



SINGLETON LOCAL INFRASTRUCTURE CONTRIBUTIONS PLAN

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**SINGLETON
COUNCIL**

Acknowledgment

Singleton Council acknowledges the Wanaruah, Wonnarua people and their custodianship of the land in the Singleton Local Government Area. We also acknowledge all other Aboriginal and Torres Strait Islanders who live within the Singleton Local Government Area and pay our respect to elders past present and future.

TABLE OF CONTENTS

| | |
|--|----|
| AMENDMENT HISTORY | 4 |
| INTERPRETATION | 4 |
| 1 PLAN SUMMARY | 5 |
| 1.1 NAME AND COMMENCEMENT OF THIS PLAN | 5 |
| 1.2 OVERVIEW | 5 |
| 1.3 HOW TO READ THIS PLAN | 5 |
| 1.4 CONTRIBUTION TYPE | 7 |
| 1.5 CATCHMENTS | 8 |
| 1.6 SUMMARY OF SECTION 7.11 RATES | 10 |
| 1.7 SUMMARY OF SECTION 7.11 (HAULAGE MAINTENANCE CONTRIBUTION) RATE | 12 |
| 1.8 SUMMARY OF SECTION 7.12 RATES | 12 |
| 2 INTRODUCTION | 13 |
| 2.1 NAME OF PLAN..... | 13 |
| 2.2 COMMENCEMENT | 13 |
| 2.3 BACKGROUND AND LEGISLATIVE FRAMEWORK..... | 13 |
| 2.4 PURPOSE AND OBJECTIVES OF PLAN..... | 13 |
| 2.5 LAND TO WHICH THIS PLAN APPLIES | 14 |
| 2.6 DEVELOPMENT TO WHICH THIS PLAN APPLIES..... | 16 |
| 2.7 CONTRIBUTIONS FOR MIXED USE DEVELOPMENT..... | 17 |
| 2.8 DEVELOPMENT THAT IS EXEMPT FROM CONTRIBUTIONS UNDER THIS PLAN..... | 17 |
| 3 ADMINISTRATION AND OPERATION OF THE PLAN | 18 |
| 3.1 SECTION 7.11 CONTRIBUTIONS..... | 18 |
| 3.1.1 CAP ON SECTION 7.11 RATES | 18 |
| 3.1.2 SECTION 7.11 CONTRIBUTIONS RATES | 19 |
| 3.1.3 INDEXATION OF SECTION 7.11 CONTRIBUTIONS..... | 21 |
| 3.1.4 APPLICATION OF SECTION 7.11 CONTRIBUTIONS (NOT INCLUDING HAULAGE MAINTENANCE CONTRIBUTIONS) COLLECTED UNDER THIS PLAN | 22 |
| 3.1.5 APPLICATION OF SECTION 7.11 HAULAGE MAINTENANCE CONTRIBUTIONS..... | 23 |
| 3.2 SECTION 7.12 LEVIES | 23 |
| 3.2.1 SECTION 7.12 RATES | 23 |
| 3.2.2 CALCULATING THE COST OF WORKS | 23 |
| 3.2.3 INDEXATION OF SECTION 7.12 LEVIES..... | 25 |

| | | |
|-------|---|----|
| 3.2.4 | APPLICATION OF SECTION 7.12 LEVIES COLLECTED UNDER THIS PLAN | 26 |
| 3.3 | OBLIGATIONS OF ACCREDITED CERTIFIERS..... | 26 |
| 3.3.1 | COMPLYING DEVELOPMENT CERTIFICATES..... | 26 |
| 3.3.2 | CONSTRUCTION CERTIFICATES | 27 |
| 3.4 | SETTLEMENT OF CONTRIBUTIONS | 27 |
| 3.4.1 | TIMING OF PAYMENTS..... | 27 |
| 3.4.2 | DEFERRED PAYMENT OF CONTRIBUTIONS | 28 |
| 3.4.3 | PAYING THE CONTRIBUTION OR LEVY | 30 |
| 3.5 | REFUNDS..... | 30 |
| 3.6 | OTHER FORMS OF CONTRIBUTIONS | 30 |
| 3.6.1 | DEDICATION OF LAND | 31 |
| 3.6.2 | VOLUNTARY PLANNING AGREEMENTS..... | 31 |
| 3.6.3 | WORKSIN IN KIND AGREEMENTS AND MATERIAL PUBLIC BENEFIT AGREEMENTS | 32 |
| 3.7 | WORKS REQUIRED AS A SEPARATE CONDITION OF CONSENT | 32 |
| 3.8 | POOLING OF CONTRIBUTIONS FUNDS | 33 |
| 3.9 | RELATIONSHIP TO OTHER CONTRIBUTIONS PLANS AND REPEALED FUNDS | 33 |
| 3.10 | FUNDS YET TO BE COLLECTED UNDER REPEALED CONTRIBUTIONS PLANS..... | 34 |
| 3.11 | SAVINGS AND TRANSITIONAL PROVISIONS..... | 34 |
| 4 | INFRASTRUCTURE DEMAND AND PROVISION OF CONTRIBUTIONS FUNDS | 34 |
| 4.1 | SECTION 7.11 CONTRIBUTIONS | 35 |
| 4.1.1 | METHODOLOGY..... | 35 |
| 4.1.2 | CATEGORIES OF INFRASTRUCTURE REQUIRED FROM GROWTH | 37 |
| 4.2 | SECTION 7.11 HAULAGE MAINTENANCE CONTRIBUTIONS..... | 43 |
| 4.3 | SECTION 7.12 CONTRIBUTIONS | 46 |
| 5 | MONITORING AND REPORTING | 46 |
| 5.1 | ACCOUNTING FOR CONTRIBUTIONS | 46 |
| 5.2 | ANNUAL STATEMENTS..... | 47 |
| 5.3 | REVIEW OF THIS PLAN..... | 47 |
| | Appendix A - COST SUMMARY REPORTS | 48 |
| | Appendix B – WORKS SCHEDULE | 53 |
| | Appendix C – MAPPING | 57 |

AMENDMENT HISTORY

Table 1 below shows any amendments that have been made to the Plan.

| Title of Amendment | Description of Amendment | Commencement Date |
|--------------------|--------------------------|-------------------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

INTERPRETATION

Words and expressions used in this Plan have the same meaning as the Environmental Planning & Assessment Act 1979 (EP&A Act) and the *Singleton Local Environmental Plan 2013* (LEP), unless otherwise defined in the Plan.

1 PLAN SUMMARY

1.1 NAME AND COMMENCEMENT OF THIS PLAN

This plan is called the Singleton Local Infrastructure Contributions Plan 2025 and commenced on 1/07/2025.

1.2 OVERVIEW

Sections 7.11 and 7.12 of the Environmental Planning and Assessment Act 1979 (EP&A Act) authorises councils and other consent authorities to collect contributions in the form of money, land, or both from developers to support the provision, extension, or augmentation of local infrastructure. The Singleton Local Infrastructure Contributions Plan (the Plan) has been prepared in accordance with the EP&A Act and authorises the imposition of conditions of consent that require such contributions.

The main purpose of the Plan is to authorise Council or an accredited certifier to impose conditions on development consents or complying development certificates (CDCs) requiring section 7.11 contributions or section 7.12 fixed rate levies from development to which the plan applies.

The contributions that are collected under this Plan will be applied to the schedule of infrastructure works shown in Appendices B and C.

1.3 HOW TO READ THIS PLAN

The Plan has been broken into chapters and appendices to allow easy navigation by Council staff, private certifiers and those required to make a contribution. A short description of each chapter is provided below:

Chapter 1 – Plan Summary: An overview of the key elements of the Plan, including which type of contribution (Section 7.11 or Section 7.12) applies to different development types, a summary of contributions rates, and a map showing the Contributions Catchments.

Chapter 2 – Introduction: Outlines the purpose and objectives of the Plan, the land and development to which the plan applies, and development that is exempted under the Plan.

Chapter 3 – Plan Administration and Operation: Provides an explanation of how contributions are calculated, how they will be indexed in the future, details on making payments, obligations of accredited certifiers, other forms of contributions as well as other information on the management and administration of the Plan.

Chapter 4 – Infrastructure Demand and Strategy: Provides further detail on the expected demand on infrastructure and the works to be delivered under this plan.

Chapter 5 – Monitoring and Reporting:

Details how contributions collected are accounted for and reported, as well as the schedule for reviewing and amending the Plan.

Appendix A – Cost Summary Reports: Includes the Cost Summary Reports to be used for section 7.12 development cost assessments.

Appendix B – Works Schedule: Provides a list of the public amenities to be provided under the Plan including apportionment, estimated costs and staging thresholds.

Appendix C – Maps: Provides a map of each infrastructure item to be provided under the Plan.

