



Tumut Shire  
COUNCIL

## Section 94 Contributions Plan Parks & Recreation 2005-2015



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## Adoption

This Strategy was adopted by Council on Tuesday 24 May 2005.

## Executive Summary

This Section 94 Contributions Plan – Parks and Recreation identifies the embellishments (improvements) required for public recreation given the expected population growth over the next 10 years (2005-2015). Public recreation includes Council's parks, sporting fields, public trees and swimming pools. This plan supersedes the 1997 Section 94 Contributions Plan for Open Space. It is consistent with the Parks Strategy 2005-2015.

The expected dwelling (housing development) growth used in this plan is 45 per year, or 450 over the life of the plan. Dwelling growth between 1999-2003 has averaged 47 per year. Given the timber industry will continue as a strong resource base, along with growth in support industries and tourism, it is considered 45 dwellings is a conservative figure.

To service this growing population \$5.5 million worth of embellishments have been identified. Over half of this is to construct an indoor sports centre.

It is important to remember that Section 94 contributions in this plan only raise 8% of the total cost of embellishments. This is based on the fact that new residents between 2005-2015 will only constitute 8% of the total population in 2015. Thus 92% of funds need to be raised through grants, sponsorship and Council. However the plan is still required as \$480,000 (approximately) will be raised over the 10 years.

Rates, to commence 1 July 2005, for each new dwelling (lot) is as follows:

| <b>Table 8: Summary Total</b> |                 |                 |                   |
|-------------------------------|-----------------|-----------------|-------------------|
| <b>Township</b>               | <b>Regional</b> | <b>Local</b>    | <b>Total</b>      |
| Tumut                         | \$919.49        | \$26.75         | \$958.11          |
| Batlow                        | \$919.49        | \$359.45        | \$1,290.81        |
| Adelong                       | \$919.49        | \$200.17        | \$1,131.53        |
| Talbingo                      | \$919.49        | \$301.33        | \$1,232.69        |
| <b>Agglomerated</b>           | <b>\$919.49</b> | <b>\$221.92</b> | <b>\$1,153.28</b> |
| Rural                         | \$919.49        | \$0.00          | \$919.49          |

The contribution for towns has been agglomerated (averaged) similar to Council's sewer and water contribution charges. Rural developments will only pay the regional contribution as they do not benefit directly from local parks.

Currently Section 94 Open Space charges are \$633 (combined local and regional). Hence with the adoption of this plan charges will significantly increase. However the new rates are considered fair compared to other Councils in a similar situation to Tumut. Further, if the growing population desires a better standard of recreation facilities, such as an indoor sports centre, funds have to be raised.

# 1. Introduction

## 1.1 Name of this plan

This plan is called the 'Section 94 Contributions Plan for Parks & Recreation' in the shire of Tumut (referred to in this document as 'the plan'). This plan is an updated version of the Section 94 Contributions Plan – Open Space, adopted by Council on 21 January 1997. It has been prepared in accordance with the requirements of Section 94 AB of the Environment and Planning and Assessment Act 1979 ('the Act'). It should be read in conjunction with the Council's Section 94 Contributions Plan: Management, which contains the administrative and financial management details for Section 94.

The Section 94 Management document has not been updated as it is largely still relevant, other than the population statistics. These have been updated in this plan.

## 1.2 Purpose of this plan

Section 94 contributions is a fair and reasonable way for developers to contribute towards the cost of public infrastructure required as a consequence of development. Local Government has been subject to rate pegging by the State Government for many years, thereby reducing Council's financial capacity to meet the infrastructure needs of the community. S.94 contributions have therefore been important to Council.

