$ 22,800	75%	\$ 17,100	9,992	\$ 1.71	A	before 2016
52.4	Maclean	McLachlan Park	Provide, improve and maintain disability access to the reserve	\$ 50,000	\$ 7,000	\$ -	\$ 57,000	75%	\$ 42,750	9,992	\$ 4.28	A	before 2016
52.5	Maclean	McLachlan Park	Provide all-ability access points & continuous path of travel along riverside of the reserve adjacent to John & Argyle Streets	\$ 100,000	\$ 14,000	\$ -	\$ 114,000	75%	\$ 85,500	9,992	\$ 8.56	A	before 2016
52.6	Maclean	McLachlan Park	Provide lighting that is complimentary to the heritage character of the adjacent precinct	\$ 30,000	\$ 4,200	\$ -	\$ 34,200	75%	\$ 25,650	9,992	\$ 2.57	B	before 2020
53	Maclean	Maclean Lookout	Provide & upgrade pathways with the most appropriate construction method according to conditions	\$ 20,000	\$ 2,800	\$ -	\$ 22,800	75%	\$ 17,100	9,992	\$ 1.71	B	before 2020
54	Townsend	Vacant Townsend Park Development	Master plan	\$ 30,000	\$ 4,200	\$ -	\$ 34,200	75%	\$ 25,650	9,992	\$ 2.57	A	before 2016
54.1	Townsend	Vacant Townsend Park Development	Unallocated facilities - car parking, amenities/kiosk, and related facilities	\$ 564,000	\$ 78,960	\$ -	\$ 642,960	75%	\$ 482,220	9,992	\$ 48.26	B/C	before 2024
55	Wooloweyah	Honeyman Park	Bitumen seal on access road	\$ 80,000	\$ 11,200	\$ -	\$ 91,200	75%	\$ 68,400	9,992	\$ 6.85	C	before 2024

Item	Locality	Facility / Park Description	Proposed Work	Estimated Base Cost	Survey, Design, Legal and Management Costs	Borrowing Costs	Total Estimated Cost	Apportionment Factor	Maximum cost that could be met by Development	Contribution Catchment (persons)	Contribution Rate (per person) (1)	Priority (clause 2.19)	Staging
55.1	Wooloweyah	Honeyman Park	Playing surface to be softened and improved with aeration and a regrade. This should be undertaken only in response to any community demand for training / sport use of the field.	\$ 48,000	\$ 6,720	\$ -	\$ 54,720	75%	\$ 41,040	9,992	\$ 4.11	D	before 2028
55.2	Wooloweyah	Honeyman Park	Construct tennis practice wall	\$ 40,000	\$ 5,600	\$ -	\$ 45,600	75%	\$ 34,200	9,992	\$ 3.42	C	before 2024
55.3	Wooloweyah	Honeyman Park	Install exercise circuit.	\$ 50,000	\$ 7,000	\$ -	\$ 57,000	75%	\$ 42,750	9,992	\$ 4.28	E	before 2032
55.4	Wooloweyah	Honeyman Park	Wooloweyah tennis court formalise recently cleared area on the eastern side of the courts retaining wall turf shade	\$ 30,000	\$ 4,200	\$ -	\$ 34,200	75%	\$ 25,650	9,992	\$ 2.57	A	before 2016
55.5	Wooloweyah	Honeyman Park	New half court basketball/multi court	\$ 72,000	\$ 10,080	\$ -	\$ 82,080	75%	\$ 61,560	9,992	\$ 6.16	B	before 2020
56	Woombah	Woombah Carpark	Woombah car park upgrade	\$ 40,000	\$ 5,600	\$ -	\$ 45,600	75%	\$ 34,200	9,992	\$ 3.42	C	before 2024
57	Yamba	Turners Beach	Surf Club storage area for boards, small craft	\$ 80,000	\$ 11,200	\$ -	\$ 91,200	75%	\$ 68,400	9,992	\$ 6.85	A	before 2016
58	Yamba	Flinders Park Reserve	New footpaths & retaining walls for access to lower levels	\$ 300,000	\$ 42,000	\$ -	\$ 342,000	75%	\$ 256,500	9,992	\$ 25.67	B	before 2020
58.1	Yamba	Flinders Park Reserve	Viewing/deck at lower access way to Yamba Main Beach	\$ 50,000	\$ 7,000	\$ -	\$ 57,000	75%	\$ 42,750	9,992	\$ 4.28	A	before 2016
58.2	Yamba	Flinders Park Reserve	Include landscaped 'blisters' into parking along Clarence Street adjacent to Flinders Park.	\$ 50,000	\$ 7,000	\$ -	\$ 57,000	75%	\$ 42,750	9,992	\$ 4.28	D	before 2028
58.3	Yamba	Flinders Park Reserve	Provide children's playground structures in appropriate location	\$ 120,000	\$ 16,800	\$ -	\$ 136,800	75%	\$ 102,600	9,992	\$ 10.27	C	before 2024
58.4	Yamba	Flinders Park Reserve	Upgrade designated formal pedestrian access using stairs, ramps, pathways & tracks along coast where appropriate	\$ 200,000	\$ 28,000	\$ -	\$ 228,000	75%	\$ 171,000	9,992	\$ 17.11	B	before 2020
58.5	Yamba	Flinders Park Reserve	Provide disabled access to Whiting Beach	\$ 30,000	\$ 4,200	\$ -	\$ 34,200	75%	\$ 25,650	9,992	\$ 2.57	A	before 2016
58.6	Yamba	Flinders Park Reserve	Provide area for multi-cultural events/performances	\$ 80,000	\$ 11,200	\$ -	\$ 91,200	75%	\$ 68,400	9,992	\$ 6.85	C	before 2024
59	Yamba	Ford Park	Disabled access picnic shelters	\$ 10,000	\$ 1,400	\$ -	\$ 11,400	75%	\$ 8,550	9,992	\$ 0.86	A	before 2016
59.1	Yamba	Ford Park	Exercise stations	\$ 300,000	\$ 42,000	\$ -	\$ 342,000	75%	\$ 256,500	9,992	\$ 25.67	B	before 2020
59.2	Yamba	Ford Park	Provide children's playground facility adjacent to Fred Phillips Park	\$ 70,000	\$ 9,800	\$ -	\$ 79,800	75%	\$ 59,850	9,992	\$ 5.99	C	before 2024
59.3	Yamba	Ford Park	Provide jetty/wharf for small boat access to the reserve	\$ 200,000	\$ 28,000	\$ -	\$ 228,000	75%	\$ 171,000	9,992	\$ 17.11	C	before 2024
59.4	Yamba	Ford Park	Amphitheatre at western end of Ford Park	\$ 150,000	\$ 21,000	\$ -	\$ 171,000	75%	\$ 128,250	9,992	\$ 12.84	B	before 2020
60	Yamba	Kolora Lake Reserve	Provide and maintain a platform over the water extending from the retaining wall at the central section of the western bank to avoid erosion	\$ 150,000	\$ 21,000	\$ -	\$ 171,000	75%	\$ 128,250	9,992	\$ 12.84	B	before 2020
60.1	Yamba	Kolora Lake Reserve	Provide & maintain a toilet facility on the central section of the northern side of the reserve	\$ 150,000	\$ 21,000	\$ -	\$ 171,000	75%	\$ 128,250	9,992	\$ 12.84	D	before 2028
60.2	Yamba	Kolora Lake Reserve	Construct & maintain a walk/cycleway to link with Yamba Road, Witonga Drive & Gumnut Rd on the southern, western and northern edge of the reserve	\$ 150,000	\$ 21,000	\$ -	\$ 171,000	75%	\$ 128,250	9,992	\$ 12.84	C	before 2024
61	Yamba	South Head Reserve	Provide small area of car parking, constructed with semi-permeable paving, along Ocean Street adjacent to stairs to enable access to the Reserve	\$ 40,000	\$ 5,600	\$ -	\$ 45,600	75%	\$ 34,200	9,992	\$ 3.42	B	before 2020
61.1	Yamba	South Head Reserve	Picnic shelters	\$ 30,000	\$ 4,200	\$ -	\$ 34,200	75%	\$ 25,650	9,992	\$ 2.57	C	before 2024
62	Yamba	William Agar Park	Provide safe boardwalk access around Ager Park to Pipi Beach to get pedestrians of the road	\$ 80,000	\$ 11,200	\$ -	\$ 91,200	75%	\$ 68,400	9,992	\$ 6.85	A	before 2016
63	Yamba	Dolphin Park	New Pippi Beach toilets	\$ 150,000	\$ 21,000	\$ -	\$ 171,000	75%	\$ 128,250	9,992	\$ 12.84	B	before 2020
63.1	Yamba	Dolphin Park	Dolphin p/k gas bbq	\$ 5,000	\$ 700	\$ -	\$ 5,700	75%	\$ 4,275	9,992	\$ 0.43	A	before 2016
64	Yamba	Norfolk Park	Norfolk Park to be developed for the community	\$ 100,000	\$ 14,000	\$ -	\$ 114,000	75%	\$ 85,500	9,992	\$ 8.56	C	before 2024
65	Yamba	Lions Park	Major upgrade of toilet facilities	\$ 60,000	\$ 8,400	\$ -	\$ 68,400	75%	\$ 51,300	9,992	\$ 5.13	A	before 2016
65.1	Yamba	Lions Park	Upgrade of playground	\$ 80,000	\$ 11,200	\$ -	\$ 91,200	75%	\$ 68,400	9,992	\$ 6.85	A	before 2016
66	Yamba	Hakea Park	Hakea p/k Crystal Waters construct basket ball half court or similar	\$ 20,000	\$ 2,800	\$ -	\$ 22,800	75%	\$ 17,100	9,992	\$ 1.71	A	before 2016
67	Yamba	Wattle Park	Provide perimeter paths and related improvements	\$ 120,000	\$ 16,800	\$ -	\$ 136,800	75%	\$ 102,600	9,992	\$ 10.27	D	before 2028
67.1	Yamba	Wattle Park	Car park area along road	\$ 100,000	\$ 14,000	\$ -	\$ 114,000	75%	\$ 85,500	9,992	\$ 8.56	B	before 2020
70	Yamba	Yamba Bay	Provide walk/cycleway adjacent to Ford Park and Clarence River - 2 Stages	\$ 300,000	\$ 42,000	\$ -	\$ 342,000	75%	\$ 256,500	9,992	\$ 25.67	D	before 2028
70.1	Yamba	Yamba Bay	Provide walk/cycleway on the western section of the reserve to allow implementation of the Yamba Bay Walk	\$ 300,000	\$ 42,000	\$ -	\$ 342,000	75%	\$ 256,500	9,992	\$ 25.67	D	before 2028
70.2	Yamba	Yamba Bay	Provide seating at appropriate locations	\$ 20,000	\$ 2,800	\$ -	\$ 22,800	75%	\$ 17,100	9,992	\$ 1.71	B	before 2020
70.3	Yamba	Yamba Bay	Provide picnic facilities at appropriate locations	\$ 30,000	\$ 4,200	\$ -	\$ 34,200	75%	\$ 25,650	9,992	\$ 2.57	C	before 2024
71	Yamba	Yamba Oval	Second floor to player facility/amenities and upgrade to amenities (includes lift)	\$ 248,000	\$ 34,720	\$ -	\$ 282,720	75%	\$ 212,040	9,992	\$ 21.22	C	before 2024
71.1	Yamba	Yamba Oval	Lighting upgrade	\$ 150,000	\$ 21,000	\$ -	\$ 171,000	75%	\$ 128,250	9,992	\$ 12.84	B	before 2020
71.2	Yamba	Yamba Oval	No.2 Oval surface improvements and drainage	\$ 100,000	\$ 14,000	\$ -	\$ 114,000	75%	\$ 85,500	9,992	\$ 8.56	A	before 2016
Total				\$ 7,525,000	\$ 1,053,500	\$ -	\$ 8,578,500		\$ 6,433,875		\$ 644		
	CAPITAL WORKS												
	Isolated Coastal and Rural Service Catchment												
73	Ashby	Ashby Reserve	Maintain tennis courts with possible consideration of converting one to multi-use	\$ 72,000	\$ 10,080	\$ -	\$ 82,080	75%	\$ 61,560	1,045	\$ 58.91	E	before 2032
74	Ashby	Ashby	Consider options for provision of sports field or kickabout space in reserve or acquisition of additional land to provide a field (approx 1.6 Ha)	\$ 144,000	\$ 20,160	\$ -	\$ 164,160	75%	\$ 123,120	1,045	\$ 117.82	D	before 2028
75	Brooms Head	Brooms Head Reserve	Upgrade playground	\$ 60,000	\$ 8,400	\$ -	\$ 68,400	75%	\$ 51,300	1,045	\$ 49.09	B	before 2020
75.1	Brooms Head	Brooms Head Reserve	As community demand emerges undertake basic works to configure to desired field sport	\$ 144,000	\$ 20,160	\$ -	\$ 164,160	75%	\$ 123,120	1,045	\$ 117.82	E	before 2032
76	Chatsworth Island	Chatsworth Island Village Foreshore Rese	Chatsworth Island construct 4-6 picnic tables with shelters along river bank to replace old tables	\$ 60,000	\$ 8,400	\$ -	\$ 68,400	75%	\$ 51,300	1,045	\$ 49.09	B	before 2020
77	Coutts Crossing	Coutts Crossing Wajard Park	Light fields - training	\$ 100,000	\$ 14,000	\$ -	\$ 114,000	75%	\$ 85,500	1,045	\$ 81.82	A	before 2016

