



TWEED SHIRE  
COUNCIL

CP18

# Council Administration Offices and Technical Support Facilities

Section 94 Plan No 18

INFRASTRUCTURE  
PLANNING UNIT



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October 2009

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TWEED SHIRE COUNCIL

CERTIFIED IN ACCORDANCE WITH  
THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979  
AND REGULATIONS

| GENERAL MANAGER

DATE: ~~24/4/2007~~XXX

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SECTION 94 PLAN No 18

| COUNCIL ADMINISTRATION OFFICES AND TECHNICAL SUPPORT FACILITIES  
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# SECTION 94 PLAN NO 18 – COUNCIL ADMINISTRATION OFFICES AND TECHNICAL SUPPORT FACILITIES

## 1.0 PART A – SUMMARY SCHEDULES

### 1.1 Summary schedule – contribution rates

	<u>Persons</u>	<u>Rate</u>
<b>Residential and Tourist</b>		
Per person	1	\$733.29
Per Lot/ET	<del>2.6</del> <u>2.4</u>	<del>\$1,996.80</del> <u>\$1,759.90</u>
Detached dwelling	<del>2.6</del> <u>2.4</u>	<del>\$1,996.80</del> <u>\$1,759.90</u>
<u>1 bedroom unit</u>	<u>1.3</u>	<u>\$953.28</u>
Medium density dwelling	1.7	<del>\$1,305.60</del> <u>\$1,246.60</u>
Tourist accommodation unit	Xx	<del>\$1,152.00</del> <u>\$1,099.94</u>
<u>2 bedroom unit</u>	<u>1.7</u>	<u>\$1,246.60</u>
<u>3 bedroom unit</u>	<u>2.1</u>	<u>\$1,539.91</u>
<u>4+ bedroom unit</u>	<u>2.4</u>	<u>\$1,759.90</u>
<b>Commercial</b>		
	<b>Per</b>	
Small industrial lot or unit	<u>Lot or Unit</u>	<del>\$399.40</del> <u>\$381.35</u>
Small commercial or retail lot or unit	<u>Lot or Unit</u>	<del>\$399.40</del> <u>\$381.35</u>
Larger commercial, retail or industrial per 300m2 floor area	<u>300m2 floor area</u>	<del>\$277.00</del> <u>\$264.48</u>

The rate for tourist development that provides accommodation to be applied per bedroom as above.

### 1.2 Summary schedule - works program

Item	
<u>Cost of facilities</u>	<u>\$18,106,867</u>
<u>Original plan balance</u>	<u>\$1,680,000</u>
<u>Interest finance cost</u>	<u>\$8,148,090</u>
<b><u>Total</u></b>	<b><u>\$27,934,957</u></b>

### 1.3 Published indices at time of adoption

Index	Rate	Index Date	Published
IPD (Engineering Construction)	108.6	March 2009	Released 14/07/2009 ABS
TSC Land Index	142.50	June 2009	2009/2010 Tweed Shire Council Revenue Policy



## 2.0 ~~INTRODUCTION~~ PART B - ADMINISTRATION

### 2.1 Name of Plan

This Plan may be cited as "Section 94 Plan No 18 – Council Administration Offices and Technical Support Facilities".

### 2.2 Land to which the Plan applies

The Plan applies to all residential, tourist, retail, commercial, industrial and related development, including subdivision of land.

### 2.3 Purpose of Plan

The purpose of this Contributions Plan is to

- (a) enable the levying of developer contributions for the provision and upgrading of Council's administration office and technical support facilities, which Council considers are necessary to adequately cope in the future with the increased demands generated by new development within its area.
- (b) enable the collection of direct contributions for key community infrastructure, being the provision of key community infrastructure in accordance with Section 116H of the *Environmental Planning and Assessment Act*
- (c) ensure that adequate key community infrastructure is provided for as part of any new development
- (d) authorise the council to impose conditions under section 94 (s94) of the *Environmental Planning and Assessment Act 1979* when granting consent to development on land to which this plan applies
- (e) provide a comprehensive strategy for the assessment, collection, expenditure accounting and review of development contributions on an equitable basis
- (f) ensure that the existing community is not burdened by the provision of key community infrastructure required as a result of future development
- (g) enable the council to be both publicly and financially accountable in its assessment and administration of the development contributions plan.

### 2.4 Scope of Plan

This Plan aims to provide contributions from developments which result in increased demand for Council administration office and technical support facilities. The proposed Plan life is 20 years.





## 2.5 Section 94

This Plan explains and justifies contributions for Council's administration office and technical support facilities levied in accordance with S94 of the Environmental Planning and Assessment Act on developments within the Plan area.