Specifically this plan has been prepared to:

- Demonstrate the need to embellish various parks in the Tumut Shire;
- Justify the impositions of conditions pursuant to Section 91 of the Act, for contributions associated with development which will lead to increased demands for the use of public parks and require a contribution towards the provision of that facility, pursuant to Section 94 of the Act;
- Specify the formulae for calculation of the contributions; and
- Provide for associated purposes

Between 1997 and 2004 the following projects (embellishments) received funding assistance from Section 94 Open Space contributions:

1. Upgrade irrigation in Richmond Park Tumut
2. New toilet block at Apex Park Adelong
3. Kiosk and field enlargement at Riverglade Sportsground Tumut
4. Automatic irrigation system at the Bull Paddock Tumut

5. Construct toilet block at Memorial Park Adelong
6. Synthetic cricket pitch southern end of Bull Paddock Tumut
7. Commenced sealing of carpark at Bull Paddock Tumut
8. Shelters at Worilla Park Batlow
9. Extend the Riverwalk Tumut
10. Upgrade irrigation system at Memorial Park Adelong
11. Improved access and egress at Tumut Lookout
12. Memorial gardens at Miles Franklin park Talbingo
13. Lights, fence and drainage improvements at Jarrah Oval Tumut
14. Removal of exotic weed trees at Stockwell Park Tumut
15. Shelters at Memorial Park Batlow
16. Town water supplied to Adelong Falls
17. Automatic irrigation system at Elm Drive Hockey Field Tumut

### **1.3 Land to which this plan applies**

The plan applies to the whole of the Tumut shire for regional parks, and to the local parks of Tumut, Batlow, Adelong and Talbingo townships. The recreation facilities addressed in this plan are parks, sporting fields, street trees and swimming pools.

### **1.4 Relationship to other plans**

This plan is to be read in conjunction with the following Council documents:

- Tumut Local Environment Plan 1990; and
- Section 94 Contributions Plan: Management
- Parks Strategy 2005-2015

## 2. Contribution Nexus

As the population of the shire grows, there is an increasing demand for the use of recreation facilities. As stated in the Tumut Shire Council Parks Strategy there is ample space for recreation in the shire. Thus there is no requirement to purchase land for public recreation. However, the key issue of recreation provision in the shire is lack of design features in the existing parks. An inventory of parks and pools that require embellishments has been prepared for each town (see Tables 1-5).

### 2.1 Embellishments

Table 1 lists the number and estimated cost of embellishments for each town. The local embellishments serve the needs of the residents in that town. The regional embellishments serve the needs of the whole shire. Therefore the costs of local embellishments are levied to the appropriate town, whereas the regional costs are levied to the whole shire.

The embellishment costs include Council overheads being 14%. They assume the entire project is done in one go (ie no staging), and values are in today's (2005) dollars.

The major expense is the Indoor Sports Centre. At \$3 million it makes up more than half the total cost of embellishments.

| <b>Table 2.1: Summary of embellishments</b> |                        |   |                    |
|---|------------------------|---|--------------------|
|   |                        | <b>Total Estimated Cost of embellishments</b> |                    |
|   | <b>Number of Sites</b> | <b>Local</b>                                  | <b>Regional</b>    |
| Tumut                                       | 16                     | \$75,000                                      | \$4,390,000        |
| Batlow                                      | 8                      | \$190,000                                     | \$105,000          |
| Adelong                                     | 7                      | \$80,000                                      | \$460,000          |
| Talbingo                                    | 5                      | \$90,000                                      | \$145,000          |
| <b>TOTAL</b>                                | <b>36</b>              | <b>\$435,000</b>                              | <b>\$5,100,000</b> |