Item	Locality	Facility / Park Description	Proposed Work	Estimated Base Cost	Survey, Design, Legal and Management Costs	Borrowing Costs	Total Estimated Cost	Apportionment Factor	Maximum cost that could be met by Development	Contribution Catchment (persons)	Contribution Rate (per person) (1)	Priority (clause 2.19)	Staging
77.1	Coutts Crossing	Coutts Crossing Wajard Park	Construct and seal car park	\$ 100,000	\$ 14,000	\$ -	\$ 114,000	75%	\$ 85,500	1,045	\$ 81.82	C	before 2024
77.2	Coutts Crossing	Coutts Crossing Wajard Park	Construct playground area	\$ 70,000	\$ 9,800	\$ -	\$ 79,800	75%	\$ 59,850	1,045	\$ 57.27	C	before 2024
77.3	Coutts Crossing	Coutts Crossing Wajard Park	Playing surface upgrade	\$ 60,000	\$ 8,400	\$ -	\$ 68,400	75%	\$ 51,300	1,045	\$ 49.09	A	before 2016
78	Coutts Crossing	Pioneer Park	General Improvements	\$ 50,000	\$ 7,000	\$ -	\$ 57,000	75%	\$ 42,750	1,045	\$ 40.91	C	before 2024
79	Harwood	Harwood Oval	Support continued development as oval sports precinct. Priority improvement is shade and toilets/ change rooms.	\$ 72,000	\$ 10,080	\$ -	\$ 82,080	75%	\$ 61,560	1,045	\$ 58.91	C	before 2024
80	Lawrence	Lawrence Memorial Park	Upgrade toilet block	\$ 50,000	\$ 7,000	\$ -	\$ 57,000	75%	\$ 42,750	1,045	\$ 40.91	B	before 2020
80.1	Lawrence	Lawrence Memorial Park	Walking track improvements/extension	\$ 20,000	\$ 2,800	\$ -	\$ 22,800	75%	\$ 17,100	1,045	\$ 16.36	C	before 2024
80.2	Lawrence	Lawrence Memorial Park	Place shelters over existing picnic tables	\$ 30,000	\$ 4,200	\$ -	\$ 34,200	75%	\$ 25,650	1,045	\$ 24.55	C	before 2024
81	Lawrence	Lawrence Sportsman Creek	Upgrade existing picnic facilities	\$ 15,000	\$ 2,100	\$ -	\$ 17,100	75%	\$ 12,825	1,045	\$ 12.27	C	before 2024
82	Lawrence	Lawrence Sports Complex	Playing surface renovation	\$ 70,000	\$ 9,800	\$ -	\$ 79,800	75%	\$ 59,850	1,045	\$ 57.27	B	before 2020
82.1	Lawrence	Lawrence Sports Complex	New lighting	\$ 144,000	\$ 20,160	\$ -	\$ 164,160	75%	\$ 123,120	1,045	\$ 117.82	D	before 2028
82.2	Lawrence	Lawrence Sports Complex	New amenities	\$ 156,000	\$ 21,840	\$ -	\$ 177,840	75%	\$ 133,380	1,045	\$ 127.64	E	before 2032
83	Lawrence	Lawrence Wetland	Construct bird hide	\$ 50,000	\$ 7,000	\$ -	\$ 57,000	75%	\$ 42,750	1,045	\$ 40.91	C	before 2024
84	Minnie Water	Minnie Water Foreshore Reserve	Provide disabled access to toilets at Melaleuca Park	\$ 20,000	\$ 2,800	\$ -	\$ 22,800	75%	\$ 17,100	1,045	\$ 16.36	A	before 2016
84.1	Minnie Water	Minnie Water Foreshore Reserve	New BBQ Facilities	\$ 30,000	\$ 4,200	\$ -	\$ 34,200	75%	\$ 25,650	1,045	\$ 24.55	B	before 2020
84.2	Minnie Water	Minnie Water Foreshore Reserve	Upgrade tree of knowledge area	\$ 20,000	\$ 2,800	\$ -	\$ 22,800	75%	\$ 17,100	1,045	\$ 16.36	B	before 2020
85	Nymboida	Nymboida James Cartmill Park Reserve	Fence reserve and general improvements	\$ 10,000	\$ 1,400	\$ -	\$ 11,400	75%	\$ 8,550	1,045	\$ 8.18	B	before 2020
86	Tucabia	Tucabia Victoria Park	BBQ and shelter upgrade	\$ 40,000	\$ 5,600	\$ -	\$ 45,600	75%	\$ 34,200	1,045	\$ 32.73	A	before 2016
87	Wooli	Wooli Sports Ground	Move fence to road to enable sportfield to be used	\$ 30,000	\$ 4,200	\$ -	\$ 34,200	75%	\$ 25,650	1,045	\$ 24.55	A	before 2016
88	Wooli	Wooli South Terrace	New picnic shelter, BBQ on South Terrace	\$ 30,000	\$ 4,200	\$ -	\$ 34,200	75%	\$ 25,650	1,045	\$ 24.55	C	before 2024
89	Glenreagh	Shannon Park	Extend/upgrade amenities	\$ 80,000	\$ 11,200	\$ -	\$ 91,200	75%	\$ 68,400	1,045	\$ 65.45	B	before 2020
89.1	Glenreagh	Shannon Park	Additional BBQ	\$ 10,000	\$ 1,400	\$ -	\$ 11,400	75%	\$ 8,550	1,045	\$ 8.18	B	before 2020
Total				\$ 1,737,000	\$ 243,180	\$ -	\$ 1,980,180		\$ 1,485,135		\$ 1,421		

Notes:

- 1 Contribution rate per person is the maximum section 94 contribution that could be levied by the Council on a per additional person basis. Council however has determined, on development affordability grounds, that contributions under this Plan are capped at \$3,100 per dwelling.