Section 94 of the Environmental Planning and Assessment Act 1979 permits Council to levy contributions from developers to fund the increasing demand for public services and amenities generated by the carrying out of development. The contribution may take the form of monetary contributions, the dedication of land free of cost, or the construction of works.

Section 94 of the Act requires that there must be a "nexus" between conditions imposed on a development consent relating to public services and the amenities demanded by the development. The Section 94 criteria for contributions is -

- i. it must be for, or relate to, a planning purpose;
- ii. it must fairly and reasonably relate to the subject development; and
- iii. it must be such as a reasonable planning authority, duly appreciating its statutory duties, could have properly imposed.

## 2.6 Commencement of the plan

The provisions of this Contributions Plan came into effect on 17 June 1998, being the date of public notification of adoption by Council of this Contribution Plan and were amended on 27 September 2005, 24 April 2007 and xxx.

This amended version (Version 2.2) has been prepared pursuant to the provisions of s94 of the Environmental Planning & Assessment Act and Part 4 of the Environmental Planning & Assessment Regulation and takes effect from the date on which public notice was published, being XXXXX, pursuant to clause 31(4) of the Environmental Planning & Assessment Regulation.

## 2.7 ~~Relationship to Other Environmental Planning Instruments~~ with other plans and policies

This Plan has been prepared in accordance with the provisions of Section 94AB of the Environmental Planning and Assessment Act and the attendant Regulations. ~~This Plan supplements the provisions of the Tweed Local Environmental Plan 2000 as amended.~~

This Plan is part of the package of Contributions Plans prepared for a variety of public services and facilities which are required to be provided and/or augmented by Tweed Shire Council to meet the needs of new development within the Shire.

This development contributions plan supplements the provisions of Tweed Local Environmental Plan 2000 and any amendment or local environmental plan which it may supersede.

This development contributions plan supplements the provisions of the adopted Tweed Development Control Plan and any amendment which it may supersede.



2.8 Definitions and standards

<u>Definitions</u>	
<u>Accredited Certifier</u>	<u>For the purposes of the certification of Construction Certificates and Complying Development Certificates as referenced in this plan, the Accredited Certifier is the principal certifying authority</u>
<u>EP&amp;A Act</u>	<u>Environmental Planning and Assessment Act, as amended</u>
<u>EP&amp;A Regulation</u>	<u>Environmental Planning and Assessment Act Regulation, as amended.</u>
<u>IPD (Implicit Price Deflator)</u>	<u>Index used for adjustment of construction component – refers to the value of work done (implicit price deflator); Chain Volume Measures; Engineering Construction; ABS Reference A405071T, ABS Product Number 8782.0.65.001</u>
<u>TSC Land Index</u>	<u>Index used for adjustment of land acquisition costs – Tweed Shire Council Land Index, as published in Council's Management Plan and Quarterly Report.</u>
<u>Nexus</u>	<u>The relationship between the expected types of development in the area and the demand created by those developments for additional public facilities. The link between the proposed development and the increased demand for public facilities may be demonstrated through causal nexus (what), spatial nexus (where) and temporal nexus (when). <b>Causal nexus</b> requires that the need for the service or facility being levied must be a result of the development being levied. <b>Physical nexus</b> requires that the service or facility be near enough in physical terms to provide benefit to that development. <b>Temporal nexus</b> requires that the service or facility must be provided within a reasonable time.</u>



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<b><u>Standards used in this contributions plan</u></b>	
<u>Dwelling house/lot</u>	<u>Equivalent to 2.4 persons (one Equivalent Tenement)</u> Source: Tweed Shire Urban Land Release Strategy 2009
<u>1 bedroom unit</u>	<u>Equivalent to 1.3 persons</u> Source: Tweed Shire Urban Land Release Strategy 2009
<u>2 bedroom unit</u>	<u>Equivalent to 1.7 persons</u> Source: Tweed Shire Urban Land Release Strategy 2009
<u>3 bedroom unit</u>	<u>Equivalent to 2.1 persons</u> Source: Tweed Shire Urban Land Release Strategy 2009
<u>4+ bedroom unit</u>	<u>Equivalent to 2.4 persons</u> Source: Tweed Shire Urban Land Release Strategy 2009
<u>Tourist related development that provides accommodation</u>	<u>Equivalent to the above residential standards with reference to the number of bedrooms</u>
<u>Commercial contributions</u>	Contributions for industrial or commercial units are based on the likelihood that new commercial or industrial development does impose some additional burden on Council's administration and servicing infrastructure, over and above those services provided on a fee for service basis. However, this additional burden or cost is relatively small and has been assumed at about 20% of equivalent levy for a residential lot or large dwelling. Where large commercial, retail or industrial units are involved, the levy will be worked out on a pro-rata basis at 1 levy unit -per -300 m <sup>2</sup> of floor area, to the nearest unit.

