

Bega Valley Shire Local Infrastructure Contribution Plan 2024 - 2036



PO Box 492, Bega NSW 2550

P. (02) 6499 2222

F. (02) 6499 2200

E. council@begavalley.nsw.gov.au

W. begavalley.nsw.gov.au

ABN. 26 987 935 332

DX. 4904 Bega

Bega Valley Shire Council acknowledges and pays our respects to the traditional custodians of the lands, waterways and airspace of the shire.

Contents

Summary	2
1 Introduction	6
1.1 Purpose of this plan.....	6
1.2 Land to which this plan applies.....	6
1.3 Development to which this plan applies	6
1.4 Excluded development	6
2 How to use this plan	8
2.1 Contribution rates	8
2.2 Worked examples.....	9
2.3 Development cost	11
2.4 Indexation	11
2.5 Standard (proforma) conditions	12
2.6 Payments	13
2.7 Certifier obligations.....	13
2.8 Alternatives to monetary contributions	15
3 Administration	17
3.1 Plan commencement.....	17
3.2 Relationship to other contribution plans	17
3.3 Transitional arrangements.....	17
3.4 Use of contributions	17
3.5 Funds pooling.....	17
3.6 Accountability and reporting	18
3.7 Plan review	18
Appendices	19
Appendix A: Expected development.....	21
Appendix B: Infrastructure strategies	24
Appendix C: Works schedule	36
Appendix D: Works maps	46
Appendix E: Development cost forms.....	52
Appendix F: Standard (proforma) conditions	56
Appendix G: Glossary	60

Bega Valley Local Infrastructure Contributions Plan 2024-2036

Bega Valley Shire will grow to 2036



4,200
new residents



2,322
new dwellings

To meet this growth, Council has developed a local infrastructure program valued at

\$144M



Developers will contribute about

\$27.5M

Projected allocations of development contributions



\$17M

Open space
& recreation



\$1.5M

Community
facilities



\$7M

Roads



\$0.8M

Streetscapes

Contributions rates: new residential development*



\$9,121

Per 1-bed
dwelling



\$10,761

Per 2-bed
dwelling



\$16,010

Per 3-bed
dwelling

Other development e.g. alterations & additions*



0.5% of development cost if between \$100,000 and \$200,000
1% if over \$200,000

*Refer to section 2.1 for details.

Summary

This plan commenced on 4 September 2024 and is called the Bega Valley Shire Council Local Infrastructure Contributions Plan 2024 - 2036 (the plan). It has been prepared by Bega Valley Shire Council (Council) to enable it to collect contributions from development towards the cost of infrastructure needed by the people that will live and work in the development.

It describes land to which the plan applies, development the plan applies to, the contribution rates, how to calculate the contribution, how the contribution will be indexed, when the contribution needs to be paid, and how to pay the contribution.

Appendices to the plan outline the expected development and infrastructure demand, infrastructure that will be provided to address the demand, infrastructure costs, apportionment of costs to development, and the contribution rates needed to fund the apportioned costs.

As outlined in Appendix A, a total of 4,200 new residents are expected across the Bega Valley local government area as a result of development from 2024 until 2036. This new population will use infrastructure and contribute to demand for its use. If Council does not provide new and upgraded infrastructure to meet the development-generated infrastructure demand, existing service levels for the existing population will decline.

The works schedule in Appendix C sets out the works Council will deliver to help address the development-generated infrastructure demand, the estimated cost of the works, and how much of the cost will be 'apportioned' to development and funded using contributions in accordance with this plan. It contains 88 works items with a total estimated cost of approximately \$144 million (rounded) across various categories including community facilities, open space and recreation and roads. Of this, approximately \$27.5 million (rounded) has been apportioned to the development for funding using contributions in accordance with this plan.

Contributions under this plan will be calculated in accordance with the contribution rates shown in Table 1. As shown, different types of contributions and rates are specified for different types of development. The two types of development contributions are referred to as either section 7.11 contributions or section 7.12 levies.

Section 7.11 contributions are based on the net increase in lots or dwellings resulting from the development. Section 7.12 levies are calculated as a percentage of the development cost determined in accordance with section 2.3 of this plan. Contributions rates and amounts will be indexed for inflation in accordance with section 2.4 of this plan.

Where a contribution under this plan is required, a condition will be imposed in the development consent or complying development certificate (as the case may be) identifying the type of contribution required, the contribution amount, how the contribution will be indexed for inflation, when the contribution needs to be paid, and how the contribution can be paid (acceptable payment methods). Standard (proforma) conditions are provided in Appendix F.

Council will review this plan generally every 5 years or as needed to ensure it addresses development demand, infrastructure needs and costs, Council priorities and relevant legislation. Further information on development contributions is available on Council's website.

Table 1: Contribution rates, as at August 2024¹

Type	Development description	Contribution type & rate
Development on any land in the Bega Valley local government area		
1	Subdivision that does not involve building work but creates a lot with a dwelling entitlement.	s7.11 contribution² \$10,761 / additional lot below 550 m2 \$16,010 / additional lot 550 m2 and over
2	Residential accommodation that will result in a net increase in the number of dwellings on the development site ³ .	s7.11 contribution⁴ \$9,121 / additional 0-1 bed dwelling \$10,761 / additional 2-bed dwelling ² \$16,010 / additional 3+ bed dwelling ²
3	Development for any purpose that: will not result in a net increase in the number of dwellings on the development site (for example, alterations, and additions to an existing dwelling), and the development cost is \$100,000 or more, determined in accordance with s2.3 of this plan.	s7.12 levy 0.5% of the development cost if the cost is between \$100,000 and \$200,000; 1% of the development cost if the cost is over \$200,000. Development cost determined per s2.3 of this plan
4	Development that includes a mix of Type 2 and Type 3 development.	per Type 2 A s7.11 contribution is required for the Type 2 component only. A s7.12 levy is not required for the Type 3 component.
5	Development identified in section 1.4 of this plan as being excluded from the need to pay a contribution under this plan.	Nil
Additional contributions for development on certain land in Bermagui		
6	Type 2 or Type 4 development (excluding complying development) on certain land in Bermagui as shown in the works maps in Appendix D.	Land dedication Dedication of any land on the site that is shown hatched in the relevant map in Appendix D.

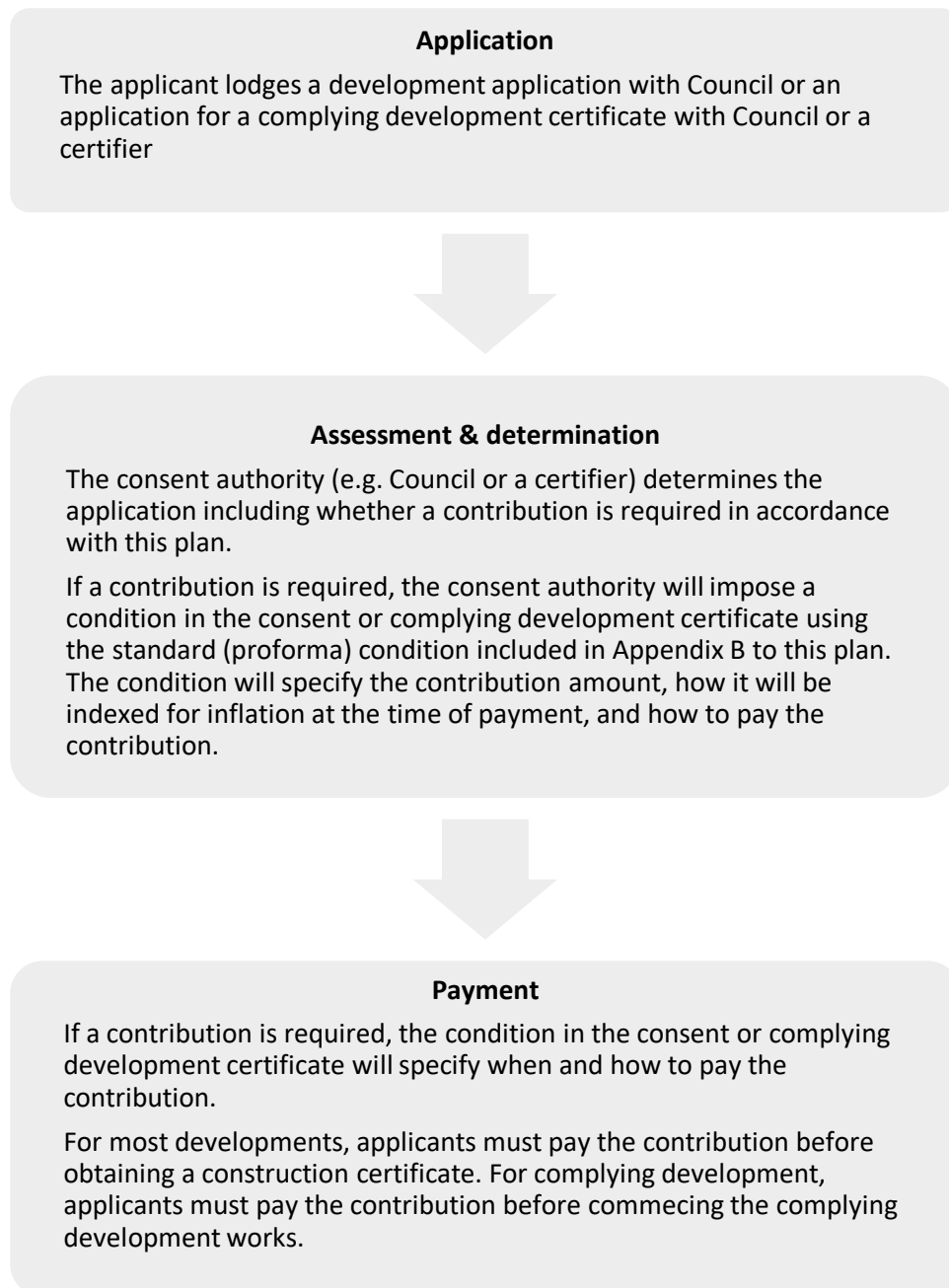
¹ Contribution rates and associated contribution amounts will be indexed for inflation in accordance with section 2.4 of this plan.

² To avoid doubt, a bedroom is defined in this plan as a room designed or intended for use as a bedroom or any room capable of being adapted to or used as a separate bedroom, for example, a study.

³ Section 1.4 of this plan includes exemptions to the payment of contributions, including dwelling houses on lots where a contribution was imposed on a previous development consent e.g. the subdivision which created a lot with a dwelling entitlement.

⁴ To avoid doubt, a bedroom is defined in this plan as a room designed or intended for use as a bedroom or any room capable of being adapted to or used as a separate bedroom, for example, a study.

Figure 1: Summary of key steps in the process





1 Introduction

1.1 Purpose of this plan

This plan is called Bega Valley Local Infrastructure Contribution Plan 2024 - 2036 and commenced on 4 September 2024. The plan's main purpose is to authorise:

- the consent authority, when granting consent to an application to carry out development to which this plan applies, or
- the Council or a registered certifier, when issuing a complying development certificate (CDC) for development to which this plan applies,

to require either a contribution under section 7.11 of the Environmental Planning and Assessment Act 1979 (EP&A Act) or a fixed development levy under section 7.12 of the EP&A Act to be made towards the provision, extension or augmentation of local infrastructure required because of development in the Bega Valley local government area, or infrastructure that has been provided in anticipation of, or to facilitate, such development.

The plan's other purposes are:

- to provide a framework for the efficient and equitable determination, collection and management of development contributions in the Bega Valley Shire.
- to establish the relationship between the expected development and proposed local infrastructure to demonstrate that the s7.11 contributions required under this plan are reasonable.
- to ensure that the broader Bega Valley community is not unreasonably burdened by the provision of local infrastructure that is required because of development.

This plan has been prepared in accordance with the EP&A Act and Environmental Planning and Assessment Regulation 2021 (EP&A Regulation), having regard to the most recent practice notes issued by the NSW Department of Planning, Housing and Infrastructure.

1.2 Land to which this plan applies

This plan applies to all land in the Bega Valley Shire local government area (LGA) as shown in the map in Figure 2.

1.3 Development to which this plan applies

This plan applies to all development on land to which this plan applies (being Bega Valley Shire local government areas, as outlined in the previous subsection) and requires the submission of a development application or an application for a complying development certificate.

1.4 Excluded development

The following development is excluded from the need to pay a contribution under this plan:

- Development excluded from section 7.11 contributions or section 7.12 levies by way of a direction made by the Minister for Planning. Copies of the current directions are available on the Department of Planning, Housing and Infrastructure's website
- Development undertaken by or on behalf of Council, including but not limited to works identified in the works schedule at Appendix C of this plan

- A new dwelling on a vacant allotment of land where a 7.11 contribution was imposed for a new dwelling on that allotment under a previous development consent
- Reconstruction of, or alterations and additions to, an existing dwelling that was constructed on or before 1965.

Developments where only part of the development is excluded

If the development is a mixed-use development and includes any of the above excluded development, only the excluded component of the development will be excluded from the need to pay a contribution under this plan.