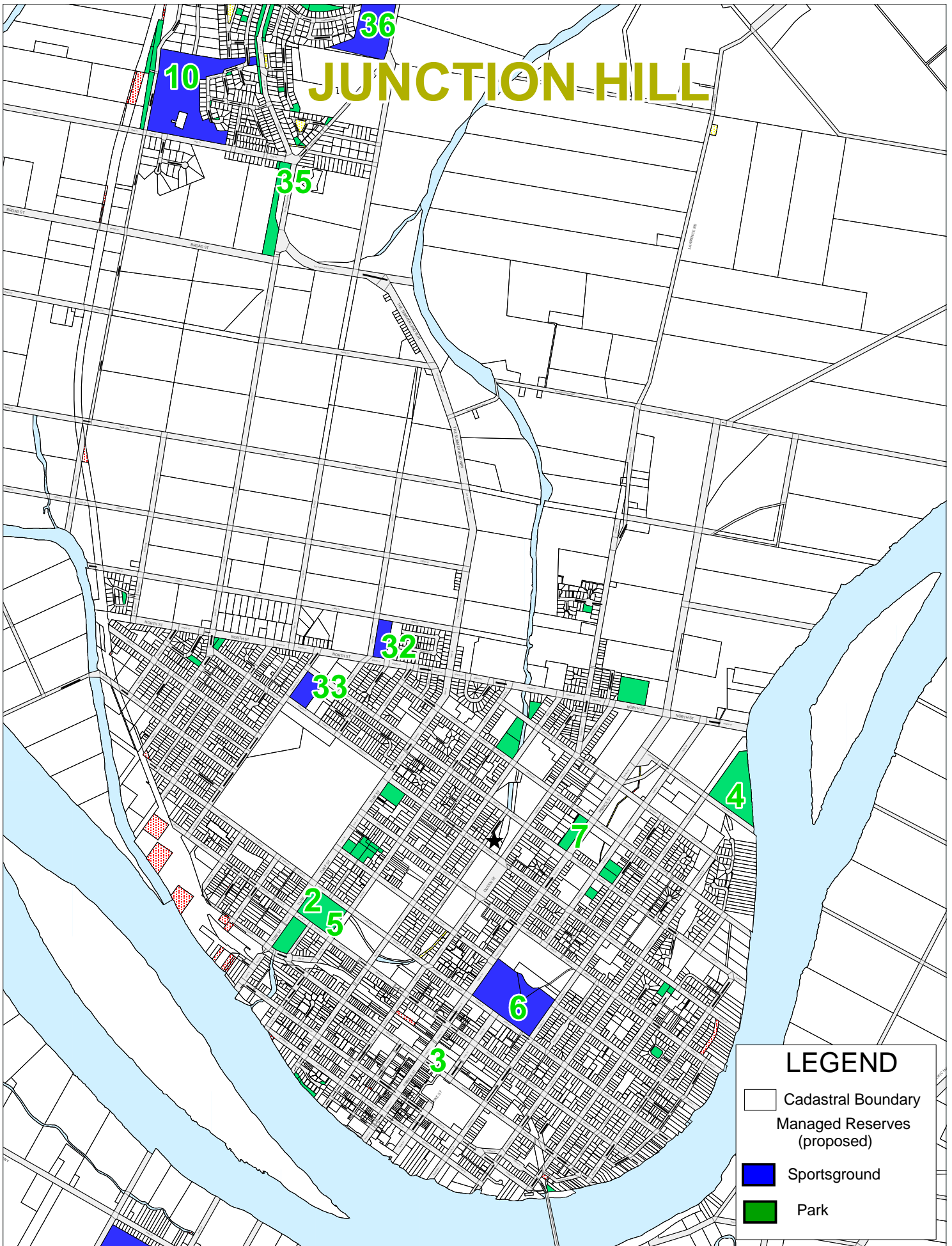


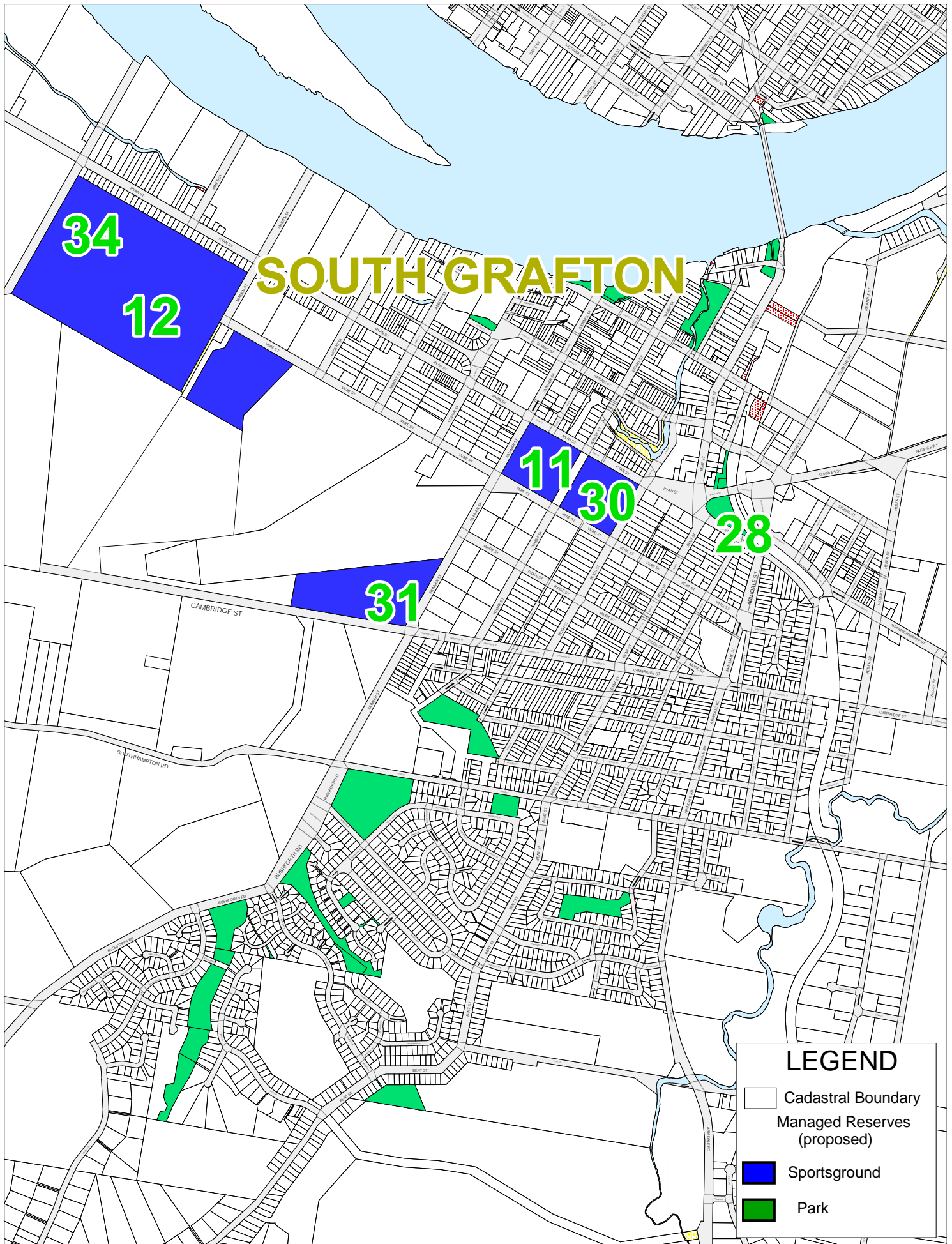
Clarence Valley Council

Open Space Recreation Facilities - Grafton Region

Contribution Plan 2011 Map 1









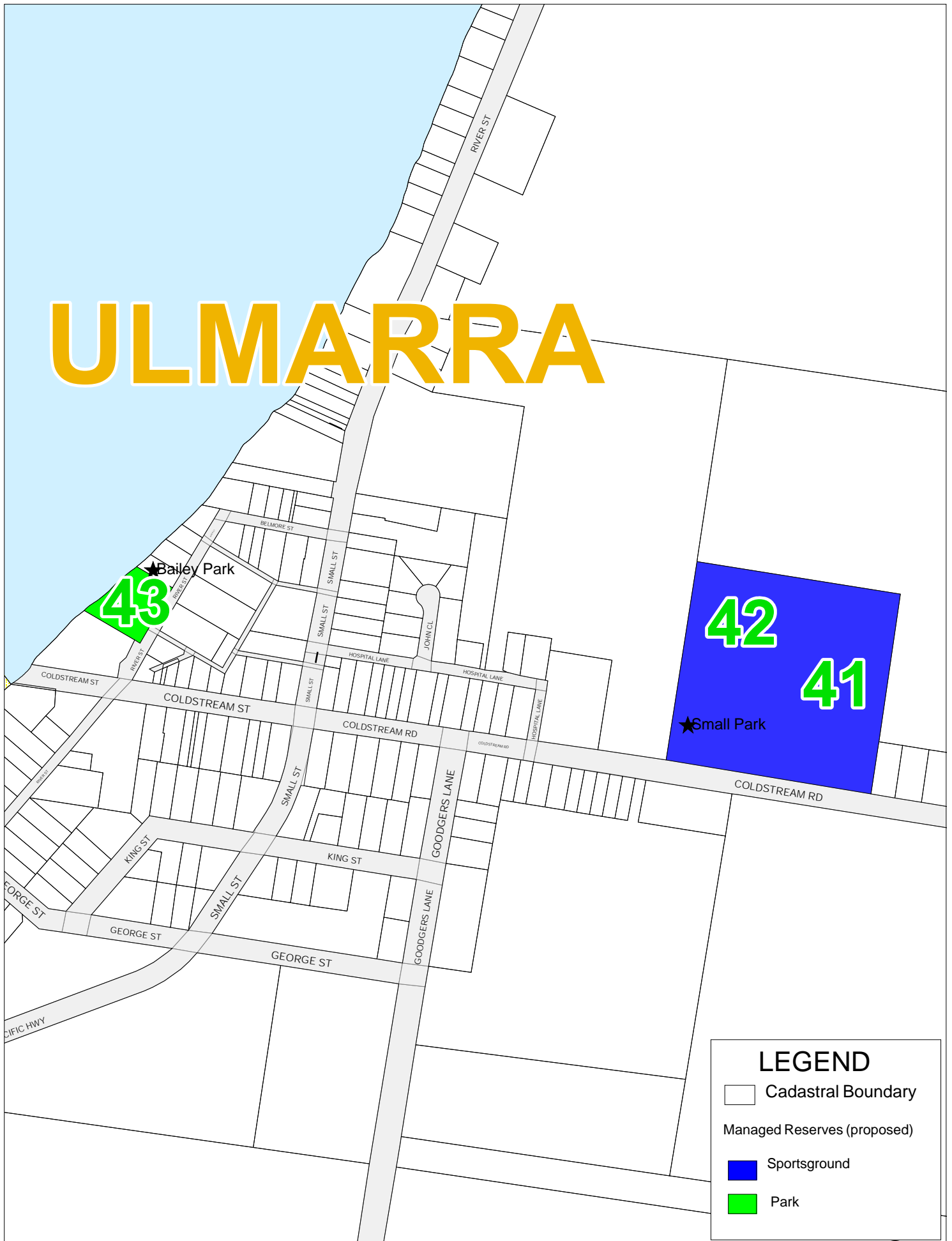
Clarence Valley Council

