

GOULBURN MULWAREE LOCAL INFRASTRUCTURE CONTRIBUTIONS PLAN 2021



Goulburn Mulwaree Local Infrastructure Contributions Plan 2021

Prepared for



By





ABN 39 585 262 237

A Level 10, 70 Pitt Street, Sydney 2000 P GPO Box 5013, Sydney NSW 2001

T (02) 9249 4100 F (02) 2949 4111 E info@glplanning.com.au



Date of final issue: February 2021

File Path: C:\Users\Janina\Dropbox (GLN Planning)\Public\Projects\Active\11114 Goulburn Mulwaree Council CP Review\Contributions Plan\GM LICP 2021 Final.docx

Project Manager: Greg New

Client: Goulburn Mulwaree Council

Project Number: 11114

The purpose for which this report may be used and relied upon is limited for that which it was commissioned. Copyright in the whole and every part of this document belongs to Goulburn Mulwaree Council.

Acknowledgement: All photographic images used in this document are the property of Goulburn Mulwaree Council.

Document History and Status

Version	Issue To	Qty	Date	Prepared by	Reviewed by
Final	Council	1e	19/02/2021	JON	JON
Adoption by Council	Resolution 2021/97 Commencement 1 June, 2021		16/03/2021		
Adoption by Council	Resolution 2022/325 Amendment 1 – Amendment to Section 2.2.3		20/9/2022	Council	



Table of Contents

Glossary of terms and abbreviations	v
Plan summary	2
Summary of contribution rates	2
Summary of proposed infrastructure	3
Plan overview	4
Plan structure	4
1 Is a contribution required and how is it calculated?	7
1.1 Name of the plan	7
1.2 Purposes of the plan	7
1.3 What land and development does this plan apply to?	7
1.3.1 Land	7
1.3.2 Developments affected by the plan	10
1.3.3 What development is exempted from contributions or levies?	10
1.4 Which type of contribution applies?	11
1.5 What are the contribution rates?	13
1.5.1 Section 7.11 contribution rates for residential development	13
1.5.2 Section 7.12 fixed development consent levy rates	14
1.6 How to calculate a contribution amount	14
1.6.1 Calculating a section 7.11 contribution for a Type (a) development	14
1.6.2 Calculating a section 7.12 levy for a Type (b) development	15
1.6.3 Calculating a section 7.11 contribution for a Type (c) development	15
1.6.4 Worked examples	15
2 How is a contribution imposed on a development?	20
2.1 Monetary contributions	20
2.2 Section 7.11 contributions	20
2.2.1 Land contributions	20
2.2.2 Cap on monetary section 7.11 contributions for residential development	20
2.2.3 Adjustment to contribution rates	21
2.2.4 Latest rates to be used	21
2.3 Section 7.12 fixed development consent levies	22
2.3.1 Determining the proposed cost of carrying out a development	22
2.3.2 Cost Summary Report must accompany development application	22
2.3.3 Who may provide a Cost Summary Report?	22



2.4	Obligations of accredited certifiers	23
2.4.1	Complying development certificates	23
2.4.2	Construction certificates	25
3	How and when can a contribution requirement be settled?	27
3.1	Timing of payments	27
3.2	Indexing of contribution and levy amounts in consents	27
3.3	Deferred or periodic payments	28
3.4	Can the contribution be settled by dedicating land or undertaking works?	28
4	Other administration matters	30
4.1	Relationship of this plan to other contributions plans	30
4.2	Commencement and transitional arrangements	30
4.3	Pooling of contributions funds	30
4.4	Accountability and access to information	30

Tables

Table 1	Section 7.11 contribution rates for Type (a) developments	13
Table 2	Section 7.11 contribution rates for Type (c) developments	14
Table 3	Section 7.12 levy rates for Type (b) developments	14
Table 4	Assumed occupancy rates for calculating contributions and demand credits	15

Figures

Figure 1	Goulburn Mulwaree Local Government Area	8
Figure 2	Goulburn catchment enlargement	9
Figure 3	Process to identify when a contribution is levied under this plan	12

Appendices

Appendix A:	Infrastructure demand and the calculation of the contribution rates
Appendix B:	Infrastructure schedule and location maps
Appendix C:	Cost summary reports



Glossary of terms and abbreviations

Words and phrases used in this plan have the same meaning as the terms defined in the Goulburn Mulwaree Local Environmental Plan 2009, or the Environmental Planning and Assessment Act 1979, except as provided for below.

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

Applicant means the person, company or organisation submitting a development application.

CDC means complying development certificate.

Consent authority has the same meaning as in the EP&A Act but also includes an accredited certifier responsible for issuing a complying development certificate.

Council means Goulburn Mulwaree Council.

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

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

ESA means equivalent standard axles

GFA means 'gross floor area' and has the same meaning as the term contained in the Dictionary of Goulburn Mulwaree Local Environmental Plan 2009.

LGA means local government area

Local infrastructure means public amenities and public services that are traditionally the responsibility of local government, excluding water supply or sewerage services.

Material public benefit means something provided by an applicant, other than the dedication of land or the payment of a monetary contribution, which does not relate to an item appearing in the works schedule of a contributions plan.

Serviced land means land that is either currently serviced with Council reticulated water and sewerage services or proposed to be serviced with the infrastructure because it is contained within an urban release area.

Works in kind means the undertaking of a work or provision of a facility by an applicant which is already nominated in the works schedule of a contributions plan.

Plan Summary





Plan summary

Summary of contribution rates

The contribution rates that apply to developments are as shown below.

Section 7.11 contribution rates for residential developments

	Per resident in a group home or hostel	Per 1 bedroom dwelling , 1 bedroom secondary dwelling, boarding house room, or self-contained seniors housing dwelling	Per 2 bedroom dwelling, and 2 bedroom secondary dwelling	Per 3 or more bedroom dwelling, 3 bedroom secondary dwelling, dwelling house, or lot with a dwelling entitlement
Goulburn Catchment				
Community facilities	\$707	\$919	\$1,131	\$1,696
Open space and recreation facilities	\$1,786	\$2,322	\$2,857	\$4,286
Roads and active transport facilities	\$4,776	\$6,209	\$7,641	\$11,462
Plan administration and management	\$109	\$142	\$174	\$262
Total	\$7,377	\$9,591	\$11,804	\$17,706
Rural Catchment				
Community facilities	\$707	\$919	\$1,131	\$1,696
Open space and recreation facilities	\$1,786	\$2,322	\$2,857	\$4,286
Roads and active transport facilities	\$2,260	\$2,938	\$3,616	\$5,424
Plan administration and management	\$71	\$93	\$114	\$171
Total	\$4,824	\$6,272	\$7,718	\$11,577



Section 7.11 contribution rate for extractive industries, mines and other heavy vehicle haulage uses

Basis of levying*	Contribution rates
Amount of material hauled	5.04 cents per tonne of material over the total length of road
Length of haul road used	\$0.252 per ESA per kilometre of haul road used

* Either method may be applied to a development consent

Section 7.12 levy rates

Development type	Levy rate
Development that has a proposed cost of carrying out the development:	
• up to and including \$200,000	Nil
• more than \$200,000	1% of that cost

Summary of proposed infrastructure

The contributions that are made by developers will be applied by the Council to deliver the schedule of infrastructure works shown in **Appendix B** to this plan. A summary of the infrastructure types and costs are shown below:

- Regional and local community facilities including an Arts Centre and Community Centre
- Open space and recreation works including the redevelopment of the Goulburn Aquatic Centre and a regional hockey facility, upgrades to playing fields, amenities buildings, fencing and lighting
- Roads upgrades, traffic facilities, share paths and cycleways

Contributions anticipated to be made under this plan will fund only a portion of these costs, as shown in the table below, with the balance coming from other sources (such as grants).

Summary of proposed infrastructure costs

Type of local infrastructure	Total cost of works	Cost attributable to new development*
Community facilities	\$27,958,480	\$5,292,301
Open space and recreation facilities	\$75,090,00	\$13,372,192
Roads and active transport facilities	\$99,348,000	\$32,199,168
Plan administration and management	\$762,955	\$762,955
Total	\$203,159,435	\$51,626,615

*These are the contributions anticipated from development under section 7.11 of this Plan. Contributions levied and received under section 7.12 will be used to co-fund the works contained in the works schedule of this Plan.



More details on the demand for local infrastructure, the relationship of the local infrastructure with the expected development, and specific facilities to be provided are included in the **Appendices** to this plan.

Plan overview

The Goulburn Mulwaree LGA currently has a population of approximately 31,100 people¹. Future residential development in the area over the next 16 years is expected to accommodate between 5,000 – 7,000 additional residents².

The development that will accommodate the extra residents will likely be spread throughout the LGA but most is expected to be concentrated in and around the city of Goulburn. This population growth will create additional demands for new and upgraded local infrastructure, including open space and recreation facilities, community facilities and roads.

Contributions of land, works and money from the developers of land in the Goulburn Mulwaree LGA will be a key source funding for infrastructure.

Sections [7.11](#) and [7.12](#) of the Environmental Planning and Assessment Act 1979 (**EP&A Act**) authorises a council (if it has adopted a contributions plan) and other consent authorities to require contributions of land or money from developments toward the provision, extension or augmentation of local infrastructure, if the development is likely to require the provision of or increase the demand for that infrastructure.

This plan's primary purpose is to authorise Goulburn Mulwaree Council (**Council**), a planning panel or an accredited certifier to impose conditions on development consents or complying development certificates (**CDCs**) requiring section 7.11 contributions or section 7.12 fixed rate levies from development to which the plan applies.

This plan has been prepared in accordance with the EP&A Act and Environmental Planning and Assessment Regulation 2000 (**EP&A Regulation**); and having regard to the latest practice notes issued by the Secretary of the Department of Planning, Industry and Environment.

Plan structure

This plan has been broken up into the following sections to allow easy navigation by Council staff, developers and private certifiers. A brief description of each section is provided below:

Section 1 – Is a contribution required and how is it calculated?

This section describes the types of developments required to make contributions, developments that are exempt from making contributions and a flow chart to determine if a development will be required to make contributions and what type of contribution that will be. To aid understanding, the section also provides worked examples on the calculation of contribution amounts for a selection of developments.

¹ Community profile – profile.i.d the population experts based on ABS census data.

² Draft Urban and Fringe Housing Strategy 2019, Elton Consulting



Section 2 – How is a contribution imposed on a development?

This section explains how conditions of consent will be used to require contributions and levies, and the way in which contribution rates will be adjusted over time to reflect changes in infrastructure costs. It also describes accredited certifiers' obligations to address the requirements of this plan in the issuing of construction certificates and CDCs.

Section 3 – How and when can a contribution requirement be settled?

This section explains how contribution amounts are adjusted over time, how conditions requiring the payment of contributions consent can be settled, typically by cash payment. It also provides Council's requirements for considering alternative means to satisfy contribution requirements under this plan, such as using works-in-kind agreements.

Section 4 – Other administration matters

This section outlines other administrative arrangements applying to the operation of this plan.

Appendices

The appendices include:

Appendix A: a discussion on the anticipated infrastructure demand and how the section 7.11 contribution rates in the plan have been determined

Appendix B: the schedule and location maps of the local infrastructure that is to be delivered under the plan

Appendix C: a cost summary report to be used for section 7.12 development cost assessments.

**Is a
contribution
required and
how is it
calculated?**



Belmore Park, Bradley and Cowper St Roundabout
and Adventure Playground Victoria Park



1 Is a contribution required and how is it calculated?

1.1 Name of the plan

This plan is called Goulburn Mulwaree Local Infrastructure Contributions Plan 2021.

1.2 Purposes of the plan

The main purpose of this plan is to authorise:

- the consent authority, when granting consent to an application to carry out development to which this plan applies; or
- the Council or an accredited certifier, when issuing a CDC for development to which this plan applies,

to require **either** a contribution (under section 7.11 of the EP&A Act) or a fixed development levy (under section 7.12 of the EP&A Act) to be made towards the provision, extension or augmentation of:

- (a) future local infrastructure required as a consequence of future development in the Goulburn Mulwaree LGA, or
- (b) existing infrastructure that has been provided in anticipation of, or to facilitate, future development.

Section 1.2 of this plan describes the developments that are subject to section 7.11 contributions or section 7.12 levies under this plan.

Other purposes of this plan are as follows:

- to provide the framework for the efficient and equitable determination, collection and management of development contributions in Goulburn Mulwaree LGA.
- to establish the relationship between the expected development and proposed local infrastructure to demonstrate that the section 7.11 contributions required under this plan are reasonable.
- to ensure that the broader Goulburn Mulwaree community is not unreasonably burdened by the provision of local infrastructure that is required as a result of development in the Goulburn Mulwaree LGA.

1.3 What land and development does this plan apply to?

1.3.1 Land

This plan applies to the Goulburn-Mulwaree Local Government Area. Refer to **Figure 1**.



So that the section 7.11 contributions are reasonable, the LGA has been divided into the two catchments shown in Figure 1, namely 'Goulburn' and 'Rural'. The inset of 'Goulburn' catchment is enlarged and shown in **Figure 2**.