Applying for an exclusion

Applicants seeking an exclusion must apply in writing in their development application or application for complying development certificate clearly demonstrating compliance with the relevant type of excluded development outlined in the previous table (Table 1).

Council is responsible for determining if a development meets the requirements above to be excluded from the need to pay a contribution under this plan.

If Council is satisfied the development is consistent with the relevant exclusion, it will exclude the development from the need to pay a contribution.

In the case of complying development, Council must first verify any exclusions in writing. Certifiers must obtain Council's written confirmation a development is excluded before excluding it from the need to pay a contribution under this plan.



Figure 2: land to which this plan applies

2 How to use this plan

2.1 Contribution rates

Development on any land in the Bega Valley local government area

Contributions under this plan for development on any land in the Bega Valley local Government area will be calculated in accordance with the contribution rates table (Table 1). As shown in the table, either a section 7.11 or 7.12 contribution will be applied depending on the type of development. Section 7.11 contributions are commonly referred to as 'nexus-based' contributions and are related to the development generated infrastructure demand and cost. Section 7.12 levies are commonly referred to as 'fixed-rate' levies and are calculated as a percentage of the development cost. Some worked examples are outlined in the following section.

Development on certain land in Bermagui

As also shown in the contribution rates table (Table 1), an additional contribution is required for Type 1 or 2 development (excluding complying development) on certain land in Bermagui as shown in Appendix D.

This clause authorises the Consent Authority⁵, when granting consent to an application to carry out development to which this clause applies, to impose a condition under section 7.11 of the EP&A Act requiring the dedication of land free of cost to Council towards the provision, extension or augmentation of the local Infrastructure specified in Appendix C of this plan to meet the demands of the development.

Where development on land to which this clause applies involves the development as outlined above, the consent authority will require as a condition of consent the developer of that land to dedicate the land shown hatched in Appendix D free of cost to Council.

The dedicated land is to enable roadway improvements by Council as and when funds permit. The land contribution is required in addition to any monetary contribution required for development on any land in Bega Valley LGA, as outlined in the contribution rates table.

Crown development

Council may in exceptional circumstances and at its absolute discretion, support a discount of up to 50 per cent of the contribution payable for Crown development only if it is for the primary purpose of providing a direct front-line service, such as public hospitals, schools and emergency services. In all other cases, Council's expectation is that the contribution will be paid in full.

It is noted that where a discount is provided, the infrastructure demand and cost that would otherwise have been addressed by the discounted amount will need to be funded by the existing population, for example, using general revenue. Under section 4.33 of the EP&A Act a consent authority (other than the Minister) must not impose a condition on its consent to a Crown development application, except with the approval of the applicant or the Minister.

⁵ Does not include private certifiers.

2.2 Worked examples

Example 1: Subdivision of land into 5 lots

Subdivision of an allotment containing an existing 3-bedroom dwelling (where a s7.11 contribution was paid previously on the lot) into 5 new allotments comprising the existing dwelling being retained on 1 lot, 2 new allotments below 550m², 1 new allotment over 550m² and one lot over 550m² intended for further subdivision in the future (potentially for a mixed-use development including a residential flat building).

The development is classified as Type 1 development in the contribution rates table in Table 1 of this plan as it includes subdivision but not building work. A section 7.11 contribution is therefore required and calculated as follows:

2 x lots below 550 m²	=	2 x \$10,761	=	\$21,522
2 x lots over 550 m²	=	2 x \$16,010	=	\$23,020
Total contribution	=	\$53,542 (unindexed)		

Example 2: Erection of a new 3-bedroom dwelling on a vacant allotment

Erection of a new 3-bedroom dwelling on a vacant allotment. A section 7.11 contribution was paid at the subdivision stage, based on the allotment area (per example 1 above).

Under excluded development provisions in section 1.4 of this plan, a dwelling on a vacant allotment of land where a 7.11 contribution was imposed on that allotment under a previous development consent is excluded from the need to pay a contribution under this plan. Therefore, a contribution for the development under this plan is not required.

Example 3: Demolition of an existing 2-bedroom dwelling and erection of a new 4-bedroom dwelling (development cost \$500,000)

The development will not result in a net increase in the number of dwellings on the development site and the development cost is over \$100,000. Therefore, a section 7.12 levy is required.

The development cost is \$500,000. The levy is calculated at 1 per cent of the development cost as the development cost is over \$200,000. The section 7.12 levy required is \$5,000. This will need to be indexed for inflation at the time of payment in accordance with section 2.4.

Example 4: Alterations and additions to convert an existing 2-bedroom dwelling to a 4-bedroom dwelling (development cost \$150,000)

The existing dwelling sits on a lot where no contributions were made at the time of lot subdivision under section 7.11 of the EP&A Act. The development cost is \$150,000.

A section 7.12 levy is required in accordance with section 2.1 as the development will not result in a net increase in the number of dwellings on the development site, but the development cost is over \$100,000.

The section 7.12 levy is calculated as 0.5 per cent of the development cost between \$100,000 and \$200,000 which in this example equates to \$750.

This will need to be indexed at the time of payment in accordance with section 2.4.

Example 5: Alterations and additions to convert an existing 2-bedroom dwelling to a 4-bedroom dwelling (development cost \$250,000)

The existing dwelling sits on a lot where no contributions were made at the time of lot subdivision under section 7.11 of the EP&A Act. The development cost is \$250,000.

A section 7.12 levy is required in accordance with section 2.1 as the development will not result in a net increase in the number of dwellings on the development site, but the development cost is over \$100,000.

As the development cost is over \$200,000 the s7.12 levy is calculated at 1 per cent of the development cost which is which in this example equates to \$2,500 (calculated as 1 per cent of \$250,000).

This will need to be indexed at the time of payment in accordance with section 2.4.

Note: If a section 7.11 contribution had been paid at the time of the subdivision of the lot, then no additional levy would apply for this development.

Example 6: Demolition of an existing 3-bedroom dwelling and construction of a new residential flat building

Demolition of an existing 3-bedroom dwelling and construction of a new residential flat building containing 6 x 1-bed dwellings, 10 x 2-bed dwellings and 8 x 3-bed dwellings. A section 7.11 contribution is required as the development will result in a net increase in the number of dwellings and is for the purpose of a residential flat building.

The section 7.11 contribution is calculated as:

6 x 1-bed dwellings	=	6 x \$9,121	=	\$54,726
10 x 2-bed dwellings	=	10 x \$10,761	=	\$107,610
8 x 3-bed dwelling	=	8 x \$16,010	=	\$128,080
LESS 1 x existing 3-bed dwelling	=	1 x \$16,010	=	-\$16,010
Total contribution	=	274,406(unindexed)		

Example 7: Demolition of an existing building containing 200 m² of retail space, construction of a new building containing 400 m² of retail space and shop top housing

Demolition of an existing building containing 200 m² of retail space, construction of a new building containing 400 m² of retail space and shop top housing containing 1 x 1-bed dwellings, 3 x 2-bed dwellings and 2 x 3-bed dwellings. The development cost is \$3 million.

Using the contribution rates table (Table 1) of this plan, the development includes both 'Type 2' development (new shop top housing) and 'Type 3' development (new retail floor space with a development cost over \$100,000) and is therefore considered as 'Type 4' development.

For Type 4 development, a section 7.11 contribution is required for the Type 2 component of the development but not the Type 3 component of the development. A section 7.11 contribution is required for the Type 2 component and is calculated as:

1 x 1-bed dwelling	=	1 x \$9,121	=	\$9,121
3 x 2-bed dwellings	=	3 x \$10,761	=	\$32,283
2 x 3-bed dwellings	=	2 x \$16,010	=	\$32,020
Total contribution	=	\$73,424 (unindexed)		

2.3 Development cost

There are two types of development cost forms. The type of form that needs to be completed is based on the development cost. The development cost thresholds and the person authorised to complete each form is summarised in the Table 2 below. The development cost forms are shown in Appendix E.

Table 2 : Development cost forms		
Development cost	Form	Authorised person
\$100,000 to \$3 million	Development cost summary form	Any suitably qualified building professional
More than \$3 million	Detailed development cost form	A quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors

The consent authority (for example, Council or a certifier) will review the completed form and determine the development cost for the purpose of calculating the section 7.12 amount payable.

Council may, at its sole discretion and at the applicant's cost, engage a suitably qualified and experienced person, such as a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors, to review the applicant's completed development cost form.

2.4 Indexation

Section 7.11 contributions

Section 2.1 of this plan indicates which types of development need to pay a section 2.1 contribution and the associated contribution rates. Appendix B indicates how the section 7.11 rates have been calculated. They are related to the development-generated infrastructure demand and cost, as reflected in the works schedule in Appendix C. Contributions rates are current at the time the cost estimates were prepared for the works schedule items, being November 2023.

Council will index the section 7.11 contribution rates (and associated contribution amounts) for inflation to ensure the value of the contributions for the construction and delivery of infrastructure is not eroded over time. Specifically, Council will index the contribution rates without the necessity of amending this plan at the time of consent and again at the time of payment in accordance with quarterly movements to the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics on its website.

Section 7.12 levies

Section 2.1 also indicates which types of development need to pay a section 7.12 levy and the associated contribution rate. As indicated, the contribution rate is calculated as a percentage of the development cost. The development cost is determined in accordance with section 2.3.

At the time of consent, the section 7.12 levy will be based on the development cost. Council will index the section 7.12 levy at the time of payment in accordance with quarterly movements to the Consumer Price Index (All Groups Index) for Sydney.

2.5 Standard (proforma) conditions

A consent authority (for example, Council or a certifier) must determine if a contribution is required for a proposed development in accordance with this plan. If the consent authority determines that a contribution is required, the consent authority must impose a condition in the consent or complying development certificate (as the case may be) requiring the contribution. The condition will specify:

- The type of contribution required (section 7.11 contribution or section 7.12 levy)
- The contribution amount
- The payment timing
- How the contribution will be indexed for inflation at the time of payment
- Acceptable payment methods.

Standard (proforma) conditions for different types of contributions (section 7.11 or 7.12) and consents (development consents and complying development certificates) are shown in Appendix F.

2.6 Payments

Payment timing

The previous section contains standard (proforma) conditions that will be imposed in the consent or complying development certificate when a development contribution is required. The condition will specify the contribution amount and when it needs to be paid. Generally, the timing of when a contribution needs to be paid depends on the type of development. Generally, this can be summarised as follows:

- *For works authorised under a complying development certificate* – the contributions are to be paid prior to any work authorised by the certificate commences, as required by clause 156 of the EP&A Regulation
- *For development where no further approvals are required* – before the development consent is issued
- *For development involving subdivision* – the contribution must be paid prior to the release of the subdivision certificate (linen plan)
- *For development not involving subdivision, but where a construction certificate is required* – the contribution must be paid prior to the release of the construction certificate.

Deferred payments

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

Payment methods

The condition in the consent or complying development certificate will specify acceptable payment methods applicants can use to pay a required monetary contribution.

2.7 Certifier obligations

Complying development

Certifiers issuing complying development certificates must:

- Determine if a contribution is required for the specific development type in accordance with relevant sections of this plan
- If a contribution is required, calculate the contribution in accordance with relevant sections of this plan
- Impose a condition in the complying development certificate requiring the contribution in accordance with relevant sections of this plan.

Private certifiers must notify Council of their determination of the complying development application within two (2) days of making the determination, in accordance with section 141(4) of the EP&A Regulation.

Applicants must pay the contribution prior to commencing the complying development works.

Excluded development

In some cases, applicants that have applied to a private certifier for a complying development certificate may apply for the development to be excluded from the need to pay a contribution under this plan in accordance with exclusion provisions in section 1.4 of this plan.

In such cases, the applicant or certifier must apply to the Council in writing and obtain the Council's written confirmation the development is excluded before excluding the development.

A certifier must not exclude a development from the need to pay a contribution under this plan if Council's written confirmation is not obtained and cited by the certifier.

Construction certificates and subdivision certificates

In the case of development requiring a development application, a condition in the consent will specify the contribution amount and when the contribution needs to be paid.

As noted in section 2.6 of this plan, conditions will generally require contributions to be paid at the following times:

- *For development where no further approvals are required* – before the development consent is issued.
- *For development involving subdivision* – the contribution must be paid prior to the release of the subdivision certificate (linen plan).
- *For development not involving subdivision, but where a construction certificate is required* – the contribution must be paid prior to the release of the construction certificate.
- *For works authorised under a complying development certificate* – the contributions are to be paid prior to any work authorised by the certificate commences, as required by [clause 156](#) of the EP&A Regulation.

Where a certifier is responsible for issuing a construction certificate or subdivision certificate, and a condition requires a contribution to be paid prior to the certificate being issued, certifiers must verify the contribution has been paid prior to issuing the certificate. Specifically, certifiers must cite the payment receipt issued by Council when a contribution is paid.

Certifiers must also include copies of the payment receipts with copies of the certified plans submitted to the Council in accordance with clause 141(4) of the EP&A Regulation.

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

Compliance checking

Council may undertake compliance checking to ensure certifiers comply with their obligations as outlined above.

