

Orange Contributions Plan 2024

Section 7.11, *Environmental Planning and Assessment Act 1979*

Volume 1 – Contributions Plan and Schedules

Version 2

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Volume 1 - Table of Contents

1	Preliminary	6
1.1	Name	6
1.2	Purpose of this Plan	6
1.3	Commencement of the Plan	6
1.4	Land to which the Plan applies	6
1.5	Types of development to which the Plan applies	7
1.6	Contribution areas	7
1.7	Relationship to other documents	8
1.8	Repeal of previous Contributions Plans	8
1.9	Savings and transitional arrangements.....	8
1.10	Review of the Plan	8
1.11	Terms used in the Plan.....	8
1.12	How to use the Plan	8
2	Summary Schedules	9
3	Administration and Operation	12
3.1	Authority to impose development contribution conditions.....	12
3.2	Requirements in relation to the issue of a complying development certificate	12
3.3	Planning agreements	12
3.4	Types of contributions to be provided.....	13
3.5	Monetary contributions.....	13
3.6	Dedication of land.....	13
3.7	Material public benefits (including works-in-kind)	13
3.8	Timing of provision	14
3.9	Deferred or periodic provision.....	15
3.10	Requirements for bank guarantees	15
3.11	Goods and Services Tax.....	16
3.12	Review of contribution rates	16
3.13	Adjusting monetary contributions at the time of payment.....	16
3.14	Pooling of monetary contributions.....	16
3.15	\$20,000 contribution cap.....	17
3.16	Accountability and reporting	17
3.17	Works carried forward from the previous Plan	17
3.18	Costing	17
3.19	Contributions formula.....	18
3.20	Funds carried forward from the previous Plan.....	18

3.21	Allowances for existing development.....	18
4	Strategic Context.....	19
4.1	Population And Housing Forecasts	19
4.2	Orange City Council Plans and Strategies	22
5	Nexus and apportionment	24
6	Infrastructure Categories	25
6.1	Local infrastructure categories	25
6.2	Open Space and Recreation.....	27
6.3	Community and Cultural	29
6.4	Roads and Traffic Management.....	30
6.5	Stormwater Drainage.....	33
7	Contributions Area Strategies	34
7.1	Bloomfield/DPI Contribution Area	36
7.2	Greater Ploughmans Valley and North West Orange Contribution Areas	37
7.3	Greater Waratahs Contribution Area	40
7.4	Molong Road Entrance Contribution Area	41
7.5	North Orange Contribution Area	42
7.6	North West Contribution Area.....	44
7.7	Phillip Street Contribution Area	45
7.8	Rosedale Gardens	46
7.9	Shiralee Contribution Area	48
7.10	Remainder of LGA.....	51
8	Plan preparation and administration costs.....	52
	Appendix A – Contribution Rates Summary and Schedules	54
	Appendix B – Contribution Plan Works Schedules	71

Figures

<i>Figure 1: Orange City Council LGA</i>	7
<i>Figure 2: Map of Adjusted Statistical Areas</i>	21
<i>Figure 3: Contribution Areas</i>	35
<i>Figure 4: Bloomfield Contribution Area map</i>	36
<i>Figure 5: Greater Ploughmans Valley</i>	38
<i>Figure 6: Greater Waratahs Contribution Area map</i>	40
<i>Figure 7: Molong Road Contributions Area map</i>	42
<i>Figure 8: North Orange Contribution Area map</i>	42
<i>Figure 9: North West Orange Contribution Area map</i>	44
<i>Figure 10: Phillip Contribution Area map</i>	45
<i>Figure 11: Rosedale Gardens Contribution Area map</i>	46
<i>Figure 12: Shiralee Contribution Area map</i>	48

Tables

<i>Table 1: Summary of Contribution Rates (Capped at \$20,000 per dwelling or Standard Lot authorised by, or authorised to be created by, a consent)</i>	9
<i>Table 2: Existing and Projected Growth</i>	19
<i>Table 3: Anticipated housing delivery timeframes</i>	20
<i>Table 4: Occupancy Rates</i>	21
<i>Table 5: Local Infrastructure Categories</i>	25
<i>Table 6 - Schedules - Headings and Definitions</i>	26
<i>Table 7: Open Space and Recreation Framework</i>	28
<i>Table 8: Distributor Road costs (Southern Feeder Road).</i>	31
<i>Table 9: Share of cost of road and traffic management works attributable to demand sectors</i>	31
<i>Table 10: Contribution Areas</i>	34
<i>Table 11: Bloomfield /DPI Contribution Area Requirements</i>	37
<i>Table 11: Greater Ploughmans and North West Orange Contributions Requirements</i>	39
<i>Table 15: Greater Waratahs Contribution Requirements</i>	41
<i>Table 17: Molong Road Contribution Area Requirements</i>	41
<i>Table 16: North Orange Contribution Requirements</i>	43
<i>Table 14: Phillip Street contribution requirements</i>	45
<i>Table 18: Rosedale Gardens Contributions Area Requirements</i>	46
<i>Table 13: Shiralee contribution requirements</i>	49
<i>Table 19: Plan Preparation and Management Contributions</i>	53

1 Preliminary

1.1 Name

This Plan is known as the Orange Contributions Plan 2024 (“Plan”).

1.2 Purpose of this Plan

EP&A Regulation 2021 clause 212(1)(a)

This Plan has been prepared to satisfy the requirements of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation 2021), which enables Orange City Council (“Council”) or an accredited certifier to require the making of a contribution towards the provision, extension or augmentation of local infrastructure that is required to meet the demands of that development.

Contributions may be in the form of a monetary contribution, dedication of land to Council, or the provision of a material public benefit, which may include work commonly referred to as a ‘work-in-kind’.

In order to require a contribution to be made under section 7.11 of the EP&A Act, a consent authority must be satisfied that the proposed development will or is likely to require the provision of or increase the demand for the public amenities and public services for which the contribution is being required, as detailed in the provisions of this Plan.

The purpose of the Plan is to—

- (a) authorise a consent authority or registered certifier to impose conditions of development consent requiring the provision of development contributions to Council in accordance with section 7.11 of the EP&A Act,
- (b) ensure development contributes equitably to the provision of public amenities and public services within the City of Orange,
- (c) explain the relationship between the anticipated demand for additional public amenities and public services resulting from new development within the City of Orange and the development contributions to be provided to Council over the life of the Plan,
- (d) define the basis upon which development contribution conditions will be imposed within the City of Orange,
- (e) define the strategies by which the funding and provision of public amenities and public services referred to by the Plan will be undertaken,
- (f) define the procedures by which Council will assess, collect, account for and review development contributions, and
- (g) ensure Council’s assessment and administration of development contributions is publicly and financially accountable.

1.3 Commencement of the Plan

The Plan takes effect on **3 April 2024**, being the date that public notice of the Plan is given pursuant to clause 214(4) of the EP&A Regulation 2021.

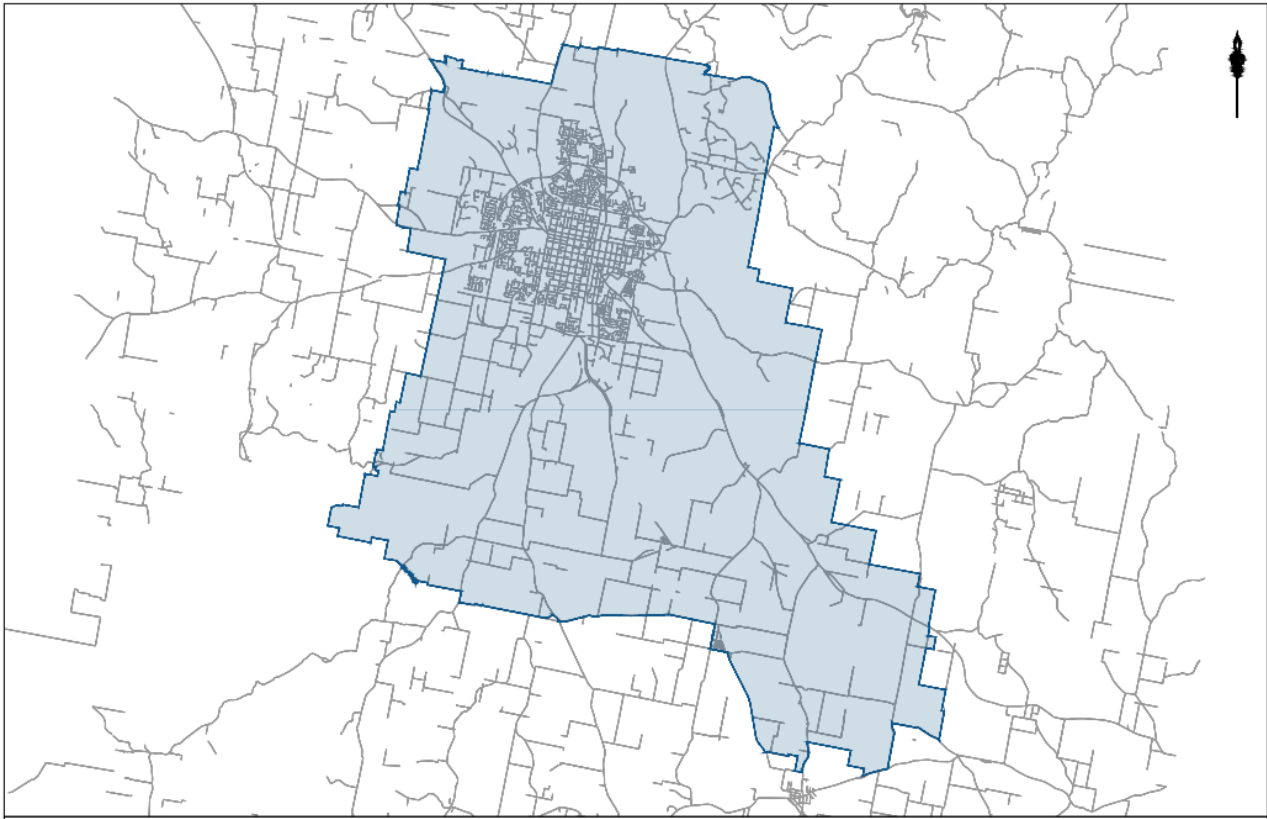
1.4 Land to which the Plan applies

EP&A Regulation 2021 clause 212(1)(b)

This Plan applies to all residential land within the City of Orange Local Government Area (LGA), as shown in

Figure 1.

Figure 1: Orange City Council LGA



1.5 Types of development to which the Plan applies

The Plan applies to all residential development for which development consent is required in relation to a development application or application for a complying development certificate, except for—

- development for the sole purpose of adaptive reuse of an item of environmental heritage.
- seniors housing development under Part 5 of Chapter 3 to *State Environmental Planning Policy (Housing) 2021* that is provided by a social housing provider (not self-contained dwellings forming part of seniors' housing development).
- development undertaken on, behalf of, or in partnership with Council for transport or utilities infrastructure, open space and recreation, or community facilities .
- development exempted from section 7.11 contributions by the NSW Government, such as by statute, or a Ministerial direction made under section 7.17 of the EP&A Act.

The Plan does not seek to require contributions for car parking where a contribution for car parking is required under the Orange Car Parking Development Contributions Plan 2015.

If an applicant considers that their development is excluded from a requirement to make a contribution under this Plan, the applicant should identify as part of their application how their development is consistent with a relevant exclusion. If Council is satisfied that the development is consistent with the relevant exclusion, it will exclude the development from the need to make a contribution. In the case of complying development, Council must first verify any exclusion in writing.

1.6 Contribution areas

The contribution areas defined by the Plan are described in Part D. Contribution rates prescribed by the Plan vary between these areas according to their differing priorities for local infrastructure investment.

1.7 Relationship to other documents

EP&A Regulation 2021 clause 211

The Plan has been prepared in accordance with—

- the local infrastructure contributions provisions of the EP&A Act (Part 7, Division 7.1),
- the contributions plans provisions of the EP&A Regulation 2021,
- Ministerial directions made under section 7.17 of the EP&A Act; and
- relevant practice notes for local infrastructure contributions issued in accordance with the EP&A Regulation 2021.

In evaluating the anticipated demand for additional public amenities and public services identified in the works schedule attached to this Plan, Council has referred to a number of strategic policies and plans that apply to the City of Orange. These are listed in the References section at the end of the Plan.

1.8 Repeal of previous Contributions Plans

EP&A Regulation 2021 clause 215

This Plan repeals the Orange Development Contributions Plan 2017.

1.9 Savings and transitional arrangements

Development contributions for a development application or application for a complying development certificate that has been lodged but not yet determined prior to the adoption of this Plan shall be determined in accordance with the Orange Development Contributions Plan 2017.

1.10 Review of the Plan

EP&A Regulation 2021 clauses 215 and 216

Council anticipates that it will undertake a comprehensive review of the Plan every five (5) years to ensure it addresses community needs, Council priorities and relevant legislation.

1.11 Terms used in the Plan

Unless otherwise defined in this Plan, terms used in this Plan have the same meaning as defined in the EP&A Act, the EP&A Regulation 2021, and the Orange Local Environmental Plan 2011.

1.12 How to use the Plan

This Plan contains the following sections —

- Section 1 – Preliminaries - describes the purpose and scope of the Plan
- Section 2 - Summary Schedules: summarises the contribution rates that are to be applied when imposing development contribution conditions
- Section 3 - Administration and Operation: describes how Council will administer and implement the Plan
- Section 4 – Strategic Context
- Section 5 – Nexus and Apportionment
- Section 6 – Infrastructure Categories
- Section 7 – Contribution Area Strategies
- Section 8 – Plan preparation and administration costs
- Appendix A – Schedule of Contribution Rates
- Appendix B - Works Schedules
- Appendix C - Works Maps

2 Summary Schedules

EP&A Regulation 2021 clause 212(1)(e)

This part provides a summary of the contribution rates to be applied in administering this Plan. Detailed schedules for each contribution area are included in Appendix B of the Plan.

Table 1: Summary of Contribution Rates (Capped at \$20,000 per dwelling or Standard Lot authorised by, or authorised to be created by, a consent)

Facility	Monetary Contribution				
	Per Resident	Per Subdivided Lot or Detached Dwelling House	Per 3 or more Bedroom Dwelling	Per 2 Bedroom Dwelling	Per 1 Bedroom Dwelling
Bloomfield/DPI urban release area	\$20,000 Cap Factor	100%	100%	100%	100%
Open Space and Recreation	\$978.22	\$2,739.02	\$2,739.02	\$1,565.15	\$1,271.69
Community and Cultural	\$128.30	\$359.25	\$359.25	\$205.29	\$166.80
Roads and Traffic Management	\$2,158.33	\$6,043.32	\$6,043.32	\$3,453.32	\$2,805.83
Stormwater Drainage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Local Area Facilities	\$1,092.97	\$3,060.32	\$3,060.32	\$1,571.82	\$1,420.87
Plan Preparation and Administration	\$130.73	\$366.06	\$366.06	\$203.87	\$169.96
Total	\$4,488.56	\$12,567.97	\$12,567.97	\$6,999.45	\$5,835.13
Greater Ploughmans Valley urban release area	\$20,000 Cap Factor	79%	79%	100%	100%
Open Space and Recreation	\$978.22	\$2,166.02	\$2,166.02	\$1,565.15	\$1,271.69
Community and Cultural	\$128.30	\$284.10	\$284.10	\$205.29	\$166.80
Roads and Traffic Management	\$2,158.33	\$4,779.07	\$4,779.07	\$3,453.32	\$2,805.83
Stormwater Drainage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Local Area Facilities	\$5,504.48	\$12,188.29	\$12,188.29	\$8,807.17	\$7,155.83
Plan Preparation and Administration	\$263.08	\$582.52	\$582.52	\$420.93	\$342.00
Total	\$9,032.42	\$20,000.00	\$20,000.00	\$14,451.87	\$11,742.14
Greater Waratah urban release area	\$20,000 Cap Factor	88%	88%	100%	100%
Open Space and Recreation	\$978.22	\$2,418.08	\$2,418.08	\$1,565.15	\$1,271.69
Community and Cultural	\$128.30	\$317.16	\$317.16	\$205.29	\$166.80
Roads and Traffic Management	\$2,158.33	\$5,335.20	\$5,335.20	\$3,453.32	\$2,805.83
Stormwater Drainage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Local Area Facilities	\$4,590.38	\$11,347.04	\$11,347.04	\$7,344.61	\$5,967.50
Plan Preparation and Administration	\$235.66	\$582.52	\$582.52	\$377.05	\$306.35
Total	\$8,090.89	\$20,000.00	\$20,000.00	\$12,945.43	\$10,518.16
Molong Rd Entrance urban release area	\$20,000 Cap Factor	80%	80%	100%	100%

Facility	Monetary Contribution				
	Per Resident	Per Subdivided Lot or Detached Dwelling House	Per 3 or more Bedroom Dwelling	Per 2 Bedroom Dwelling	Per 1 Bedroom Dwelling
Open Space and Recreation	\$978.22	\$2,188.09	\$2,188.09	\$1,565.15	\$1,271.69
Community and Cultural	\$128.30	\$286.99	\$286.99	\$205.29	\$166.80
Roads and Traffic Management	\$2,158.33	\$4,827.77	\$4,827.77	\$3,453.32	\$2,805.83
Stormwater Drainage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Local Area Facilities	\$5,416.03	\$12,114.63	\$12,114.63	\$8,665.65	\$7,040.84
Plan Preparation and Administration	\$260.43	\$582.52	\$582.52	\$416.68	\$338.55
Total	\$8,941.31	\$20,000.00	\$20,000.00	\$14,306.09	\$11,623.70
North Orange urban release area	\$20,000 Cap Factor	59%	59%	100%	100%
Open Space and Recreation	\$978.22	\$1,618.34	\$1,618.34	\$1,565.15	\$1,271.69
Community and Cultural	\$128.30	\$212.26	\$212.26	\$205.29	\$166.80
Roads and Traffic Management	\$2,158.33	\$3,570.67	\$3,570.67	\$3,453.32	\$2,805.83
Stormwater Drainage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Local Area Facilities	\$8,472.22	\$14,016.20	\$14,016.20	\$13,555.56	\$11,013.89
Plan Preparation and Administration	\$352.11	\$582.52	\$582.52	\$563.38	\$457.75
Total	\$12,089.19	\$20,000.00	\$20,000.00	\$19,342.70	\$15,715.94
North West Orange urban release area	\$20,000 Cap Factor	100%	100%	100%	100%
Open Space and Recreation	\$978.22	\$2,739.02	\$2,739.02	\$1,565.15	\$1,271.69
Community and Cultural	\$128.30	\$359.25	\$359.25	\$205.29	\$166.80
Roads and Traffic Management	\$2,158.33	\$6,043.32	\$6,043.32	\$3,453.32	\$2,805.83
Stormwater Drainage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Local Area Facilities	\$2,233.49	\$6,253.77	\$6,253.77	\$3,573.58	\$2,903.54
Plan Preparation and Administration	\$164.95	\$461.86	\$461.86	\$263.92	\$214.44
Total	\$5,663.29	\$15,857.21	\$15,857.21	\$9,061.27	\$7,362.28
Phillip Street urban release area	\$20,000 Cap Factor	100%	100%	100%	100%
Open Space and Recreation	\$978.22	\$2,739.02	\$2,739.02	\$1,565.15	\$1,271.69
Community and Cultural	\$128.30	\$359.25	\$359.25	\$205.29	\$166.80
Roads and Traffic Management	\$2,158.33	\$6,043.32	\$6,043.32	\$3,453.32	\$2,805.83
Stormwater Drainage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Local Area Facilities	\$3,463.83	\$9,698.73	\$9,698.73	\$5,542.13	\$4,502.98
Plan Preparation and Administration	\$201.86	\$565.21	\$565.21	\$322.98	\$262.42
Total	\$6,930.54	\$19,405.52	\$19,405.52	\$11,088.87	\$9,009.71

Facility	Monetary Contribution				
	Per Resident	Per Subdivided Lot or Detached Dwelling House	Per 3 or more Bedroom Dwelling	Per 2 Bedroom Dwelling	Per 1 Bedroom Dwelling
Rosedale Gardens urban release area	\$20,000 Cap Factor	88%	88%	100%	100%
Open Space and Recreation	\$978.22	\$2,421.23	\$2,421.23	\$1,565.15	\$1,271.69
Community and Cultural	\$128.30	\$317.57	\$317.57	\$205.29	\$166.80
Roads and Traffic Management	\$2,158.33	\$5,342.16	\$5,342.16	\$3,453.32	\$2,805.83
Stormwater Drainage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Local Area Facilities	\$4,580.16	\$11,336.52	\$11,336.52	\$7,328.25	\$5,954.21
Plan Preparation and Administration	\$235.35	\$582.52	\$582.52	\$376.56	\$305.96
Total	\$8,080.36	\$20,000.00	\$20,000.00	\$12,928.58	\$10,504.47
Shiralee Release Area	\$20,000 Cap Factor	2.25%	2.25%	100.00%	100.00%
Open Space and Recreation	\$978.22	\$61.66	\$61.66	\$1,565.15	\$1,271.69
Community and Cultural	\$128.30	\$8.09	\$8.09	\$205.29	\$166.80
Roads and Traffic Management	\$2,158.33	\$136.05	\$136.05	\$3,453.32	\$2,805.83
Stormwater Drainage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Local Area Facilities ²	\$7,062.39	\$19,774.68	\$19,774.68	\$11,299.82	\$9,181.10
Plan Preparation and Administration	\$309.82	\$19.53	\$19.53	\$495.71	\$402.76
Total	\$10,637.05	\$20,000.00	\$20,000.00	\$17,019.29	\$13,828.17
Remainder of LGA <i>Note 1</i>	\$20,000 Cap Factor	100%	100%	100%	100%
Open Space and Recreation	\$978.22	\$2,445.55	\$2,445.55	\$1,565.15	\$1,271.69
Community and Cultural	\$128.30	\$320.76	\$320.76	\$205.29	\$166.80
<i>Roads and Traffic Management</i>	\$2,417.33	\$6,043.32	\$6,043.32	\$3,453.32	\$2,805.83
<i>Stormwater Drainage</i>	\$24.28	\$60.71	\$60.71	\$38.85	\$31.57
Local Area Facilities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<i>Plan Preparation and Administration</i>	\$106.44	\$266.11	\$266.11	\$157.88	\$128.28
Total	\$3,654.57	\$9,136.45	\$9,136.45	\$5,420.49	\$4,404.15

Note 1: Development on land zoned RU1, RU5, E1, E2 and E3 is not required to make contributions for Roads and Traffic Management

Note 2: Shiralee Cap: Local Area Facilities in Shiralee receive 100% of available funds, with the remaining available funds split proportionately across the other schedules.

3 Administration and Operation

3.1 Authority to impose development contribution conditions

EP&A Regulation 2021 clause 212(5)

In determining a development application or issuing a complying development certificate for land within the City of Orange, this Plan authorises the consent authority or registered certifier to impose a condition of consent requiring an applicant to provide a development contribution to Council.

3.2 Requirements in relation to the issue of a complying development certificate

In accordance with the EP&A Act, accredited certifiers must impose a condition on a complying development certificate requiring a development contribution in accordance with this Plan, if the Plan authorises such a condition to be imposed.

The value of the contribution required is to be determined strictly in accordance with this Plan and the current contribution rates as set by Council. Any development contributions condition imposed must be consistent with Council's standard development contribution conditions. It is the professional responsibility of the issuer of the complying development certificate to correctly calculate the value of the contribution required in accordance with this Plan.

Accredited certifiers must notify Council of their determination within two (2) days of making the determination, in accordance with clause 141(4) of the EP&A Regulation 2021.

Applicants must pay their contribution before commencing any of the complying development works.

Complying development certificates must be assessed and issued by Council if an applicant wishes to make a development contribution in the form of the dedication of land or the provision of a material public benefit (including the carrying out of works-in-kind).

In accordance with the EP&A Act and EP&A Regulation 2021, a certifying authority must not issue a certificate under Part 6 of the EP&A Act (including a construction certificate or subdivision certificate) unless it has verified that any condition requiring the making of a contribution has been satisfied.

In particular, the certifier must ensure that an applicant provides receipts confirming that contributions have been fully satisfied and copies of such receipts must be included with the certified plans provided to Council in accordance with the EP&A Regulation 2021. Failure to follow this procedure may give rise to a certified being declared invalid.

The only exceptions to this requirement are where a works in kind, material public benefit, dedication of land, deferred payment, or payment by instalment arrangement has been agreed by Council. In such cases, the Council will issue a letter confirming that an alternative payment method has been agreed with the applicant. A copy of that letter must be included with the certified plans provided to Council in accordance with the EP&A Regulation 2021.

3.3 Planning agreements

An applicant may voluntarily offer to enter into a planning agreement with Council in connection with a development application in accordance with Part 7, Division 7.1, Subdivision 2 of the EP&A Act. Under a planning agreement, the applicant may offer to pay money, dedicate land, carry out works, or provide other material public benefits for public purposes, or a combination of these. This may be additional to, or instead of, making a contribution under this Plan.

Council may choose to accept any such offer, but is not obliged to do so.

Council may also consider an exemption to the full or partial provision of a development contribution that would otherwise be required by this Plan where an applicant has offered to enter into a planning agreement and where Council considers that the planning agreement will result in an equivalent or greater net benefit to the community than would otherwise occur.

Applicants considering alternatives to monetary contributions should discuss this with Council as early as possible, and before lodging a development application.

3.4 Types of contributions to be provided

This Plan accommodates the following types of development contribution—

- (a) the dedication of land,
- (b) the payment of a monetary contribution, and
- (c) the provision of a material public benefit (including works-in-kind).

The specific requirements for each type of development contribution are described below.

3.5 Monetary contributions

Monetary contributions that may be required by a condition of development consent are to be calculated in accordance with the schedule of contribution rates attached to this Plan and the provisions for the review of these described in Sections 3.12 and 3.13. The amount of the monetary contribution to be paid to Council will be specified in the development contributions condition imposed on the development consent.

3.6 Dedication of land

In accordance with the provisions of this Plan, Council may accept, or require, contributions in the form of the dedication of land to Council in lieu of the full or partial payment of a monetary contribution (excluding monetary contributions towards the cost of preparing and administering the Plan). This only apply where Council considers that—

- (a) there is a net community benefit from such an arrangement, and
- (b) the land is in a location and has physical and servicing characteristics that make it suitable for the designated public purpose.

Where the estimated value of any dedication of land agreed to by Council is less than the value of the monetary contribution that would otherwise be required, the applicant will be required to settle the balance of the development contribution by way of a monetary contribution to Council.

The acceptance of the dedication of land in lieu of the payment of a monetary contribution will be entirely at Council's discretion. No credit will be granted to an applicant for the dedication of land or provision of a material public benefit the value of which exceeds the value of the monetary contribution that would otherwise be required.

The dedication of land is to be 'free of cost' – meaning that all costs of dedication, including but not limited to survey, legal and administration costs, are to be borne by the applicant. Any land to be dedicated to Council is to be in a condition suitable for its intended purpose and cleared of all improvements, debris, weeds and waste materials. Applicants are required to provide a compliance certificate from a registered testing authority stating that the land is free from contamination and hazardous materials and substances.

