



Adopted 2022/23 Fees & Charges

**Section 7.11 (Previously Section 94 Contributions) Current Plans &
Section 64 Contributions**



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Pricing Policy

Categories of Pricing

- U **User Pays** - Council pricing reflects the nature of service and costs.
- R **Regulatory** - The price is set by Council for a goods/service which Council has a regulatory right or obligation to provide.
- S **Statutory** - The price charged for this goods/service is a statutory charge set by government regulation.

Goods & services Tax (GST)

The following schedule of fees & charges has been prepared using the most current GST information. Fees & charges with GST included are shown where appropriate.

- Y Taxable - Fee or Charge is subject to GST
- N Non-Taxable - Fee or Charge is either GST Free under Division 38 of the GST Act or the fee or charge has been deemed to be Exempt from GST.

Note: All prices quoted are GST inclusive unless otherwise stated.

Hardship Provision

The General Manager may refer a request to waive a fee or charge to Council for their decision.

Commercially Sensitive Fees & Charges

In accordance with Clause 201 (4) of the Local Government (General) Regulation 2005 certain Fees & Charges (as marked) have had the amount omitted from public exhibition so as not to confer a commercial advantage on a competitor of the council.

Name	Category	Year 22/23 Fee Amount (incl. GST)	Pricing Code	GST
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Clarence Valley Council

Section 7.11 (formerly Section 94) Contributions

Open Space & Recreation CVC Plan (Current)

Grafton & Surrounds - CVC Plan

Open Space and Recreation Facilities – Residential Development Rate – Per MHE dwelling; long term caravan site/moveable dwelling in a caravan park	S94 Contributions	\$2,393.70	R	N
Open Space and Recreational Facilities – Residential Development Rate – Per Workforce accommodation “dwelling”	S94 Contributions	\$1,594.95	R	N
Open Space and Recreational Facilities – Residential Development Rate – Per dwelling House or Lot	S94 Contributions	\$3,987.35	R	N
Open Space and Recreational Facilities – residential development Rate – Per other Residential Accommodation dwelling	S94 Contributions	\$2,718.60	R	N
Open Space and Recreational Facilities – Residential Development Rate – Per Self Contained Dwelling in a Seniors Housing development	S94 Contributions	\$2,393.70	R	N

Coastal - CVC Plan

Open Space and Recreation Facilities – Residential Development Rate – Per MHE dwelling; long term caravan site/moveable dwelling in a caravan park	S94 Contributions	\$2,393.70	R	N
Open Space and Recreational Facilities – Residential Development Rate – rate per Workforce accommodation “dwelling”	S94 Contributions	\$1,594.95	R	N
Open Space and Recreational Facilities – Residential Development Rate – Per dwelling House or Lot	S94 Contributions	\$3,987.35	R	N
Open Space and Recreational Facilities – residential development Rate – Per other Residential Accommodation dwelling	S94 Contributions	\$2,718.60	R	N
Open Space and Recreational Facilities – Residential Development Rate – Per Self Contained Dwelling in a Seniors Housing development	S94 Contributions	\$2,393.70	R	N

Isolated Coastal & Rural - CVC Plan

Open Space and Recreation Facilities – Residential Development Rate – Per MHE dwelling; long term caravan site/moveable dwelling in a caravan park	S94 Contributions	\$2,393.70	R	N
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Name	Category	Year 22/23 Fee Amount (incl. GST)	Pricing Code	GST
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Isolated Coastal & Rural - CVC Plan [continued]

Open Space and Recreational Facilities – Residential Development Rate – rate per Workforce accommodation “dwelling”	S94 Contributions	\$1,594.96	R	N
Open Space and Recreational Facilities – Residential Development Rate – Per dwelling House or Lot	S94 Contributions	\$3,987.35	R	N
Open Space and Recreational Facilities – residential development Rate – Per other Residential Accommodation dwelling	S94 Contributions	\$2,718.60	R	N
Open Space and Recreational Facilities – Residential Development Rate – Per Self Contained Dwelling in a Seniors Housing development	S94 Contributions	\$2,393.70	R	N