2.8 Alternatives to monetary contributions

Applicants may offer to dedicate land free of cost or provide works in kind in full or part payment satisfaction of a section 7.11 monetary contribution. Council may choose to accept any offer but is not obliged to do so.

Works in kind and dedication of land

Section 7.11(5) of the EP&A Act allows a section 7.11 contribution obligation to be partly or fully satisfied by providing a material public benefit.

Council may, at its sole discretion, accept a material public benefit to satisfy a section 7.11 condition if that material public benefit is an infrastructure item identified in this plan's works schedule included in Appendix C. Such a public benefit is regarded as 'works in kind'.

If a developer wishes to provide works in kind, then the developer can do so by:

- Offering to enter into a planning agreement to undertake the works. Planning agreements are the most appropriate mechanism for offers made prior to the issue of a development consent.
- If the developer has already received a development consent containing a condition requiring a section 7.11 monetary contribution, the developer may offer to undertake works in kind through a works in kind agreement or offer to dedicate land through a land dedication agreement.

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

Offers and agreements generally

Any offer for works in kind should be made in writing to the Council and should be made prior to commencement of any works proposed as part of that offer. Retrospective works in kind agreements will not be accepted.

Offers may be accepted by the Council under the following circumstances:

- Council will generally only accept offers of works or land that are items included in the works schedule in Appendix C this plan.
- Council determines that the works in kind are, or the land to be dedicated is appropriate and meets a broad community need.
- Any offer for works in kind should, at a minimum, equate to the monetary value of the contribution otherwise required under this plan.

In assessing the request, Council will consider the following:

- Plans and cost estimates of the proposed works are to be prepared by suitably qualified professionals and submitted by the applicant.
- Land proposed to be transferred is to include a site contamination investigation report, remediation works if required and transfer of land fees.
- Ongoing maintenance costs.

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

- an acceptable standard for workmanship and materials
- frequency of progress works inspections

- the program for completion of the works or the dedication of land
- landscaping management plan
- an appropriate defects liability period.



3 Administration

3.1 Plan commencement

This plan commenced on 4 September 2024.

3.2 Relationship to other contribution plans

This plan repeals the *Bega Valley Local Infrastructure Contributions Plan 2014*. This plan does not affect any conditions of consent issued under any previous repealed (predecessor) plans.

3.3 Transitional arrangements

This plan applies to any development application or complying development certificate application made on or after the date of this plan's commencement.

It does not apply to development applications or applications for a complying development certificate submitted but not determined before the date this plan commenced. Instead, such applications will be determined against the relevant contribution plan that applied at the date the application was lodged.

In the case of applications to modify a consent under section 4.55 of the EP&A Act, the modification application will be determined against the same contribution plan that was applied to the original consent.

3.4 Use of contributions

In the case of contributions collected under this plan, Council will apply the contributions received from development to the works in the works schedule at Appendix C to this plan.

In the case of contributions collected under predecessor plans but not yet spent, Council will apply the contributions received to the works in the works schedule at Appendix C. Council will allocate the contributions generally in accordance with the same category / purpose for which they were originally collected, for example, community facilities, open space and recreation, and the like.

3.5 Funds pooling

Council may pool monetary contributions paid for different purposes in accordance with the conditions of various development consents authorised by this plan and any other contributions plan approved by the Council from time to time (whether or not such a plan is one that is repealed by this Plan) and apply the pooled contributions progressively for those purposes.

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

3.6 Accountability and reporting

In accordance with the EP&A Act and EP&A Regulation, a contributions register will be maintained by Council and published on its website and on the NSW Planning Portal.

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

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

Annual financial statements for contributions will also be published on Council's website and made available on the NSW Planning Portal.

3.7 Plan review

Council will generally review this plan every 5 years or as needed, including to ensure the plan's works schedules respond to the evolving infrastructure needs of the Bega Valley Shire area to which this plan applies.

Pursuant to section 215(5) of the EP&A Regulation, Council may make certain minor adjustments or amendments to the plan without prior public exhibition and adoption by Council. Minor adjustments include correcting minor typographical errors, indexing contribution rates and detailing when infrastructure items or works have been completed.

This plan will operate until either Council has collected contributions for all works items in the works program, or the plan is repealed.



Appendices

Appendices to this plan are shown on the following pages and summarised below.

Appendix A: Expected development

Outlines expected development over the life of this plan, from 2024 until 2036. Expected development is a key driver / indicator of development-generated infrastructure demand.

Appendix B: Infrastructure strategies

Outlines the strategies Council will use to address the development-generated infrastructure demand outlined in the previous appendix. Includes a description of the different infrastructure types, existing infrastructure, the development-generated infrastructure demand, infrastructure to be provided under this plan, apportionment of demand and costs to development, and calculation of the contribution rates needed to fund the infrastructure costs apportioned to development.

Appendix C: Works schedule

An itemised schedule of works Council will deliver using contributions under this plan.

The schedule contains a total of 37 works items across 5 categories comprising community facilities, open space and recreation, roads, streetscape (road) works and plan administration.

The total estimated cost of the works (\$2023) is approximately \$144 million (rounded). The cost apportioned to development is approximately \$27.5 million (rounded).

Appendix D: Works maps

Maps showing the locations of the works items in the works schedule. Includes an LGA-wide summary map and close-up maps covering the northern and southern sections of the LGA.

Appendix E: Development cost forms

Development cost forms that applicants for certain development must complete when the development cost is \$100,000 or more for the purpose of calculating the s7.12 levy payable.

Appendix F: Standard (proforma) conditions

Standard (proforma) conditions requiring section 7.11 and section 7.12 contributions under this plan – to be used by consent authorities when issuing conditions of consent and complying development certificates.

Appendix G: Glossary

A glossary of terms used in this plan.



Appendix A: Expected development

This section discusses the existing and future context for development in Bega LGA and describes the relationship between anticipated development and the future infrastructure needs in Bega LGA.

A1: Introduction

Local infrastructure contributions are imposed on developers of land in a council area. The contributions of land, money or works by developers are required by a council to meet the extra demand for council services resulting from new development.

The contributions are imposed on developments through section 7.11 or section 7.12 conditions of consent. Understanding the nexus or relationship between new development and infrastructure is critical for determining s7.11 contributions which are fair and reasonable.

A2: Dwelling occupancy rates

Dwelling occupancy rates for Bega Valley LGA are summarised in Table 3 below. These have been derived from 2021 Census data, published by the Australian Bureau of Statistics. These occupancy rates have been used to calculate the contribution rates (\$/dwelling) in this plan.

Table 3: Dwelling occupancy rates	
Number of bedrooms	Occupancy rate (residents/dwelling)
0-1 bedrooms (including studios and bedsits)	1.39
2 bedrooms	1.64
3 or more bedrooms	2.44

Source: derived from 2021 Census data, published by the Australian Bureau of Statistics



A3: Development and population projections

A significant driver for the demand for new or augmented local infrastructure in the LGA will be the expected changes in the population. The most recent population projections that have been prepared for Council are shown in Table 4 below. The period of this Plan is from 2023 to 2036. The highlighted populations are the figures adopted for the purposes of calculating the contributions rate.

Table 4: Population and dwelling projections - Bega Valley LGA			
	2023	2036	Change
Population (residents)	36,509	40,709	+4,200
Dwellings	19,000	21,322	+2,322

Source: forecast.i.d.com.au/bega-valley/population-households-dwellings accessed July 2023

Growth of the existing centres is also anticipated across the LGA. Therefore, the demand for infrastructure will be relatively evenly spread across the LGA.

Bega Valley's dispersed settlement pattern results in a substantial road network, including over 700 kilometres of sealed roads and similar length in unsealed roads. The LGA also includes several waterways, and the Council is responsible for over 200 bridges.

This settlement pattern also means that the demand for localised facilities, such as open space and community facilities, needs to be met either by centralising at the major centres or alternatively evenly distributing facilities across the LGA.

This decision of whether to centralise or distribute local infrastructure requires that Council balance competing objectives. Centralised facilities can generally be provided at a lower cost per person but are located at a greater distance from most residents. Dispersed local facilities are generally closer to their users but are usually delivered at a higher cost per person because there will be fewer users for each facility.

A4: Strategies informing development expectations

Residential development

A range of housing forms is expected to be provided throughout the LGA in the future. There is a need to supply more diverse housing forms including accommodation for seniors within the urban villages.⁶

One of the challenges is the increasing conversion of existing residential housing stock to short-term rental accommodation for tourism in the scenic coastal locations of the LGA. Another challenge is the increasing number of single person households who remain in place partly because there are limited smaller housing options.⁶

Non-residential development

The shire has 820 ha of industrial land, with most of it located around Bega, Eden and Pambula. This land is to support mainly construction and manufacturing as well as logistics. There are continued challenges to retain industrial lands separate from competing land uses.⁶

⁶ Source: Bega Valley Shire Local Strategic Planning Statement 2040 (2020)

Service centred jobs in healthcare, retail and accommodation/food (in tourism) continue to grow.

This plan authorises the levying of all non-residential developments with a development cost of \$100,000 or more a fixed rate levy under section 7.12 of the EP&A Act. One of the chief aims of this plan is to extract reasonable monetary contributions from non-residential development to help meet the future infrastructure demands, while not adversely affecting employment investment.



Appendix B: Infrastructure strategies

This appendix describes the development-generated demand for local infrastructure and the associated strategy and infrastructure Council will provide using contributions under this plan to address this demand.

B1: Community facilities

The previous appendix (Appendix A) outlines expected development. This development will generate demand for a range of infrastructure types. Infrastructure categories addressed in this plan, and examples of infrastructure types in each category, are outlined in the following subsections.

Types

Council is responsible for a range of community facilities including: libraries, halls, community centres, youth centres, childcare centres, meeting rooms, performance spaces and a gallery.

Community facilities provide a range of benefits. They provide spaces for people to physically come together, create social capital, learn new skills, create, celebrate and build resilience essential to strong communities. They can also influence and support social diversity, economic activity, place-making and neighbourhood liveliness.

An effective community asset network relies on the availability of facilities and spaces for the services, programs and activities that are held there.

While libraries, social and cultural assets can be purpose built for specific roles and functions, more contemporary approaches to community asset design and function include multipurpose and flexible community assets that cater to learning, social and cultural uses and create efficiencies in terms of floor space, staffing, “one stop access for users” and ongoing resourcing.

Existing facilities

Community assets located in Bega Valley Shire are owned and operated by Council, the NSW State Government agencies, the community sector and private providers. Council-owned facilities are summarised in Table B1.

Table B1: Summary of existing Council community facilities

Type	Number	Facilities
Libraries	4	Bega, Bermagui, Tura Marrang, Eden
Halls	18	Bemboka, Brogo, Candelo, Cobargo, Kiah, Merimbula (Twyford), Murrah, Nethercote, Pambula, Quaama, Rocky Hall, Tanja, Tarraganda, Tathra, Towamba, Wandella, Wolumla, Wyndham
Community centres	3	Bermagui community centre, Eden Log Cabin community venue, Old Pambula Courthouse
Meeting rooms	6	Bega Valley Commemorative Civic Centre, and meeting rooms in libraries for community at Bega, Eden, Bermagui and Tura Marang
Galleries	1	South East Centre for Contemporary Art (art gallery with artistic and educational programs) in Bega. The SECCA Shirley Hannan Project Space is a multipurpose space for local creatives to access through hiring by the half day, full day and week.

Performance space	1	Bega Valley Commemorative Civic Centre and network of community halls (in villages in shire) that are regularly utilised as performance spaces
Childcare centres	4	2 Childcare centres and preschool facilities operated by Council and 2 facilities leased to a third party

Nexus to development

Future residents that will live in the expected future development will use community facilities and contribute to their demand for use. This increased demand will require new and upgraded facilities to cater to increased pressure on existing facilities.

Demand benchmarks are commonly used to determine the demand for various types of community facilities for a given population. B2 below applies various benchmarks to determine the expected development-generated demand for various types of community facilities over the life of this plan from 2023 until 2036. As shown, the expected development-generated population increase will generate demand for a range of different types of community facilities.

Note that some of the benchmarks are more commonly used in metropolitan areas with higher growth rather than regional areas with lower growth. Additionally, Bega Valley Shire is a large shire in a regional area with a relatively low population. For these reasons, the benchmarks may be used as a general industry guide only. Contributions will provide minority funding towards the cost of works in this plan. Council's overall infrastructure strategy is based on a range of considerations.