1.4 CONTRIBUTION TYPE

This Plan authorises the impositions of both section 7.11 contributions and section 7.12 levies. The table below sets out the type of contribution that applies to each development types listed below.

| Development Type | Contribution or Levy Type |
|---|---|
| Residential Accomodation | Section 7.11 |
| Tourist and Visitor Accomodation | Section 7.11 |
| Subdivision of land (where the subdivision would facilitate a potential increase in the number of dwellings permitted on that land) | Section 7.11 |
| Caravan Parks, Moveable Dwellings, Manufactured homes and Manufactured Home Estates | Section 7.11 |
| Seniors housing as defined in the State Environmental Planning Policy (Housing) 2021 (Housing SEPP), excluding residential care facilities | Section 7.11 |
| Extractive industries where it is proposed to move materials on a local road | Section 7.11 (Haulage Maintenance Contribution) |
| All other development not captured above or exempt from | Section 7.12 |

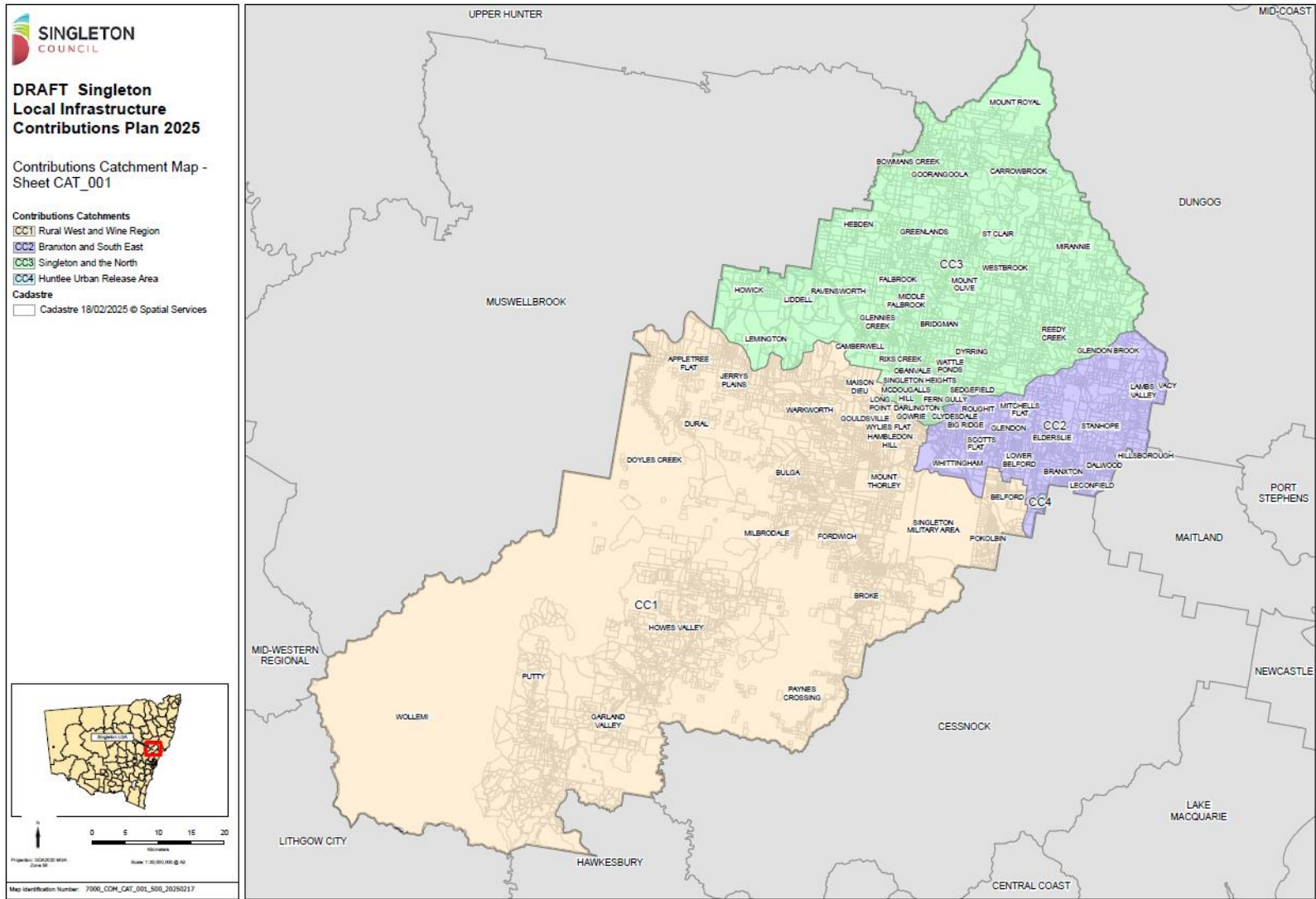
| |
|---|
| paying contributions under this Plan |
|---|

For developments with elements covered under both Section 7.11 and Section 7.12 in the table above (e.g., mixed-use developments like commercial spaces with shop-top housing), see Chapter 2.7 of this Plan.

1.5 CATCHMENTS

For the purposes of this Plan, the local government area (LGA) is divided into four catchments, as shown in the Catchment Area Map below.

Catchment Map



1.6 SUMMARY OF SECTION 7.11 RATES

Contribution rates for each catchment have been calculated based on the expected infrastructure demand and the contributions strategy outlined in Chapter 4 of this Plan, as well as the items listed in the Work Schedule in Appendix B. The table below summarises the contributions payable for specific infrastructure categories in each catchment, with further details available in Chapters 3 and 4 of this Plan.

Table 1 – Summary of Section 7.11 rates

| Infrastructure Category | Catchment 1 - Singleton & the North | Catchment 2 - Rural West and Wine Region | Catchment 3 - Branxton and South East | Catchment 4 – Huntlee |
|---|--|---|--|------------------------------|
| Plan Administration | \$ 2,969.00 | \$ 2,969.00 | \$ 2,969.00 | \$ 2,969.00 |
| Town Centre Upgrades | \$3,009.00 | \$3,009.00 | \$3,009.00 | \$3,009.00 |
| Road works | \$10,702.00 | \$3,702.00 | \$10,772.00 | \$0 |
| Shared paths | \$721.00 | \$3,323.00 | \$2,281.00 | \$4,016.00 |
| Public Open Space and Recreation Facilities | \$1586.00 | \$6,997.00 | \$969.00 | \$9,989.00 |
| Community Facilities | \$1,013.00 | \$0 | \$0 | \$0 |
| Total per lot/dwelling | \$20,000.00 | \$20,000.00 | \$20,000.00 | \$19,983 |

Table 2 – Summary of Section 7.11 rates (discounted)

| Infrastructure Category | Catchment 1 - Singleton & the North | Catchment 2 - Rural West and Wine Region | Catchment 3 - Branxton and South East | Catchment 4 – Huntlee |
|---|--|---|--|------------------------------|
| Plan Administration | \$1,484.50 | \$1,484.50 | \$1,484.50 | \$1,484.50 |
| Town Centre Upgrades | \$1,504.50 | \$1,504.50 | \$1,504.50 | \$1,504.50 |
| Road works | \$5,351.00 | \$1,851.00 | \$5,386.00 | \$0 |
| Shared paths | \$360.50 | \$1,661.50 | \$1,140.50 | \$2,008.00 |
| Public Open Space and Recreation Facilities | \$793.00 | \$3,498.50 | \$484.50 | \$4,994.50 |
| Community Facilities | \$506.50 | \$0 | \$0 | \$0 |
| Total per lot/dwelling | \$10,000.00 | \$10,000.00 | \$10,000.00 | \$9,991.50 |

1.7 SUMMARY OF SECTION 7.11 (HAULAGE MAINTENANCE CONTRIBUTION) RATE

| Development Type | Contribution Rate |
|---------------------|-------------------|
| Extractive Industry | \$0.090/t/km |

1.8 SUMMARY OF SECTION 7.12 RATES

Contributions required under Section 7.12 will be determined in accordance with the maximum levies set out in Section 208 of the Environmental Planning and Assessment Regulation 2021, as summarised in the table below.

| Development Cost | Levy Rate |
|-------------------------------|-------------------|
| Up to and including \$100,000 | Nil |
| \$100,001 to \$200,000 | 0.5% of that cost |
| More than \$200,000 | 1% of that cost |

2 INTRODUCTION

2.1 NAME OF PLAN

This plan is called the Singleton Local Infrastructure Contributions Plan 2025.

2.2 COMMENCEMENT

This plan commenced on 01/07/2025.

2.3 BACKGROUND AND LEGISLATIVE FRAMEWORK

This Plan has been prepared in accordance with Section 7.18 of the Environmental Planning & Assessment Act 1979 (“the Act”) for the purposes of Sections 7.11 and 7.12 of the Act, and in accordance with Division 7.1 and Part 9 of the Environmental Planning and Assessment Regulation 2021 (“the Regulation”).

Sections 7.11 and 7.12 of the Environmental Planning and Assessment Act 1979 (EP&A Act) authorises councils and other consent authorities to collect contributions in the form of money, land, or both from developers to support the provision, extension, or augmentation of local infrastructure.

2.4 PURPOSE AND OBJECTIVES OF PLAN

The primary purpose of this Plan is to authorise a consent authority to impose conditions of consent requiring Section 7.11 contributions or Section 7.12 fixed rate levies on developments to which the Plan applies, for the provision of public services and amenities needed by the increased demand from new development.