## 2.2 Tumut Embellishments

| <b>Table 2: Tumut Parks - Embellishments</b> |                      |                                  |                       |  |
|--|----------------------|----------------------------------|-----------------------|--|
| <b>Ref. No.</b>                              | <b>Regional Park</b> | <b>Capital Works</b>             | <b>Estimated cost</b> | <b>Timeframe<br/>1=05/10<br/>2=10/15</b> |
| 1  | Bila                 | Develop                          | \$150,000             | 1  |
| 2  | Bull Paddock         | Redevelop                        | \$400,000             | 1  |
| 3  | Riverglade Oval      | Redevelop                        | \$50,000              | 2  |
| 4  | Richmond             | Redevelop                        | \$60,000              | 2  |
| 5  | Elm Drive            | Synthetic hockey field           | \$300,000             | 2  |
| 6  | Indoor Sports        | Indoor sports centre             | \$3,000,000           | 1&2                                      |
| 7  | Street Trees         | Tree Management Plan             | \$60,000              | 1  |
| 8  | Jarrah               | Redevelop playground             | \$30,000              | 2  |
| 9  | Pioneer              | Replace playground               | \$100,000             | 1  |
| 10   | Riverwalk            | Upgrade paths & gates            | \$60,000              | 1&2                                      |
| 11   | Wetlands             | Rehabilitation & Development     | \$100,000             | 1&2                                      |
| 12   | Tumut Pool           | Disabled access & facilities     | \$50,000              | 2  |
| 13   | Richmond             | Improve Playground               | \$30,000              | 2  |
|  |                      | <b>TOTAL REGIONAL PARKS</b>      | <b>\$4,390,000</b>    |  |
|  | <b>Local Park</b>    |                                  |                       |  |
| 14   | Cedar                | Replace playground               | \$25,000              | 2  |
| 15   | Bottlebrush Drive    | Replace playground               | \$25,000              | 2  |
| 16   | Housing Commission   | Replace playground               | \$25,000              | 1  |
|  |                      | <b>TOTAL LOCAL PARKS</b>         | <b>\$75,000</b>       |  |
|  |                      |                                  |                       |  |
|  |                      | <b>Total Cost of Works Tumut</b> | <b>\$4,465,000</b>    |  |

Following are the main design features of each embellishment listed in table 2:

### 2.2.1 Bila Park – develop

- Aboriginal art
- Tree planting
- Extend carparks
- Wedding path from Merivale street carpark to river
- Furniture – picnic settings, signage, bins
- Public toilets – well lit, great air ventilation. 2 unisex cubicles both disabled access. No urinal.

### **2.2.2 Bull Paddock - redevelop**

- Irrigation system
- Drainage system
- Regrading of levels and falls
- Returfing
- Improve carpark

### **2.2.3 Riveglade Oval - redevelop**

- Regarding
- Drainage system
- Returfing
- Irrigation system

### **2.2.4 Richmond Park - redevelop**

- Improvements as per Jane Irwin landscape masterplan
- Low stone wall terracing to provide seating for music bowl
- Replacement of diseased trees, replanting avenues and border trees
- Formal linear park without playground equipment
- Improve public toilets – clean, naturally lit with great ventilation

### **2.2.5 Elm Drive - synthetic hockey field**

- Subsoil drainage
- Laying of sand base
- Installation of synthetic turf (turf has been donated)
- Safety fence around field
- Irrigation and lighting

### **2.2.6 Indoor Sports Centre**

- Designs – incorporating where possible needs of sporting groups
- Construction of building about 3 basketball court size
- Includes 25 metre heated pool with 6 lanes
- Exercise gym, canteen, toilets, showers & change rooms
- Facility to be accessible for groups using fields adjacent the building
- Consulting rooms for health professionals

### **2.2.7 Street Trees – Tree Management Plan**

- Engaging an arborist
- Inspect public trees for risk
- Report findings including management recommendations

### **2.2.8 Jarrah Park – redevelop playground**

- Risk analysis
- Replace equipment that doesn't comply with new Australian Standard
- Construct softfall
- Plant shade trees where required



### **2.2.9 Pioneer Park – improve playground**

- Risk analysis
- Replace equipment that doesn't comply with new Australian Standard
- Replacement equipment to include such things as totem poles, musical instruments, dry creek bed and timber bridges to broaden the playground experience for children
- Pioneer park to be the pinnacle playground area in the shire
- Construct softfall
- Plant shade trees where required

### **2.2.10 Riverwalk – upgrade paths & gates**

- Replace damaged concrete or gravel paths with new concrete
- New gates that are fool proof to ensure stock are kept in
- Connect path between Pioneer bridge and Riverglade Caravan Park

### **2.2.11 Wetlands – rehabilitation and development**

- Develop footpaths and cycleway around periphery of the site
- Fool proof gates to keep stock in
- Bird hides x 4
- Tree / shrub planting
- Interpretive and directional signage
- Water quality enhancement through appropriate controls
- Weed control including exotic trees

### **2.2.12 Tumut Pool – heating and disabled access**

- Disabled carpark and footpath ramp
- Step to be removed at entrance
- Switch back path between kiosk and pool level
- Hydraulic lift at pool edge