Table B2: Community facilities benchmark demand⁷

Facility	Benchmark	Source	Divisor ⁸	Demand, 2023	Demand, 2036	Change	Unit
Population (residents)				36,509	40,709	4,200	
All libraries (floor space)	State Library NSW population-based library calculator		-	1,804	1,943	139	m ²
Library (local)	1:6,000-15,000	Parks and Leisure Australia 2012	15,000	2.43	2.71	0.28	libraries
Library (district)	1:15,000-30,000	Parks and Leisure Australia 2012	30,000	1.22	1.36	0.14	libraries
Library (regional/flagship)	1:30,000-150,000	Parks and Leisure Australia 2012	150,000	0.24	0.27	0.03	libraries
Community centre (local)	1:5,000	Parks and Leisure Australia 2012	5,000	7.30	8.14	0.84	centre
Community centre (district)	1:15,000-25,000	Parks and Leisure Australia 2012	25,000	1.46	1.63	0.17	centre
Youth centre / youth space (district level, co-located within a neighbourhood community centre)	1:20,000-30,000	Parks and Leisure Australia 2012	30,000	1.22	1.36	0.14	centre
Seniors centre (district level, co-located within a neighbourhood community centre)	1:20,000-30,000	Parks and Leisure Australia 2012	30,000	1.22	1.36	0.14	centre

⁷ Some of the benchmarks are more commonly used in metropolitan areas with higher growth rather than regional areas with lower growth.

⁸ Where benchmarks are expressed as a range (for example, 1 facility per 5,000 to 10,000 residents), the upper range has been used to calculate the benchmark demand (for example, 10,000 residents using the example mentioned) – this ensures the demand calculated as being attributable to development remains conservative / reasonable.

Strategy

Council will use contributions received under this plan to help fund the cost of works shown in the works schedule in Appendix C. It includes the following community facilities works:

- Upgrade of Bega Art Gallery
- Upgrade of Eden Library and Community Centre.

As outlined in the previous subsection, expected development will generate demand for a range of community facilities. However, rather than using contributions to fund a large number of smaller community facilities works, Council will use contributions under this plan to fund a smaller number of major works that will provide a significant benefit to a much wider area and population.

Given constraints, the works won't meet all of the expected development-generated infrastructure demand for community facilities. These constraints include the need to address development-generated infrastructure demand across a range of infrastructure categories and the need to ensure that the contribution rates remain reasonable and within the NSW Government's \$20,000 per dwelling IPART review threshold (introduced in 2012 but not indexed since then).

However, it is noted that Council typically only uses contributions to provide minority funding towards most infrastructure works costs, and a range of other funding sources are commonly used by Council to address both existing and future population demands. Examples include general revenue and grants.

Apportionment

Council will use contributions under this plan towards the cost of all capital works items in the works schedule in Appendix C, including the community facilities works items.

Works schedule items comprise either renewal or upgrade works. Renewal works will generally involve replacement of existing facilities without any increase in levels of service of those facilities. Conversely, upgrade works generally involve an improvement to the level of service of the facilities being upgraded.

Generally, most renewal works haven't been sized to cater for increasing populations and the growth population will benefit from the facility just as much as the pre-existing population. A reasonable approach would be to apportion the costs to the total future population in 2036, that is the existing 2023 population and the new development-generated population increase from 2023 until 2036. Under this approach, the effective apportionment to the new population is approximately 10 per cent, calculated as the new population from 2023 until 2036 divided by the total future population in 2036.

By contrast, the planning for upgrade works has generally taken account of the new development-generated population's needs as well as the pre-existing (2023) population's needs but, compared to renewal works, the focus of upgrade works is to cater for growth needs. For these works, a reasonable approach is to apportion 25 per cent of the cost of the works to the new development-generated population increase. This is reasonable in the context of relatively low growth regional council such as Bega Valley Shire.

Some upgrade works are required entirely as a result of the new population, that is, Council would not need to carry out the works if the new development did not occur. For these items, a reasonable approach is to apportion 100 percent of the costs to the new development-generated population increase.

The differential apportionment rates above have been applied to the works items in Appendix C and results in an overall average apportionment rate of 16 per cent. Council will fund the remaining 84 per cent using other funding sources, such as grants and general revenue.

Contribution rates

The contribution rates in this plan have been calculated using the following formula:

$$\text{Contribution rate per new resident} = \frac{\text{Works cost apportioned to development}}{\text{Development generated population increase}}$$

This calculation is shown in Table B3 below. It includes the total contribution rate and the breakdown by each infrastructure category, including community facilities.

Table B3: Contribution rate (\$/resident) calculations ⁹				
Category	Estimated cost (\$2023)	Apportioned cost, per Appendix C	New residents 2024-2036	Contribution rate (\$/resident)
Formula	A	B	C	D = C ÷ B
Community facilities	\$5,897,143	\$1,474,286	4,200	\$351
Open space & recreation	\$68,694,771	\$17,173,693	4,200	\$4,089
Roads	\$65,760,999	\$7,638,574	4,200	\$1,819
Streetscape	\$3,458,197	\$864,549	4,200	\$206
Plan administration	\$407,267	\$407,267	4,200	\$97
	\$144,218,377	\$27,558,368		\$6,562

The contribution per resident rate above may be converted to a contribution rate per dwelling based on the number of bedrooms in the dwelling by multiplying the per resident rate above by the assumed occupancy rates. This calculation is shown in Table B4 below.

⁹ All costs and rates are current at the date works cost estimates were prepared, being November 2023. Contribution rates will be indexed for inflation in accordance with section 2.4 of this plan.

Table B4: Contribution rates, as at July 2024				
Category	Per resident	Per dwelling (0-1 bedrooms)	Per dwelling (2 bedrooms)	Per dwelling (3 or more bedrooms)
Assumed occupancy (residents/dwelling)	1	1.39	1.64	2.44
Community facilities	\$351	\$488	\$576	\$856
Open space & recreation	\$4,089	\$5,684	\$6,706	\$9,977
Roads	\$1,819	\$2,528	\$2,983	\$4,438
Streetscape	\$206	\$286	\$338	\$502
Plan administration	\$97	\$135	\$159	\$237
	\$6,562	\$9,121	\$10,761	\$16,010

B2: Open space and recreation

Types

Open space is all publicly owned land with unrestricted public access that is managed for leisure, recreation and amenity purposes. Open space and recreation facilities that Council is responsible for include:

- Sporting facilities
- Playgrounds and skate parks
- Natural reserves
- Aquatic facilities
- Marine recreation facilities.

Like community facilities, open space and recreation facilities also provide a range of significant benefits. In particular, open space provides the setting for activities across the spectrum of recreation, from quiet reading to social gatherings to active sport. Local parks meet the needs of a local community, such as for play space, space to walk the dog, or relief from the urban environment. Larger parks may meet a district or regional need, providing a range of uses for different groups including space for community gatherings, sporting grounds, iconic spaces and major facilities

Open space and recreation is essential to the healthy functioning of the community. It provides a range of benefits including exercise, recreation, relaxation, escape, exploration, contemplation, interaction, connection, celebration, biodiversity, cooling, ventilation, tourism, identity and community well-being.

Existing open space and recreation facilities

Open space and recreation facilities located in Bega Valley Shire are owned and operated by Council, the NSW State Government agencies, the community sector and private providers. Council-owned facilities are summarised in the Table B5 below.

Table B5: Summary of existing Council community facilities

Type	Number of facilities
Parks	83
Playgrounds	43
Skate parks	9
Exercise stations	12
Sports fields	25
Sports courts	65
Aquatic centres	6
Indoor recreation centres	2

Nexus to development

Future residents that will live in the expected future development will use open space and recreation facilities and contribute to their demand for use. This increased demand will require Council to provide new and upgraded facilities to cater to increased pressure on existing facilities.

As noted, demand benchmarks are commonly used to determine the demand for various types of community facilities for a given population. Table B6 below applies various commonly used benchmarks to determine the expected development-generated demand for various types of open space and recreation facilities over the life of this plan from 2023 until 2036.

Note that some of the benchmarks are more commonly used in metropolitan areas with higher growth rather than regional areas with lower growth. Additionally, Bega Valley Shire is a large shire in a regional area with a relatively low population. For these reasons, the benchmarks may be used as a general industry guide only. Contributions will provide minority funding towards the cost of works in this plan. Council's overall infrastructure strategy is based on a range of considerations.



Table B6: Open space and recreation benchmark demand¹⁰

Facility	Benchmark	Source	Divisor ¹¹	Demand, 2023	Demand, 2036	Change	Unit
Population (residents)				36,509	40,709	4,200	
Open space	24.3 ha per 10,000 people	UK National Playing Fields Association	-	88.7	98.9	10.2	ha
Local open space (0.4-1 ha)	1:1,000 (within 400m or 5-minute walk)	Parks and Leisure Australia 2012	1,000	36.5	40.7	4.2	parks
District park (1-5 ha)	1: 5,000 (within 800m or 10-minute walk)	Parks and Leisure Australia 2012	5,000	7.30	8.14	0.84	parks
Regional park (5-20 ha)	1:15,000- 25,000 (up to 2km or 5-minute drive)	Parks and Leisure Australia 2012	25,000	1.46	1.63	0.17	parks
Playing fields	1:2,000-2,500	Parks and Leisure Australia 2012	2,500	14.60	16.28	1.68	playing fields
Skate park (neighbourhood)	1:5,000-10,000	Parks and Leisure Australia 2012	10,000	3.65	4.07	0.42	skate parks
Skate park (district)	1:10,000-25,000	Parks and Leisure Australia 2012	25,000	1.46	1.63	0.17	skate parks
Skate park (regional)	1:25,000-50,000	Parks and Leisure Australia 2012	50,000	0.73	0.81	0.08	skate parks
BMX dirt track facility (district)	1:10,000-30,000	Parks and Leisure Australia 2012	30,000	1.22	1.36	0.14	BMX facilities
BMX facility (formal bitumen track) (regional)	1:50,000+	Parks and Leisure Australia 2012	50,000	0.73	0.81	0.08	BMX facilities

¹⁰ Some of the benchmarks are more commonly used in metropolitan areas with higher growth rather than regional areas with lower growth.

¹¹ Where benchmarks are expressed as a range (for example, 1 facility per 5,000 to 10,000 residents), the upper range has been used to calculate the benchmark demand (for example, 10 residents using the example mentioned) – this ensures the demand calculated as being attributable to development remains conservative / reasonable.

Table B6: Open space and recreation benchmark demand¹⁰

Outdoor courts (multi-purpose)	1:10,000	Parks and Leisure Australia 2012	10,000	3.65	4.07	0.42	outdoor courts
Outdoor fitness stations	1:10,000	Parks and Leisure Australia 2012	10,000	3.65	4.07	0.42	fitness stations
Indoor courts	1:20,000	Parks and Leisure Australia 2012	20,000	1.83	2.04	0.21	indoor courts
Play spaces (neighbourhood)	1:2,000	Parks and Leisure Australia 2012	2,000	18.25	20.35	2.1	play spaces
Play spaces (district)	1:8,000-10,000	Parks and Leisure Australia 2012	10,000	3.65	4.07	0.42	play spaces
Play spaces (regional)	1:50,000	Parks and Leisure Australia 2012	50,000	0.73	0.81	0.084	play spaces

Strategy

Council will use contributions received under this plan to help fund the cost of open space and recreation facilities as shown in the works schedule in Appendix C. It includes the following works:

- Bega sporting complex - renewal and upgrade
- Bega War Memorial Swimming Pool - upgrade
- Merimbula boardwalk & foreshore path upgrade/renewal
- Pambula sports facilities & multi-use sports pavilion upgrade
- Cobargo swimming pool - upgrade
- Eden Lake Curalo boardwalk and foreshore path - upgrade/renewal
- Merimbula basketball and netball court - Pavilion renewal and upgrade
- Barclay Street Recreation Precinct Master Plan Items
- Edens & surrounds parkland renewal
- Merimbula & surrounds parkland renewal
- Bega & surrounds parkland renewal.
- Bermagui & surrounds parkland renewal
- Bar Beach Merimbula car park & traffic improvements
- Renewal and upgrade program for various parks and playgrounds in the LGA
- Pambula sporting complex - traffic and access improvements.
- Merimbula boat ramp - car park renewal and upgrade.
- Public amenities renewals program.

As outlined in the previous subsection, benchmarking demand analysis indicates that expected development will generate demand for a range of community facilities. However, rather than using contributions to fund a large number of smaller community facilities works, Council will use contributions under this plan to fund a smaller number of targeted works that will provide a significant benefit across a wider area in the most cost-efficient manner.

Apportionment

Costs for open space and recreation facilities will be apportioned to development in the same manner as for community facilities, as described in the subsection on 'Apportionment' in section B.1.

Contribution rates

The calculation of contribution rates for each infrastructure category including open space and recreation works is shown in the 'Contribution rates' subsection in section B.1.

B3: Roads and streetscapes

Existing facilities and nexus to development

The existing transport network comprises roads, on-road and off-road footpaths, shared paths and cycle lanes as well as supporting infrastructure such as traffic management devices, crossing facilities, kerb and guttering, signage and other street furniture. In addition, the LGA is serviced by numerous bus networks, many of which are on local roads, and these service numerous bus stops.

These transport networks are geographically extensive although do not necessarily provide an equitable level of accessibility and/or safety to all existing residents. Furthermore, as the community moves toward more sustainable modes of transport, the existing transport

networks and infrastructure will not be adequate to cater for the demand of an increased population.

Future development will be responsible for approximately 4,200 new residents to 2036 that will increase demand for new and augmented traffic management, pedestrian and bicycle facilities and bus stop improvements that assist in providing a sustainable, safe, efficient and user-friendly transport network.