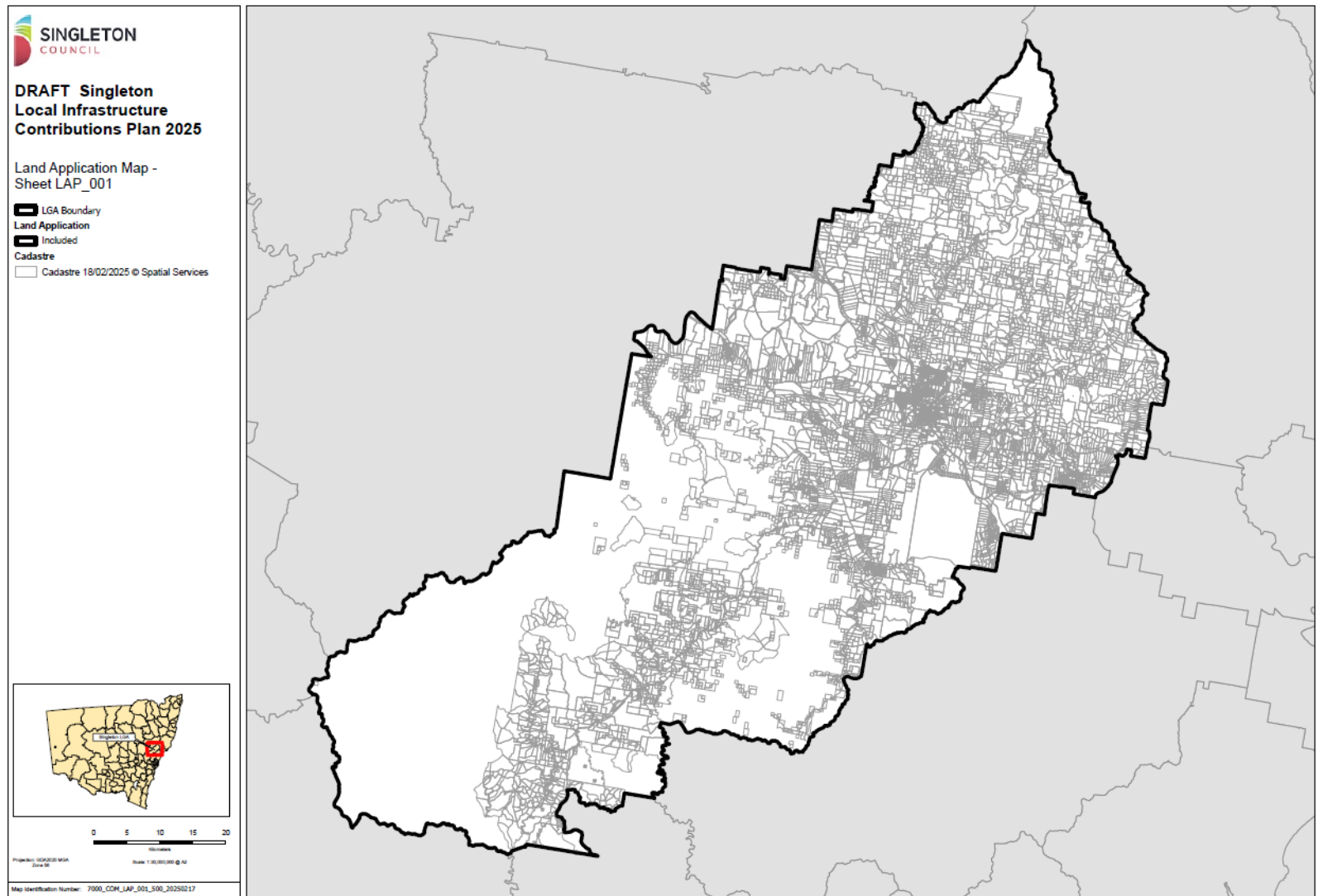
The objectives of the Plan are to:

- a) Authorise the imposition of conditions requiring contributions under section 7.11 or section 7.12 of the Act to be made towards the provision, extension or augmentation of infrastructure required as a consequence of (or provided in anticipation of) development when a consent authority (or accredited certifier) grants consent to an application to carry out development to which this Plan applies.
- b) Facilitate equitable contributions from developers to ensure that the costs associated with new infrastructure are distributed fairly among those who benefit from the increased capacity.
- c) Ensure transparency in the calculation and application of contributions, providing clear guidance on how contributions will be determined, applied, and reviewed.
- d) Assist in identifying local infrastructure to support the needs of the future population.
- e) Enable Council to recoup funds it will or may spend in the provision of local infrastructure in anticipation of new development, subject to any amendment to the plan;
- f) Ensure Council is accountable in the administration of the Plan and meets the reporting and accounting requirements of the Regulation.

2.5 LAND TO WHICH THIS PLAN APPLIES

This Plan applies to all land within the Singleton LGA (see Land Application Map below)

Land Application Map



2.6 DEVELOPMENT TO WHICH THIS PLAN APPLIES

This Plan authorises the impositions of both section 7.11 contributions and section 7.12 levies. The table below sets out the type of contribution that applies to each development types listed below.

| Development Type | Contribution or Levy Type |
|---|---|
| Residential Accomodation | Section 7.11 |
| Tourist and Visitor Accomodation | Section 7.11 |
| Subdivision of land (where the subdivision would facilitate a potential increase in the number of dwellings permitted on that land) | Section 7.11 |
| Caravan Parks, Moveable Dwellings, Manufactured homes and Manufactured Home Estates | Section 7.11 |
| Seniors housing as defined in the State Environmental Planning Policy (Housing) 2021 (Housing SEPP), excluding residential care facilities | Section 7.11 |
| Extractive industries and mining where it is proposed to move materials on a local road | Section 7.11 (Haulage Maintenance Contribution) |

**All other development not captured above or
exempt from paying contributions under this Plan**

Section 7.12

2.7 CONTRIBUTIONS FOR MIXED USE DEVELOPMENT

A development application can only be the subject of either a section 7.11 contribution or a section 7.12 levy, not both. Where development includes elements that may be captured under Section 7.11 and Section 7.12 in the above table, (for example mixed used development comprising of commercial development and shop top housing) the following procedure will be used to determine which type of contributions applies:

- If application of a s7.12 levy to the whole development results in a higher contribution amount than the application of a s7.11 contribution to the whole development, then a s7.12 levy calculated on the whole development shall be imposed
- If application of a s7.12 levy to the whole development results in a lower contribution amount than the application of a s7.11 contribution on the whole development, then a s7.11 contribution shall be imposed.

2.8 DEVELOPMENT THAT IS EXEMPT FROM CONTRIBUTIONS UNDER THIS PLAN

This plan does not apply to the following types of development:

- a) Development that is exempted from paying s7.11 contributions or s7.12 levies by way of a Ministerial Direction issued under s7.17 of the EP&A Act.
- b) Infrastructure delivered by or on behalf of Council (for example, car parks, sports and leisure facilities, libraries and other community facilities)

3 ADMINISTRATION AND OPERATION OF THE PLAN

3.1 SECTION 7.11 CONTRIBUTIONS

This plan applies Section 7.11 contributions in accordance with the table in Chapter 2.6. This section of the Plan details the rates for Section 7.11 contributions (including the Haulage Maintenance Contribution), any discounts that apply, and the way the contributions will be adjusted to account for inflation.

3.1.1 CAP ON SECTION 7.11 RATES

In 2012, the (then) Minister for Planning and Infrastructure issued a Ministerial Direction that limits Section 7.11 contributions for residential development within the Singleton Local Government Area (LGA). The Direction specifies that the Council (or a planning panel) must not grant development consent with a condition under Section 7.11 (1) or (3) of the Environmental Planning and Assessment Act 1979 requiring the payment of a monetary contribution that:

- a. in the case of a development consent authorising one or more dwellings, exceeds \$20,000 for each dwelling authorized by the consent; or
- b. in the case of a development consent authorising subdivision into residential lots, exceeds \$20,000 for each residential lot authorized to be created by the consent.

The Ministerial Direction allows for a contribution of up to \$30,000 for certain greenfield areas that are identified within the Ministerial Direction. The Direction does not currently identify any greenfield areas that are subject to the \$30,000 cap within the Singleton LGA.

Therefore, in accordance with this Direction, consent authorities, including registered certifiers, must not issue a development application consent or a complying development certificate that imposes a total monetary contribution exceeding \$20,000 for each dwelling or lot.

3.1.2 SECTION 7.11 CONTRIBUTIONS RATES

This section of the plan shows the contributions rates to be applied as well as details of any discounts to rates that apply.

Section 7.11 Contributions

The following table includes the Section 7.11 rates per lot/dwelling:

| Infrastructure Category | Catchment 1 - Singleton & the North | Catchment 2 - Rural West and Wine Region | Catchment 3 - Branxton and South East | Catchment 4 – Huntlee |
|---|--|---|--|------------------------------|
| Plan Administration | \$ 2,969.00 | \$ 2,969.00 | \$ 2,969.00 | \$ 2,969.00 |
| Town Centre Upgrades | \$3,009.00 | \$3,009.00 | \$3,009.00 | \$3,009.00 |
| Road works | \$10,702.00 | \$3,702.00 | \$10,772.00 | \$0 |
| Shared paths | \$721.00 | \$3,323.00 | \$2,281.00 | \$4,016.00 |
| Public Open Space and Recreation Facilities | \$1586.00 | \$6,997.00 | \$969.00 | \$9,989.00 |
| Community Facilities | \$1,013.00 | \$0 | \$0 | \$0 |
| Total per lot/dwelling | \$20,000.00 | \$20,000.00 | \$20,000.00 | \$19,983 |

The following development types may receive a lower contributions rate. This is generally due to lower occupancy rates and therefore the impact on local infrastructure is lower, such as with a secondary dwelling:

| Development Type | Discount |
|-----------------------------------|-----------------|
| Tourist and Visitor Accommodation | 50% |
| Secondary Dwellings | 50% |
| Seniors Housing | 50% |
| Caravan Parks | 50% |
| Movable Dwellings | 50% |

The discounted rates for the abovementioned development types are as follows:

| Infrastructure Category | Catchment 1 - Singleton & the North | Catchment 2 - Rural West and Wine Region | Catchment 3 - Branxton and South East | Catchment 4 – Huntlee |
|---|--|---|--|------------------------------|
| Plan Administration | \$1,484.50 | \$1,484.50 | \$1,484.50 | \$1,484.50 |
| Town Centre Upgrades | \$1,504.50 | \$1,504.50 | \$1,504.50 | \$1,504.50 |
| Road works | \$5,351.00 | \$1,851.00 | \$5,386.00 | \$0 |
| Shared paths | \$360.50 | \$1,661.50 | \$1,140.50 | \$2,008.00 |
| Public Open Space and Recreation Facilities | \$793.00 | \$3,498.50 | \$484.50 | \$4,994.50 |

| | | | | |
|-------------------------------|--------------------|--------------------|--------------------|-------------------|
| Community Facilities | \$506.50 | \$0 | \$0 | \$0 |
| Total per lot/dwelling | \$10,000.00 | \$10,000.00 | \$10,000.00 | \$9,991.50 |

Haulage Maintenance Contributions

| Development Type | Contribution Rate |
|----------------------------|--------------------------|
| Extractive Industry | \$0.090/t/km |

Notwithstanding the above, Council may accept a variation to the above contribution rate where it is justified by a Traffic and Transport Economic Study that has been prepared to the satisfaction of Council.