Open Space Recreation Facilities - Seelands

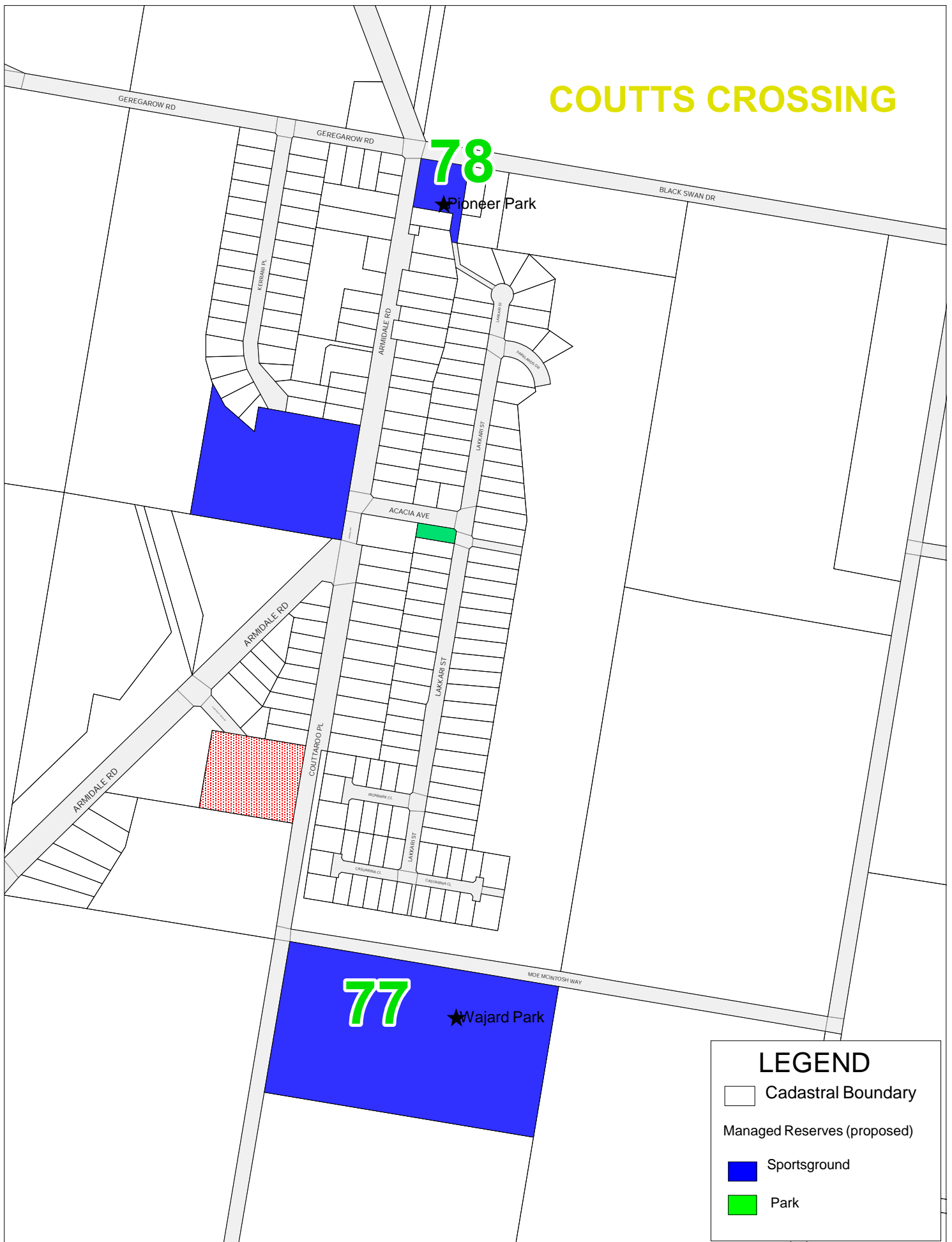
Contribution Plan 2011 Map 4

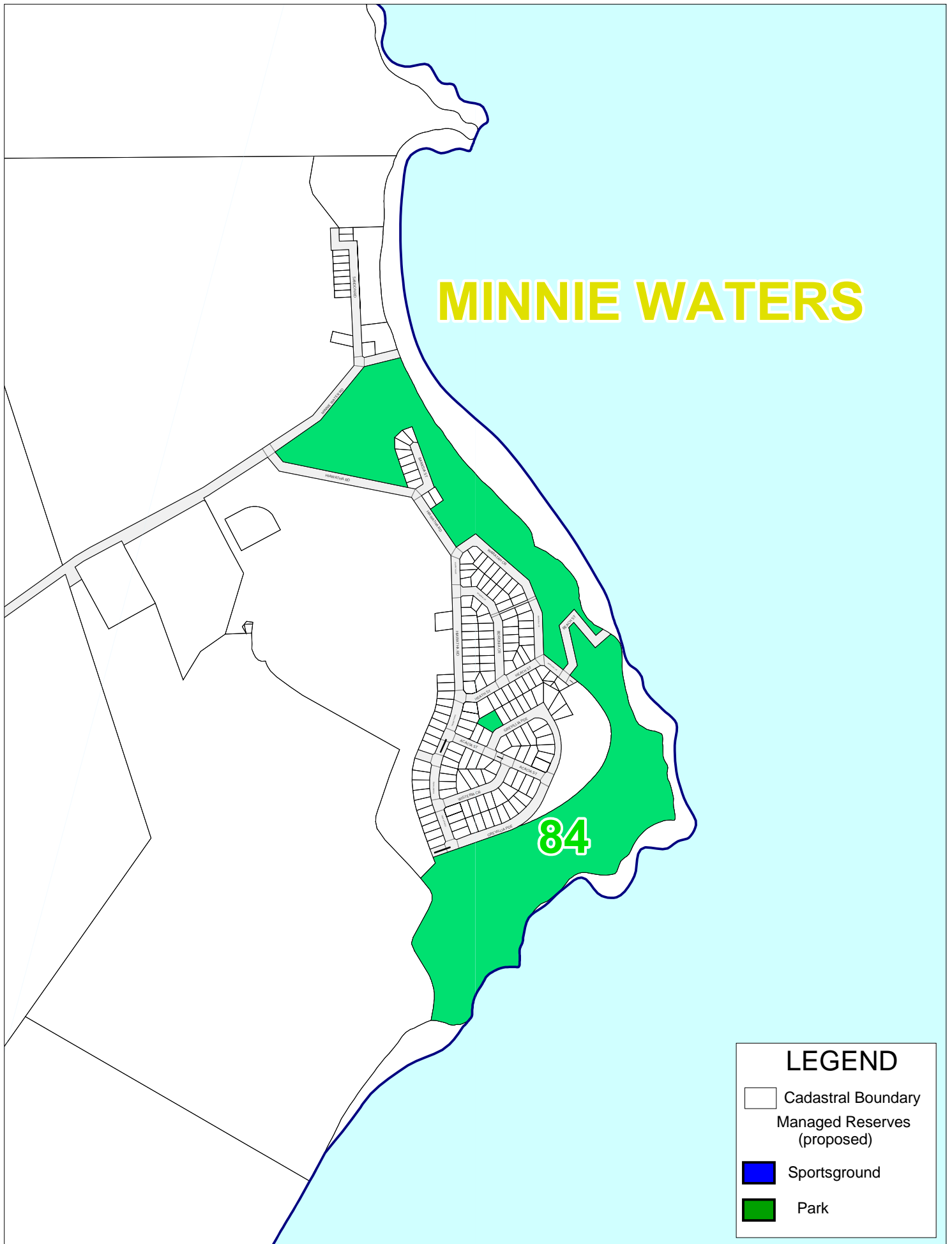


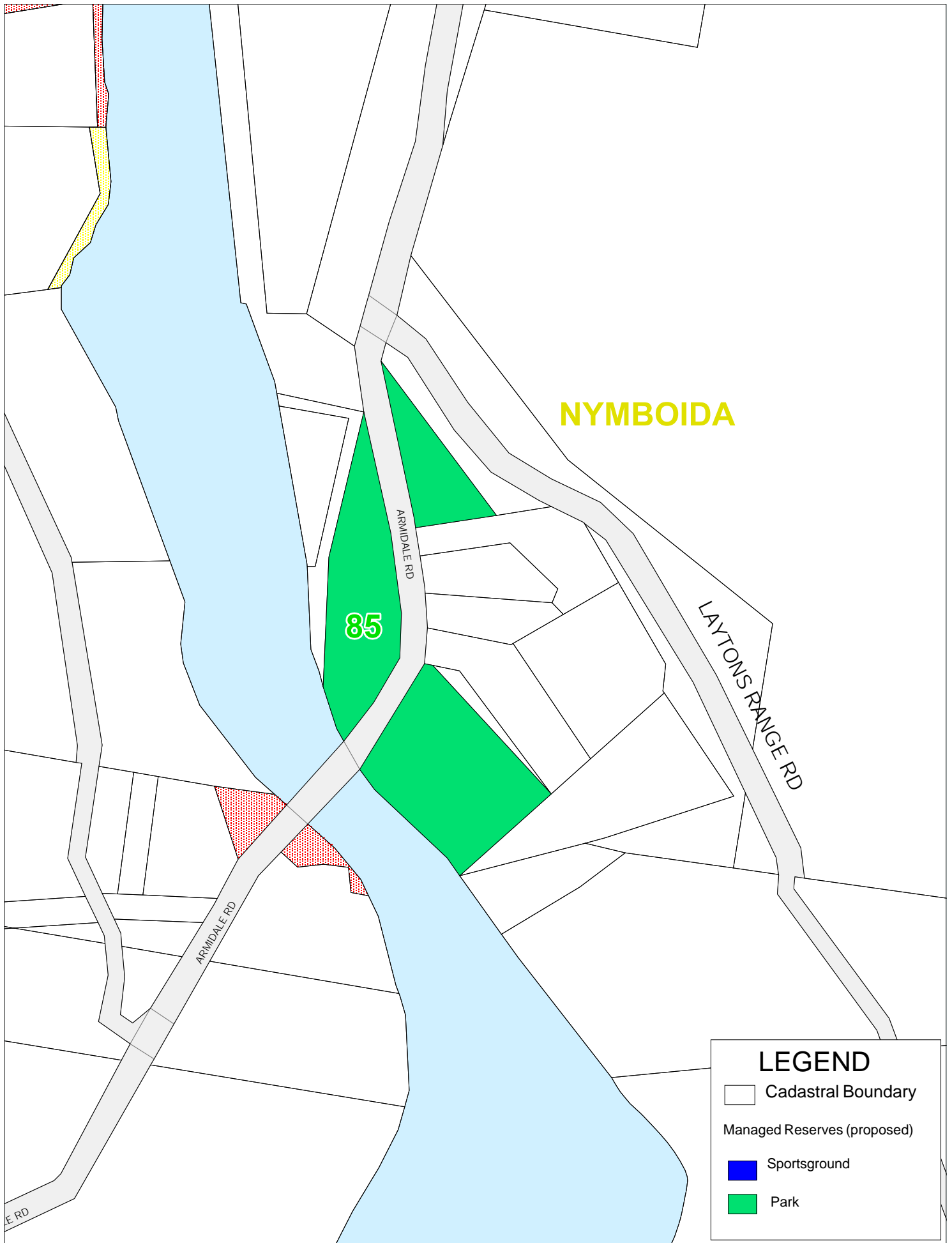
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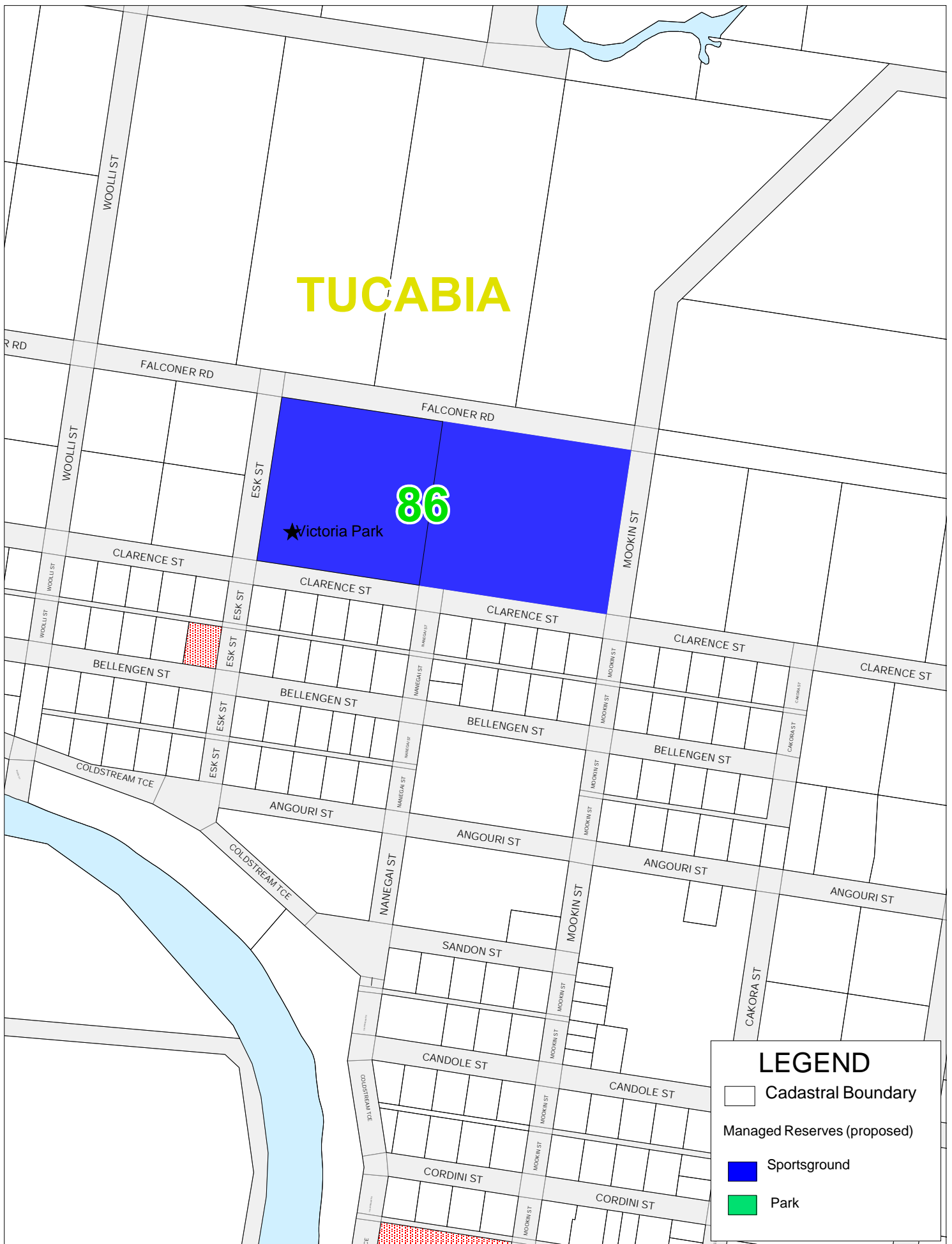