### **2.2.13 Richmond Park – improve playground**

- Risk analysis
- Replace equipment that doesn't comply with new Australian Standard
- Construct softfall
- Plant shade trees where required

### **2.2.14-16 Cedar, Bottlebrush & Housing Commission Parks – replace playground**

- Risk analysis
- Replace equipment that doesn't comply with new Australian Standard
- Construct softfall
- Plant shade trees where required

## 2.3 Batlow Embellishments

| <b>Table 3: Batlow Parks - Embellishments</b> |                      |                                   |                       |   |
|---|----------------------|-----------------------------------|-----------------------|---|
| <b>Ref. No.</b>                               | <b>Regional Park</b> | <b>Capital Works</b>              | <b>Estimated cost</b> | <b>Priority<br/>1=05/10<br/>2=10/15</b> |
| 1   | Showground           | Cricket nets                      | \$15,000              | 1                                       |
| 2   | Apex                 | Redevelop                         | \$60,000              | 1                                       |
| 3   | Street Trees         | Tree Management Plan              | \$30,000              | 2                                       |
|   |                      | <b>TOTAL REGIONAL PARKS</b>       | <b>\$105,000</b>      |   |
|   | <b>Local Park</b>    |                                   |                       |   |
| 4   | Memorial             | Redevelop                         | \$45,000              | 2                                       |
| 5   | Lookout              | Walkway improvements              | \$40,000              | 2                                       |
| 6   | Coorabel             | Improve playground                | \$25,000              | 2                                       |
| 7   | Memorial             | Improve playground                | \$50,000              | 1                                       |
| 8   | Batlow Pool          | Disabled access                   | \$30,000              | 2                                       |
|   |                      | <b>TOTAL LOCAL PARKS</b>          | <b>\$190,000</b>      |   |
|   |                      |                                   |                       |   |
|   |                      | <b>Total Cost of Works Batlow</b> | <b>\$295,000</b>      |   |

Following are the main design features of each embellishment listed in table 3:

### 2.3.1 Showground – cricket nets

- Two cricket nets with half length concrete pitches
- Pitches to have synthetic turf – training grade

### 2.3.2 Apex Park – redevelop

- Replace woody weeds on Reedy creek with native vegetation
- Picnic settings
- Subsoil drainage for soak area

### 2.3.3 Street Trees – Tree Management Plan

- Engaging an arborist
- Inspect public trees for risk
- Report findings including management recommendations

### 2.3.4 Memorial Park – redevelop

- Formal gardens with some art – statues to promote Batlow
- Improve toilets – more light; aeration and aesthetical appeal
- Picnic settings
- Pathways connecting the main features

### 2.3.5 Lookout – redevelop

- Further signage – advertising boards and directional signs
- Information plaques for local botany and wildlife
- Picnic settings
- Resurfacing pathway, particularly wet areas
- Safety fence around mine shafts

### 2.3.6-7 Coorabel & Memorial Parks – improve playground

- Risk analysis
- Replace equipment that doesn't comply with new Australian Standard
- Construct softfall
- Plant shade trees where required

### 2.3.8 Batlow Pool – disabled access

- Disabled carpark
- Ramp in kerb and gutter
- Ramp at main entrance adjacent kiosk
- Landing at intermediate level of footpath between kiosk and pool
- Hydraulic lift at pool edge