### 2.9 Timing of payment

A contribution must be paid to the council at the time specified in the condition that imposes the contribution. If no such time is specified, the contribution must be paid prior to the issue of a construction certificate.

Council's policy regarding the timing of payment of S94 contributions is as follows:

- DAs involving subdivision - prior to the release of the subdivision linen plan;
- DAs involving building work - prior to the release of approved building plans; and
- DAs where no building work involved - prior to occupation.

#### **TIMING OF CONTRIBUTIONS**

- ~~— Contributions will be required as a condition of development consent.~~
- ~~— Payment is to be made prior to release of a construction certificate.~~



2.10 Obligation of accredited certifiers

**Construction Certificates:**

In accordance with Clause 146 of the EP&A Regulation, 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 in accordance with clause 142(2) of the EP&A Regulation. Failure to follow this procedure may render such a certificate invalid.

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

**Complying Development Certificates:**

In accordance with section 94EC of the EP&A Act a certifying authority must impose a condition on a complying development certificate requiring the payment of a monetary contribution in accordance with this plan. The condition must require payment prior to commencement of works or prior to commencement of use whichever occurs first. The condition must be set out and be calculated in accordance with Appendix 2 of this plan.

Payment for contributions cannot be accepted by Council before Council has registered the complying development certificate in its system which will not occur until Council has received notification of the complying development certificate from the accredited certifier of the issuing of the certificate.

Failure to follow this procedure may render such a certificate invalid.

**Recalculation of contributions:**

Council's search fee will apply in cases where the recalculation of contribution rates is required.

2.11 Deferred/periodic payments

Deferred or periodic payments may be permitted in the following circumstances:

- compliance with the provisions of Clause 2.8 is unreasonable or unnecessary in the circumstances of the case,
- deferred or periodic payment of the contribution will not prejudice the timing or the manner of the provision of public facilities included in the works program,



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- where the applicant intends to make a contribution by way of a planning agreement, works-in-kind or land dedication in lieu of a cash contribution and council and the applicant have a legally binding agreement for the provision of the works or land dedication,
- there are circumstances justifying the deferred or periodic payment of the contribution.

If council does decide to accept deferred or periodic payment, council may require the applicant to provide a bank guarantee by a bank for the full amount of the contribution or the outstanding balance on condition that:

- a. the bank guarantee be by a bank for the amount of the total contribution, or the amount of the outstanding contribution, plus an amount equal to thirteen (13) months interest plus any charges associated with establishing or operating the bank security
- b. the bank unconditionally pays the guaranteed sum to the council if the council so demands in writing not earlier than 12 months from the provision of the guarantee or completion of the work
- c. 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 development
- d. the bank's obligations are discharged when payment to the council is made in accordance with this guarantee or when council notifies the bank in writing that the guarantee is no longer required.
- e. where a bank guarantee has been deposited with council, the guarantee shall not be cancelled until such time as the original contribution and accrued interest are paid.

### 2.12 "In-kind" settlement or material public benefit

The council may accept an offer by the applicant to provide an "in-kind" contribution (ie the applicant completes part or all of work/s identified in the plan) or through provision of another material public benefit in lieu of the applicant satisfying its obligations under this plan.

Council may accept such alternatives in the following circumstances:

- (a) 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; and
- (b) the standard of the works is to council's full satisfaction; and
- (c) 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.

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.



Council will require the applicant to enter into a written agreement for the provision of the works.

Acceptance of any such alternative is at the sole discretion of the council. Council may review the valuation of works or land to be dedicated, 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 or land will be paid for by the applicant.

### **DEDICATION OF LAND AND MATERIAL PUBLIC BENEFITS**

~~— A decision as to whether to accept the dedication of land or the provision of a material public benefit/works "in kind" in lieu of a monetary contribution, will be at the discretion of Council. Factors Council will take into consideration include:~~

- ~~• the extent to which the land/material public benefit/works satisfies a community need;~~
- ~~• the extent to which the land/material public benefit/works satisfies the purpose for which the contribution was sought;~~
- ~~• the valuation of the material public benefit or works in kind;~~
- ~~• whether the site complies with site selection criteria.~~

#### 2.13 Discounting and apportionment factors

See Section 3.5 - What apportionment or discounting of costs is appropriate?.

#### 2.14 Adjustment of contribution rates

To ensure that the value of contributions are not eroded over time by movements in the land value increases, the capital costs of administration of the plan or through changes in the costs of studies used to support the Plan, the council will adjust the contribution rates.

