



DRAFT FOR EXHIBITION

St. Georges Basin Village Centre Development Contributions Plan

Projects

03ROAD 2023

St. Georges Basin Village Access Road & Traffic Facilities

03ROAD 0113

St. Georges Basin Village Centre Service Lane

03DRAI2001

St. Georges Basin Village Centre Drainage

03OREC0012

St. Georges Basin Village Green

03CARP0004

St. Georges Basin Public Car Parking

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TABLE OF CONTENTS

1.	Introduction	1
2.	Definitions.....	1
3.	Name of the Plan	1
4.	Legal context	2
5.	Purpose of the Plan.....	2
6.	Commencement of the Plan	2
7.	Relationship with Other Plans and Policies.....	2
8.	Project Location	3
9.	Area to which the Plan applies.....	3
10.	Assessment of Demand.....	3
11.	Village Access Road and associated Traffic Facilities	4
11.1	Strategy	4
11.2	Existing provision.....	4
11.3	Relationship to Shoalhaven City Council Contributions Plan	4
11.4	Assessment of future demand and nexus to development	4
11.5	Proposed Works.....	5
11.6	Timing	5
11.7	Cost Estimate	5
11.8	Cost Apportionment.....	5
11.9	Calculation of Contribution Rate	6
12.	Service Lane	6
12.1	Strategy and proposed works	6
12.2	Existing provision.....	6
12.3	Land dedication and service lane construction.....	6
12.4	Timing	6
13.	Stormwater Drainage	7
13.1	Strategy	7
13.2	Existing provision.....	8
13.3	Relationship to Shoalhaven City Council Contributions Plan	8
13.4	Assessment of future demand and nexus to development	8
13.5	Proposed Works.....	8
13.6	Timing	8
13.7	Cost Estimate	8
13.8	Cost Apportionment.....	9
13.9	Calculation of Contribution Rate	9
14.	Village Green	10
14.1	Strategy	10
14.2	Proposed works.....	10
14.3	Existing provision.....	10
14.4	Nexus to development	11
14.5	Timing	11
14.6	Cost Estimate	11
14.7	Cost Apportionment.....	11
14.8	Calculation of Contribution Rate	12
15.	Car Parking	12
15.1	Strategy	12
15.2	Existing provision.....	12
15.3	Assessment of future demand	12
15.4	Nexus to development	13
15.5	Proposed Works.....	13
15.6	Timing	13
15.7	Cost Estimate	13

15.8	Cost Apportionment.....	13
15.9	Contribution Rate	14
15.10	Car Parking Standard.....	14
16.	Pooling of contributions.....	14
17.	Other funding sources.....	14
18.	Construction Schedule	14
19.	Review of Contribution Rates	14
20.	Payment of Contributions	15
20.1	Method and Timing of Payment	15
20.2	Allowance for existing land use.....	15
20.3	Construction Certificates and the Obligation of Accredited Certifiers	15
20.4	Complying Development and the Obligation of Accredited Certifiers	15
20.5	Adjustment of Contributions at the Time of Payment	15
20.6	Deferral of Payment and Payment by Instalments.....	16
20.7	Exemptions and Discounts	17
20.8	Works In Kind and Other Material Public Benefits	17
20.9	Goods and Services Tax	18
20.10	Planning Agreements.....	18
20.11	Land Dedication.....	18
21.	Transitional Arrangements.....	19
22.	References.....	19
23.	Appendices.....	19
	Appendix A - Extract from DCP 17 Amendment No. 2.....	21
	Appendix B - Definitions	22
	Appendix C – Locality Map	24
	Appendix D – Contribution Area Maps.....	24
	Appendix E – Concept plan for road works.....	30
	Appendix F – Concept plan for stormwater drainage works.....	31

1. Introduction

Council has prepared DCP 17 Amendment No. 2 that applies to certain land at St. Georges Basin generally referred to as the St. Georges Basin Village Centre. The DCP recognises that key community infrastructure and services will be required to meet the demands of development.

Appendix A contains a map from the DCP that illustrates the extent of land that is affected by the DCP and the types of infrastructure that is required. This contributions plan will apply to the same land as the DCP plus some adjoining land and will authorise Council to require development contributions as development occurs.

A number of capital works projects are included in the works schedule of this Plan. These include new road works and roundabouts to provide access to the Village Centre, extension and augmentation of stormwater drains, the creation of urban open space in the form of a Village Green with public toilets and the provision for a small number of public car parking spaces to supplement car parking provided on the site of larger developments. For administrative purposes, these projects are identified separately but the Plan allows for contributions to all these projects to be pooled and progressively applied to those projects of highest priority as development occurs.

2. Definitions

The definitions of terms used in this plan are listed in Appendix B.

3. Name of the Plan

The name of this Plan is St. Georges Basin Village Centre Development Contributions Plan.

The projects identified in this Plan are listed in Table 1.

Table 1

Project code	Project description
03ROAD2023	St. Georges Basin Village Centre Access Road & Traffic Facilities
03ROAD0113	St. Georges Basin Village Centre Service Lane
03DRAI2001	St. Georges Basin Village Centre Drainage
03OREC0012	St. Georges Basin Village Green
03CARP0004	St Georges Basin Public Car Parking

4. Legal context

This Contributions Plan has been prepared by Shoalhaven City Council pursuant to the Environmental Planning and Assessment Act and in accordance with the Environmental Planning and Assessment Regulation.

5. Purpose of the Plan

The purpose of this Plan is to:

- provide an administrative framework under which specific public facilities strategies may be implemented and coordinated;
- ensure that adequate public facilities are provided for as new development proceeds and made available in a reasonable timeframe;
- authorise Council to impose conditions requiring development contributions when granting consent to development on land to which this Plan applies;
- provide a comprehensive and equitable strategy for the assessment, collection, expenditure, accounting and review of development contributions;
- ensure that the existing community is not unreasonably burdened by the provision of public amenities and public services required as a result of future development;
- enable the Council to be publicly and financially accountable in its assessment and administration of the development contributions plan.

6. Commencement of the Plan

This Plan will take effect following public notice in accordance with the Environmental Planning and Assessment Regulation.

7. Relationship with Other Plans and Policies

This Contributions Plan is a supplement to Council's Local Environmental Plan, *Cityplan*, Management Plan and Development Control Plan No.17.2.

In addition to this Plan, contributions may also be levied pursuant to the *Shoalhaven City Council Contributions Plan 1993* (as amended) which includes contributions applying to the whole of the Local Government Area and Planning Area 3, which incorporates the St. Georges Basin Village Centre. A related draft amendment applies to an additional works project, being the extension of Anson Street. Enquiries should be directed to Council in regard to the total amount of development contributions that would be payable in respect of a specific site and development.

Projects 03ROAD0023 and 03DRAI0001 will be deleted from *Shoalhaven City Council Contributions Plan 1993* and be replaced with projects 03ROAD2023 and 03DRAI2001 in this Plan, which provide an updated design and cost estimate for these works. Any accumulated developer funds will be transferred accordingly. Projects 03ROAD0113 and 03OREC0012 are new projects.

Council's policies on Deferred Payment of Development Contributions, Payment of Development Contributions by Instalments and Voluntary Planning Agreements relate specifically to this Plan.

8. Project Location

The works included in this plan are shown in the Locality Map in Appendix C and are consistent with the extract from DCP 17 draft Amendment No. 2 contained in Appendix A.