## 2.4 Adelong Embellishments

| <b>Table 4: Adelong Parks - Embellishments</b> |                      |                                     |                       |   |
|--|----------------------|-------------------------------------|-----------------------|---|
| <b>Ref. No.</b>                                | <b>Regional Park</b> | <b>Capital Works</b>                | <b>Estimated cost</b> | <b>Priority<br/>1=05/10<br/>2=10/15</b> |
| 1  | Creekwalk            | Adelong Alive development           | \$200,000             | 1                                       |
| 2  | Showground           | Pavilion upgrade                    | \$100,000             | 1                                       |
| 3  | Apex                 | Improve playground                  | \$70,000              | 2                                       |
| 4  | Pool                 | Disabled access & safety compliance | \$60,000              | 1                                       |
| 5  | Street Trees         | Tree Management Plan                | \$30,000              | 2                                       |
|  |                      | <b>TOTAL REGIONAL PARKS</b>         | <b>\$460,000</b>      |   |
|  | <b>Local Park</b>    |                                     |                       |   |
| 6  | Memorial             | Redevelop                           | \$50,000              | 2                                       |
| 7  | Memorial             | Improve playground                  | \$30,000              | 1                                       |
|  |                      | <b>TOTAL LOCAL PARKS</b>            | <b>\$80,000</b>       |   |
|  |                      |                                     |                       |   |
|  |                      | <b>Total Cost of Works Adelong</b>  | <b>\$540,000</b>      |   |

Following are the main design features of each embellishment listed in table 4:

#### **2.4.1 Creekwalk – Adelong Alive development**

- Graveling of walking / cycle path with decomposed granite
- Sculptures / machinery displayed down the pathway
- Interpretive signs telling the story of Adelong's gold mining history
- Rest seats – approximately 7 spaced out down the creek

#### **2.4.2 Showground – pavilion upgrade**

- Demolish old shower block
- Construct new shower / toilet block
- Reclad pavilion and construct new kiosk

#### **2.4.3 Apex Park – improve playground**

- Risk analysis. This to be the pinnacle playground in Adelong
- Replace equipment that doesn't comply with new Australian Standard
- Construct softfall
- Plant shade trees where required

#### **2.4.4 Adelong Pool – disabled access**

- Disabled carpark
- Ramp at main entrance adjacent kiosk
- Landing on pool side of kiosk
- Disabled compliant pathway from kiosk to pool edge
- Hydraulic lift at pool edge
- Handrails to walls and stairs

#### **2.4.5 Street Trees – Tree Management Plan**

- Engaging an arborist
- Inspect public trees for risk
- Report findings including management recommendations

#### **2.4.6 Memorial – redevelop**

- Implement the park master plan
- Tree planting
- Decomposed granite pathways between tree avenues
- Develop carpark and improve drainage

#### **2.4.7 Memorial Park – improve playground**

- Risk analysis
- Replace equipment that doesn't comply with new Australian Standard
- Construct softfall
- Plant shade trees where required

## 2.5 Talbingo Embellishments

| <b>Table 5: Talbingo Parks - Embellishments</b> |                         |  |                       |   |
|---|-------------------------|--|-----------------------|---|
| <b>Ref. No.</b>                                 | <b>Regional Park</b>    | <b>Capital Works</b>                     | <b>Estimated cost</b> | <b>Priority<br/>1=05/10<br/>2=10/15</b> |
| 1   | Miles Franklin          | Improve playground                       | \$80,000              | 1                                       |
| 2   | Miles Franklin          | Redevelop                                | \$35,000              | 2                                       |
| 3   | Street Trees            | Tree Management Plan                     | \$30,000              | 2                                       |
|   |                         | <b>TOTAL REGIONAL PARKS</b>              | <b>\$145,000</b>      |   |
|   | <b>Local Park</b>       |  |                       |   |
| 4   | Church                  | Pathway, soft landscaping and footbridge | \$60,000              | 1                                       |
| 5   | Grove St (Vera's Grove) | Soft landscaping                         | \$30,000              | 2                                       |
|   |                         | <b>TOTAL LOCAL PARKS</b>                 | <b>\$90,000</b>       |   |
|   |                         |  |                       |   |
|   |                         | <b>Total Cost of Works Talbingo</b>      | <b>\$235,000</b>      |   |

Following are the main design features of each embellishment listed in table 5:

### 2.5.1 Miles Franklin Park – improve playground

- Risk analysis
- Replace equipment that doesn't comply with new Australian Standard
- Construct softfall
- Plant shade trees where required

### 2.5.2 Miles Franklin Park – redevelop

- Tree planting especially rows around edges of football field
- Extend the carpark
- New furniture, replace redundant items

### 2.5.3 Street Trees – Tree Management Plan

- Engaging an arborist
- Inspect public trees for risk
- Report findings including management recommendations

### 2.5.4 Church Park - pathway

- Walkway 1km long from shops to Country Club via Church & Miles Franklin Parks
- Gravel path 2 metres wide with avenues of trees each side of the path
- Each tree will represent a country that had workers on the Snowy Mountains Authority hydro construction

### 2.5.5 Grove St Park – soft landscaping

- Replace exotic trees / weeds with natives trees and shrubs along creek.