The contribution rates will be adjusted in accordance with the consent condition by reference to the following specific indices:

- construction costs by the **IPD Chain Volume Measures:Engineering Construction** as published by **the Australian Bureau of Statistics (ABS)**;
- land acquisition costs by reference to average land valuation figures (**Tweed Land Index**) published by council in Council's Management Plan;
- specific valuations for particular parcels of land that are identified in the s94 plan as published by the council in Council's Management Plan;
- changes in the capital costs associated with provision of administration and salary costs for staff involved in implementing council's s94 plan by reference to increases in salary rates under the Local Government State Award Plan as published by the council in Council's Management Plan;





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- changes in the capital costs of various studies and activities required to support the strategies in the plan by reference to the actual costs incurred by council in obtaining these studies plan as published by the council in Council’s Management Plan.

In accordance with clause 32(3)(b) of the EP&A Regulation, the following sets out the means that the council will make changes to the rates set out in this plan.

For changes to the IPD index, the contribution rates within the plan will be adjusted on a quarterly basis in accordance with the following formula:

$$\frac{\$C_A + \$C_A \times ([\text{Current Index} - \text{Base Index}])}{[\text{Base Index}]}$$

Where

$\$C_A$  is the contribution at the time of adoption of the plan expressed in dollars;

Current Index IPD is the IPD as published by the ABS available at the time of adjustment of the contribution rate;

Base Index IPD is the IPD as published by the ABS for the date of adoption of this Plan.

Note: In the event that the Current IPD is less than the previous IPD, the Current IPD shall be taken as not less than the previous IPD. Also note that the ABS adjusts the base year annually and therefore the actual IPD figures to be used are those applicable on the date on which indexation occurs. Please refer to paragraph 1.3 for the applicable figures at the time of adoption, however these may vary over time for the reasons stated.

For changes to land values, the council will publish at least on an annual basis the revised land index values that are to be used to change the base land values contained in the plan which will be determined in accordance with the following formula:

$$\frac{\$C_{LV} + \$C_{LV} \times ([\text{Current LV} - \text{Base LV Index}])}{[\text{Base Index}]}$$

Where

$\$C_{LV}$  is the land values within the plan at the time of adoption of the plan expressed in dollars;

Current LV Index TSC Land Index is the land value index as published by the council available at the time of adjustment of the contribution rate;

Base LV Index TSC Land Index is the land value index as published by the council for the date of adoption of this Plan.

Note: In the event that the Current LV Index is less than the previous LV Index, the Current LV Index shall be taken as not less than the previous LV Index. Also note that the council may adjust the base year for this index and therefore the actual LV Index figures to be used are those applicable on the date on which indexation occurs. Please refer to paragraph 1.3 for the indexation figures available at the time of adoption, however these may vary over time for the reasons stated.

For changes in salary costs and changes in the costs for studies and other activities associated with the plan, council will publish at least on an annual basis the revised indices that are to be used to change the base costs of salaries and the costs of studies and associated activities in administering the plan.



2.15 Adjustments at the time of payment

The contributions stated in a consent are calculated on the basis of the s94 contribution rates determined in accordance with this plan. The contributions payable will be adjusted and the amount payable will be calculated on the basis of the contribution rates that are applicable at time of payment in accordance with the consent condition.

The current contribution rates are published by council and are available from council offices. Should the council not validly publish the applicable contribution rates, the rate applicable will be calculated in accordance with the rate prevailing in the previous quarter.

2.16 Allowances for existing development

Contributions will be levied according to the estimated increase in demand. An amount equivalent to the contribution attributable to any approved development on the site of a proposed new development will be allowed for in the calculation of contributions. Council will determine the credit on the basis of the likely demand that the existing development would create.

2.17 Pooling of contributions

This plan expressly authorises monetary s94 contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes. The priorities for the expenditure of the levies are shown in the works schedule.

2.18 Savings and 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 the plan which applied at the date of determination of the application.

2.19 Register

Council will maintain a register of all contributions in accordance with EP&A Regulation 34.

The register will be made available for public inspection at any time during normal office hours. An annual statement of contributions will be produced documenting amounts received and relevant details. Such statements will also be made available for public inspection upon request.

**CONTRIBUTIONS REGISTER AND ACCOUNTING**

~~Council has established an identifiable account for the management of S94 contributions, showing separate categories of contribution. The following separate categories have been established:~~

- ~~•Council administration offices and technical support facilities.~~

~~Contributions must be spent on provision of Council administration offices and technical support facilities. Interest will be calculated on funds credit or debit balance and credited/debited as appropriate.~~





~~Council will maintain a register of all contributions received. The register will record:~~

- ~~•the origin of each contribution by reference to the development consent and commercial area to which it relates;~~
- ~~•the type of contribution received, eg. money, land, works "in kind";~~
- ~~•the amount of the contribution and the purposes(s) for which it was levied;~~
- ~~•the name of the Contributions Plan the contribution is being levied under;~~
- ~~•the date of receipt of the contribution;~~
- ~~•how, when and where the contribution has been used.~~