9. Area to which the Plan applies

The land to which this plan applies includes all land zoned 3(g) Business (Development Area) at St. Georges Basin plus Lot 25 DP 25550 zoned 2(c) Residential (Living Area). This is generally the same land which is the subject of DCP 17, except for the inclusion in the Contributions Area of Lot 25 DP 25550 and that part of Lot 26 DP 25550 south of the proposed extension of Anson Street shown in Appendix A. Development on these additional lands will generate demand for the works proposed in this Plan and have therefore been included in the Contributions Area.

This Plan comprises a number of capital works projects. The Contribution Area for each project is shown in separate Contribution Area Maps in Appendix D. Any development on land within the Contributions Area is expected to make contributions in accordance with this Plan. Redevelopment on land within the Contributions Area is expected to make contributions to the extent that future demand exceeds existing demand. An allowance for existing demand will be made at the time an application for development is assessed.

Contributions made under this Plan are in addition to those required under *Shoalhaven City Council Contributions Plan 1993* (as amended).

10. Assessment of Demand

DCP 17 Amendment No. 2 provides for future growth at St. Georges Basin which, at full development, will result in a significant increase in development density compared to existing development. In recognition, DCP 17 Amendment No. 2 provides for key community infrastructure, described in detail in following sections, to meet the demand generated by new development. In the absence of this infrastructure, development would not be able to proceed.

Existing premises fronting Island Point Road in the DCP area will also generate demand for, and benefit from, this infrastructure, particularly in regard to service access, drainage improvements, urban open space, and improved access to the Village Centre for a larger number of patrons and customers. Consequently, this Plan requires contributions at the time of redevelopment or expansion of existing premises.

The zoning of the land permits a wide range of land uses. Because of this diversity and the difficulty in predicting the exact type of development and

demand generation for each land parcel, it is considered reasonable to base contributions on the available area of zoned land.

11. Village Access Road and associated Traffic Facilities

11.1 Strategy

To facilitate development of the Village Centre, a new access road is required and provided for in DCP 17.2. As shown in Appendix A, the proposed road will join Island Point Road in two locations (opposite Tasman Road in the north and opposite Collett Place in the south) where new roundabouts are proposed. This will form part of the local road network, including connection to a proposed extension of Anson Street.

11.2 Existing provision

The proposed access road has not been constructed at the time of commencement of this Plan.

11.3 Relationship to Shoalhaven City Council Contributions Plan

This project has been foreshadowed for some time and is described as project 03ROAD0023 in *Shoalhaven City Council Contributions Plan 1993*. With the passage of time and the availability of more detailed designs, the cost estimate of this project has been revised and the revised project has become 03ROAD2023 to be included in this Plan. Upon adoption of St. Georges Basin Village Centre Contributions Plan, project 03ROAD0023 will be deleted from *Shoalhaven City Council Contributions Plan 1993* and project 03ROAD2023 will become operational. A related draft amendment to the 1993 Contributions Plan applies to an additional works project, being the extension of Anson Street.

11.4 Assessment of future demand and nexus to development

The proposed access road is a critical part of the local road network and is necessary to enable land zoned 3(g) Business (Development Area) to the east of Island Point Road to develop; i.e. these properties would not be able to develop in the absence of this road. Because the new road will service multiple properties in multiple ownership, and because of the diversity in development options provided by the zone, it is reasonable to require each property to contribute based on the available zoned land area.

The new access road will also become the point of entry for the proposed service lane. Consequently, it is reasonable that properties fronting Island Point Road also make a contribution when development or redevelopment occurs.

Lot 25 DP 25550 immediately south of the area of DCP 17 is land zoned 2(c) Residential (Living Area). Because this development site is in close proximity to the proposed access road and subsequent development of this land is likely to use the new road for access, it is reasonable that this land also be included in the Contributions Area, as shown on the map in Appendix D.

11.5 Proposed Works

The concept layout for the proposed works is shown in Appendix A and more detailed plans are shown in Appendix E.

11.6 Timing

The proposed works will be undertaken progressively as development proceeds but this is expected in the period 2010 – 2015.

11.7 Cost Estimate

The cost estimate of the proposed access road, prepared by Council staff, is shown in Table 2.

Table 2

Estimated costs for St. Georges Basin Village Centre Access Road, 03ROAD2023

Item	Estimated
Site establishment	\$5,000
Traffic control	\$10,000
Earthworks	\$242,700
Road pavement construction	\$787,585
Kerb construction	\$105,750
paving	\$129,200
Retaining walls	\$25,500
Roadside items	\$24,650
Works on-cost	\$199,560
Survey, design & administration	\$133,040
Alteration to public utilities	\$40,000
Land costs	\$331,700
Total	\$2,054,700

11.8 Cost Apportionment

Because the purpose of the access road is to enable future development within the St. Georges Basin Village Centre, the cost will be apportioned 100% to future development. Given the diversity in types of development and development densities, it is reasonable to apportion costs across the Contribution Area on the basis of \$ per m² of englobo land area. For the purpose of calculating a contribution rate, the land area contained in the Contribution Area Map as shown in Appendix D is applied as a global estimate of future development area.

11.9 Calculation of Contribution Rate

The formula for the calculation of the contribution rate is as follows:

$$\begin{aligned}\text{Contribution per m}^2 &= \frac{\text{Total Costs x Apportionment}}{\text{Englobo Land Area (m}^2\text{)}} \\ &= \frac{\$2,054,700 \times 100\%}{134,105} \\ &= \$15.32 \text{ per m}^2 \text{ englobo land area}\end{aligned}$$

12. Service Lane

12.1 Strategy and proposed works

In order to provide reasonable separation of service vehicles, including heavy vehicles servicing larger retail premises, from motor vehicle parking areas and pedestrian ways, and to better manage the entry and exit of service vehicles using Island Point Road, DCP 17.2 provides for a service lane to be constructed between the Village Access Road and Island Point Road as shown in Appendix A. The location of the proposed service road will provide service access to at least one proposed large retail premises as well as rear service access for certain properties that are currently serviced directly from Island Point Road. A further advantage for these properties is the ability to develop their full frontage and the potential to create double frontages. In the absence of appropriate rear service vehicle access, further development of these properties would not be possible to the same extent.

12.2 Existing provision

There is no service lane at the time of commencement of this Plan.

12.3 Land dedication and service lane construction

It is recognised that this type of facility is of primary benefit only to those properties where service access is created. Consequently, this Plan requires those properties as shown in the Contributions Area Map in Appendix D and listed in Table 3, at the same time as payment of monetary contributions is normally made following determination of an application for development, to dedicate that part of their land as identified in Appendix A for the provision of service access and, prior to occupation of the development, to construct that part of the service lane to Council requirements.

If Council requires the creation of the service access lane to occur prior to development of all affected properties, Council will enter negotiations with affected landowners with a view to acquisition of the necessary land.

12.4 Timing

The construction of the proposed service lane will be dependant on negotiations with landowners but will occur generally as development proceeds.

Table 3

Properties required to dedicate land for the creation of a service access lane, St. Georges Basin Village Centre

Lot	Deposited	Address
1	1093012	136 Island Point Road
2	1093012	The Old Wool Road
38	25550	138 Island Point Road
39	25550	140 Island Point Road
40	25550	142 Island Point Road
41	740714	144 Island Point Road
1	1006836	Island Point Road
43	25550	148 Island Point Road
44	25550	150 Island Point Road
45	25550	152 Island Point Road

13. Stormwater Drainage

13.1 Strategy

Much of the land in the Contributions Area is currently undeveloped and carrying native vegetation. Development throughout the Contribution Area will make significant alterations to the drainage characteristics of the stormwater catchment, requiring significant investment in drainage infrastructure. Whilst some works will be provided on individual development sites, Council has undertaken drainage investigations with a view to providing an integrated drainage network connecting to Council's existing system. This is considered a cost effective drainage approach which will minimise overflow and environmental impacts at the point of discharge, whilst allowing flexibility in design solutions on individual development sites.