### 3. Dwelling Growth

Tumut Shire has been recognised by the NSW Government as a "Country Growth Centre", a region with an increasing population, fuelled by a diverse economy. Industries within the region include timber and timber processing, horticulture, grazing, transport, engineering, power generation, aquaculture, tourism, retail, education and support services (Reference 4).

"The Shire has undergone a period of growth driven by multi-million dollar developments in the plantation timber industry. Retail developments are proposed due to the steady growth of population....." [NSW Valuer General's Report December 2004]. This steady level of growth is an indication of the strength of the local economy. Overall, average industry growth in the Shire is above state and industry levels". (Reference 3)

Dwelling growth has reflected this economic growth. Between 1999 and 2003 there were 187 new dwellings constructed in the Shire (Reference 1 p17). This includes dual occupancies such as town houses and villas. This averages to 47 new dwellings per year.

It is expected the number of dwellings in the Shire will continue to grow at a similar rate because of the following strengths / opportunities which outweigh the threats / weaknesses:

#### 3.1 Economic Growth - Strengths / Opportunities

- a) Visy Pulp and Paper is planning for construction of stage 2 of their mill – a projected expenditure of \$360 million within 5 years. This will provide an additional 125 permanent jobs and 500 indirect jobs in the region (Reference 1 p6).
- b) Tumut Shire is reaching a population threshold that has had and will continue to have a snowball effect on growth. As large businesses such as Visy expand so do support industries.
- c) The Forestry Industry is large enough to provide a solid resource base to stabilise economic growth, even when other sectors such as the fruit industry struggle.
- d) The unemployment rate dropped from 6.7% in Sept 2000 to 4.3% in Sept 2004 , a level below NSW & Australia rates. [Dept of Employment & Workplace Relations] .
- e) The number of Tumut Shire enrolments on the electoral role increased by 3% in the 2 years to November 2004. (ie 230 persons: from 7488 to 7718 persons 18 years and over).

- f) Industrial, commercial & residential approvals for the 12 months to June'04 valued at \$12.0million with \$34.0million of approvals in the three years '02 – '04.
- g) Tumut is becoming an expertise and innovative hub for the softwood industry throughout Australia.
- h) Country Target is proposing to build a new retail store in Tumut in 2005.
- i) As the Tumut retail centre strengthens it will reduce leakage to Wagga and nearby regional centres.
- j) Since 2000, three international corporations have invested in timber processing industries in the Shire: Carter Holt Harvey, Visy Pulp & Paper and Weyerhaeuser.
- k) A “residential airpark” is proposed at Tumut Aerodrome.
- l) A large residential subdivision is proposed at Talbingo.
- m) With the expansion of the Hyne Timber Mill in Tumbarumba, employees are starting to reside in Tumut Shire (particularly Batlow) and commuting as there is a shortage of housing in Tumbarumba.
- n) People are moving from the city looking for a country lifestyle. The Department of Infrastructure, Planning & Natural Resources have argued similar for Mulwaree and Snowy River Shire as people are attracted by scenery and lifestyle. (Reference 5 p39). This will increase proportionally to city housing prices.
- o) With the Hume Highway and freeway network in Sydney, many suburbs are now within 4 hours travel to Tumut.
- p) Tourism – proposed expansion of motel in Tumut (14 rooms).
- q) Tourism – potential new employment with the implementation of the 2 year High Country Touring Strategy developing signage and marketing & promotional collateral commenced in January 2005.
- r) Tourism – 5 star Fishing Lodge development on Tumut River (Nimbo) attracting high yield specialist visitors from all over the world. This development commenced in 2004.
- s) Tourism – Events such as Falling Leaf Festival; Apple Blossom Festival; Adelong Antique Fair and Boxing Day races are drawing crowds to the area.