3.1.3 INDEXATION OF SECTION 7.11 CONTRIBUTIONS

To ensure that the value of local infrastructure contributions are not eroded over time by movements in the Consumer Price Index (CPI) or through changes in the costs of studies used to support the Plan, local infrastructure contribution rates will be reviewed with reference to the following specific costs and indices:

- Changes in the capital costs associated with provision of administration and salary costs for staff involved in implementing this Plan
- Changes in the capital costs of various studies and activities required to support the strategies in the Plan by reference to the actual costs incurred by Council in obtaining these studies; and
- Changes in the CPI Sydney – All Groups.

In accordance with the Regulation, the rates set out in the Plan will be amended without the need to prepare a new contributions plan if the amendments are necessary to fix minor typographical errors, index rates according to the CPI, and to omit the details of works that have been completed.

Note: Once the contributions rate reaches \$20,000 per lot/dwelling it cannot be adjusted for inflation.

For changes to the CPI Sydney - All Groups, the contribution rates within the Plan will be amended on a quarterly basis in accordance with the following formula:

$$\$Ca + \frac{\$Ca (\textit{Current Index} - \textit{Base Index})}{\textit{Base Index}}$$

Where:

\$Ca is the contribution at the time of adoption of the Plan expressed in dollars.

Current Index is the CPI Sydney - All Groups, as published by the Australian Bureau of Statistics available at the time of review of the contribution rate.

Base Index is the CPI Sydney - All Groups, as published by the Australian Bureau of Statistics. At the date of adoption of the Plan this figure is 140.9

Note: In the event that the Current CPI Sydney - All Groups, is less than the previous CPI Sydney - All Groups, the current index shall be taken as not less than the previous index.

3.1.4 APPLICATION OF SECTION 7.11 CONTRIBUTIONS (NOT INCLUDING HAULAGE MAINTENANCE CONTRIBUTIONS) COLLECTED UNDER THIS PLAN

The funds will be spent in accordance with the Works Schedule of this Plan (Appendix 2). Each item to be funded (or partially funded) by this plan is listed within the Works Schedule and its location shown with the Mapping Schedule (Appendix 3).

3.1.5 APPLICATION OF SECTION 7.11 HAULAGE MAINTENANCE CONTRIBUTIONS

Haulage Maintenance Contributions will go towards all necessary works of carriageway construction and maintenance, including pavement, associated culverts, bridges, drainage, signs, line marking, noise attenuation measures, landscaping, safety and traffic management measures, including bus bays, pedestrian crossings and footpaths associated with the relevant haulage route.

3.2 SECTION 7.12 LEVIES

3.2.1 SECTION 7.12 RATES

Contributions required under Section 7.12 will be determined in accordance with the maximum levies set out in Section 208 of the Environmental Planning and Assessment Regulation 2021, as summarised in the table below.

| Development Cost | Levy Rate |
|-------------------------------|-------------------|
| Up to and including \$100,000 | Nil |
| \$100,001 to \$200,000 | 0.5% of that cost |
| More than \$200,000 | 1% of that cost |

3.2.2 CALCULATING THE COST OF WORKS

Section 208 of the Regulation provides the framework for determining the proposed cost of development and is included below:

1. The proposed cost of carrying out development must be determined by the consent authority by adding up all the costs and expenses that have been or will be incurred by the applicant in carrying out the development.
2. The costs of carrying out development include the costs of, and costs incidental to, the following—
 - a) if the development involves the erection of a building or the carrying out of engineering or construction work—
 - I. erecting the building or carrying out the work, and
 - II. demolition, excavation and site preparation, decontamination or remediation,
 - b) if the development involves a change of use of land—doing anything necessary to enable the use of the land to be changed,
 - c) if the development involves the subdivision of land—preparing, executing and registering—
 - I. the plan of subdivision, and
 - II. the related covenants, easements or other rights.
3. In determining the proposed cost, a consent authority may consider an estimate of the proposed cost that is prepared by a person, or a person of a class, approved by the consent authority to provide the estimate.
4. The following costs and expenses must not be included in an estimate or determination of the proposed cost—
 - a) the cost of the land on which the development will be carried out,
 - b) the costs of repairs to a building or works on the land that will be kept in connection with the development,
 - c) the costs associated with marketing or financing the development, including interest on loans,
 - d) the costs associated with legal work carried out, or to be carried out, in connection with the development,
 - e) project management costs associated with the development,
 - f) the cost of building insurance for the development,
 - g) the costs of fittings and furnishings, including refitting or refurbishing, associated with the development, except if the development involves an enlargement, expansion or intensification of a current use of land,
 - h) the costs of commercial stock inventory,
 - i) the taxes, levies or charges, excluding GST, paid or payable in connection with the development by or under a law,
 - j) the costs of enabling access by people with disability to the development,
 - k) the costs of energy and water efficiency measures associated with the development,
 - l) the costs of development that is provided as diverse housing,
 - m) the costs of development that is the adaptive reuse of a heritage item.

5. The proposed cost may be adjusted before payment of a development levy, as specified in a contributions plan, to reflect quarterly or annual variations to readily accessible index figures adopted by the plan between the day on which the proposed cost was determined by the consent authority and the day by which the development levy must be paid.

For the purposes of subsection (3) above, a development application or an application for a complying development certificate must be accompanied by a report setting out an estimate of the proposed cost of carrying out development prepared as follows:

- Where the estimated cost of carrying out the whole of the development as approved by the consent is \$1,000,000 or less - a cost summary report in accordance with **Appendix A of this Plan**; or
- Where the estimated cost of carrying out the whole of the development as approved by the consent is more than \$1,000,000 - A quantity surveyor's detailed cost report, completed by a quantity surveyor who is a registered associate member or above of the Australian Institute of Quantity Surveyors, in accordance with **Appendix A of this Plan**.

Council may review the valuation of works and seek to have the report independently reviewed to verify the costs. The cost of any independent review will be borne by the applicant.

3.2.3 INDEXATION OF SECTION 7.12 LEVIES

Pursuant to Clause 208 of the Regulation , the proposed cost may be adjusted before payment of a development levy, as specified in a contributions plan, to reflect quarterly or annual variations to readily accessible index figures adopted by the plan between the day on which the proposed cost was determined by the consent authority and the day by which the development levy must be paid.

Contributions required as a condition of consent under the provisions of this Plan will be adjusted at the time of payment of the contribution in accordance with the following formula:

$$ODC + A$$

Where:

ODC is the original contribution as set out in the consent

A is the adjustment amount which is:

$$A = ODC \left\{ \frac{((Current\ Index - Base\ Index))}{Base\ Index} \right\}$$

Where

Current Index is the CPI Sydney - All Groups, as published by the Australian Bureau of Statistics available at the time of review of the contribution rate.

Base Index is the CPI Sydney - All Groups, as published by the Australian Bureau of Statistics at the date of issuing the cost of the levy or date of Cost Estimate Report/ Quantity Surveyors Report.

Note: In the event that the Current CPI Sydney - All Groups, is less than the previous CPI Sydney - All Groups, the current index shall be taken as not less than the previous index.

3.2.4 APPLICATION OF SECTION 7.12 LEVIES COLLECTED UNDER THIS PLAN

Further detail on the application of the funds collected under Section 7.12 are detailed in Chapter 4.3 of this plan. Each item to be funded (or partially funded) by this plan is also listed within the Works Schedule (Appendix 2) and its location shown with the Mapping Schedule Appendix 3).

3.3 OBLIGATIONS OF ACCREDITED CERTIFIERS

3.3.1 COMPLYING DEVELOPMENT CERTIFICATES

In relation to an application made to an accredited certifier for a complying development certificate (CDC) this plan requires that:

- If a CDC is issued for a development to which this plan applies, the accredited certifier must impose a condition requiring monetary contributions in accordance with this plan.
- Accredited certifiers must notify Council of their determination within two business days of making the determination, in accordance with the Regulation.
- Applicants must pay the monetary contribution to Council before commencing the complying development works.

3.3.2 CONSTRUCTION CERTIFICATES

It is the obligation of an accredited certifier when issuing a construction certificate for building work or subdivision work to ensure that any condition requiring monetary contributions under this plan has been complied with. The accredited certifier must ensure that the applicant provides a receipt confirming that the monetary contributions have been paid in full to Council. Failure to follow this procedure may render such a certificate invalid and expose the certifier to legal action.

Exceptions to this requirement apply only when Council has agreed to an alternative arrangement, such as works in kind, a material public benefit, land dedication, and/or a deferred payment arrangement. In these instances, the Council will provide a letter confirming the approved alternative payment method

3.4 SETTLEMENT OF CONTRIBUTIONS

3.4.1 TIMING OF PAYMENTS

Contributions must be paid at the time specified in the relevant condition in the development consent or complying development certificate which will generally be required as follows:

- Development applications for building or other work – prior to the issue of the construction certificate;
- Development applications for subdivision – prior to release of the subdivision certificate;

- Applications for both building work and subdivision – prior to the issue of the construction certificate, subdivision works certificate, or release of the subdivision certificate, whichever comes first;
- Development applications where no building approval is required – prior to commencement of use in accordance with the conditions of consent or upon issue of the occupation certificate, whichever occurs first;
- Development requiring a complying development certificate – before the commencement of any building work or subdivision work authorised by the certificate; or
- Development applications for moveable dwellings, manufactured homes, caravan parks or manufactured home estates and the like – prior to approval under Section 68 of the Local Government Act 1993.