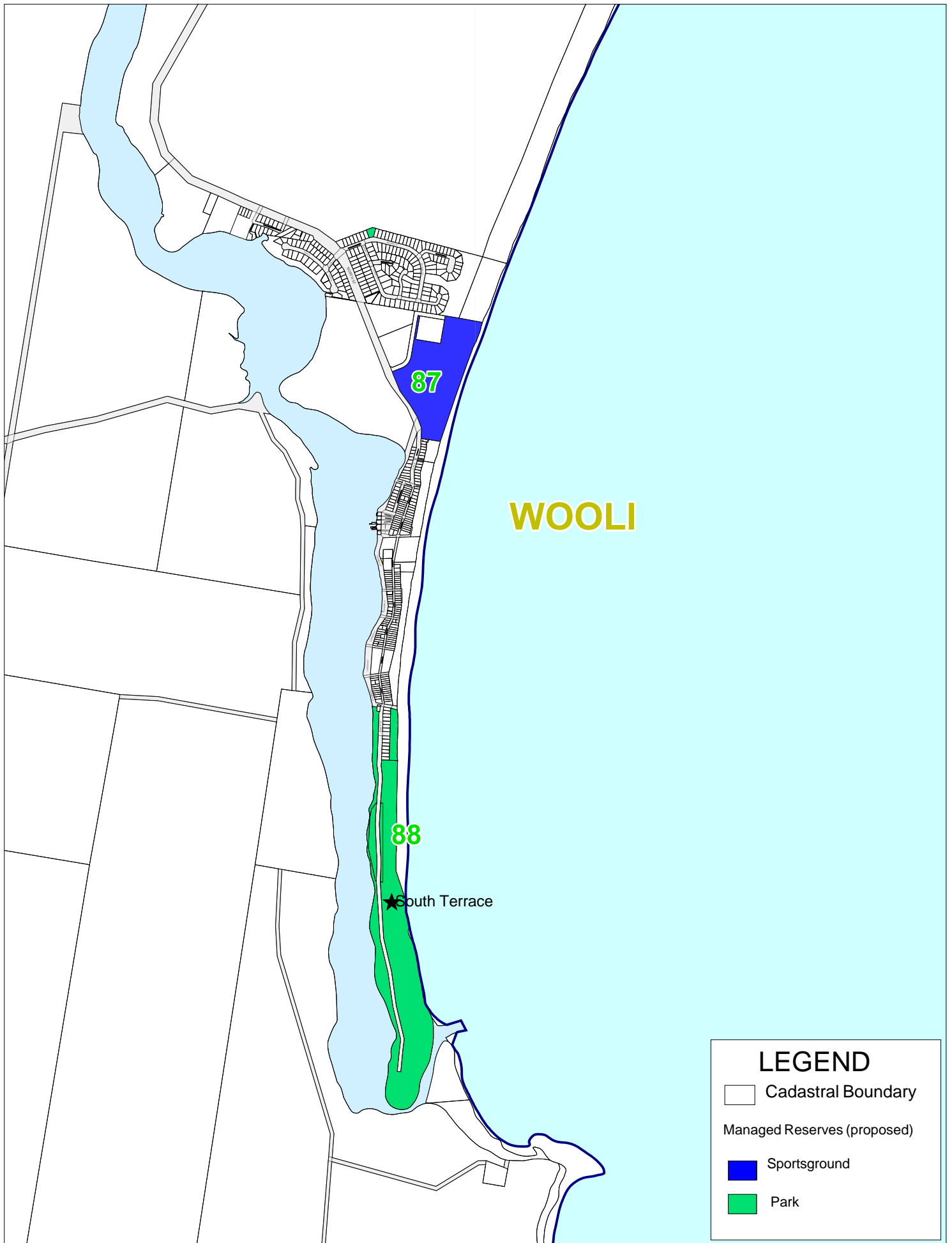
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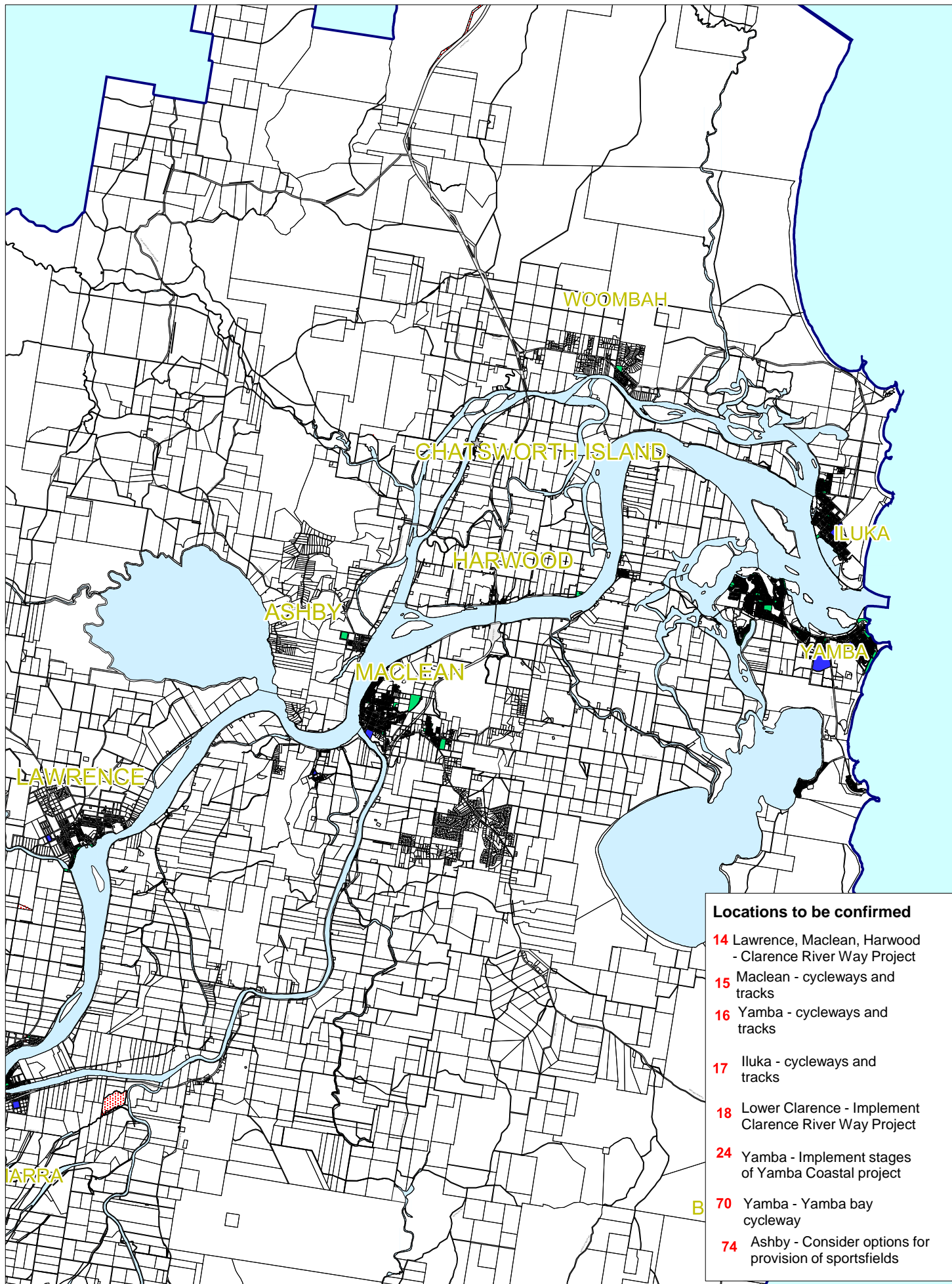