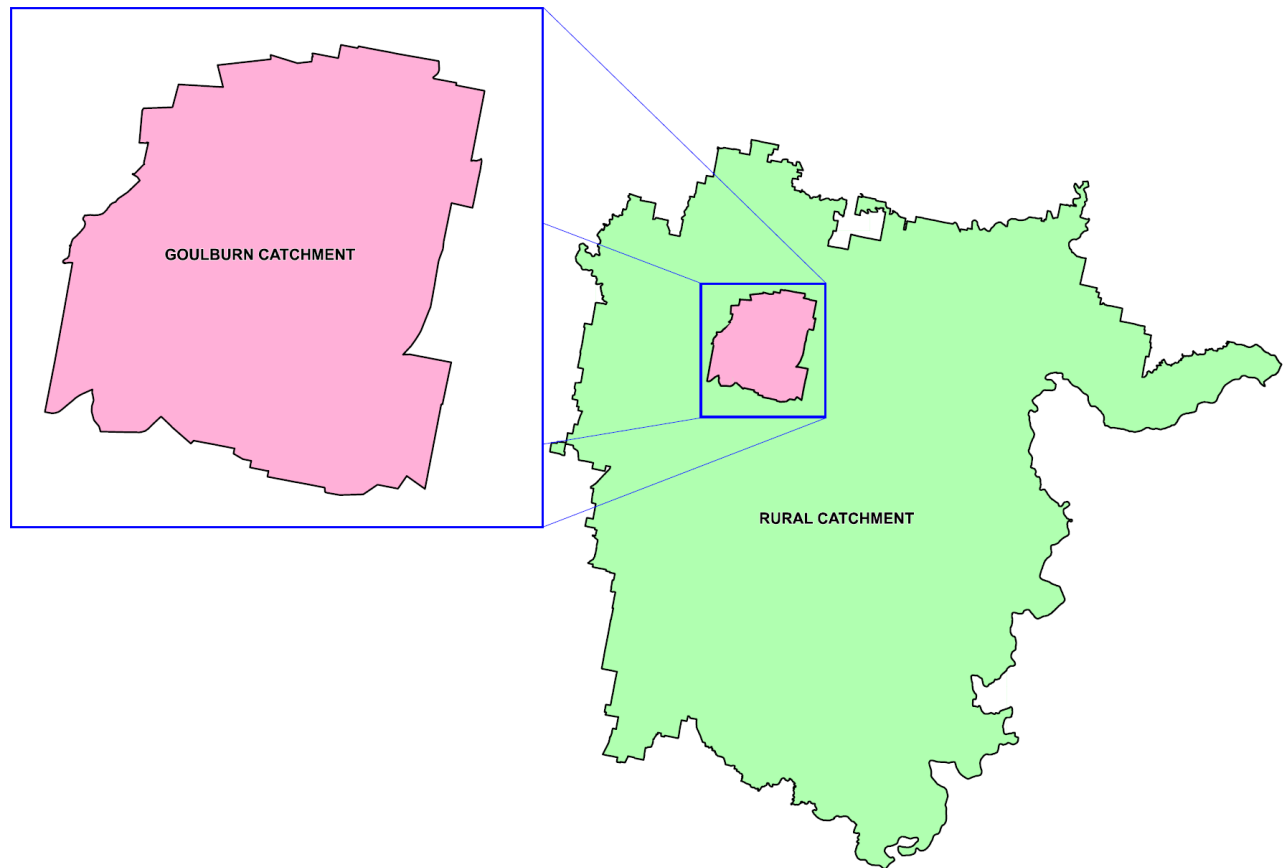


Figure 1 **Goulburn Mulwaree Local Government Area**

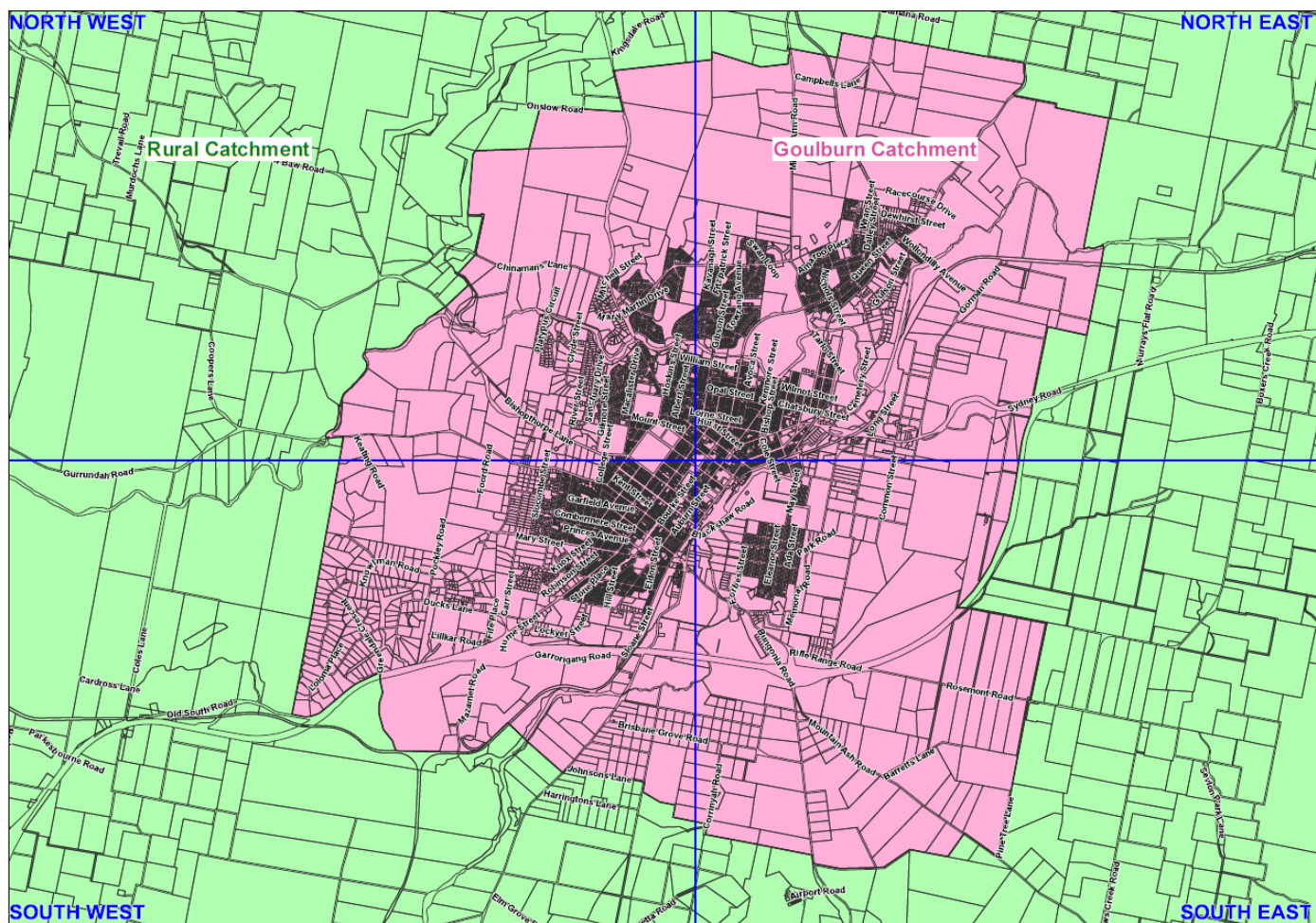


Figure 2 Goulburn catchment enlargement



1.3.2 Developments affected by the plan

Subject to the exemptions listed in Section 1.2.3, this plan applies to the following development types:

Type (a) development: Residential accommodation development (including the subdivision of land) that would result in a net increase in residents on the land, except:

- i. seniors housing development that includes a hostel or a residential care facility as part of the development.
- ii. the construction of a dwelling house on an allotment that was the subject of a s7.12 levy imposed at the time of initial subdivision of the allotment.

Type (b) development:

- iii. development other than Type (a) development and Type (c) development, and where the proposed cost of that development is more than \$200,000.
- iv. seniors housing development that includes a hostel or a residential care facility as part of the development, where the proposed cost of development is more than \$200,000.
- v. the construction of a dwelling house on an allotment that was the subject of a s7.12 levy imposed at the time of initial subdivision of the allotment, where the cost of development is more than \$200,000.

Type (c) development: Development involving increased heavy vehicle movements on local and regional roads.

1.3.3 What development is exempted from contributions or levies?

This plan DOES NOT apply to the following types of developments:

- development for the purpose of the adaptive re-use of an item of environmental heritage contained in Council's Heritage Schedule in the LEP. The exemption does not apply to new structures on the same site.
- development for the sole purpose of providing affordable housing when the development is carried out by a registered community housing provider or social housing provider as defined in State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.
- dwelling houses that replace an existing dwelling house, or a dwelling house that existed on the land at the date this plan commenced.
- dwelling houses (including alterations and additions) on land that was the subject of a section 7.11 contribution on the initial subdivision of that land.



- development proposed to be carried out by a social housing provider for the purposes of seniors housing as defined in State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.
- alterations and additions to a residential dwelling where the cost of works is less than \$200,000.
- development exempted from section 7.11 contributions or section 7.12 levies³ by way of a direction made by the Minister for Planning. Copies of the current directions are available to download from the Department of Planning, Industry and Environment website.
- public amenities, services and facilities provided by the Council, including any works contained in the works schedule of this Plan.
- development that involves rebuilding or repair of damage resulting from declared natural disasters (such as flooding or bushfires) by the NSW State Government.

Application for exemptions

Registered charities, not-for-profit organisations or social housing providers seeking exemptions for seniors housing or for affordable housing, must provide appropriate documentation from the Australian Taxation Office or other government body for confirmation of their charity, not-for-profit⁴ or social housing provider status with the Development Application.

1.4 Which type of contribution applies?

Development that is subject to this plan will be levied either a section 7.11 contribution or a section 7.12 levy.

The type of contribution that applies to the development will be determined as follows:

- Type (a) developments will be subject to a condition requiring a section 7.11 contribution.
- Type (b) developments will be subject to a condition requiring the payment of a section 7.12 levy.
- Type (c) developments will be subject to a condition requiring the payment of a section 7.11 contribution.

Where a single development application comprises a mix of type (a) and (b) developments, either a section 7.11 contribution or a section 7.12 levy will be imposed. The following procedure will be followed to determine the type of contribution and the amount of the contributions:

³ or the corresponding sections 94 and 94A of the EP&A Act that existed immediately before the commencement of the Environmental Planning and Assessment Amendment Act 2017

⁴ As registered with the Australian Charities and Not-for profits Commission.



- if application of a section 7.12 levy to the whole development yields a higher contribution amount than application of a section 7.11 contribution to the whole development, then a section 7.12 levy calculated on the whole development shall be imposed; or
- if application of a section 7.12 levy to the whole development yields a lower contribution amount than application of a section 7.11 contribution on the whole development, then a section 7.11 contribution shall be imposed.

Figure 3 shows the process to identify whether a development is to be levied contributions under this plan.

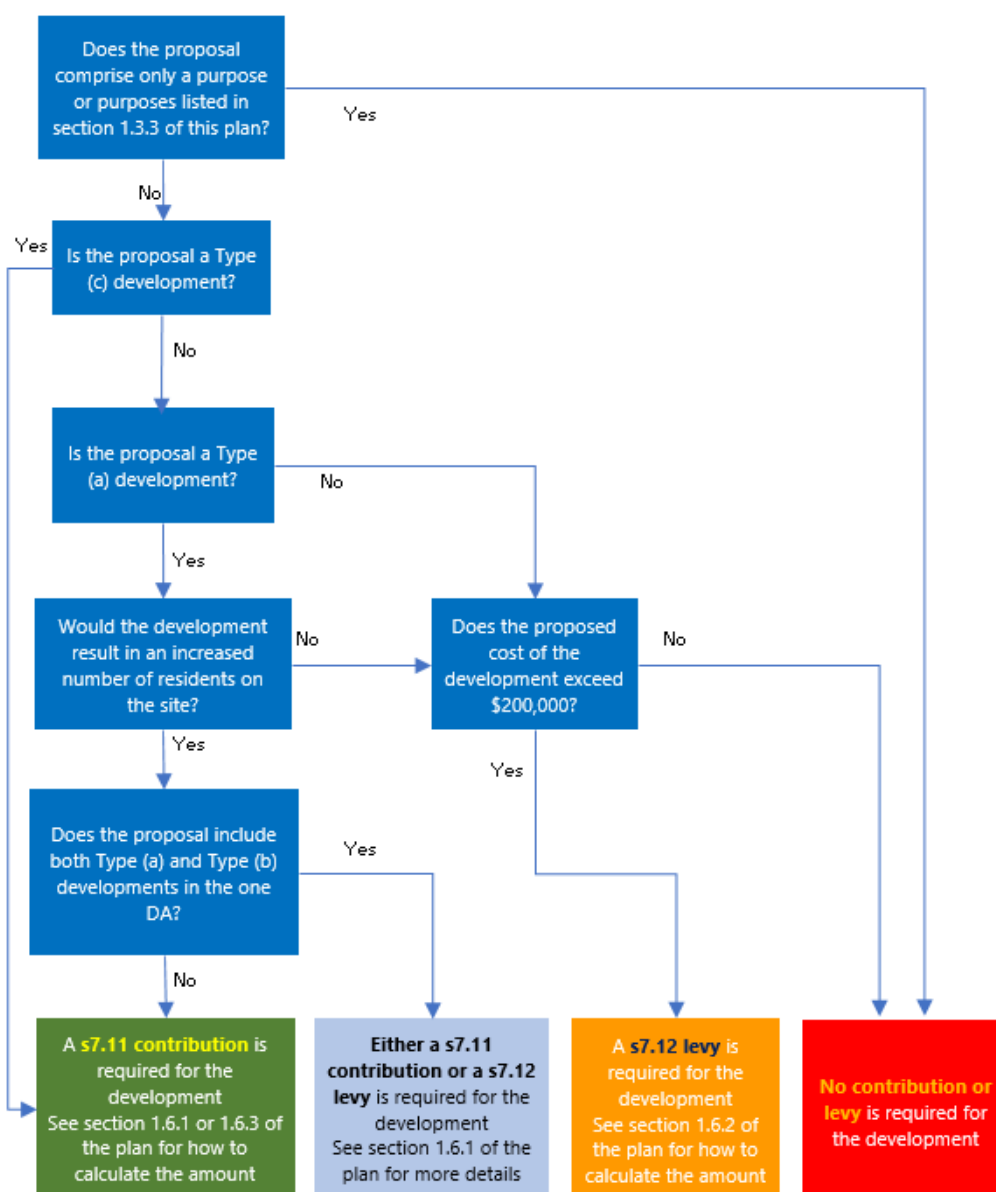


Figure 3 Process to identify when a contribution is levied under this plan



1.5 What are the contribution rates?

1.5.1 Section 7.11 contribution rates for residential development

Table 1 and **Table 2** contain the rates for developments that are subject to a section 7.11 contribution under this plan. A detailed description of the demand for infrastructure and calculation of the rates is contained in **Appendix A**.

Table 1 Section 7.11 contribution rates for Type (a) developments

	Per resident in a group home or hostel	Per 1 bedroom secondary dwelling, 1 bedroom dwelling, boarding house room, or self-contained seniors housing dwelling	Per 2 bedroom dwelling and 2 bedroom secondary dwelling	Per 3 or more bedroom dwelling, 3 bedroom secondary dwelling,, dwelling house, or lot with a dwelling entitlement
Goulburn Catchment				
Community facilities	\$707	\$919	\$1,131	\$1,696
Open space and recreation facilities	\$1,786	\$2,322	\$2,857	\$4,286
Roads and active transport facilities	\$4,776	\$6,209	\$7,641	\$11,462
Plan administration and management	\$109	\$142	\$174	\$262
Total	\$7,377	\$9,591	\$11,804	\$17,706
Rural Catchment				
Community facilities	\$707	\$919	\$1,131	\$1,696
Open space and recreation facilities	\$1,786	\$2,322	\$2,857	\$4,286
Roads and active transport facilities	\$2,260	\$2,938	\$3,616	\$5,424
Plan administration and management	\$71	\$93	\$114	\$171
Total	\$4,824	\$6,272	\$7,718	\$11,577



Table 2 Section 7.11 contribution rates for Type (c) developments

Basis of levying*	Contribution rates
Amount of material hauled	5.04 cents per tonne of material over the total length of road
Length of haul road used	\$0.252 per ESA per kilometre of haul road used

Notes:

Either method may be applied to a development consent

The rates are indexed to March 2020 Quarter PPI (Roads and Bridges Construction)

1.5.2 Section 7.12 fixed development consent levy rates

Table 3 contains the rates for developments that are subject to a section 7.12 fixed development consent levy under this plan.

Table 3 Section 7.12 levy rates for Type (b) developments

Development type*	Levy rate
Development that has a proposed cost of carrying out the development:	
• up to and including \$200,000	Nil
• more than \$200,000	1% of that cost

* Note exempt developments in Section 1.2.3

1.6 How to calculate a contribution amount

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

1.6.1 Calculating a section 7.11 contribution for a Type (a) development

Section 7.11 contributions will be calculated according to the estimated net increase in infrastructure demand that a development is deemed to generate.

The contribution that applies to Type (a) development is calculated using the rates shown in **Table 1**, less any allowances for assumed infrastructure demand arising from existing developments, if applicable.

Contribution demand credits for existing residential developments

For development sites that contain existing residential development or that have been subdivided for residential development, a credit for the existing infrastructure demand (based on the assumed existing population) relating to the development or site will be applied for the purpose of determining the net increase in population. The credit applied will be based on the occupancy rates cited in Table 4.