3.7 Material public benefits (including works-in-kind)

In accordance with the provisions of this Plan, Council may accept the provision of a material public benefit (including works-in-kind) in lieu of the full or partial payment of a monetary contribution (excluding monetary contributions towards the cost of preparing and administering the Plan). Subject to Council's agreement, a material public benefit (MPB) may take the form of—

- (a) a work-in-kind, which is the undertaking of a work or provision of a facility that is specifically listed in the works schedule attached to this Plan (Appendix B) ("Works Schedule") and for which a monetary contribution would normally be sought, and
- (b) the provision of public amenities or public services that are not specified in the Works Schedule.

The provision of works-in-kind to Council is generally offered and assessed as part of the development application process. Applicants seeking Council's acceptance of a work-in-kind arrangement should discuss the proposal with Council's Development Services staff prior to lodging their development application.

In addition to a work-in-kind, a material public benefit may include the provision of public amenities and public services that are not specified in the Works Schedule. Council may accept the provision of a non-scheduled work or facility where it considers the provision of the work or facility to be of equivalent or greater benefit to the community when compared to a monetary contribution or work-in-kind that would otherwise be required.

Council may agree to the provision of a material public benefit (including works-in-kind) as a means of partial or full settlement of a development contributions where—

- (a) an applicant offers in writing to provide a material public benefit to Council as part of a development application—in such circumstances, Council will consider the proposal to provide the material public benefit as part of the development application assessment. Should Council agree to the offer, a condition of development consent is required to be imposed requiring the material public benefit to be provided, and
- (b) an applicant offers in writing to provide a material public benefit to Council following the issue of a development consent in full or partial settlement of a development contributions condition requiring the payment of a monetary contribution to Council—such an offer is required to be made in the form of an application for the modification of a development consent in accordance with section 4.55 of the EP&A Act. The material public benefit may not take the form of the dedication of land to Council.

Where the estimated value of any material public benefit agreed to by Council is less than the value of the monetary contribution that would otherwise be required, the applicant will be required to settle the balance of the development contribution by way of a monetary contribution to Council.

The acceptance of the material public benefit in lieu of the payment of a monetary contribution will be entirely at Council's discretion. No credit will be granted to an applicant for the dedication of land or provision of a material public benefit the value of which exceeds the value of the monetary contribution that would otherwise be required.

In deciding whether to agree to an offer to provide a material public benefit in lieu of a monetary contribution, Council will have regard to—

- (a) the purpose of this Plan,
- (b) the demonstrated need for the material public benefit and how it achieves the public benefit outcomes sought by this Plan,
- (c) whether the provision of the material public benefit in lieu of a monetary contribution will prejudice the timing or provision of the local infrastructure for which the development contribution is required, and
- (d) details of the quantities, finishes and costings of the proposed works or facilities.

Any works or facilities provided as a material public benefit are required to be designed and constructed in accordance with—

- (a) relevant Australian Standards and codes, including the National Construction Code,
- (b) the requirements of any applicable environmental planning instrument, including Orange Local Environmental Plan 2011,
- (c) any relevant design and planning provisions of the Orange Development Control Plan 2004 and Shiralee Development Control Plan 2015, and
- (d) other strategic policies and adopted practices of Orange City Council.

3.8 Timing of provision

EP&A Regulation 2021 clause 212(3)(a) and 212(4)

A contribution must be made to Council at the time specified in a condition of development consent, including a complying development certificate, that imposes the contribution.

If no such time is specified, the contribution must be made as follows—

- (a) for development applications involving subdivision—prior to the release of the subdivision certificate,
- (b) for development applications involving building work—prior to the release of the construction certificate,
- (c) for development applications where no subdivision or building approval is required—prior to commencement of the approved use of the land,

- (d) for applications for a complying development certificate—prior to the commencement of the building work or subdivision work authorised by the certificate or where no works are proposed, then prior to occupation of the issue of an occupation certificate, whichever occurs first.

3.9 Deferred or periodic provision

EP&A Regulation 2021 clause 212(3)(c)

Council may agree to impose a condition of development consent allowing the deferred or periodic provision of a development contribution. A request for deferral or periodic provision must be made in writing to Council, stating the proposed length of deferral or staging of periodic provision and must be accompanied by supporting evidence. Council may agree to the deferral or periodic provision at its sole discretion, including —

- (a) for monetary contributions—
 - (i) in cases where the applicant has demonstrated financial hardship preventing them from complying with the Plan's prescribed payment timeframes,
 - (ii) in other circumstances where compliance with the Plan's prescribed payment timeframes is unreasonable or unnecessary,
- (b) for development contributions in general—
 - (i) where deferred or periodic provision of the required development contribution will not jeopardise the timing or the manner of provision of public amenities and public services identified in the works program attached to this Plan, or
 - (ii) the applicant is required to provide a development contribution by way of a planning agreement, material public benefit or dedication of land and the applicant and Council have entered into a legally binding agreement that allows the deferment or periodic provision of the development contribution.

Any application for a complying development certificate that seeks a deferred or periodic provision of contributions must be assessed and approved by Council prior to the issue of the complying development certificate.

3.10 Requirements for bank guarantees

If Council agrees to accept the deferral or periodic provision of a development contribution, it may require the applicant to provide a bank guarantee equivalent to the full value of the contribution or, in circumstances where part of the contribution has already been provided to Council, the value of the outstanding contribution. Any bank guarantee provided to Council is required to—

- (a) be provided by an Australian bank,
- (b) be for the amount of the total development contribution required, or the amount of the outstanding contribution, plus an amount equal to thirteen (13) months interest plus any charges associated with establishing or operating the bank security,
- (c) ensure the bank providing the bank guarantee agrees to pay the guaranteed sum to Council if Council so demands in writing, no earlier than 12 months from the provision of the guarantee or completion of the work, whichever occurs first, and
- (d) ensure the bank providing the bank guarantee agrees to pay the guaranteed sum without reference to the applicant or landowner or other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of the development, and
- (e) ensure the bank's obligations are discharged when payment to Council is made in accordance with the guarantee or when Council notifies the bank in writing that the guarantee is no longer required.

Any outstanding component of the contribution shall be indexed quarterly in accordance with the review and adjustment of contribution rates described by this Plan.

3.11 Goods and Services Tax

All works costs and contribution rates included in this Plan exclude Goods and Services Tax (GST).

Under current laws, monetary contributions paid to Council are exempt from the Goods and Services Tax (GST). Should the relevant laws change to remove the GST exemption that currently applies to infrastructure and monetary contributions, this Plan authorises Council to include GST to the cost of works and contribution rates prescribed by the Plan.

3.12 Review of contribution rates

EP&A Regulation 2021, clause 207

Council will index the contribution rates prescribed by the contribution rates schedule attached to this Plan on a quarterly basis, with adjusted rates to apply from the first working day of December, March, June and September of each year. Council is authorised to index the contribution rates without the need to prepare a new or amending contributions plan.

Contribution rates will be indexed according to the following formula—

$$\text{\$CR}(n) = \frac{\text{\$CR}(a) \times \text{CPI}(r)}{\text{CPI}(a)}$$

where:

- $\text{\$CR}(n)$ is the new contribution rate resulting from the review and adjustment of the rate specified in the contribution rates schedule,
- $\text{\$CR}(a)$ is the contribution rate at the time of adoption of the Plan,
- $\text{CPI}(r)$ is the Consumer Price Index (CPI) (Sydney: All Groups) available at the time of the review,
- $\text{CPI}(a)$ is the Consumer Price Index (Sydney: All Groups) that applied at the date of adoption of the Plan, or its subsequent amendment.

3.13 Adjusting monetary contributions at the time of payment

Monetary contributions required as a condition of development consent are to be adjusted at the time of payment according to the contribution rates that apply at the time of the payment, and not at the date of the development consent.

Adjustment of the contribution amount required as a condition of development consent will be made in the following manner—

$$\text{C}(p) = \frac{\text{C}(c) + [\text{C}(c) \times (\text{CR}(p) - \text{CR}(c))]}{\text{CR}(c)}$$

where:

- $\text{C}(p)$ is the amount of the contribution calculated at the time of payment,
- $\text{C}(c)$ is the amount of the original contribution as set out in the development consent,
- $\text{CR}(p)$ is the contribution rate at the time of payment,
- $\text{CR}(c)$ is the contribution levy at the time of the original consent or quarterly statement.

The current contribution rates are published by Council and are available from Council Offices.

3.14 Pooling of monetary contributions

EP&A Regulation 2021 clause 212(6)

This Plan authorises monetary contributions paid to Council for different purposes to be pooled and applied progressively for those purposes in accordance with the EP&A Regulation 2021.

3.15 \$20,000 contribution cap

Environmental Planning and Assessment (Local Infrastructure Contributions) Direction 2012 states that a consent authority must not grant development consent (other than for development on land identified in Schedule 2) subject to a condition 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.

3.16 Accountability and reporting

EP&A Regulation 2021 clauses 217-220

Council is required to comply with a range of financial accountability and reporting requirements in relation to development contributions.

Clause 220 of the EP&A Regulation 2021 requires Council to make the following publicly available for inspection—

- (a) any current contributions plan,
- (b) the current contribution rates that apply under each contributions plan,
- (c) an annual statement for each contributions plan (to be prepared after the end of each financial year), and
- (d) a contributions register containing—
 - (i) details identifying each development consent subject to a development contribution condition or development levy condition,
 - (ii) the nature and extent of the development contribution or development levy required by the condition for each public amenity or public service,
 - (iii) the contributions plan under which the development contribution condition or development levy condition was imposed,
 - (iv) the day on which the development contribution or development levy required by the condition was received, and its nature and extent.

These documents are publicly available and can be inspected at the City of Orange Civic Centre during Council's ordinary office hours.

3.17 Works carried forward from the previous Plan

Where applicable, works scheduled in the Orange Development Contributions Plan 2017 but not yet completed or fully recouped have been carried forward to this Plan.

3.18 Costing

Cost estimates for local infrastructure included in this Plan are based on—

- the experience of Council's staff in acquiring land and delivering similar facilities in the past,
- cost estimates prepared by suitably qualified experts in relation to specific infrastructure items, and
- where infrastructure has been provided in advance of development being carried out, the actual, completed cost of the infrastructure indexed to the date of the Plan's adoption using the Consumer Price Index (Sydney all groups and the NSW road & bridges construction index) as published by the Australian Bureau of Statistics.

3.19 Contributions formula

EP&A Regulation 2021 clause 212(1)(d)

Council applies a contribution formula to each public amenity and public service for the purpose of calculating the contribution rate applicable for that amenity or service. The formula takes into consideration the estimated cost of the works to be undertaken, the cost to Council of acquiring land on which the works will be located (if applicable) and the projected population likely to benefit from the amenity or service. The formula is as follows—

$$\text{Contribution (per capita/lot)} = \frac{\text{Cost}}{\text{Benefiting Population or Lots}}$$

where “Cost” equals the total cost of providing the facility, including land acquisition, capital works and any other costs to be recouped.

3.20 Funds carried forward from the previous Plan

Monetary contributions paid to Council under the Orange Development Contributions Plan 2017 for works scheduled in this Plan are reflected in the prescribed contribution rates. In these circumstances, the value of a development contribution imposed on new development will be adjusted as follows—

$$\text{Contribution (per capita/lot)} = \frac{\text{Cost minus any funds carried from the 2017 Plan}}{\text{Benefiting Population or Lots}}$$

Note: Within the Greater Waratahs schedule a number of outstanding items that received sufficient funding from the prior population have been ‘zeroed’ against the \$Held, such that an outstanding project’s estimated costs for completion of works has been discounted from the existing funds, with no further income required. These projects have remained in the contribution plan to ensure transparency for completion of works, as well as allow for recoupment of any costs in excess of the forecast costs if necessary.

3.21 Allowances for existing development

Development contributions will not be sought in relation to development carried out or approved prior to the commencement of this Plan.

Contribution allowances will be granted in relation to demand generated by development carried out or approved prior to the commencement of this Plan at the following rates—

(a) dwelling houses and vacant allotments capable of accommodating a dwelling house—

- (i) the occupancy rate for a three (3) bedroom dwelling for that Contributions Area as defined in Section 4.1 of this Plan.

(b) other dwelling types—

- (i) the occupancy rate dwelling type bedroom dwelling persons for that Contributions Area as defined in Section 4.1 of this Plan.

An existing lot with a pre-existing lawful dwelling which is subdivided to create a second lot with a dwelling entitlement will only pay a contribution in respect of the newly created lot or dwelling.

4 Strategic Context

4.1 Population And Housing Forecasts

Like many other large regional centres in NSW, Orange has been growing in population. Orange has been progressively broadening its economic base over the past few decades. Growth in the resources and mining, tourism, agriculture, health and public administration sector have contributed to Orange's attractiveness to live. As a result, Orange is retaining more of the residents that might otherwise move to the larger coastal cities, and is attracting new residents seeking a regional lifestyle in a city with an excellent range of urban services.

Orange has a relatively low level of general unemployment, low youth unemployment, a relatively high incidence of full-time employment, and the labour force has relatively high levels of human capital.

Population projections

The NSW Department of Planning and Environment (DPE) projects that from 2021 to 2031, the population of Orange is expected to grow by 43,850 to 48,500, or 4,650 people. This will create demand for an additional 2,700 dwellings. The vast majority of these dwellings will be located the Orange urban area, in infill and greenfield locations.

The population growth rate is expected to average 1.1% per annum (p.a.) over 2021-2026, and 0.9% p.a. over 2026-2031, according to DPE. These estimates were produced prior to the COVID-19 pandemic, which may have the impact of increasing growth rates beyond the estimates, due to decreased out-migration and increased in-migration.

Dwelling demand projections

The Draft Orange Local Housing Strategy (October 2021) has projected housing demand based on the NSW Government's population projections, and identified the preferred locations of the additional dwellings.

The Draft Orange Local Housing Strategy (October 2021) identified the potential for an additional 3,841 lots / dwelling units from infill development, approximately 15.8 years of supply, in addition, potential supply of some 4,601 lots/dwelling units, or approximately 18.9 years of supply was identified in greenfield areas.

The table below shows the production of lots/dwellings for Orange projected by the Draft Orange Local Housing Strategy (October 2021) over the next 20 years. This Contributions Plan only considers production for the next 10 years, i.e., to 2031.

Table 2: Existing and Projected Growth

	2016	2021	2026	2031	2036	2041	2016-41
Population	41,200	43,850	46,350	48,500	50,400	52,000	52,000
Average annual population growth rate	1.1	1.3%	1.1%	0.9%	0.8%	0.6%	0.9%
Household Size	2.45	2.41	2.37	2.34	2.30	2.27	2.27
Total dwellings	16,816	18,195	19,557	20,726	21,913	22,907	22,907
Additional dwellings	-	1,379	1,362	1,169	1,187	994	6,091
Annualised rate of new dwellings	-	281.4	276.8	237.8	236.8	200.6	243.08

Source: DoP ASGS 2019 projections (Revised)

Dwelling production by locality

The following table shows the supply of new dwellings anticipated by the Draft Orange Local Housing Strategy (October 2021). The table shows dwelling supply to 2051. While the focus of this Plan is contributions for infrastructure over the next 10 years, development of this Plan has considered the equitable sharing of infrastructure costs by anticipated residential development to 2041 where this is appropriate.

Table 3: Anticipated housing delivery timeframes

Candidate Areas	0 - 5 years	5 - 10 years	10 -20 years	20 - 30 years	Total
North Corridor		250	500	400	1150
Whitton Place	161		100		261
Broken Shaft Creek			6		6
Molong Road Entrance		250	500	550	1300
North Orange			18	18	36
Leeds Parade	100				100
Trotting Track			TBD	TBD	0
Lucknow			TBD	TBD	0
Spring Hill			TBD	TBD	0
Spring Terrace			TBD	TBD	0
Inner Infill Areas	0 - 5 years	5 - 10 years	10 -20 years		Total
Farrells Road	20	15	25		60
Geraldton Street	10				10
Botanic Gardens	16	10	20		46
Kearneys Drive	20	10	30		60
West End Precinct	40	10	26		76
Eastside Precinct	31	10	37		78
Outer Infil Areas	0 - 5 years	5 - 10 years	10 -20 years		Total
Rosedale Gardens	100	50	300		450
Burrondong Way 1			15		15
Burrondong Way 2	24	24	48		96
Burrondong Way 3	40	30	80		150
Ophir Road 1	110	40	60		210
Ophir Road 2			22		22
Miriam Drive	24				24
Phillip Street		25	35		60
Paterson Gardens	100	44			144
Forest Road			75		75
Whitton Place			13		13
Borrodell Drive			214		214
Cargo Road			76		76
Discovery Hill	20	25	30		75
Towac Equine Precinct	20				20
Life Sciences			550		0 - 550
Charles Sturt Land Holding	TBD	TBD	TBD		0
Current Growth Areas	0 - 5 years	5 - 10 years	10 -20 years		Total
Shiralee	526	401	375		1302
Total	1362	1,169	2620		6,924 - 7,424
(Target)	(1362)	(1169)	(2181)		

Source: Draft Orange Local Housing Strategy, October 2021

Occupancy rates

DPE has projected changes in dwelling occupancy rates (household size). The average rate for the Orange LGA overall is projected to decrease from 2.41 in 2021 to 2.34 in 2031. The decline in rates is likely to be greater in existing or infill urban areas, and lower in greenfield areas. This is because greenfield areas are typically dominated by young families, as distinct from older household units. New dwellings in existing urban areas will generally replace larger dwellings, are likely to be smaller, and probably medium density. This progressive reduction in dwelling size combined with other demographic trends will reduce average occupancy rates across Orange City's total dwelling stock. The rapid increases in housing prices since the estimates were produced, combined with impacts of the Covid pandemic may reduce the decline in occupancy rates, as people become less mobile and younger people stay in the parental home.

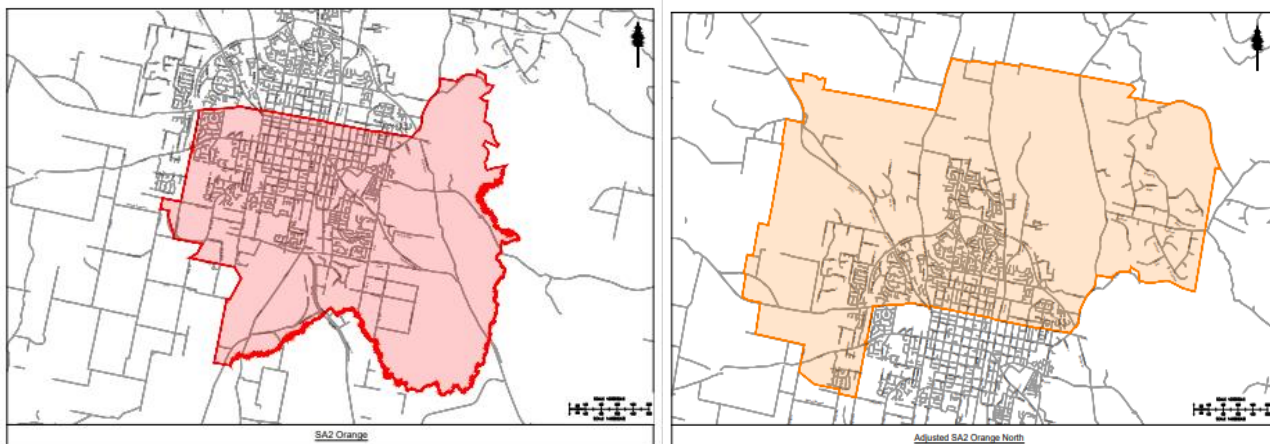
At a more detailed level, occupancy rates in 2016 are shown in table 4.

Table 4: Occupancy Rates

Residential dwelling type by number of bedrooms	Adjusted Orange North SA2	Adjusted Orange SA2	Orange City
	Average household occupancy rates	Average household occupancy rates	Average household occupancy rates
1 bedroom	1.3 persons per dwelling	1.2	1.2
2 bedroom	1.6 persons per dwelling	1.5	1.6
3 or more bedroom	2.8 persons per dwelling	2.5	2.7

Statistical Areas Level 2 (SA2s) are medium-sized general purpose areas built up from whole Statistical Areas Level 1 (SA1s). Their purpose in the Australian Bureau of statistics (ABS) census is to represent a community that interacts together socially and economically. Orange North SA2 largely contains newer residential development, while Orange SA2 is largely the established urban areas and infill area. Because the Orange North SA2 area includes some land in Cabonne Shire, for the purposes of this Plan they have been adjusted to include only land in Orange LGA.

Figure 2: Map of Adjusted Statistical Areas



ABS 2016 Census Table Builder SA2 Orange: SA2 Orange North

Occupancy Rates used in this Plan

These occupancy rates have been used as appropriate to determine the rate of contribution for specific size dwellings in specific locations. While it is likely Orange LGA's average occupancy rates will decrease over time, the occupancy rate for each type of dwelling will not change to the same extent, particularly in the case of smaller dwellings (each with a corresponding smaller number of occupants).

In this Plan, the adjusted Orange North SA2 rates will be used to calculate rates for dwellings in "greenfield" urban areas, the adjusted Orange SA2 rates will be used for all other urban zones areas, and the Orange City rates used for dwellings in other land use zones.

For the purposes of this Plan, development applications for dwellings which include rooms capable of being used as a bedroom, such as a 'study', 'office' or 'sewing room', will have those rooms assessed as a bedroom for the basis of calculating the required contributions.

The Orange Development Contributions Plan 2017 assumed that households would be occupied at a level that was generally consistent with occupancy rates being recorded in the City of Orange during the 2011

census. The occupancy rates have been adjusted in this Plan to reflect the later 2016 census rates for the Adjusted Orange North SA2 relevant to this locality, as discussed earlier.

The occupancy rates shown in Table 4 will be used as a basis for converting per person contribution rates for infrastructure serving other areas of the LGA to per dwelling rates.

The assumed occupancy rate for 3 or more bedroom dwellings will apply to separate dwelling lots that are levied contributions under this Plan.

According to Council's Activate Orange Strategy 2018, a number of factors are likely to impact on Orange over coming years, including:

- the establishment of a medical school in Orange,
- a significant increase in the freight tasks in and around Orange from 2018 to 2034 aligned with growth in commodity trade, with an additional 450,000 trucking movements each year,
- the expansion of the Cadia Gold Mine, and the proposed Regis Resources mine,
- an increase in tourism visitation and stays by 250,000 people over 2018-2028, and
- the proposed Orange Life Sciences Precinct with additional health and education services, such as the Bloomfield Medical Centre.

This economic growth will drive population growth and lead to increased local demand for health, education, retail and professional services. It will also lead to an increase in demand for Council provided services and facilities.

Orange City Council is planning for the growth of the LGA. This is reflected at a high level in the contents of Council's high level Local Strategic Planning Statement, the Community Strategic Plan and the Draft Orange Local Housing Strategy (October 2021).

Facilities provided for within this Plan are consistent with the Council's Community Strategic Plan 2022-32 (CSP), and in particular:

- Objective 1: A liveable city that is connected through open spaces
- Objective 2: A healthy and active community that is supported by sport and recreational infrastructure
 - 2.1. Deliver sport and recreation facilities to service the community into the future
- Objective 5: Responsive programs and services that support our community's lifestyle and social needs
 - 5.1. Provide services to people at all stages of life
- Objective 10: Infrastructure for our growing community
 - 10.1. Construct and maintain a road network that meets the community's transport and infrastructure needs
 - 10.2. Ensure that sufficient car parking spaces are available to support growth

The Orange Local Strategic Planning Statement (LSPS) refers to the importance of infrastructure to support the orderly and efficient use of land. It also highlights the need to equitably share the costs of infrastructure across beneficiaries.

Action 2 of Planning Priority 2 of the LSPS –“*supporting the delivery of new homes in residential release areas and increasing the range of housing options in existing urban areas*”- refers to the importance of ensuring a stable supply of residential land supported by infrastructure

4.2 Orange City Council Plans and Strategies

A number of studies and strategies have provided context and information supporting the need for facilities being provided in response to the demand resulting from new residential development

- 2004, Orange Development Control Plan
- 2008, Orange City Council Orange City Council Recreation Needs Study, February
- 2009, Infrastructure Assessment: Southern Suburb Servicing Strategy' prepared by Geolyse Pty Ltd
- 2010, Orange Sustainable Settlement Strategy Update, Final Report, May

- 2011, Orange Local Environmental Plan
- 2012, Orange Street Tree Master Plan, July
- 2014, Shiralee Master Plan Report, May
- 2015, Shiralee Development Control Plan, Revision A, December
- 2016, Orange Active Travel Plan, Part A – Implementation, Version 4, March
- 2022, Community Strategic Plan 2022-2032
- 2018, Activate Orange Strategic Vision, Version 1.1, September
- 2019, Orange City Council Delivery/Operational Plan 2019-2023
- 2020, Draft Subregional Rural and Industrial Lands Strategy 2019 to 2036, February
- 2020, OC Future City Planning & Design Framework, May
- 2020, Orange Local Strategic Planning Statement, July
- 2020, Blackmans Swamp Creek and Ploughman's Creek Floodplain Risk Management Study and Plan, October
- 2020, Orange Public Domain Guidelines, December
- 2021, Draft Local Orange Housing Strategy, October

5 Nexus and apportionment

One of the fundamental principles of development contributions is the relationship, or ‘nexus’, between new development and the demand for new, augmented, or embellished public amenities and public services (infrastructure) resulting from that development.

A contributions plan must show the relationship between anticipated development and the demand for infrastructure. In this Plan, additional demand has been calculated by reference to either the number of additional dwellings in a catchment area for a specific facility, or by determining the number of people likely to be resident in a new dwelling. Census statistics provide the average occupancy (i.e., number of people) of dwellings with a given number of bedrooms, as discussed earlier.

For simplicity the average occupancy of one, two, and three and more bedroom dwellings has been used.

For the purposes of this Plan, it has been assumed a subdivided lot will contain a single dwelling with three or more bedrooms.

Where a facility benefits existing residents, as well as the “new” residents, the contribution is apportioned on the basis of the relative benefit received by these groups.

This Plan has considered a number of infrastructure categories, as detailed below, and has determined the demand for additional infrastructure in each category for each of the Contribution Area detailed in Section 7, below.

6 Infrastructure Categories

6.1 Local infrastructure categories

The public amenities and public services to be funded by this Plan are described in *Table 5* below.

Table 5: Local Infrastructure Categories

Category	Types of Public Amenities and Services
Public Open Space and Recreation	<ul style="list-style-type: none"> • Children's playgrounds • Public open space • Recreation areas • Recreation facilities • Sportsgrounds (new and capacity increases) • Pedestrian paths, cycleways and shareways
Community and Cultural Facilities	<ul style="list-style-type: none"> • Community centres • Youth centres • Cultural facilities
Roads and Traffic Management	<ul style="list-style-type: none"> • Arterial roads • Distributor roads • Road improvements • Cycleways • Pedestrian pathways
Stormwater Drainage	<ul style="list-style-type: none"> • Channel Improvements • Detention basins • Culvert and bridge upgrades
Plan Preparation and Administration	<ul style="list-style-type: none"> • Ongoing administration of contributions and works • Preparation and review of the Plan.

The mechanism for the calculation of contributions within this plan is in the form of a works schedule relevant to each Local Infrastructure category. These schedules contain a series of columns used to define and calculate the contribution of each project council has nominated for collection.

The table below details these column names and explains how they are used in the contribution calculation.