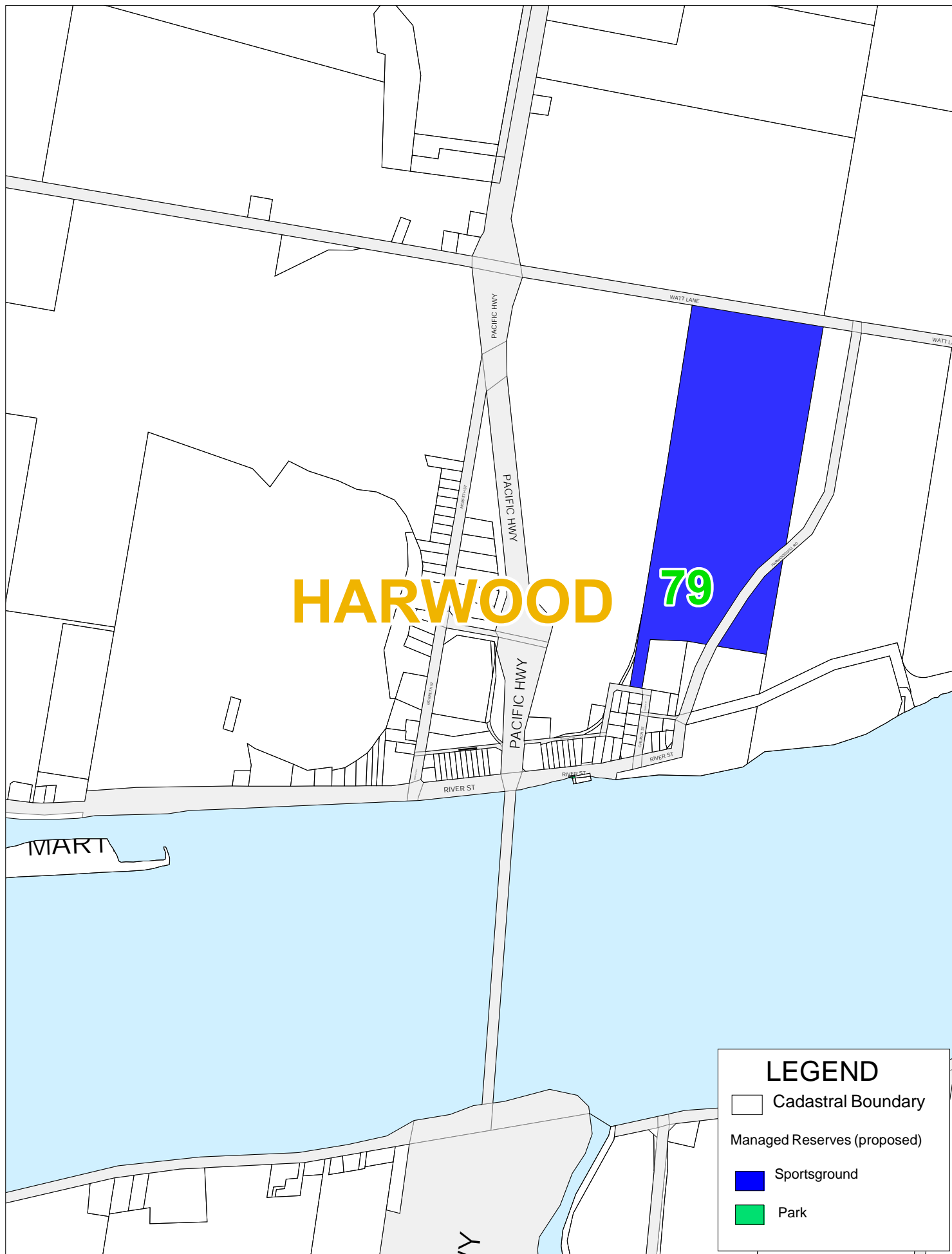


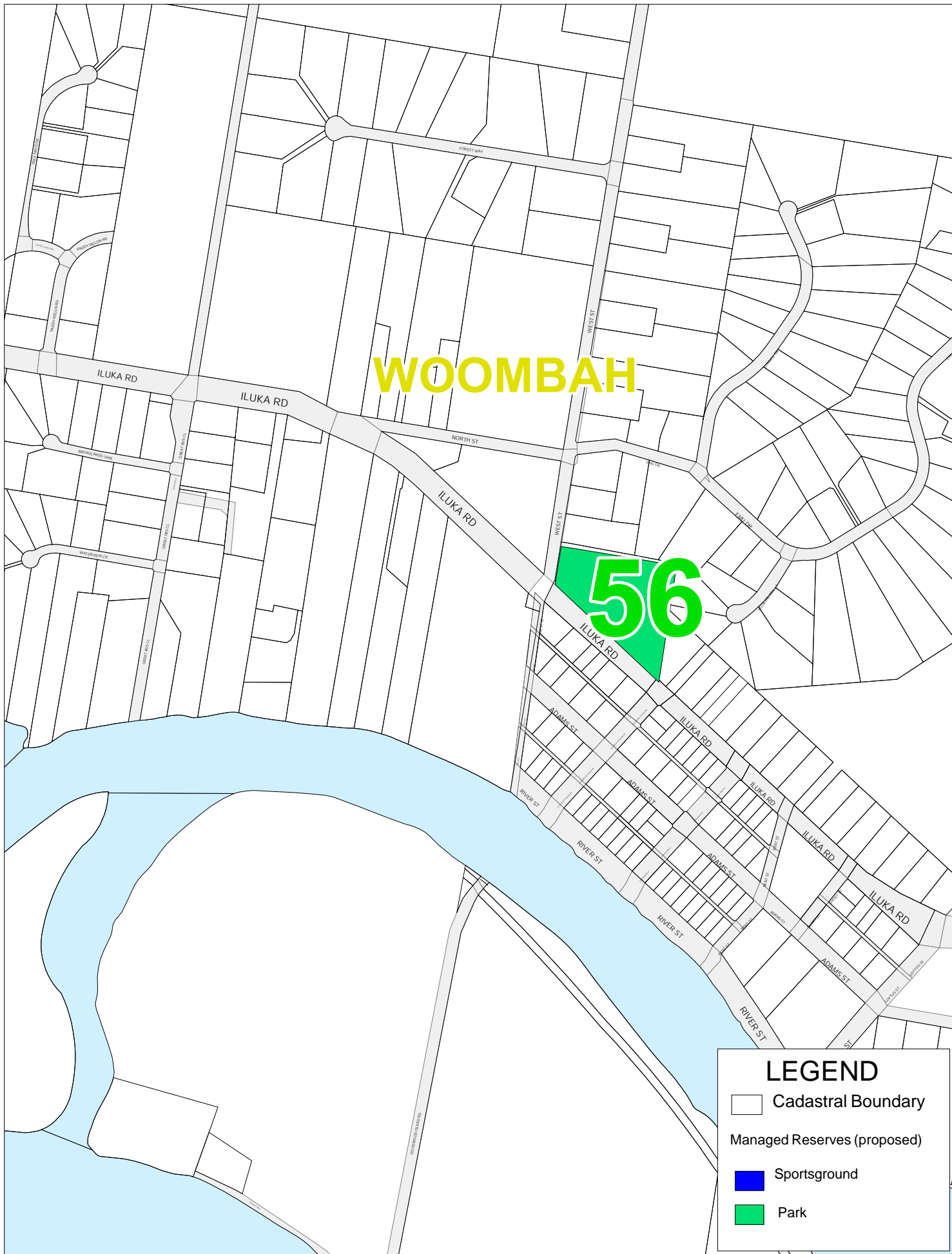


LEGEND

- Cadastral Boundary
- Managed Reserves (proposed)
- Sportsground
- Park



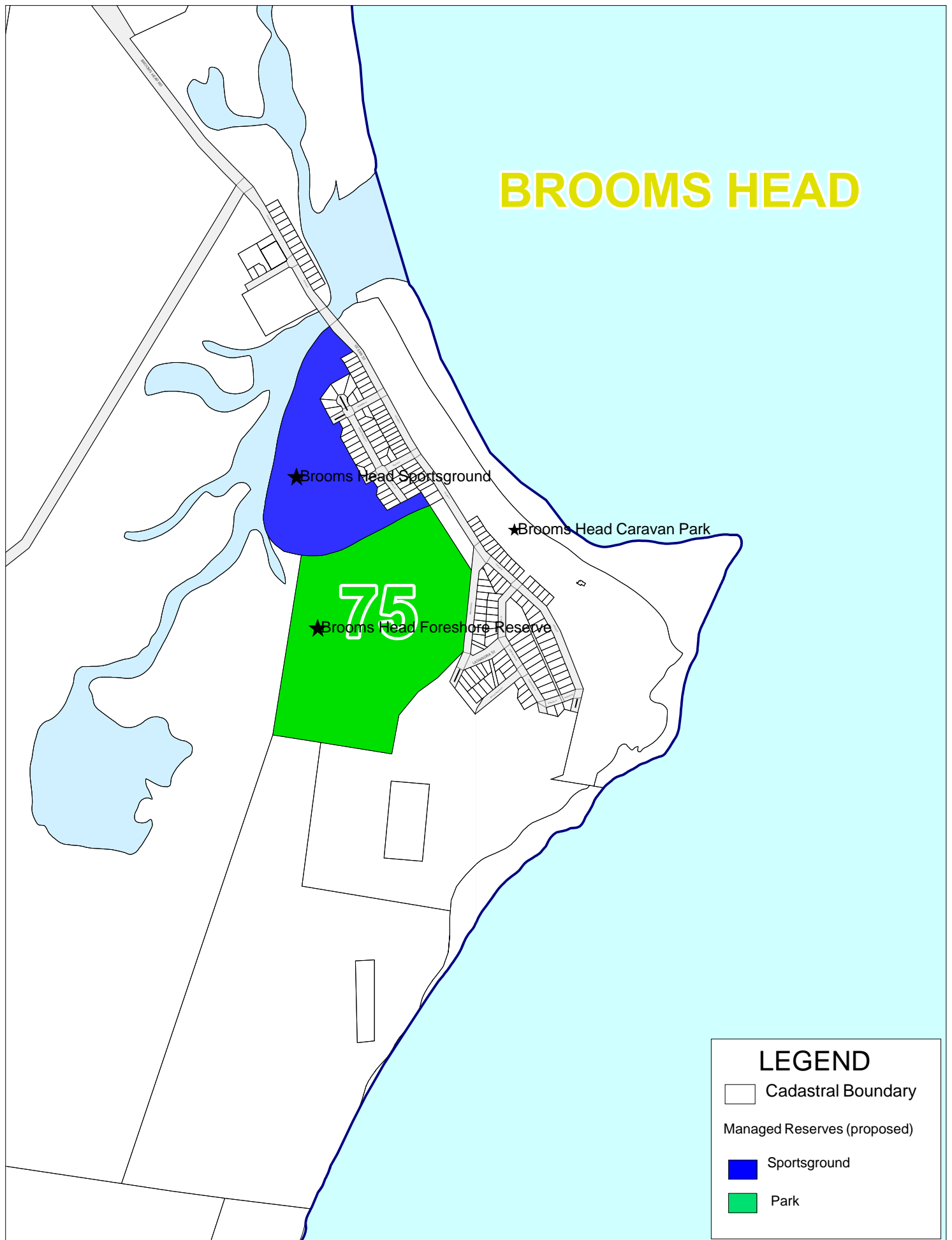


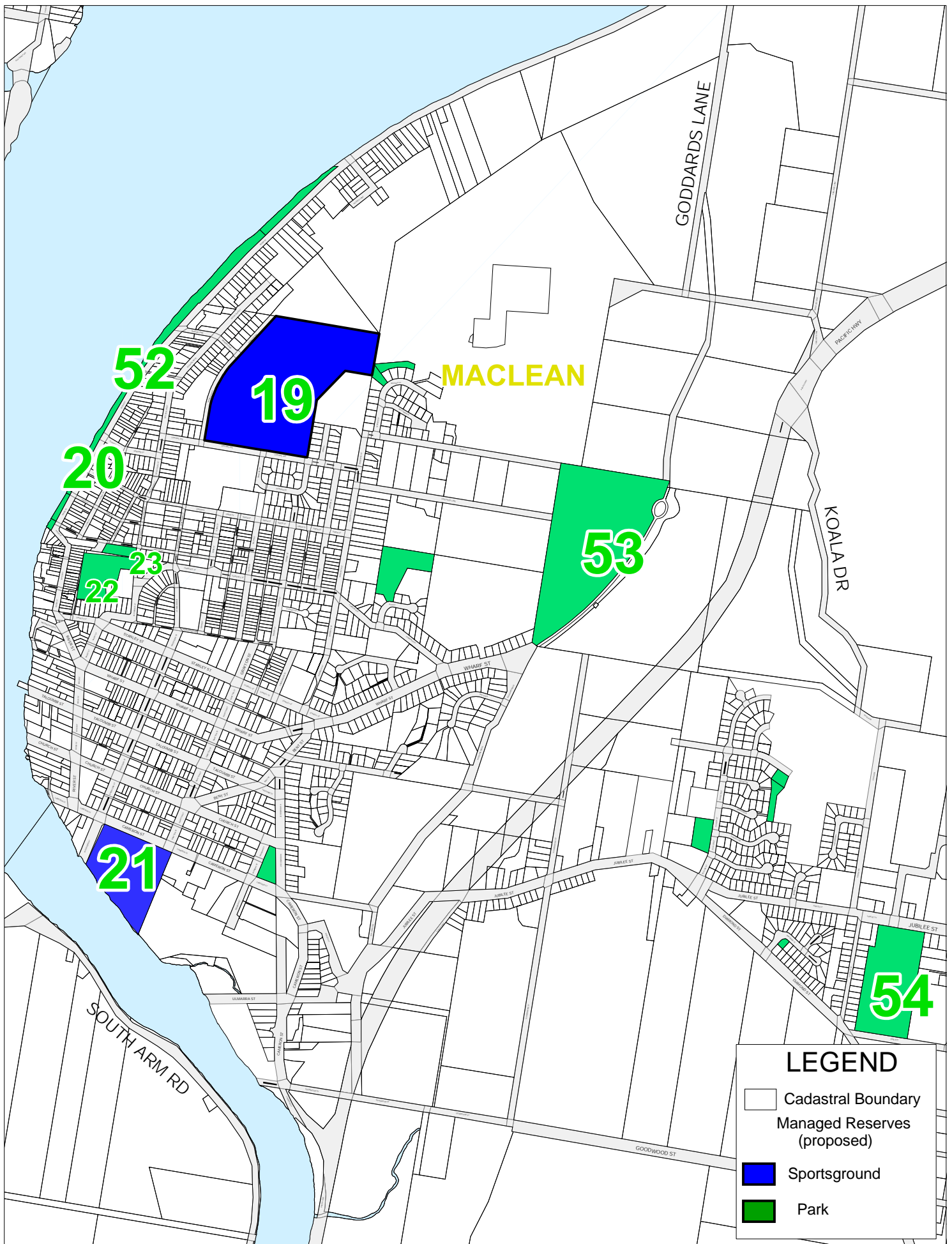


Clarence Valley Council
Open Space Recreation Facilities - Woombah
Contribution Plan 2011 Map 14