### 3.2 Economic Growth - Threats / Weaknesses

- a) Upheaval in the timber industry such as closure of a mill (or part of) or major fire (eg: fire decimated Forestry ACT in 2002).
- b) State Government statistics indicate that Tumut Shire's population will decline in the future (for example see reference 5 p55). This can make the Shire less competitive in bidding for development funding.
- c) Further decline in the fruit industry (reference 1 p7)
- d) Privatization of the Forestry Industry - potential loss of jobs and negative impact on tourism (reference 1 p7).

### 3.3 Conclusion – Ten Year Dwelling Growth

In summary, the strengths for Tumut Shire's growth outweigh the threats both in number and likelihood. Thus Tumut Shire can expect significant growth over the next 10 years. The Shire Housing Strategy (Reference 1) on p13 suggests 200 new dwellings could be expected over the next 5 years (40 per year). As mentioned earlier the growth between 1999 & 2003 was 47 per year.

Given the Shire is reaching a threshold population to support the "snowball" effect, it is considered appropriate to plan for **45 new dwellings per year** for the next 10 years, being the length of this Section 94 Plan.



## 4. Contribution Formulae and Rates

### 4.1 Contribution Formulae

The formulae used to calculate contributions are based on equitably providing for the benefits that accrue to new residents as well as existing ones. The formulae makes provision for the apportionment of costs between new and existing residents. However, since it is beyond the scope of this plan to levy contributions from existing residents, Council has the responsibility to source the majority of the funds. This plan raises approximately 8% of the cost of embellishments, thus the 92% majority needs to be sourced by Council. Historically such funding has come from grants, business sponsorship, community in-kind donations and Council's general fund.

#### 4.1.1 Regional Parks

Contributions for regional parks embellishments will be sought by Council on the basis of the following formulae

$$Cr = W / D \times AF \times A$$

Cr = Regional parks contributions per dwelling / lot

W = Estimated total cost of works for embellishing regional parks

D = Projected increase in the Tumut Shires dwellings by 2015

AF = Apportionment factor for existing households in the shire benefiting from works (AF = D (450)/Total number of dwellings (5,558))

A = Administrative cost, estimated by Council to be 1.5% of the contribution payable to cover costs of managing the contributions for parks.

Therefore the contributions for each new dwelling for regional park embellishments are as follows:

| <b>Table 6: Regional Contribution Rates</b> |                   |                       |                           |                       |                                  |
|---|-------------------|-----------------------|---------------------------|-----------------------|----------------------------------|
| Township                                    | Cost of Works (W) | Dwelling increase (D) | Apportionment Factor (AF) | Admin Cost (A = 1.5%) | Regional Parks Contribution (Cr) |
| Whole shire                                 | \$5,100,000       | 450                   | 8%                        | 1.015                 | \$931.36                         |

#### 4.1.2 Local Parks

Contributions for local park embellishments will be sought by Council for residential development in the townships of Tumut, Batlow, Adelong and Talbingo. The formula used will be:

$$Cl = W / D \times AF \times A$$

Cl = Local parks contributions per dwelling / lot

W = Estimated total cost of works for embellishing local parks in each town

D = Projected increase in the townships dwellings by 2015

AF = Apportionment factor for existing households in the township benefiting from works (AF = D /Total number of dwellings in the township)

A = Administrative cost, estimated by Council to be 1.5% of the contribution payable to cover costs of managing the contributions for parks.

Therefore the contributions for each new dwelling for local park embellishments are as follows:

| <b>Table 7: Local Contribution Rates</b> |                       |                              |                              |                   |                                  |
|--|-----------------------|------------------------------|------------------------------|-------------------|----------------------------------|
| Township                                 | Cost of Works<br>(Wr) | Dwelling<br>increase<br>(Ds) | Apportionment<br>Factor (AF) | Admin<br>Cost (A) | Local Parks<br>Contribution (Cl) |
| Tumut                                    | \$75,000              | 236                          | 8%                           | 1.015             | \$26.75                          |
| Batlow                                   | \$190,000             | 45                           | 8%                           | 1.015             | \$359.45                         |
| Adelong                                  | \$80,000              | 34                           | 8%                           | 1.015             | \$200.17                         |
| Talbingo                                 | \$90,000              | 25                           | 8%                           | 1.015             | \$301.33                         |

#### 4.2 Total Contributions

Total contributions for regional and local park embellishments are summarized in the table below. Thus, a new residential development in Tumut would attract a total contribution per dwelling or lot consisting of the regional levy and a local levy. Batlow total however would be more because the local contribution is higher.