Table 6 - Schedules - Headings and Definitions

Column Name	Description	Relevant Schedules/Areas
Item	This is the unique works project identification number used to reference/identify a specific project nominated for collection under this plan.	All Schedules
Facility Description	This is a description of the nominated works item.	All Schedules
Estimated Base Cost (2022 Plan)	This is the base cost of the project exclusive of external funding, Survey, Design Legal and management costs. Where the Estimated base Cost has been carried forward from a previous plan, indexed to the current plan using either the relevant Consumer Price Index or Producer Price Index from the ABS website.	All Schedules
Project On Costs (2022 Plan)	This is also an estimated cost, in addition to the base cost, allowing for Survey, Design, Legal and Management for the project. Where Project On Costs have been carried forward from a previous plan, indexed to the current plan using either the relevant Consumer Price Index or Producer Price Index from the ABS website.	All Schedules
Total Estimated Project Cost (2022 Plan)	This is the Total Estimated Cost of future projects. This is the Estimated Base Cost, and the Project On Costs combined.	All Schedules
Total Alternative Funding Required	If a project has an apportionment, this reflects the total funding required to be sourced for the project outside of the contribution plan. This does not account for any project funding deficits that arise from the impacts of the \$20,000 cap.	All Schedules
Uncapped Maximum Available in Plan	This refers to the total project funding available in the plan. This does not account for any project deficit arising from the impacts of the \$20,000 Cap.	All Schedules
Actual, Indexed 7.11 Cost for completed items (2022)	This is the actual project cost less any external funding secured and apportioned reductions. It represents the apportioned actual cost to Council and is the base figure for the use in contribution calculations relating to completed projects.	All Schedules
S7.11 Recoupment for completed items	This is the recoupment of costs sort under the S7.11 plan. This is the actual project cost reduced by apportionment. In cases where external funding exceeds the apportioned costs in the plan, the recoupment costs have been reduced to Councils total contributable costs.	All Schedules

Contribution Catchment (Standard Dwellings)	This is the base of which a contribution is made and represents those assumptions made within the body of the plan where the "Standard Dwellings" is used as the base of contribution calculations. This column is used in the "Roads & Traffic Management" schedule only.	Roads & Traffic Management
Contribution catchment (persons)	This is the base of which a contribution is made and represents those assumptions made within the body of the plan where the "Per Person" is used as the base of contribution calculations. This column is used in all schedules except for the "Roads & Traffic Management" schedule.	All Schedules except Roads & Traffic Management
Contribution Rate (Per standard Dwelling)	This is the contribution rate per dwelling which and is calculated by dividing the total apportioned actual project cost to Council by the Standard Dwellings (for completed projects) or dividing the total apportioned estimated cost to Council by the Standard Dwellings (for future projects).	Roads & Traffic Management
Contribution Rate (Per person)	This is the contribution rate per person which is calculated by dividing the total apportioned actual project cost to Council by the catchment persons (for completed projects) or dividing the total apportioned estimated cost to Council by the catchment persons (for future projects).	All Schedules except Roads & Traffic Management
Priority/Staging	This is an estimation of the order in which projects are prioritised for construction and an indication of whether a project has been completed.	All Schedules

Other definitions under the plan schedules –

\$20,000 Cap - This refers to the monetary cap on development contribution collections.

\$20,000 Cap Factor – This identifies the percentage of the anticipated contribution received after the cap is implemented. This is used to help identify the monetary deficit to the schedule from implementing the collection limit.

6.2 Open Space and Recreation

Council provides a range of open space and recreation settings and facilities to meet the needs of Orange residents. These include parkland, outdoor sporting facilities, indoor sporting centre, aquatic centre, playgrounds and pathways.

The level and type of open space provision for which contributions are sought under this Plan are largely based on the Government Architect NSW's draft Greener Places Design Guide (NSW Department of Planning, Industry and Environment, 2020). The draft Greener Places Design Guide provides a framework for open space provision that is reflective of industry best practice. In particular, the proposed provision of open space areas and facilities is guided by six core criteria listed in the draft Guide and the performance indicator specified for each criteria, as well as the planning considerations for each recreation type listed in Appendix 1 of the draft Guide.

The draft Guide utilises a performance based approach whereby the provision of open space is tailored to a locality, such as its topography, development pattern, and residential density. To complement this approach, the draft Guide contains a number of numerical standards to guide open space planning within the context of the performance standards and broader planning considerations.

The below table includes some important performance indicators against each core criteria for low to medium density areas (<60 dwellings /ha), i.e., most residential development in Orange.

Table 7: Open Space and Recreation Framework

Core criteria	Performance criteria	Performance criteria
Accessibility and connectivity	5 Minute walk / 400m walking distance to a local park (barrier free)	25 minutes' walk / 2 km distance to a district park Up to 30 minutes travel by vehicle to regional open space District and regional parks also provide local access and district access
Distribution	Local distribution (0.3 - 2ha public open space)	District distribution (2–5 ha public open space) Regional/metropolitan distribution (> 5 ha public open space)
Size and shape	The minimum size of a local park is 5000 – 7000 square metres	Sporting facilities have specific size and shape requirements to provide functional space.
Quantity	Larger public open space areas mean more opportunities can be provided in one location. Quantity should be considered in the number of opportunities available.	Quantity of land available, along with size and shape, are critical in adequately meeting sporting needs. There are minimum areas needed for different sports, and different sporting spaces can only accommodate so many users.
Quality	Strategically planned and designed to create a quality open space network; the sum is greater than its parts. Additionally, many studies indicate the community would much rather limited funds for investment be used for a single high-quality park with a number of activations and opportunities than, for example, three smaller parks with basic equipment.	Key characteristics that influence open space quality include: <ul style="list-style-type: none"> • visual and physical access • landscape setting • demographic, cultural, and community demand • condition of facilities and equipment • maintenance • number of activations within the space • size, shape, and topography • adjacent land uses • vegetation and shade • biodiversity outcomes • safety • sustainability.
Diversity	Provision of a diverse range of recreation opportunities reflects the diversity of the community. The open space network should offer a range of landscape settings for activity and a range of activities.	A number of different opportunities (or activations) within a larger park means a single space can cater for a range of needs and attract a broader user base.

Planning for open space has considered the location and capacity of existing open space as well as the beneficiaries of new open space areas and facilities in order to determine an appropriate level of development contribution. Council has also been mindful of its capacity to manage and maintain its open space assets.

There are two components of the contribution being sought by Council for open space facilities:

- City wide facilities (required for all residential development)
- Local facilities (required as appropriate for local contribution areas)

Orange City Council Recreation Needs Study

Council provides a range of open space and recreation settings and facilities to meet the needs of Orange residents. These include parkland, outdoor sporting facilities, indoor sporting centre, aquatic centre, playgrounds and pathways.

Council's desired strategy for the future provision of open space and recreation facilities is set out in Orange City Council Recreation Needs Study (RNS) (Insite, February 2008).

The recommendations of the RNS take into consideration several key drivers including high public expectations; recreation activity participation rates; need for local government to sustainably manage and maintain its assets; population growth; and subsequent future demands on the provision of recreational facilities.

The RNS conclusions on open space and recreation quality and quantity include the following:

- There is a high satisfaction rate for parkland and playground facility provision, maintenance and distribution. Orange has an extremely high level of premier parkland in comparison with other LGAs.
- At the time the RNS was undertaken there appeared to be adequate capacity in existing recreation open space areas to meet expected population increases for at least the next ten years (i.e., to 2018). The study anticipated the upgrading and expansion of existing sporting and other active recreation facilities combined with improved management and facility allocation should result in no new outdoor sporting open space areas being required during this time.
- Council's outdoor sporting facilities met current needs however there is a recognised need to further develop these facilities to meet community and special interest group expectations as well as population growth demands. Specific attention should be paid to upgrading facilities at a number of existing venues to meet these demands, such as Sir Jack Brabham Park, Wade Park, Waratahs Sporting Complex and Endeavour Oval.
- Council should provide a series of safe, linking, multi-use paths for pedestrians and cyclists utilising existing and proposed green corridors that will connect recreational facilities with residential areas and the CBD.
- There is a broad-based need to improve the recreation opportunities for youth and it was recommended that the following upgrades to Moulder Park be implemented to accommodate this need:
 - expansion of the skate park;
 - extending the off-road pathway to the skate park area and through to International Gardens / Machin Park;
 - establishment of a 'youth' playground;
 - potential use of the netball clubhouse for youth out-reach programs and activities.

The implications of the above for development contributions for open space and recreation facilities are as follows:

- the provision of adequate informal open space areas and facilities to address local passive recreation needs in urban release areas.
- contributions from new development should be directed towards increasing the capacity of existing active recreation areas such as the upgrade of the Sir Jack Brabham Park Sporting Precinct to complement the array of facilities currently offered to Orange residents and to ensure existing standards of facility provision are not reduced.
- increases in the capacity of key recreation facilities that serve the broader Orange population (such as Anzac Park).

This Plan enables the Council to seek a reasonable contribution from development towards these facilities, commensurate with the additional demand arising from new development.

6.3 Community and Cultural

City-Wide

Council provides a range of community facilities to meet the needs of its residents, including:

- children's services and childcare centres;
- youth facilities;
- facilities for seniors;
- multi-purpose community and neighbourhood centres; and
- cultural facilities.

Council will continue to provide these services to meet the needs of existing and future residents.

The need for additional community and cultural infrastructure to meet the demand arising from population growth has been determined on a per capita basis. The need for additional facilities has been based on the capacity and proximity of existing facilities, and on maintaining existing service levels. In some cases, an expansion or upgrading of existing facilities will provide sufficient additional capacity to cater for new demand, in other cases a new facility will be required.

6.4 Roads and Traffic Management

This Plan includes upgrades and/or new construction of transport facilities to meet the demand created by new development. These works may be contributions towards required “city level” infrastructure, such as the Northern Distributor, the Southern Feeder Road or to local roads, pathways or cycleways. Council has been using Austroads Guide to Traffic Management and Road Design standards to determine the needs for infrastructure and applied Council’s traffic model to determine the level of contributory arising from a specific development.

Key priorities addressed in this Plan include the following:

- Acquisition of land and associated construction costs of the Southern Feeder Road and associated intersection treatments.
- Recoupment of land and construction costs for completed parts of the Southern Feeder Road.

Distributor Road

The need for an alternate route around the City of Orange has been recognised for many years and its construction has long been on Council’s strategic agenda. Justification for the route is contained in the 2001 study “*The Need for the Northern Distributor Road and Alternatives Considered*”.

The Distributor Road is required due to the extra traffic generated by new development and the shortcomings of the existing Council road network. It is Council’s view that future development should be levied reasonable development contributions to help meet the cost of this ambitious infrastructure undertaking. Works and land acquisition have taken place in anticipation of demand.

The alternate Route consists of a number of staged sections, some constructed on greenfield strips of land and others utilising existing road corridors. The Route is divided into 2 broader links that bypass the city centre; one to the North and one to the South.

The Northern link consists of two segments; the Northern Distributor Road (NDR) extending from the Escort Way to Astill Drive and the North Orange Bypass (NOB) which extends from Astill Drive to the Mitchell Highway. Both the NDR and NOB segments of the Route have been constructed.

The Southern Link is known generally as the Southern Feeder Road (SFR) and is partially constructed, with two segments completed; the Mitchell Highway to Huntley Road and Huntley Road to Anson Street, a total of 3.2Km. Construction of the next section is expected to commence in 2022 and will extend from Anson Street through to The Shiralee a total of 1.17 Km. The remaining 4.9Km of the Route, The Shiralee to the Escort Way, is expected to be staged over the next 15-20 years.

Stages of the SFR relevant to this Plan include:

- SFR – Huntley Road to Elsham Avenue completed in 2020 with associated works being:
 - Rail Bridge over the Main Western Rail line
 - New Intersection and realignment of Huntley Road
 - Upgrade and extension of Edward Street
- SFR – Elsham Avenue to the Mitchell Highway completed in 2022 with associated works being:
 - New Intersection at Mitchell Highway
 - Upgrade to the Mitchell Highway

The future road infrastructure included in the works schedule to this Plan relate primarily to:

- Construction costs of the SFR yet to be built;
- The recoupment of construction costs relating to completed sections of the SFR;
- The recoupment of associated land acquisition costs for the SFR;
- Construction costs to Intersection upgrades to completed sections of the NDR; and
- Roads leading from the existing road network to the relative section of the Northern and Southern Distributor Roads that would require either new works / extensions and / or road upgrades to accommodate the extra traffic demand anticipated once the appropriate section of the Distributor Road has been constructed.

Table 8: Distributor Road costs (Southern Feeder Road).

Road section	Start date	Finish date
SFR S1 - Huntley Rd to Anson St – Anson Street Extension – Forest Road Upgrade	2015	2016
SFR S2 - Elsham Ave to Huntley Rd	2019	2020
SFR S2 - Edward St Extension	2019	2020
SFR S2 - Overhead Rail Bridge	2019	2020
SFR S3 - Mitchell Hwy to Elsham	2021	2022
SFR S4a - Anson St to Shiralee Rd	Under Construction	
SFR S4b – Shiralee Rd to Pinnacle Rd	TBA	TBA

The contribution rate levied on new development is based on the assessed net increase in peak hour vehicle trips attributable to a proposed development using trip generation assumptions contained in the Roads and Maritime Services' *Guide to Traffic Generating Developments* (2002).

Table 9: Share of cost of road and traffic management works attributable to demand sectors

Demand sector	Total anticipated development	Total anticipated peak hour vehicle trips generated	Share of cost met by development (%)
Residential areas	Equivalent Standard Dwellings	Vehicle Trips per Hour	%
East Orange (including Glenroi, Bowen, Suma Park and Clifton Grove)	665	519	7%
West Orange (including Calare and Ammerdown)	45	35	0%
Greater Ploughmans Valley	639	498	7%

North and North-West Orange (including Bletchington and Ammerdown, excluding Waratah)	401	313	4%
Greater Waratah	529	413	6%
Rosedale Gardens	700	546	7%
Phillip Street	45	35	0%
DPI land west of Bloomfield	540	421	6%
Remainder of SSS Land Units 10 and 11 (including Shiralee)	1,668	1,301	18%
Molong Rd Entrance	1,300	1,014	14%
Sub total	6,532	5,095	69%
Industrial and employment areas (e.g. Narrambla)	641	500	7%
Bloomfield health and mixed use precinct (non residential)	827	645	9%
Through traffic allowance	1,727	1,101	15%
Total estimated peak hour vehicle trips	9,727	7,341	100%

Reasonable Development Contributions for the roads and traffic management items in the Plan have been calculated taking into account the following:

- The Distributor Road / Southern Feeder Road and associated works are strategic infrastructure designed to serve the needs of Orange within and beyond the life of this Plan. This Plan therefore seeks to spread the cost of works over a long time period commensurate with the strategic role of the infrastructure.
- Council will only levy the cost it incurs. Completion of the project is reliant on funds provided by Commonwealth and State Government. The government contributions have been excluded from the cost to be met by development.
- One of the key purposes of the Distributor Road / Southern Feeder Road is to provide an alternative heavy vehicle route for through traffic to avoid Summer Street and the Orange CBD generally. This Plan assumes that 15 percent of the traffic on the proposed road and traffic management works will be vehicles with both an origin and destination outside the Orange urban area.
- Most of the need for the proposed road and traffic management works (i.e., Distributor Road / Southern Feeder Road and flow-on works) is assumed to be generated by recent and future development of areas on the fringe of Orange, i.e.:
 - Residential lots for both infill and greenfield development areas.
 - Mixed use development / health precinct in Bloomfield.
 - Industrial development in the City's existing and future industrial and employment areas.
- As the works schedule addresses both future infrastructure and infrastructure already provided in advance of development, previous and future development of these areas has been taken into account.
- Contributions are based on the assessed net increase in peak hour vehicle trips attributable to a proposed development using trip generation assumptions contained in the Roads and Maritime Services' Guide to Traffic Generating Developments (2002).

6.5 Stormwater Drainage

Where development occurs within an identified contribution area (greenfields area) identified in the plan Council uses a combination of identified local area facilities proposed under the contributions plan, and conditions of consent via the development approval process to provide onsite stormwater detention, water quality management and to reduce post development flows to pre-development flows. As such these areas will not be required to contribute to the stormwater network development.

Outside of these areas, in the remainder of LGA, the infill development of land adds to runoff volumes and pollutant loading. Infill development projects are required to return peak flows to pre-existing levels; however the water quality overall discharge volumes and net stormwater impacts are not negated. As such it is reasonable to collect development contributions funds towards the general network upgrades to account for detention and water quality works. The collection of these funds is limited to areas of infill development areas under the LGA remainder contribution schedule.

This Plan includes upgrades to the East Orange Channel and new detention basins strategically located on sites around the city aimed at preventing mainstream flooding and major overland flow flooding.

Blackmans Swamp Creek and Ploughman's Creek Floodplain Risk Management Study and Plan

The overall objectives of the current Floodplain Risk Management Study (FRMS 2020) were to assess the impacts of flooding in Orange, review the measures that were recommended in FRMS&P 2009 along with Council's current policies as they relate to development of land in flood liable areas, consider measures for the management of flood affected land and to develop a contemporary Floodplain Risk Management Plan (FRMP 2020) for Orange which:

- Proposes modifications to existing Council policies to ensure that the development of flood affected land is undertaken so as to be compatible with the flood hazard and risk.
- Sets out the recommended program of works and measures aimed at reducing over time, the social, environmental and economic impacts of flooding.
- Provides a program for implementation of the proposed works and measures.

7 Contributions Area Strategies

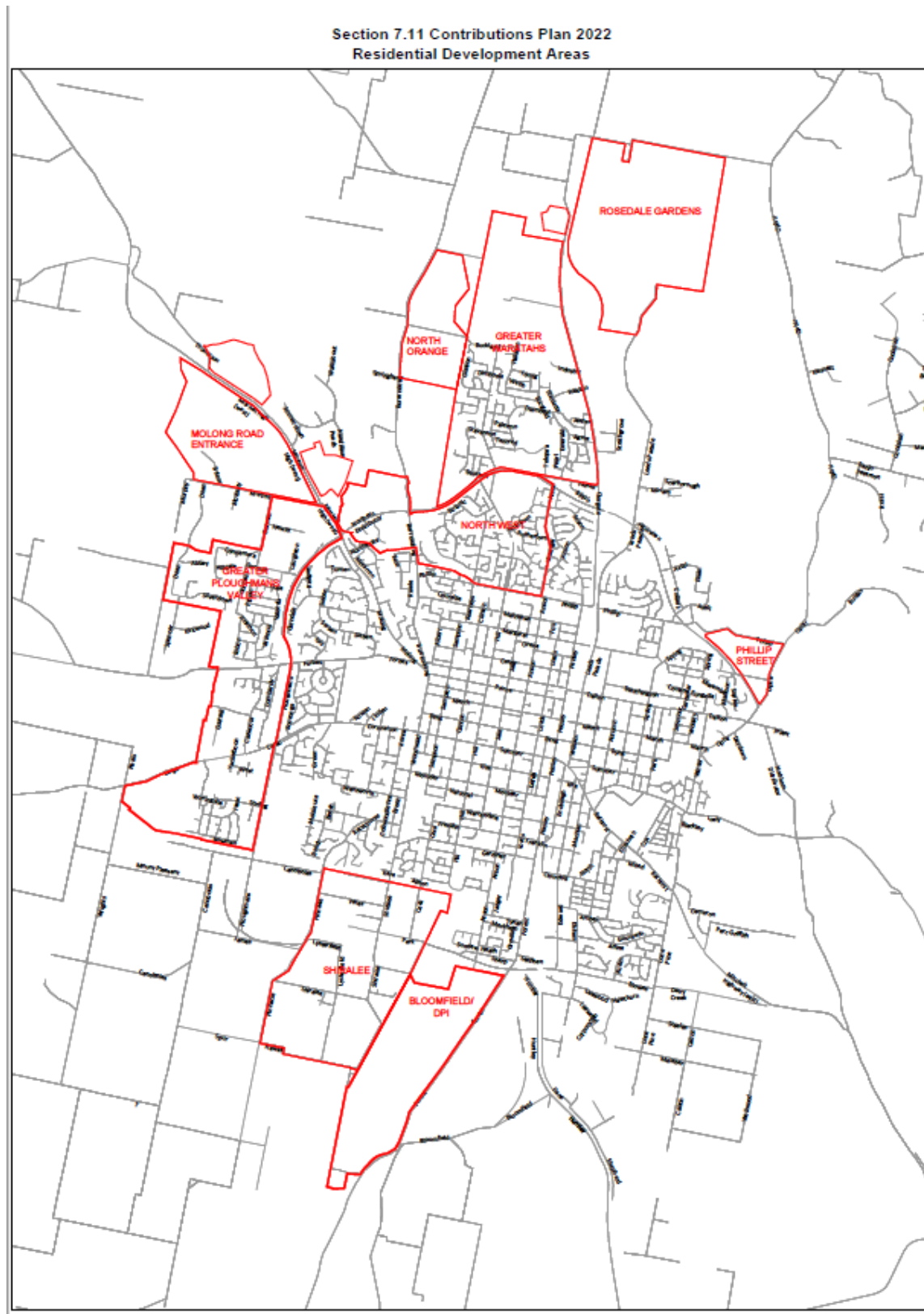
This part describes the Plan's contribution strategies for each contribution area. Contribution areas defined by the Plan are in Table 10

Table 10: Contribution Areas

1. Bloomfield/DPI,
2. Greater Ploughman's Valley,
3. Greater Waratahs,
4. Molong Road Entrance,
5. North Orange,
6. North West Orange,
7. Phillip Street,
8. Rosedale Gardens
9. Shiralee, and
10. Remainder of the LGA.

The location of each contribution area is shown in Figure 3.

Figure 3: Contribution Areas



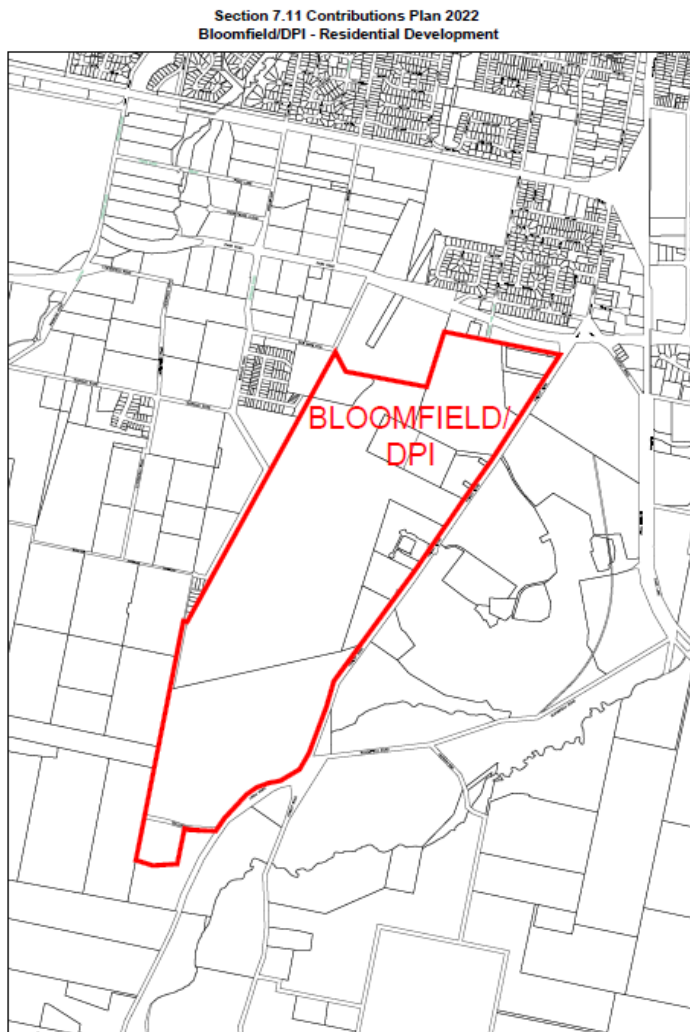
7.1 Bloomfield/DPI Contribution Area

The facilities for Bloomfield/DPI were identified in the report *Infrastructure Assessment: Southern Suburb Servicing Strategy* prepared by Geolyse Pty Ltd in 2009.

In relation to Bloomfield/DPI, this Plan attributes the balance of the cost of remaining facilities to the anticipated future development, as follows:

Bloomfield 550 dwellings (accommodating 1,540 residents)

Figure 4: Bloomfield Contribution Area map



Land south of the Southern Feeder Road reservation in Bloomfield is expected to accommodate additional development for a number of land uses, including—

- mixed use development,
- Orange Health and Innovation Precinct (incorporating both public and private health services facilities),
- residential accommodation, and
- public recreation.

The local infrastructure requirements described in this section refer only to those associated with the development of land owned by the NSW Department of Primary Industries (DPI). The land use zoning for this land under the Orange LEP 2011 allows for the development of the land for a range of mixed use development, residential accommodation and ancillary purposes.

Southern Suburb Servicing Strategy

In 2009, Orange City Council in conjunction with the DPI engaged Geolyse Pty Ltd to carry out an Infrastructure Assessment and preparation of a Servicing Strategy for South Orange and produced a subsequent report, 'Infrastructure Assessment: Southern Suburb Servicing Strategy' (December 2009).

The Servicing Strategy focused on the initial development of the DPI land as the initial stage within the Study Area with provisions being made to extend services to the future Southern Suburb as development demand dictates.

The assessment of future local infrastructure needs for the Bloomfield/DPI Contribution Area is based on the December 2009 Infrastructure Assessment: Southern Suburb Servicing Strategy.

The servicing strategy identifies the servicing infrastructure required to be provided to allow the development of both the DPI land and the wider Southern Suburb precinct (including all those lands, apart from the DPI land, located within Land Units 10 and 11 as defined by the Orange Sustainable Settlement Strategy Update (May 2010).

The servicing strategy identifies the following anticipated housing yields for the contribution area—

- DPI land - 540 equivalent standard dwellings,
- remainder of Land Units 10 and 11 - 2,696 equivalent standard dwellings,

The servicing strategy—

- aims to determine an economic means of providing the required infrastructure to allow the future development of the land for a mix of residential, commercial and institutional purposes,
- focuses on the DPI land as the location for the initial staging of urban development, with consideration also given to the subsequent extension of servicing infrastructure to the remainder of the Southern Suburb in line with anticipated development demands,
- identifies likely requirements for servicing infrastructure including reservoirs, sewage pumping stations, water rising mains, trunk sewer and rising mains and connection road infrastructure,
- assesses servicing road capacity to determine the likely need for additional works,
- identifies 12 x road infrastructure items required to meet the development of approximately 3,200 dwelling house lots within the broader Southern Suburb, with two of these items relating specifically to development of the DPI land,

Provision of trunk water and sewer services

Trunk water and sewer infrastructure to service the Bloomfield/DPI Contribution Area will be provided in accordance with Developer Servicing Plans to be prepared separately to this Contributions Plan.

Local infrastructure works and contributions required to be provided for the Bloomfield/DPI Contribution Area are listed in *Table 11* below.

Table 11: Bloomfield /DPI Contribution Area Requirements

Local Infrastructure Type	Works Required	Contributions Required
Roads and Traffic Management	Upgrades to sections of Forest Road and Peisley Street.	Monetary contribution toward both cost recoupment and estimated future costs.