A concept plan of existing and future drainage works is located in Appendix F.

In addition to works designed to manage the expected increase in stormwater flow rates and volumes, facilities are required downstream to maintain a high quality of water discharge, which is into St. Georges Basin, a sensitive receiving water body.

Existing development adjoining Island Point Road is currently serviced by the existing drainage network. However, future redevelopment is likely to discharge to, and benefit from, the improved drainage infrastructure proposed in this Plan and a contribution will be expected under those circumstances.

13.2 Existing provision

The existing drainage network serves a number of properties in Island Point Road and delivers stormwater to St. Georges Basin via Collett Place. It is proposed that this network be extended upstream into the catchment to facilitate future development of the Village Centre.

However, an upgrade of the existing network generally along Collett Place is required. The upgrade work will provide for existing stormwater flows as well as the expected additional flows generated from development areas, so 50% of the upgrading costs will be borne by Council.

13.3 Relationship to Shoalhaven City Council Contributions Plan

This project has been foreshadowed for some time and is described as project 03DRAI0001 in *Shoalhaven City Council Contributions Plan 1993*. With the passage of time and the availability of more detailed designs, the cost estimate of this project has been revised and the revised project has become 03ROAD2001 to be included in this Plan. Upon adoption of St. Georges Basin Village Centre Contributions Plan, project 03DRAI0001 will be deleted from *Shoalhaven City Council Contributions Plan 1993* and project 03DRAI2001 will become operational.

13.4 Assessment of future demand and nexus to development

Council has undertaken extensive design investigations to determine the extent of drainage works required to service the Village Centre and adjoining properties, assuming a full development scenario.

Notwithstanding the need for additional drainage works within development sites, development of these areas cannot proceed in the absence of these works.

The primary catchment area for drainage, as shown in Appendix F, aligns closely with the development areas in DCP 17.2.

13.5 Proposed Works

A concept plan for the proposed works are shown in Appendix F.

13.6 Timing

The proposed works will be undertaken progressively as development proceeds but this is expected in the period 2010 – 2015.

13.7 Cost Estimate

The cost estimate for the proposed drainage works is taken from Appendix F, prepared by Council staff, and summarised in Table 4.

Table 4

Estimated costs of St. Georges Basin Village Centre drainage works, 03DRAI2001

Works Area	Estimated
1A	\$51,000
1B	\$102,500
1C	\$116,200
Island Point Road	\$163,600
Collett Place	\$287,600
Total	\$720,900

13.8 Cost Apportionment

The primary catchment area for drainage aligns closely with the development areas in DCP 17.2. The primary catchment area can be divided into three sub-catchments, each using a separate part of the proposed extension to the drainage network, thereby providing a close relationship between developable area and drainage costs. It is therefore reasonable to apportion 100% of costs across the Contribution Area on the basis of \$ per m² of englobo land area.

For the purpose of calculating a contribution rate, the land area contained in each sub-catchment of the Contribution Area, as shown in Appendix D, is applied as a global estimate of future development area. Costs have been apportioned to each sub-catchment in accordance with the expected demand generated for each part of the drainage network. Each sub-catchment also contributes proportionally to 50% of the costs of upgrading the existing drainage network in Island Point Road and Collett Place.

13.9 Calculation of Contribution Rate

The formula for the calculation of the contribution rate is as follows:

$$\text{Contribution per m}^2 = \frac{\text{Total Costs} \times \text{Apportionment}}{\text{Englobo Land Area (m}^2\text{)}}$$

For each sub-catchment, the values applied in this formula are shown in Table 5.

Table 5
Contribution rate calculations, 03DRAI2001

Contribution	Costs	Land area	Contribution rate
1	\$51,382	5,200	\$9.88
2	\$341,282	62,600	\$5.45
3	\$169,137	39,500	\$4.28
Council share	\$159,100		
Total	\$720,900		

14. Village Green

14.1 Strategy

DCP 17 Amendment No. 2 provides for a greater development height and density within the St. Georges Basin Village Centre. To offset potential impacts, and to provide a convenient place for residents and retail customers to circulate and relax, the DCP provides for the creation of an area of urban open space referred to in the DCP as the Village Green, located on part Lot 2 DP 785956 as shown in Appendix A.

The location has been selected as reasonably central to the development precinct but also permitting further advantages. The location has experienced local overland stormwater flows in the past, and although new drainage works described in this Plan will minimise future problems, development upstream of this location is likely to impact on runoff characteristics. Consequently, intensive development at this location could be problematic. The creation of urban open space at this location is a more suitable land use. Development of the western and eastern ends of this land for car parking also suits the land use and is a suitable location for the provision of additional public car parking, being in close proximity to smaller businesses along Island Point Road.

14.2 Proposed works

The design of the Village Green will be based on a combination of paved, grassed and landscaped areas whilst retaining the potential to transport overland stormwater flows. A public toilet is also proposed. This project will be referred to as 03OREC0012.

14.3 Existing provision

The proposed location is currently vacant land that will require acquisition by Council. Whilst there are other parcels of open space at St. Georges Basin, these are remote from the Village Centre and an additional area of open space located within the Village Centre becomes warranted when full development potential is realised.

14.4 Nexus to development

The DCP recognises that additional urban open space is warranted to offset the greater development density that the DCP allows for. Furthermore, the proposed Village Green creates a necessary place for the circulation and other open space needs of the customers of the retail premises which is not provided on their sites, as well as providing an opportunity to minimise future drainage risks. Residential development within and adjoining commercial development areas will also generate demand for this facility being in easy walking distance to retail premises and expected to provide a high degree of patronage.

14.5 Timing

The timing of this project will depend on negotiations with the current landowner but is expected in the period 2010 - 2015.

14.6 Cost Estimate

The estimated costs are summarised in Table 6. Construction costs are taken from Rawlinson's Construction guide. Land costs are based on an independent valuation.

**Table 6
Estimated Costs – Village Green – 03OREC0012**

Item	Area	Base	Estimated
Land Acquisition	868 m ²	\$150.95 per m ²	\$131,040
Embellishment	868 m ²	\$65 per m ²	\$56,428
Toilet block			\$90,000
Total			\$277,468

14.7 Cost Apportionment

The demand for urban open space is driven by the development densities permitted in the DCP, so 100% of costs should be apportioned to development. It is expected that over time, existing development sites are likely to undergo re-development or expansion, and contributions will be expected at this time.

Demand for this facility is generated by all types of development within the contributions area. Given the diversity in types of development and development densities, it is reasonable to apportion costs on the basis of \$ per m² of englobo land area. For the purpose of calculating a contribution rate, the land area contained in the Contribution Area is applied as a global estimate of future development area.