If no time is specified in the relevant condition, the contribution or levy must be paid prior to the first certificate issued in respect of the development under Part 6 (Building and subdivision certification) of the Act.

The Council or an accredited certifier must not issue a construction certificate, subdivision certificate, or complying development certificate, unless it is satisfied of compliance with any condition or requirement for payment of a contribution or levy before the work authorised by the certificate commences.

Obligations for accredited certifiers are detailed in Chapter 3.3 above.

3.4.2 DEFERRED PAYMENT OF CONTRIBUTIONS

Local infrastructure contributions (either s.7.11 or s.7.12) relating to development applications and CDCs must be paid to Council at the time specified in the condition that imposes the contribution or levy. Council may (at its complete discretion) permit the settlement of monetary contributions for local infrastructure on a deferred or periodic basis.

Deferred payment will only be considered for development applications. Deferred payment of contributions will not be permitted for complying development.

Deferred payment will only be considered where the total amount the contribution or outstanding contribution balance that is proposed to be deferred is no less than \$100,000.

All requests to Council for deferred or periodic payments must:

- Be made in writing by the applicant with valid reasons for deferral;
- Not prejudice the timing or the manner of the provision of public facilities included in the Works Schedule; and
- In the case of a contribution being made by way of a VPA, WIKa, MPBA or land dedication in lieu of a cash contribution, Council and the applicant must have a legally binding agreement for the provision of works or land dedication.

If the application to permit the deferred or periodic settlement of monetary contributions is accepted by Council, the following conditions will apply:

- Deferral of settlement will be for a maximum of two years or until commencement of use in accordance with the conditions of consent (whichever comes first).
- A bank guarantee by an Australian Bank or bank in Australia for the amount of the total contribution (or the amount of the outstanding contribution) with the following conditions will be required:
 - The bank guarantee will be issued for the total contribution (or the amount of the outstanding contribution), plus an amount equal to thirteen months interest.
 - Any changes associated with managing the bank security are payable by the Applicant.
 - The bank unconditionally pays the guaranteed sum to the Council, if the Council so demands in writing, not earlier than 12 months from the provision of the guarantee or completion of the work.
 - The bank must pay the guaranteed sum without reference to the applicant or landowner or other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development.
 - The bank's obligations are discharged when payment to the Council is made in accordance with this guarantee or when Council notifies the bank in writing that the guarantee is no longer required.
 - Where a bank guarantee has been deposited with Council, the guarantee shall not be cancelled until such time as the original contribution and accrued interest are paid.
- The outstanding contribution will be indexed (unless the \$20,000 cap has been reached) prior to payment, in accordance with Council's Plan, calculated from the date the contribution was due until the date of payment.

3.4.3 PAYING THE CONTRIBUTION OR LEVY

Applicants should contact Council to confirm the amount payable prior to making payment as some contributions are subject to indexation, in accordance with this Plan.

Payments can be made by BPAY, over the phone, or in person at Council's Administration Building. Council does not issue invoices for Section 7.11 contributions and Section 7.12 levies, as these contributions are a statutory requirement under the Act and are imposed as conditions of development consent or complying development certificates.

3.5 REFUNDS

Council may, at its discretion, consider refunding a contribution in the following circumstances:

- a. The consent has been modified under the Act, resulting in a reduction of the contributions payable; or
- b. The development has not commenced and will not proceed as per the consent. In such cases, the consent must be surrendered in accordance with the Act.

In both instances, Council will assess refund requests based on whether the contributions remain unspent and whether a refund would affect its ability to deliver the projects outlined in the Works Schedule. Applicants must submit a written request for a refund within 12 months of the contributions payment.

3.6 OTHER FORMS OF CONTRIBUTIONS

In addition to monetary contributions, the Act allows other forms of local infrastructure contributions to be considered. This includes:

- Dedication of land;
- Voluntary Planning Agreements (VPAs); and

- Works in Kind Agreements (WIKAs) or Material Public Benefit Agreements (MPBAs).

These alternative forms of contributions are authorised by this Plan and are detailed within this Section below. Council may choose to accept any such offer but is not obliged to do so. Applicants considering alternatives to monetary contributions should discuss this with Council as early as possible.

3.6.1 DEDICATION OF LAND

This Plan authorises Council when granting consent to an application to carry out development to which this Plan applies, to impose a condition under s.7.11(1) of the Act requiring the dedication of land free of cost to Council for the provision, extension or augmentation of local infrastructure to be provided by Council. This may include dedications such as roads associated with subdivisions, splay corners to improve road visibility, through site connections identified in a DCP or other minor land dedications.

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

Decisions as to whether to accept the dedication of land free of cost to Council will be at the complete discretion of Council. Factors Council will take into consideration matters including, but not limited to:

- The extent to which the land satisfies a community need;
- The extent to which the land satisfies the purpose for which the contribution was sought;
- Consideration of location and other factors which may affect the benefit to Council and the community; and
- An assessment of recurrent maintenance costs to Council.

3.6.2 VOLUNTARY PLANNING AGREEMENTS

A Voluntary Planning Agreement (VPA) under Section 7.4 of the Act is a legally binding agreement between one or more planning authorities and a developer.

Under the terms of a VPA, the developer may offer to pay money, dedicate land, carry out works, or provide other material public benefits for public purposes. The provisions

under a VPA may be additional to, or instead of, payment of contributions imposed under Section 7.11 or Section 7.12 of the Act.

The offer to enter into a VPA will generally need to accompany the relevant development application or planning proposal. Developers should refer to Council's Planning Agreements Policy available on Council's website.

3.6.3 WORKS IN KIND AGREEMENTS AND MATERIAL PUBLIC BENEFIT AGREEMENTS

A Works In Kind Agreement is the undertaking of a work or provision of a facility that is scheduled within the Works Schedule of this Plan in lieu of the partial or full payment of either a monetary contribution or the dedication of land that would normally apply.

A Material Public Benefit Agreement involves the undertaking of a work or provision of a facility in part or full satisfaction of a condition requiring the payment of a monetary contribution or the dedication of land. An MPBA may include the provision of work that is not scheduled within the Works Schedule of this Plan. Council may accept the provision of a MPBA for projects not nominated in the Works Schedule if it can be justified that the public benefit is of equivalent or greater value to the community.

The acceptance of works through a WIKA or MPBA is at the complete discretion of Council.

3.7 WORKS REQUIRED AS A SEPARATE CONDITION OF CONSENT

Council ensures that existing infrastructure is maintained to provide an acceptable standard of service. However, some infrastructure and locations may not be able to support additional growth—such as new housing developments or increased heavy vehicle usage—without immediate upgrades. For instance, roads, footpaths, drains, or traffic facilities may require upgrades directly associated with a development, as these improvements are necessary for the development to proceed safely and reasonably, and without which the development could not or should not reasonably occur.

To accommodate additional growth and address the impacts of new developments, new infrastructure or upgrades to existing infrastructure may be required. Items of existing infrastructure listed in the contributions plan may not have been designed to

handle the increased demands from new developments. While these items may have been sufficient to maintain an acceptable level of service without the development, the additional strain caused by new growth can render them inadequate. In such cases, the necessary upgrades to these infrastructure projects are directly attributable to the new development and without which the development could not or should not reasonably occur.

When a development necessitates specific works, this will be addressed through a condition of development consent imposed under Section 4.17(1)(f) of the Environmental Planning and Assessment Act 1979. This requirement will apply in addition to any local infrastructure contributions specified in the plan.

3.8 POOLING OF CONTRIBUTIONS FUNDS

This plan authorises monetary contributions paid for different purposes to be pooled and applied (progressively or otherwise) to any item as set out in the Works Schedule of this Plan.

3.9 RELATIONSHIP TO OTHER CONTRIBUTIONS PLANS AND REPEALED FUNDS

At its commencement, this Plan repeals the Singleton Development Contributions Plan 2008 as well as any plans that were previously in force in the Singleton Local Government Area.

The funds that remain under the Singleton Development Contributions Plan 2008 will be repealed at the adoption of this plan as follows:

- \$1,000,000 to be allocated to the Plan Administration component of this plan
- The remaining funds to be allocated to Council's Infrastructure Management Fund, which operates in accordance with the infrastructure Management Fund Plan of Management

This Plan does not affect development consents or complying development certificates containing conditions requiring contributions or levies under repealed plans. Chapter 3.10 below details the way in which funds that are yet to be collected under repealed plans will be spent. Chapter 3.11 below details savings and transitional arrangements at the commencement of this Plan.

3.10 FUNDS YET TO BE COLLECTED UNDER REPEALED CONTRIBUTIONS PLANS

As above, Council will continue to collect contributions under repealed plans. The funds will be used to fund works or the provision of facilities within the equivalent catchment area and category of infrastructure listed in the Works Schedule of this Plan.

3.11 SAVINGS AND TRANSITIONAL PROVISIONS

This Plan applies to applications lodged but not determined before the date of commencement of the Plan.

The local infrastructure contributions for development under this Plan shall be determined at the date of determination of the development application or the date of issue of the complying development certificate.

This Plan does not affect any conditions imposed under a previous plan(s).

Any application made under the Act to modify a development consent issued before the commencement date of this Plan will be determined against the plan that applied at the date the consent was originally determined.