Community Facilities CVC Plan (Current)

Grafton & Surrounds - CVC Plan

Community Facilities – Residential Development Rate – Per MHE dwelling; long term caravan site/moveable dwelling in a caravan park	S94 Contributions	\$2,393.70	R	N
Community Facilities – Residential Development Rate – rate per Workforce accommodation “dwelling”	S94 Contributions	\$1,594.96	R	N
Community Facilities – Residential Development Rate – Per dwelling House or Lot	S94 Contributions	\$3,987.35	R	N
Community Facilities – Residential development Rate – Per other Residential Accommodation dwelling	S94 Contributions	\$2,718.60	R	N
Community Facilities – Residential Development Rate – Per Self Contained Dwelling in a Seniors Housing development	S94 Contributions	\$2,393.70	R	N

Maclean & Surrounds - CVC Plan

Community Facilities – Residential Development Rate – rate per MHE dwelling; long term caravan site/moveable dwelling in a caravan park	S94 Contributions	\$2,393.70	R	N
Community Facilities – Residential Development Rate – rate per Workforce accommodation “dwelling”	S94 Contributions	\$1,594.96	R	N
Community Facilities – Residential Development Rate – Per dwelling House or Lot	S94 Contributions	\$3,987.35	R	N
Community Facilities – Residential development Rate – Per other Residential Accommodation dwelling	S94 Contributions	\$2,718.60	R	N
Community Facilities – Residential Development Rate – Per Self Contained Dwelling in a Seniors Housing development	S94 Contributions	\$2,393.70	R	N

Name	Category	Year 22/23 Fee Amount (incl. GST)	Pricing Code	GST
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Plan Of Management - CVC Plan

Plan of Management – All Development Rate – Per MHE dwelling; long term caravan site/moveable dwelling in a caravan park	S94 Contributions	\$45.65	R	N
Plan of Management – All Development Rate – Per Workforce accommodation “dwelling”	S94 Contributions	\$45.65	R	N
Plan of Management – All Development Rate – Per Dwelling or Lot	S94 Contributions	\$76.35	R	N
Plan of Management – All Development Rate – Per Other Residential Accommodation	S94 Contributions	\$51.25	R	N
Plan of Management – All Development Rate – Per Self Contained Dwelling in a Seniors Housing development	S94 Contributions	\$45.65	R	N

S94A CVC Development Other Than Residential

Development (other than residential) with a value up to and including \$100,000	S94 Contributions	Nil	R	N
Development (other than residential) with a value more than \$100,000, up to and including \$200,000	S94 Contributions	0.5% of development value	R	N
Development (other than residential) with a value more \$200,000	S94 Contributions	1% of development value	R	N

Drainage

Area 1 (Yamba Hill) – Per m2 additional hard area	S94 Contributions	\$24.40	R	N
Fitzroy Clarence & Kent Street Drainage: Contribution towards Downstream Drainage based on Site area as a proportion of Catchment Area	S94 Contributions	Determined by Application	R	N
Grafton Heights/Fairway Estate: Downstream Drainage based on Site Area proportionate to Catchment	S94 Contributions	Determined by Application	R	N
Gulmarrad Drainage Contributions – Per Lot	S94 Contributions	\$2,023.30	R	N
Section 45 Drainage: Contribution towards Local Drainage based on Site Area proportionate to Catchment – Grafton	S94 Contributions	Determined by Application	R	N

Name	Category	Year 22/23 Fee Amount (incl. GST)	Pricing Code	GST
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Drainage [continued]

Bacon Street/Woodward Street Drainage: Contribution towards Trunk Drainage System in Bacon Street from Clarence Street to River and where appropriate from Woodward Street to Bacon/Clarence Street	S94 Contributions	Determined by Application	R	N
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Extractive Industries

Extractive and Other Heavy Transport Dependent Industries 2001 – To be determined in accordance with Plan – Copmanhurst	S94 Contributions	As per plan	R	N
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Roads