~~The register will be available for public inspection, free of charge, at any time during normal office hours.~~

~~Council may permit the short-term transfer of funds on a priority basis. This will only be done on the basis that:~~

- ~~•full details of the transfer and subsequent reimbursement of funds are recorded;~~
- ~~•the transferred funds are returned to the relevant categories by future contributions;~~
- ~~•there is a reasonable expectation that future contributions will be obtained to enable reimbursement of the category from which monies have been transferred;~~
- ~~•the purpose for which the contributions are transferred is a purpose identified in the Works Program.~~

~~Council is not permitted to transfer funds between the S94 account and other funds of Council, for example the General Fund.~~

### ~~3.0 ANNUAL STATEMENT~~

~~In accordance with Clause 35 of the Regulation Council will produce an annual statement of contributions received which summarises, by purpose and area, details relating to contributions. This information will be available for public inspection, free of charge, at any time during normal office hours.~~

### ~~4.0 REVIEW OF PLAN~~

~~This contribution Plan will be subject to regular review by Council, so as to:~~

- ~~•monitor population trends and community needs;~~
- ~~•ensure that contribution levels reflect current costs;~~
- ~~•enable the alteration of work schedules if development and demand for offices and depots differ from original expectations.~~
- ~~•enable alteration of the Plan to reflect the actual costs.~~

~~Any material change in the Plan, with the exception of the annual adjustment of contribution amounts, will require that the Plan be amended in accordance with S94AB of the Environmental Planning and Assessment Act, 1979. This will require full public exhibition of the amended Plan and consideration of submissions received.~~



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~~From the date of the first review of this Plan CPI increases (all groups, Brisbane) will be added to facilities land acquisition, construction and any other associated costs.~~

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5.03.0 ESTABLISHING THE NEXUS PART C – STRATEGY PLAN  
AND NEXUS

3.1 Introduction

Part 116D of the Environmental Planning and Assessment Act requires that Council take account of 5 key considerations for development contributions, being:

- (a) Can the public infrastructure that is proposed to be funded by a development contribution be provided within a reasonable time?
- (b) What will be the impact of the proposed development contribution on the affordability of the proposed development?
- (c) Is the proposed development contribution based on a reasonable apportionment between existing demand and new demand for public infrastructure to be created by the proposed development to which the contribution relates?
- (d) Is the proposed development contribution based on a reasonable estimate of the cost of proposed public infrastructure?
- (e) Are the estimates of demand for each item of public infrastructure to which the proposed development contribution relates reasonable?

These considerations are addressed in this section by demonstrating a clear nexus between the requirement for the required administrative facilities to meet the needs of the increased population as a result of new development and the works program designed to provide it.

3.2 The relationship between expected development and the demand for additional administration offices and technical support facilities

Tweed Shire Council has and will continue to provide building extensions, new buildings and new facilities for additional administration offices and technical support services at Council's works depot to carry out adequately its function of servicing the needs of the increased population within its area. Section 94 of the Environmental Planning and Assessment Act 1979 (as amended) enables Councils to require monetary contributions from developers towards the cost of public facilities and services provided by Local Government, such as community centres, public amenities, playing fields, where such public facilities are provided for a public purpose and are required as a consequence of demands generated by development.

3.3 How is the nexus between anticipated new development and the proposed contributions established?

New residential development and population growth, and associated industrial, commercial, retail and other development, will create additional demands for the provision



of a range of public services and facilities provided and managed by Tweed Shire Council. Council administration offices accommodate most of the staff and office-based needs of a range of services and amenities to the wider community, including engineering services, community services, financial administration services, environmental health services, development assessment and strategic planning services, recreation services and emergency services. Council’s works depot and technical support services facilitate the construction and maintenance of many diverse public amenities and services, mainly related to the provision and maintenance of engineering infrastructure, including roads, drainage, parks and gardens, sewage and water supply, and related staff training, staff accommodation, vehicle maintenance, etc.

It has been established that Council administration offices and technical services depots are infrastructure enabling the provision of public services and amenities within the meaning of Section 94 of the Act, and satisfy the *Newberry* test of validity as a planning purpose for which contributions may be sought in a Contributions Plan (Stockland Contractors Pty Ltd v. Shellharbour Council, Stein J., L. and E. Court NSW No. 10591 of 1995).

From 2005 to 2025 the population of Tweed Shire is expected to grow by 40,000 and this is expected to generate a need for additional Council staff at the rate of 8 staff per 1,000 persons or a total of 320 persons being 142 indoor and 178 outdoor at a 45:55 ratio.