7.2 Greater Ploughmans Valley and North West Orange Contribution Areas

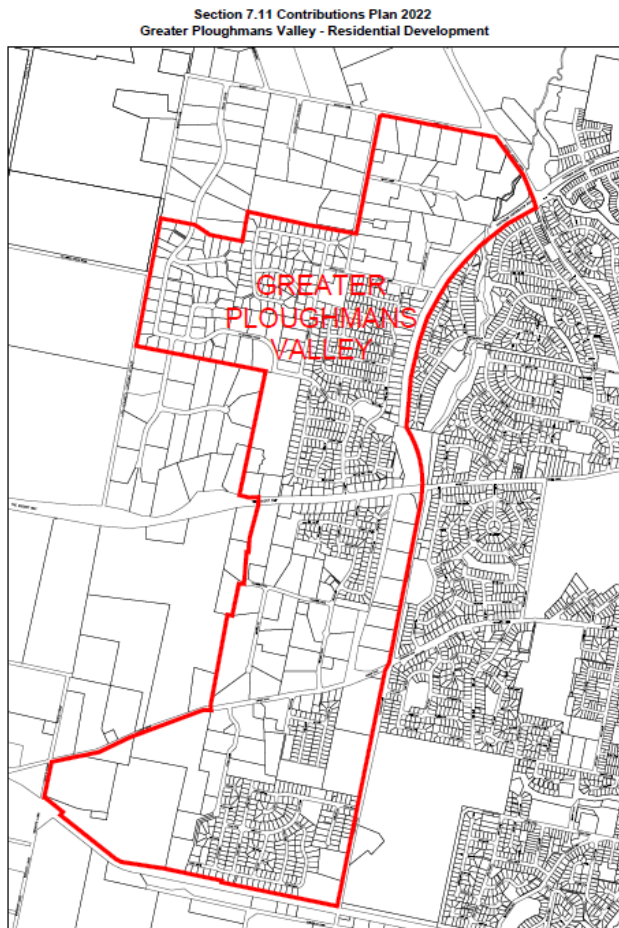
The Plan identifies a need for certain facilities to be provided to serve the current and future population of the Ploughman's Valley release area in the City's west and have been included in previous contribution plans.

The facilities for Ploughmans Valley were first identified in the Orange City Development Contributions Plan 1999 at the commencement of development in those areas.

More recently, however, the 2021 LHS identified a potential growth area that connects to the south east of the area depicted as Ploughman's valley in the 2017 Plan labelled in the LHS as the Whitton Place catchment. The 2017 Ploughman's Valley "release area" will be broadened to incorporate the Whitton place catchment in this Plan and will be referred to as the Greater Ploughman's Valley Contribution Area.

The 2021 LHS anticipated the remaining development potential in Ploughmans Valley was 303 lots, and the additional Whitton Road catchment as being 236 dwellings. This results in a new combined total for the 2022 Greater Ploughman's Valley Contribution Area of 564 dwellings accommodating 1,579 additional residents who will need to meet the cost of the Ploughman's Valley release area infrastructure contained in this Plan.

Figure 5: Greater Ploughmans Valley



Land within the Greater Ploughmans Valley and North West Orange contribution areas is zoned under the Orange Local Environmental Plan (LEP) 2011 to accommodate a mix of residential accommodation, public recreation and ancillary uses. The local infrastructure requirements, costs and contribution rates for these areas were initially identified in Orange City Development Contributions Plan 1999.

While the development of these contribution areas is well underway, there is remaining capacity for future development. Some local infrastructure land acquisitions and works required for these areas are also yet to be provided.

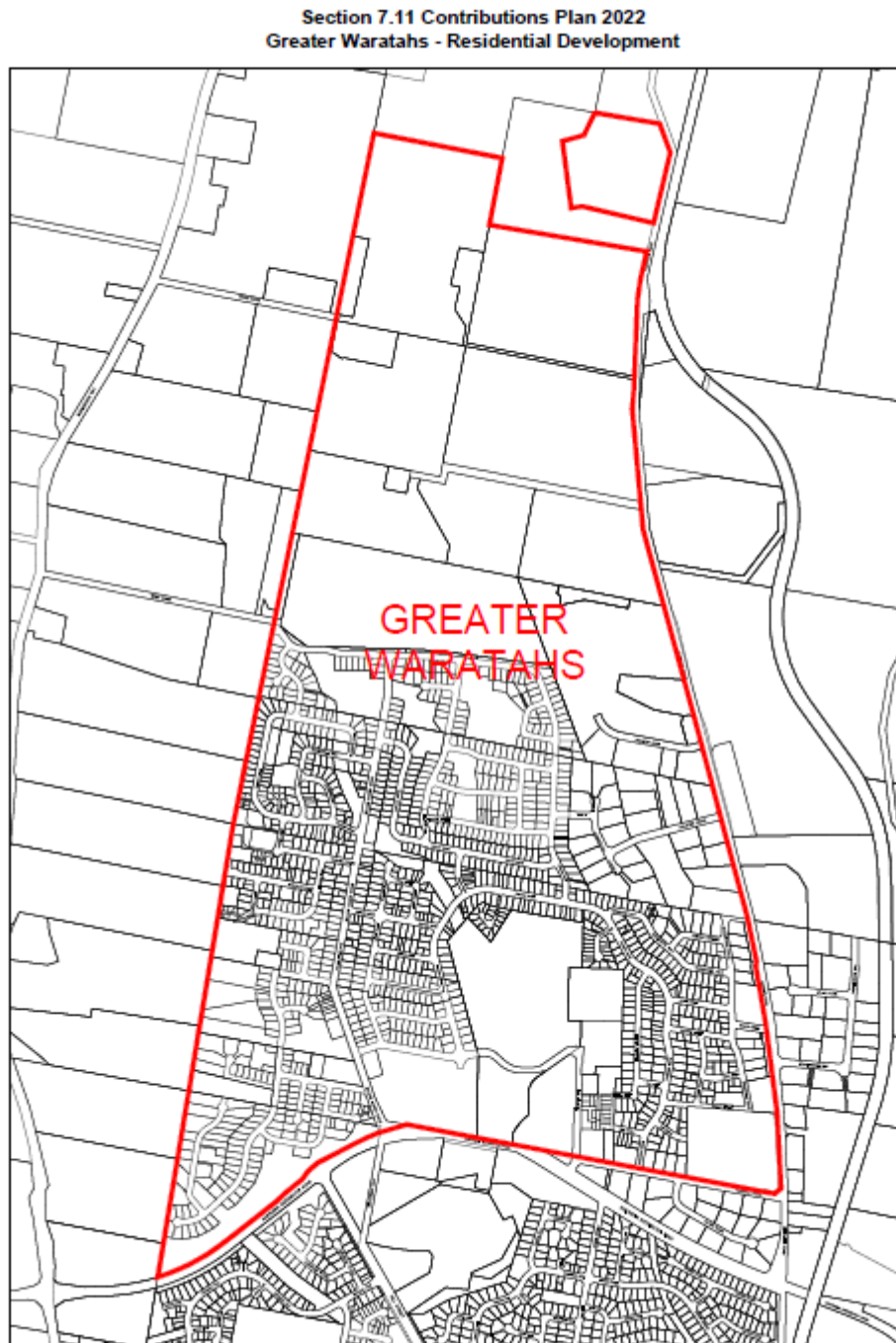
Local infrastructure works and contributions required to be provided for the Greater Ploughmans Valley and North West Orange contribution areas are listed in Table 12 below.

Table 12: Greater Ploughmans and North West Orange Contributions Requirements

Local Infrastructure Type	Works Required	Contributions Required
Local park land	Acquisition of 16.1 hectares of land for public open space.	Where subdivision involves land identified in the Plan for public open space, such land will be required to be dedicated to Council at the time of registration of the approved subdivision Plan.
Local park embellishment	Improvements to all public open space provided in the Plan	Monetary contribution toward estimated future costs.
Local recreational facilities	Construction of 1 x children's playground fronting Stirling Avenue.	Monetary contribution toward estimated future costs. Contributions toward outdoor sports recreation facilities are addressed under Section 6.1.1 of this Plan.
	Construction of 7.2 km of footpaths and cycleways.	Monetary contribution toward estimated future costs. Contributions toward outdoor sports recreation facilities are addressed under Section 6.1.1 of this Plan.
	Construction of 1 x pedestrian bridge across creek at Burrendong Way.	Monetary contribution toward estimated future costs. Contributions toward outdoor sports recreation facilities are addressed under Section 6.1.1 of this Plan.
Land for other local infrastructure	Acquisition of 0.36 hectares of land for the realignment of Ploughmans Lane at the Escort Way intersection.	Monetary contribution toward both cost recoupment and estimated future costs.
Contributions toward distributor roads are addressed under Section 6.1.3 of this Plan.		
Roads and Traffic Management	Upgrades of Whitton Place, Silverdown Way and Valencia Way.	Monetary contribution toward both cost recoupment and estimated future costs.

7.3 Greater Waratahs Contribution Area

Figure 6: Greater Waratahs Contribution Area map



This Plan identifies a need for certain facilities to be provided to serve the current and future population of the Greater Waratahs release area in the City's north.

The facilities were first identified in Waratahs Development Contributions Plan 2005 at the commencement of development in that area. The Orange Development Contributions Plan 2017 carried forward the provisions and monies collected from the 2005 Plan.

At the time the 2017 Plan was prepared, existing and approved development accounted for approximately 1,551 of the total 3,487 residents anticipated for the (smaller former) Waratahs "release area". This meant that the remaining development (attributable to 1,936 future residents) would need to meet the cost of the Waratahs release area infrastructure contained in this Plan.

At the time this new plan was prepared (2022), the remaining development potential for the 2017 Waratahs release area has been calculated at 70 lots with only a small number of greenfield allotments remaining undeveloped. In addition, the Draft Orange Local Housing Strategy (October 2021) (OLHS) identified a potential growth area directly north and adjacent to the 2017 Waratahs release area, the North Corridor.

This Plan consolidates both the 2017 Waratahs release area and the OLHS North Corridor to create a larger Waratahs release area which will be referred to as the Greater Waratahs Contribution Area.

The LHS estimated the total lot potential of the North Corridor to be 1,150 additional allotments, for a total of 1,220 allotments. Using the average occupancy rate from table 6 of 2.8 persons per household, it is estimated the Greater Waratahs Contribution Area will house 3,416 additional residents who will need to meet the cost of the Greater Waratahs Contribution Area infrastructure contained in this Plan.

Local infrastructure works and contributions required to be provided for the Greater Waratahs Contribution Area are listed in Table 14 below.

Table 13: Greater Waratahs Contribution Requirements

Local Infrastructure Type	Works Required	Contributions Required
Local park land acquisition	Acquisition of land for public open space.	Where subdivision involves land identified in the Plan for public open space, such land will be required to be dedicated to Council at the time of registration of the approved subdivision plan.
Local park embellishment	Embellishment of local parks, creekside parks and open space buffers identified above.	Monetary contribution toward estimated future costs.
Local recreational facilities	Construction of shared path facilities.	Monetary contribution toward estimated future costs.
	Construction and embellishment of the Waratahs sportsfield.	Monetary contribution toward estimated future costs.
Land for other Local Infrastructure	Acquisition of land for the provision of a slip lane to Telopea Way and the relocation of Wicks Road.	Monetary contribution toward estimated future costs.
Roads and Traffic Management	Upgrades to Clergate Road.	Monetary contribution estimated future costs.
	Upgrades to Telopea Way/Farrell Road/NDR intersection. Upgrades to Clergate Road and NDR intersection.	Monetary contribution estimated future costs

7.4 Molong Road Entrance Contribution Area

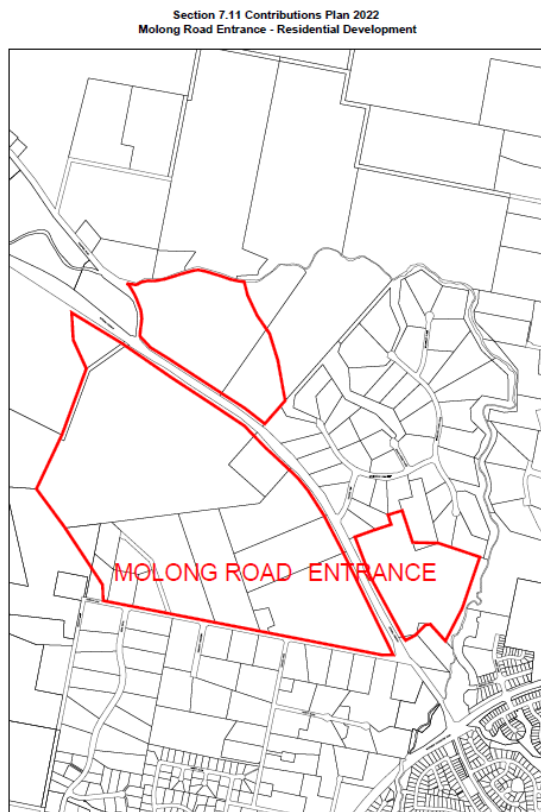
The 2021 LHS identified a number of new candidate areas within the Orange City Council LGA suitable for future development over short, medium and long term timeframes. This Plan identifies the facilities to serve the future population housed in 1,300 dwellings (accommodating 3,640 residents)

Local infrastructure works and contributions required to be provided for the Molong Road Entrance Contribution Area are listed in Table 16 below.

Table 14: Molong Road Contribution Area Requirements

Local Infrastructure Type	Infrastructure Required	Contributions Required
Local recreational facilities	Construction of 4 x children's playgrounds.	Monetary contribution toward estimated future costs.
	Construction of 3,344 metres of shared pathways (shareways).	Monetary contribution toward estimated future costs.
	Construction of 1 x sportsfield.	Monetary contribution toward estimated future costs.
Local community facilities	Construction of 1 x community centre.	Monetary contribution toward cost recoupment.
Roads and Traffic Management	Capacity based upgrades to Gorman Road and to the Molong Road-Murphy Road intersection.	Monetary contribution toward estimated future costs.

Figure 7: Molong Road Contributions Area map

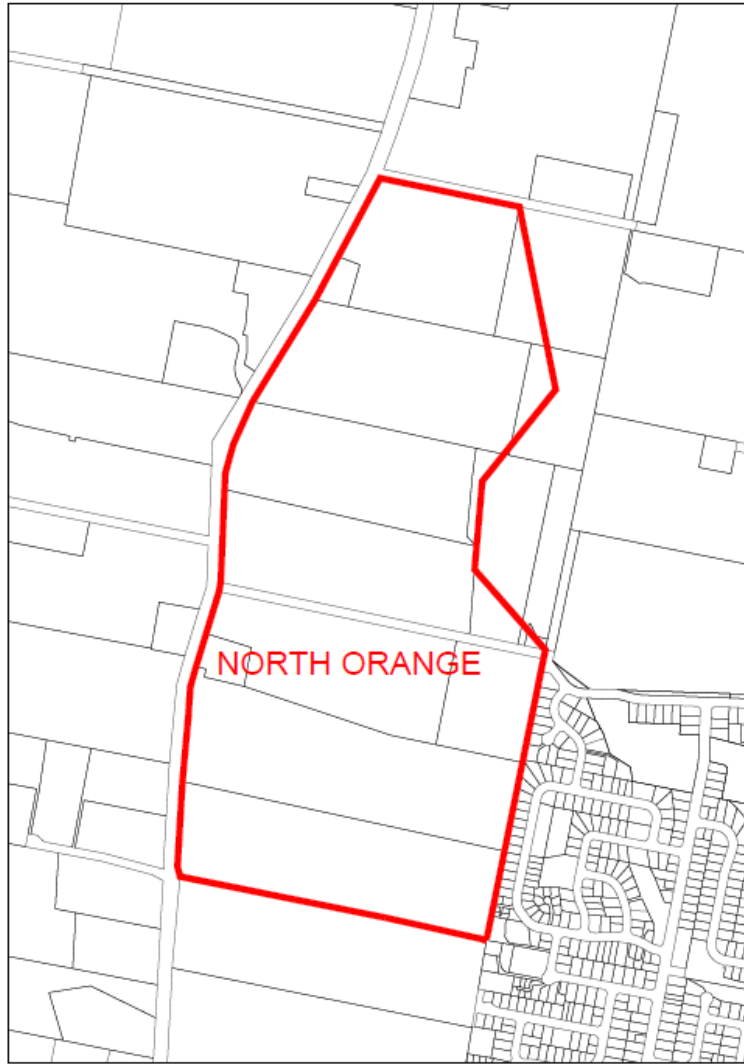


7.5 North Orange Contribution Area

The 2021 LHS identified a number of new candidate areas within the Orange City Council LGA suitable or future development over short, medium and long term timeframes. This Plan identifies the facilities to serve the future population for 36 dwellings (accommodating 101 residents).

Figure 8: North Orange Contribution Area map

Section 7.11 Contributions Plan 2022
 North Orange - Residential Development



Local infrastructure works and contributions required to be provided for the North Orange Contribution Area are listed in Table 15 below.

Table 15: North Orange Contribution Requirements

Local Infrastructure Type	Infrastructure Required	Contributions Required
Local recreational facilities	Construction of a children's playground.	Monetary contribution toward estimated future costs.
	Construction of 1 x recreational facility.	Monetary contribution toward estimated future costs.

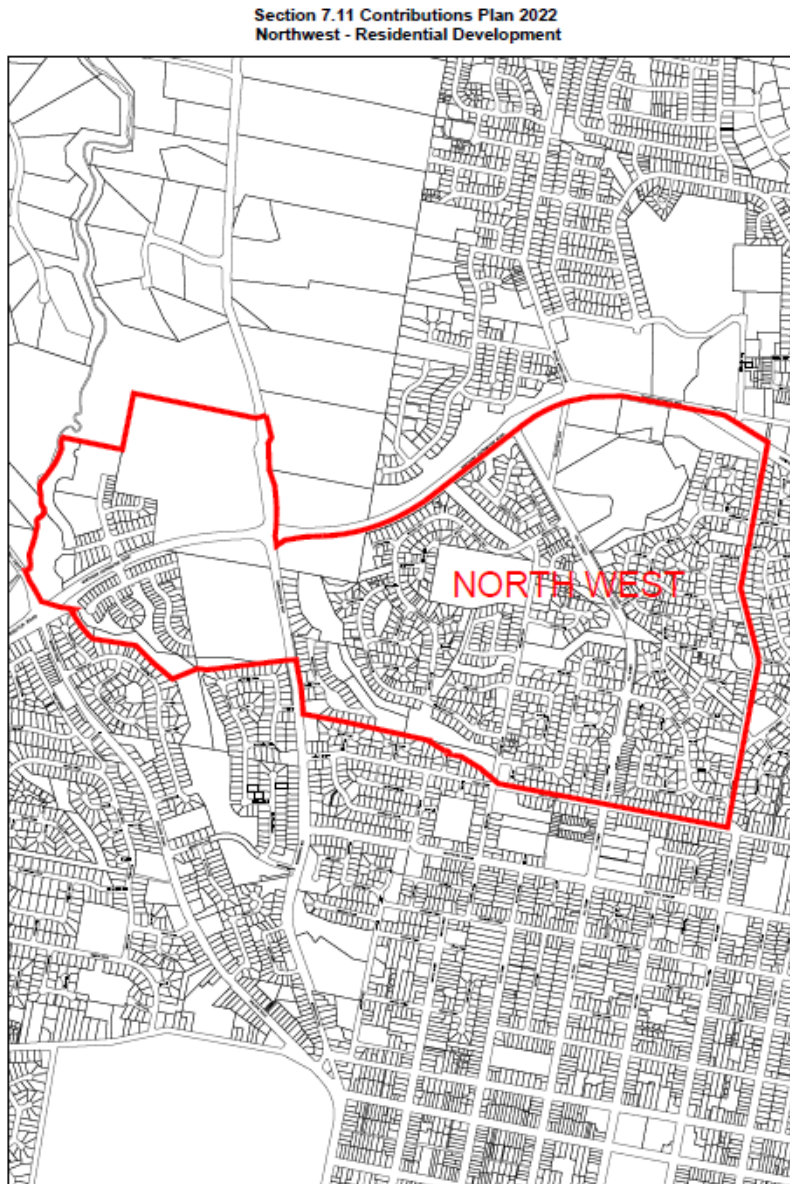
7.6 North West Contribution Area

The facilities for North West Orange were first identified in the Orange City Development Contributions Plan 1999 at the commencement of development in those areas.

In relation to North West Orange, this Plan attributes the balance of the cost of remaining facilities to the anticipated future development, as follows:

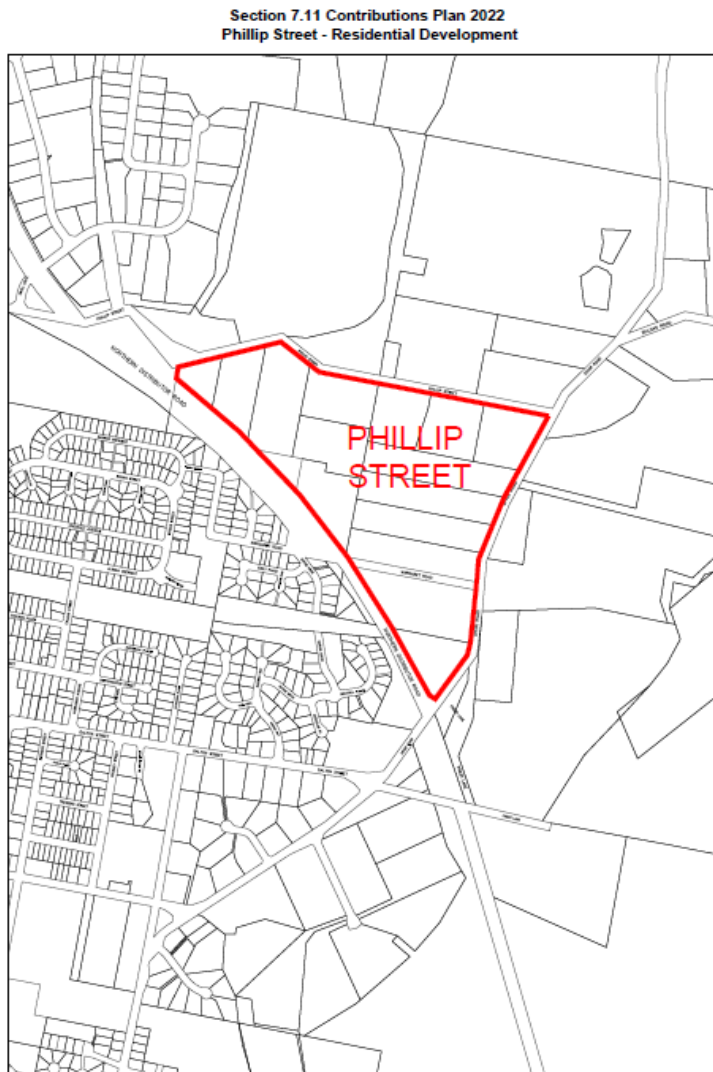
North West Orange 336 dwellings (accommodating 941 residents)

Figure 9: North West Orange Contribution Area map



7.7 Phillip Street Contribution Area

Figure 10: Phillip Contribution Area map



Land within the Phillip Street Contribution Area is estimated to be capable of being subdivided to create a further 45 residential lots (accommodating 126 residents). Additional traffic facilities are required to be constructed so that safe and convenient vehicular access can be provided for the contribution area.

Local infrastructure works and contributions required to be provided for the Phillip Street Contribution Area are listed in Table 13 below.

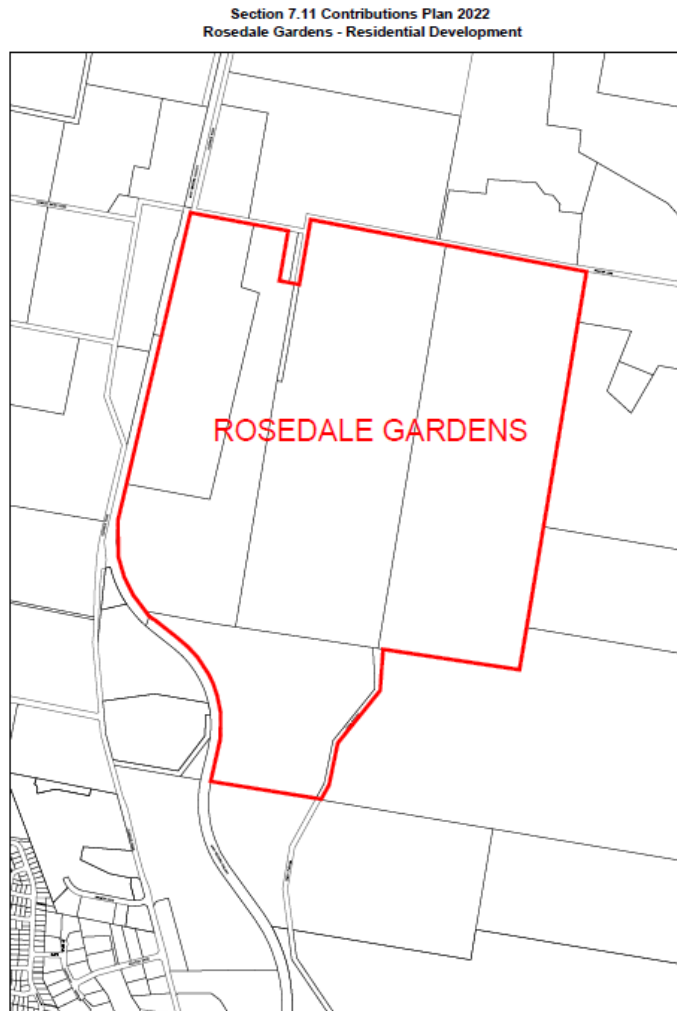
Table 16: Phillip Street contribution requirements

Local Infrastructure Type	Works Required	Contributions Required
Land for other Local Infrastructure	Acquisition of land for the widening of Ophir Road.	Monetary contribution toward both cost recoupment and estimated future costs.
Roads and Traffic Management	Upgrade of Phillip Street (Ophir Road to end of cul-de-sac).	Monetary contribution toward both cost recoupment and estimated future costs.
	Upgrade of the Ophir Road-Phillip Street intersection.	

Rosedale Gardens

In addition to the two new areas stated above, Council has identified an additional area to be included in the 2024 Plan and will be referred to as Rosedale Gardens. This Plan identifies the facilities to serve the future population housed in 700 dwellings (accommodating 1,960 residents)

Figure 11: Rosedale Gardens Contribution Area map



Local infrastructure works and contributions required to be provided for the Rosedale Gardens Contribution Area are listed in Table 17 below.

Table 17: Rosedale Gardens Contributions Area Requirements

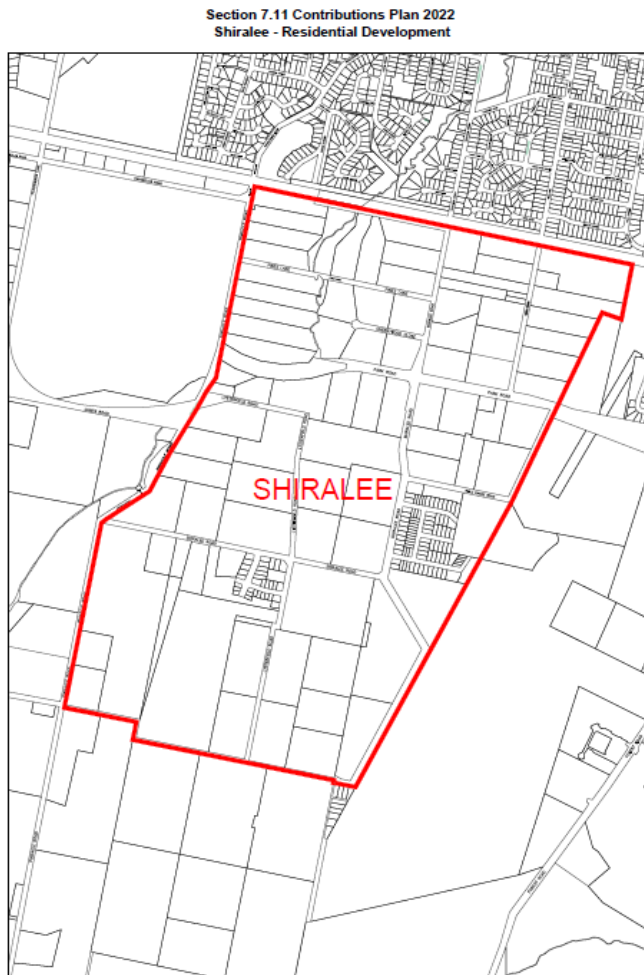
Local Infrastructure Type	Works Required	Contributions Required
Local recreational facilities	Construction of 1 x children's playground.	Monetary contribution toward estimated future costs.
	Construction of 1,215 metres of shared cycleways (shareways).	Monetary contribution toward estimated future costs.
	Construction of 1 x sportsfield.	Monetary contribution toward estimated future costs.
Land for Local Infrastructure	Acquisition of 0.5 hectares of land for a sportsfield.	Monetary contribution toward both cost recoupment and estimated future costs.