The new population will walk, cycle, use public transport and drive, and therefore contribute to the demand for traffic and transport facilities that enable travel by these modes. As more people walk, cycle, use public transport and drive, competition between the various modes of travel increases as road space is limited. This increases demand for infrastructure works to better manage transport needs including:

- *Traffic signals and intersection upgrades* – to reduce conflicts and improve reliability and safety.
- *New roads, lane realignments and road-widening* – to increase connectivity of the road network and minimise congestion.
- *Pedestrian and traffic calming works* – to support walking, and public transport, ease congestion, and reduce demand on the road network.
- *Cycling connectivity works* – to support cycling in the aim of further encouraging modal shift through dedicated routes that reduce time delays and offer additional safety from other transport modes.

If Council does not adequately cater for the new population's transport needs, amenity and accessibility levels will decline.

Strategy

Council will use contributions received under this plan to help fund the cost of works shown in the works schedule in Appendix C. It includes the following road works:

- Replacement of existing rural and urban bridges to concrete
- Shouldering program for collector roads to provide structural support and enhance safety
- Installation of new kerb and guttering at various locations LGA-wide
- Strengthening of existing pavements at various locations LGA-wide
- Rehabilitation of existing kerb and guttering at various locations LGA-wide.

Apportionment

Costs for roads and streetscape works will be apportioned to development in the same manner as for community facilities, as described in the subsection on 'Apportionment' in section B.1.

Contribution rates

The calculation of contribution rates for each infrastructure category including road works is shown in the 'Contribution rates' subsection in section B.1.

B4: Plan administration

Tasks

Council is required to manage, monitor and maintain the contributions plan. This plan has been prepared to allow contributions to be levied on development so that infrastructure demands can be satisfied. The costs that Council has incurred in this regard include the commissioning of external experts to prepare the plan text and works schedules. The effective coordination and administration of the plan will involve many tasks, some of which include the following:

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

These activities will be undertaken by both in-house staff and external consultants.

Nexus and apportionment

Plan administration costs arise directly because of future development. Therefore, it is reasonable that the costs associated with preparing and administering this plan be recouped through contributions from development in the area.

Costs associated with the ongoing administration and management of the contributions plan will be levied on all applications that are required to make a financial contribution under this plan.

Costs included in this plan for management and administration are determined based on the IPART benchmark¹² of an allowance equivalent to 1.5 per cent of the cost of construction works that are to be met by development approved under this plan. The apportionment rate for this is 100%.

Contribution rates

The calculation of contribution rates for each infrastructure category as well as plan administration costs is shown in the 'Contribution rates' subsection in section B.1.

¹² Independent Pricing and Regulatory Tribunal of New South Wales (2014), *Local Infrastructure Benchmark Costs*, page 63

Appendix C: Works schedule

Table C1: Summary schedule

Type	Items	Estimated cost (\$2023)	Apportioned cost (\$2023)	
Community facilities	2	\$5,897,143	\$1,474,286	
Open space & recreation	35	\$68,694,771	\$17,173,693	
Roads	41	\$65,760,999	\$7,638,574	
Streetscapes	9	\$3,458,197	\$864,549	
Plan administration	1	\$407,267	\$407,267	
	88	\$144,218,377	\$27,558,368	



Plan administration							
Item	Desc. 1	Description 2	Est. cost (\$2023)	Upgrade (U) or Renewal (R)	Apportion.	Apportioned	Staging / priority
88	Plan administration	Plan administration (1.5% of apportioned capital costs)	\$407,267		100%	\$407,267	

Community facilities works							
Item	Desc. 1	Description 2	Est. cost (\$2023)	Upgrade (U) or Renewal (R)	Apportion.	Apportioned	Staging / priority
6	Gallery	Bega Gallery upgrade - increased gallery floor space by approximately 20m2, additional art storage space provided, new arts workshop, new roof, skylights, windows & façade, new landscaping & planting, new toilet facilities, new entry to BVSC Zingel Place Admin/gallery building. The redevelopment will increase the gallery program.	\$4,308,412	U	25%	\$1,077,103	M
19	Libraries	Eden Gateway refurbishment - site redevelopment of site, upgrade of library and community facilities - Eden Library and Community Centre renewal providing for a new library and community facility with flexible multi-purpose spaces suitable for a range of creative activities and community events.	\$1,588,731	U	25%	\$397,183	M

Open space and recreation works							
Item	Desc. 1	Description 2	Est. cost (\$2023)	Upgrade (U) or Renewal (R)	Apportion.	Apportioned	Staging / priority
5	Swimming pools	Bega War Memorial Swimming Pool re-development. Renewal and upgrade of the Bega War memorial Swimming pool based on BVSC endorsed concept plan. Additional lanes, change facilities / amenities, program pool, shade and seating.	\$14,000,000	U	25%	\$3,500,000	M
8	Swimming pools	Cobargo swimming pool - Renewal and upgrade of the ageing swimming pool and facilities to meet current compliance standards and use requirements. Pool structure, change facilities / amenities, kiosk.	\$3,201,448	U	25%	\$800,362	M
9	Sports grounds	Pambula sports facilities and multi-use sports pavilion - Replace of 3 existing aging buildings with a central sports pavilion building servicing both ovals. Change rooms, amenities, kiosks, club/ social rooms, storage.	\$4,420,000	U	25%	\$1,105,000	M
10	Reserves	Merimbula boardwalk and foreshore path upgrade. Renewal and upgrade of the ageing boardwalk and associated assets to meet current compliance standards and use requirements based on the BVSC endorsed concept plan. Structure upgrade, decking upgrade / widening.	\$10,000,000	U	25%	\$2,500,000	M
13	Sports grounds	Bega Sporting complex - Renewal and upgrade of the Bega Sports Stadium and associated oval pavilions and facilities based on BVSC endorsed concept plan to meet current user needs, compliance standards and use requirements. Change facilities, kiosks, club / social rooms, multi-sport indoor court, spectator seating.	\$14,000,000	U	25%	\$3,500,000	M
15	Reserves	Eden & Surrounds Parkland renewals. Renewal of existing aging parkland assets and infrastructure to support on going recreation use of parkland reserves. (e.g. fencing, shelters, furniture, pathways, carparks etc)	\$1,603,624	U	25%	\$400,906	M

Open space and recreation works							
16	Reserves	Merimbula & Surrounds Parkland renewals. Renewal of existing aging parkland assets to support on going recreation use of parkland reserves. (e.g. fencing, shelters, furniture, pathways, carparks etc)	\$1,603,624	U	25%	\$400,906	M
17	Reserves	Bega & surrounds - parkland renewals. Renewal of existing aging parkland assets to support ongoing recreation use of parkland reserves. (e.g. fencing, shelters, furniture, pathways, carparks etc)	\$1,603,624	U	25%	\$400,906	M
18	Reserves	Bermagui & surrounds - parkland renewals. Renewal of existing aging parkland assets to support ongoing recreation use of parkland reserves. (e.g. fencing, shelters, furniture pathways, carparks etc)	\$1,603,624	U	25%	\$400,906	M
22	Marine / car park	Merimbula boat ramp - Carpark renewal and upgrade.	\$1,000,000	U	25%	\$250,000	M
23	Reserves	Parks and playgrounds - renewal and upgrade program. Renewal of existing aging playground facilities to support ongoing recreation use and function. (South Pambula, Wolumla, Kaianiny, Spencer Park, Pambula, Wallaga Lake)	\$1,000,000	U	25%	\$250,000	M
24	Sports grounds	Pambula sporting complex - traffic and access improvements. Renewal and upgrade of traffic flow, parking and pedestrian facilities to enable functioning as a regional facility.	\$1,000,000	U	25%	\$250,000	M
25	Path	Candelo path renewal - multiple path renewals around the town centre Zone one paths - High traffic or conflict areas, high disabled or elderly use, proximity to major facilities	\$847,017	U	25%	\$211,754	M
26	Reserves	Merimbula basketball and netball court - Pavilion renewal and upgrade	\$2,000,000	U	25%	\$500,000	M
27	Path	Bega - path renewals - these are town centre or zone one (High traffic or conflict areas, high disabled or elderly use, proximity to major facilities) paths including upper St, Gipps Street, Carp Steet, Auckland Street	\$791,579	U	25%	\$197,895	M

Open space and recreation works							
28	Amenities	Public amenities renewals program - Renewal and upgrade of existing aging public toilets to meet current design standards and support on-going use and function. BVSC Public Toilets Strategy (Church Street, Cocora Beach, Memorial Park Eden, Kaianiny, Broadwater, Quarantine Bay)	\$765,567	U	25%	\$191,392	H
35	Sports grounds	Bega Area Sportsground Asset Management Plan renewals. Renewal and upgrade of existing aging non-compliant assets to support ongoing recreation use and function. (Floodlights, fencing, pavilions)	\$575,936	U	25%	\$143,984	H
36	Sports grounds	Bermagui Area Sportsground Asset Management Plan renewals. Renewal and upgrade of existing aging non-compliant assets to support ongoing recreation use and function. (Floodlights, fencing)	\$575,936	U	25%	\$143,984	M
37	Sports grounds	Merimbula Area Sportsground Asset Management Plan renewals. Renewal and upgrade of existing aging non-compliant assets to support ongoing recreation use and function. (Floodlights, fencing, pavilions)	\$575,936	U	25%	\$143,984	M
38	Sports grounds	Eden Area Sportsground Asset Management Plan renewals. Renewal and upgrade of existing aging non-compliant assets to support ongoing recreation use and function. (Floodlights, fencing, pavilions)	\$575,936	U	25%	\$143,984	M
47	Swimming Pools	Candelo Pool - Operational and plant asset renewals and efficiency improvements to support ongoing use and function	\$469,853	U	25%	\$117,463	H
49	Reserves	Coastal accessibility program - Eden. Parkland, public amenities and recreation asset renewals and upgrades and accessibility improvements at Cocora Beach	\$460,399	U	25%	\$115,100	M
50	Reserves	Coastal accessibility program - Merimbula. Parkland, public amenities and recreation asset renewals and upgrades, and accessibility improvements at Spencer Park	\$460,399	U	25%	\$115,100	H

Open space and recreation works							
51	Reserves	Coastal accessibility program - Tathra. Parkland, public amenities and recreation asset renewals and upgrades, and accessibility improvements at Kaianiny Bay	\$460,399	U	25%	\$115,100	M
52	Reserves	Coastal accessibility program - Bermagui Parkland, public amenities and recreation asset renewals and upgrades, and accessibility improvements.	\$460,399	U	25%	\$115,100	M
55	Sports grounds	Barclay Street Recreation Precinct Master Plan Items - Renewal & Upgrades including outdoor courts, site access and pathways, fencing, stormwater drainage, irrigation, pavilion facilities.	\$2,000,000	U	25%	\$500,000	M
56	Sports grounds	Evans Park Kalaru - Parkland improvements to meet growing community needs. Parking and access, shelters, facilities.	\$400,000	U	25%	\$100,000	M
62	Path	Cobargo Path - renewal multiple path renewals around the town centre Zone one paths Definition - Zone 1 High traffic or conflict areas, high disabled or elderly use, proximity to major facilities. The zones are indicated spatially on the Council's Path table	\$312,917	U	25%	\$78,229	M
63	Sports grounds	Bega Valley (Keith Mitchell) fields - lighting and power upgrade	\$295,779	U	25%	\$73,945	M
64	Amenities	Tathra Taylors Square - high needs amenities upgrade	\$292,637	U	25%	\$73,159	M
69	Sports grounds	Sportsground floodlighting upgrade - Bega George Griffin	\$320,000	U	25%	\$80,000	M
70	Sports grounds	Sportsground floodlighting upgrade - Bermagui Dickinson Oval	\$320,000	U	25%	\$80,000	M
71	Sports grounds	Sportsground floodlighting upgrade - Wolumla	\$320,000	U	25%	\$80,000	M
74	Swimming Pools	Eden Pool - Operational and plant asset renewals and upgrades to support ongoing use and function	\$214,330	U	25%	\$53,582	M
86	Sports grounds	Candelo John Gordon Recreation Reserve - Pavilion renewal and upgrade	\$163,808	U	25%	\$40,952	H

