



## DIRECTOR SUSTAINABLE DEVELOPMENT SERVICES REPORT

13<sup>th</sup> November 2007

<b>DSDS5</b>	<b>DRAFT SOUTH WEST ROCKS SECTION 94 DEVELOPER CONTRIBUTION PLAN</b>	<b>FILE: 556 BP COPY MRB (NRN)</b>	<b>{Folio No. *}</b>
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### SUMMARY:

Reporting that the Draft South West Rocks Section 94 Developer Contribution Plan has been prepared for which Council's endorsement is sought to place the plan on public exhibition.

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### BACKGROUND:

At its Ordinary Meeting of 17<sup>th</sup> April 2007, Council resolved to seek fee proposals from suitably qualified firms to undertake the preparation of new developer contribution plans to cover the township of South West Rocks.

GHD Pty Ltd were appointed in May 2007 to undertake the project, and the Draft South West Rocks Section 94 Developer Contribution Plan has been completed for public exhibition.

### The Draft Development Contribution Plan

The Draft South West Rocks Contribution Plan authorises the collection of developer contributions and the strategic use of these in the provision of new facilities to meet the expected population demand. As a result of facility and service audits reviewed in the preparation of the contribution plan, a range of facilities and infrastructure are identified as being required to satisfy the anticipated demands of an incoming population.

The draft plan assumes that the incoming population of South West Rocks will require facilities of a similar nature to those of the existing community, due to the demographics anticipated to be of a similar type. The following table identifies the base line provision strategies on which the plan is based.

**Table 1: Provision Strategies Summary Table**

Strategy	Estimated Cost	Contribution (per person)
<b>Community Facilities:</b>		
Library	2,256,202	283.10
Multi Purpose Centre	4,104,100	347.31
<b>Open Space and Bushland:</b>		

Open Space and Recreation Acquisitions	2,400,000	338.50
Open Space and Recreation Increased Capacity	6,359,949	1,092.41
Bushland	162,725	23.99
<b>Traffic and Transport Management</b>		
Traffic and Transport	12,150,000	1,028.21
<b>Public Domain Improvements</b>		
Public Domain	1,721,631	145.70
<b>Stormwater Management</b>		
Stormwater management Strategy Implementation	5,625,100	987.67
<b>Bush Fire Protection</b>		
Bush Fire Protection Services	195,000	27.50
<b>Surf life Saving Facilities</b>		
Surf Life saving Equipment and Facilities	239,000	33.71
<b>Plans and Studies</b>		
Authorised Plans and Studies	410,000	57.83
<b>Total</b>	<b>\$35,623,707</b>	<b>\$4,365.93</b>

The Provision Strategy, summarised in Table 1 and further detailed within the Contribution Plan's Work Schedules, specifies minimum base line facilities and infrastructure considered necessary to maintain the current level of service and facility provision to the community, given the expected rate of population growth over the course of the next decade.

The contribution plan aims to authorise developer contributions to assist Council in meeting the demands posed by increased population and which the community could reasonably expect to be delivered as a result.

### Contribution Rates

The overall base line per person rate proposed in the new contribution plan is **\$4,365.93**.

Table 2 presents a summary of new contribution rates for detached housing.

**Table 2: Summary of Contributions (Detached Housing)**

Type	Base Rate	Single b/room	Double b/room	Three b/room	New Lot
<b>Occupancy</b>	1 person	1.3 persons	1.9 persons	2.4 persons	
<b>Contribution</b>	\$4365.93	\$5,650.03	\$8,272.29	\$10,346.00	\$10,346.00

Although variable dependent on the location, contribution rates currently applying at South West Rocks range from approximately \$4,000 to \$9,000 per lot.

On a comparative basis with coastal Councils experiencing similar patterns of development, the overall base rate, per new lot, for South West Rocks of \$10,346.00 compares favourably. The proposed rate is significantly lower than current contribution rates for Coffs Harbour, Port Macquarie – Hastings and Byron Shire, and comparative with the current 2007 rates at Tweed and Great Lakes, the new rates reflect the reasonable costs associated with the provision of new or expanded community facilities in new coastal growth areas.

**Table 3: Comparative Rates (per lot) for equivalent coastal growth areas.**

<b>Council</b>	<b>s.94 New Lot Contribution (2007)</b>
Coffs Harbour	\$20,000
Port Macquarie-Hastings	\$16,785
Byron Shire	\$16,000
Port Stephens	\$15,759
Kempsey (SWR)	\$10,346
Tweed	\$9,500
Great Lakes	\$8,399
Shellharbour	\$6,735

### **Conclusion**

The draft South West Rocks Contribution Plan offers substantial benefits to Council in the provision of new services and facilities. The draft plan adheres to the key principles of the legislation and demonstrates a reasonable and fair approach to the level of contribution and the degree of cost apportionment between Council and developer in the delivery of those facilities.

### **Possible Changes to Section 94**

Although referred to in media reports, no details of proposed changes to the current system for levying contributions for public services and infrastructure has been released, including the timing of any review. It is understood that a Discussion Paper on planning reforms will be released in February 2008, which may include changes to the developer contributions system. Under current legislation, Council is entitled to prepare contributions plans to levy charges towards the future cost of providing services and facilities to meet the expected needs of the community. Council should also be aware that there are several large subdivisions pending at South West Rocks for which contributions cannot be levied unless a plan is in place.

### **REPORT IMPLICATIONS:**

- *Environmental*

*Section 94 income identified for specific works provides certainty and security in the sustainable delivery of community infrastructure and facilities.*

- *Social*

*As per Environmental Implications.*

- *Economic (Financial)*

*Section 94 developer contributions represent a proportion of expenditure on community facilities and services within South West Rocks meeting specific needs due to increasing demand.*

**RECOMMENDATION:**

**That Council endorse the Draft South West Rocks Section 94 Contribution Plan and place it on public exhibition in accordance with the Environmental Planning and Assessment Act 1979 and Regulation 2000, for a period of not less than 28 days.**

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**R B Pitt**

**DIRECTOR SUSTAINABLE DEVELOPMENT SERVICES**