Table 4 Assumed occupancy rates for calculating contributions and demand credits

Development type	Assumed occupancy rate
Residential accommodation	
Detached dwelling houses, dwellings with 3 or more bedrooms, or vacant allotments that have a dwelling entitlement	2.4 persons per dwelling
2 bedroom dwellings and secondary dwellings	1.6 persons per dwelling
1 bedroom dwellings and secondary dwellings, bed-sitters or self-contained seniors housing dwellings	1.3 persons per dwelling
Boarding house rooms	1.3 persons per room
Group homes and hostels	1 person per bed

1.6.2 Calculating a section 7.12 levy for a Type (b) development

The total levy amount that is imposed on any individual development is calculated by multiplying the applicable contribution rate in **Table 3** by the proposed cost of the development.

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

1.6.3 Calculating a section 7.11 contribution for a Type (c) development

The levy amount will be calculated incrementally over the life of the development based on the amount of material that is hauled on local council roads. The developer will need to provide Council with either weigh bridge receipts or the results of regular traffic counter information. The levy will amount will be calculated using the amount of total material hauled multiplied by the length of road multiplied by the applicable contribution rate in **Table 2**. Further information on developments of this type is provided in **Appendix A**.

1.6.4 Worked examples

Worked example 1:

A proposed development in Goulburn involves the demolition of an existing 3 bedroom house and construction of a mixed-use development containing 4 x 2-bedroom apartments and 300 square metres of ground floor retail GFA. The proposed cost of development is \$2 million.

4 x 2 bedroom dwellings	=	4 x \$11,804 (refer to Table 1 Goulburn) = \$47,216
Plus 300m ² ground floor retail	=	\$0 (no s7.11 contribution applies to non-residential development)
<u>less</u> 1 dwelling house	=	\$17,706 (refer to Table 1)
Total contribution	=	\$29,510*

* in this case the contribution of the 4 residential dwellings is greater than a 1% levy of the proposed cost of development (\$20,000)



Worked example 2:

A proposed development in Marulan comprises a shop with a GFA of 250m² and a dwelling with 3 bedrooms and GFA of 200m². Council will determine the contribution required for the single dwelling (residential component) and the alternate section 7.12 levy for the proposed cost of development to determine which contribution will apply. The cost of the whole development is proposed as \$600,000.

The section 7.11 contribution for 1 dwelling (refer to **Table 1** Rural) is \$11,577. No section 7.11 contribution applies to the non-residential development.

The section 7.12 levy for the development is \$600,000 x 1% = \$6,000

The contribution for this development application would therefore be: \$11,577

Worked example 3:

A proposed subdivision of land in Run-O-Waters involves the creation of 15 Torrens title allotments on a single parent lot that is vacant.

15 lots	=	15 x \$17,706 (refer to Table 1 Goulburn) = \$265,590
Less 1 existing vacant lot credit	=	1 x \$17,706 (refer to Table 1)
Total contribution	=	\$247,884

Worked example 4:

A proposed warehouse development in Ducks Lane, Goulburn involves the construction of a warehouse, car parking and landscaping with a cost of construction of \$2 million.

\$2 million X 1%	=	\$20,000
Total contribution	=	\$20,000

Worked example 5:

A proposed development in Goulburn involves the renovation/repurposing of a heritage-listed former masonic hall into a boutique brewery. The land adjacent to the heritage item will be developed into an event venue for 150 people and restaurant. The total cost of the development is estimated at \$4.2 million. The estimate of cost to renovate the heritage item is \$1.3 million.

The cost of the development excluding the heritage item is \$2.9 million.

\$2.9 million X 1%	=	\$29,000
Total contribution	=	\$29,000



Worked example 6:

A dwelling house is proposed on a vacant allotment at Josephs Gate. The proposed cost of the dwelling is \$350,000. The allotment was previously the subject of a s7.12 contribution at the time of initial subdivision. Section 1.3.2 (ii) provides an exception to this dwelling for s7.11. The dwelling house will be subject to a s7.12 levy as provided in section 1.3.2 (v).

The cost of the development is \$350,000

\$350,000 X 1%	=	\$3,500
Total contribution	=	\$3,500

The application is subsequently surrendered to council and another development is proposed on the land. This time, the applicant proposes to subdivide the allotment into 2 and build a dual occupancy. Each dwelling will contain 3 bedrooms. The proposed development is now subject to a s7.11 contribution for the additional lot. The exception in section 1.3.2 (ii) no longer applies because the lot is to be subdivided further.

The contribution for the development is:

2 lots	=	2 x \$17,706 (refer to Table 1 Goulburn) = \$35,412
Less 1 existing vacant lot credit	=	1 x \$17,706 (refer to Table 1)
Total contribution	=	\$17,706

Worked example 7:

An application is received by Council for a 2 bedroom secondary dwelling to be constructed at the rear of a dwelling in Goulburn. A section 7.11 contribution was paid at the time of the original subdivision for the lot and primary dwelling.

The contribution for the development is:

2 bedroom secondary dwelling	=	\$11,804 (refer to Table 1 Goulburn)
Total contribution	=	\$11,804

Worked example 8:

A sand quarry is proposed just outside Marulan. The quarry is expected to extract up to 40,000 tonnes of sand per year for 20 years. The haul route from the quarry to the Hume Hwy is made up of several local roads with a total length of 3.4km. The development approval contains a condition of consent for the quarry to be levied a contribution of 4.92 cents per tonne per kilometre of route.



The developer provides Council with the first quarterly return of weighbridge dockets and a total of 1,200 tonnes of sand has been transported in that time.

The contribution for this billing period is:

5.04 cents x 1200 tonnes x 3.4 km = \$206



How is a contribution imposed on a development?





2 How is a contribution imposed on a development?

2.1 Monetary contributions

This plan authorises the Council or an accredited certifier, when determining an application for development or an application for a CDC, and subject to other provisions of this plan, to impose a condition requiring either a contribution under section 7.11 or a levy under 7.12 of the EP&A Act on that approval for:

- the provision, extension or augmentation of local infrastructure to be provided by Council; and
- the recoupment of the previous costs incurred by Council in providing existing local infrastructure.

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

The types of development subject to either a contribution or levy, and the contribution or levy rates applying to different development types, are identified in **section 1.2** and **1.3** and **Tables 1, 2 and 3** of this plan.

Accredited certifiers should also refer to **section 2.4** of this plan as to their obligations in assessing and determining applications.

2.2 Section 7.11 contributions

This section of the plan applies only in respect to the calculation of section 7.11 contributions for individual developments.

2.2.1 Land contributions

This plan authorises the consent authority, other than an accredited certifier⁵, when granting consent to an application to carry out development to which this plan applies, to impose a condition under section 7.11(1) of the EP&A Act requiring the dedication of land free of cost to Council for the provision, extension or augmentation of local infrastructure to be provided by Council.

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

2.2.2 Cap on monetary section 7.11 contributions for residential development

The Minister for Planning has issued a Direction to Council that caps section 7.11 contributions (or s94 as it was formerly known) for residential development in the Goulburn Mulwaree LGA.

⁵ Note: the EP&A Act does not allow an accredited certifier other than a Council to impose a condition requiring the dedication of land free of cost.



The Direction requires that:

A council (or planning panel) must not grant development consent ... subject to a condition under section 94 (1) or (3) of the Environmental Planning and Assessment Act 1979 requiring the payment of a monetary contribution that:

(a) in the case of a development consent that authorises one or more dwellings, exceeds \$20,000 for each dwelling authorised by the consent; or

(b) in the case of a development consent that authorises subdivision into residential lots, exceeds \$20,000 for each residential lot authorised to be created by the development consent.

Consistent with the Direction, consent authorities (including accredited certifiers) shall not issue a DA consent or a CDC that requires the applicant to pay a total monetary contribution amount that exceeds \$20,000 for each dwelling or lot.

2.2.3 Adjustment to contribution rates

To ensure that the value of contributions for the construction and delivery of infrastructure is not eroded over time by inflation or significant changes in land values, this plan authorises that contribution rates will be adjusted over time.

Council will, without the necessity of preparing a new or amending contributions plan, make changes to the section 7.11 contribution rates set out in this plan to reflect:

- in the case of Type (a) development contribution rates - annual movements in the Consumer Price Index (All Groups Index) for Sydney; and
- in the case of Type (c) development contribution rates – annual movements in the Producer Price Index – Road and Bridges Construction.

as published by the Australian Bureau of Statistics.

The rates will be adjusted at the date of publication of the indices for each Quarter (i.e., March, June, September, and December) of the respective year.

At the time this plan was adopted the respective indices were CPI = 117.4 and PPI = 118.0 (March 2020).

2.2.4 Latest rates to be used

The section 7.11 contribution imposed on a development will reflect the latest, indexed contributions rates authorised by this plan.

The monetary section 7.11 contribution rates shown in **Tables 1** and **2** reflect the contribution rates at the date that this plan commenced.

Regardless of the above, the maximum contribution for residential development shall not exceed \$20,000 per lot or dwelling, as per the Minister's direction.



2.3 Section 7.12 fixed development consent levies

This section of the plan applies only in respect to the calculation of section 7.12 levies for individual developments.

2.3.1 Determining the proposed cost of carrying out a development

Section 7.12 levies are calculated as a percentage of the cost of development.

[Clause 25J](#) of the EP&A Regulation sets out how the proposed cost of carrying out development is determined.

2.3.2 Cost Summary Report must accompany development application

Where a section 7.12 levy is required under this plan in relation to a DA or application for a CDC, the application is to be accompanied by a Cost Summary Report prepared at the applicant's cost, setting out an estimate of the proposed cost of carrying out the development.

Sample cost summary reports are provided in **Appendix C**.

Council will validate all Cost Summary Reports before they are accepted using a standard costing guide or other generally accepted costing method. Should the costing as assessed by Council be considered inaccurate, Council may, at its sole discretion and at the applicant's cost, engage a person referred to in **section 2.3.3** to review a Cost Summary Report submitted by an applicant.

2.3.3 Who may provide a Cost Summary Report?

The persons approved by the Council to provide an estimate of the proposed cost of carrying out development:

- where the applicant's estimate of the proposed cost of carrying out the development is less than \$1,000,000 – any building industry professional; or
- where the proposed cost of carrying out the development is \$1,000,000 or more – a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors.
- where no cost summary report is provided for developments less than \$1,000,000, the applicant may choose to accept a cost assessment by Council using a standard costing guide.



2.4 Obligations of accredited certifiers

2.4.1 Complying development certificates

This plan requires that, in relation to an application made to an accredited certifier for a CDC:

- the accredited certifier must, if a CDC is issued, impose a condition requiring a monetary contribution, if such a contribution is authorised by this plan;
- the amount of the monetary contribution that the accredited certifier must so impose is the amount determined in accordance with this section; and
- the terms of the condition be in accordance with this section.

Procedure for determining a section 7.11 contribution amount for a Type (a) development

The procedure for an accredited certifier to determine the amount of the section 7.11 monetary contribution for complying development is as follows:

1. If, and only if specified in writing in the application for a CDC, the applicant has requested a credit under section 7.11(6) of the EP&A Act such as that envisaged in **section 1.5.1** of this plan, or an exemption or part or the whole of the development under **section 1.2.3** of this plan, the accredited certifier must:
 - (a) make a request in writing to the Council for the Council's advice on whether the request is granted, or the extent to which it is granted; and
 - (b) in calculating the monetary contribution, comply with the Council's written advice or if no such advice has been received prior to the granting of the CDC refuse the applicant's request.
2. Determine the unadjusted contributions in accordance with the rates included in **Table 1** of this plan taking into account any exempted development specified in **Section 1.2.2** and any advice issued by the Council under paragraph 1(b) above.
3. Adjust the calculated contribution in accordance with **Section 2.2.3** to reflect the indexed cost of the provision of infrastructure.
4. Subtract any infrastructure demand credit advised by the Council under paragraph 1(b) for any assumed local infrastructure demand relating to existing development.

Terms of a section 7.11 condition for a Type (a) development

The terms of the condition requiring a section 7.11 contribution are as follows:

Contribution

The developer must make a monetary contribution to Goulburn Mulwaree Council in the amount of \$[insert amount] for the purposes of the local infrastructure identified in the Goulburn Mulwaree Local Infrastructure Contributions Plan 2020.



<i>Community facilities</i>	\$ [insert amount]
<i>Open space and recreation</i>	\$ [insert amount]
<i>Roads and active transport</i>	\$ [insert amount]
<i>Plan administration</i>	\$ [insert amount]
<i>Total</i>	\$ [insert amount]

Indexation

The monetary contribution must be indexed between the date of this certificate and the date of payment in accordance with the following formula:

$$\frac{\$C_C \times CPI_P}{CPI_C}$$

Where:

\$C_C is the contribution amount shown in this certificate expressed in dollars

CPI_P is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician at the time of the payment of the contribution

CPI_C is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician which applied at the time of the issue of this certificate

Note: The contribution payable will not be less than the contribution specified in this certificate.

Time for payment

The contribution must be paid prior to any work authorised by this complying development certificate commences, as required by section 136L of the Environmental Planning and Assessment Regulation 2000.

Deferred payments of contributions will not be accepted.

Works in kind agreement

This condition does not need to be complied with to the extent specified in any planning agreement of works in kind agreement entered into between the developer and the Council.

Procedure for determining the section 7.12 levy amount for a Type (b) development

1. Ensure that the development is not subject to a section 7.11 contribution under this plan or any other contributions plan adopted by the Council and that remains in force.



2. Determine the section 7.12 levy in accordance with the Cost Summary Report prepared by or on behalf of the applicant under **Section 2.3.3** of this plan using the rates included in **Table 4** of this plan and taking into account any exempt development specified in **Section 1.2.2**.

Terms of a section 7.12 condition

The terms of the condition requiring a section 7.12 levy are as follows:

Contribution

The developer must make a monetary contribution to Goulburn Mulwaree Council in the amount of \$ [insert amount] for the purposes of the local infrastructure identified in the Goulburn Mulwaree Local Infrastructure Contributions Plan 2020.

Indexation

The monetary contribution is based on a proposed cost of carrying out the development of \$ [insert amount]. This cost (and consequently the monetary contribution) must be indexed between the date of this certificate and the date of payment in accordance with the following formula:

$$\text{Indexed development cost (\$)} = \frac{\$Co \times \text{Current CPI}}{\text{Base CPI}}$$

Where:

\$Co is the original development cost estimate assessed at the time of the issue of the complying development certificate

Current CPI is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics at the quarter immediately prior to the date of payment

Base CPI is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics at the quarter ending immediately prior to the date of imposition of the condition requiring payment of a contribution

Time for payment

The contribution must be paid prior to any work authorised by this complying development certificate commences, as required by clause 136L of the Environmental Planning and Assessment Regulation 2000. Deferred payments of contributions will not be accepted.

2.4.2 Construction certificates

It is the responsibility of an accredited certifier issuing a construction certificate for building work or subdivision work to ensure that each condition requiring the payment of a monetary contribution before work is carried out has been complied with in accordance with the CDC or development consent.



The accredited certifier must ensure that the applicant provides a receipt (or receipts) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the Council in accordance with [clause 142\(2\)](#) of the EP&A Regulation. Failure to follow this procedure may render such a certificate invalid and expose the certifier to legal action.