Local Infrastructure Type	Works Required	Contributions Required
	Acquisition of 400m ² land for a children's playground.	Monetary contribution toward both cost recoupment and estimated future costs.
Roads and Traffic Management	This Plan identifies upgrades to Leeds Parade and Clergate Road. As well as Telopea Way/Farrell/NDR and Clergate Road /NDR, intersections.	Monetary contribution toward both cost recoupment and estimated future costs.

7.8 Shiralee Contribution Area

This housing precinct is identified as an Urban Release Area under the Orange LEP 2011 and has been experiencing increasing development. Housing development data within the precinct has been calculated from April 2021 in the Draft Orange Local Housing Strategy (October 2021) to determine the current land supply. The Shiralee Development Control Plan 2015 describes the needed physical and social infrastructure to support the development. This infrastructure is partially funded through this Contributions Plan. The anticipated future development is 1,845 dwellings (accommodating 5,166 residents).

Figure 12: Shiralee Contribution Area map



The anticipated housing development outcomes for the Shiralee Contribution Area are described in the Shiralee Development Control Plan (DCP) (Revision A, December 2015). The DCP's development controls are based on a comprehensive master plan prepared for the former Shiralee Urban Release Area (Shiralee Master Plan Report, May 2014).

Under the terms of the DCP, Shiralee is expected to accommodate a total of 1,845 dwellings once fully developed. Based on an average occupancy rate of 2.8 persons per dwelling (table 4), the future resident population of the area is anticipated to be 5,166 persons.

Shiralee DCP provisions

Objectives and design principles prescribed by the DCP that directly relate to the provision of local infrastructure include—

Objectives

- (a) To promote a high quality urban environment with a diversity of housing and recreation opportunities.
- (b) To encourage alternative modes of transport and healthy lifestyles.

(c) To reduce traffic congestion by providing for the day to day needs of residents within the precinct.

Design principles

1. Utilise existing road reserves.
2. Develop an east-west and north-south open space network through the site to link to existing and future open spaces,
3. Provide green streets that minimise road pavement widths and maximise green verges and trees,
4. Encourage walking by providing footpaths on all streets and mid-block links where shown on the Master Plan and minimise requirements for roundabouts.
5. Provide a connected network of public open spaces that links to existing open spaces.
6. Distribute public open spaces throughout the development and in varying topographic locations (hilltops and drainage lines).

Local infrastructure works and contributions required to be provided for the Shiralee Contribution Area are listed in Table D.4 below

Table 18: Shiralee contribution requirements

Local Infrastructure Type	Works Required	Contributions Required
Local park land	Acquisition of 9.43 hectares of land for public open space.	Where subdivision involves land identified in the Plan for public open space, such land will be required to be dedicated to Council at the time of registration of the approved subdivision Plan.
Local park embellishment	Embellishment of 2 hectares of public open space for district parks.	Monetary contribution toward estimated future costs.
	Embellishment of 0.4 hectares of public open space for local parks.	Monetary contribution toward estimated future costs.
	District and local play space improvements.	Monetary contribution toward estimated future costs.
	Embellishment of 0.8 hectares of public open space for outdoor sports areas.	Monetary contribution toward estimated future costs.
	Embellishment of 0.4 hectares of public open space for informal kick-about spaces.	Monetary contribution toward estimated future costs.
	Embellishment of 0.04 hectares of public open space for public square improvements.	Monetary contribution toward estimated future costs.
Local recreational facilities	Construction of 2,000m of cycleways, shared pathways and associated infrastructure.	Monetary contribution toward estimated future costs.
Local stormwater management	Construction of 8 x detention basins.	Monetary contribution toward both cost recoupment and estimated future costs
Land for other Local Infrastructure	Acquisition of 3,00m ² of land for road widening along Hawkes Lane to cater for the additional traffic movements	Monetary contribution toward both cost recoupment and estimated future costs.

Local Infrastructure Type	Works Required	Contributions Required
	generated development within the Shiralee urban release area.	
Roads and Traffic Management	Capacity based road upgrades for Shiralee Road, Lysterfield Road, Cecil Road and Hawke Lane.	<p>Monetary contribution toward both cost recoupment and estimated future costs.</p> <p>Where the project description includes the notation of “(66% construction)” the roadway is subject to a 66% construction requirement. The Total Estimated Cost covers the cost of road construction from outer bicycle fog line to outer bicycle fog line (66% of the total area of the roadway). Outside the bicycle fog line to the property boundary is the responsibility of the developer adjacent to the roadway.”</p>
	Half road construction of local roads that will front public open spaces.	Monetary contribution toward both cost recoupment and estimated future costs.

7.9 Remainder of LGA

The “Remainder of LGA” refers to all residential development occurring within the boundaries of the Orange City Council LGA outside the boundaries of the contribution areas identified in Figure 3 of this Plan, listed below:

1. Bloomfield/DPI,
2. Greater Ploughman’s Valley,
3. Greater Waratahs,
4. Molong Road Entrance,
5. North Orange,
6. North West Orange,
7. Phillip Street,
8. Rosedale Gardens
9. Shiralee,

Contributions for the remainder of the LGA will be based on funding infrastructure relating to:

1. Community and Cultural
2. Open Space and Recreation
3. Roads and Traffic Management
4. Stormwater Drainage

8 Plan preparation and administration costs

Nexus

The preparation and administration of a section 7.11 contributions plan requires resources. Council employs staff to undertake the financial accounting of contributions, and implement the Plan and its works. In addition, consultant studies and specialist advice (e.g., legal and valuation) are obtained to assist with Plan preparation, management and review.

The costs involved with administering this Plan are an essential component of the efficient provision of facilities necessitated by development within a Contributions Area.

Strategy

The Plan aims to provide funds to ensure the efficient management of the section 7.11 planning and financial processes within Council. The proposed costs associated with this category of contributions comprises:

- costs associated with preparing this Plan and relevant studies to support this Plan; and
- an allowance for the ongoing management of this Plan throughout the life of the Plan.

Calculation of contribution

In accordance with the EP&A Act, Council is authorised to impose development contributions to recoup the reasonable costs of preparing this Plan, and the cost, or apportioned cost, of any studies specifically prepared to inform this Plan. In addition, any costs associated with the ongoing management and administration of this Plan can be levied.

Preparation and administration of contributions plans by councils incur significant costs. Council staff are deployed to:

- prepare and review contributions plans;
- account for contributions receipts and expenditure; and
- coordinate the implementation of contributions plans and works, including involvement in negotiating works in kind (WIK) and Material Public Benefit (MPB) agreements.
- Where a MPB or WIK agreement is negotiated between a developer and the Council, the Plan Administration (PA) and Management Contribution levy will still apply. This amount will cover plan review costs and also Council's costs associated with negotiating the MPB or planning agreement, and supervision of the work undertaken.

Consultant studies are also commissioned by Council from time to time in order to determine the value of land to be acquired, the design and cost of works, as well as to review the development and demand assumptions in contributions plans. Council is also required to engage the services of legal professionals from time to time to assist it in the administration of development contributions.

It is reasonable that the costs associated with preparing and administering this Plan be recouped from contributions from development.

Council has assessed that a reasonable contribution toward these activities would equate to an amount that is 3 percent of the total costs of infrastructure to be met via contributions anticipated under this Plan. This strategy is supported by the findings of the Local Contributions Review Panel which found that that 'an appropriate plan administration component is in the order of 3 - 4% of the total plan costs'.

The estimated cost of Council staff and specialist consulting assistance in the preparation, implementation, management and administration of this Plan is 3% of the value of contributions.

Table 19: Plan Preparation and Management Contributions

Contributions Area	Contribution
Plan Management Administration-	3% of the calculated contribution

Refund of S7.11 Contribution Fees

In the case where a Development Application is rescinded and a refund of Section 7.11 contributions are requested by the applicant, such fees will be refunded exclusive of any interest those monies may have earned and exclusive of the plan, preparation and administration portion of the fees.

Appendix A – Contribution Rates Summary and Schedules

Orange Development Contributions Plan 2024

Contributions Schedule

Residential Development Contributions Rates Summary – Capped

Facility	Monetary Contribution				
	Per Resident	Per Subdivided Lot or Detached Dwelling House	Per 3 or more Bedroom Dwelling	Per 2 Bedroom Dwelling	Per 1 Bedroom Dwelling
Bloomfield/DPI urban release area	\$20,000 Cap Factor	100%	100%	100%	100%
Open Space and Recreation	\$978.22	\$2,739.02	\$2,739.02	\$1,565.15	\$1,271.69
Community and Cultural	\$128.30	\$359.25	\$359.25	\$205.29	\$166.80
Roads and Traffic Management	\$2,158.33	\$6,043.32	\$6,043.32	\$3,453.32	\$2,805.83
Stormwater Drainage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Local Area Facilities	\$1,092.97	\$3,060.32	\$3,060.32	\$1,571.82	\$1,420.87
Plan Preparation and Administration	\$130.73	\$366.06	\$366.06	\$203.87	\$169.96
Total	\$4,488.56	\$12,567.97	\$12,567.97	\$6,999.45	\$5,835.13
Greater Ploughmans Valley urban release area	\$20,000 Cap Factor	79%	79%	100%	100%
Open Space and Recreation	\$978.22	\$2,166.02	\$2,166.02	\$1,565.15	\$1,271.69
Community and Cultural	\$128.30	\$284.10	\$284.10	\$205.29	\$166.80
Roads and Traffic Management	\$2,158.33	\$4,779.07	\$4,779.07	\$3,453.32	\$2,805.83
Stormwater Drainage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Local Area Facilities	\$5,504.48	\$12,188.29	\$12,188.29	\$8,807.17	\$7,155.83
Plan Preparation and Administration	\$263.08	\$582.52	\$582.52	\$420.93	\$342.00
Total	\$9,032.42	\$20,000.00	\$20,000.00	\$14,451.87	\$11,742.14
Greater Waratah urban release area	\$20,000 Cap Factor	88%	88%	100%	100%
Open Space and Recreation	\$978.22	\$2,418.08	\$2,418.08	\$1,565.15	\$1,271.69
Community and Cultural	\$128.30	\$317.16	\$317.16	\$205.29	\$166.80
Roads and Traffic Management	\$2,158.33	\$5,335.20	\$5,335.20	\$3,453.32	\$2,805.83
Stormwater Drainage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Local Area Facilities	\$4,590.38	\$11,347.04	\$11,347.04	\$7,344.61	\$5,967.50
Plan Preparation and Administration	\$235.66	\$582.52	\$582.52	\$377.05	\$306.35

Facility	Monetary Contribution				
	Per Resident	Per Subdivided Lot or Detached Dwelling House	Per 3 or more Bedroom Dwelling	Per 2 Bedroom Dwelling	Per 1 Bedroom Dwelling
Total	\$8,090.89	\$20,000.00	\$20,000.00	\$12,945.43	\$10,518.16
Molong Rd Entrance urban release area	\$20,000 Cap Factor	80%	80%	100%	100%
Open Space and Recreation	\$978.22	\$2,188.09	\$2,188.09	\$1,565.15	\$1,271.69
Community and Cultural	\$128.30	\$286.99	\$286.99	\$205.29	\$166.80
Roads and Traffic Management	\$2,158.33	\$4,827.77	\$4,827.77	\$3,453.32	\$2,805.83
Stormwater Drainage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Local Area Facilities	\$5,416.03	\$12,114.63	\$12,114.63	\$8,665.65	\$7,040.84
Plan Preparation and Administration	\$260.43	\$582.52	\$582.52	\$416.68	\$338.55
Total	\$8,941.31	\$20,000.00	\$20,000.00	\$14,306.09	\$11,623.70
North Orange urban release area	\$20,000 Cap Factor	59%	59%	100%	100%
Open Space and Recreation	\$978.22	\$1,618.34	\$1,618.34	\$1,565.15	\$1,271.69
Community and Cultural	\$128.30	\$212.26	\$212.26	\$205.29	\$166.80
Roads and Traffic Management	\$2,158.33	\$3,570.67	\$3,570.67	\$3,453.32	\$2,805.83
Stormwater Drainage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Local Area Facilities	\$8,472.22	\$14,016.20	\$14,016.20	\$13,555.56	\$11,013.89
Plan Preparation and Administration	\$352.11	\$582.52	\$582.52	\$563.38	\$457.75
Total	\$12,089.19	\$20,000.00	\$20,000.00	\$19,342.70	\$15,715.94
North West Orange urban release area	\$20,000 Cap Factor	100%	100%	100%	100%
Open Space and Recreation	\$978.22	\$2,739.02	\$2,739.02	\$1,565.15	\$1,271.69
Community and Cultural	\$128.30	\$359.25	\$359.25	\$205.29	\$166.80
Roads and Traffic Management	\$2,158.33	\$6,043.32	\$6,043.32	\$3,453.32	\$2,805.83
Stormwater Drainage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Local Area Facilities	\$2,233.49	\$6,253.77	\$6,253.77	\$3,573.58	\$2,903.54
Plan Preparation and Administration	\$164.95	\$461.86	\$461.86	\$263.92	\$214.44
Total	\$5,663.29	\$15,857.21	\$15,857.21	\$9,061.27	\$7,362.28
Phillip Street urban release area	\$20,000 Cap Factor	100%	100%	100%	100%
Open Space and Recreation	\$978.22	\$2,739.02	\$2,739.02	\$1,565.15	\$1,271.69
Community and Cultural	\$128.30	\$359.25	\$359.25	\$205.29	\$166.80

Facility	Monetary Contribution				
	Per Resident	Per Subdivided Lot or Detached Dwelling House	Per 3 or more Bedroom Dwelling	Per 2 Bedroom Dwelling	Per 1 Bedroom Dwelling
Roads and Traffic Management	\$2,158.33	\$6,043.32	\$6,043.32	\$3,453.32	\$2,805.83
Stormwater Drainage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Local Area Facilities	\$3,463.83	\$9,698.73	\$9,698.73	\$5,542.13	\$4,502.98
Plan Preparation and Administration	\$201.86	\$565.21	\$565.21	\$322.98	\$262.42
Total	\$6,930.54	\$19,405.52	\$19,405.52	\$11,088.87	\$9,009.71
Rosedale Gardens urban release area	\$20,000 Cap Factor	88%	88%	100%	100%
Open Space and Recreation	\$978.22	\$2,421.23	\$2,421.23	\$1,565.15	\$1,271.69
Community and Cultural	\$128.30	\$317.57	\$317.57	\$205.29	\$166.80
Roads and Traffic Management	\$2,158.33	\$5,342.16	\$5,342.16	\$3,453.32	\$2,805.83
Stormwater Drainage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Local Area Facilities	\$4,580.16	\$11,336.52	\$11,336.52	\$7,328.25	\$5,954.21
Plan Preparation and Administration	\$235.35	\$582.52	\$582.52	\$376.56	\$305.96
Total	\$8,080.36	\$20,000.00	\$20,000.00	\$12,928.58	\$10,504.47
Shiralee Release Area	\$20,000 Cap Factor	2.25%	2.25%	100.00%	100.00%
Open Space and Recreation	\$978.22	\$61.66	\$61.66	\$1,565.15	\$1,271.69
Community and Cultural	\$128.30	\$8.09	\$8.09	\$205.29	\$166.80
Roads and Traffic Management	\$2,158.33	\$136.05	\$136.05	\$3,453.32	\$2,805.83
Stormwater Drainage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Local Area Facilities ²	\$7,062.39	\$19,774.68	\$19,774.68	\$11,299.82	\$9,181.10
Plan Preparation and Administration	\$309.82	\$19.53	\$19.53	\$495.71	\$402.76
Total	\$10,637.05	\$20,000.00	\$20,000.00	\$17,019.29	\$13,828.17
Remainder of LGA <i>Note 1</i>	\$20,000 Cap Factor	100%	100%	100%	100%
Open Space and Recreation	\$978.22	\$2,445.55	\$2,445.55	\$1,565.15	\$1,271.69
Community and Cultural	\$128.30	\$320.76	\$320.76	\$205.29	\$166.80
<i>Roads and Traffic Management</i>	<i>\$2,417.33</i>	<i>\$6,043.32</i>	<i>\$6,043.32</i>	<i>\$3,453.32</i>	<i>\$2,805.83</i>
<i>Stormwater Drainage</i>	<i>\$24.28</i>	<i>\$60.71</i>	<i>\$60.71</i>	<i>\$38.85</i>	<i>\$31.57</i>
Local Area Facilities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<i>Plan Preparation and Administration</i>	<i>\$106.44</i>	<i>\$266.11</i>	<i>\$266.11</i>	<i>\$157.88</i>	<i>\$128.28</i>

Facility	Monetary Contribution				
	Per Resident	Per Subdivided Lot or Detached Dwelling House	Per 3 or more Bedroom Dwelling	Per 2 Bedroom Dwelling	Per 1 Bedroom Dwelling
Total	\$3,654.57	\$9,136.45	\$9,136.45	\$5,420.49	\$4,404.15

Note 1: Development on land zoned RU1, RU5, E1, E2 and E3 is not required to make contributions for Roads and Traffic Management

Note 2: Shiralee Cap: Local Area Facilities in Shiralee receive 100% of available funds, with the remaining available funds split proportionately across the other schedules.

Orange Development Contributions Plan 2024

Contributions Schedule

Residential Development Contributions Rates Summary – Full Cost

Facility	Monetary Contribution				
	Per Resident	Per Subdivided Lot or Detached Dwelling House	Per 3 or more Bedroom Dwelling	Per 2 Bedroom Dwelling	Per 1 Bedroom Dwelling
Bloomfield/DPI urban release area					
Open Space and Recreation	\$978.22	\$2,739.02	\$2,739.02	\$1,565.15	\$1,271.69
Community and Cultural	\$128.30	\$359.25	\$359.25	\$205.29	\$166.80
Roads and Traffic Management	\$2,158.33	\$6,043.32	\$6,043.32	\$3,453.32	\$2,805.83
Stormwater Drainage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Local Area Facilities	\$1,092.97	\$3,060.32	\$3,060.32	\$1,571.82	\$1,420.87
Plan Preparation and Administration	\$130.73	\$366.06	\$366.06	\$203.87	\$169.96
Total	\$4,488.56	\$12,567.97	\$12,567.97	\$6,999.45	\$5,835.13
Greater Ploughmans Valley urban release area					
Open Space and Recreation	\$978.22	\$2,739.02	\$2,739.02	\$1,565.15	\$1,271.69
Community and Cultural	\$128.30	\$359.25	\$359.25	\$205.29	\$166.80
Roads and Traffic Management	\$2,158.33	\$6,043.32	\$6,043.32	\$3,453.32	\$2,805.83
Stormwater Drainage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Local Area Facilities	\$5,504.48	\$15,412.56	\$15,412.56	\$8,807.17	\$7,155.83
Plan Preparation and Administration	\$263.08	\$736.62	\$736.62	\$420.93	\$342.00
Total	\$9,032.42	\$25,290.76	\$25,290.76	\$14,451.87	\$11,742.14
Greater Waratah urban release area					
Open Space and Recreation	\$978.22	\$2,739.02	\$2,739.02	\$1,565.15	\$1,271.69
Community and Cultural	\$128.30	\$359.25	\$359.25	\$205.29	\$166.80
Roads and Traffic Management	\$2,158.33	\$6,043.32	\$6,043.32	\$3,453.32	\$2,805.83
Stormwater Drainage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Local Area Facilities	\$4,590.38	\$12,853.07	\$12,853.07	\$7,344.61	\$5,967.50
Plan Preparation and Administration	\$235.66	\$659.84	\$659.84	\$377.05	\$306.35
Total	\$8,090.89	\$22,654.50	\$22,654.50	\$12,945.43	\$10,518.16
Molong Rd Entrance urban release area					
Open Space and Recreation	\$978.22	\$2,739.02	\$2,739.02	\$1,565.15	\$1,271.69
Community and Cultural	\$128.30	\$359.25	\$359.25	\$205.29	\$166.80
Roads and Traffic Management	\$2,158.33	\$6,043.32	\$6,043.32	\$3,453.32	\$2,805.83
Stormwater Drainage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Local Area Facilities	\$5,416.03	\$15,164.88	\$15,164.88	\$8,665.65	\$7,040.84
Plan Preparation and Administration	\$260.43	\$729.19	\$729.19	\$416.68	\$338.55
Total	\$8,941.31	\$25,035.66	\$25,035.66	\$14,306.09	\$11,623.70

Facility	Monetary Contribution				
	Per Resident	Per Subdivided Lot or Detached Dwelling House	Per 3 or more Bedroom Dwelling	Per 2 Bedroom Dwelling	Per 1 Bedroom Dwelling
North Orange urban release area					
Open Space and Recreation	\$978.22	\$2,739.02	\$2,739.02	\$1,565.15	\$1,271.69
Community and Cultural	\$128.30	\$359.25	\$359.25	\$205.29	\$166.80
Roads and Traffic Management	\$2,158.33	\$6,043.32	\$6,043.32	\$3,453.32	\$2,805.83
Stormwater Drainage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Local Area Facilities	\$8,472.22	\$23,722.22	\$23,722.22	\$13,555.56	\$11,013.89
Plan Preparation and Administration	\$352.11	\$985.91	\$985.91	\$563.38	\$457.75
Total	\$12,089.19	\$33,849.72	\$33,849.72	\$19,342.70	\$15,715.94
North West Orange urban release area					
Open Space and Recreation	\$978.22	\$2,739.02	\$2,739.02	\$1,565.15	\$1,271.69
Community and Cultural	\$128.30	\$359.25	\$359.25	\$205.29	\$166.80
Roads and Traffic Management	\$2,158.33	\$6,043.32	\$6,043.32	\$3,453.32	\$2,805.83
Stormwater Drainage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Local Area Facilities	\$2,233.49	\$6,253.77	\$6,253.77	\$3,573.58	\$2,903.54
Plan Preparation and Administration	\$164.95	\$461.86	\$461.86	\$263.92	\$214.44
Total	\$5,663.29	\$15,857.21	\$15,857.21	\$9,061.27	\$7,362.28
Phillip Street urban release area					
Open Space and Recreation	\$978.22	\$2,739.02	\$2,739.02	\$1,565.15	\$1,271.69
Community and Cultural	\$128.30	\$359.25	\$359.25	\$205.29	\$166.80
Roads and Traffic Management	\$2,158.33	\$6,043.32	\$6,043.32	\$3,453.32	\$2,805.83
Stormwater Drainage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Local Area Facilities	\$3,463.83	\$9,698.73	\$9,698.73	\$5,542.13	\$4,502.98
Plan Preparation and Administration	\$201.86	\$565.21	\$565.21	\$322.98	\$262.42
Total	\$6,930.54	\$19,405.52	\$19,405.52	\$11,088.87	\$9,009.71
Rosedale Gardens urban release area					
Open Space and Recreation	\$978.22	\$2,739.02	\$2,739.02	\$1,565.15	\$1,271.69
Community and Cultural	\$128.30	\$359.25	\$359.25	\$205.29	\$166.80
Roads and Traffic Management	\$2,158.33	\$6,043.32	\$6,043.32	\$3,453.32	\$2,805.83
Stormwater Drainage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Local Area Facilities	\$4,580.16	\$12,824.45	\$12,824.45	\$7,328.25	\$5,954.21
Plan Preparation and Administration	\$235.35	\$658.98	\$658.98	\$376.56	\$305.96
Total	\$8,080.36	\$22,625.01	\$22,625.01	\$12,928.58	\$10,504.47
Shiralee Release Area					
Open Space and Recreation	\$978.22	\$2,739.02	\$2,739.02	\$1,565.15	\$1,271.69
Community and Cultural	\$128.30	\$359.25	\$359.25	\$205.29	\$166.80

Facility	Monetary Contribution				
	Per Resident	Per Subdivided Lot or Detached Dwelling House	Per 3 or more Bedroom Dwelling	Per 2 Bedroom Dwelling	Per 1 Bedroom Dwelling
Roads and Traffic Management	\$2,158.33	\$6,043.32	\$6,043.32	\$3,453.32	\$2,805.83
Stormwater Drainage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Local Area Facilities	\$7,062.39	\$19,774.68	\$19,774.68	\$11,299.82	\$9,181.10
Plan Preparation and Administration	\$309.82	\$867.49	\$867.49	\$495.71	\$402.76
Total	\$10,637.05	\$29,783.75	\$29,783.75	\$17,019.29	\$13,828.17
Remainder of LGA Note 1					
Open Space and Recreation	\$978.22	\$2,445.55	\$2,445.55	\$1,565.15	\$1,271.69
Community and Cultural	\$128.30	\$320.76	\$320.76	\$205.29	\$166.80
Roads and Traffic Management	\$2,417.33	\$6,043.32	\$6,043.32	\$3,453.32	\$2,805.83
Stormwater Drainage	\$24.28	\$60.71	\$60.71	\$38.85	\$31.57
Local Area Facilities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Plan Preparation and Administration	\$106.44	\$266.11	\$266.11	\$157.88	\$128.28
Total	\$3,654.57	\$9,136.45	\$9,136.45	\$5,420.49	\$4,404.15
Development Contributions toward Public Car Parking Per Space Non Residential Development in Area Shown in Figure 1.5					
Public Car Parking	\$12,495.34				
Plan Preparation and Administration	\$374.86				
Total	\$12,870.20				

Note 1: Development on land zoned RU1, RU5, E1, E2 and E3 is not required to make contributions for Roads and Traffic Management