Road works							
Item	Desc. 1	Description 2	Est. cost (\$2023)	Upgrade (U) or Renewal (R)	Apportion.	Apportioned	Staging / priority
1	Bridges	Cuttagee Bridge upgrade	\$16,500,000	R	10%	\$1,650,000	H
2	Bridges	Wapengo Creek Bridge, Tathra-Bermagui Road	\$5,890,000	R	10%	\$589,000	H
3	Bridges	Pambula River (also Six Mile) Bridge	\$11,540,000	R	10%	\$1,154,000	M
4	Bridges	Ritchies Lagoon (also Gowings) Bridge, Wallagoot Lane, Jellat Jellat - Fixing country bridges state funded concrete	\$4,738,329	R	10%	\$473,833	M
7	Bridges	Murrabrine Creek bridge, Murrabrine Lane, Cobargo - Fixing country bridges state funded concrete	\$3,300,000	R	10%	\$330,000	M
11	Bridges	Murrah River Bridge superstructure	\$2,400,000	R	10%	\$240,000	H
12	Shouldering	Various collector roads (Shouldering Program)	\$2,124,200	R	10%	\$212,420	H
14	Bridges	Katchencarry Creek bridge, Upper Brogo Road, Verona - Fixing country bridges state funded concrete	\$1,850,000	R	10%	\$185,000	M
20	Kerb & Gutter	Kerb & gutter program- Candelo, Bega and Pambula multiple Kerb and Gutter installation	\$1,341,600	U	25%	\$335,400	M
21	Bridges	McPauls Bridge, South Wolumla	\$1,200,000	R	10%	\$120,000	M
29	Roads	Installation of 750 m of new Kerb and Gutter	\$748,872	N	25%	\$187,218	S
30	Roads	Mount Darragh Road South Pambula - reconstruct & widen / stabilise 1 km length of road	\$717,756	R	10%	\$71,776	S
31	Roads	Installation of 610 m of new Kerb and Gutter	\$608,839	N	25%	\$152,210	M
33	Roads	Installation of 590 m of new Kerb and Gutter	\$590,439	N	25%	\$147,610	M
34	Roads	Installation of 580 m of new Kerb and Gutter	\$576,038	N	25%	\$144,010	M
39	Roads	Installation of 575 m of new Kerb and Gutter	\$571,126	N	25%	\$142,782	M
40	Roads	Sams Corner Road Bemboka - pavement strengthening, restore as new 1.5 km length of road	\$536,640	R	10%	\$53,664	S

Road works							
41	Roads	Towridgee Lane Candelo - pavement strengthening, restore as new 1.5 km length of road	\$536,640	R	10%	\$53,664	S
42	Roads	Warrigal Range Road Brogo - pavement strengthening, restore as new 1.5 km length of road	\$536,640	R	10%	\$53,664	S
43	Roads	Headland Drive Tura Beach - pavement strengthening, restore as new 1.5 km length of road	\$536,640	R	10%	\$53,664	M
44	Roads	Installation of 530m of new Kerb and Gutter	\$529,830	N	25%	\$132,458	M
46	Roads	Upper Street Bega - pavement strengthening, restore as new 1.3 km length of road	\$476,268	R	10%	\$47,627	M
48	Roads	Installation of 465 m of new Kerb and Gutter	\$463,640	N	25%	\$115,910	M
53	Roads	Installation of 460 m of new Kerb and Gutter	\$457,022	N	25%	\$114,256	M
57	Bridges	Wandella Road Bridge Wandella - Dogtrap Gully bridge superstructure	\$400,000	U	25%	\$100,000	S
58	Roads	Installation of 400 m of new Kerb and Gutter	\$395,754	N	25%	\$98,939	M
59	Bridges	Red Hill Road bridge Bournda - already committed tendered as Concrete Bridge	\$350,000	R	10%	\$35,000	S
60	Roads	Sapphire Coast Drive Bournda - Asphaltic Concrete Overlay for 0.8 km	\$335,400	R	10%	\$33,540	S
65	Roads	Cosham Close Eden - replace existing concrete kerb and gutter like for like	\$268,320	R	10%	\$26,832	M
66	Roads	Back Creek Road Lochiel - pavement strengthening, restore as new 0.75 km length of road	\$268,320	R	10%	\$26,832	H
68	Roads	Bega Street - pavement strengthening, restore as new 0.7 km length of road	\$252,668	R	10%	\$25,267	H
72	Roads	Auckland Street Bega - pavement strengthening, restore as new 0.4 km length of road	\$223,600	R	10%	\$22,360	H

Road works							
73	Roads	Gordon Street Bega - pavement strengthening, restore as new 0.4 km length of road	\$223,600	R	10%	\$22,360	M
78	Kerb & Gutter	Kerb & Gutter rehabilitation programs- Eden, Bermagui and Tathra multiple Kerb and Gutter renewal	\$859,742	R	10%	\$85,974	M
79	Roads	Mount Darragh Road South Pambula - reconstruct & widen / stabilise 1 km length of road	\$717,756	R	10%	\$71,776	M
80	Roads	Sams Corner Road Bemboka - pavement strengthening, restore as new 1.5 km length of road	\$536,640	R	10%	\$53,664	M
81	Roads	Towridgee Lane Candelo - pavement strengthening, restore as new 1.5 km length of road	\$536,640	R	10%	\$53,664	M
82	Roads	Warrigal Range Road Brogo - pavement strengthening, restore as new 1.5 km length of road	\$536,640	R	10%	\$53,664	M
83	Bridges	Wandella Road Bridge Wandella - Dogtrap Gully bridge superstructure	\$400,000	U	25%	\$100,000	M
84	Bridges	Red Hill Road bridge Bournda - Already committed tendered as Concrete Bridge	\$350,000	R	10%	\$35,000	M
85	Roads	Sapphire Coast Drive Bournda - Asphaltic Concrete Overlay for 0.8 km	\$335,400	R	10%	\$33,540	M

Streetscape works							
Item	Desc. 1	Description 2	Est. cost (\$2023)	Upgrade (U) or Renewal (R)	Apportion.	Apportioned	Staging / priority
32	Path	Bermagui Path - multiple path renewals around the town centre Zone one paths Zone Definition - Zone 1 High traffic or conflict areas, high disabled or elderly use, proximity to major facilities The zones are indicated spatially on the Council's Path table	\$596,484	U	25%	\$149,121	M
45	Path	Main and Market Street Merimbula - intersection path renewal	\$508,817	U	25%	\$127,204	M
54	Path	Eden path renewal multiple path renewals around the town centre Zone one paths Definition - Zone 1 High traffic or conflict areas, high disabled or elderly use, proximity to major facilities The zones are indicated spatially on the Council's Path table	\$415,903	U	25%	\$103,976	H
61	Path	Main Street, Merimbula - footpath renewal (Club Sapphire)	\$316,727	U	25%	\$79,182	H
67	Path	Bermagui Path - multiple path renewals including blue pool paths	\$262,341	U	25%	\$65,585	M
75	Path	Toallo Street, Pambula - path renewal	\$211,236	U	25%	\$52,809	M
76	Path	Eden Precinct Snug Cove	\$800,000	U	25%	\$200,000	M
77	Path	Chandos streetscape Eden - path renewal Definition - Zone 1 High traffic or conflict areas, high disabled or elderly use, proximity to major facilities The zones are indicated spatially on the Council's Path table	\$188,992	U	25%	\$47,248	H
87	Path	Wolumla Street - Scott Street Wolumla renewal of path	\$157,697	U	25%	\$39,424	M