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



Rocky Hill Museum



3 How and when can a contribution requirement be settled?

3.1 Timing of payments

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

Generally, the condition will provide for payment as follows:

Type (a) and Type (b) developments

- For development involving construction – the contribution must be paid prior to the release of a construction certificate.
- For a development involving construction and subdivision (e.g. dual occupancy) – the contribution must be paid prior to the construction certificate.
- For development involving subdivision – the contribution must be paid prior to the release of the subdivision certificate (linen plan).
- For development not involving subdivision, but where a construction certificate is required, the contribution must be paid prior to the release of the construction certificate for any works authorising construction above the floor level of the ground floor.
- For works authorised under a CDC, the contributions are to be paid prior to any work authorised by the certificate commences, as required by [clause 136L](#) of the EP&A Regulation.

Note: For a development application not involving subdivision, and having a capital investment value of \$10 million or more, timing of payment will be in accordance with the Minister's direction dated 25 June 2020 which can be accessed on the website of the Department of Planning, Industry and Environment. The direction requires that until 25 September 2022 the contribution for these developments must be paid before the issue of the first occupation certificate in respect of any of the buildings to which the consent relates. After 25 September 2022, payment will be made in accordance with (c) above.

Type (c) development

- For heavy haulage developments – the contribution must be paid by the date specified in the quarterly tax invoice.

3.2 Indexing of contribution and levy amounts in consents

A section 7.11 monetary contribution amount required by a condition of development consent imposed in accordance with this plan will be indexed between the date of the grant of the consent and the date on which the contribution is paid in accordance with quarterly movements in the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics.

Similarly, the proposed cost of carrying out development the subject of a section 7.12 levy is to be indexed between the date of the grant of the consent and the date on which the contribution is paid



in accordance with annual movements in the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics.

3.3 Deferred or periodic payments

Council will not accept the deferred or periodic payment of a monetary contribution or levy imposed under this plan.

3.4 Can the contribution be settled by dedicating land or undertaking works?

A person may make an offer to the Council to carry out works or provide another kind of material public benefit or dedicate land, in part or full satisfaction of a monetary contribution required by a condition of consent imposed under this plan.

If a developer wishes to deliver infrastructure that is included in this plan on the Council's behalf delivering that infrastructure, then the developer can approach this either one of two ways:

- (a) the developer may offer to enter into a planning agreement to undertake works, make monetary contributions, dedicate land, or provide some other material public benefit. Voluntary planning agreements are the most appropriate mechanism for offers made prior to the issue of a development consent for the development; or
- (b) if the developer has already received a development consent containing a condition requiring a monetary contribution, the developer may offer to undertake works in kind through a works in kind agreement, or offer to dedicate land through a land dedication agreement.

The decision to accept settlement of a contribution by way of works in kind or the dedication of land is at the sole discretion of Council.

Any offer for works in kind or other material public benefit shall be made in writing to the Council and shall be made prior to the commencement of any works proposed as part of that offer. Retrospective works in kind agreements will not be accepted.

Works in kind or the dedication of land may be accepted by the Council under the following circumstances:

- Council will generally only accept offers of works or land that are items included in the schedule of local infrastructure in this plan; and
- Council determines that the works in kind are, or the land to be dedicated is, appropriate and meets a broad community need and benefit.

In assessing the request, Council will consider the following:

- the design of the facilities, and whether the design will result in facilities that are fit for purpose.



- the proposed works or land dedication will not constrain the future provision of facilities identified in the works schedule, or conflict with what Council has prioritised in this plan.

Plans and cost estimates of the proposed works are to be prepared by suitably qualified professionals and submitted by the applicant.

Should an offer of works in kind or land dedication be accepted, Council will negotiate with the applicant, as relevant, the following:

- an acceptable standard for workmanship and materials;
- frequency of progress works inspections;
- the program for completion of the works or the dedication of the land; and
- an appropriate defects liability period.

If Council accepts offers for works-in-kind or planning agreements, a suitable security will be required. The security will be in the form of a bank guarantee from an Australian Bank, for the full amount of the contribution or the outstanding balance with the following requirements:

- a. the bank guarantee is provided by a bank in the amount of the total contribution plus an amount equal to 13 months interest;
- b. the bank guarantee is made in favour of the Council;
- c. the bank is to pay the guaranteed sum if requested without regard to any dispute, issue or other matter relating to the development consent; and
- d. the banks obligations are discharged when payment when payment is made to the Council or when council notifies the bank in writing that the guarantee is no longer required.



The Big Read bus



4 Other administration matters

4.1 Relationship of this plan to other contributions plans

The following contributions plans are repealed by this plan:

- Goulburn Mulwaree Section 94 Development Contributions Plan 2009 (Revised June 2016).
- Section 94A Levy Development Contributions Plan 2009.

This plan however does not affect development consents applying to land in the Goulburn Mulwaree LGA containing conditions requiring contributions or levies under the above plans.

Contributions imposed on development under the above plans and paid to or held by Council will be applied to completing the works schedule in this plan.

4.2 Commencement and transitional arrangements

This plan takes effect from the date specified on the public notice and commences on 1 June 2021 [Council Resolution 16 March, 2021 (2021/97)].

This plan applies to a development application or application for a CDC that was submitted but not yet determined on the date on which this plan took effect.

4.3 Pooling of contributions funds

This plan authorises monetary contributions paid for different purposes in accordance with development consent conditions authorised by this plan and any other contributions plan approved by the Council to be pooled and applied progressively for those purposes.

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

4.4 Accountability and access to information

In accordance with the EP&A Act and EP&A Regulation a contributions register will be maintained by Council and may be inspected upon request.

The register will be maintained at regular intervals and will include the following:

- particulars sufficient to identify each development consent for which contributions have been sought;
- nature and extent of the contribution required by the relevant condition of consent;
- name of the contributions plan under which the condition of consent was imposed; and
- date the contribution was received, for what purpose and the amount.



Separate accounting records will be maintained for each contribution type in this plan and published every year in Council's financial accounts. They will contain details concerning contributions received and expended, including interest for each service or amenity to be provided. The records are held at Council's administration office and may be inspected upon request.





APPENDIX A: INFRASTRUCTURE DEMAND AND THE CALCULATION OF THE CONTRIBUTION RATES

Infrastructure Demand and the Calculation of the Contribution Rates

1. Introduction

This plan authorises contributions to be imposed on developments under both section 7.11 and section 7.12 of the EP&A Act.

There are particular requirements that must be met in order for a consent authority to impose section 7.11 contributions on developments. These include the following:

- Contributions can only be imposed if the consent authority considers that the development *'will or is likely to require the provision of or increase the demand for public amenities and public services within the area'* (s7.11(1)).
- Contributions toward recoupment of facilities can only be imposed if the facilities were provided in preparation for or to facilitate the carrying out of development in the area and the development will benefit from the provision of those public amenities or public services (s7.11(3)).
- Contributions that are imposed must be reasonable (s7.11(2) and (4)), and a developer may appeal to the Land and Environment Court on the grounds that contributions imposed on a development are unreasonable in the particular circumstances of the case (s7.13(3)).

These requirements mean that any section 7.11 contributions plan should show that the contribution rates are reasonable by explaining the relationship between the anticipated developments and the infrastructure included in the plan that is needed to meet the demands of those developments.

So that the contributions that are imposed are reasonable, the section 7.11 contribution rates in this plan have been calculated having regard to the principles of nexus and fair cost apportionment. This has included consideration of whether the infrastructure serves existing or new populations or both.

This section explains the expected development in the Goulburn Mulwaree area, the infrastructure necessary to support this development, and the way in which the section 7.11 contribution rates have been calculated.

Infrastructure Demand and the Calculation of the Contribution Rates

2. Development and population context

2.1 Area context

Goulburn Mulwaree is in the Southern Tablelands of New South Wales between Sydney and Canberra. It shares local government boundaries with Upper Lachlan Shire (north and west), Wingecarribee Shire and Shoalhaven City (east) and the Queanbeyan-Palerang Regional Council (south). The Goulburn Mulwaree LGA has an area of approximately 3,220 square kilometres.

The area's economy has traditionally been based on agriculture and pastoral industries.

2.2 Population and employment characteristics

Prevailing population characteristics also help inform the need for local infrastructure, particularly social infrastructure such as parks and community facilities.

Age structure

A summary of the most recent census age profile of the Goulburn Mulwaree population is shown in **Table 1** and compared to the ages profile of regional NSW.

Table 1 Age profile for Goulburn Mulwaree 2016

Age group (years)	2016 Goulburn Mulwaree %	2016 Regional NSW %
0 - 4	5.9	5.8
5 - 14	12.3	12.5
15 - 24	11.5	11.6
25 - 34	12.1	11.0
35 - 44	11.9	11.5
45 - 54	13.7	13.2
55 - 64	13.3	13.8
65 - 74	11.0	11.4
75 - 84	5.9	6.3
85+	2.5	2.7
Total population	100	100

Source: ABS Census of population and housing 2016.

The data show that the LGA's population age structure is similar to that of regional NSW for all age groups.

Household type

Goulburn Mulwaree LGA's household type and family structure are outlined in Table 2 below.

Infrastructure Demand and the Calculation of the Contribution Rates

Table 2 Household type for Goulburn Mulwaree LGA

Household type	No.	%
Couples with children	2,948	25.4
Couples without children	3,065	26.4
One parent families	1,340	11.5
Other families	110	0.9
Group household	273	2.3
Lone person	3,206	27.6
Other not classifiable	528	4.5
Visitor only	159	1.4
Total households	11,629	100

Source: Australian Bureau of Statistics, Quickstats 2016 Census of Population and Housing

The dominant household type in Goulburn Mulwaree in 2016 was lone persons, accounting for 27.6% of households followed closely by couples without children at 26.4%.

Occupancy rates

The occupancy rates vary depending on the location within the LGA. The 2016 Census provides the average occupancy rate in Goulburn Mulwaree LGA as 2.4 persons per dwelling.

Language and cultural diversity

The population of Goulburn Mulwaree LGA is predominantly Australian born.

In 2016, only 9.9% of people were born overseas. The most common countries of birth were United Kingdom (2.8%) and New Zealand (1.1%). Other overseas born included people from Philippines, India, Germany, and The Netherlands.

In Goulburn Mulwaree only 4.7% of people spoke a language other than English.

Labour force and education

At the time of the 2016 census, 93.7% of Goulburn Mulwaree LGA's population aged 15 years or more were employed, similar to the proportion for Regional NSW as a whole (i.e. 93.4%). Of those employed, 57.9% worked fulltime and 34% worked part-time. The unemployment rate was 6.3%, which is slightly lower than the 6.6% recorded throughout Regional NSW.

Goulburn Mulwaree LGA has a relatively skilled workforce. It has similar proportions of people holding formal qualifications that may include a Bachelor or higher degree, Advance Diploma or Diploma, or vocational qualifications. Overall, 44% of the employed population aged over 15 held educational qualifications.

The most common occupations were community and personal service workers (15.3%), technicians and trades workers (14.5%) and professionals (14.5%). In combination, these occupations account for 44.3% of the employed resident population.

Infrastructure Demand and the Calculation of the Contribution Rates

Income

In 2016, compared to Regional NSW, in Goulburn Mulwaree LGA there was a lower proportion of people earning a high income (more than \$1,750 per week) and a similar proportion of people of low income (less than \$500 per week). Overall, 14.4% of the population earned a high income, and 18.2% earned a low income compared with 20.6% and 17.1% respectively for Regional NSW.

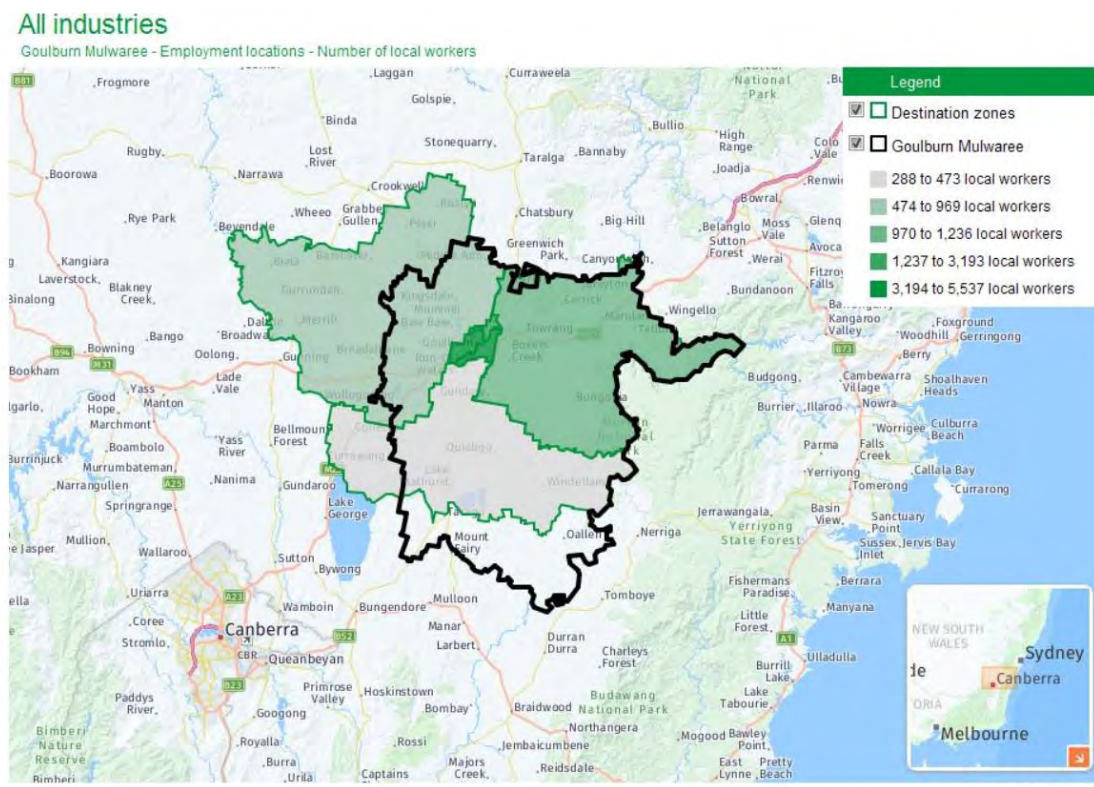
The median weekly household income is \$1,196.

Employment

In June 2019 there were approximately 13,536 jobs located in the Goulburn Mulwaree LGA¹.

The most common industries of employment include health care and social assistance (16.1%), retail trade (11.2%) and construction (11.1%).

Unsurprisingly, most jobs are located in the town of Goulburn and in the eastern part of the LGA (where there are a number of rural and extractive industries).



Source: Australian Bureau of Statistics, Census of Population and Housing 2016. Compiled and presented in economy.id by .id, the population experts.

Figure 1 Goulburn Mulwaree employment locations

¹ Source: National Institute of Economic and Industry Research (NIEIR) ©2019. Compiled and presented in economy.id by .id the population experts

Infrastructure Demand and the Calculation of the Contribution Rates

3. Expected development and population

Recent housing supply

Local economic circumstances, as well as prevailing and recent residential development trends are a useful tool in understanding the likely future development of an area.