Orange Development Contributions Plan 2024

Contributions Schedule

DPI / Bloomfield urban release area

Facility	Value of Land & Works Schedule	Monetary Contribution				
		Residential Development				
		Per Resident	Per Subdivided Lot or Detached Dwelling House	Per 3 or more Bedroom Dwelling	Per 2 Bedroom Dwelling	Per 1 Bedroom Dwelling
Open Space and Recreation						
Land Acquisition - Future	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Works - Future	\$73,579,493.02	\$601.74	\$1,684.86	\$1,684.86	\$962.78	\$782.26
Land & Works - Existing	\$9,990,058.06	\$376.48	\$1,054.15	\$1,054.15	\$602.37	\$489.43
Sub total	\$83,569,551.08	\$978.22	\$2,739.02	\$2,739.02	\$1,565.15	\$1,271.69
Community and Cultural						
Land Acquisition	\$556,622.28	\$119.70	\$335.17	\$335.17	\$191.53	\$155.61
Works	\$620,742.98	\$133.49	\$373.78	\$373.78	\$213.59	\$173.54
Land & Works - Existing	\$800,000.00	-\$124.89	-\$349.70	-\$349.70	-\$199.83	-\$162.36
Sub total	\$1,977,365.26	\$128.30	\$359.25	\$359.25	\$205.29	\$166.80
Roads and Traffic Management						
Land Acquisition	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Works	\$46,992,737.51	\$1,270.03	\$3,556.09	\$3,556.09	\$2,032.05	\$1,651.04
Land & Works - Existing	\$20,240,935.05	\$888.30	\$2,487.23	\$2,487.23	\$1,421.27	\$1,154.78
Sub total	\$67,233,672.55	\$2,158.33	\$6,043.32	\$6,043.32	\$3,453.32	\$2,805.83
Stormwater Drainage						
Land Acquisition	\$77,871.41	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Works	\$17,565,345.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Land & Works - Existing	-\$513,856.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sub total	\$17,129,360.43	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Bloomfield / DPI Release Area						
Land Acquisition	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Works	\$2,213,961.74	\$503.17	\$1,408.88	\$1,408.88	\$805.08	\$654.13
Land & Works - Existing	\$908,291.99	\$589.80	\$1,651.44	\$1,651.44	\$766.74	\$766.74
Sub total	\$3,122,253.73	\$1,092.97	\$3,060.32	\$3,060.32	\$1,571.82	\$1,420.87
Plan Preparation and Administration						
Plan Preparation and Administration		\$130.73	\$366.06	\$366.06	\$203.87	\$169.96
Sub total		\$130.73	\$366.06	\$366.06	\$203.87	\$169.96

Orange Development Contributions Plan 2024

Contributions Schedule

Greater Ploughmans Valley urban release area

Facility	Value of Land & Works Schedule	Monetary Contribution				
		Residential Development				
		Per Resident	Per Subdivided Lot or Detached Dwelling House	Per 3 or more Bedroom Dwelling	Per 2 Bedroom Dwelling	Per 1 Bedroom Dwelling
Open Space and Recreation						
Land Acquisition - Future	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Works - Future	\$73,579,493.02	\$601.74	\$1,684.86	\$1,684.86	\$962.78	\$782.26
Land & Works - Existing	\$9,990,058.06	\$376.48	\$1,054.15	\$1,054.15	\$602.37	\$489.43
Sub total	\$83,569,551.08	\$978.22	\$2,739.02	\$2,739.02	\$1,565.15	\$1,271.69
Community and Cultural						
Land Acquisition	\$556,622.28	\$119.70	\$335.17	\$335.17	\$191.53	\$155.61
Works	\$620,742.98	\$133.49	\$373.78	\$373.78	\$213.59	\$173.54
Land & Works - Existing	\$800,000.00	-\$124.89	-\$349.70	-\$349.70	-\$199.83	-\$162.36
Sub total	\$1,977,365.26	\$128.30	\$359.25	\$359.25	\$205.29	\$166.80
Roads and Traffic Management						
Land Acquisition	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Works	\$46,992,737.51	\$1,270.03	\$3,556.09	\$3,556.09	\$2,032.05	\$1,651.04
Land & Works - Existing	\$20,240,935.05	\$888.30	\$2,487.23	\$2,487.23	\$1,421.27	\$1,154.78
Sub total	\$67,233,672.55	\$2,158.33	\$6,043.32	\$6,043.32	\$3,453.32	\$2,805.83
Stormwater Drainage						
Land Acquisition	\$77,871.41	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Works	\$17,565,345.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Land & Works - Existing	-\$513,856.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sub total	\$17,129,360.43	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Greater Ploughmans Valley Release Area						
Land Acquisition	\$1,843,945.80	\$1,167.79	\$3,269.82	\$3,269.82	\$1,868.47	\$1,518.13
Works	\$4,285,939.29	\$2,713.99	\$7,599.18	\$7,599.18	\$4,342.39	\$3,528.19
Land & Works - Existing	-\$190,892.18	\$1,622.70	\$4,543.55	\$4,543.55	\$2,596.32	\$2,109.51
Sub total	\$5,938,992.91	\$5,504.48	\$15,412.56	\$15,412.56	\$8,807.17	\$7,155.83
Plan Preparation and Administration						
Plan Preparation and Administration		\$263.08	\$736.62	\$736.62	\$420.93	\$342.00
Sub total		\$263.08	\$736.62	\$736.62	\$420.93	\$342.00

Orange Development Contributions Plan 2024

Contributions Schedule

Greater Waratah urban release area

Facility	Value of Land & Works Schedule	Monetary Contribution				
		Residential Development				
		Per Resident	Per Subdivided Lot or Detached Dwelling House	Per 3 or more Bedroom Dwelling	Per 2 Bedroom Dwelling	Per 1 Bedroom Dwelling
Open Space and Recreation						
Land Acquisition - Future	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Works - Future	\$73,579,493.02	\$601.74	\$1,684.86	\$1,684.86	\$962.78	\$782.26
Land & Works - Existing	\$9,990,058.06	\$376.48	\$1,054.15	\$1,054.15	\$602.37	\$489.43
Sub total	\$83,569,551.08	\$978.22	\$2,739.02	\$2,739.02	\$1,565.15	\$1,271.69
Community and Cultural						
Land Acquisition	\$556,622.28	\$119.70	\$335.17	\$335.17	\$191.53	\$155.61
Works	\$620,742.98	\$133.49	\$373.78	\$373.78	\$213.59	\$173.54
Land & Works - Existing	\$800,000.00	-\$124.89	-\$349.70	-\$349.70	-\$199.83	-\$162.36
Sub total	\$1,977,365.26	\$128.30	\$359.25	\$359.25	\$205.29	\$166.80
Roads and Traffic Management						
Land Acquisition	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Works	\$46,992,737.51	\$1,270.03	\$3,556.09	\$3,556.09	\$2,032.05	\$1,651.04
Land & Works - Existing	\$20,240,935.05	\$888.30	\$2,487.23	\$2,487.23	\$1,421.27	\$1,154.78
Sub total	\$67,233,672.55	\$2,158.33	\$6,043.32	\$6,043.32	\$3,453.32	\$2,805.83
Stormwater Drainage						
Land Acquisition	\$77,871.41	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Works	\$17,565,345.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Land & Works - Existing	-\$513,856.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sub total	\$17,129,360.43	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Greater Waratah Release Area						
Land Acquisition	\$990,720.00	\$290.02	\$812.07	\$812.07	\$464.04	\$377.03
Works	\$24,125,320.81	\$4,638.46	\$12,987.70	\$12,987.70	\$7,421.54	\$6,030.00
Land & Works - Existing	-\$1,154,962.66	-\$338.10	-\$946.69	-\$946.69	-\$540.97	-\$439.53
Sub total	\$23,961,078.14	\$4,590.38	\$12,853.07	\$12,853.07	\$7,344.61	\$5,967.50
Plan Preparation and Administration						
Plan Preparation and Administration		\$235.66	\$659.84	\$659.84	\$377.05	\$306.35
Sub total		\$235.66	\$659.84	\$659.84	\$377.05	\$306.35

Orange Development Contributions Plan 2024

Contributions Schedule

Molong Rd Entrance urban release area

Facility	Value of Land & Works Schedule	Monetary Contribution				
		Residential Development				
		Per Resident	Per Subdivided Lot or Detached Dwelling House	Per 3 or more Bedroom Dwelling	Per 2 Bedroom Dwelling	Per 1 Bedroom Dwelling
Open Space and Recreation						
Land Acquisition - Future	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Works - Future	\$73,579,493.02	\$601.74	\$1,684.86	\$1,684.86	\$962.78	\$782.26
Land & Works - Existing	\$9,990,058.06	\$376.48	\$1,054.15	\$1,054.15	\$602.37	\$489.43
Sub total	\$83,569,551.08	\$978.22	\$2,739.02	\$2,739.02	\$1,565.15	\$1,271.69
Community and Cultural						
Land Acquisition	\$556,622.28	\$119.70	\$335.17	\$335.17	\$191.53	\$155.61
Works	\$620,742.98	\$133.49	\$373.78	\$373.78	\$213.59	\$173.54
Land & Works - Existing	\$800,000.00	-\$124.89	-\$349.70	-\$349.70	-\$199.83	-\$162.36
Sub total	\$1,977,365.26	\$128.30	\$359.25	\$359.25	\$205.29	\$166.80
Roads and Traffic Management						
Land Acquisition	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Works	\$46,992,737.51	\$1,270.03	\$3,556.09	\$3,556.09	\$2,032.05	\$1,651.04
Land & Works - Existing	\$20,240,935.05	\$888.30	\$2,487.23	\$2,487.23	\$1,421.27	\$1,154.78
Sub total	\$67,233,672.55	\$2,158.33	\$6,043.32	\$6,043.32	\$3,453.32	\$2,805.83
Stormwater Drainage						
Land Acquisition	\$77,871.41	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Works	\$17,565,345.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Land & Works - Existing	-\$513,856.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sub total	\$17,129,360.43	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Molong Road Entrance Release Area						
Land Acquisition	\$252,960.00	\$69.49	\$194.58	\$194.58	\$111.19	\$90.34
Works	\$19,461,390.00	\$5,346.54	\$14,970.30	\$14,970.30	\$8,554.46	\$6,950.50
Land & Works - Existing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sub total	\$19,714,350.00	\$5,416.03	\$15,164.88	\$15,164.88	\$8,665.65	\$7,040.84
Plan Preparation and Administration						
Plan Preparation and Administration		\$260.43	\$729.19	\$729.19	\$416.68	\$338.55
Sub total		\$260.43	\$729.19	\$729.19	\$416.68	\$338.55

Orange Development Contributions Plan 2024

Contributions Schedule

North Orange urban release area

Facility	Value of Land & Works Schedule	Monetary Contribution				
		Residential Development				
		Per Resident	Per Subdivided Lot or Detached Dwelling House	Per 3 or more Bedroom Dwelling	Per 2 Bedroom Dwelling	Per 1 Bedroom Dwelling
Open Space and Recreation						
Land Acquisition - Future	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Works - Future	\$73,579,493.02	\$601.74	\$1,684.86	\$1,684.86	\$962.78	\$782.26
Land & Works - Existing	\$9,990,058.06	\$376.48	\$1,054.15	\$1,054.15	\$602.37	\$489.43
Sub total	\$83,569,551.08	\$978.22	\$2,739.02	\$2,739.02	\$1,565.15	\$1,271.69
Community and Cultural						
Land Acquisition	\$556,622.28	\$119.70	\$335.17	\$335.17	\$191.53	\$155.61
Works	\$620,742.98	\$133.49	\$373.78	\$373.78	\$213.59	\$173.54
Land & Works - Existing	\$800,000.00	-\$124.89	-\$349.70	-\$349.70	-\$199.83	-\$162.36
Sub total	\$1,977,365.26	\$128.30	\$359.25	\$359.25	\$205.29	\$166.80
Roads and Traffic Management						
Land Acquisition	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Works	\$46,992,737.51	\$1,270.03	\$3,556.09	\$3,556.09	\$2,032.05	\$1,651.04
Land & Works - Existing	\$20,240,935.05	\$888.30	\$2,487.23	\$2,487.23	\$1,421.27	\$1,154.78
Sub total	\$67,233,672.55	\$2,158.33	\$6,043.32	\$6,043.32	\$3,453.32	\$2,805.83
Stormwater Drainage						
Land Acquisition	\$77,871.41	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Works	\$17,565,345.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Land & Works - Existing	-\$513,856.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sub total	\$17,129,360.43	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
North Orange Release Area						
Land Acquisition	\$204,000.00	\$2,023.81	\$5,666.67	\$5,666.67	\$3,238.10	\$2,630.95
Works	\$845,000.00	\$8,382.94	\$23,472.22	\$23,472.22	\$13,412.70	\$10,897.82
Land & Works - Existing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sub total	\$1,049,000.00	\$10,406.75	\$29,138.89	\$29,138.89	\$16,650.79	\$13,528.77
Plan Preparation and Administration						
Plan Preparation and Administration		\$410.15	\$1,148.41	\$1,148.41	\$656.24	\$533.19
Sub total		\$410.15	\$1,148.41	\$1,148.41	\$656.24	\$533.19

Orange Development Contributions Plan 2024

Contributions Schedule

North West Orange urban release area

Facility	Value of Land & Works Schedule	Monetary Contribution				
		Residential Development				
		Per Resident	Per Subdivided Lot or Detached Dwelling House	Per 3 or more Bedroom Dwelling	Per 2 Bedroom Dwelling	Per 1 Bedroom Dwelling
Open Space and Recreation						
Land Acquisition - Future	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Works - Future	\$73,579,493.02	\$601.74	\$1,684.86	\$1,684.86	\$962.78	\$782.26
Land & Works - Existing	\$9,990,058.06	\$376.48	\$1,054.15	\$1,054.15	\$602.37	\$489.43
Sub total	\$83,569,551.08	\$978.22	\$2,739.02	\$2,739.02	\$1,565.15	\$1,271.69
Community and Cultural						
Land Acquisition	\$556,622.28	\$119.70	\$335.17	\$335.17	\$191.53	\$155.61
Works	\$620,742.98	\$133.49	\$373.78	\$373.78	\$213.59	\$173.54
Land & Works - Existing	\$800,000.00	-\$124.89	-\$349.70	-\$349.70	-\$199.83	-\$162.36
Sub total	\$1,977,365.26	\$128.30	\$359.25	\$359.25	\$205.29	\$166.80
Roads and Traffic Management						
Land Acquisition	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Works	\$46,992,737.51	\$1,270.03	\$3,556.09	\$3,556.09	\$2,032.05	\$1,651.04
Land & Works - Existing	\$20,240,935.05	\$888.30	\$2,487.23	\$2,487.23	\$1,421.27	\$1,154.78
Sub total	\$67,233,672.55	\$2,158.33	\$6,043.32	\$6,043.32	\$3,453.32	\$2,805.83
Stormwater Drainage						
Land Acquisition	\$77,871.41	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Works	\$17,565,345.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Land & Works - Existing	-\$513,856.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sub total	\$17,129,360.43	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
NW Orange Release Area						
Land Acquisition	\$1,921,068.00	\$1,868.74	\$5,232.48	\$5,232.48	\$2,989.99	\$2,429.37
Works	\$1,162,526.42	\$1,130.86	\$3,166.41	\$3,166.41	\$1,809.38	\$1,470.12
Land & Works - Existing	-\$787,567.53	-\$766.12	-\$2,145.13	-\$2,145.13	-\$1,225.79	-\$995.95
Sub total	\$2,296,026.89	\$2,233.49	\$6,253.77	\$6,253.77	\$3,573.58	\$2,903.54
Plan Preparation and Administration						
Plan Preparation and Administration		\$164.95	\$461.86	\$461.86	\$263.92	\$214.44
Sub total		\$164.95	\$461.86	\$461.86	\$263.92	\$214.44

Orange Development Contributions Plan 2024

Contributions Schedule

Phillip Street urban release area

Facility	Value of Land & Works Schedule	Monetary Contribution				
		Residential Development				
		Per Resident	Per Subdivided Lot or Detached Dwelling House	Per 3 or more Bedroom Dwelling	Per 2 Bedroom Dwelling	Per 1 Bedroom Dwelling
Open Space and Recreation						
Land Acquisition - Future	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Works - Future	\$73,579,493.02	\$601.74	\$1,684.86	\$1,684.86	\$962.78	\$782.26
Land & Works - Existing	\$9,990,058.06	\$376.48	\$1,054.15	\$1,054.15	\$602.37	\$489.43
Sub total	\$83,569,551.08	\$978.22	\$2,739.02	\$2,739.02	\$1,565.15	\$1,271.69
Community and Cultural						
Land Acquisition	\$556,622.28	\$119.70	\$335.17	\$335.17	\$191.53	\$155.61
Works	\$620,742.98	\$133.49	\$373.78	\$373.78	\$213.59	\$173.54
Land & Works - Existing	\$800,000.00	-\$124.89	-\$349.70	-\$349.70	-\$199.83	-\$162.36
Sub total	\$1,977,365.26	\$128.30	\$359.25	\$359.25	\$205.29	\$166.80
Roads and Traffic Management						
Land Acquisition	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Works	\$46,992,737.51	\$1,270.03	\$3,556.09	\$3,556.09	\$2,032.05	\$1,651.04
Land & Works - Existing	\$20,240,935.05	\$888.30	\$2,487.23	\$2,487.23	\$1,421.27	\$1,154.78
Sub total	\$67,233,672.55	\$2,158.33	\$6,043.32	\$6,043.32	\$3,453.32	\$2,805.83
Stormwater Drainage						
Land Acquisition	\$77,871.41	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Works	\$17,565,345.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Land & Works - Existing	-\$513,856.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sub total	\$17,129,360.43	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Phillip Street Release Area						
Land Acquisition	\$51,000.00	\$364.29	\$1,020.00	\$1,020.00	\$582.86	\$473.57
Works	\$433,936.50	\$3,099.55	\$8,678.73	\$8,678.73	\$4,959.27	\$4,029.41
Land & Works - Existing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sub total	\$484,936.50	\$3,463.83	\$9,698.73	\$9,698.73	\$5,542.13	\$4,502.98
Plan Preparation and Administration						
Plan Preparation and Administration		\$201.86	\$565.21	\$565.21	\$322.98	\$262.42
Sub total		\$201.86	\$565.21	\$565.21	\$322.98	\$262.42

Orange Development Contributions Plan 2024

Contributions Schedule

Rosedale Gardens urban release area

Facility	Value of Land & Works Schedule	Monetary Contribution				
		Residential Development				
		Per Resident	Per Subdivided Lot or Detached Dwelling House	Per 3 or more Bedroom Dwelling	Per 2 Bedroom Dwelling	Per 1 Bedroom Dwelling
Open Space and Recreation						
Land Acquisition - Future	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Works - Future	\$73,579,493.02	\$601.74	\$1,684.86	\$1,684.86	\$962.78	\$782.26
Land & Works - Existing	\$9,990,058.06	\$376.48	\$1,054.15	\$1,054.15	\$602.37	\$489.43
Sub total	\$83,569,551.08	\$978.22	\$2,739.02	\$2,739.02	\$1,565.15	\$1,271.69
Community and Cultural						
Land Acquisition	\$556,622.28	\$119.70	\$335.17	\$335.17	\$191.53	\$155.61
Works	\$620,742.98	\$133.49	\$373.78	\$373.78	\$213.59	\$173.54
Land & Works - Existing	\$800,000.00	-\$124.89	-\$349.70	-\$349.70	-\$199.83	-\$162.36
Sub total	\$1,977,365.26	\$128.30	\$359.25	\$359.25	\$205.29	\$166.80
Roads and Traffic Management						
Land Acquisition	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Works	\$46,992,737.51	\$1,270.03	\$3,556.09	\$3,556.09	\$2,032.05	\$1,651.04
Land & Works - Existing	\$20,240,935.05	\$888.30	\$2,487.23	\$2,487.23	\$1,421.27	\$1,154.78
Sub total	\$67,233,672.55	\$2,158.33	\$6,043.32	\$6,043.32	\$3,453.32	\$2,805.83
Stormwater Drainage						
Land Acquisition	\$77,871.41	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Works	\$17,565,345.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Land & Works - Existing	-\$513,856.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sub total	\$17,129,360.43	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Rosedale Gardens Release Area						
Land Acquisition	\$220,320.00	\$112.41	\$314.74	\$314.74	\$179.85	\$146.13
Works	\$20,450,554.13	\$4,467.75	\$12,509.70	\$12,509.70	\$7,148.40	\$5,808.08
Land & Works - Existing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sub total	\$20,670,874.13	\$4,580.16	\$12,824.45	\$12,824.45	\$7,328.25	\$5,954.21
Plan Preparation and Administration						
Plan Preparation and Administration		\$235.35	\$658.98	\$658.98	\$376.56	\$305.96
Sub total		\$235.35	\$658.98	\$658.98	\$376.56	\$305.96

Orange Development Contributions Plan 2024

Contributions Schedule

Shiralee Urban Release Area

Facility	Value of Land & Works Schedule	Monetary Contribution				
		Residential Development				
		Per Resident	Per Subdivided Lot or Detached Dwelling House	Per 3 or more Bedroom Dwelling	Per 2 Bedroom Dwelling	Per 1 Bedroom Dwelling
Open Space and Recreation						
Land Acquisition - Future	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Works - Future	\$73,579,493.02	\$601.74	\$1,684.86	\$1,684.86	\$962.78	\$782.26
Land & Works - Existing	\$9,990,058.06	\$376.48	\$1,054.15	\$1,054.15	\$602.37	\$489.43
Sub total	\$83,569,551.08	\$978.22	\$2,739.02	\$2,739.02	\$1,565.15	\$1,271.69
Community and Cultural						
Land Acquisition	\$556,622.28	\$119.70	\$335.17	\$335.17	\$191.53	\$155.61
Works	\$620,742.98	\$133.49	\$373.78	\$373.78	\$213.59	\$173.54
Land & Works - Existing	\$800,000.00	-\$124.89	-\$349.70	-\$349.70	-\$199.83	-\$162.36
Sub total	\$1,977,365.26	\$128.30	\$359.25	\$359.25	\$205.29	\$166.80
Roads and Traffic Management						
Land Acquisition	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Works	\$46,992,737.51	\$1,270.03	\$3,556.09	\$3,556.09	\$2,032.05	\$1,651.04
Land & Works - Existing	\$20,240,935.05	\$888.30	\$2,487.23	\$2,487.23	\$1,421.27	\$1,154.78
Sub total	\$67,233,672.55	\$2,158.33	\$6,043.32	\$6,043.32	\$3,453.32	\$2,805.83
Stormwater Drainage						
Land Acquisition	\$77,871.41	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Works	\$17,565,345.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Land & Works - Existing	-\$513,856.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sub total	\$17,129,360.43	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Shiralee Area						
Land Acquisition	\$2,498,724.00	\$483.69	\$1,354.32	\$1,354.32	\$773.90	\$628.79
Works	\$32,548,468.28	\$6,300.52	\$17,641.45	\$17,641.45	\$10,080.83	\$8,190.67
Land & Works - Existing	\$1,437,088.67	\$278.18	\$778.91	\$778.91	\$445.09	\$361.64
Sub total	\$36,484,280.95	\$7,062.39	\$19,774.68	\$19,774.68	\$11,299.82	\$9,181.10
Plan Preparation and Administration						
Plan Preparation and Administration		\$309.82	\$867.49	\$867.49	\$495.71	\$402.76
Sub total		\$309.82	\$867.49	\$867.49	\$495.71	\$402.76

Orange Development Contributions Plan 2024

Contributions Schedule

Remainder of LGA

Facility	Value of Land & Works Schedule	Monetary Contribution				
		Residential Development				
		Per Resident	Per Subdivided Lot or Detached Dwelling House	Per 3 or more Bedroom Dwelling	Per 2 Bedroom Dwelling	Per 1 Bedroom Dwelling
Open Space and Recreation						
Land Acquisition - Future	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Works - Future	\$73,579,493.02	\$601.74	\$1,504.34	\$1,504.34	\$962.78	\$782.26
Land & Works - Existing	\$9,990,058.06	\$376.48	\$941.21	\$941.21	\$602.37	\$489.43
Sub total	\$83,569,551.08	\$978.22	\$2,445.55	\$2,445.55	\$1,565.15	\$1,271.69
Community and Cultural						
Land Acquisition	\$556,622.28	\$119.70	\$299.26	\$299.26	\$191.53	\$155.61
Works	\$620,742.98	\$133.49	\$333.73	\$333.73	\$213.59	\$173.54
Land & Works - Existing	\$800,000.00	-\$124.89	-\$312.23	-\$312.23	-\$199.83	-\$162.36
Sub total	\$1,977,365.26	\$128.30	\$320.76	\$320.76	\$205.29	\$166.80
Roads and Traffic Management ¹						
Land Acquisition	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Works	\$46,992,737.51	\$1,422.44	\$3,556.09	\$3,556.09	\$2,032.05	\$1,651.04
Land & Works - Existing	\$20,240,935.05	\$994.89	\$2,487.23	\$2,487.23	\$1,421.27	\$1,154.78
Sub total	\$67,233,672.55	\$2,417.33	\$6,043.32	\$6,043.32	\$3,453.32	\$2,805.83
Stormwater Drainage						
Land Acquisition	\$77,871.41	\$1.61	\$4.01	\$4.01	\$2.57	\$2.09
Works	\$17,565,345.30	\$362.17	\$905.43	\$905.43	\$579.48	\$470.82
Land & Works - Existing	-\$513,856.28	-\$10.59	-\$26.49	-\$26.49	-\$16.95	-\$13.77
Sub total ²	\$17,129,360.43	\$24.28	\$60.71	\$60.71	\$38.85	\$31.57
Public Car Parking						
Land & Works - Existing						
Sub total						
Plan Preparation and Administration		\$106.44	\$266.11	\$266.11	\$157.88	\$128.28
Sub total		\$106.44	\$266.11	\$266.11	\$157.88	\$128.28

Note:

1. Development on land zoned RU1, RU5, E1, E2 and E3 is not required to make contributions for Roads and Traffic Management
2. Stormwater totals have been reduced to reflect the Draft Plan - A calculation error at the time of the 2022 Draft Plan incorrectly calculated these values, and to remain consistent with exhibited values the contributions have been reduced to reflect the Draft Plan values.