14.8 Calculation of Contribution Rate

The formula for the calculation of the contribution rate is as follows:

$$\begin{aligned}\text{Contribution per m}^2 &= \frac{\text{Total Costs x Apportionment}}{\text{Englobo Land Area (m}^2\text{)}} \\ &= \frac{\$277,468 \times 100\%}{134,105} \\ &= \$2.07 \text{ per m}^2\end{aligned}$$

15. Car Parking

15.1 Strategy

Currently, there is no opportunity for commercial development to make contributions to public car parking at St. Georges Basin. This means that a development must provide all car parking requirements on the site of the development. For larger development sites, this is not usually an issue and is often preferred by the developer. However, it is not always satisfactory for smaller development sites, either because of a limitation of land area or because it creates unsatisfactory traffic issues. Consequently, this Plan provides for contributions toward a small number of parking spaces to resolve these potential issues. This will also provide for some overflow parking at major retail premises during peak periods.

As applies elsewhere in the Shoalhaven LGA, these provisions apply only to commercial development, and residential development is expected to provide all parking requirements on site.

15.2 Existing provision

Apart from public car parking within road reserves, car parking at St. Georges Basin has been provided on existing development sites. Contribution toward public car parking at St. Georges Basin is not currently available in *Shoalhaven City Council Contributions Plan 1993*.

15.3 Assessment of future demand

It is expected that larger retail premises will provide all parking requirements on site and therefore not choose to make contributions to Council. However, there are a number of properties generally along Island Point Road that may not be able to provide all parking requirements on site if full development or redevelopment potential is to be realised.

Furthermore, it is undesirable to create multiple access points to these properties along Island Point Road, it being more efficient and safer to direct vehicles to larger car parks.

Given that the option of making contributions occurs only for limited properties, an exact calculation of the number of parking spaces is not warranted. DCP 17.2 makes provision for 20 additional car parking spaces and this figure has been adopted for the purpose here. In any case, the cost per space is relatively independent of the number of spaces to be

provided, so a contribution rate based on \$ per space provides reasonable flexibility.

15.4 Nexus to development

Car parking demand has a direct nexus with the floor space of a development. This Plan allows commercial development to make a contribution to a small number of public car parking spaces in the event that all parking requirements cannot be provided on development sites along Island Point Road.

15.5 Proposed Works

DCP 17.2 provides for 20 spaces of public car parking generally located as shown in Appendix A.

15.6 Timing

Additional car parking spaces will be provided as development or redevelopment of properties along Island Point Road occurs.

15.7 Cost Estimate

Table 7 summarises estimated costs for additional car parking at St. Georges Basin Village Centre. Construction costs are based on typical costs for car park construction across the Shoalhaven. Land costs are based on an independent valuation.

Table 7

Estimated costs – additional car parking St Georges Basin Village Centre 03CARP0004.

Item	Quantity	Base	Estimated Cost
Construction	20	\$3,000 per space	\$60,000
Land cost	682 m ²	\$150.95 per m ²	\$102,960
Total		\$8,148 per space	\$162,960

15.8 Cost Apportionment

Consistent with car parking contributions in other locations throughout the Shoalhaven LGA, 100% of the cost per space will be apportioned to development.

The Contributions Area Map in Appendix D identifies those properties where a contribution for public car parking would be considered when commercial development or redevelopment occurs. Properties outside this area but within the area of DCP 17 that are the subject of commercial development would normally be expected to provide all parking requirements on site.

15.9 Contribution Rate

The contribution rate for car parking is that shown in the total in Table 7; i.e.:

Contribution per space = \$8,148

15.10 Car Parking Standard

Council's *DCP 18 Car Parking Code* applies to commercial development and this is to be applied as the standard for the quantity of car parking spaces that will be the subject of contributions.

16. Pooling of contributions

This Plan expressly authorises monetary s94 contributions paid for different purposes to be pooled and applied progressively for those purposes.

17. Other funding sources

There were no grants or other external funding sources available for works proposed by this Plan, at the time of its adoption. Should such funding become available in the future, the cost of the relevant project will be reviewed and the contribution rates will be adjusted accordingly.

18. Construction Schedule

Construction of these facilities will occur generally as development proceeds. However, construction of the access road and associated drainage works is considered a high priority to facilitate development and ensure the integrity of the existing drainage network. It is likely that the works will be constructed in stages, depending on the actual rate of development, amount of developer contributions received and competing priorities in Council's works program. Clause 20.8 of this Plan provides for construction of the works, or stages of the works, by others in advance of Council's works program under certain circumstances.

19. Review of Contribution Rates

Contribution rates will be adjusted annually on 1st July in line with movements in the Implicit Price Deflator (New Engineering & Construction) published by the Australian Bureau of Statistics.

The cost of works proposed by the Plan (including land values) may also need review over time if there is a concern that the indexation of costs may not be adequately reflecting actual current costs.

Council's aim is that all projections, costs and assumptions are reviewed at five yearly intervals, generally in line with Census dates. Where significant departures from this Plan occur, Council will consider amending this Plan.

20. Payment of Contributions

20.1 Method and Timing of Payment

Payment of contributions can be made by cash, money order or bank cheque.

A contribution must be paid to the Council at the time specified in the condition of development consent that imposes the contribution. If no such time is specified, the contribution must be paid prior to the issue of a subdivision certificate in the case of subdivisions, or prior to the issue of a construction certificate or complying development certificate in the case of other development.

20.2 Allowance for existing land use

Contributions will be levied on all types of development according to the estimated increase in demand. An amount equivalent to the contribution attributable to any existing development on the site of a proposed new development will be allowed for in the calculation of contributions.

20.3 Construction Certificates and the Obligation of Accredited Certifiers

A certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring the payment of monetary contributions has been satisfied.

In particular, the certifier must ensure that the applicant provides a receipt(s) 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. Failure to follow this procedure may render such a certificate invalid.

Where Council has agreed to an alternative payment method (provision of works in kind or other material public benefit, dedication of land, deferred payment or payment by instalments), Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

20.4 Complying Development and the Obligation of Accredited Certifiers

Accredited certifiers must impose a condition on a Complying Development Certificate requiring monetary contributions in accordance with this Plan, for all types of development.

The conditions imposed must be consistent with Council's standard conditions of consent and be strictly in accordance with this Plan. It is the responsibility of accredited certifiers to accurately calculate the contribution and to apply the condition correctly.

20.5 Adjustment of Contributions at the Time of Payment

The contributions stated in the conditions of consent for a development are calculated on the basis of the contribution rates determined in accordance with this Plan. If the contributions are not paid within the financial year in which consent is granted, the contributions payable will be adjusted and the

amount payable will be calculated on the basis of the contribution rates that are applicable at the time of payment in the following manner:

$$\text{\$CRC} = \text{\$ CRP} \times \text{IPDC} \div \text{IPDP}$$

Where:

- \$ CRC is the amount of the contribution for the current financial year
- \$ CRP is the amount of the original contribution as set out in the development consent
- IPDC is the implicit price deflator for the current financial year
- IPDP is the implicit price deflator applicable at the time of the original consent

Current contribution rates are available from Council offices.

20.6 Deferral of Payment and Payment by Instalments

Deferred payment of development contributions may be permitted in exceptional circumstances. For tenants or businesses operating in the Shoalhaven Local Government Area, payment by instalments may also be permitted.