Note - ** Applies to residential development only

No. 3 Nymboida District – Roadworks – Per Allotment	S94 Contributions	Determined by DA consent	R	N
No. 4 Kangaroo Creek District – Roadworks – Per Allotment	S94 Contributions	Determined by DA consent	R	N
No. 5 Ramornie/Jackadgery District – Roadworks – Per Allotment	S94 Contributions	Determined by DA consent	R	N
No. 6 Tyringham District – Roadworks – Per Allotment	S94 Contributions	Determined by DA consent	R	N
No. 7 Old Glen Innes Road District – Roadworks – Per Allotment	S94 Contributions	Determined by DA consent	R	N
Powell Street Roadworks: Contribution towards the upgrading of the section of Powell Street between Breimba and Kent Streets Grafton based on expected traffic generation from certain new development	S94 Contributions	Determined by Application	R	N
Quarry Road Maintenance (refer S94 Plan) major council or minor main or regional road per kilometre – Maclean	S94 Contributions	\$4,801.20	R	N
Quarry Road Maintenance (refer S94 Plan) minor council road per kilometre – Maclean	S94 Contributions	\$4,347.65	R	N

Name	Category	Year 22/23 Fee Amount (incl. GST)	Pricing Code	GST
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Roads [continued]

Quarry Road Maintenance (refer S94 Plan) unsealed gravel road per kilometre – Maclean	S94 Contributions	\$2,467.80	R	N
Riverside Drive: Roadworks – Per Lot	S94 Contributions	\$16,131.55	R	N
Riverside Drive: Underground Electricity – Per Lot	S94 Contributions	\$6,311.55	R	N
Road Upgrading: Crisp Drive Ashby – Per Lot or Dwelling	S94 Contributions	\$1,736.10	R	N
Road Upgrading: Patemans Road & Harveys Road Ashby – Per Hectare	S94 Contributions	\$4,502.50	R	N
Roads & Traffic Facilities 2001 – To be determined in accordance with Plan – Copmanhurst	S94 Contributions	\$4,203.85	R	N
Roads Old Plan Pre 1992 (Indexed by Sydney All Groups CPI) – Copmanhurst	S94 Contributions	\$3,119.85	R	N
Rural Areas – Arterial Roads Upgrading Contribution including Bridge Construction and/or widening (rate per lot to be created or per additional dwelling) /lot	S94 Contributions	\$7,671.35	R	N
Rural Residential and Rural Small Holdings Areas – Arterial and Major Roads Upgrading Contribution /lot – Former Pristine Waters	S94 Contributions	\$9,952.35	R	N
Sections 108 109 and 114 Grafton: Subdivision of each Section shall contribution 1/3 of Total Cost of roadworks in Clarence and Hoof Streets	S94 Contributions	Determined by Application	R	N
Urban and Urban Investigation Areas – Arterial and Major Roads Upgrading Contribution /lot – Former Pristine Waters	S94 Contributions	\$7,769.40	R	N
Woodward Street: Proportionate Cost of Roadworks and Water Supply plus land required for road widening.	S94 Contributions	Determined by Application	R	N

Yamba Bypass & Urban Intersection

Angourie/Wooloweyah – Density Development	S94 Contributions	\$1,723.45	R	N
Angourie/Wooloweyah – Dual Occupancy	S94 Contributions	\$2,068.10	R	N
Angourie/Wooloweyah – Per Person	S94 Contributions	\$861.70	R	N
Angourie/Wooloweyah – Subdivision Per Lot	S94 Contributions	\$2,239.85	R	N
Palmers Island – Density Development	S94 Contributions	\$2,275.35	R	N
Palmers Island – Dual Occupancy	S94 Contributions	\$2,730.40	R	N
Palmers Island – Per Person	S94 Contributions	\$1,137.65	R	N
Palmers Island – Subdivision Per Lot	S94 Contributions	\$2,957.90	R	N

Name	Category	Year 22/23 Fee Amount (incl. GST)	Pricing Code	GST
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Yamba Bypass & Urban Intersection [continued]