4 INFRASTRUCTURE DEMAND AND PROVISION OF CONTRIBUTIONS FUNDS

The total population of Singleton in 2021 was 24,725. By 2046, the total population is forecast to increase by 9,033 people. This new population will use and therefore increase the demand for local infrastructure. The plan will help deliver almost \$100 million of infrastructure, by collecting and contributing over \$50million of local infrastructure contributions.

The projects to be delivered using local infrastructure contributions include (but are not limited to) shared pathways, upgrades to local roads and intersections, open space and recreation works (such as new and upgraded parks) and community facilities (such as upgrades to the Youth Venue and public toilets).

This Chapter of the plan discusses the demand on infrastructure that is expected as a result of this growth and the proposed strategy for the provision of infrastructure funded in whole or partially by this Plan. It is split into the different types of infrastructure contributions authorised by this Plan including Section 7.11 Contributions, Section 7.12 Contributions and Section 7.11 (Haulage) Contributions.

4.1 SECTION 7.11 CONTRIBUTIONS

For Section 7.11 Contributions, a clear nexus or relationship must be established between the anticipated types of development in the area and the corresponding demand for public amenities and services.

Contributions should also be reasonably apportioned to ensure they reflect the needs of new developments, the existing community, and various land uses. This part of the Plan outlines how the principles of **nexus** and **apportionment** have been applied in the preparation of this Plan and in determining local infrastructure requirements and contributions.

A nexus is described between new development and the demand on each infrastructure category. A temporal nexus is achieved via the use of geographic Catchments.

Apportionment has been applied to ensure that new developments contribute to local infrastructure in proportion to the demand they generate. When estimating future demands, factors such as the type of development and its intended land use are taken into account.

4.1.1 METHODOLOGY

The methodology adopted in calculating Section 7.11 development contributions (excluding heavy haulage levies) is based on the following steps:

Step 1: Baseline Data Collection

- Identify the number of existing lots/dwellings in each catchment as of 1 July 2024.

Step 2: Future Growth Projection

- Forecast the number of lots/dwellings in each catchment by 30 June 2041.
- Data compiled by REMPLAN, based on:
 - 2021 Census
 - Births, deaths, and migration trends
 - Development pipeline audit

Step 3: Future Development Calculation

- Determine additional lots/dwellings needed by subtracting Step 1 from Step 2:
 - Singleton and the North: 883
 - Rural West and Wine Region: 47
 - Branxton & South East: 150
 - Huntlee: 1494

Step 4: Infrastructure Costs for New Development

- Identify cost and timing of projects required solely due to new development.

Step 5: Shared Infrastructure Costs

- Determine cost and timing of projects that benefit both existing residents and new development.

Step 6: Developer Contribution Allocation

- Assign a percentage of costs from Step 4 to be recovered through developer contributions.
- Refer to Work Schedule in Appendix B.

Step 7: General Rates Allocation

- Determine portion of Step 5 costs to be funded by general rates.
- Calculation:

- (Existing lots/dwellings as of 1 July 2024) ÷ (Projected lots/dwellings as of 30 June 2041).

Step 8: Remaining Cost Allocation

- Assign remaining costs from Step 6 to developer contributions.

Step 9: Final Development Contribution Calculation

- Calculate the development contribution by adding the sum of projects in each catchment from Step 5 and Step 7, divided by the number of lots/dwellings in each catchment calculated in Step 3 and times the apportionment rate determined in Step 6.

$$\$C = \sum \left(\frac{\$TP}{ND} \right) \times \%F\$$$

Where:

| | |
|----------------------------|---|
| $\\$C$ | is the amount of contributions per lot/dwelling for a given catchment. |
| $\\$TP$ | is the total cost of a project within that catchment (including relevant indexation between the original date of the estimation and staging threshold). |
| $\%F\\$ | is the apportionment of the project cost towards local infrastructure contributions. |
| ND | is the amount of new lots/dwellings to be developed within that catchment. |

4.1.2 CATEGORIES OF INFRASTRUCTURE REQUIRED FROM GROWTH

This section of the Plan outlines each infrastructure category and establishes the connection (nexus) between anticipated new development and the required local infrastructure.

Plan Administration

Council is responsible for allocating resources and expending funds to develop, administer, and periodically review Contribution Plans. This includes employee resources and consultant fees required to conduct population projections, background studies and strategies that are used to inform the Plan.

The work performed by employees and consultants dedicated to managing local infrastructure contributions is directly linked to the increased demand for public amenities and services resulting from new development and it is therefore reasonable and equitable to apply a Plan Administration charge to cover the management of the Plan.

As plan management is a cost incurred across the entire local government area (LGA), the charge is distributed evenly across all catchments and fully funded through local infrastructure contributions. The estimated costs of plan management are based on projected annual administration expenses, including employee wages, consumables, and the cost of plan updates.

The contributions has been calculated by using the following formula:

$$\$C = \sum \frac{\$TA}{ND}$$

Where:

- \$C*** is the amount of contributions per lot/dwelling for a given catchment
- \$TA*** is the total cost of each activity to administer the Plan over the lifetime of the Plan
- ND*** is the amount of new lots/dwellings expected to be developed within that catchment

Using this formula, the contribution for Plan Administration is \$2,969.00 per lot/dwelling.

Town Centre Upgrades

The Singleton town centre provides vital civic and commercial services to the residents of the LGA. Upgrades to the town centre can help shape the future as traffic conditions improve, creating vibrant spaces that reflect local identity and promote walking and cycling. These areas will become more appealing for business investment and residential growth, attracting both visitors and new residents.

As new development drives population growth, the demand for services and amenities in the town centre is expected to rise. The town centre of Singleton serves residents beyond their immediate catchments. To account for this broader benefit, contributions for town centre upgrades have been applied uniformly across the LGA at a standard rate using the following formula:

$$\$C = \sum \left(\frac{\$TP}{ND} \right) \times \%F\$$$

Where:

- $\$C$** is the amount of contributions per lot/dwelling for a given catchment.
- $\$TP$** is the total cost of a project within that catchment (including relevant indexation between the original date of the estimation and staging threshold).
- $\%F$** is the apportionment of the project cost towards local infrastructure contributions.
- ND** is the amount of new lots/dwellings to be developed within that catchment.

Town Centre Upgrades may include (but are not limited to) the following:

- Road and intersection upgrades
- Car park upgrades
- Drainage works
- Street furniture
- Signage
- Amenity improvements

Using this formula, the contribution for Town Centre Upgrades is \$3,009 per lot/dwelling.

Road works

The anticipated population growth from new development will place pressure on existing local roads and intersections. This plan includes upgrades to local roads and intersections to cater for this growth. To assess traffic growth from new development, the total projected traffic generation for road improvements is calculated by applying the expected growth rate to existing traffic levels over the Plan's duration. The contribution has been calculated by using the following formula:

$$\$C = \sum \left(\frac{\$TP}{ND} \right) \times \%F\$$$

Where:

| | |
|------------|---|
| $\$C$ | is the amount of contributions per lot/dwelling for a given catchment. |
| $\$TP$ | is the total cost of a project within that catchment (including relevant indexation between the original date of the estimation and staging threshold). |
| $\%F^{\$}$ | is the apportionment of the project cost towards local infrastructure contributions. |
| ND | is the amount of new lots/dwellings to be developed within that catchment. |

Using this formula, the contributions for roadworks are as follows:

| Catchment | Contribution |
|----------------------------|--------------|
| Singleton and the North | \$10,702.00 |
| Rural West and Wine Region | \$3,702.00 |
| Branxton and South East | \$10,772.00 |
| Huntlee Urban Release Area | \$0 |

Shared Paths

Shared pathways are an important piece of local infrastructure that the Singleton community values highly. The anticipated population increase as a result of new development will create additional demand for shared paths. It is considered that there is an appropriate nexus between development and the projects listed in the Works Schedule under this category. The contribution has been calculated by using the following formula:

$$\$C = \sum \left(\frac{\$TP}{ND} \right) \times \%F^{\$}$$

Where:

| | |
|-------|--|
| $\$C$ | is the amount of contributions per lot/dwelling for a given catchment. |
|-------|--|

- \$TP** is the total cost of a project within that catchment (including relevant indexation between the original date of the estimation and staging threshold).
- %F\$** is the apportionment of the project cost towards local infrastructure contributions.
- ND** is the amount of new lots/dwellings to be developed within that catchment.

Using this formula, the contributions for shared paths are as follows:

| Catchment | Contribution |
|----------------------------|---------------------|
| Singleton and the North | \$721.00 |
| Rural West and Wine Region | \$3,323.00 |
| Branxton and South East | \$2,281.00 |
| Huntlee Urban Release Area | \$4,016.00 |

Public Open Space and Recreation Facilities

Public open space and recreation facilities are essential to the community, promoting active lifestyles and fostering social connections. The anticipated population increase as a result of new development will create additional demand for public open space and recreation facilities. It is considered that there is an appropriate nexus between new development and the projects listed in the work schedule under this category.

In the Huntlee Catchment, public open space and recreation facilities items are the result of identified new community demand and are required to cater for the community moving forward. Therefore, all new facilities will be funded wholly by local infrastructure contributions. Likewise, the acquisition of new land to service an identified community need is linked directly to a requirement for an increased level of service. As such, land acquisitions may be wholly funded through contributions.

The contribution has been calculated by using the following formula:

$$\$C = \sum \left(\frac{\$TP}{ND} \right) \times \%F\$$$

Where:

- \$C** is the amount of contributions per lot/dwelling for a given catchment.
- \$TP** is the total cost of a project within that catchment (including relevant indexation between the original date of the estimation and staging threshold).
- %F\$** is the apportionment of the project cost towards local infrastructure contributions.
- ND** is the amount of new lots/dwellings to be developed within that catchment.