The Urban Fringe and Housing Strategy² shows most of the recent growth in housing has been delivered through residential subdivision. The subdivisions are typically R2 Low Density zoned land with a minimum lot size of 700 m² and limited medium density dwellings are also being developed mainly in Goulburn. There is also ongoing demand for large lot residential blocks (2ha) on the fringes of Goulburn and Marulan.

This development is likely to continue as people seek lifestyle housing opportunities in a rural area that is within commuting distance of Canberra.

Table 3 below shows trends of growth in the number of private dwellings and residential lots in Goulburn Mulwaree LGA for a period of 10 years to 2019. This data was derived by Council from development approvals.³

Table 3 Growth in dwellings and lots 2007-2018

Dwelling type	Goulburn	Marulan	Total
Detached dwelling*	715	105	820
Dual occupancy	90	0	90
Secondary dwelling	24	8	32
Multi-dwelling housing	474	0	474
Subdivision	1279	82	1361

Source: Compiled by Goulburn Mulwaree Council

*includes large lot residential approvals

The data show that the average number of private dwellings constructed has remained consistent over the long term. There is a marginally higher construction of dwellings per year compared to the subdivision of residential lots (141 dwellings vs 136 lots). This is not unusual as there is a lag between when the lot is subdivided/sold and the time when a dwelling is constructed on that lot. Development contributions are traditionally levied on the creation of the new lot, rather than on the new dwelling on that lot.

Forecast population growth and housing demand

Table 4 below provides the forecast population for Goulburn Mulwaree LGA. The LGA has been split into the ABS (SA1) statistical divisions.

² Urban and Fringe Housing Strategy, Elton Consulting adopted July 2020

³ Urban and Fringe Housing Strategy, Elton Consulting 2020

Infrastructure Demand and the Calculation of the Contribution Rates

Table 4 Forecast population growth 2020-2036

Goulburn Mulwaree area	2020	2036	Change	
	No.	No.	No.	%
Goulburn (Central-CBD)	2,533	2,611	+77	+3.1
Goulburn (Central-North)	4,803	5,066	+263	+5.5
Goulburn (Central-South)	2,594	2,911	+317	+12.2
Goulburn (North)	7,372	10,437	+3,065	+41.6
Goulburn (South East)	3,357	3,776	+419	+12.5
Goulburn (West)	3,707	4,137	+431	+11.6
Rural North	4,911	5,442	+531	+10.8
Rural South	2,540	2,821	+281	+11.1
Total	31,817	37,202	+5,385	+16.9

Source: Compiled from ABS Census data of Population and Housing, i.d.

Goulburn and Marulan have residential zoned land available for immediate needs. However, the supply of greenfield residential land in Goulburn will be exhausted within the next 2-5 years if current development trends continue⁴.

Most subdivision and development for housing in Goulburn is on existing zoned land at Marys Mount. The area comprises R2 zoned land with a 700 m² minimum lot size. Much of this land has already been approved for development.

Table 5 shows the assumption of where dwellings are likely to be provided.

Table 5 Dwelling assumptions 2018-2036

Area	No. Dwellings	% of total	Minimum lot size	Yield dwellings/ha	Land required (ha)
Goulburn Infill	250	7	-	12-20	-
Goulburn Serviced Residential	2,435	70	700 m ²	8.5	276
Goulburn Urban Fringe (large lot)	360	10	1-2 ha	0.35	1,029
Marulan*	355	10	700 m ²	8.5	53
Other Rural#	100	3	-	-	-
Total	3,500	100	-	-	1,358

*Marulan has experienced strong growth. There are approvals in place that will yield up to 130 residential lots which is up to 6.5 years supply based on current trends.

#assumption based on change over time.

⁴ Urban and Fringe Housing Strategy, Elton Consulting 2020

Infrastructure Demand and the Calculation of the Contribution Rates

With a conservative approach using historic approvals data, and the projected change in population, the LGA will generate the demand for an extra 170-195 dwellings per year, which translates to an additional 2,720 to 3,120 dwellings to meet demand to 2036.

For the purposes of this plan, it is assumed that an additional 195 lots (or dwellings) will be required per year over the life of this plan, resulting in an additional 3,120 lots / dwellings across the LGA.

The Urban Fringe and Housing Strategy anticipates that Goulburn is expected to provide a significant (70%) portion of these lots/dwellings, with the balance being provided in Marulan and limited amounts elsewhere in the LGA. An additional 250 dwellings could also be provided through urban infill and intensification. It is also possible that Goulburn could provide between 360-700 dwellings as multi-dwelling housing in both greenfield and infill areas.

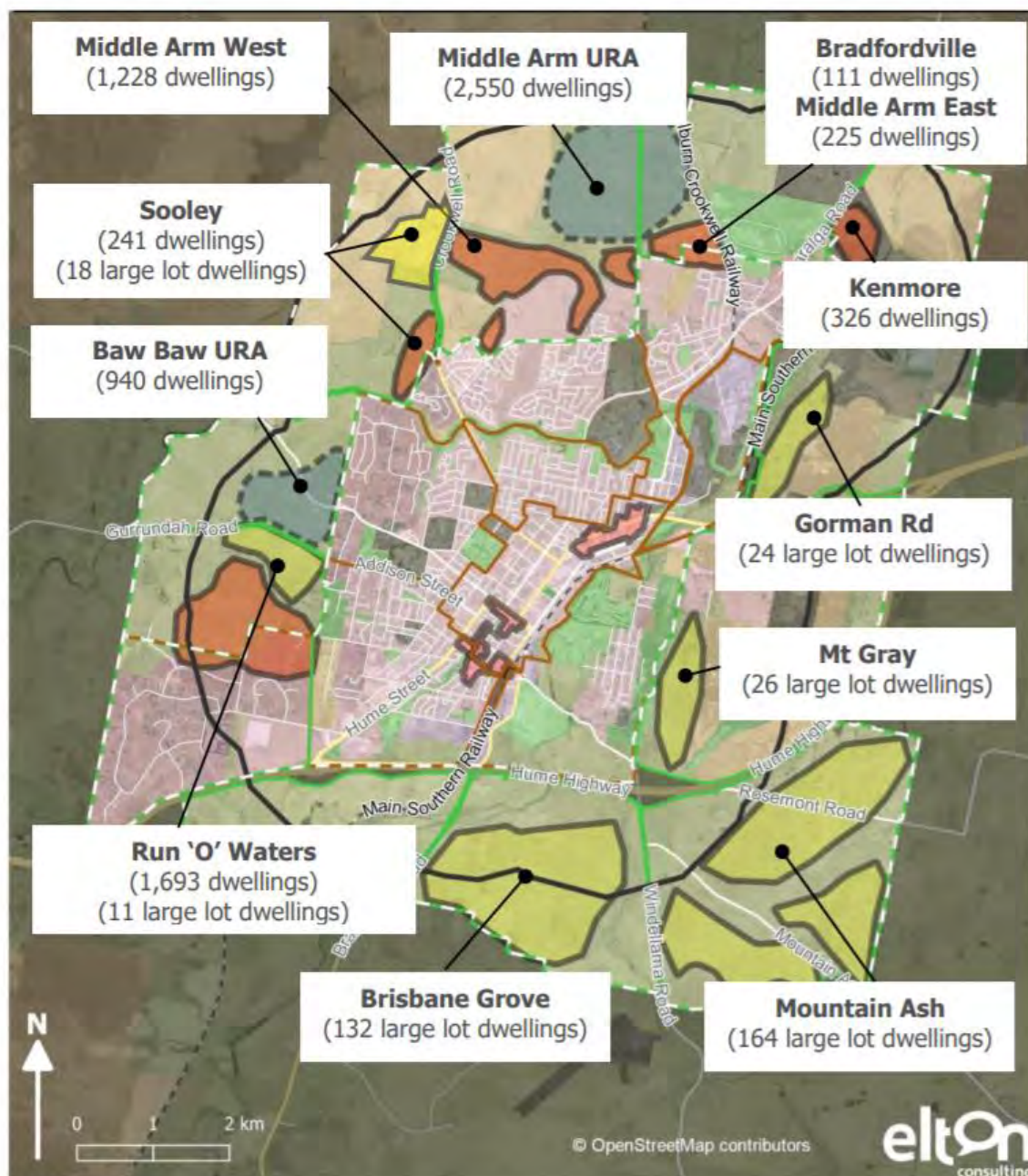
Marulan is expected to continue to grow and an extra 355 dwellings would be required to meet the demand.

Opportunities for development

The areas in Goulburn identified for growth in the Urban Fringe and Housing Strategy are shown in the map in **Figure 2**. Lot/dwelling capacity for each area is also shown.

Tables 6 and 7 provide a break-up the proposed lots/dwellings for Goulburn and Marulan. They show that there is sufficient capacity to provide additional housing well beyond 2036.

Infrastructure Demand and the Calculation of the Contribution Rates



Source: Urban and Fringe Housing Strategy, Elton Consulting 2020

Figure 2 Precincts and opportunities for residential development in Goulburn

Infrastructure Demand and the Calculation of the Contribution Rates

Table 6 Additional Residential Land Opportunities - Goulburn

Precinct	Number of dwellings/lots
Serviced Residential Land	
Run 'O' Waters	1,693
Sooley	241
Middle Arm West	1,228
Middle Arm East	225
Bradfordville	111
Kenmore	326
Sub-total	3,824
Urban Release Areas Long Term (beyond 2036)	
Baw Baw	940
Middle Arm	2,550
Sub-total	3,490
Large Lot Residential	
Run 'O' Waters	11
Sooley*	18
Gorman Road	30
Mt Gray	26
Mountain Ash	164
Brisbane Grove	132
Sub-total	381
Total Goulburn	7,677

Source: Urban and Fringe Housing Strategy, Elton Consulting 2020

*for consideration of 2ha lots as per Council Resolution 2020/261, 21 July 2020.

Table 7 Additional Residential Land Marulan

Precinct	Number of dwellings/lots
Serviced Residential	
Marulan North	694
Large Lot Residential	
Marulan South	30
Urban Release Long Term (beyond 2036)	

Infrastructure Demand and the Calculation of the Contribution Rates

Precinct	Number of dwellings/lots
Marulan North	631
Total Marulan	1,355

Source: Urban and Fringe Housing Strategy, Elton Consulting 2020

Infrastructure Demand and the Calculation of the Contribution Rates

4. Infrastructure strategies, schedules and nexus

Background

New and augmented local infrastructure will be required to support the further development of Goulburn Mulwaree and the consistent population increase in the area. Development is expected mainly in the form of additional dwelling houses on new residential lots mainly in Goulburn and Marulan.

In response, Council has identified a schedule of local infrastructure to meet the needs of the current and future (2036) population. The proposed timeframe for the delivery of the infrastructure is 20 years. This plan will levy contributions on new development that will provide, in most cases, part funding for the total works required.

The works schedule provides a proposed staging and priority for the delivery of the infrastructure works. The need for Council to secure the balance of the funds from alternate sources such as grants, means that the infrastructure items will be delivered as co-funding allows. It means they may be delivered in a different sequence from that shown in the schedule (as the outcomes of grant applications are not possible to predict).

Additionally, a review of the priorities may be required if future development is concentrated in a specific location of the LGA.

Further detail on specific items, their estimated costs and staging, and location maps are included in **Appendix B**.

Open space and recreation infrastructure

Objectives

Upgrade a range of open space and recreation facilities that will meet the demand of future residents.

Infrastructure Strategy

Council currently manages a range of open space and sports facilities. Most of the open space comprises natural areas including bushland, creeks and structured recreation areas.

The recreation facilities provided by Council include:

- district and local parks and playgrounds
- sporting fields and courts
- tracks, paths and skateparks
- a central swimming centre in Goulburn

Council intends to provide additional facilities to increase the availability of organised sport and recreation opportunities.

The works include:

Infrastructure Demand and the Calculation of the Contribution Rates

- a district level hockey facility at a location to be decided in Goulburn
- the redevelopment of the Goulburn Aquatic Centre
- upgrade to Victoria Park, Goulburn
- upgrades to existing public amenities
- the recoupment of funds previously spent by Council to upgrade Wollondilly River Walkway and Riverside Park

The NSW Office of Sport has committed to provide Council with \$10 million toward the redevelopment of the Goulburn Aquatic Centre. This funding will be used to complete the first stage of the proposed project. The complete redevelopment is divided into two stages. The proposed total cost of the facility is \$44.5 million.

Nexus and apportionment

The facilities proposed to be upgraded are to accommodate the demand for existing and future residents of Goulburn Mulwaree LGA. It is reasonable that for the purposes of determining the contribution rate, the costs of the infrastructure works are apportioned to both the existing and future development. For the purposes of this plan the expected total private dwellings or lots in 2036 is 17,520.

Section 7.11 contribution rates calculation for residential development

The contribution formula for open space and recreation infrastructure can be expressed as follows:

$$\text{Contribution per standard dwelling or lot (\$)} = \sum \left(\frac{\$INF}{D} \right)$$

Where:

$\$INF$ = the apportioned estimated cost, or if the facility has been completed, the indexed actual cost, of providing each of the open space and recreation infrastructure items required to meet the development of the Goulburn Mulwaree LGA (refer works schedule in Appendix B).

D = The expected residential development at the end of this plan (i.e. 17,520 dwellings / lots).

To determine the contribution rate per person, divide the contribution rate by the relevant assumed occupancy rate shown in Table 4 of the plan.

Contribution calculations should also account for any residential demand credits pertaining to the existing development on the site. Refer to section 1.5.1 for more details.

Infrastructure Demand and the Calculation of the Contribution Rates

Community infrastructure

Objectives

Provide new and upgraded community infrastructure to meet the demands of the future resident population.

Infrastructure strategy

Council currently manages a range of community facilities. The types of facilities include:

- Local community halls and meeting rooms
- Goulburn Mulwaree Library
- Workspace Goulburn
- Museums
- Regional Art Gallery
- Youth services

With State and Federal government assistance, Council will deliver the Goulburn Regional Performing Arts Centre. The former McDermott Centre in Auburn Street will be readapted for use as a 400-seat performance venue. The cost of the project is estimated to be \$20.5 million. Grant funding of \$4.8 million from the NSW Government and \$1.0 million from the Australian Government has been received and allocated to the project.

Council has completed an application for grant assistance from the NSW Government for the redevelopment of former Bourke Street Depot into a new Goulburn Community Centre. The new centre will continue to provide community and youth services. The proposed cost of the project is \$4 million.

Council will also provide an upgrade to the Goulburn Waste Management Facility. The proposed cost of the upgrade is \$9 million.

This plan will also levy contributions for additional items for the Goulburn Mulwaree Library.

Nexus and apportionment

The works are in response to the demands of both the existing and new population in the Goulburn Mulwaree LGA.

It is reasonable that for the purpose of determining the contribution rate for the Goulburn Performing Arts Centre, Goulburn Community Centre and Waste Management Facility the costs are apportioned to both the existing and future development. For the purposes of this plan the expected total private dwellings or lots in 2036 is 17,520.

In the case of additional library items, it is reasonable that the costs of new items are apportioned only to the future development. The expected total new private dwellings or lots in 2036 is 3,120.

Infrastructure Demand and the Calculation of the Contribution Rates

Contribution rates calculation

The contribution formula for community facilities can be expressed as follows:

$$\text{Contribution per standard dwelling or lot (\$)} = \sum \left(\frac{\$INF}{D} \right)$$

Where:

- $\$INF$ = the apportioned estimated cost, or if the facility has been completed, the indexed actual cost, of providing each of the open space and recreation infrastructure items required to meet the development of the Goulburn Mulwaree LGA (refer works schedule in Appendix B).
- D = The expected residential development at the end of this plan for each appropriate catchment (i.e. 17,520 or 3,120 dwellings / lots).