Council will review each situation on its merit and according to the following criteria:

- an application for deferred payment or payment by instalments is to be made in writing to Council explaining the circumstances of the request;
- the decision to allow deferred payment will be at the sole discretion of Council; the timing or the manner of the provision of public facilities included in the works program will not be prejudiced;
- the works project to which the request applies does not relate to public safety or health;
- the amount of the contribution or outstanding balance is not less than \$5,000; the applicant intends to make a contribution by way of a planning agreement, material public benefit, works-in-kind or land dedication in lieu of a monetary contribution and Council and the applicant have a legally binding agreement for the provision of the works or land dedication;
- there are circumstances justifying deferred payment or payment of the contribution by instalments;
- the maximum period of deferred payment of the contribution is two years from the standard payment date;
- the maximum period for payment by instalments is five years from the standard payment date;
- deferred payments and payments by instalments are subject to interest charges equivalent to that applied to overdue rates and an administration charge equivalent to the bank guarantee lodgement fee for subdivision related matters as stated in Council's Fees & Charges.

If Council agrees to accept deferred payment or payment by instalments, Council will require the applicant to provide a bank guarantee with the following conditions:

- the bank guarantee be by a bank equal to the value of the contribution payable or the amount of the outstanding contribution, plus interest and the administration charge;
- the bank unconditionally pays the guaranteed sum to the Council if the Council so demands in writing;
- the bank must pay the guaranteed sum without reference to the applicant or landowner or other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of the development;
- the bank's obligations are discharged when payment to the Council is made in accordance with the guarantee or when Council notifies the bank in writing that the guarantee is no longer required;
- where a bank guarantee has been deposited with Council, the guarantee shall not be cancelled until such time as the original contribution, accrued interest and other charges are paid.

20.7 Exemptions and Discounts

Council will not provide exemption to development contributions made under Council's Contributions Plans other than exemptions afforded under direction of the Minister for Planning. Council does not apply discounts to the payment of development contributions.

20.8 Works In Kind and Other Material Public Benefits

The Council may accept an offer by the applicant to provide an "in-kind" contribution (i.e. the applicant completes part or all of the work/s identified in the Plan) or through provision of another material public benefit in lieu of making a monetary contribution as otherwise required under this Plan.

Council will consider such alternatives in the following circumstances:

- the value of the works to be undertaken is at least equal to the value of the contribution that would otherwise be required under this Plan;
- the value of the works to be substituted must be provided by the applicant at the time of the request and must be independently certified by a Quantity Surveyor who is registered with the Australian Institute of Quantity Surveyors or a person who can demonstrate equivalent qualifications;
- the standard of the works is to Council's full satisfaction;
- Council will require the applicant to enter into a written agreement for the provision of the works;
- the provision of the material public benefit will not prejudice the timing or the manner of the provision of public facilities included in the works program in this Plan; and

- It must not result in piecemeal delivery of any works (e.g. streetscape and public domain works) or likely result in the need to reconstruct the works due to likely future adjacent developments (i.e. normally the works will need to relate to a whole street block or a discreetly defined precinct).

Work in-kind relates to the undertaking of a specific or equivalent work specified in the contributions plan, and is therefore more readily capable, in comparison to other material public benefits, of meeting the above criteria. In accepting other material public benefits, Council must be satisfied that the offer provides a substantial public benefit not envisaged by the Plan and that this benefit warrants Council accepting responsibility in fulfilling the intent of the Plan notwithstanding a reduction in expected monetary contributions.

If the construction of a work in-kind exceeds the estimated cost in the Plan or is proposed by the applicant prior to the timing proposed by the Plan, or insufficient funds have been accumulated by the Plan to offset the additional cost to the applicant, Council may consider the following:

- provision of the work at the applicant's expense with Council recouping contributions from future development and reimbursing the applicant for costs exceeding the applicant's share, up to the total estimated cost in the Plan; or
- provision of the work at the applicant's expense with Council reimbursing the applicant for the costs when such funds become allocated in Council's budget.

Acceptance of any such alternative is at the sole discretion of the Council and will be the subject of a formal agreement between parties. Council may review the value of works and may seek the services of an independent person to verify their value. In these cases, all costs and expenses borne by the Council in determining the value of the works must be paid for by the applicant.

20.9 Goods and Services Tax

Monetary development contributions are exempt from the Federal Government Goods and Services Tax (GST).

20.10 Planning Agreements

An applicant may voluntarily offer to enter into a planning agreement with the Council in connection with a development application. Under a planning agreement, the applicant may offer to pay money, dedicate land, carry out works, or provide other material public benefits for public purposes. The applicant's provision under a planning agreement may be additional to or instead of making monetary contributions under this Plan. Refer to Council's policy on Voluntary Planning Agreements for more information.

20.11 Land Dedication

Other than as required under clause 12.3, Council may accept dedication of land in lieu of payment of monetary contributions, under similar terms as for other material public benefit.

21. Transitional Arrangements

A development application which has been submitted prior to the adoption of this Plan but not determined shall be determined in accordance with the provisions of this Plan, if this Plan is effective at the date of determination of that application, and with the provisions of any other development contributions plans which apply at the date of determination.

22. References

- Environmental Planning & Assessment Act
- Environmental Planning & Assessment Regulation
- Shoalhaven City Council Contributions Plan Manual
- NSW Department of Infrastructure, Planning & Natural Resources: Development Contributions Practice Notes, July 2005.
- Shoalhaven City Council Development Control Plan No. 18 – Car Parking Code.
- Shoalhaven City Council Development Control Plan No.17 Amendment No.2.

23. Appendices

Appendix A - Extract from DCP 17 draft Amendment No. 2

Appendix B - Definitions

Appendix C - Locality Map

Appendix D - Contribution Area Maps

Appendix E - Concept plan for road works

Appendix F - Concept plan for stormwater drainage

St. Georges Basin Village Centre Development Contributions Plan, being this written statement and accompanying maps, was