Using this formula, the contributions for Public Open Space and Recreation Facilities are as follows:

| Catchment | Contribution |
|----------------------------|--------------|
| Singleton and the North | \$1586.00 |
| Rural West and Wine Region | \$6,997.00 |
| Branxton and South East | \$969.00 |
| Huntlee Urban Release Area | \$9,989.00 |

Community Facilities

The anticipated population growth caused by new development will increase the demand for community facilities such as the Youth Venue and the Civic Precinct and therefore it is considered that there is an appropriate nexus between development and this category of infrastructure. The funding has been apportioned appropriately to take into account the demands of projected growth. The contribution has been calculated by using the following formula:

$$\$C = \sum \left(\frac{\$TP}{ND} \right) \times \%F\$$$

Where:

- $\$C$** is the amount of contributions per lot/dwelling for a given catchment.
- $\$TP$** is the total cost of a project within that catchment (including relevant indexation between the original date of the estimation and staging threshold).
- $\%F\$$** is the apportionment of the project cost towards local infrastructure contributions.
- ND** is the amount of new lots/dwellings to be developed within that catchment.

Using this formula, the contributions for Community Facilities are as follows:

| Catchment | Contribution |
|----------------------------|---------------------|
| Singleton and the North | \$1,013.00 |
| Rural West and Wine Region | \$0 |
| Branxton and South East | \$0 |
| Huntlee Urban Release Area | \$0 |

4.2 SECTION 7.11 HAULAGE MAINTENANCE CONTRIBUTIONS

Extractive industries within the Singleton LGA generate truck movements that impact road performance and conditions along designated haulage routes. To mitigate these impacts, this Plan authorises the consent authority to apply a haulage contribution rate to development applications for such uses. This contribution rate will apply to the designated haulage route for the lifespan of the development, subject to Consumer Price Index (CPI) adjustments.

Under this Plan, haulage contributions will be directed towards essential road infrastructure works, including carriageway construction and maintenance, pavement upgrades, culverts, bridges, drainage systems, signage, line marking, noise attenuation measures, and landscaping. Additionally, contributions will support traffic management initiatives such as bus bays, pedestrian crossings, and footpaths along the haulage route.

Some roads and infrastructure may not be able to accommodate additional heavy vehicle loading without immediate upgrades. There may be upgrades to roads or traffic facilities that are directly required by a development and without which the development could not or should not reasonably occur. New roads, or upgrades to the existing road network, may be required to accommodate the additional heavy vehicle loading. Where a development requires works to be undertaken, the requirement will be by way of a condition imposed on the development consent under section 4.17(1)(f) of the EP&A Act. This will be in addition to contributions required for haul routes.

The Haulage Maintenance Contributions rate has been calculated based on the following:

Step 1: Determine the design Equivalent Standard Axles (ESA) per applicable vehicle (classes 3-12) for affected local roads.

$$dESA = \frac{365 \times AADT \times ESA \times DL \times DF}{NoHR}$$

Where:

dESA is the design ESA.

AADT is the annual average daily traffic count for heavy vehicles over Council's haulage routes.

ESA is the average ESA per heavy vehicle.

DL is the design life in years.

DF is the directional distribution factor.

NoHR is the number of haulage routes used to determine the ESA and AADT

Step 2: Estimate the cost to reconstruct/maintain one lane for one kilometre for the above ESA, which is based on the capital cost, maintenance cost and whole of life cost for Council's haulage routes.

Step 3: Calculate the reconstruction/maintenance cost per ESA per km by dividing the outcome from Step 2 by the outcome from Step 1.

$$\$km = \frac{\$M}{dESA}$$

Where:

$\$km$ is the cost of maintenance per ESA per km.

$dESA$ is the design ESA calculated in step 1.

$\$M$ is the cost to reconstruct/maintain one land for one kilometre.

Step 4: Determine the typical heavy haulage vehicle ESA (assumed at 2.6 ESA based on a typical truck and dog combination).

Step 5: Calculate the reconstruction/maintenance cost per typical heavy haulage vehicle per km by multiplying the outcome from Step 3 by the outcome from Step 4.

$$\$HVkm = \$km \times hvESA$$

Where:

$\$HVkm$ is the maintenance cost per typical heavy vehicle.

$\$km$ is the cost of maintenance per ESA per km as calculated in step 3.

$hvESA$ is the heavy vehicle ESA.

Step 6: Determine the typical load per typical heavy haulage vehicle (assumed at 15 tonnes).

Step 7: Calculate the reconstruction/maintenance cost per tonne per km by dividing the outcome from Step 5 by the outcome from Step 6.

$$\$tkm = \frac{\$HVkm}{t}$$

Where:

$\$tkm$ is the maintenance cost per tonne per km.

$\$HVkm$ is the maintenance cost per typical heavy vehicle as calculated in Step 5.

t is the typical load per typical heavy vehicle.

Step 8: Determine the administration on-cost applicable relating this Plan, i.e. the preparation, implementation and administration as a proportion of the calculated cost of reconstruction/maintenance (calculated at 2.79%).

Step 9: Calculate the total contribution rate by multiplying the outcome from Step 8 by the outcome from Step 7.

$$\$CR = \$tkm \times (100\% + \$PA)$$

Where:

$\$CR$ is the contribution rate per tonne per kilometre.

$\$tkm$ is the maintenance cost per tonne per km.

$\$PA$ is the cost of administering the Plan.

Using this formula, the Haulage Maintenance Contribution rate is \$0.090/t/km

4.3 SECTION 7.12 CONTRIBUTIONS

Unlike Section 7.11 Contributions which are required to consider nexus and apportionment (as described above) in order to be deemed reasonable, Section 7.12 contributions are deemed to be reasonable by adhering to the rates (percentages) prescribed by the Regulation.

Funds that are collected under Section 7.12 will be spent on any item within the Works Schedule of this Plan (Appendix 1).

5 MONITORING AND REPORTING

5.1 ACCOUNTING FOR CONTRIBUTIONS

Council will administer this Plan in accordance with the requirements of the Act and Regulation, including:

- Maintaining the contributions register and planning agreements register and ensuring public access to both registers.
- Maintaining public access to accounting records for levy receipts and expenditure.

- Undertaking annual financial reporting of contributions.
- Maintaining public access to this Plan and supporting information.
- Periodically reviewing this Plan and seeking public input as part of the review.

5.2 ANNUAL STATEMENTS

Council will prepare an annual statement in accordance with the Regulation. Once adopted by the Council, this information will be made publicly available on the Council's website.

5.3 REVIEW OF THIS PLAN

This plan will undergo a minor review every two years a major review every five years.

The minor review will focus on any necessary updates to the Works Schedule of the plan as well as any housekeeping amendments.

The major review will include consideration of new strategic planning directions and priorities, any policy changes, Council's capital works program and any other legislative requirements or implementation of reform.

Appendix A - COST SUMMARY REPORTS



Cost Summary Report - Development no greater than \$1,000,000

Development Application No:

Complying Development No:

Date:

Applicant's name:

Applicant's address:

Development type:

Development address:

DEVELOPMENT COSTS:

| | |
|-----------------------------------|----|
| Demolition and alterations | \$ |
| Structure | \$ |
| External walls, windows and doors | \$ |
| Internal walls, screens and doors | \$ |
| Wall finishes | \$ |
| Floor finishes | \$ |
| Ceiling finishes | \$ |
| Fittings and equipment | \$ |
| Hydraulic services | \$ |
| Mechanical services | \$ |
| Fire Services | \$ |
| Lift Services | \$ |
| External works | \$ |
| External services | \$ |
| Other related works | \$ |

| | |
|---------------------------------------|-----------|
| Subtotal | \$ |
| Subtotal above carried forward | \$ |
| Preliminaries and margin | \$ |
| Consultants fees | \$ |
| Other related development costs | \$ |
| GST | \$ |
| Total Development Costs | \$ |

I certify that I have:

- Inspected the plans the subject of the application for development consent, complying development certificate.
- Calculated the proposed cost of carrying out the development in accordance with clause 208 of the *Environmental Planning and Assessment Regulation 2021* at current prices.
- Included GST in the calculation.

Signed:

Name:

Position & Qualifications:



Quantity Surveyor's Cost Summary Report - Development greater than \$1,000,000

Development Application No: _____

Complying Development No: _____

Date: _____

Applicant's name: _____

Applicant's address: _____

Development type: _____

Development address: _____

Development Details:

| | | | |
|--------------------------------|----------------|--------------------------|----------------|
| Gross Floor Area – Commercial | m ² | Gross Floor Area – other | m ² |
| Gross Floor Area – Residential | m ² | Total Gross Floor Area | m ² |
| Gross Floor Area – Retail | m ² | Total Site Area | m ² |
| Gross Floor Area Car parking | m ² | Total car parking spaces | |
| Total Development Cost | \$ | | |
| Total Construction Cost | \$ | | |
| Total GST | \$ | | |

Estimate Details

| | | | |
|--------------------------|----|--------------------------------------|--------------------|
| Professional fees | \$ | Excavation | \$ |
| % of Development cost | % | Cost per m ² of site area | \$ /m ² |
| % of Construction cost | % | Car park | \$ |

| | | | |
|--|--------------------|--|--------------------|
| Demolition and site preparation | \$ | Cost per m ² of site area | \$ /m ² |
| Cost per m ² - site area | \$ /m ² | Cost per space | \$ |
| Construction - Commercial | \$ | Fit out – Commercial | \$ |
| Cost per m ² - commercial area | \$ /m ² | Cost per m ² - commercial area | \$ /m ² |
| Construction Residential | \$ | Fit out - residential | \$ |
| Cost per m ² - residential area | \$ /m ² | Cost per m ² - residential area | \$ /m ² |
| Construction – retail | \$ | Fit out - retail | \$ |
| Cost per m ² - retail area | \$ /m ² | Cost per m ² - retail area | \$ /m ² |

I certify that I have:

- Inspected the plans the subject of the application for development consent, complying development certificate.
- Prepared and attached an elemental estimate generally prepared in accordance with the most recent Australian Cost Management Manuals published by the Australian Institute of Quantity Surveyors (AIQS).
- Calculated the proposed cost of carrying out the development in accordance with clause 208 of the *Environmental Planning and Assessment Regulation 2021* at current prices.
- Included GST in the calculation.
- Measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1, Appendix A2.