West Yamba – Density Development	S94 Contributions	\$1,461.25	R	N
West Yamba – Dual Occupancy	S94 Contributions	\$1,753.50	R	N
West Yamba – Per Person	S94 Contributions	\$730.70	R	N
West Yamba – Subdivision Per Lot	S94 Contributions	\$1,899.60	R	N
West Yamba (Existing Residential Zones) – Density Development	S94 Contributions	\$1,340.55	R	N
West Yamba (Existing Residential Zones) – Dual Occupancy	S94 Contributions	\$1,608.55	R	N
West Yamba (Existing Residential Zones) – Per Person	S94 Contributions	\$670.25	R	N
West Yamba (Existing Residential Zones) – Subdivision Per Lot	S94 Contributions	\$1,742.70	R	N
Yamba Town Centre – Density Development	S94 Contributions	\$720.40	R	N
Yamba Town Centre – Dual Occupancy	S94 Contributions	\$864.45	R	N
Yamba Town Centre – Per Person	S94 Contributions	\$360.20	R	N
Yamba Town Centre – Subdivision Per Lot	S94 Contributions	\$936.50	R	N

James Creek Urban Growth Area Catchment (per lot or dwelling)

Residential lot/ Dwelling house (2.6 persons per lot/ dwelling)	S94 Contributions	\$6,426.20	R	N
Medium and High Density Residential (1.7 persons per lot/ dwelling)	S94 Contributions	\$4,201.76	R	N
Self contained Seniors Housing and workforce accommodation; Manufactured homes in a manufactured home estate; moveable dwelling in a caravan park. (1.5 persons per lot/dwelling, manufactured home, moveable dwelling)	S94 Contributions	\$3,707.43	R	N
Manufactured Homes in Manufactured Homes Estate (per lot/dwelling)	S94 Contributions	\$3,821.35	R	N
Moveable Dwelling in caravan Park (per lot/dwelling)	S94 Contributions	\$3,821.35	R	N

West Yamba Urban Release Area Road Infrastructure

Residential Lot/Dwelling House	S94 Contributions	\$891.80	R	N
Medium and High Density Residential (per lot/dwelling) *including but not limited to attached dwelling, dual occupancies, boarding houses, hostels, semi detached dwellings, multi dwelling housing, terraces, townhouses, residential flat buildings, serviced apartments, shop top housing.	S94 Contributions	\$606.45	R	N

Name	Category	Year 22/23 Fee Amount (incl. GST)	Pricing Code	GST
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West Yamba Urban Release Area Road Infrastructure [continued]

Rate per Self Contained Dwelling in a Seniors Housing Development; Workforce Accommodation; Manufactured home in a manufactured home estate; moveable dwelling in a caravan park	S94 Contributions	\$535.10	R	N
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Street Trees

Former Maclean

Street Trees in Subdivisions (Residential Zones Only)	S94 Contributions	\$107.15	R	N
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Former Ulmarra

Urban and Urban Investigation Areas – Street Trees Contribution – Residential Subdivision / lot	S94 Contributions	\$95.80	R	N
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Water & Sewer

Section 64 Contributions

Sewer - Lower River

Iluka, Yamba, Maclean, Townsend, Ilarwill & Lawrence - per Equivalent Tenement (ET)	Section 64 Sewer Contributions Lower River	\$12,643	R	N
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Sewer - Upper River

Coutts Crossing, Grafton, Junction Hill, North & South Grafton – per Equivalent Tenement (ET)	Section 64 Sewer Contributions Upper River	\$7,072	R	N
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Name	Category	Year 22/23 Fee Amount (incl. GST)	Pricing Code	GST
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Sewer - West Yamba

West Yamba - per Equivalent Tenement (ET)	Section 64 Sewer Contributions Lower River	\$13,990	R	N
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Water

All reticulated water supply areas - per Equivalent Tenement (ET)	Section 64 Contributions Water	\$5,170	R	N
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Water - West Yamba

Water - West Yamba - per Equivalent Tenement (ET)	Section 64 Sewer Contributions Lower River	\$5,916	R	N
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