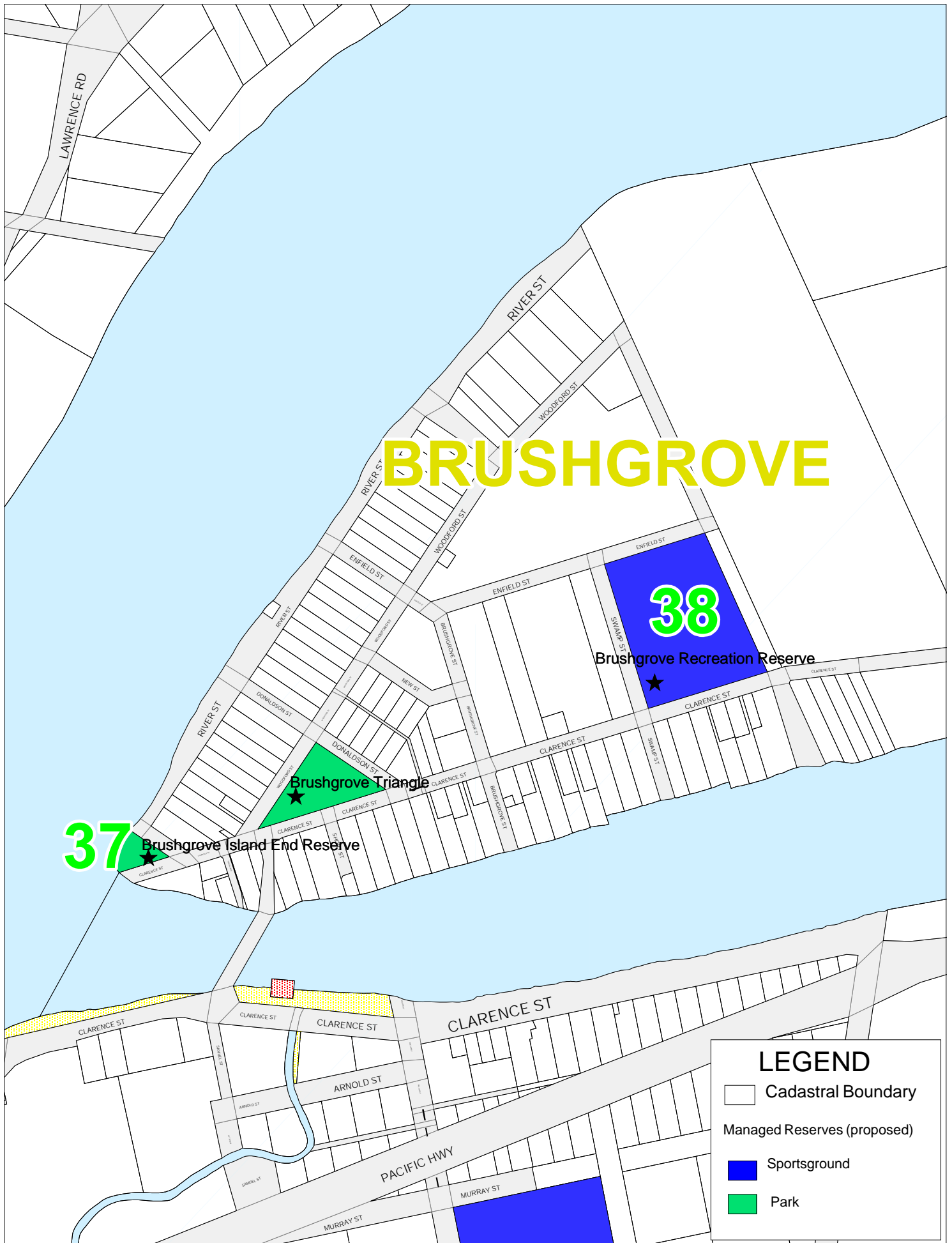
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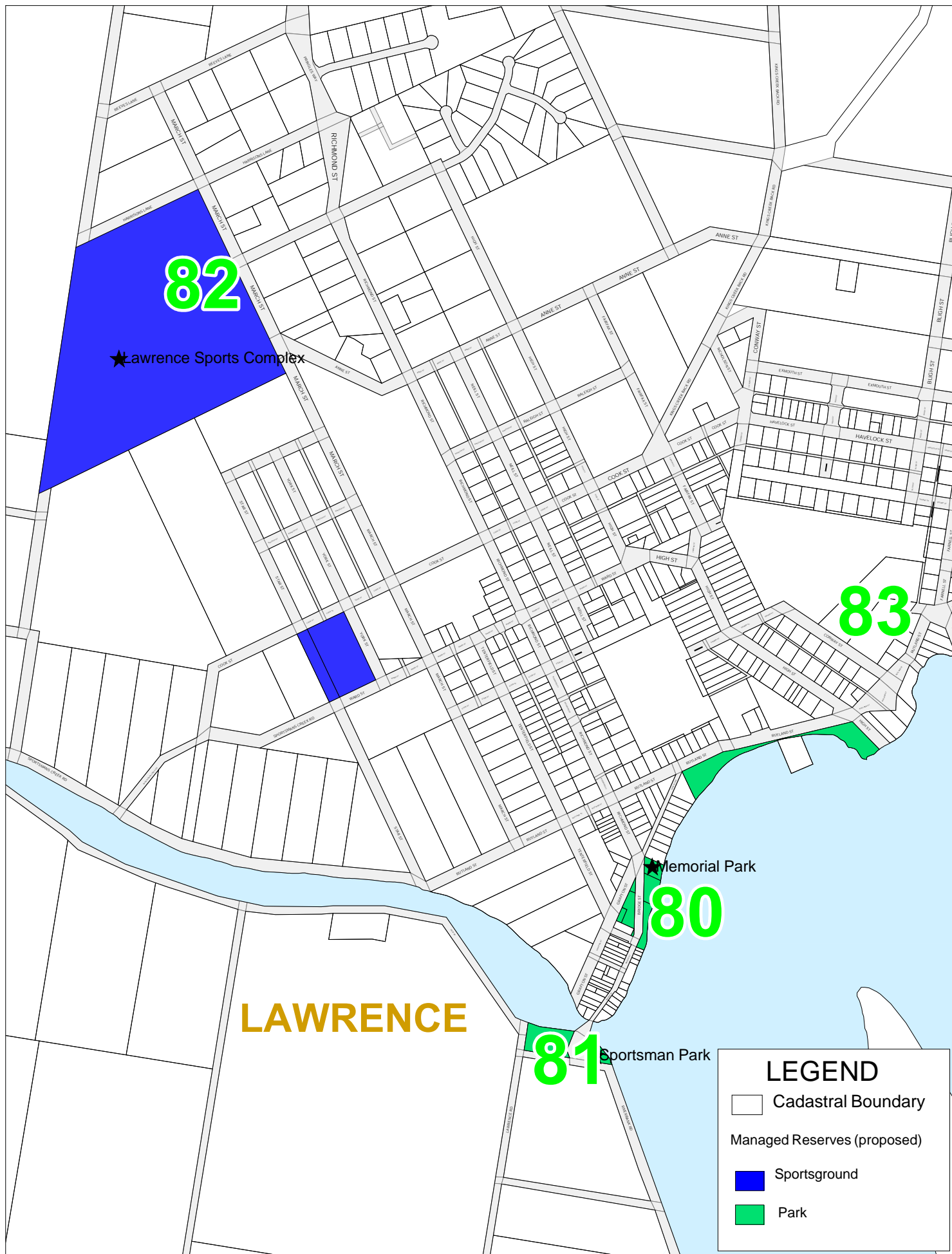