The projected increase in indoor staff at a rate of 8 staff per 1,000 population and a 45:55 indoor/outdoor staff ratio is estimated at:

2005	288
2025	<u>430</u>
Increase	142

As with indoor staff and facilities, the servicing of a larger area of urban development and other forms of development and continued growth necessitates provision of additional technical support services and facilities to cater for such growth, over and above those services subject to “fee for service”.

The projected increase in outdoor staff at a rate of 8 staff per 1,000 population and a 45:55 indoor/outdoor staff ratio is estimated at:

2005	352
2025	<u>530</u>
Increase	178

### 3.4 What is the expected demand for additional administration offices and technical support facilities

#### 3.4.1 Demand estimation

##### (a) Current Plan Adopted 17 June 1998

The 1998 version of CP18 ~~E~~estimated that the following facilities were required:

- Building Extensions and Fit-out 2,130,000
- Car Parking Contribution 600,000



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• Customer Service Facilities	540,000
• New Stores, Depots	750,000
Total	4,020,000

This Plan established that -60% of these facilities are attributed to new development and 40% are attributed to the existing (pre June 1998) population.

### (b) Version 2.0 of the Plan 2005-2025

#### (i) Accommodation Needs for additional Indoor Staff

Based on current demands and other research it is estimated that there is a need for 17m<sup>2</sup> gross floor area (includes 8 to 9m<sup>2</sup> net floor area plus allowance for meeting rooms, amenities, corridors, auxiliary space etc) per staff member. Total floor space requirement is:

142 x 17m<sup>2</sup>/staff = 2,414m<sup>2</sup> of gross office space

#### (ii) Technical Support Facilities

It has been identified that as a result of new development and an increase in outdoor staff of 178 persons during the period of this Plan an additional depot will be needed in the Tweed Coast area. The depot needs to be approximately 1.5ha in area and contain a wide range of technical support facilities (See Appendix A)

### 3.5 What apportionment or discounting of costs is appropriate?

#### 3.5.1 Facilities planned in the 1998 version of this plan

In the 1998 version of this Plan, some of the additional administration office floor space and facilities provided by Council are considered necessary to upgrade the facilities to an adequate standard to cater for the Council's current office-based workforce, or in other words, rectifying what may be described as deficiencies in the amount and type of accommodation and facilities to service the current population. Therefore it is reasonable to apportion only 60% of the cost of the 1998 planned office extensions to the needs of new development, to take account of a proportional cost which is attributable to the existing population.

However, new and upgraded customer services facilities within the administration offices are required to meet the needs of additional population and development, and are not subject to discounting or apportionment to take account of the of the existing population and development within the Shire.

Likewise, with the technical support facilities, some of the additional and upgraded technical support facilities in the 1998 version of this Plan have been provided to render the technical support services adequate for the needs of the current population and development within the Shire. It is also reasonable to apportion only 60% of these facilities costs to new development.

#### 3.5.2 Facilities planned in the version 2.0 of this plan

The new administration offices and technical support facilities proposed in version 2.0 of this Plan are 100% attributed to new development



**3.6 Formulae for contributions**

The formula for calculating the amount of contribution will be based on consideration of:

- The current cost of acquiring land and providing Council administration offices and technical support facilities;
- The cost of interest on loans required to finance the facilities (where facilities are required prior to sufficient contributions funds being available);
- increases in land acquisition and building costs, based on the CPI (all groups, Brisbane);
- A 105% levy applies to all Section 94 charges to cover the costs associated with administration, development and review of Section 94 Plans.

**3.7 Works program**

**3.7.1 Estimates of costs**

**(a) Current Plan Adopted 17 June 1998**

The 1998 version of CP18 ~~Estimated~~ that the following facilities were required:

• Building Extensions and Fitout	2,130,000
• Car Parking Contribution	600,000
• Customer Service Facilities	540,000
• New Stores, Depots	750,000
Total	4,020,000

The above facilities have been financed by loans and \$2,800,000 capital debt is yet to be paid off. 60% (apportioned amount attributed to new development) of this debt or \$1,680,000 will be brought forward into this version of the Plan.

**(b) Version 2.1 of the Plan 2005-2025**

**(i) accommodation needs for additional indoor staff**

Total floor space requirement is: 142 x 17m<sup>2</sup>/staff = 2,414m<sup>2</sup> of gross office space

It is proposed to build in two stages.

Firstly an interim expansion/optimisation of the existing Council building to increase by 594 m<sup>2</sup> which will provide for (594m<sup>2</sup>/17m<sup>2</sup>) 35 extra staff. This will satisfy needs until about 2008.