Adopted by Council: XXXX

and

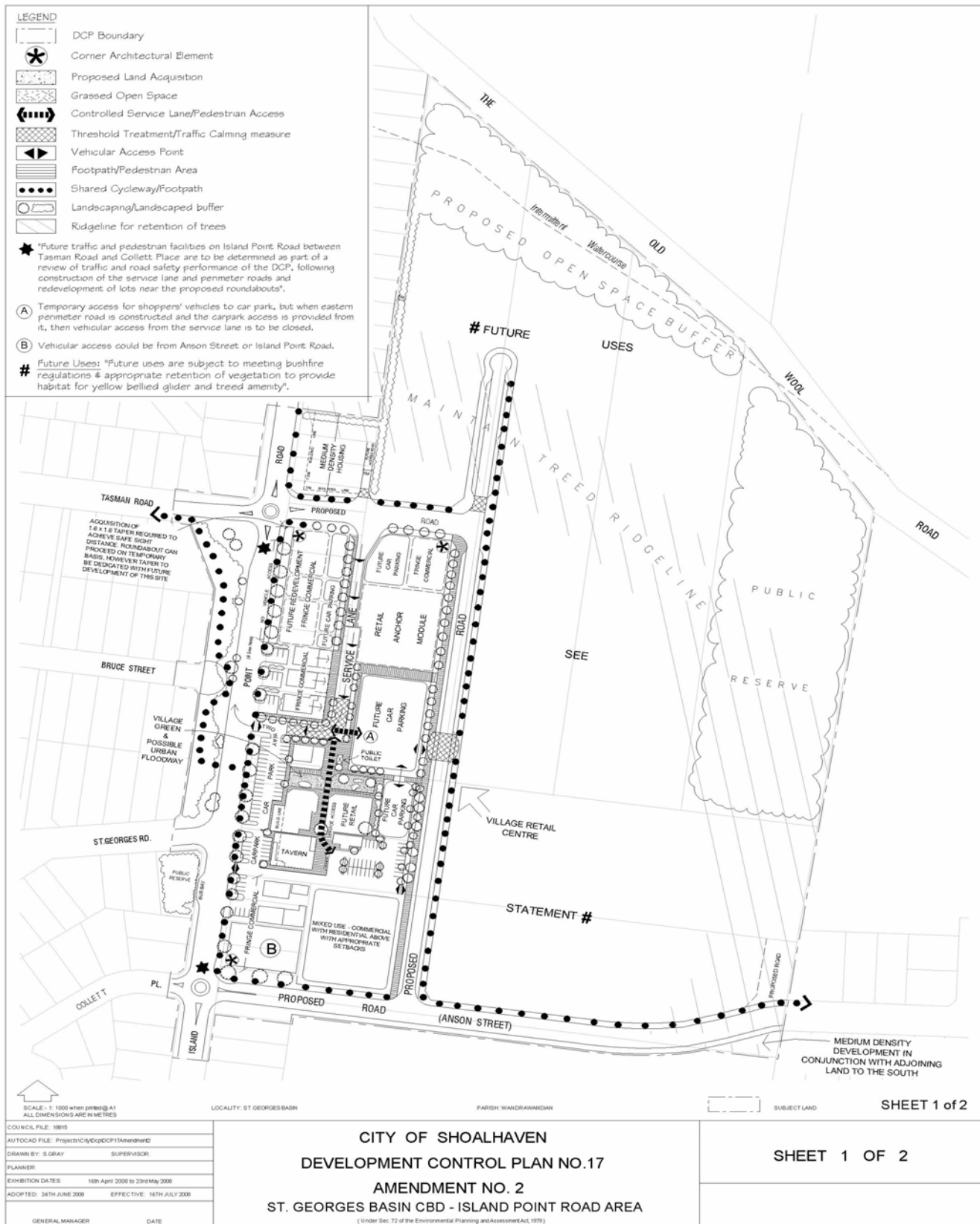
Became effective from: XXXX

A handwritten signature in black ink, appearing to read 'R D Pigg'. The signature is written in a cursive style with a large initial 'R' and 'D'.

R D Pigg
General Manager

Date: 15 . 8 . 08

Appendix A - Extract from DCP 17 Amendment No. 2



Appendix B - Definitions

The following definitions apply to terminology used in this Plan:

Anticipated Development

An estimate of the number of new dwellings to be built.

Apportionment

The % of the total cost of a project to be borne by existing residents compared to the % of the total cost to be borne by anticipated development.

Contributions Plan

A formal document prepared by Council as required under the EP&A Act, to explain how developer contributions are calculated and spent, and a number of administrative details.

Contribution rate

The amount to be paid as a development contribution, expressed per unit of development.

Deferral

Payment of Section 94 contributions may be deferred until after the standard date of payment, subject to exceptional circumstances and specific approval from Council.

Development Consent

Formal approval by Council before a development can proceed; s94 contributions are stated as one of the conditions of development consent.

Development Contribution

An amount of money Council is entitled to collect toward the cost of infrastructure arising from new development.

Development Control Plan (DCP)

Detailed guideline that illustrates the controls that apply to a particular type of development or in a particular area. A DCP refines or supplements a regional environmental plan (REP) or local environmental plan (LEP) and is made according to the EP&A Act 1979.

Dwelling

A building used as a separate domicile.

Equivalent Tenement (ET)

A unit of measure, based on the number of bedrooms for a residential development, to determine the relative impact of a development compared to a single detached dwelling.

Implicit Price Deflator (IPD)

A standard measure of price movements published by the Australian Bureau of Statistics. Council uses the IPD for New Engineering and Construction to best reflect changes in the cost of works.

Material Public Benefit

A contribution by a developer that is not in the form of a monetary contribution or land dedication.

Medium Density Development

Residential development consisting of flats, villa units, cluster housing, mobile housing estates or caravan parks.

Nexus

The specific relationship between expected development and the demand it creates for additional infrastructure or facilities.

Patronage Factor

An estimate of how much use of a facility will be generated from a particular area or group.

Residential Development

Development for the construction of dwellings.

Transitional Arrangements

A procedure that is applied whilst a contributions plan is in preparation.

Works In Kind

A type of material public benefit where construction of some or all of the works contained in a contributions plan is by the developer.

Works Program

A list of the works to be undertaken by Council.

Works Schedule

A list stating when Council expects the works in the works program to be undertaken.