To determine the contribution rate per person, divide the contribution rate by the relevant assumed occupancy rate shown in Table 4 in section 1.5.1.

Contribution calculations should also account for any residential demand credits pertaining to the existing development on the site. Refer to section 1.5.1 for more details.

Roads and active transport infrastructure

Objectives

Provide upgrades to roads and active transport facilities to meet the demands of the future resident population.

Infrastructure strategy

There has been a significant increase in the amount of traffic using the Council's road network in the Goulburn Mulwaree LGA. The increase is mainly the result of continued growth in the resident population over the last 5 to 10 years. As the local roads are the primary access network in the LGA, Council has and will continue to upgrade the roads and replace bridges.

Roads and bridges

The works to upgrade roads and bridges have been separated into two (2) catchments. The catchments comprise Goulburn and its immediate surrounds, and the remainder of the LGA known as Rural North and South. The works differ in each location.

In the Goulburn catchment, Council will reconstruct the pavements of the roads contained in the works schedule to increase the capacity and improve the quality of the network. Intersection upgrades will also be provided at the locations identified in the works schedule to improve the safety and efficiency of traffic. Road and traffic treatments may include the provision of:

- turning lanes, roundabouts and intersection improvements,

Infrastructure Demand and the Calculation of the Contribution Rates

- bus stops,
- new kerb and gutter and footpaths

Council will also provide new road links to the proposed urban release areas to connect the areas to each other and the Goulburn town centre.

In the Rural North and South catchment Council will provide road resealing, widening and upgrades to rural roads.

Cycleways, trails and shared paths

Council is also committed to the provision of an active transport network to allow for increased walking and cycling opportunities. Cycleways, walking trails and share paths are identified in Bicycle Strategy 2020. Council will continue to deliver the network in accordance with these strategies.

Nexus and apportionment

The works are in response to demands of both the existing and new population in the Goulburn Mulwaree LGA.

It is reasonable that, for the purpose of determining the contribution rate:

- the costs of the new road links to the proposed release areas are fully apportioned to the expected future growth in the Goulburn Central catchment to 2036 (2,530 lots/dwellings)
- the costs of the infrastructure works to be provided in Goulburn Central are apportioned to both the existing and future residential development for that catchment to 2036 (13,096 lots/dwellings)
- the costs of the infrastructure works to rural roads are apportioned to the existing and future growth of the Rural North and South catchment to 2036 (4,424 lots/dwellings)
- the costs of the replacements and upgrades to bridges are apportioned to the existing and future growth in the Goulburn Mulwaree LGA to 2036 (17,520 lots/dwellings)
- the cost of the shared paths, cycleways and trails are apportioned to the existing and future growth in the Goulburn Mulwaree LGA to 2036 (17,520 lots/dwellings).

Contribution rates calculation

The contribution formula for roads and traffic facilities can be expressed as follows:

$$\text{Contribution per standard dwelling or lot (\$)} = \sum \left(\frac{\$INF}{D} \right)$$

Where:

\$INF = the apportioned estimated cost, or if the facility has been completed, the indexed actual cost, of providing each of the open space and recreation infrastructure items

Infrastructure Demand and the Calculation of the Contribution Rates

required to meet the development of the Goulburn Mulwaree LGA (refer works schedule in Appendix B).

- D = The expected residential development at the end of this plan for each appropriate catchment (i.e. dwellings / lots).

To determine the contribution rate per person, divide the contribution rate by the relevant assumed occupancy rate shown in Table 4 in section 1.5.1.

Contribution calculations should also account for any residential demand credits pertaining to the existing development on the site. Refer to section 1.5.1 for more details.

Plan administration

Objectives

Implement and manage this plan so that the contributions remain reasonable over the life of the plan, and that the infrastructure is provided in a reasonable time.

Strategy

This plan has been prepared in order to allow contributions to be levied on development so that infrastructure demands can be satisfied. The costs that Council has incurred in this regard include the commissioning of external experts to prepare the plan text and works schedules.

Additionally, Council is required to manage, monitor and maintain the contributions plan. The effective coordination and administration of the plan will involve many tasks, some of which include the following:

- Monitoring the receipt of contributions.
- Recommending to Council the appropriate management and expenditure of funds in accordance with the adopted works schedules.
- Monitoring and programming works identified in the works schedules.
- Determining the appropriate time for provision of public facilities having regard to the works schedule, the availability of funds, demand generated by development, the time funds have been held, expected additional funds, alternative and supplementary funding sources and maintenance implications.
- Assessing whether a credit or reassessment of the contribution may be appropriate and how that may be determined.
- Reviewing and determining the suitability of any works in kind and material public benefits proposed by a developer.
- Preparing and making available the accountability information as required by the EP&A Regulation.
- Providing advice to applicants and the general public regarding the operation of the plan.

Infrastructure Demand and the Calculation of the Contribution Rates

- Commissioning of consultant studies and advice in relation to the efficacy of the development and demand assumptions of the contributions plan.

Nexus, apportionment and contribution rates calculation

As plan administration costs arise directly as a result of the future development, it is reasonable that the costs associated with preparing and administering this plan be recouped through contributions from development in the area. Costs associated with the ongoing administration and management of the contributions plan will be levied on all applications that are required to make a contribution under this plan.

Costs included in this plan for management and administration are determined based on the IPART benchmark⁵ of an allowance equivalent to 1.5% of the cost of construction works that are to be met by development approved under this plan.

⁵ Independent Pricing and Regulatory Tribunal of New South Wales (2014), *Local Infrastructure Benchmark Costs*, pg. 63

Infrastructure Demand and the Calculation of the Contribution Rates

5. Development involving heavy vehicle movements likely to cause road pavement damage

Background

For all road pavements, performance is influenced only by the heavy end of the traffic spectrum. Any significant increase in the heavy vehicle load on a road, therefore, has a marked impact on the life of the road pavement.

The passage of heavy vehicles causes and exacerbates the deterioration of road pavements which then require expenditure for their maintenance and rehabilitation. Such road maintenance can be funded via Section 7.11 contributions.

The load imposed by heavy vehicles is measured by the equivalent standard axles (ESAs). The use of the ESA allows the total number of heavy vehicles which are predicted to use a road to be converted into an "equivalent" number of the standard axle repetitions for design and evaluation purposes.

Some types of development involve heavy vehicle movements that are likely to cause road pavement damage. Mines and extractive industries are well known examples but are not the only ones. Other development, such as landfill operations, can also involve heavy vehicle movements that are likely to cause road pavement damage.

Where the carrying out of development involves heavy vehicle movements that are likely to cause road pavement damage, it is reasonable for a Section 7.11 contribution to be required to cover the increased level of road damage. Such a contribution is appropriate for maintenance and rehabilitation of any road that is used by the development's heavy vehicle traffic. It is the transportation of material to and from the site that triggers the contribution regardless of whether it is being extracted or deposited.

Roadworks may be required to be undertaken in addition to contributions required under this plan

The Goulburn Mulwaree road network has been constructed and is maintained by Council as necessary to ensure an acceptable standard of service. These roads may or may not be able to accommodate additional heavy vehicle loading generated by heavy haulage development at their current standard. New roads, or upgrades to sections of the existing road network may be required to accommodate the additional heavy vehicle loading from developments (including expansions to existing developments).

Section 7.11 contributions will not be used to fund direct works to comply with the DCP or development consent conditions that are required to bring roads up to a suitable standard to commence operations, such as:

- a. road widening
- b. pavement upgrading (a pavement shall have a minimum remaining life of 10 years)
- c. geometric improvements
- d. drainage works

Infrastructure Demand and the Calculation of the Contribution Rates

- e. intersection improvements

Where any development requires capital works to the road network to be undertaken, the requirements will be met by the developer / proponent undertaking the works by way of a condition imposed on the development consent under section 4.17 (1)(f) of the EP&A Act. The condition will be in addition to any Section 7.11 contribution imposed under this plan to meet the cost of accelerated pavement deterioration.

Nexus and apportionment

Development that involves significant heavy vehicle movements will generate the need for additional maintenance and earlier rehabilitation on local roads affected by the haulage routes. It is considered reasonable that the development meets the cost of these additional works.

A contribution will only be levied for the use of local and regional roads from the development site along the nominated principal haulage route to the nearest State / National road. Figure 2 shows the State and National Roads in the Goulburn Mulwaree Local Government Area.

Road maintenance and rehabilitation costs only are levied for the increased level of road damage caused by the heavy vehicle haulage.

Calculation of road maintenance and rehabilitation costs

Section 7.11 contributions are intended to recover the additional costs incurred by the Council in carrying out road maintenance and rehabilitation resulting from the carrying out of development that involves heavy vehicle movements that are likely to cause road pavement damage. These costs are of two kinds:

Routine maintenance

Potholes, edge breaks and the like. This is typically an amount of some 10c per m², per year for a normal rural road.

For a haulage route, given the extra volume of heavy vehicles, the expenditure required on routine maintenance would be substantially higher than otherwise. Additional expenditure would be required on such work as patching, edge break repairs, crack sealing, rutting repairs, shoving repairs, guidepost replacement and sign replacement. This may amount to some \$1 per m²/year. For a carriageway of 9m wide, this equates to \$9,000/km/year.

Rehabilitation

The volume of heavy vehicles will bring forward the need for rehabilitation of the road. Moreover, the cost of this treatment will be higher than normal since the loads to be placed on the road will be higher as a direct result of the carrying out of the development.

The analysis below provides a typical example. While this is based on a quarry, the same analysis is valid for any development that involves heavy vehicle movements that are likely to cause road pavement damage since contributions relate to the amount of product transported.

Typically, a quarry imposes a load on a road pavement that will cut short the road's existing working life by some 80%. This means whereas the working life of the road pavement may have been 20 years, a quarry will shorten this life to only 4 years.

Infrastructure Demand and the Calculation of the Contribution Rates

STATE AND NATIONAL ROADS - GOULBURN MULWAREE COUNCIL

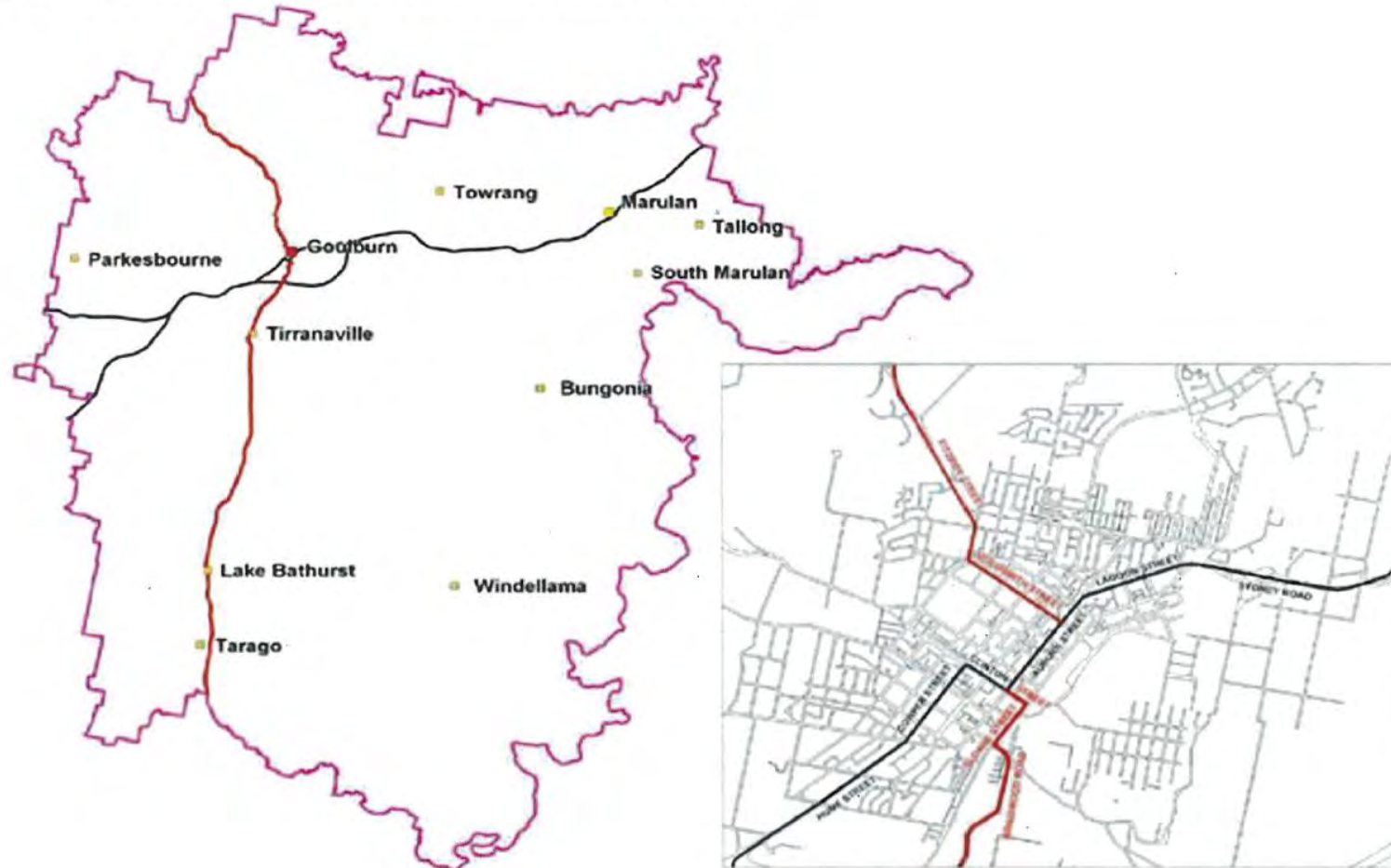


Figure 2 Goulburn Mulwaree State and National Roads

Infrastructure Demand and the Calculation of the Contribution Rates

Therefore, the cost attributable to the quarry is the Present Worth of Cost (**PWOC**) of the difference between the treatment required in four years' time as opposed to the treatment required in twenty years' time. The earlier treatment will be more expensive than the later treatment since it will need to have a more durable pavement for the higher traffic volumes.

The PWOC is given in the formula stated in s11.2 of Austroads *A Guide to the Structural Design of Road Pavements, 1992*.

$$\text{PWOC} = M - M(1 + r)^{-x}$$

Where:

- M is the treatment cost
- r is the discounted rate, taken as 5%
- x is the number of years in the delay (4 years and 20 years)

Applying this formula to the two treatments (one at 4 years, the other at 20 years) gives:

- For the earlier, more durable treatment, the estimated cost is \$260,000/km giving a PWOC of \$214,000/km
- For the later treatment, the estimated cost is \$200,000/km giving a PWOC of \$76,000/km
- Therefore the difference is \$138,000/km

Since the levy is collected progressively throughout the life of the development, the difference in PWOC needs to be annualised, which results in an amount of \$11,000/km per year.

This rehabilitation may not take place at the one time but rather in a piecemeal fashion as dictated by road condition and available funds. Additionally, rehabilitation will not be the only method of repair of the road, with other methods such as patching, heavy patching, overlays and stabilisation being used as appropriate.