Secondly in the longer term, after 2007 provide a new building(s) for the remaining staff 2,414 – 594 = 1,820m<sup>2</sup>

Costs of Additional Building



## SECTION 94 PLAN NO 18 – COUNCIL ADMINISTRATION OFFICES AND TECHNICAL SUPPORT FACILITIES

(a) The short term extension costs per m<sup>2</sup>

Building works	2974
Survey, design, approvals, project management etc	93
Computers, furnishings etc	323
Parking	427
	<b>\$ 3,817 per m<sup>2</sup></b>

Cost of short term building extensions \$ 3817 x 594 m<sup>2</sup> = **\$ 2,267,298**

(b) Long term new building costs, 2008

Building works	3271
Survey, design, approvals, project management	187
Computers furnishings	323
Land (based on cost of land to relocate SES)	133
Parking	427
	<b>\$ 4,341 per m<sup>2</sup></b>

Cost of new long term building \$4341 x 1,820 m<sup>2</sup> = **\$ 7,900,620**

Total cost of new buildings for indoor staff generated by population increases from 2006 to 2026:

**\$ 2,267,298+ \$ 7,900,620= \$ 10,167,918**

**(ii) Technical Support Facilities**

It has been identified that as a result of new development and an increase in outdoor staff of 128 persons during the period of this Plan an additional depot will be needed in the Tweed Coast area. The depot needs to be approximately 1.5ha in area and contain a wide range of technical support facilities

The estimated cost of the new depot is **\$ 6,258,949**

Item	Description	Amount	
1	Land	1.5 ha rural land	666,600
2	Investigation, survey, design, approvals, supervision		391,442
3	Site preparation	Earthworks, perimeter fencing	186,480





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Item	Description	Amount	
4	Services	Power, water, sewerage, telecommunications	750,480
5	Civil works	Road extension and intersection/entry works, parking, internal roads, concrete and sealed hardstand areas, gravel surfaces, stockpile bays/bins, compounds, racks, tanks, fuel supply, security, wash down bay, pollution control fire service, landscaping.	1,329,900
6	Buildings	Sheds (workshop incl. gantry crane, gangs, store), Admin building (offices, training rooms).	1,955,000
7	Plant	Workshop equipment, forklift, site loader	438,000
8	Contingencies		541,047
			<b>6,258,949</b>

### (c) Total Works Program Costs

Current Plan (16 June 1998)	1,680,000
New accommodation internal staff	10,167,918
New depot	6,258,949

**Total cost of Works program 18,106,867**

### 3.7.2 Staging

The works are expected to be staged as follows:

Short term building works	\$ 2,267,620	2006/07
Long term building	\$ 7,900,620	2008/09
Depot	\$ 6,258,949	2007/08

### 3.7.3 Finance, loans, interest costs

Loan funds will be required to finance the above staging program. The resultant debt will be paid off in the later part of the 20 year Plan.

Based on a population growth of 2,000 persons per year, the above capital works staging program, and an interest rate of 6.5%, the estimated total interest cost for the life of the Plan is -\$ 8,148,090.

## 3.8 Contribution rates

### 3.8.1 Calculated contribution rates

Contribution rates shall be calculated in accordance with the following formula





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$$C = \frac{(CF + OP + F) \times (100 + A)\%}{n} \text{ where}$$

C = amount of contribution per person

CF = Cost of facilities (\$18,106,867) OP = Balance from original Plan (\$1,680,000)

F = Interest finance cost (\$8,148,090)

A = Administration levy % (105%)

n = Population growth

$$C = \frac{(18,106,867 + 1,680,000 + 8,148,090) \times 110.5\%}{40,000}$$

$$= \frac{27,934,957 \times 1.051}{40,000}$$

$$= \$768733.29 \text{ per person}$$

Residential and Tourist	Persons	Rate
Per person	1	\$733.29
Per Lot/ET	2.624	\$1,996.80 \$1,759.90
Detached dwelling	2.624	\$1,996.80 \$1,759.90
<u>1 bedroom unit</u>	<u>1.3</u>	<u>\$953.28</u>
Medium density dwelling	1.7	\$1,305.60 \$1,246.60
Tourist accommodation unit	Xx	\$1,152.00 \$1,099.94
<u>2 bedroom unit</u>	<u>1.7</u>	<u>\$1,246.60</u>
<u>3 bedroom unit</u>	<u>2.1</u>	<u>\$1,539.91</u>
<u>4+ bedroom unit</u>	<u>2.4</u>	<u>\$1,759.90</u>
Commercial	Per	Rate
Small industrial lot or unit	<u>Lot or Unit</u>	\$399.40 \$381.35
Small commercial or retail lot or unit	<u>Lot or Unit</u>	\$399.40 \$381.35
Larger commercial, retail or industrial per 300m <sup>2</sup> floor area	<u>300m<sup>2</sup> floor area</u>	\$277.00 \$264.48

The rate for tourist development that provides accommodation to be applied per bedroom as above.