Appendix C – Locality Map



SHOALHAVEN CITY COUNCIL
**ST. GEORGES BASIN VILLAGE CENTRE
DRAFT CONTRIBUTIONS PLAN**

FILE NO: 36569

FACILITY: ACCESS ROAD, SERVICE LANE, VILLAGE GREEN
& CAR PARKING

PROJECT: DCP17.2 - ST. GEORGES BASIN VILLAGE CENTRE

LOCALITY MAP



Appendix D – Contribution Area Maps

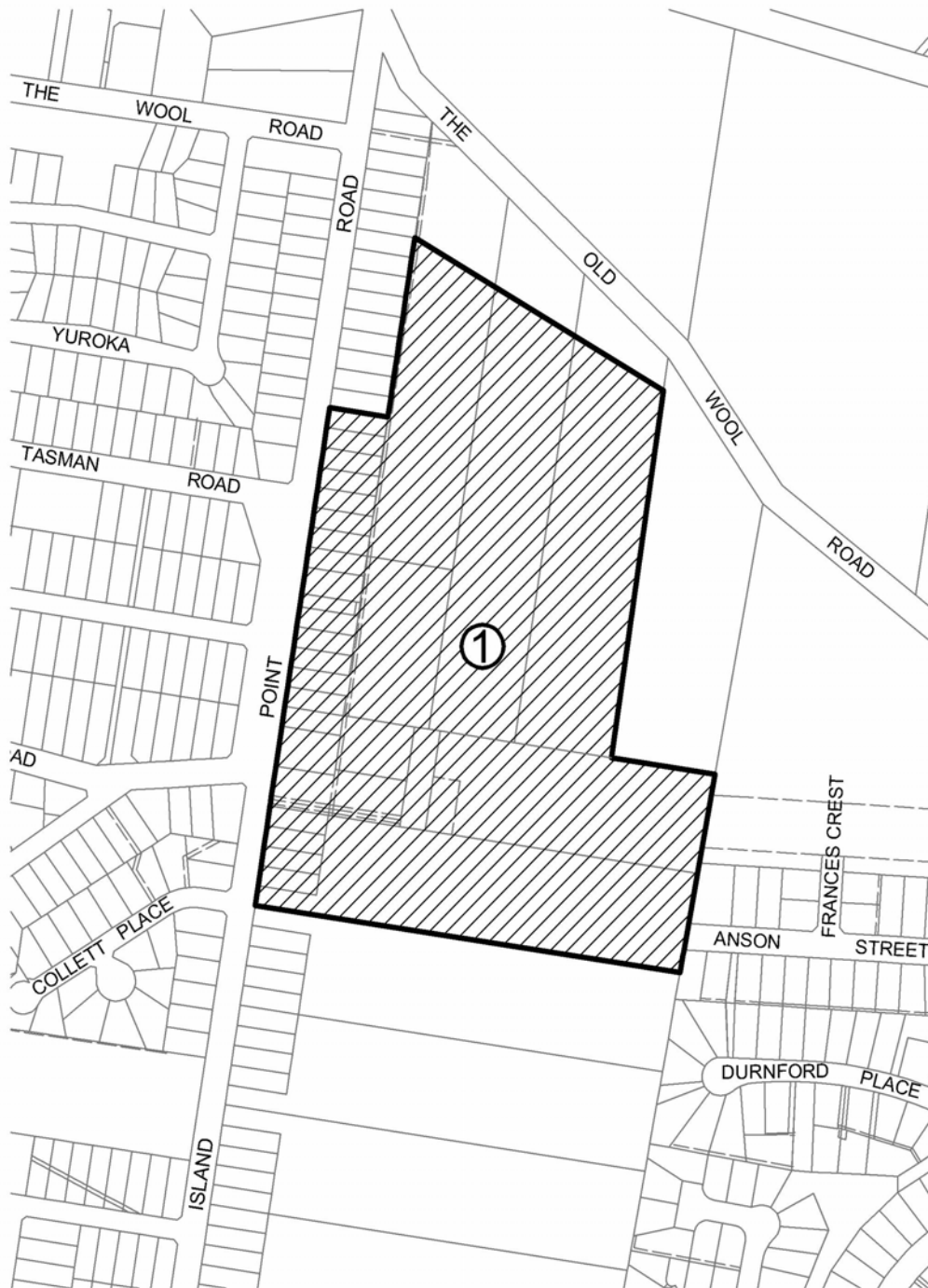


SHOALHAVEN CITY COUNCIL
**ST. GEORGES BASIN VILLAGE CENTRE
DRAFT CONTRIBUTIONS PLAN**

FILE NO: 36569
FACILITY: DRAINAGE
PROJECT: DCP17.2 - ST. GEORGES BASIN VILLAGE CENTRE

PROJECT NO.
03 DRAI 2001





SHOALHAVEN CITY COUNCIL
**ST. GEORGES BASIN VILLAGE CENTRE
DRAFT CONTRIBUTIONS PLAN**

FILE NO: 36569
FACILITY: ST. GEORGES BASIN VILLAGE GREEN
PROJECT: DCP17.2 - ST. GEORGES BASIN VILLAGE CENTRE

PROJECT NO.
03 OREC 0012

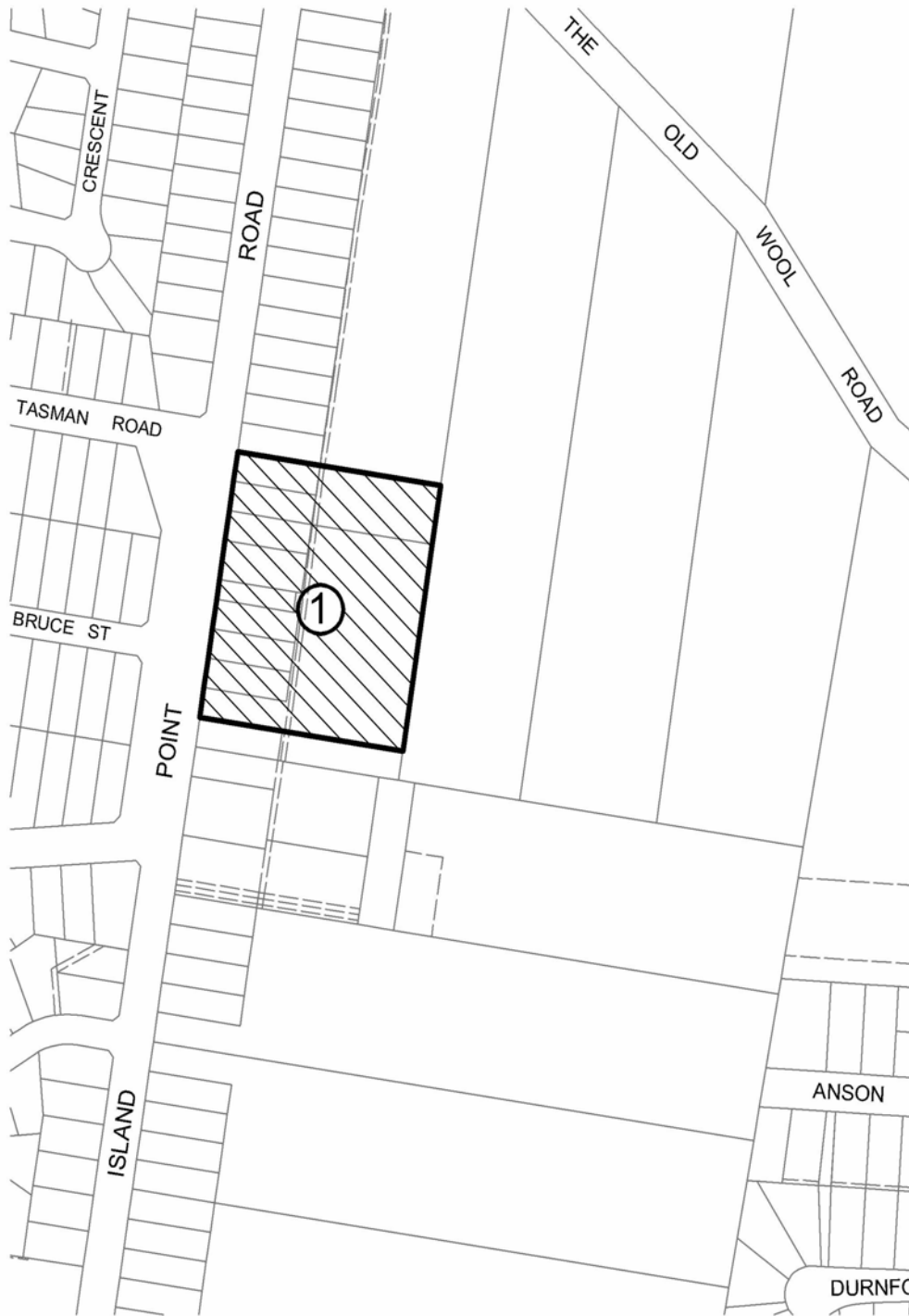




SHOALHAVEN CITY COUNCIL
ST. GEORGES BASIN VILLAGE CENTRE
DRAFT CONTRIBUTIONS PLAN
FILE NO: 36569
FACILITY: ST. GEORGES BASIN VILLAGE, PROVISION FOR
PUBLIC CAR PARKING
PROJECT: DCP17.2 - ST. GEORGES BASIN VILLAGE CENTRE