Appendix B – Contribution Plan Works Schedules

Orange Development Contributions Plan 2024 Community and Cultural

Item	Facility Description	Estimated Base Cost (2022 Plan)	Project On Costs (2022 Plan)	Total Estimated Project Cost (2022 Plan)	Total Alternative Funding Required	Uncapped Maximum Available in Plan	Actual, Indexed 7.11 Cost for completed items (2022)	S7.11 Recoupment for completed items	Contribution Catchment (persons)	Contribution Rate (per person)	Priority / Staging
LAND ACQUISITION - FUTURE - LOCATED IN BLOOMFIELD / SOUTH ORANGE											
C1	Multi-purpose Centre in South Orange (8,000m ²)	\$545,708.12	\$10,914.16	\$556,622.28	\$0.00	\$556,622.28			4,650	\$119.70	10-15 years
	Sub-total	\$545,708.12	\$10,914.16	\$556,622.28		\$556,622.28				\$119.70	
	Total	\$545,708.12	\$10,914.16	\$556,622.28		\$556,622.28				\$119.70	
WORKS - FUTURE - ALL AREAS											
C3	Upgrade of facilities in Moulder Park for youth recreation	\$477,494.60	\$143,248.38	\$620,742.98	\$0.00	\$620,742.98			4,650	\$133.49	0 - 5 years
	Sub-total	\$477,494.60	\$143,248.38	\$620,742.98		\$620,742.98			4,650	\$133.49	
	Total	\$477,494.60	\$143,248.38	\$620,742.98		\$620,742.98			4,650	\$133.49	
C4	Museum & Business Centre (apportioned cost)				\$0.00	\$800,000.00		\$800,000.00	4,650	\$172.04	Completed
	LESS CONTRIBUTIONS HELD						\$1,380,749.95		4,650	-\$296.94	
	Sub-total					\$800,000.00				-\$124.89	
	Total	\$0.00	\$0.00			\$800,000.00	\$800,000.00			-\$124.89	

Orange Development Contributions Plan 2024

Open Space and Recreation

Item	Facility Description	Estimated Base Cost (2022 Plan)	Project On Costs (2022 Plan)	Total Estimated Project Cost (2022 Plan)	Total Alternative Funding Required	Uncapped Maximum Available in Plan	Actual, Indexed 7.11 Cost for completed items (2022)	S7.11 Recoupment for completed items	Contribution Catchment (persons)	Contribution Rate (per person)	Priority / Staging
LAND ACQUISITION - FUTURE - 01.00045.9440.9401											
	Nil										
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				\$0.00	
	Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00	
WORKS - FUTURE											
	Works required primarily as a result of population growth										
OS2	Sports ground Facility Expansion Works (\$180,000)	\$204,640.54	\$61,392.16	\$266,032.71	\$0.00	\$266,032.71			4,650	\$57.21	Through life of plan
OS3	Playgrounds and open space Expansion Works (\$270,000)	\$270,000.00	\$81,000.00	\$399,049.06	\$0.00	\$399,049.06			4,650	\$85.82	Through life of plan
OS5	Sir Jack Brabham Park - Installation of Competition Lights	\$250,000.00	\$75,000.00	\$369,489.87	\$0.00	\$369,489.87			4,650	\$79.46	0-5 years
OS10	Gosling Creek and Environs Masterplan	\$383,761.00	\$115,128.30	\$567,183.21	\$0.00	\$567,183.21			4,650	\$121.97	0 - 5 years
	Sub-total	\$1,108,401.54	\$332,520.46	\$1,601,754.84	\$0.00	\$1,601,754.84				\$344.46	
	Works required to address both current and future needs										
OS14	Synthetic Athletics track ¹	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			48,500	\$0.00	0 - 5 years
OS15	Wade Park - implementation of master plan	\$5,234,393.77	\$1,570,318.13	\$6,804,711.90	\$6,152,301.38	\$652,410.52			48,500	\$140.30	Through life of plan
OS20	Showground Development	\$2,090,082.55	\$627,024.76	\$2,717,107.31	\$2,456,601.15	\$260,506.17			48,500	\$56.02	Through life of plan
OS21	Anzac Park expansion/facility upgrade	\$2,273,783.82	\$682,135.15	\$2,955,918.96	\$2,672,516.42	\$283,402.54			48,500	\$60.95	11 - 15 years
OS30	Sporting Precinct - Sir Jack Brabham Park ¹	\$53,550,000.00	\$5,950,000.00	\$59,500,000.00	\$59,500,000.00	\$0.00			48,500	\$0.00	0 - 5 years
	Sub-total	\$63,148,260.13	\$8,829,478.04	\$71,977,738.17	\$70,781,418.95	\$1,196,319.23				\$257.27	
	Total	\$64,256,661.68	\$9,161,998.50	\$73,579,493.02		\$2,798,074.07				\$601.74	
LAND AND WORKS -EXISTING - 01.00045.9440.9404											

Item	Facility Description	Estimated Base Cost (2022 Plan)	Project On Costs (2022 Plan)	Total Estimated Project Cost (2022 Plan)	Total Alternative Funding Required	Uncapped Maximum Available in Plan	Actual, Indexed 7.11 Cost for completed items (2022)	S7.11 Recoupment for completed items	Contribution Catchment (persons)	Contribution Rate (per person)	Priority / Staging
OS25	Anzac Park recreation facilities						\$8,465,320.09	\$811,623.47	48,500	\$174.54	Completed
OS27	Orange Aquatic and Leisure Centre Upgrade						\$4,568,591.15	\$438,019.56	48,500	\$94.20	Completed
OS28	Anzac Park - New Car Park Facility						\$440,196.64	\$42,204.42	48,500	\$9.08	Completed
OS7	Sir Jack Brabham Park - amenity building upgrading						\$661,876.00	\$661,876.00	4,650	\$142.34	Completed
OS11	Max Stewart Oval rehabilitation including re-levelling and topsoil						\$44,014.00	\$44,014.00	4,650	\$9.47	Completed
OS13	Brendon Sturgeon Oval - East Side Training Lights						\$171,024.00	\$171,024.00	4,650	\$36.78	Completed
OS15b	Wade Park - implementation of master plan - Indoor Cricket centre						\$299,806.50	\$28,744.33	48,500	\$6.18	Completed
OS20a	Showground Development - Naylor pavilion						\$210,056.00	\$20,139.39	48,500	\$4.33	Completed
	LESS CONTRIBUTIONS HELD						-\$4,870,826.32		48,500	-\$100.43	
	Total	\$0.00	\$0.00				\$9,990,058.06			\$376.48	

										Rate/Person	\$978.22
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Footnotes

1. The Orange Sporting Precinct - Sir Jack Brabham Park, inclusive of the Synthetic Athletics Track have secure external funding to the current project estimated cost. These items have been reduced to \$0 contributing dollars. Upon completion the projects will be evaluated for removal from the plan.

Orange Development Contributions Plan 2024

Roads and Traffic Management Facilities

Item	Facility Description	Estimated Base Cost	Project On Costs	Total Estimated Project Cost (2022 Plan)	Total Alternative Funding Required	Uncapped Maximum Available in Plan	Actual Cost for completed items	S7.11 Recoupment for completed items	Contribution on Catchment (standard dwellings)	Contribution on Rate (per standard dwelling)	Priority / Staging
LAND ACQUISITION - FUTURE - 01.00045.9442.9401											
	Nil										
	Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00	
WORKS - FUTURE ROADS - Southern Feeder Road - 01.00045.9442.9406											
RC5	SFR Stage 1b - SFR Construction - New Roundabout at the intersection of Escort Way and Ploughmans Lane	\$2,951,731.70	\$885,519.51	\$3,837,251.21	\$1,116,236.11	\$2,721,015.10			7388	\$368.30	0 - 5 years
RC10	SFR - Traffic Facilities & SFR Construction - Ploughmans Lane Upgrade - Wentworth Golf Course to Escort Way	\$13,823,616.00	\$4,147,084.80	\$17,970,700.80	\$5,227,581.97	\$12,743,118.83			7388	\$1,724.84	6 - 10 years
RC12	SFR Stage 2 - SFR Construction - From Anson Street to Pinnacle Road (50%)	\$7,047,692.00	\$2,114,307.60	\$9,161,999.60	\$6,056,000.00	\$3,105,999.60			7388	\$420.41	6 - 10 years
RC14	SFR NEXUS Stage 1d - Widening of the Forest Rd Bridge and re-alignment of approaches on Forest Rd. (Overhead Bridge)	\$4,350,000.00	\$1,305,000.00	\$5,655,000.00	\$4,550,000.00	\$1,105,000.00			7388	\$149.57	6 - 10 years
RC106	SFR NEXUS - Intersection Cargo Road and Ploughmans Lane	\$1,923,077.00	\$576,923.10	\$2,500,000.10	\$727,236.83	\$1,772,763.27			7388	\$239.95	6-10 years
WORKS - FUTURE - Other Roads - 01.00045.9442.9407											
RC21	SFR NEXUS - New Roundabout - The construction of the Roundabout at Moulder and Peisley Sts Intersection	\$756,000.00	\$226,800.00	\$1,115,836.71	\$324,591.01	\$791,245.71			7388	\$107.10	11 - 15 years
RC 26a	ODCP 1999 - Clergate Rd Stage 2 - Quartz Street to Ralston Drive (610m)	\$2,923,077.00	\$876,923.10	\$3,800,000.10	\$1,860,000.00	\$1,940,000.10			7388	\$262.59	0-5 years
RC104	Summer Street Beautification - Upgrade due to future demand (10% of Council cost attributable to new development)	\$2,270,729.99	\$681,219.00	\$2,951,948.98	\$858,706.37	\$2,093,242.61			7388	\$283.33	0-5 years
	Sub-total	\$36,045,923.69	\$10,813,777.11	\$46,992,737.51	\$20,720,352.29	\$26,272,385.22				\$3,556.09	
	Total	\$36,045,923.69	\$10,813,777.11	\$46,992,737.51	\$20,720,352.29	\$26,272,385.22			7388	\$3,556.09	
WORKS - EXISTING - DISTRIBUTOR ROAD - 01.00045.9442.9404											

Item	Facility Description	Estimated Base Cost	Project On Costs	Total Estimated Project Cost (2022 Plan)	Total Alternative Funding Required	Uncapped Maximum Available in Plan	Actual Cost for completed items	S7.11 Recoupment for completed items	Contribution on Catchment (standard dwellings)	Contribution on Rate (per standard dwelling)	Priority / Staging
RC4	Northern Dist. Road - Escort Way to Mitchell Highway (Excluding Commonwealth Grant) 2015 Outstanding Loan Balance						\$3,476,108.00	\$2,464,926.54	7388	\$333.64	Completed
RC103	SFR - Ploughmans Lane Road Upgrade - Rail Crossing to 30m North of Melrose gardens Driveway						\$343,000.00	\$243,223.11	7388	\$32.92	Completed
LAND - EXISTING - DISTRIBUTOR ROAD (Southern Feeder Road) - 01.00045.9442.9404											
RC72	LAND SFR - Lot 11 DP 536363 Huntley Rd (2327 m2)						\$57,564.18	\$40,819.06	7388	\$5.53	Completed
RC73	LAND SFR - Lot 4 DP 621383 / Lot 5 DP 264263 (19841 m2)						\$152,375.76	\$108,050.46	7388	\$14.63	Completed
RC74	LAND SFR - Lot 12 DP 536363 Huntley Rd (973.8 m2)						\$33,861.28	\$24,011.21	7388	\$3.25	Completed
RC75	LAND SFR - Lot 1 DP 408518 5 Lysterfield Rd (4047 m2)						\$41,085.02	\$29,133.60	7388	\$3.94	Completed
RC76	LAND SFR - Lot 1 DP 827650 5 Lysterfield Rd (12080 m2)						\$42,816.46	\$30,361.38	7388	\$4.11	Completed
RC77	LAND SFR - Part Lot 8 DP 9756 Rifle Range Rd (1060 m2)						\$39,504.83	\$28,013.08	7388	\$3.79	Completed
RC78	LAND SFR - Part Por 77 Pinnacle Rd						\$46,636.01	\$33,069.84	7388	\$4.48	Completed
RC79	LAND SFR - Park Rd - Dedicated by BODC - DP 1185637 (3.08 Ha)						\$272,577.21	\$193,285.94	7388	\$26.16	Completed
RC90	LAND SFR - SW Corner Towac Pk - James & Ploughmans - Lot 2 DP - 1185352 (1.52 Ha)						\$157,600.00	\$111,754.99	7388	\$15.13	Completed
RC91	LAND SFR - SE Corner Towac Pk - Pinnacle Rd- Lot 4 DP - 11853252 (1.80 Ha)						\$170,607.00	\$120,978.32	7388	\$16.37	Completed
RC92	LAND SFR - SW Corner Towac Pk - Pinnacle Rd - Lot 5 DP - 1185352 (572sqm)						\$9,930.00	\$7,041.42	7388	\$0.95	Completed
RC93	LAND SFR - SW Corner Towac Pk - Pinnacle Rd- Lot 6 DP - 1185352 (204Sqm)						\$4,420.00	\$3,134.25	7388	\$0.42	Completed
RC94	LAND SFR - East of Rifle Range Rd - Lot 7018 DP - 1020321 (.955 Ha)						\$60,624.00	\$42,988.80	7388	\$5.82	Completed
RC95	LAND SFR - South of Sundew Ct - Lot7010 DP - 1000831(2.37 Ha)						\$166,062.00	\$117,755.44	7388	\$15.94	Completed
RC96	LAND SFR - Forest Rd to Anson St - Lot 219 DP - 722282 (1.137 Ha)						\$171,599.18	\$121,681.88	7388	\$16.47	Completed
RC97	LAND SFR - Anson St to Rear of Sundew Ct Rd Res- Lot 221 DP - 722282 (0.578 Ha)						\$45,432.00	\$32,216.07	7388	\$4.36	Completed

Item	Facility Description	Estimated Base Cost	Project On Costs	Total Estimated Project Cost (2022 Plan)	Total Alternative Funding Required	Uncapped Maximum Available in Plan	Actual Cost for completed items	\$7.11 Recoupment for completed items	Contribution on Catchment (standard dwellings)	Contribution on Rate (per standard dwelling)	Priority / Staging
RC98	LAND SFR - Anson St to Rear of Sundew Ct Nth&Sth- Lot 223 DP - 1011881(0.179 Ha)						\$22,211.00	\$15,749.94	7388	\$2.13	Completed
RC99	LAND SFR - West of Anson St Extn Nth&Sth- Lot 226 DP - 1011881(0.089 Ha)						\$12,115.00	\$8,590.81	7388	\$1.16	Completed
RC100	LAND SFR - Forest Rd to Anson St Nth&Sth- Lot 229 DP - 1011881 (0.7068Ha)						\$90,860.00	\$64,429.31	7388	\$8.72	Completed
RC80	LAND SFR - Forest Rd To Anson St (from Lands Dept)						\$65,465.14	\$46,421.68	7388	\$6.28	Completed
RC82	LAND SFR - 3 Huntley Road / Distributor Road Southern Extension - Lot 201 DP 1137942 (11470 m2)						\$517,443.44	\$366,921.87	7388	\$49.66	Completed
RC83	LAND SFR - Part 789 Icely Rd (Greenslopes) Part Lot 11 DP 574198 (Now Part Lot 110 DP 1132550)						\$6,190.69	\$4,389.85	7388	\$0.59	Completed
RC84	LAND SFR - Orange Rifle Club Inc.Existing Lot No:7010,DP:1000831, Lot:x,DP:3090 & Lot:7018,DP:1020321) Total approx 3.4Ha						\$72,530.86	\$51,432.02	7388	\$6.96	Completed
RC85	LAND SFR - MRS. J.L SOMERSET (Existing Lot:PO:667 "Somerville") approx 2.83 Ha						\$60,327.26	\$42,778.38	7388	\$5.79	Completed
RC86	SFR - Road Corridor for the SFR from Forest Rd to Anson Street and for the Anson Street Extension.						\$66,874.89	\$47,421.34	7388	\$6.42	Completed
RC1	NOB-Land Acquisition for The Corner of Icely Rd and The North Orange Distributor (Inc Survey & Legals)						\$43,719.46	\$31,001.70	7388	\$4.20	Completed
RC5a	Purchase of land for RC5						\$162,748.17	\$115,405.59	7388	\$15.62	Completed
	Sub Total							\$6,412,288.84		\$615.46	
WORKS - EXISTING - DISTRIBUTOR ROAD (Southern Feeder Road) - 01.00045.9442.9404											
RC8	SFR Stage 1a - SFR & New signalised Intersection - Southern Feeder from Forest Road to the Anson St Extension Including the Signalised Intersection at Forest Road.						\$3,557,918.00	\$1,380,124.00	7388	\$186.81	2015
RC9	SFR Stage 1c - SFR Construction - Elsham Ave to Edward St Extension						\$3,745,684.02	\$972,618.00	7388	\$131.65	2020
RC11	SFR Stage 1c - SFR Construction - From Forest Road to Edward Street including the Rail Crossing. (50%)						\$12,040,287.05	\$3,430,917.00	7388	\$464.39	2020

Item	Facility Description	Estimated Base Cost	Project On Costs	Total Estimated Project Cost (2022 Plan)	Total Alternative Funding Required	Uncapped Maximum Available in Plan	Actual Cost for completed items	S7.11 Recoupment for completed items	Contribution on Catchment (standard dwellings)	Contribution on Rate (per standard dwelling)	Priority / Staging
RC25	SFR NEXUS Stage 1c - Extension of Edward Street from Mc Neilly to the SFR						\$2,548,841.00	\$1,652,277.00	7388	\$223.64	2020
RC108	SFR - Blowes Road / Mitchell Highway Intersection upgrade						\$4,173,590.70	\$1,173,590.70	7388	\$158.85	2022
RC105	SFR - Blowes Road Upgrade – Elsham Ave to Mitchell Highway						\$4,173,590.70	\$1,173,590.70	7388	\$158.85	2022
	Total							\$9,783,117.39		\$1,324.19	
WORKS - EXISTING - Other Roads - 01.00045.9442.9404											
RC26	ODCP 1999 - Clergate Rd Stage 1 - NDR to Quartz Street (50%)						\$2,834,345.00	\$1,411,184.00	7388	\$191.01	2016-17
RC16	NDR NEXUS - New Roundabout - The intersection of Winter St and Icely Rd						\$245,741.00	\$20,741.00	7388	\$2.81	2019
RC102	NDR NEXUS - Leeds Parade - Upgrade of Leeds Parade						\$631,342.00	\$448,252.82	7388	\$60.67	2017-18
RC107	SFR NEXUS - New Roundabout - The construction of the Roundabout at Moulder and Woodward Sts Intersection						\$628,992.00	\$9,985.00	7388	\$1.35	2017-18
RC110	NDR NEXUS - Hill Street re-alignment - Botanic Way to NDR/William Maker Dr intersection						\$5,153,534.00	\$2,138,534.00	7388	\$289.46	2017-18
RC109	NDR NEXUS - New Roundabout - The intersection of Matthews Ave & Hill Street (50%)						\$616,832.00	\$16,832.00	7388	\$2.28	2018-19
	Total							\$4,045,528.82		\$547.58	
TOTAL											
				\$46,992,738				\$20,240,935.05	7388	\$6,043.32	

Orange Development Contributions Plan 2024

Stormwater Drainage

Item	Facility Description	Estimated Base Cost (2022)	Project On Costs (2022)	Total Estimated Project Cost (2022 Plan)	Total Alternative Funding Required	Uncapped Maximum Available in Plan (2022)	Actual, Indexed 7.11 Cost for completed items	S7.11 Recoupment for completed items	Contribution Catchment (persons)	Contribution Rate (per person)	Priority / Staging
LAND ACQUISITION - FUTURE											
SD4	Portion of Lot 895 DP 816825 (6,579 sqm) for SD15	\$44,338.78	\$1,330.16	\$45,668.95	\$41,290.38	\$4,378.57			48500	\$0.94	5-10 years
SD5	Channel Improvements - William to Dalton (500 sqm)	\$31,264.53	\$937.94	\$32,202.46	\$29,115.01	\$3,087.45			48500	\$0.66	5-10 years
	Total	\$75,603.31	\$2,268.10	\$77,871.41	\$70,405.39	\$7,466.02	\$0.00			\$1.61	
WORKS - FUTURE											
SD10	Channel Improvements - William to Dalton Stage 3 - FMM9A and FMM9B	\$150,000.00	\$45,000.00	\$195,000.00	\$176,304.12	\$18,695.88			48500	\$4.02	0-5 years
SD11	Channel Widening - East Orange Mc Lachlan St to March - FMM9A and FMM9B	\$277,000.00	\$83,100.00	\$360,100.00	\$325,574.95	\$34,525.05			48500	\$7.42	0-5 years
SD12	New Bridge - East Orange Channel at March St.	\$397,912.17	\$119,373.65	\$517,285.82	\$467,690.37	\$49,595.44			48500	\$10.67	5-10 years
SD13	New Detention Basin - Ridley Oval - FMM7	\$1,300,000.00	\$390,000.00	\$1,690,000.00	\$1,527,969.07	\$162,030.93			48500	\$34.85	5-10 years
SD14	New Detention Basin - Moulder Park - FMM6	\$2,000,000.00	\$600,000.00	\$2,600,000.00	\$2,350,721.65	\$249,278.35			48500	\$53.61	10-15 years
SD16	New Detention Basins - Detention Basin at Glenroi Oval - FMM8A & FMM 8B	\$500,000.00	\$150,000.00	\$650,000.00	\$587,680.41	\$62,319.59			48500	\$13.40	10-15 years
SD17	New Culvert - Mc Lachlan St	\$350,000.00	\$105,000.00	\$455,000.00	\$411,376.29	\$43,623.71			48500	\$9.38	0-5 years
SD19	New Detention Basin - Rifle Range Ck near the Railway - FMM5	\$454,756.76	\$136,427.03	\$591,183.79	\$534,503.28	\$56,680.51			48500	\$12.19	5-10 years
SD24	New Detention Basin - Huntley Road/Jack Brabham Park	\$113,689.19	\$34,106.76	\$147,795.95	\$133,625.82	\$14,170.13			48500	\$3.05	5-10 years
SD25	New Detention Basin - Moulder/Endeavour	\$568,445.95	\$170,533.79	\$738,979.74	\$668,129.11	\$70,850.63			48500	\$15.24	10-15 years
SD27	Cutcliffe Park Detention Basin - FMM1	\$700,000.00	\$210,000.00	\$910,000.00	\$822,752.58	\$87,247.42			48500	\$18.76	5-10 years
SD28	Kenna Street Stormwater Drainage Upgrade Works - FMM2	\$2,300,000.00	\$690,000.00	\$2,990,000.00	\$2,703,329.90	\$286,670.10			48500	\$61.65	5-10 years
SD29	Orange Agric Institute Dam Modification - FMM4	\$500,000.00	\$150,000.00	\$650,000.00	\$587,680.41	\$62,319.59			48500	\$13.40	10-15 years
SD30	East Orange Channel Works - Icely Rd to Summer St - FMM9A and FMM9B	\$3,900,000.00	\$1,170,000.00	\$5,070,000.00	\$4,583,907.22	\$486,092.78			48500	\$104.54	5-10 years
	Total	\$13,511,804.08	\$4,053,541.22	\$17,565,345.30	\$15,881,245.18	\$1,684,100.12				\$362.17	
LAND AND WORKS -EXISTING - RECOUPMENT											
SD8	Channel Improvements - William to Dalton Stage 2						\$351,000.00	\$33,652.58	48500	\$7.24	Completed
SD18	Channel Widening - East Orange Mc Lachlan St to Byng St						\$455,000.00	\$43,623.71	48500	\$9.38	Completed
SD26	Channel Widening - East Orange Channel Summer to Byng St						\$422,500.00	\$40,507.73	48500	\$8.71	Completed
SD7	Channel Improvements - William to Dalton - Stage 1						\$344,209.00	\$33,001.48	48500	\$7.10	Completed
SD23	Ploughmans Lane Wetlands - Lot B DP 150805 Lot1 DP 997063 Lot 1 DP 214645 (121529 sqm)						\$199,492.00	\$19,126.55	48500	\$4.11	Completed

Item	Facility Description	Estimated Base Cost (2022)	Project On Costs (2022)	Total Estimated Project Cost (2022 Plan)	Total Alternative Funding Required	Uncapped Maximum Available in Plan (2022)	Actual, Indexed 7.11 Cost for completed items	S7.11 Recoupment for completed items	Contribution Catchment (persons)	Contribution Rate (per person)	Priority / Staging
SD15	New Detention Basin - Along Kearneys Drive near Phillip St						\$517,285.82	\$49,595.44	48500	\$10.67	Completed
	LESS CONTRIBUTIONS HELD						-\$2,803,343.10		48500	-\$57.80	
	Total	\$0.00	\$0.00	\$0.00	\$0.00		-\$513,856.28			-\$10.59	
		\$13,587,407.39	\$4,055,809.32	\$17,643,216.71	\$15,951,650.57				48500	\$353.18	

Orange Development Contributions Plan 2024

Bloomfield/DPI

Item	Facility Description	Estimated Base Cost	Project On Costs	Total Estimated Project Cost (2022 Plan)	Total Alternative Funding Required	Uncapped Maximum Available in Plan	Actual, Indexed Cost for completed items	Contribution Catchment (persons)	Contribution Rate (per person)	Priority / Staging	Project Shortfall
LAND ACQUISITION - FUTURE - 01.00045.9669.9401											
	Nil	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00
	Sub-total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00
	Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00
WORKS - FUTURE											
	Roads and intersections										
B2	Apportioned cost (35%) of Forest Rd upgrade and Peisley Street upgrade	\$1,583,834.16	\$630,127.57	\$2,213,961.74	\$0.00	\$2,213,961.74		1540	\$503.17	When development occurs	\$0.00
	Total	\$1,583,834.16	\$630,127.57	\$2,213,961.74	\$0.00	\$2,213,961.74			\$503.17		\$0.00
WORKS EXISTING - 01.00045.9669.9404											
B1	Forest Rd channelisation intersection						\$908,291.99	1540	\$589.80	Completed	\$0.00
LAND EXISTING - 01.00045.9669.9404											
	Nil										
	<i>LESS CONTRIBUTIONS HELD</i>										
	Total	\$0.00	\$0.00				\$908,291.99		\$589.80		
								Rate/Persons	\$ 1,092.97		

Orange Development Contributions Plan 2024

Greater Ploughmans Local Facilities

Item	Facility Description	Estimated Base Cost	Project On Costs	Total Estimated Project Cost (2022 Plan)	Total Alternative Funding Required	Uncapped Maximum Available in Plan	S7.11 Recoupment for completed items	Contribution Catchment (persons)	Contribution Rate (per person)	Priority / Staging
LAND ACQUISITION - FUTURE - 01.00045.9490.9401										
	Open Space									
PV1a	4.45ha Unencumbered land for Open Space (\$35 per m ²)	\$1,557,500.00	\$31,150.00	\$1,588,650.00	\$0.00	\$1,588,650.00		1579	\$1,006.11	As land is released
PV1b	.8286ha Encumbered land for Open Space (\$15 per m ²)	\$124,290.00	\$2,485.80	\$126,775.80	\$0.00	\$126,775.80		1579	\$80.29	As land is released
PV10	.36ha Road Widening-portion of (Lot1-DP733452) @ \$35/m ²	\$126,000.00	\$2,520.00	\$128,520.00	\$0.00	\$128,520.00		1579	\$81.39	As land is released
	Sub-Total	\$1,807,790.00	\$36,155.80	\$1,843,945.80	\$0.00	\$1,843,945.80			\$1,167.79	
WORKS - FUTURE										
	Roads and Cycleway Facilities									
PV4	SUPP 12.03 - Whitton Place Rural to Urban Upgrade	\$1,016,600.00	\$304,980.00	\$1,321,580.00	\$0.00	\$1,321,580.00		1579	\$836.87	0 - 5 years
PV11	Road Upgrade - Silverdown Way	\$522,551.74	\$156,765.52	\$679,317.26	\$0.00	\$679,317.26		1579	\$430.17	0 - 5 years
PV18	Whitton Place area 2.5m shared paths - 3,983m x 2.5m = 9,557sqm	\$1,493,625.00	\$448,087.50	\$1,941,712.50	\$0.00	\$1,941,712.50		1579	\$1,229.55	5-10 years
	Open Space Improvements									
PV6	Neighbourhood parks (6.281ha x \$16,000)	\$114,099.64	\$34,229.89	\$148,329.53	\$0.00	\$148,329.53		1579	\$93.93	As land is released
PV19	Stirling Ave Playground (Witton Place)	\$150,000.00	\$45,000.00	\$195,000.00	\$0.00	\$195,000.00		1579	\$123.48	
	Sub-Total	\$3,296,876.38	\$989,062.91	\$4,285,939.29	\$0.00	\$4,285,939.29			\$2,713.99	
WORKS EXISTING										
	Cycleways									
PV14	Cycleway along the Escort Way from Ploughmans Lane to Wirrabarra Wlk (605 lm x 1.2m)						\$67,115.35	1579	\$42.50	Completed
PV15	Ploughmans Creek from the Escort Wy to Glendale Cr - Glendale to Ibis completion 214m						\$11,167.67	1579	\$7.07	Completed
PV16	Ploughmans Creek from the Escort Wy to Glendale Cr						\$129,269.60	1579	\$81.86	Completed
PV17	Ploughmans Creek from George Whiley Pl to Ploughmans Walkway (Above)						\$61,950.34	1579	\$39.23	Completed
	Roads and Cycleway Facilities									
PV2	ODCP 1999 - Yackerboon Place and Cargo Rd Intersection						\$500,000.00	1579	\$316.62	Completed