Contribution rate - Cost per tonne and cost per ESA

Combining the routine maintenance and the rehabilitation costs amounts to \$20,000/km per year.

A newly reconstructed pavement is assumed to have a design life of 2 Million ESA over a twenty year period, the additional costs equate to a rate of \$0.20/km per ESA.

Dependent upon the type of vehicle used, the number of tonnes of product transported corresponding to the load on the road is approximately:

$$5 \text{ tonnes of product} = 1 \text{ ESA, or } 1 \text{ tonne of product} = 0.2 \text{ ESA.}$$

Therefore the cost per tonne is \$0.0504/km, or when expressed on an ESA basis the rate is

$$\text{\$0.252 per ESA per kilometre of haul road.}$$

Infrastructure Demand and the Calculation of the Contribution Rates

Calculation of the contribution for developments

The contribution for vehicles will be collected over the life of the development consent. A developer will be required to provide with the development application details of the proposed haul route to be used by heavy vehicles to the nearest State or National road and an estimate of the amount of extracted material or other product to be hauled per year.

The contribution will be calculated based on either:

- the actual amount of material or product hauled
- truck movements into and out of the development.

The developer will need to either submit weigh bridge tonnage dockets or install a road classifier at the entry to the development site. The contribution will be calculated using one of the following two formulas:

Mass of haulage material (in tonnes) where verifiable tonnage receipts are provided by the developer

$$\text{Contribution per tonne (cents)} = 5.04 \times (L1 \times P1 + L2 \times P2 \dots L_n \times P_n)$$

Where:

L1 Length of road route 1 used by the extractive industry, mine or other heavy vehicle haulages use

P1 Estimated percentage of material trucked along route 1

5.04 Is 5.04 cents per tonne as the contribution towards pavement maintenance and rehabilitation costs. (Refer to rationale below).

L2 Length of road route 2 by the extractive industry, mine or other heavy vehicle haulages use

P2 Estimated percentage of material trucked along route 2

Where there are loaded journeys in both directions it is recognised that this can lead to a reduction in the number of truck movements on the road network. In these circumstances a 25% reduction in the contribution rate of one journey will be permitted. The 25% reduction will apply to the lesser loaded journey.

Number of laden ESA (based on traffic classifier data)

$$\text{Contribution (\$)} = 0.252 \times (\text{total number of ESAs generated}^*) \times \text{kilometres of haul road}$$

*total number of ESAs generated = is the standard ESA for each vehicle class multiplied by the number of trips by that vehicle class summed for all relevant classes.

The contribution calculation above assumes one haul route for the development. Where there are multiple haul routes the calculation will need to be adjusted according to the proportional allocation of ESAs for each approved haulage route for the development and summed to calculate the total contribution for the relevant period (i.e. quarter).

For example if there are two haul routes with a predicted traffic movement allocation of 75% (haul route 1) and 25% (haul route 2) respectively then the calculation for haul route 1 uses 75%

Infrastructure Demand and the Calculation of the Contribution Rates

of the total ESAs for the period multiplied by the kilometres of that haul road multiplied by 0.252. To calculate the contribution for haul route 2, 25% of the total ESAs for the period is multiplied by the kilometres of haul road multiplied by 0.252.



APPENDIX B: INFRASTRUCTURE SCHEDULE AND LOCATION MAPS

Goulburn Mulwaree Local Infrastructure Contributions Plan

Roads and Active Transport

Map Ref	Item description 1	Item description 2	Project reference	Total works cost	Nexus	Demand in lots/dwelling	\$ rate per person Goulburn	\$ rate per lot/dwelling Goulburn	\$ rate per person Rural	\$ rate per lot/dwelling Rural	Timing	
Traffic facilities												
R1	Roundabouts - new	Victoria Street/Citizen Street/Bourke Street	Capital works	\$ 700,000	Existing and future GB	13096	\$ 22	\$ 53	\$ -	\$ -	2021	
R2		Montague Street/Bourke Street	Capital works	\$ 500,000	Existing and future GB	13096	\$ 16	\$ 38	\$ -	\$ -	2023	
R3		Clinton Street/Deccan Street	Capital works	\$ 600,000	Existing and future GB	13096	\$ 19	\$ 46	\$ -	\$ -	2025	
R4		Addison Street/Bourke Street	Capital works	\$ 500,000	Existing and future GB	13096	\$ 16	\$ 38	\$ -	\$ -	2027	
R5		Combemere Street/Faithfull Street	Capital works	\$ 500,000	Existing and future GB	13096	\$ 16	\$ 38	\$ -	\$ -	2029	
R6		3 x Middle Arm Rd (includes at Dalley Street Link)	Housing Strategy	\$ 1,800,000	Future GB	2530	\$ 296	\$ 711	\$ -	\$ -	2022-2036	
R7		Chinamans Lane link to new Sooley precinct)	Housing Strategy	\$ 600,000	Future GB	2530	\$ 99	\$ 237	\$ -	\$ -	2022-2036	
R8		Chinamans Lane/ Crookwell Rd	Housing Strategy	\$ 600,000	Future GB	2530	\$ 99	\$ 237	\$ -	\$ -	2022-2036	
R9		Crookwell Rd / Mistfull Park	Housing Strategy	\$ 600,000	Future GB	2530	\$ 99	\$ 237	\$ -	\$ -	2022-2036	
R10		Middle Arm Rd / Marys Mount Rd	Capital works	\$ 600,000	Existing and future GB	13096	\$ 19	\$ 46	\$ -	\$ -	2022-2036	
R11	Street lighting -new	Program- allow \$50K per year	Capital works	\$ 800,000	Existing and future GB	13096	\$ 25	\$ 61	\$ -	\$ -	2021-2036	
R12	Intersection upgrades	Program - allow \$500K per year	Capital works	\$ 8,000,000	Existing and future GB	13096	\$ 255	\$ 611	\$ -	\$ -	2021-2036	
R13	Traffic improvements	Program to upgrade existing locations - allow \$100K pe ryear	Capital works	\$ 1,600,000	Existing and future GB	13096	\$ 51	\$ 122	\$ -	\$ -	2021-2036	
R14	Road upgrades	Rural roads -program to provide road rehabilitation, resealing and widening allow \$1.2million per year	Capital works	\$ 19,200,000	Existing and future Rural	4424	\$ -	\$ -	\$ 1,808	\$ 4,340	2021-2036	
		Urban roads - program to provide road rehabilitation allow \$800K per year	Capital works	\$ 12,800,000	Existing and future GB	13096	\$ 407	\$ 977	\$ -	\$ -	2021-2036	
Road links and upgrades												
R15	Goulburn	Pockley Road/Mary Link Road		\$ 800,000	Future GB	2530	\$ 132	\$ 316	\$ -	\$ -	2022	
R16		Carr Street connection to Ducks Lane	Former CP works	\$ 1,200,000	Existing and future GB	13096	\$ 38	\$ 92	\$ -	\$ -	2021-2036	
R17		Remainder Ducks Lane reconstruction (Car - Coles Myer) 650m	Former CP works	\$ 1,063,000	Existing and future GB	13096	\$ 34	\$ 81	\$ -	\$ -	2021-2036	
R18		Link road between Sloane Street and Lockyer Street	Former CP works	\$ 2,000,000	Existing and future GB	13096	\$ 64	\$ 153	\$ -	\$ -	2021-2036	
R19		Middle Arm Road upgrade	Former CP works	\$ 1,600,000	Existing and future GB	13096	\$ 51	\$ 122	\$ -	\$ -	2021-2036	
R20		Chinamans Lane upgrade	Former CP works	\$ 3,400,000	Future GB	2530	\$ 560	\$ 1,344	\$ -	\$ -	2022	
R21		Forbes Street upgrade	Former CP works	\$ 450,000	Existing and future GB	13096	\$ 14	\$ 34	\$ -	\$ -	2024	
R22		Chiswick Street/Long Street upgrade	Former CP works	\$ 1,260,000	Future GB	2530	\$ 208	\$ 498	\$ -	\$ -	2030	
R23		Hetherington Street upgrade	Former CP works	\$ 900,000	Future GB	2530	\$ 148	\$ 356	\$ -	\$ -	2029	
R24		Bungonia Road (Hume Highway overpass to Lansdowne Bridge)	Former CP works	\$ 540,000	Existing and future GB	13096	\$ 17	\$ 41	\$ -	\$ -	2020	
R25		Link road between Middle Arm Road and Dalley Street	Former CP works	\$ 650,000	Future GB	2530	\$ 107	\$ 257	\$ -	\$ -	2021-2036	
R26		Rossville Road/Ridge Street upgrade	Former CP works	\$ 765,000	Future GB	2530	\$ 126	\$ 302	\$ -	\$ -	2021-2036	
R27		Rifle Range Road	Former CP works	\$ 660,000	Future GB	2530	\$ 109	\$ 261	\$ -	\$ -	2021-2036	
R28		Pockley Road/Gurrundah Link Road	Former CP works	\$ 3,750,000	Future GB	2530	\$ 618	\$ 1,482	\$ -	\$ -	2028	
R29		Boxers Creek	Rosemont Road	Former CP works	\$ 1,350,000	Future GB	2530	\$ 222	\$ 534	\$ -	\$ -	2021-2036
R30			Barrett's Lane	Former CP works	\$ 765,000	Future GB	2530	\$ 126	\$ 302	\$ -	\$ -	2021-2036
R31		Gundry	Mountain Ash Road	Former CP works	\$ 675,000	Existing and future GB	13096	\$ 21	\$ 52	\$ -	\$ -	2021-2036
Other												
R32	Bus Stops - new	Program ongoing assume \$20K per year	Capital works	\$ 320,000	Existing and future GB	13096	\$ 10	\$ 24	\$ -	\$ -	2021-2036	
R33	Footpaths - new	Program to extend networks by 1km per year, assume \$250K per year	Capital works	\$ 4,000,000	Existing and future GB	13096	\$ 127	\$ 305	\$ -	\$ -	2021-2036	
R34	Kerb and gutter - new	Program to extend networks by 1km per year, assume \$300K per year	Capital works	\$ 4,800,000	Existing and future GB	13096	\$ 153	\$ 367	\$ -	\$ -	2021-2036	
R35	Bridges	Replacements and upgrades allowance \$1.0 million per year	Capital works	\$ 16,000,000	Existing and future LGA	17520	\$ 381	\$ 913	\$ 381	\$ 913	2021-2036	

Goulburn Mulwaree Local Infrastructure Contributions Plan

Roads and Active Transport

Map Ref	Item description 1	Item description 2	Project reference	Total works cost		Nexus	Demand in lots/dwelling	\$ rate per person Goulburn	\$ rate per lot/dwelling Goulburn	\$ rate per person Rural	\$ rate per lot/dwelling Rural	Timing
R36	Cycleways											
	Shared paths, tracks and walking trails	Line marking, sign posting and minor kerb/pavement adjustments	Bicycle Strategy 2020	\$	3,000,000	Future LGA	17520	\$ 71	\$ 171	\$ 71	\$ 171	2021-2036
Totals				\$	99,348,000			\$ 4,776	\$ 11,462	\$ 2,260	\$ 5,424	

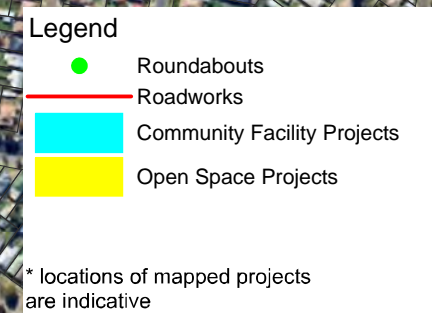
Goulburn Mulwaree Local Infrastructure Contributions Plan
Open Space and Recreation

Map Ref	Item description 1	Item description 2	Project reference	Total works cost	Nexus	Demand in lots/dwellings	\$ rate per person Goulburn	\$ rate per lot/dwelling Goulburn	\$ rate per person Rural	\$ rate per lot/dwelling Rural	Timing
New regional facilities											
OS1	Goulburn Hockey Facility	Purchase and upgrade of existing at Finlay Road - 2 water based synthetic turf fields and two multi-use grass fields	Draft Recreation Needs Strategy	\$ 10,000,000	Existing and future LGA	17520	\$ 238	\$ 571	\$ 238	\$ 571	2020-2026
OS2	Goulburn Aquatic Centre	Redevelopment - Stage 1 Indoor facilities including 3 pools, amenities and administration spaces, food and drink spaces.	Council resolution 16/582 dated 20 Dec 2016	\$ 20,000,000	Existing and future LGA	17520	\$ 476	\$ 1,142	\$ 476	\$ 1,142	2020-2025
		Redevelopment Stage 2 Outdoor pool, splash pad, plant and amenities		\$ 15,000,000	Existing and future LGA	17520	\$ 357	\$ 856	\$ 357	\$ 856	2020-2025
OS3	Victoria Park, Goulburn	Upgrade in accordance with Masterplan includes: Japanese Gardens, New Guid Hall, relocation of tennis courts, entrance gates and public amenities	Draft Recreation Needs Strategy	\$ 15,000,000	Existing and future LGA	17520	\$ 357	\$ 856	\$ 357	\$ 856	2020-2036
OS4	Wollondilly River Walkway, Goulburn	Cemetery Street to Wollondilly Avenue	Draft Recreation Needs Strategy	\$ 8,000,000	Existing and future LGA	17520	\$ 190	\$ 457	\$ 190	\$ 457	2020-2030
OS5	Riverside Park	Upgrade works include: Senior and junior play equipment with softfall Shade structures, seating and picnic and BBQ areas Toilets and parenting rooms Boardwalk Recoupment of council funded portion of \$1,690,000	Draft Recreation Needs Strategy	\$ 1,690,000	Existing and future LGA	17520	\$ 40	\$ 96	\$ 40	\$ 96	2020-2024
OS6	New public amenities	Provide upgrades and new assume \$150K per year	Capex	\$ 2,400,000	Existing and future LGA	17520	\$ 57	\$ 137	\$ 57	\$ 137	2020-2036
OS7	Street tree planting	Auburn Street trees	Master plan	\$ 3,000,000	Existing and future LGA	17520	\$ 71	\$ 171	\$ 71	\$ 171	2020-2022
Total				\$ 75,090,000			\$ 1,786	\$ 4,286	\$ 1,786	\$ 4,286	

Goulburn Mulwaree Local Infrastructure Contributions Plan
Community Facilities

Map Ref	Item description 1	Item description 2	Project reference	Total works cost	Nexus	Demand in lots/dwellings	\$ rate per person Goulburn	\$ rate per lot/dwelling Goulburn	\$ rate per person Rural	\$ rate per lot/dwelling Rural	Timing
C1	Goulburn Performing Arts Centre	Conversion of the existing Goulburn Community Hall to a performance venue with 400 seats	Council resolution 16/467 dated 18 Oct 2016	\$ 14,700,000	Existing and future LGA	17520	\$ 350	\$ 839	\$ 350	\$ 839	2020-2025
C2	Goulburn Community Centre	Redevelopment of former Bourke Street Depot into a new community centre with youth services	Capex	\$ 4,000,000	Existing and future LGA	17520	\$ 95	\$ 228	\$ 95	\$ 228	2023-2030
C3	Library	Provision of additional book stock per person	Exisitng benchmark of 1.6 items per person at \$30 per item	\$ 258,480	Future LGA	3120	\$ 48	\$ 115	\$ 48	\$ 115	2020-2036
C4	Waste Management Centre	Increase the capacity of the exisitng centre	Capex	\$ 9,000,000	Existing and future LGA	17520	\$ 214	\$ 514	\$ 214	\$ 514	2021-2023
Total				\$ 27,958,480			\$ 707	\$ 1,696	\$ 707	\$ 1,696	