PROJECT NO.
03 CARP 0004



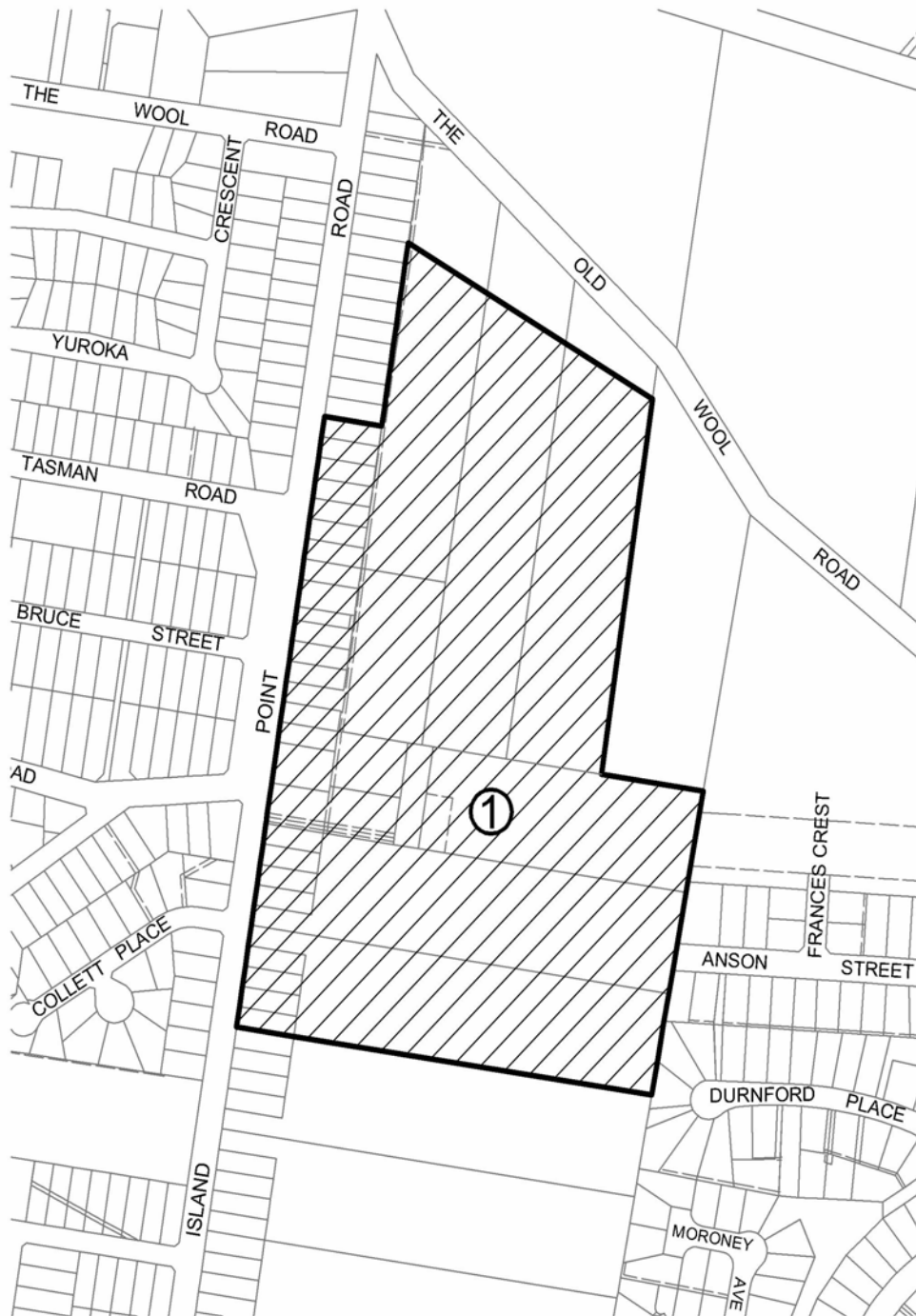


SHOALHAVEN CITY COUNCIL
**ST. GEORGES BASIN VILLAGE CENTRE
DRAFT CONTRIBUTIONS PLAN**

FILE NO: 36569
FACILITY: ST. GEORGES BASIN VILLAGE SERVICE ROAD
PROJECT: DCP17.2 - ST. GEORGES BASIN VILLAGE CENTRE

PROJECT NO.
03 ROAD 0113





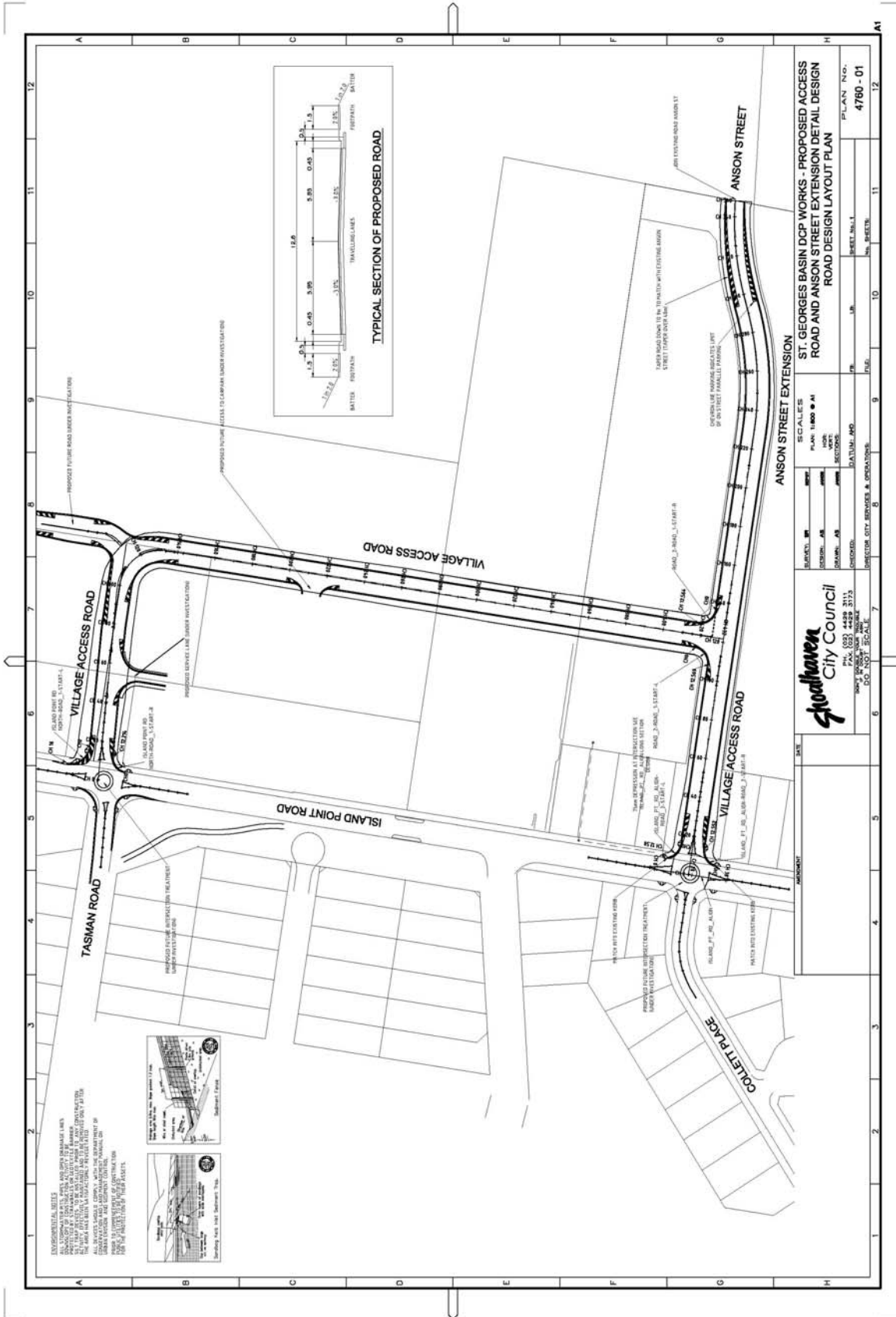
SHOALHAVEN CITY COUNCIL
**ST. GEORGES BASIN VILLAGE CENTRE
DRAFT CONTRIBUTIONS PLAN**

FILE NO: 36569
FACILITY: ST. GEORGES BASIN VILLAGE ACCESS ROAD
PROJECT: DCP17.2 - ST. GEORGES BASIN VILLAGE CENTRE

PROJECT NO.
03 ROAD 2023



Appendix E – Concept plan for road works



Appendix F – Concept plan for stormwater drainage works