Item	Facility Description	Estimated Base Cost	Project On Costs	Total Estimated Project Cost (2022 Plan)	Total Alternative Funding Required	Uncapped Maximum Available in Plan	S7.11 Recoupment for completed items	Contribution Catchment (persons)	Contribution Rate (per person)	Priority / Staging
PV3	SUPP 12.03 - Yackerboon Place Rural to Urban Upgrade						\$323,723.00	1579	\$204.99	Completed
PV5	SUPP 05.01 - Gorman Rd Re-alignment						\$172,290.00	1579	\$109.10	Completed
PV12	Road Upgrade - Cargo Road						\$1,050,000.00	1579	\$664.89	Completed
LAND EXISTING - 01.00045.9490.9404										
PV9	SUPP 05.01 - Murphys Lane - Molong Rd Intersection						\$437,939.23	1579	\$277.32	Completed
TOTAL LAND AND WORKS EXISTING - RECOUPMENT										
	<i>LESS CONTRIBUTIONS HELD</i>						<i>-\$190,892.18</i>	<i>1579</i>	<i>-\$120.88</i>	
	Sub-Total				\$0.00				\$1,622.70	
									\$5,504.48	

Orange Development Contributions Plan 2024

Greater Waratahs Local Facilities

Item	Facility Description	Estimated Base Cost	Project On Costs	Total Estimated Project Cost (2022 Plan)	Total Alternative Funding Required	Uncapped Maximum Available in Plan	Actual, Indexed Cost for completed items	Contribution Catchment (persons)	Contribution Rate (per person)	Priority / Staging
	LAND ACQUISITION - FUTURE - 01.00045.9451.9401									
	Open Space									
W23	0.5 Ha Unencumbered Open Space for Sportsfield @ \$40/sqm (NOC)	\$200,000.00	\$4,000.00	\$204,000.00	\$0.00	\$204,000.00		3416	\$59.72	10-15 years
W24	Land Acquisition for Wicks Road Relocation (NOC)	\$736,000.00	\$14,720.00	\$750,720.00	\$0.00	\$750,720.00		3416	\$219.77	10-15 years
	Land									
W30	600 sqm of land for W22 @ \$50/sqm	\$30,000.00	\$6,000.00	\$36,000.00	\$0.00	\$36,000.00		3416	\$10.54	5-10 years
	Total	\$966,000.00	\$24,720.00	\$990,720.00	\$0.00	\$990,720.00			\$290.02	
	WORKS - FUTURE									
	Water Protection Facilities (Stormwater Detention Basins)									
W5	New Detention Basin - Waratah Site 4 (Between Catania Street & Kearneys/William Maker)	\$341,067.57	\$102,320.27	\$443,387.84	\$0.00	\$443,387.84		0	\$0.00	0 - 5 years
W8	New Detention Basin - Waratah Site 7 (West of W5)	\$341,067.57	\$102,320.27	\$443,387.84	\$0.00	\$443,387.84		0	\$0.00	0 - 5 years
	Roads & Intersections									
W22	Telopea Way/Farrell Road/Northern Distributor Road - Intersection Upgrade (50% apportionment to Residential Development - split 62% Greater Waratahs, 38% Rosedale Gardens (RG9))	\$2,437,600.75	\$663,687.69	\$3,101,288.43	\$1,550,644.22	\$1,550,644.22		5376	\$288.44	0-10 years
W27	Wicks Road Reconstruction (NOC)	\$1,656,000.00	\$331,200.00	\$1,987,200.00	\$0.00	\$1,987,200.00		3416	\$581.73	10-15 years
W31	Intersection Upgrade - Clergate Road and Northern Distributor Road (Apportionment 62% Waratahs, 38% Rosedale Gardens (RG10))	\$5,000,000.00	\$1,500,000.00	\$6,500,000.00	\$0.00	\$6,500,000.00		5376	\$1,209.08	5-10 years
W32	Road Upgrade - Clergate Road Upgrade - Industry Drive (+230m) to Pearce Lane (Rail crossing) (Apportionment 62% Waratahs, 38% Rosedale Gardens (RG11))	\$4,768,500.00	\$1,430,550.00	\$6,199,050.00	\$0.00	\$6,199,050.00		5376	\$1,153.10	5-10 years
	Open Space Improvements									
W9	Neighbourhood parks (10.3ha x \$15,500/ha)	\$181,504.79	\$36,300.96	\$217,805.75	\$0.00	\$217,805.75		0	\$0.00	Within 3 years of land registration

Item	Facility Description	Estimated Base Cost	Project On Costs	Total Estimated Project Cost (2022 Plan)	Total Alternative Funding Required	Uncapped Maximum Available in Plan	Actual, Indexed Cost for completed items	Contribution Catchment (persons)	Contribution Rate (per person)	Priority / Staging
W10	Creek side parks (9.8ha x \$9,000/ha)	\$100,273.87	\$20,054.77	\$120,328.64	\$0.00	\$120,328.64		0	\$0.00	Within 3 years of land registration
W11	Buffers (2.4ha x \$6,000 per ha)	\$16,371.24	\$3,274.25	\$19,645.49	\$0.00	\$19,645.49		0	\$0.00	Within 3 years of land registration
W25	Converting acquired open space into a sportsfield (NOC)	\$500,000.00	\$100,000.00	\$600,000.00	\$0.00	\$600,000.00		3416	\$175.64	10-15 years
W26	New Playground (NOC)	\$150,000.00	\$30,000.00	\$180,000.00	\$0.00	\$180,000.00		3416	\$52.69	10-15 years
	Cycle ways and Pedestrian Facilities									
W12	Bike Paths (1064lm remaining (22/05/2023) x \$200 per lm)	\$212,800.00	\$42,560.00	\$289,926.80	\$0.00	\$289,926.80		0	\$0.00	Within 3 years of land registration
W28	2.5m Shared pathway network (NOC)	\$2,352,750.00	\$470,550.00	\$2,823,300.00	\$0.00	\$2,823,300.00		3416	\$826.49	15-20 years
	Buildings									
W29	Construction of a Community Building (NOC)	\$1,000,000.00	\$200,000.00	\$1,200,000.00	\$0.00	\$1,200,000.00		3416	\$351.29	10-15 years
	Works - Future - Traffic Signals NDR/William Maker Dr (Not in 2017 Plan)									
	Total	\$19,057,935.79	\$5,032,818.21	\$24,125,320.81	\$1,550,644.22	\$22,574,676.59	\$0.00		\$4,638.46	
	WORKS EXISTING									
	Nil									
	LAND EXISTING									
	TOTAL LAND AND WORKS EXISTING									
	Nil									
	LESS CONTRIBUTIONS HELD (UNALLOCATED)						-\$1,154,962.66	3416	-\$338.10	
	Total	\$0.00	\$0.00				-\$1,154,962.66		-\$338.10	
									\$4,590.38	

Orange Development Contributions Plan 2024

Molong Road Local Facilities

Item	Facility Description	Estimated Base Cost	Project On Costs	Total Estimated Project Cost (2022 Plan)	Total Alternative Funding Required	Uncapped Maximum Available in Plan	Contribution Catchment (persons)	Contribution Rate (per person)	Priority / Staging
LAND ACQUISITION - FUTURE									
MRE1	0.5 Ha Unencumbered Open Space for Sportsfield @ \$40/sqm	\$200,000.00	\$4,000.00	\$204,000.00	\$0.00	\$204,000.00	3640	\$56.04	5-10 years
MRE2	1,200sqm unencumbered open space for 3 playgrounds @ \$40/sqm	\$48,000.00	\$960.00	\$48,960.00	\$0.00	\$48,960.00	3640	\$13.45	5-10 years
	Sub Total	\$248,000.00	\$4,960.00	\$252,960.00	\$0.00	\$252,960.00		\$69.49	
WORKS - FUTURE									
Sports & Recreation Facilities									
MRE3	Converting acquired open space into a sportsfield	\$500,000.00	\$150,000.00	\$650,000.00	\$0.00	\$650,000.00	3640	\$178.57	10-15 years
MRE4	4 New Playgrounds	\$600,000.00	\$180,000.00	\$780,000.00	\$0.00	\$780,000.00	3640	\$214.29	10-15 years
Cycleways									
MRE5	2.5m wide Shared Path Network	\$1,254,000.00	\$376,200.00	\$1,630,200.00	\$0.00	\$1,630,200.00	3640	\$447.86	10-15 years
Buildings									
MRE6	Construction of a Community Building	\$1,000,000.00	\$300,000.00	\$1,300,000.00	\$0.00	\$1,300,000.00	3640	\$357.14	10-15 years
Roads & Intersections									
MRE7	Gorman Road Upgrade	\$1,101,600.00	\$330,480.00	\$1,432,080.00	\$0.00	\$1,432,080.00	3640	\$393.43	10-15 years
MRE8	Molong/Murphy Intersection	\$5,000,000.00	\$1,500,000.00	\$6,500,000.00	\$0.00	\$6,500,000.00	3640	\$1,785.71	10-15 years
MRE9	Road Upgrade - Murphys Lane Upgrade (900m) from Mitchell Hwy	\$1,514,700.00	\$454,410.00	\$1,969,110.00	\$0.00	\$1,969,110.00	3640	\$540.96	10-15 years
MRE10	Intersection Upgrade - Gorman Rd/Murphy Ln Intersection Upgrade	\$4,000,000.00	\$1,200,000.00	\$5,200,000.00	\$0.00	\$5,200,000.00	3640	\$1,428.57	5-10 years
	Sub Total	\$9,455,600.00	\$2,836,680.00	\$19,461,390.00	\$0.00	\$12,292,280.00		\$5,346.54	
LAND AND WORKS EXISTING - NIL									
								\$0.00	
								\$0.00	
	Sub Total	\$ 9,703,600	\$ 2,841,640	\$ 19,714,350	\$ -	\$ 12,545,240	3640	\$5,416.03	

Orange Development Contributions Plan 2024

North Orange Local Facilities

Item	Facility Description	Estimated Base Cost	Project On Costs	Total Estimated Project Cost (2022 Plan)	Total Alternative Funding Required	Uncapped Maximum Available in Plan	Contribution Catchment (persons)	Contribution Rate (per person)	Priority / Staging
LAND ACQUISITION - FUTURE									
NO1	0.5 Ha Unencumbered Open Space for Recreational Facility @ \$40/sqm	\$200,000.00	\$4,000.00	\$204,000.00	\$0.00	\$204,000.00	101	\$2,023.81	15-20 years
	Total	\$200,000.00	\$4,000.00	\$204,000.00	\$0.00	\$204,000.00	101	\$2,023.81	
WORKS FUTURE									
NO2	Converting Open Space to Recreational Facility	\$500,000.00	\$150,000.00	\$650,000.00	\$0.00	\$650,000.00	101	\$6,448.41	15-20 years
NO3	New Playground	\$150,000.00	\$45,000.00	\$195,000.00	\$0.00	\$195,000.00	101	\$0.00	15-20 Years
	Total	\$650,000.00	\$195,000.00	\$845,000.00	\$0.00	\$845,000.00	101	\$6,448.41	
LAND AND WORKS EXISTING - NIL									
	Total							\$0.00	
							Rate/Persons	\$8,472.22	

Orange Development Contributions Plan 2024

North West Orange Local Facilities

Item	Facility Description	Estimated Base Cost	Project On Costs	Total Estimated Project Cost (2022 Plan)	Total Alternative Funding Required	Uncapped Maximum Available in Plan	Contribution Catchment (persons)	Contribution Rate (per person)	Priority / Staging
	LAND ACQUISITION - FUTURE								
	Open Space								
NW1	1.1ha Unencumbered land for Open Space south of NDR (\$35 per m ²)	\$385,000.00	\$7,700.00	\$392,700.00	\$0.00	\$392,700.00	1028	\$382.00	As land is released
NW2	4.84ha Encumbered land for Open Space south of NDR (\$15 per m ²)	\$726,000.00	\$14,520.00	\$740,520.00	\$0.00	\$740,520.00	1028	\$720.35	
NW4	3.52ha Encumbered land for Open Space north of NDR (\$10 per m ²)	\$422,400.00	\$8,448.00	\$430,848.00	\$0.00	\$430,848.00	1028	\$419.11	
NW6	1.0 Ha Unencumbered Land for Open Space North of NDR (\$35 per m ²)	\$350,000.00	\$7,000.00	\$357,000.00	\$0.00	\$357,000.00	1028	\$347.28	
	Total	\$1,883,400.00	\$37,668.00	\$1,921,068.00	\$0.00	\$1,921,068.00		\$1,868.74	
	WORKS - FUTURE								
	Open Space Improvements								
NW3	Neighbourhood parks south of NDR (5.943ha x \$16,000)	\$108,104.78	\$32,431.43	\$140,536.21	\$0.00	\$140,536.21	1028	\$136.71	As land is released
NW5	Neighbourhood parks north of NDR (4.52ha x \$16,000)	\$72,320.00	\$21,696.00	\$106,886.03	\$0.00	\$106,886.03	1028	\$103.97	
	Cycle ways and Pedestrian Facilities								
NW7	NDR East of Molong Rd to Anson St (2.6Km 3m wide)	\$556,328.85	\$166,898.65	\$723,227.50	\$0.00	\$723,227.50	1028	\$703.53	6 - 10 years
NW8	3m Wide Pedestrian Bridge across creek at Burrendong Way	\$147,597.45	\$44,279.23	\$191,876.68	\$0.00	\$191,876.68	1028	\$186.65	11 - 15 Years
	Total	\$884,351.07	\$265,305.32	\$1,162,526.42	\$0.00	\$1,162,526.42		\$1,130.86	
	WORKS EXISTING								
	Nil								
	LAND EXISTING								
	LAND AND WORKS EXISTING								
	Nil								
	LESS CONTRIBUTIONS HELD					-\$787,567.53	1028	-\$766.12	
	Total	\$0.00	\$0.00	\$0.00		-\$787,567.53		-\$766.12	
							Rate/Persons	\$2,233.49	

Orange Development Contributions Plan 2024

Phillip Street Local Facilities

Item	Facility Description	Estimated Base Cost	Project On Costs	Total Estimated Project Cost (2022 Plan)	Total Alternative Funding Required	Uncapped Maximum Available in Plan	Contribution Catchment (persons)	Contribution Rate (per person)	Priority / Staging from 2011/2012
LAND ACQUISITION - FUTURE - 01.00045.9723.9401									
PS1	Road Widening (Lot 1 DP 706209 1,300sqm-Lot 102 DP 1051759 230sqm)	\$50,000.00	\$1,000.00	\$51,000.00	\$0.00	\$51,000.00	140	\$364.29	As Development Occurs
	Total	\$50,000.00	\$1,000.00	\$51,000.00	\$0.00	\$51,000.00		\$364.29	
WORKS - FUTURE									
	Roads and intersections								
PS2	Road Upgrade - Upgrade of Phillip Street - Ophir Road to End of Cul de sac	\$248,644.93	\$74,593.48	\$323,238.41	\$0.00	\$323,238.41	140	\$2,308.85	As Development Occurs
PS3	Intersection Upgrade - Upgrade of the Ophir Road/Phillip Street Intersection	\$85,152.37	\$25,545.71	\$110,698.09	\$0.00	\$110,698.09	140	\$790.70	
	Total	\$333,797.31	\$100,139.19	\$433,936.50	\$0.00	\$433,936.50		\$3,099.55	
WORKS EXISTING - 01.00045.9723.9404									
	Nil								
LAND EXISTING - 01.00045.9723.9404									
TOTAL LAND AND WOKS EXISTING									
	Nil							\$0.00	
	Total							\$0.00	
							Rate/Persons	\$3,463.83	

Orange Development Contributions Plan 2024

Rosedale Gardens Local Facilities

Item	Facility Description	Estimated Base Cost	Project On Costs	Total Estimated Project Cost (2022 Plan)	Total Alternative Funding Required	Uncapped Maximum Available in Plan	Contribution Catchment (persons)	Contribution Rate (per person)	Priority / Staging
LAND ACQUISITION - FUTURE									
RG1	0.5 Ha Unencumbered Open Space for Sportsfield @ \$40/sqm	\$200,000.00	\$4,000.00	\$204,000.00	\$0.00	\$204,000.00	1960	\$104.08	0-5 years
RG2	400sqm unencumbered open space for a playground @ \$40/sqm	\$16,000.00	\$320.00	\$16,320.00	\$0.00	\$16,320.00	1960	\$8.33	0-5 years
	Total	\$216,000.00	\$4,320.00	\$220,320.00	\$0.00	\$220,320.00	1960	\$112.41	
WORKS - FUTURE									
Sports & Recreation Facilities									
RG3	Converting acquired open space into a sportsfield	\$500,000.00	\$150,000.00	\$650,000.00	\$0.00	\$650,000.00	1960	\$331.63	0-5 years
RG4	New Playground	\$150,000.00	\$45,000.00	\$195,000.00	\$0.00	\$195,000.00	1960	\$99.49	5-10 years
Cycleways				\$0.00					
RG6	2.5m Cycleway along Leeds Parade from CSU to Rosedale	\$455,550.00	\$136,665.00	\$592,215.00	\$0.00	\$592,215.00	1960	\$302.15	5-10 years
Roads & Intersections				\$0.00					
RG7	Leeds Parade Upgrade - From Bunnings to Rosedale (60% apportionment)	\$2,471,539.00	\$741,461.70	\$3,213,000.70	\$1,285,200.28	\$1,927,800.42	1960	\$983.57	5-10 years
RG9	Teloepa Way/Farrell Road/Northern Distributor Road - Intersection Upgrade (50% apportionment to Residential Development - split 62% Greater Waratahs (W22), 38% Rosedale Gardens)	\$2,437,600.75	\$663,687.69	\$3,101,288.43	\$1,550,644.22	\$1,550,644.22	5180	\$299.35	0-10 years
RG10	Intersection Upgrade - Clergate Road and Northern Distributor Road (Apportionment 62% Greater Waratahs (W31), 38% Rosedale Gardens)	\$5,000,000.00	\$1,500,000.00	\$6,500,000.00	\$0.00	\$6,500,000.00	5180	\$1,254.83	5-10 years
RG11	Road Upgrade - Clergate Road Upgrade - Industry Drive (+230m) to Pearces Lane (Rail crossing) (Apportionment 62% Greater Waratahs (W32), 38% Rosedale Gardens)	\$4,768,500.00	\$1,430,550.00	\$6,199,050.00	\$0.00	\$6,199,050.00	5180	\$1,196.73	5-10 years
	Total	\$15,783,189.75	\$4,667,364.39	\$20,450,554.13	\$2,835,844.50	\$17,614,709.64		\$4,467.75	
LAND AND WORKS EXISTING									
								\$0.00	
	Total				\$2,835,844.50			\$0.00	
							Rate/Persons	\$4,580.16	

Orange Development Contributions Plan 2024

Shiralee Local Facilities

Item	Facility Description	Estimated Base Cost	Project On Costs	Total Estimated Project Cost (2022 Plan)	Total Alternative Funding Required	Uncapped Maximum Available in Plan	Actual, Indexed Cost for completed items	Contribution Catchment (persons)	Contribution Rate (per person)	Priority / Staging
LAND ACQUISITION - FUTURE										
S1	5.79ha Open Space Lot 7008 DP 1020326 (\$30 per m2)	\$1,737,000.00	\$34,740.00	\$1,771,740.00	\$0.00	\$1,771,740.00		5166	\$342.96	Through life of plan
S2	1.0ha Unencumbered land for Open Space (\$30 per m2)	\$300,000.00	\$6,000.00	\$306,000.00	\$0.00	\$306,000.00		5166	\$59.23	Through life of plan
S3	2.6ha Encumbered land for Open Space (\$12 per m2)	\$312,000.00	\$4,944.00	\$316,944.00	\$0.00	\$316,944.00		5166	\$61.35	Through life of plan
S4	0.04ha Open Space for Public Square (\$30 per m2)	\$12,000.00	\$240.00	\$12,240.00	\$0.00	\$12,240.00		5166	\$2.37	Through life of plan
S5	Road Widening Hawke Ln (300m x 10m x \$30 per m2)	\$90,000.00	\$1,800.00	\$91,800.00	\$0.00	\$91,800.00		5166	\$17.77	Through life of plan
	Total	\$2,451,000.00	\$47,724.00	\$2,498,724.00	\$0.00	\$2,498,724.00			\$483.69	
WORKS - FUTURE										
	Roads and intersections									
S6	Shiralee Rd - Railway to SFR (66% construction)	\$1,048,367.93	\$349,455.98	\$1,397,823.91	\$0.00	\$1,397,823.91		5166	\$270.58	5 - 10years
S7b	Shiralee Rd - SFR to 90deg bend (66% construction)	\$592,143.65	\$197,381.22	\$789,524.87	\$0.00	\$789,524.87		5166	\$152.83	0 - 5 years
S8b	Shiralee Rd - Remaining part from 90 deg bend to Pinnacle Rd (66% construction)	\$1,616,926.55	\$520,865.82	\$2,137,792.37	\$0.00	\$2,137,792.37		5166	\$413.82	0 - 5 years
S9b	Lysterfield Rd - Shiralee Rd south 500m (66% construction)	\$583,867.88	\$169,840.76	\$753,708.64	\$0.00	\$753,708.64		5166	\$145.90	0 - 5 years
S10	Cecil Rd - Railway line to SFR (66% construction)	\$896,938.06	\$298,979.35	\$1,195,917.41	\$0.00	\$1,195,917.41		5166	\$231.50	0 - 5 years
S11	Hawke Ln - Pinnacle Rd east 305m (33% construction)	\$379,034.51	\$126,344.84	\$505,379.34	\$0.00	\$505,379.34		5166	\$97.83	5 - 10 years
S13	Roundabout Shiralee Rd & Lysterfield Rd (66% construction)	\$158,241.21	\$52,747.07	\$210,988.28	\$0.00	\$210,988.28		5166	\$40.84	0 - 5 years

Item	Facility Description	Estimated Base Cost	Project On Costs	Total Estimated Project Cost (2022 Plan)	Total Alternative Funding Required	Uncapped Maximum Available in Plan	Actual, Indexed Cost for completed items	Contribution Catchment (persons)	Contribution Rate (per person)	Priority / Staging
S15	Half Road Width Construction against Open Space Areas (5,950m length x 6 m width x \$170 per m2)	\$5,167,897.61	\$1,722,632.54	\$6,890,530.14	\$0.00	\$6,890,530.14		5166	\$1,333.82	Through life of plan
S16	Woodward Rail Crossing (apportioned 66%)	\$425,761.87	\$141,920.62	\$567,682.50	\$0.00	\$567,682.50		5166	\$109.89	11 - 15 years
	Cycleways & Shared Pathways									
S17	Pathways 2000m & associated infrastructure	\$830,235.65	\$276,745.22	\$1,106,980.87	\$0.00	\$1,106,980.87		5166	\$214.28	Through life of plan
	Street Environment									
S18	Major Street Landscaping (adjacent to Council owned land)	\$1,069,012.36	\$356,337.45	\$1,425,349.81	\$0.00	\$1,425,349.81		5166	\$275.91	Through life of plan
S19	Minor Street Landscaping (adjacent to Council owned land)	\$1,149,534.15	\$383,178.05	\$1,532,712.20	\$0.00	\$1,532,712.20		5166	\$296.69	Through life of plan
	Open Space Improvements									
S20	District Parks Improvements (2.0ha x \$80 per m2)	\$1,819,027.05	\$454,756.76	\$2,273,783.82	\$0.00	\$2,273,783.82		5166	\$440.14	Through life of plan
S21	Local Parks Improvements (0.4ha x \$80 per m2)	\$363,805.41	\$90,951.35	\$454,756.76	\$0.00	\$454,756.76		5166	\$88.03	Through life of plan
S22	District Play Space Improvements x 1	\$90,951.35	\$22,737.84	\$113,689.19	\$0.00	\$113,689.19		5166	\$22.01	Through life of plan
S23	Local Play Space Improvements (4 x \$30,000)	\$136,427.03	\$34,106.76	\$170,533.79	\$0.00	\$170,533.79		5166	\$33.01	Through life of plan
S24	Outdoor Sports Area Improvements (0.8ha x 50 per m2)	\$454,756.76	\$113,689.19	\$568,445.95	\$0.00	\$568,445.95		5166	\$110.04	6 - 10 years
S25	Informal Kick-about Improvements (0.4 ha x \$30 per m2)	\$136,427.03	\$34,106.76	\$170,533.79	\$0.00	\$170,533.79		5166	\$33.01	6 - 10 years
S26	Public Square Improvements (0.04ha x \$270 per m2)	\$122,784.33	\$30,696.08	\$153,480.41	\$0.00	\$153,480.41		5166	\$29.71	6 - 10 years
	Stormwater									
S27	Catch 1 - New Detention Basin - Pinnacle Rd	\$226,596.77	\$75,532.26	\$302,129.02	\$0.00	\$302,129.02		5166	\$58.48	11 - 15 years

Item	Facility Description	Estimated Base Cost	Project On Costs	Total Estimated Project Cost (2022 Plan)	Total Alternative Funding Required	Uncapped Maximum Available in Plan	Actual, Indexed Cost for completed items	Contribution Catchment (persons)	Contribution Rate (per person)	Priority / Staging
S28	Catch 2 - New Detention Basin - Lysterfield Rd	\$1,306,715.14	\$435,571.71	\$1,742,286.85	\$0.00	\$1,742,286.85		5166	\$337.26	0 - 5 years
S29	Catch 3 - New Detention Basin - Lot 10 DP1025095	\$425,268.63	\$141,756.21	\$567,024.84	\$0.00	\$567,024.84		5166	\$109.76	11 - 15 years
S30	Catch 4 - New Detention Basin - Lot 96 DP750401	\$226,596.77	\$75,532.26	\$302,129.02	\$0.00	\$302,129.02		5166	\$58.48	11 - 15 years
S32	Catch 6 - New Detention Basin - SFR / Lysterfield Rd	\$4,768,337.83	\$1,589,445.94	\$6,357,783.77	\$0.00	\$6,357,783.77		5166	\$1,230.70	0 - 5 years
S33	Catch 7 - New Detention Basin - Cherrywood	\$38,370.10	\$12,790.03	\$51,160.14	\$0.00	\$51,160.14		5166	\$9.90	6 - 10 years
S34	Catch 8 - New Detention Basin - Lot 30 DP739551	\$225,957.27	\$75,319.09	\$301,276.36	\$0.00	\$301,276.36		5166	\$58.32	0 - 5 years
S35	Catch 9 - New Detention Basin - JSCHS	\$378,798.17	\$126,266.06	\$505,064.23	\$0.00	\$505,064.23		5166	\$97.77	6 - 10 years
	Total	\$24,638,781.07	\$7,909,687.21	\$32,548,468.28	\$0.00	\$32,548,468.28			\$6,300.52	
WORKS EXISTING										
S7a	Part S7-SFR to 90deg Bend						\$742,357.00	5166	\$143.70	Completed
S8a	Part S8 - Shiralee Rd - Lysterfield Road to 190m West						\$329,735.83	5166	\$63.83	Completed
S9a	Lysterfield Road - Shiralee Road 260m South						\$364,995.83	5166	\$70.65	Completed
LAND EXISTING										
	Total	\$0.00	\$0.00				\$1,437,088.67	5166	\$278.18	
								Rate/Persons	\$7,062.39	