~~For the purpose of this Plan, medium density development is any residential development which has a density equal to or greater than one dwelling per 400 m<sup>2</sup> area, including a dual occupancy, residential flat building, duplex, cluster housing, mobile home park or integrated housing.~~

~~Contributions will be levied in respect of other types of new development which provide for residential or tourist accommodation on a pro-rata basis based on an occupancy of 1.5 persons per dwelling.~~



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Contributions for industrial or commercial units are based on the likelihood that new commercial or industrial development does impose some additional burden on Council's administration and servicing infrastructure, over and above those services provided on a fee for service basis. However, this additional burden or cost is relatively small and has been assumed at about 20% of equivalent levy for a residential lot or large dwelling. Where large commercial, retail or industrial units are involved, the levy will be worked out on a pro-rata basis at 1 levy unit (\$277) per 300 m<sup>2</sup> of floor area, to the nearest unit.

DRAFT



Appendix 1 – History of the Plan

**DRAFT Version 2.2 (This Amendment)**

Version 2.2:

- Applies the latest Department of Planning template for a S94 contributions plan.
- Includes clauses to enable future indexation of rates in the plan.
- Provides the contribution rates for residential development per bedroom in accordance with rates adopted by Council in the Tweed Shire Urban Land Release Strategy 2009.
- Reduces the admin component from 10% to 5% to be consistent with the Direction from the Minister for Planning dated 10 July 2009.
- Calculations in this amendment result in a contribution of **\$733.29** per person. See Section 1.1 to view the rates in detail.



Appendix 2 – Complying Development Certificates

Contributions will be levied according to the estimated increase in demand. In assessing the contribution of proposed development, the following calculation shall be used:

**For commercial and industrial development:**

$$\text{Rate x Unit or Lot} = \text{Total Charge}$$

$$\text{Total Charge} - \text{Credit} = \text{Contribution}$$

**For dwellings:**

$$\frac{\text{(Dwelling type persons x rate per person x number of dwellings of that type)}}{\text{}} = \text{Total Charge}$$

$$\text{Total Charge} - \text{Credit} = \text{Contribution}$$

**Notes:**

Credit

A credit amount equivalent to the contribution attributable to any continuing (or approved) development on the site of a proposed new development will be allowed for in the calculation of contributions. The credit is equal to the rate (number of lots or units x rate) already paid for as evidenced in a previous development consent. For dwellings and tourist development, the credit is 1 ET which is equivalent to 2.4 persons or any approved existing persons/bedrooms onsite. Where a development consent does not exist for a continuing development, or the total rate charged for cannot be determined, they shall be determined by calculating the current chargeable rate based on existing floor area or existing households / lot.

Rate - Is specified in Section 1.1 - Summary schedule – contribution rates on page 3.

Lots, Units and Persons – Are specified in Section 1.1 - Summary schedule – contribution rates on page 3.

Concessions

Concessions may be applied in accordance with this plan if applicable.

Council Assistance

Should a certifying authority choose not to calculate contributions, Council officers are able to undertake calculations at the cost of Council's Enquiry Fee.

Contribution Fee Sheet

The certifying authority shall attach to the complying development certificate, a fee sheet which details calculations (including persons, credits and total ETs) undertaken to determine the applicable contributions.



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The contribution fee sheet should use a format showing all of the details in the table below:

<u>S94 Plan</u>	<u>Sector</u>	<u>Persons</u>	<u>Credit (Persons)</u>	<u>ETs (minus credits)</u>	<u>Total \$</u>
<u>S94 Plan No 18</u>	<u>CP 18</u>	<u>Xxx</u>	<u>Xxx</u>	<u>Xxx</u>	<u>\$xxx</u>

**Condition Template**

The condition must be imposed in the following format:

# **Section 94 Contributions**

Payment of the following contributions pursuant to Section 94 of the Act and the relevant Section 94 Plan.

The complying development shall NOT commence unless all Section 94 Contributions have been paid.

**A CURRENT COPY OF THE CONTRIBUTION FEE SHEET ATTACHED TO THIS COMPLYING DEVELOPMENT CERTIFICATE MUST BE PROVIDED AT THE TIME OF PAYMENT.**

These charges include indexation provided for in the S94 Plan and will remain fixed for a period of 12 months from the date of this consent and thereafter in accordance with the rates applicable in the current version/edition of the relevant Section 94 Plan current at the time of the payment.

A copy of the Section 94 contribution plans may be inspected at the Civic and Cultural Centres, Tumbulgun Road, Murwillumbah and Brett Street, Tweed Heads.

« Contribution type:

XXX Persons @ \$xxxx per person \$xxxx

S94 Plan No. XX

Sector xxxx