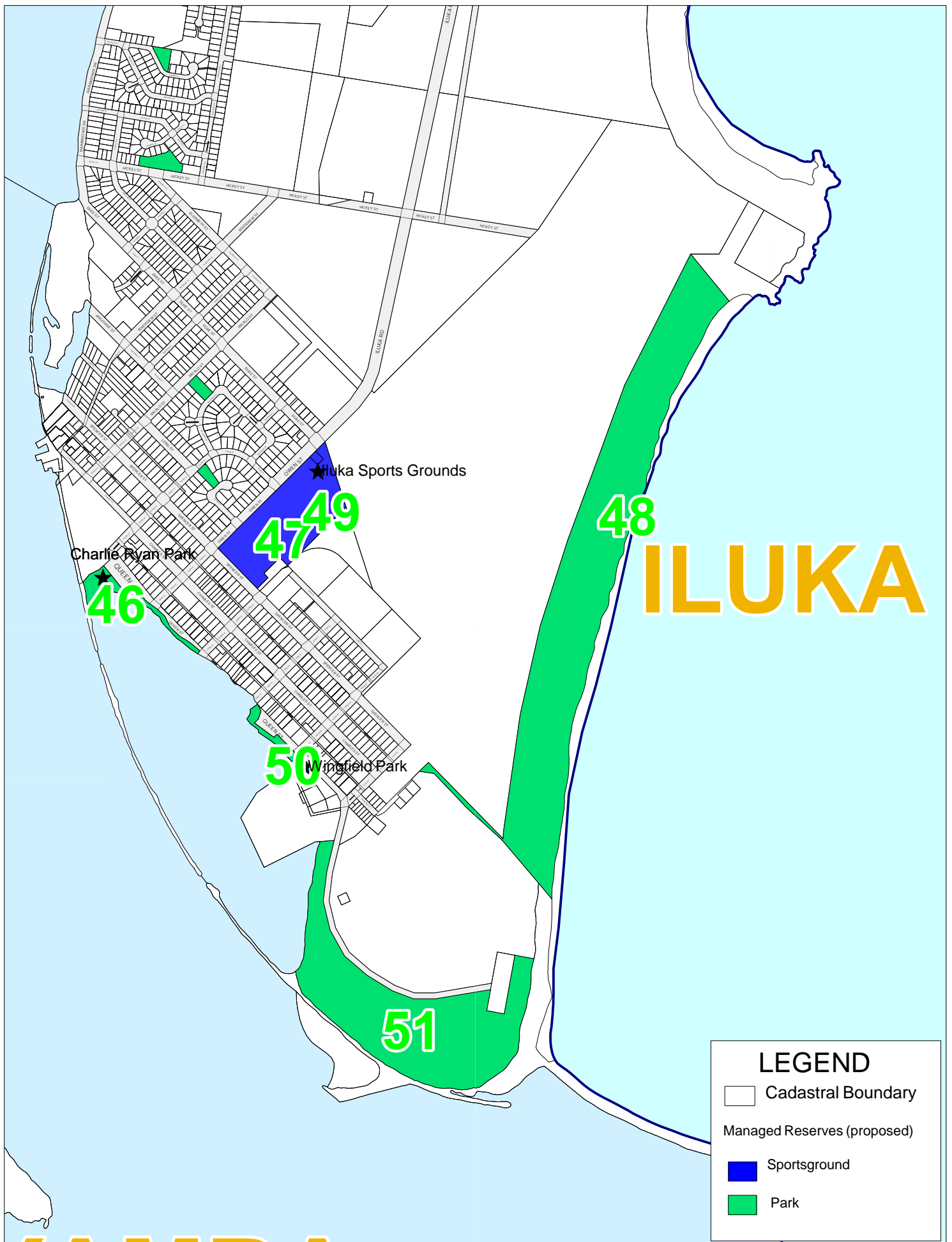


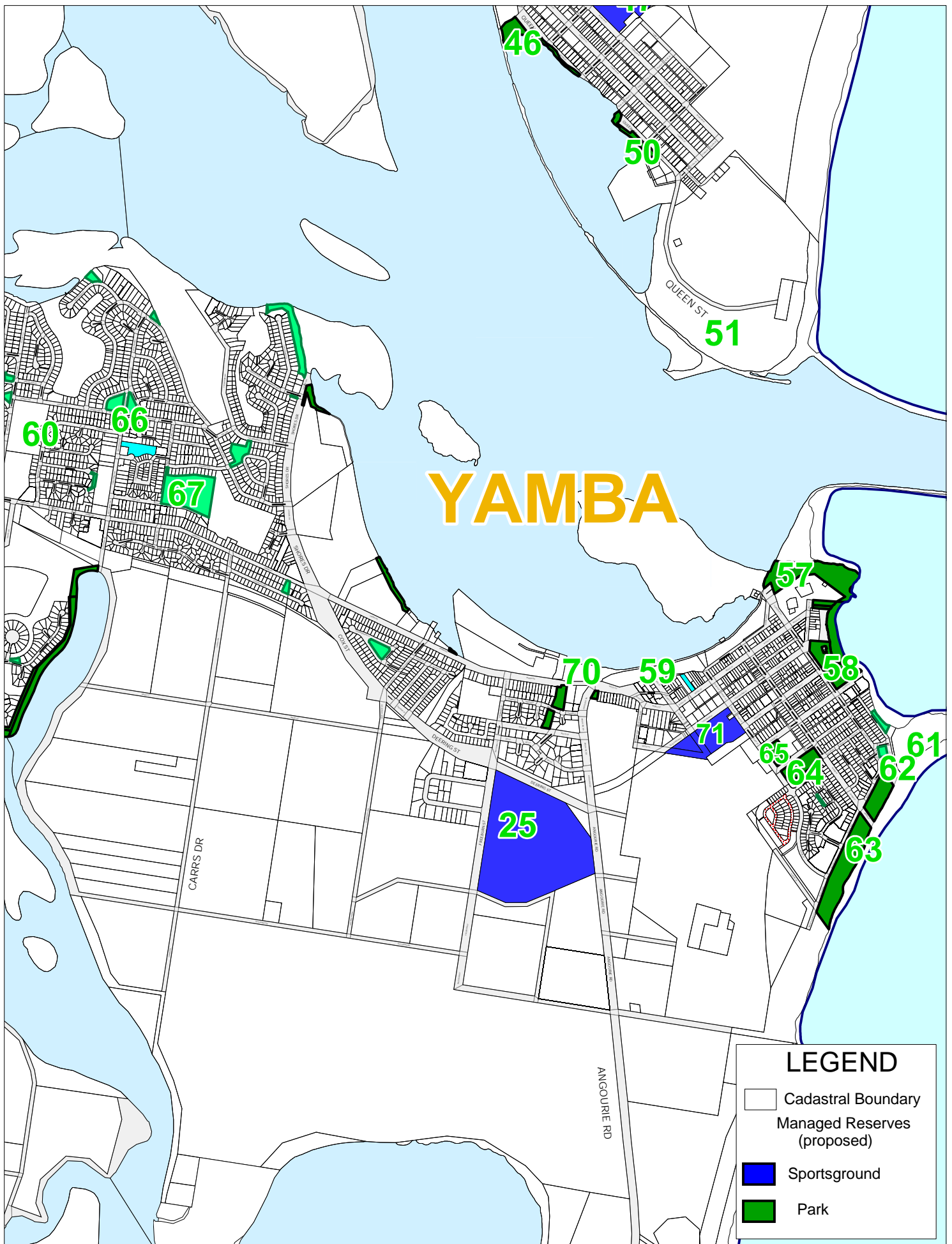
Clarence Valley Council
 Open Space Recreation Facilities - Maclean
 Contribution Plan 2011 Map 16

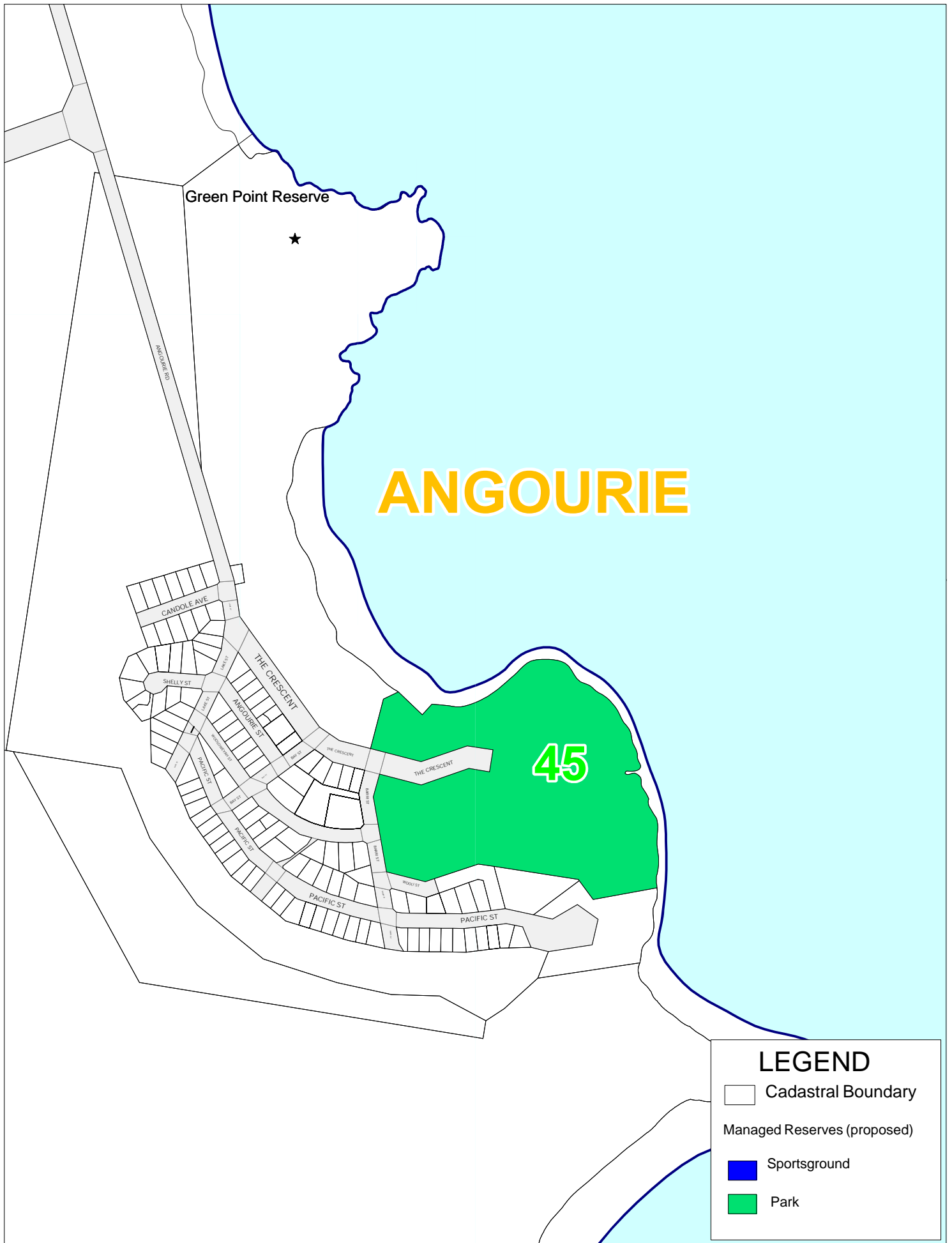












WOLOWEYAH

★ Wooloweyah Foreshore Reserve

55

Honeyman Park

LEGEND

-  Cadastral Boundary
-  Managed Reserves (proposed)
-  Sportsground
-  Park



Clarence Valley Council

Open Space Recreation Facilities - Wooloweyah
Contribution Plan 2011 Map 22



Attachment A

Local Infrastructure Service
Catchments data

Service Catchment Populations

OPEN SPACE & RECREATION SERVICE CATCHMENTS

Urban Residential Development Areas - R1, R2, R3 Zones								
Grafton and Surrounds	New Residents 2010 - 2021	New Residents 2021 - 2031	Coastal	New Residents 2010 - 2021	New Residents 2021 - 2031	Isolated Coastal and Rural	New Residents 2010 - 2021	New Residents 2021 - 2031
Clarenza	926	904	Angourie	0	0	Ashby	0	0
Coutts Crossing	86	84	Gulmarrad	865	844	Baryulgil	0	0
Grafton	494	0	Ilarwill	12	12	Brooms Head	32	0
Junction Hill	1235	1205	Iluka	642	627	Brushgrove	25	12
South Grafton	741	795	Lawrence	371	362	Chatsworth	0	0
			Macleay	198	207	Copmanhurst	69	67
			Townsend	296	337	Dalmorton	0	0
			West Yamba	1235	1446	Diggers Camp	0	0
			Wooloweyah	12	12	Dundurrabin	0	0
			Yamba	247	241	Eatonsville	25	24
						Glenreagh	37	48
						Minnie Water	12	0
						Palmer's Island	12	0
						Tucabia	12	12
						Ulmarra	25	24
						Wooli	37	36
Total	3482	2988	Total	3878	4088	Total	286	223
TOTAL	6470		TOTAL	7966		TOTAL	509	

Service Catchment Populations

R5 Growth Areas								
Grafton and Surrounds	New Residents 2010 - 2021	New Residents 2021 - 2031	Coastal	New Residents 2010 - 2021	New Residents 2021 - 2031	Isolated Coastal and Rural	New Residents 2010 - 2021	New Residents 2021 - 2031
Clarenza	35	34	Gulmarrad	494	482	Ashby	62	60
Coutts Crossing	222	217	Ilarwill	37	36	Elland	12	12
Grafton	1	1	James Creek	62	60	Glenreagh	49	48
Junction Hill	0	0	Lawrence	124	121	Mountainview	62	61
South Grafton	25	24	Woombah	309	301	Seelands	37	36
Waterview Heights	616	1108				Taloumbi	0	0
						Tyndale	25	24
						Woodford Island	24	24
Total	899	1384	Total	1026	1000	Total	271	265
TOTAL	2283		TOTAL	2026		TOTAL	536	

Service Catchment Populations

COMMUNITY FACILITIES SERVICE CATCHMENTS

Urban Residential Development Areas - R1, R2, R3 Zones					
Grafton and Surrounds	New Residents 2010 - 2021	New Residents 2021 - 2031	Maclean and Surrounds	New Residents 2010 - 2021	New Residents 2021 - 2031
Baryulgil	0	0	Angourie	0	0
Clarenza	926	904	Ashby	0	0
Copmanhurst	69	67	Brooms Head	32	0
Coutts Crossing	86	84	Brushgrove	25	12
Dalmorton	0	0	Chatsworth	0	0
Diggers Camp	0	0	Gulmarrad	865	844
Dundurrabin	0	0	Ilarwill	12	12
Eatonsville	25	24	Iluka	642	627
Glenreagh	37	48	Lawrence	371	362
Grafton	494	0	Maclean	198	207
Junction Hill	1235	1205	Palmers Island	12	0
Minnie Water	12	0	Townsend	296	337
South Grafton	741	795	West Yamba	1235	1446
Tucabia	12	12	Wooloweyah	12	12
Ulmarra	25	24	Yamba	247	241
Wooli	37	36			
Total	3699	3199	Total	3947	4100
TOTAL	6898		TOTAL	8047	

R5 Growth Areas					
Grafton and Surrounds	New Residents 2010 - 2021	New Residents 2021 - 2031	Maclean and Surrounds	New Residents 2010 - 2021	New Residents 2021 - 2031
Clarenza	35	34	Ashby	62	60
Coutts Crossing	222	217	Gulmarrad	494	482
Elland	12	12	Ilarwill	37	36
Glenreagh	49	48	James Creek	62	60
Grafton	1	1	Lawrence	124	121
Junction Hill	0	0	Taloumbi	0	0
Mountainview	62	61	Tyndale	25	24
Seelands	37	36	Woodford Island	24	24
South Grafton	25	24	Woombah	309	301
Waterview Heights	616	1108			
Total	1059	1541	Total	1137	1108
TOTAL	2600		TOTAL	2245	