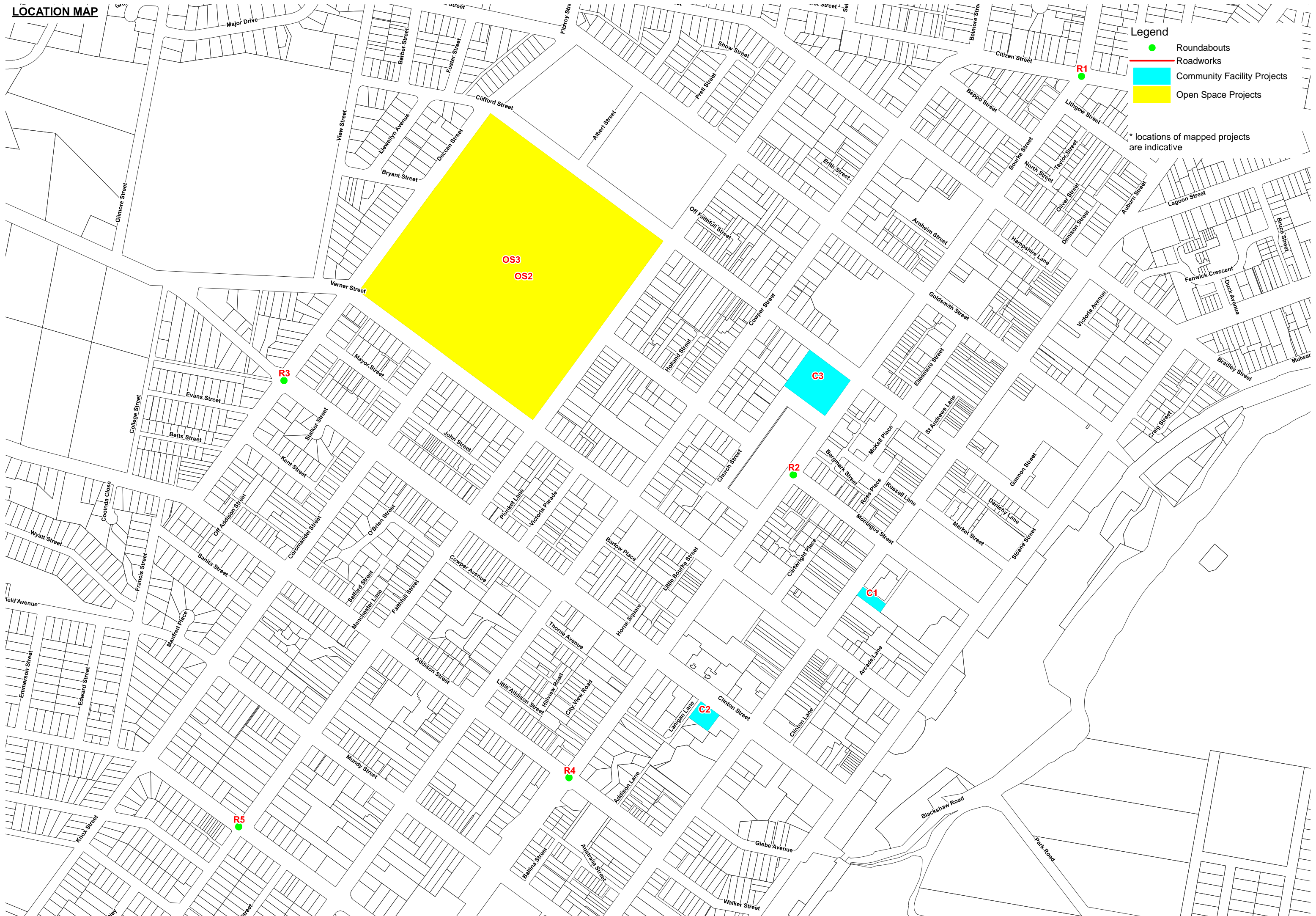
LOCATION MAP



LOCATION MAP



* locations of mapped projects are indicative

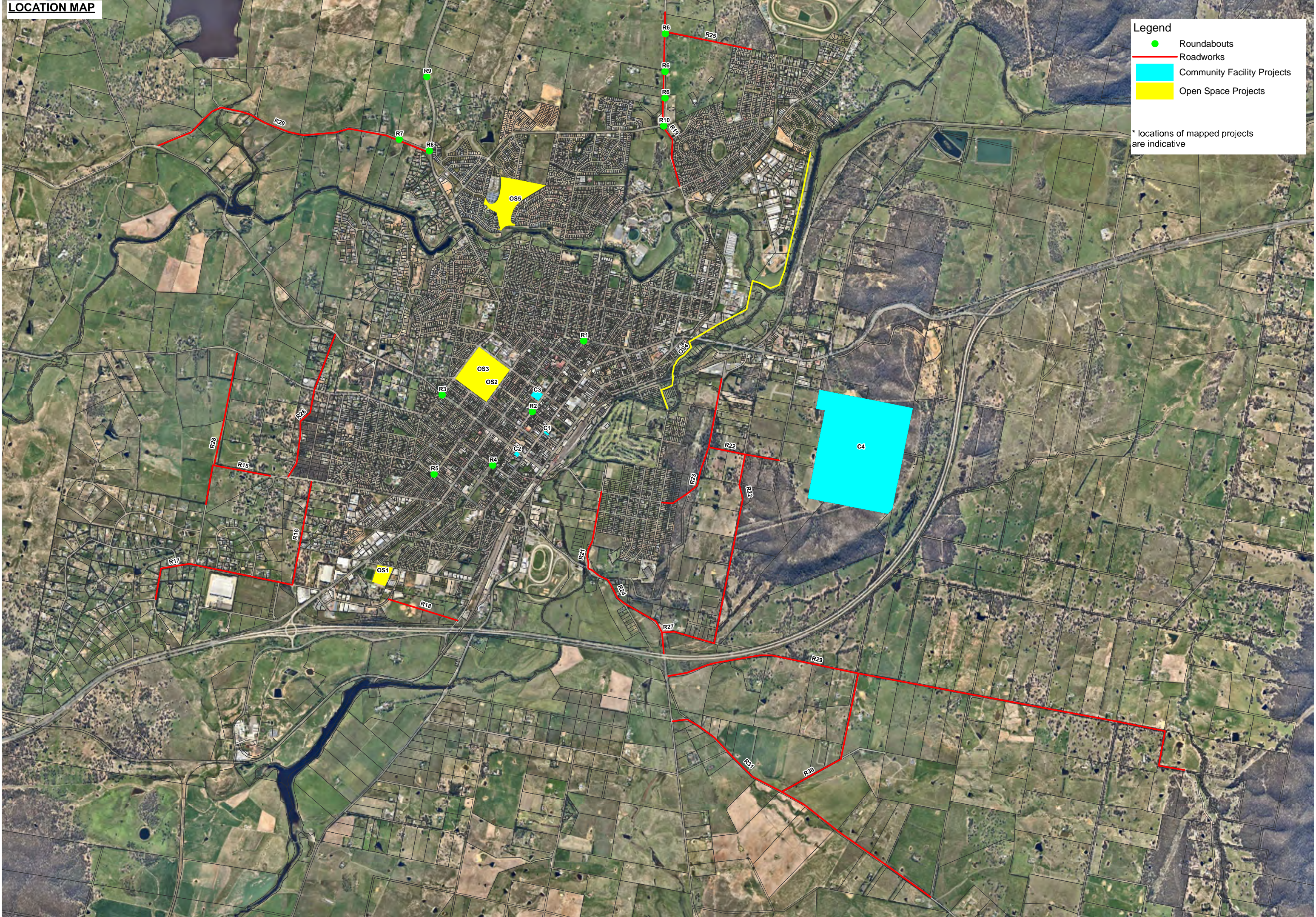


LOCATION MAP

Legend

- Roundabouts
- Roadworks
- Community Facility Projects
- Open Space Projects

* locations of mapped projects are indicative

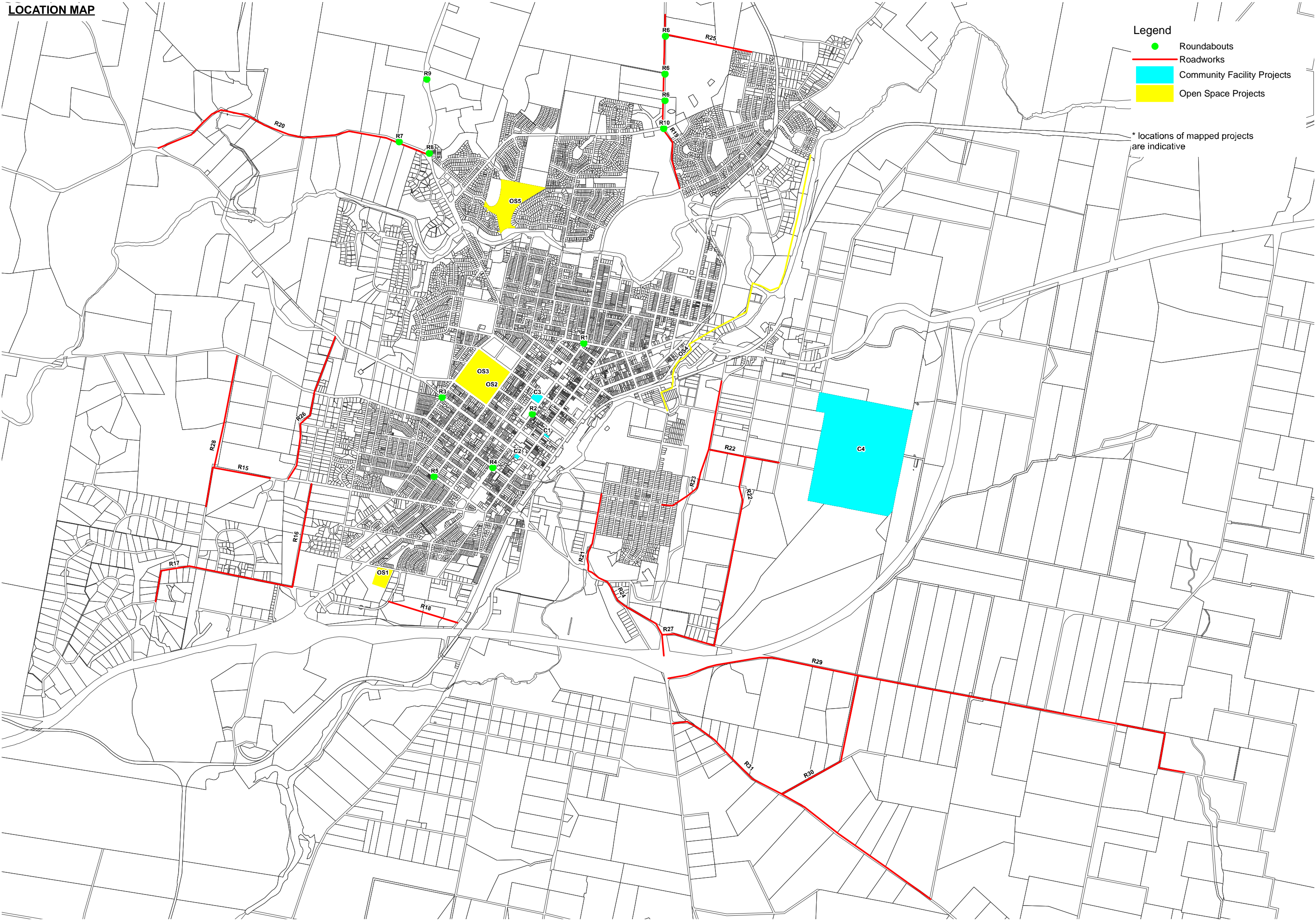


LOCATION MAP

Legend

- Roundabouts
- Roadworks
- Community Facility Projects
- Open Space Projects

* locations of mapped projects are indicative





APPENDIX C: COST SUMMARY REPORTS

COST SUMMARY REPORT

Development Cost no greater than \$1,000,000

DEVELOPMENT APPLICATION No: _____ Reference: _____

COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No: _____

CONSTRUCTION CERTIFICATE No: _____ Date: _____

APPLICANTS NAME: _____

APPLICANTS ADDRESS: _____

DEVELOPMENT NAME: _____

DEVELOPMENT ADDRESS: _____

ANALYSIS OF DEVELOPMENT COSTS:

Demolition and alterations	
Hydraulic services	
Structure	
Mechanical services \$	
External walls, windows and doors	
Fire services \$	
Internal walls, screens and doors	
Demolition and alterations	
Lift services	
Wall finishes	
External works	
Floor finishes	
External services	
Ceiling finishes	
Other related work	
Fittings and equipment	
Preliminaries and margin	
Subtotal	
Consultant fees	
Other related development costs	
Goods and services Tax	
TOTAL DEVELOPMENT COST	

I certify that I have:

- Inspected the plans the subject of the application for development consent or construction certificate.
- Calculated the development costs in accordance with the definition of development costs in clause 25J of the Environmental Planning and Assessment Regulation 2000 at current prices.
- Included GST in the calculation of development costs.

Signed: _____ Date: _____

Name: _____

Position and Qualifications: _____

DETAILED COST SUMMARY REPORT

REGISTERED* QUANTITY SURVEYOR'S DETAILED COST REPORT

Development Cost in excess of \$1,000,000

*A member of the Australian Institute of Quantity Surveyors

DEVELOPMENT APPLICATION No: _____ Reference: _____

COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No: _____

CONSTRUCTION CERTIFICATE No: _____ Date: _____

APPLICANTS NAME: _____

APPLICANTS ADDRESS: _____

DEVELOPMENT NAME: _____

DEVELOPMENT ADDRESS: _____

DEVELOPMENT DETAILS:

Gross Floor Area – commercial	m ²	Gross Floor Area – other	m ²
Gross Floor Area – residential	m ²	Total Gross Floor Area	m ²
Gross Floor Area – retail	m ²	Total site area	m ²
Gross Floor Area – car parking	m ²	Total car parking spaces	
Total development cost	\$		
Total construction cost	\$		
Total GST	\$		

ESTIMATE DETAILS:

Professional Fees	\$	Excavation	\$
% of development cost		Cost per m ² of site area	
% of construction cost		Car Park	
Demolition and Site Preparation		Cost per m ² of site are	
Cost per m ² of site area		Cost per space	
Construction Commercial		Fit out – Commercial	
Cost per m ² commercial area		Cost per m ² of commercial area	
Construction Residential		Fit-out - Residential	
Cost per m ² of residential area		Cost per m ² of residential area	
Construction Retail		Fit out - Retail	
Cost per m ² of retail area		Cost per m ² of retail area	

I certify that I have:

- Inspected the plans the subject of the application for development consent or construction

certificate.

- Prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.
- Calculated the development costs in accordance with the definition of development costs in the Development Contributions Plan of the Goulburn Mulwaree Council at current prices.
- Included GST in the calculation of development costs.
- Measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1, Appendix A2.

Signed: _____ Date: _____

Name: _____

Position and Qualifications: _____