The Batlow contribution is higher because its local parks are of a lower standard and require more embellishments. This is not the fault of the Batlow residents. Therefore the charges have been agglomerated (standardized) across the shire. Each new residential development in a town will pay the same for parks and recreation development contributions, while rural developments will pay less (no local park contribution) as they don't profit out of local parks. The benefits of this are:

- Enables infrastructure to be affordable in Batlow, Adelong & Talbingo with only a small increase in contributions made by Tumut residents
- Encourages residential development in the smaller towns
- Maintains consistency with Councils other agglomerated charges such as rates and water / sewer developer charges

| <b>Table 8: Summary Total</b> |                 |                 |                   |
|-------------------------------|-----------------|-----------------|-------------------|
| <b>Township</b>               | <b>Regional</b> | <b>Local</b>    | <b>Total</b>      |
| Tumut                         | \$919.49        | \$26.75         | \$958.11          |
| Batlow                        | \$919.49        | \$359.45        | \$1,290.81        |
| Adelong                       | \$919.49        | \$200.17        | \$1,131.53        |
| Talbingo                      | \$919.49        | \$301.33        | \$1,232.69        |
| <b>Agglomerated</b>           | <b>\$919.49</b> | <b>\$221.92</b> | <b>\$1,153.28</b> |
| Rural                         | \$919.49        | \$0.00          | \$919.49          |

### 4.3 Comparison with other shires

The below table shows the current charge for Section 94 Contributions for Open Space (Parks & Recreation) in the Tumut Shire along with the proposed new charge and, rates for other Councils.

| <b>Council</b> | <b>Parks Contribution</b> | <b>Comments</b>   |
|----------------|---------------------------|---|
| Tumut          | \$633                     | 2004/2005 Charge  |
| Tumut          | \$1,153                   | Proposed new charge to commence 1/7/05  |
| Orange         | \$1,874                   | Covers local open space & sports grounds. Tumuts covers this and swimming pools.              |
| Goulburn       | \$2,000                   | Average for new subdivision areas. Established urban area is much cheaper.                    |
| Leeton         | \$1,024                   | Includes open space, recreation & bicycle paths. There are variations depending on block size |
| Yass           | \$1,880                   | Yass urban area. New release areas P.O.A based on works required.                             |
| Young          | \$0                       | Are in the process of writing one for Open Space  |
| Griffith       | \$1,160                   | Griffith standard. New release area at Kaleena = \$4,441 for open space.                      |
| Cooma          | \$0                       | Don't charge for Open Space. Working on a plan at the moment.                                 |

### 4.4 Financial Management

Income collected from developers shall be kept in the one fund for parks and recreation embellishments. Records of which town the money is collected from are needed to be kept. Charges are to be indexed (CPI) on an annual basis along with Councils other fees.

Expenditure from the fund can be only by Council resolution.

### 4.5 Review and rights of Appeal

Council in the course of managing parks will use this plan as a guiding document, particularly in the annual production of Council's Management Plan. A review is to occur each 4 years to coincide with Council elections. This is to include assessment of demand and supply of parks and recreation facilities to ensure the needs of the growing community are maintained. The procedures for the review are outlined in Council's Section 94 Contributions Plan: Management.

## **5. References**

1. Tumut Shire Housing Strategy June 2004
2. Tumut Shire 2001 census profile - Western Research Institute 2004
3. Tumut Region – A Country Growth Centre by Peter Becker – Tumut
4. Shire Council Economic Development Officer. January 2005 version
5. New South Wales Statistical Local Area Population Projections 2001-2031.  
DIPNR Transport and Population Data Centre
6. Tumut Shire Council Parks Strategic Plan 2005-2015, January 2005
7. Jane Irwin Parks Landscape master plans June 2001