Appendix D: Works maps



Bega Valley Local Government Area

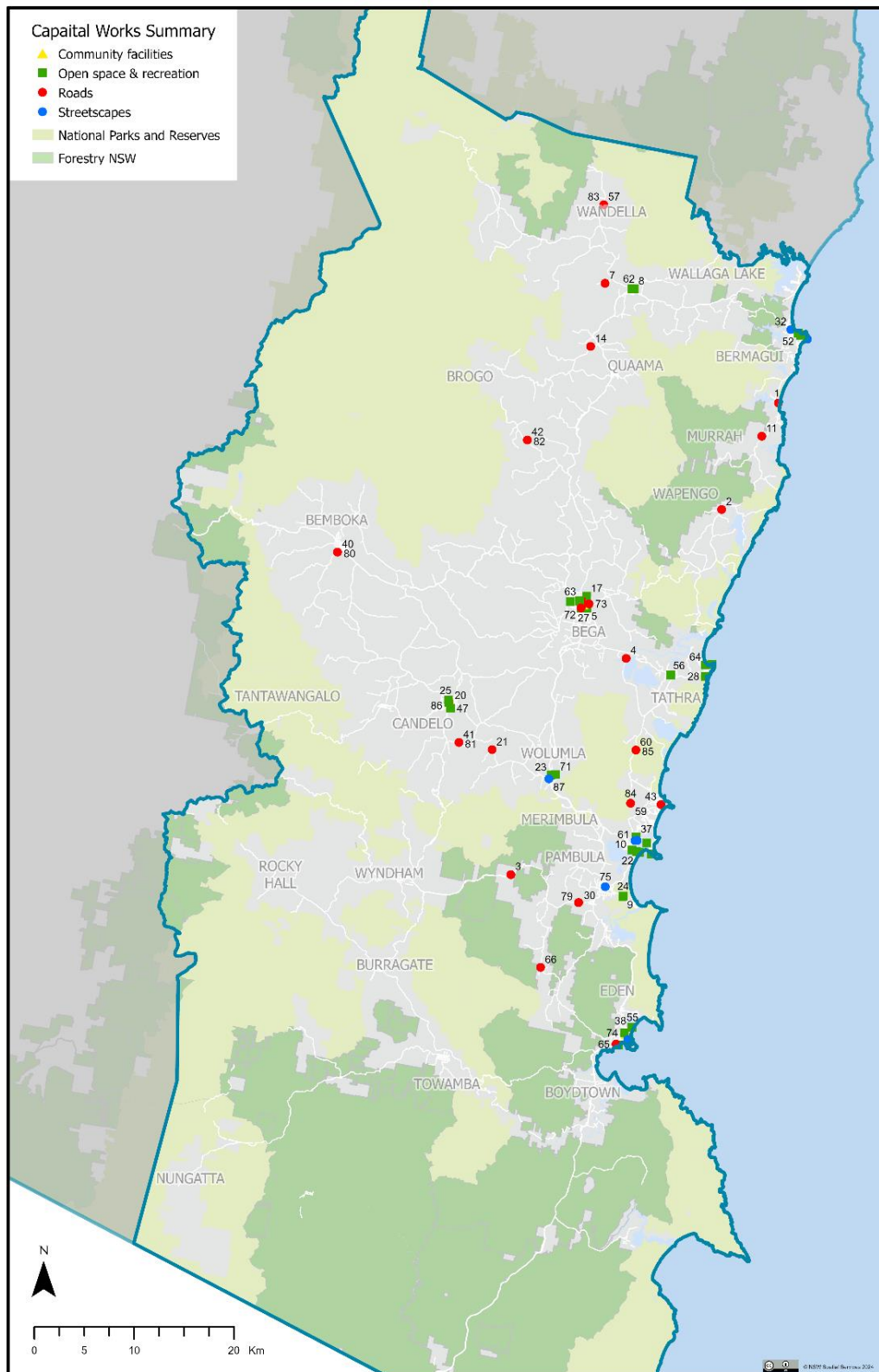


Figure 3: Summary works map

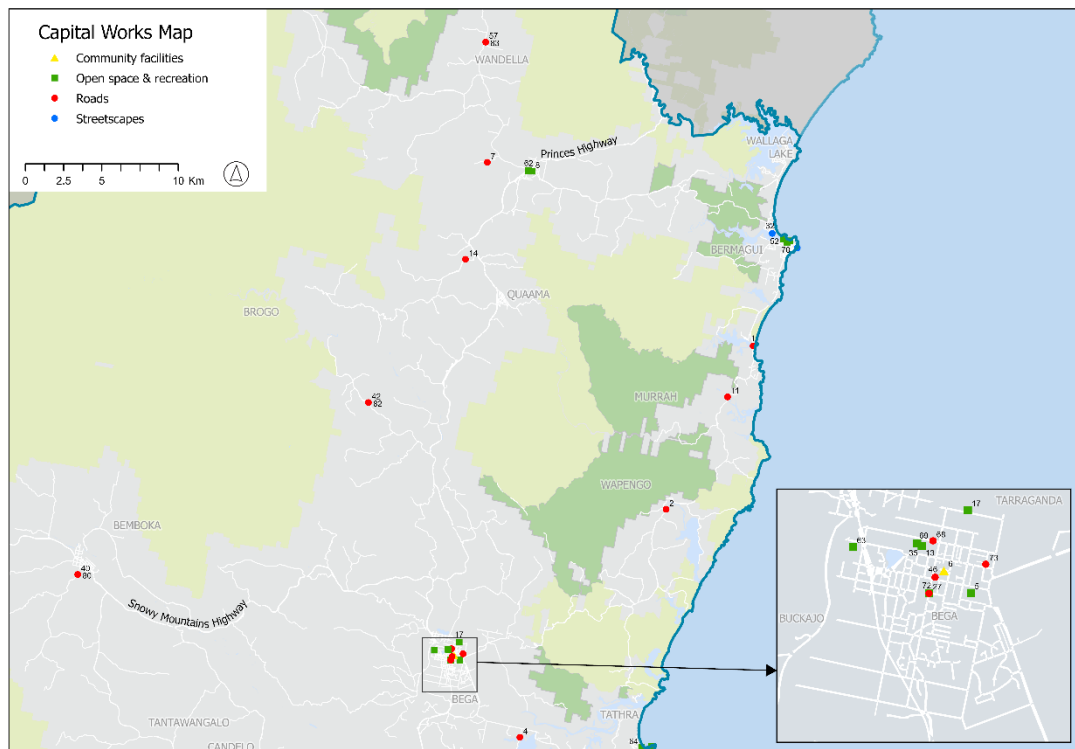


Figure 3: Northern works map

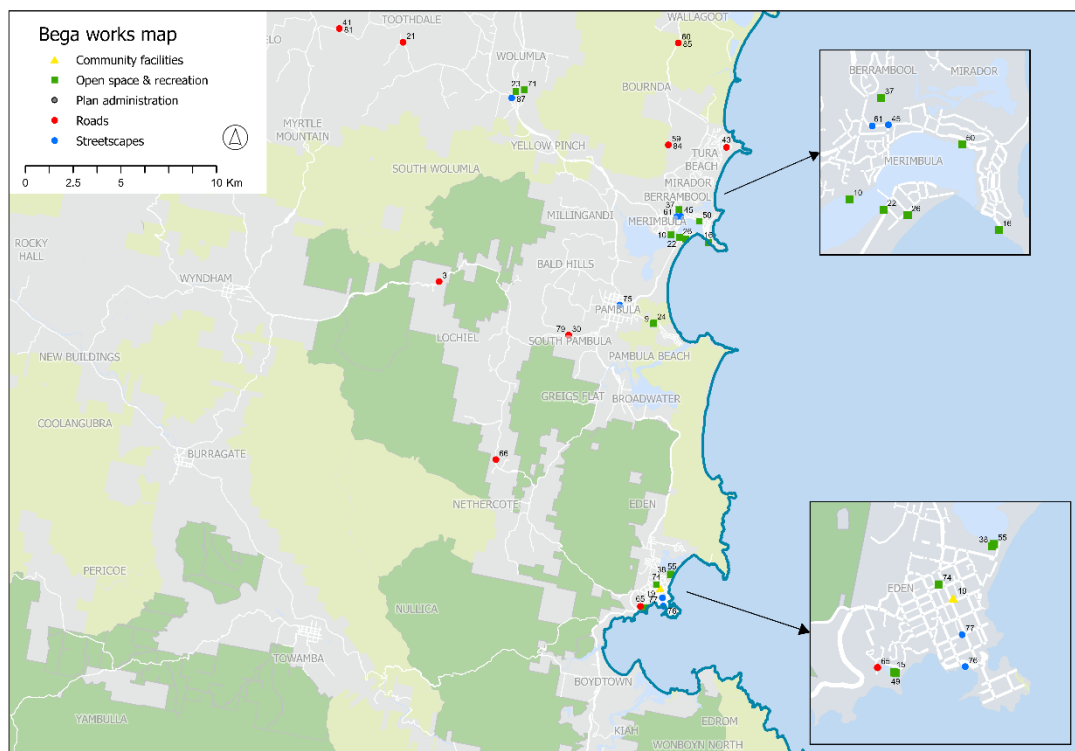


Figure 5: Southern works map

Figure 6: Lots requiring land dedication in Bermagui (map 1 of 3)

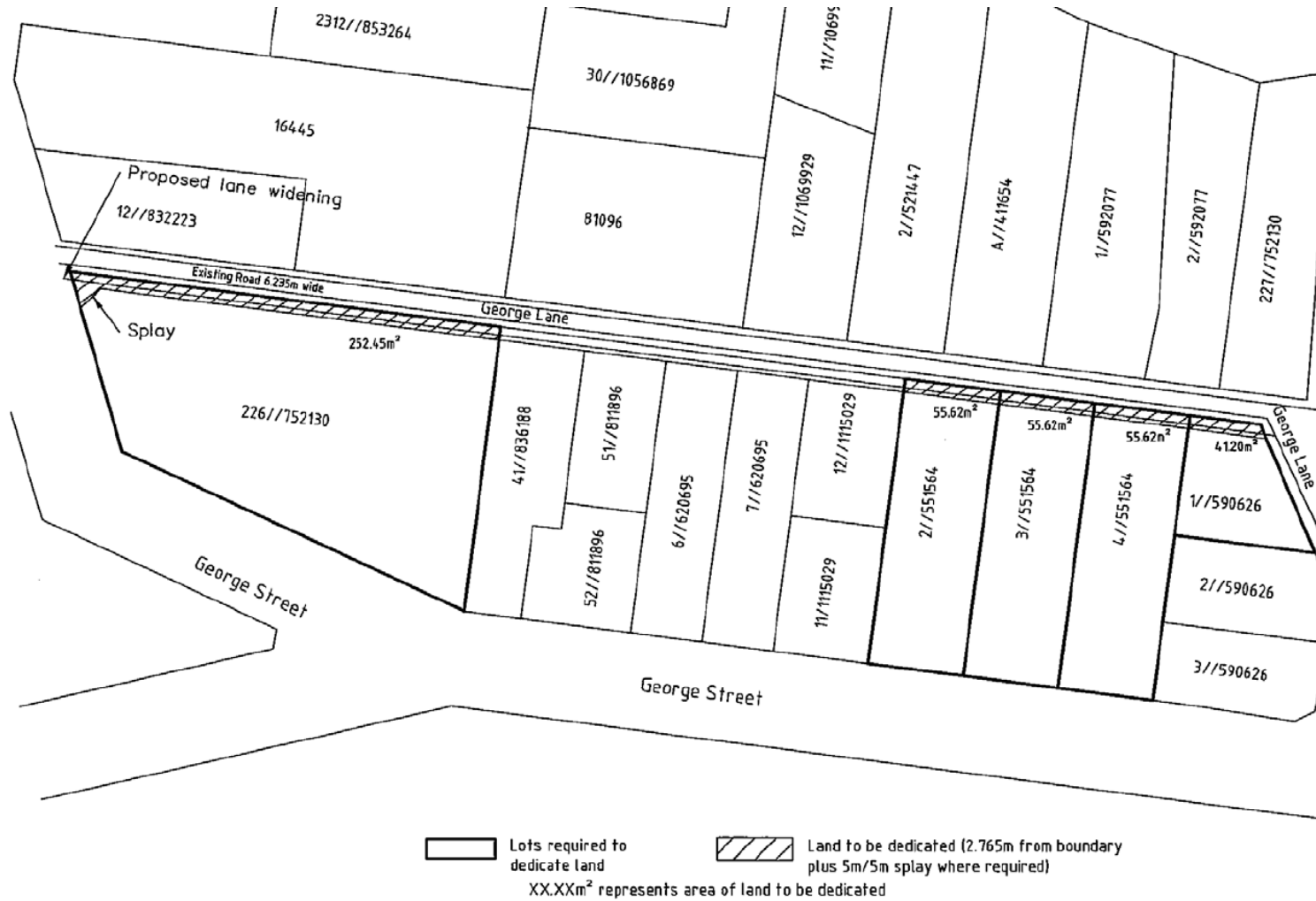


Figure 7: Lots requiring land dedication in Bermagui (map 2 of 3)

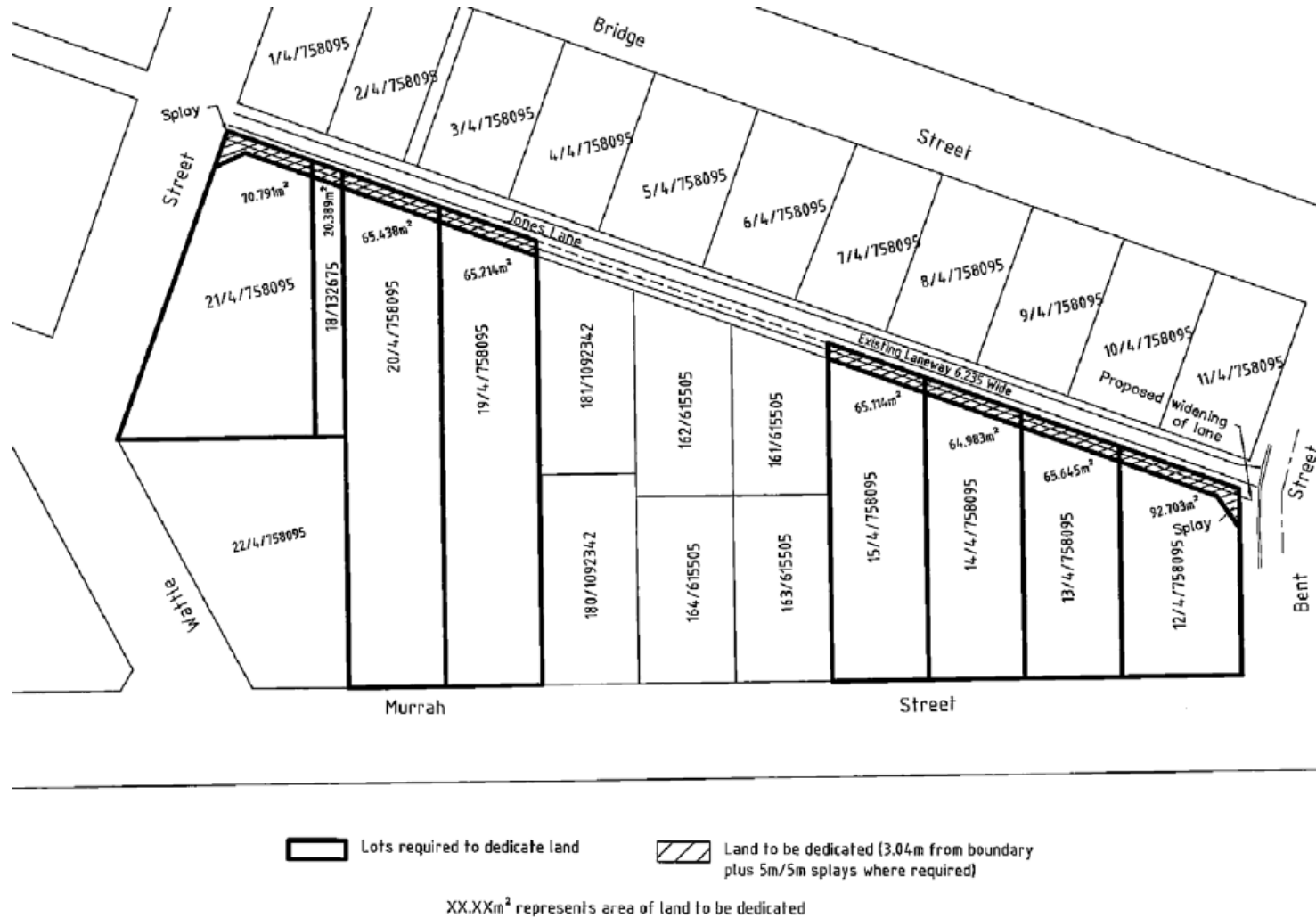
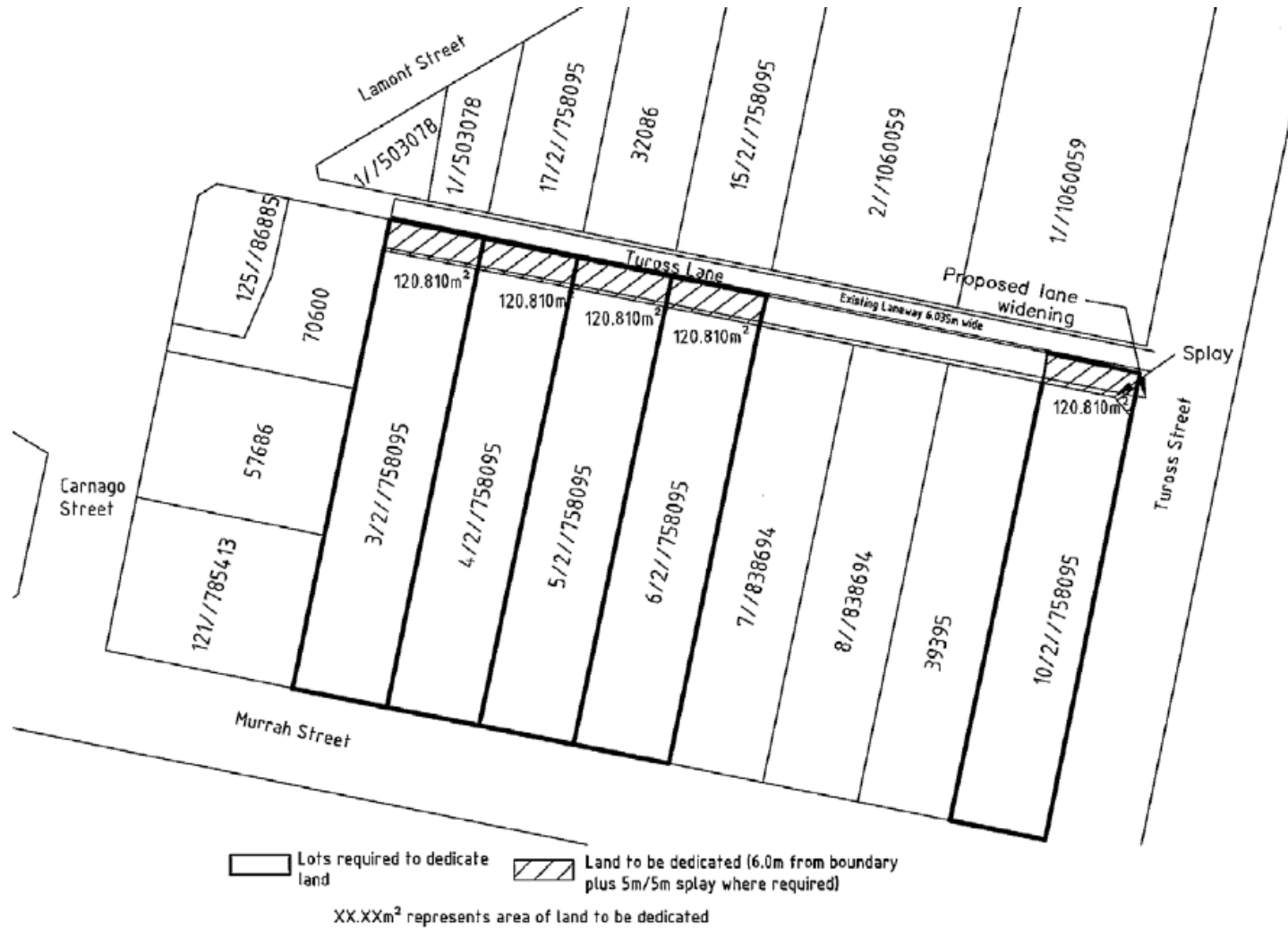


Figure 8: Lots requiring land dedication in Bermagui (map 3 of 3)



Appendix E: Development cost forms

Development cost summary form:

Development cost between \$100,000 and \$3 million

Under section 2.1 of Bega Valley Local Infrastructure Contribution Plan 2024, a section 7.12 levy is required for certain development identified in section 2.1 as being 'Type 3' development.

For Type 3 development with a development cost of between \$100,000 and \$3 million, applicants must arrange for this form to be completed by a suitably qualified building professional, such as a licensed builder, engineer or architect.

Applicants must submit the completed form as part of their development application or complying development certificate application.

1. Application details

Application number:	
Date:	
Construction certificate number:	
Applicant name:	
Applicant address:	
Development name	
Development address	

2. Development cost details

Cost item		Estimated cost
1	Demolition and alterations	
2	Hydraulic services	
3	Structure	
4	Mechanical services	
5	External walls, windows and doors	
6	Fire services	
7	Internal walls, screens and doors	
8	Lift services	
9	Wall finishes	
10	External works	
11	Floor finishes	
12	External services	
13	Ceiling finishes	
14	Other related work (e.g. excavation, decontamination, remediation, other site preparation)	
15	Fittings and equipment	
16	Preliminaries and margin	

Cost item		Estimated cost
	Subtotal	
17	Consultant fees	
18	Other related development costs	
19	Goods and services Tax	
	Total development cost	

3. Declaration

I certify that I have:

- Inspected the plans the subject of the application for development consent or construction certificate.
- Calculated the development costs in accordance with the definition of development costs in clause 208 of the Environmental Planning and Assessment Regulation 2021 at current prices.
- Included GST in the calculation of development costs.

Name:	
Signature:	
Date:	
Position:	
Qualifications:	

Detailed development cost form

Development cost over \$3 million

Under section 2.1 of Bega Valley Local Infrastructure Contribution Plan 2024, a section 7.12 levy is required for certain development identified in section 2.1 of the plan as being 'Type 3' development.

For Type 3 development with a development cost of more than \$3 million, applicants must arrange for this form to be completed by a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors.

Applicants must submit the completed as part of their development application or complying development certificate application.

1. Application details

Application number:	
Date:	
Applicant name:	
Applicant address:	
Development name:	
Development address:	

2. Development details

Item	Details
Gross floor area – commercial (m ²)	
Gross floor area – residential (m ²)	
Gross floor area – retail (m ²)	
Gross floor area – car parking (m ²)	
Gross floor area – other (m ²)	
Total gross floor area (m ²)	
Total site area (m ²)	
Total car parking spaces	
Total development cost (\$)	
Total construction cost (\$)	
Total GST (\$)	

3. Development cost details

Item	Details	Item	Details
Professional fees (\$)		Excavation (\$)	
% of development cost		\$/m ² of site area	
% of construction cost		Car park (\$)	
Demo. & site preparation (\$)		\$/m ² of site area	

Item	Details	Item	Details
\$/m ² of site area		\$/parking space	
Construction – commercial (\$)		Fit out – commercial (\$)	
\$/m ² of commercial area		\$/m ² commercial area	
Construction – residential (\$)		Fit out – residential (\$)	
\$/m ² of residential area		\$/m ² of residential area	
Construction – retail (\$)		Fit out – retail (\$)	
\$/m ² of retail area		\$/m ² of retail area	

4. Declaration

I certify that I have:

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

Name of person completing form:	
Signature:	
Date:	
Position:	
Qualifications:	

Appendix F: Standard (proforma) conditions

F1: Standard condition: complying development certificate (s7.12 levy)

In accordance with section 7.12 of the *Environmental Planning and Assessment Act 1979* and the Bega Valley Local Infrastructure Contribution Plan 2024-2036 (the Plan), a monetary contribution of \$[INSERT FIGURE] shall be paid to Council for the purposes of the provision, extension or augmentation of local infrastructure identified in the Plan.

At the time of payment, the monetary contribution payable will be adjusted for inflation in accordance with indexation provisions in the Plan in the following manner:

$$C_{\text{payment}} = C_{\text{consent}} \times (CPI_{\text{payment}} \div CPI_{\text{consent}})$$

Where:

C_{payment} = is the contribution at time of payment

C_{consent} = is the contribution at the time of consent, as shown above

CPI_{consent} = is the Consumer Price Index (All Groups Index) for Sydney at the date the contribution amount above was calculated being [insert CPI value] for the [insert latest quarter and year].

CPI_{payment} = is the Consumer Price Index (All Groups Index) for Sydney published by the Australian Bureau of Statistics that applies at the time of payment

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

The monetary contributions must be paid to Council (i) before the works commence – if the development requires building works, or (ii) before occupation or the issue of an occupation certificate, whichever occurs first – if no works are required.

The invoice will be valid for 3 months. If the contribution is not paid by this time, please contact Council's customer service centres to obtain an updated invoice. The contribution amount will be adjusted to reflect the latest value of the Consumer Price Index (All Groups Index) for Sydney.

F2: Standard condition: development consent (\$7.12 levy)

In accordance with section 7.12 of the *Environmental Planning and Assessment Act 1979* and the Bega Valley Local Infrastructure Contribution Plan 2024-2036 (the Plan), a monetary contribution of \$[INSERT AMOUNT] shall be paid to Council for the purposes of the provision, extension or augmentation of local infrastructure identified in the Plan.

At the time of payment, the monetary contribution payable will be adjusted for inflation in accordance with indexation provisions in the Plan in the following manner:

$$C_{\text{payment}} = C_{\text{consent}} \times (CPI_{\text{payment}} \div CPI_{\text{consent}})$$

Where:

C_{payment} = is the contribution at time of payment

C_{consent} = is the contribution at the time of consent, as shown above

CPI_{consent} = is the Consumer Price Index (All Groups Index) for Sydney at the date the contribution amount above was calculated being [insert CPI value] for the [insert latest quarter and year].

CPI_{payment} = is the Consumer Price Index (All Groups Index) for Sydney published by the Australian Bureau of Statistics that applies at the time of payment

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

The monetary contributions must be paid to Council (i) if the development is for subdivision – prior to the issue of the subdivision certificate, or (ii) if the development is for building work – prior to the issue of the first construction certificate, or (iii) if the development involves both subdivision and building work – prior to issue of the subdivision certificate or first construction certificate, whichever occurs first, or (iv) if the development does not require a construction certificate or subdivision certificate – prior to the works commencing.

It is the professional responsibility of the principal certifying authority to ensure that the monetary contributions have been paid to Council in accordance with the above timeframes.

The invoice will be valid for 3 months. If the contribution is not paid by this time, please contact Council's customer service centres to obtain an updated invoice. The contribution amount will be adjusted to reflect the latest value of the Consumer Price Index (All Groups Index) for Sydney.

F3: Standard condition: development consent (\$7.11 contribution)

In accordance with section 7.11 of the *Environmental Planning and Assessment Act 1979* and the Bega Valley Local Infrastructure Contribution Plan 2024-2036 (the Plan), the following monetary contributions shall be paid to Council to cater for the increased demand for local infrastructure resulting from the development:

<u>Contribution category</u>	<u>Amount</u>
Community facilities	\$(insert]
Open space and recreation	\$(insert]
Roads	\$(insert]
Roads (streetscape) works	\$(insert]
Plan administration	\$(insert]
Total	\$(insert]

At the time of payment, the contributions payable will be adjusted for inflation in accordance with indexation provisions in the Plan in the following manner:

$$C_{\text{payment}} = C_{\text{consent}} \times (CPI_{\text{payment}} \div CPI_{\text{consent}})$$

Where:

C_{payment} = is the contribution at time of payment

C_{consent} = is the contribution at the time of consent, as shown above

CPI_{consent} = is the Consumer Price Index (All Groups Index) for Sydney at the date the contribution amount above was calculated being [insert CPI value] for the [insert latest quarter and year].

CPI_{payment} = is the Consumer Price Index (All Groups Index) for Sydney published by the Australian Bureau of Statistics that applies at the time of payment

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

The monetary contributions must be paid to Council (i) if the development is for subdivision – prior to the issue of the subdivision certificate, or (ii) if the development is for building work – prior to the issue of the first construction certificate, or (iii) if the development involves both subdivision and building work – prior to issue of the subdivision certificate or first construction certificate, whichever occurs first, or (iv) if the development does not require a construction certificate or subdivision certificate – prior to the works commencing.

It is the professional responsibility of the principal certifying authority to ensure that the monetary contributions have been paid to Council in accordance with the above timeframes.

The invoice will be valid for 3 months. If the contribution is not paid by this time, please contact Council's customer service centres to obtain an updated invoice. The contribution amount will be adjusted to reflect the latest value of the Consumer Price Index (All Groups Index) for Sydney.

F4: Standard condition – complying development certificate (s7.11 contribution)

In accordance with section 7.11 of the *Environmental Planning and Assessment Act 1979* and the Bega Valley Local Infrastructure Contribution Plan 2024-2036 (the Plan), the following monetary contributions shall be paid to Council to cater for the increased demand for local infrastructure resulting from the development:

<u>Contribution category</u>	<u>Amount</u>
Community facilities	\$(insert)
Open space and recreation	\$(insert)
Roads	\$(insert)
Roads (streetscape) works	\$(insert)
Plan administration	\$(insert)
Total	\$(insert)

At the time of payment, the monetary contribution payable will be adjusted for inflation in accordance with indexation provisions in the Plan in the following manner:

$$C_{\text{payment}} = C_{\text{consent}} \times (CPI_{\text{payment}} \div CPI_{\text{consent}})$$

Where:

C_{payment} = is the contribution at time of payment

C_{consent} = is the contribution at the time of consent, as shown above

CPI_{consent} = is the Consumer Price Index (All Groups Index) for Sydney at the date the contribution amount above was calculated being [insert CPI value] for the [insert latest quarter and year].

CPI_{payment} = is the Consumer Price Index (All Groups Index) for Sydney published by the Australian Bureau of Statistics that applies at the time of payment

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

The monetary contributions must be paid to Council (i) if the development requires building works – before the works commence, or (ii) if no works are required – before occupation or the issue of an occupation certificate, whichever occurs first.

The invoice will be valid for 3 months. If the contribution is not paid by this time, please contact Council's customer service centres to obtain an updated invoice. The contribution amount will be adjusted to reflect the latest value of the Consumer Price Index (All Groups Index) for Sydney.

Appendix G: Glossary

Words and phrases used in this plan have the same meaning as the terms defined in the Bega Valley Local Environmental Plan 2013 or the Environmental Planning and Assessment Act 1979, except as provided for below.

Certifier has the same meaning as in the EP&A Act.

Complying development has the same meaning as in the EP&A Act.

Complying development certificate (CDC) has the same meaning as in the EP&A Act.

Consent authority has the same meaning as in the EP&A Act but also includes a registered certifier responsible for issuing a CDC.

Council means Bega Valley Shire Council.

Department means the Department of Planning, Housing and Industry.

Development has the same meaning as in the EP&A Act.

Development application has the same meaning as in the EP&A Act.

Development consent has the same meaning as in the EP&A Act.

Dwelling has the same meaning as in Bega Valley Local Environmental Plan 2013.

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

EP&A Regulation means the NSW Environmental Planning and Assessment Regulation 2021.

GFA means gross floor area.

LGA means local government area.

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

Minister means the Minister for Planning

Planning agreement has the same meaning as in section 7.4 of the EP&A Act.

Residential accommodation has the same meaning as in Bega Valley Local Environmental Plan 2013.



Zingel Place, Bega

M. PO Box 492 Bega **P.** 02 6499 2222 **F.** 02 6499 2200 **ABN.** 26 987 935 332 **DX.** 4904 Bega



council@begavalley.nsw.gov.au



[begavalleyshirecouncil](https://www.facebook.com/begavalleyshirecouncil)



www.begavalley.nsw.gov.au