Signed:

Name:

Position & Qualifications:

Appendix B – WORKS SCHEDULE

All Catchments

| Category | Project ID | Project Description | Estimated Project cost | Apportionment | Estimated delivery |
|----------------------|------------|---|------------------------|---------------|--------------------|
| Plan Admin | n/a | Cost associated with managing the plan including studies, population projections, legal advice and salary of staff dedicated to contributions planning. | \$7,642,206 | 100% | 2025-2041 |
| Town Centre Upgrades | TCU1 | Upgrades of infrastructure to enhance amenity and improve accessibility. | \$11,916,680 | 65% | 2026-2041 |

Catchment 1 – Singleton and the North

| Category | Project ID | Project Description | Estimated Project cost | Apportionment | Estimated delivery |
|----------------------|------------|---|------------------------|---------------|--------------------|
| Roadworks | RW1 | Bridgman Rd – Blaxland Ave to New England Highway | \$14,500,000 | 60% | 2028 |
| Roadworks | RW2 | Gresford Rd/Dyrring Rd Intersection Upgrade | \$1,500,000 | 50% | 2030 |
| Shared paths | SP1 | Glass Parade to Robinson Reserve Connection | \$450,000 | 20% | 2028 |
| Shared paths | SP2 | Queen St, Singleton – from Glendon Road to Combo Lane | \$900,000 | 10% | 2035 |
| Shared paths | SP3 | Pioneer Rd, Hunterview – from Allsop Place to Pioneer Mountain Bike Track | \$625,000 | 25% | 2035 |
| Shared paths | SP4 | Maison Dieu Rd, McDougalls Hill - from New England Highway to Maison Dieu Mountain Bike Track | \$1,600,000 | 10% | 2040 |
| Shared paths | SP5 | Kelso St, Singleton - from Edward Street to Ellen Avenue | \$600,000 | 10% | 2040 |
| Shared paths | SP6 | Acacia Ct, Hunterview - from Allan Bull Reserve to Wilkinson Boulevard | \$800,000 | 10% | 2035 |
| Public Open Space | POS1 | Civic Park Upgrades | \$6,500,000 | 10% | 2030 |
| Public Open Space | POS2 | Howe Park Amenities | \$6,000,000 | 10% | 2033 |
| Public Open Space | POS3 | Bridgman Rd - Mountain Bike Trails | \$1,500,000 | 10% | 2041 |
| Community Facilities | CF1 | Civic Precinct Masterplan and Upgrades | \$8,000,000 | 10% | 2041 |

| | | | | | |
|----------------------|-----|------------------------------------|-----------|-----|------|
| Community Facilities | CF2 | Ryan Avenue Public Toilet Upgrades | \$549,500 | 10% | 2030 |
| Community Facilities | CF3 | Youth Venue - Outdoor Covered area | \$400,000 | 10% | 2031 |

Catchment 2 – Rural West and Wine Region

| Category | Project ID | Project Description | Estimated Project cost | Apportionment | Estimated delivery |
|---|------------|---|------------------------|---------------|--------------------|
| Roadworks | RW3 | Broke Rd and Charlton Rd Intersection Upgrades | \$910,000 | 10% | 2032 |
| Roadworks | RW4 | Deasys Rd and Hermitage Rd Intersection Upgrades | \$830,000 | 10% | 2041 |
| Shared paths | SP7 | Adair St, Broke from Wollombi Street to Rogers Street | \$250,000 | 10% | 2034 |
| Shared paths | SP8 | Pagan Street, Jerrys Plains from Wombo Street to Pagan Street | \$400,000 | 10% | 2038 |
| Shared paths | SP9 | Putty Rd, Bulga from Inlet Road to Wambo Road | \$100,500 | 10% | 2035 |
| Shared paths | SP10 | Wambo St, Jerrys Plains from Pagan Street to Piribil Street | \$150,000 | 10% | 2041 |
| Shared paths | SP11 | Milbrodale Rd, Broke from Hill Street to Alpaca Farm | \$350,000 | 10% | 2039 |
| Shared paths | SP12 | Doyle St from Pagan Street to Pagan Street | \$200,000 | 10% | 2041 |
| Shared paths | SP13 | Wombat Crossing – Wollombi Street near Adair St | \$110,720 | 10% | 2039 |
| Public Open Space and Recreation Facilities | POS4 | Jerrys Plains Recreation Ground Upgrades | \$1,539,000 | 10% | 2030 |
| Public Open Space and Recreation Facilities | POS5 | Broke Open Space Upgrades | \$1,750,000 | 10% | 2035 |

Catchment 3 – Branxton and South East

| Category | Project ID | Project Description | Estimated Project cost | Apportionment | Estimated delivery |
|-----------|------------|---|------------------------|---------------|--------------------|
| Roadworks | RW5 | Elderslie Rd (1500m) from Stanhope Rd intersection towards Elderslie Hall | \$2,398,000 | 25% | 2036 |
| Roadworks | RW6 | Elderslie Rd and Stanhope Rd Intersection | \$1,350,000 | 25% | 2038 |

| | | | | | |
|---|------|--|-------------|------|------|
| Roadworks | RW7 | Elderslie Rd and Glendon Ln Intersection | \$1,245,000 | 25% | 2035 |
| Roadworks | RW8 | Elderslie Rd/Glendon Brook Rd/Gresford Rd Intersection | \$1,470,000 | 25% | 2033 |
| Shared paths | SP14 | Elderslie Rd from Alma Road to Cessnock LGA Boundary | \$342,200 | 100% | 2027 |
| Public Open Space and Recreation Facilities | POS6 | Stanhope Tennis Courts Upgrades | \$415,200 | 35% | 2034 |

Catchment 4 – Huntlee URA

| Category | Project ID | Project Description | Estimated Project cost | Apportionment | Estimated delivery |
|---|------------|-------------------------------------|------------------------|---------------|--------------------|
| Shared paths | SP15 | Railway Station Link | \$6,000,000 | 100% | 2040 |
| Public Open Space and Recreation Facilities | POS7 | District Park (\$380/m2 x 20,000m2) | \$7,600,000 | 100% | 2040 |
| Public Open Space and Recreation Facilities | POS8 | Local Park 1 (\$255/m2 x 5000m2) | \$1,275,000 | 100% | 2040 |
| Public Open Space and Recreation Facilities | POS9 | Local Park 2 (\$255/m2 x 5000m2) | \$1,275,000 | 100% | 2040 |
| Public Open Space and Recreation Facilities | POS10 | Local Park 3 (\$255/m2 x 5000m2) | \$1,275,000 | 100% | 2040 |
| Public Open Space and Recreation Facilities (acquisition of land) | POS11 | District Park | \$2,000,000 | 100% | 2040 |
| Public Open Space and Recreation Facilities (acquisition of land) | POS12 | Local Park 1 | \$500,000 | 100% | 2040 |
| Public Open Space and Recreation | POS13 | Local Park 2 | \$500,000 | 100% | 2040 |

| | | | | | |
|--|-------|--------------|-----------|------|------|
| Facilities (acquisition of land) | | | | | |
| Public Open Space and Recreation Facilities (acquisition of land) | POS14 | Local Park 3 | \$500,000 | 100% | 2040 |

Appendix C – MAPPING


DRAFT Singleton Local Infrastructure Contributions Plan 2025

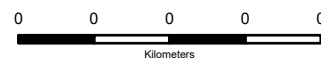
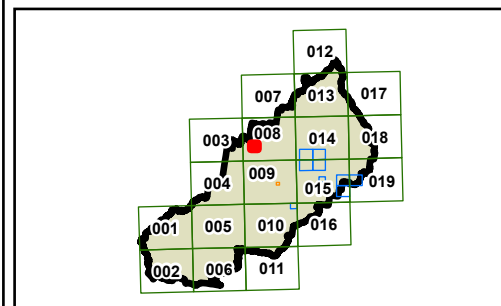
Projects and Works Map - Sheet PAW_008A

Projects and Works

-  Community Facilities
-  Public Open Space | Recreation Facilities
-  Roadworks
-  Shared Paths
-  Town Centre Upgrades

Cadastral

 Cadastral 18/02/2025 © Spatial Services



Projection: GDA2020 MGA
Zone 56

Scale: 1:10,000 @ A3


Map Identification Number: 7000_COM_PAW_008A_010_20250217




DRAFT Singleton Local Infrastructure Contributions Plan 2025

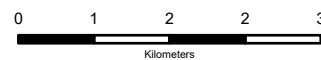
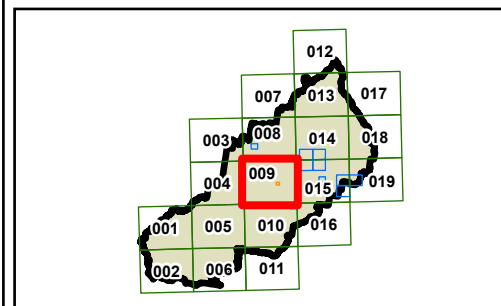
Projects and Works Map - Sheet PAW_009

Projects and Works

-    Community Facilities
-    Public Open Space | Recreation Facilities
-    Roadworks
-    Shared Paths
-    Town Centre Upgrades

Cadastre

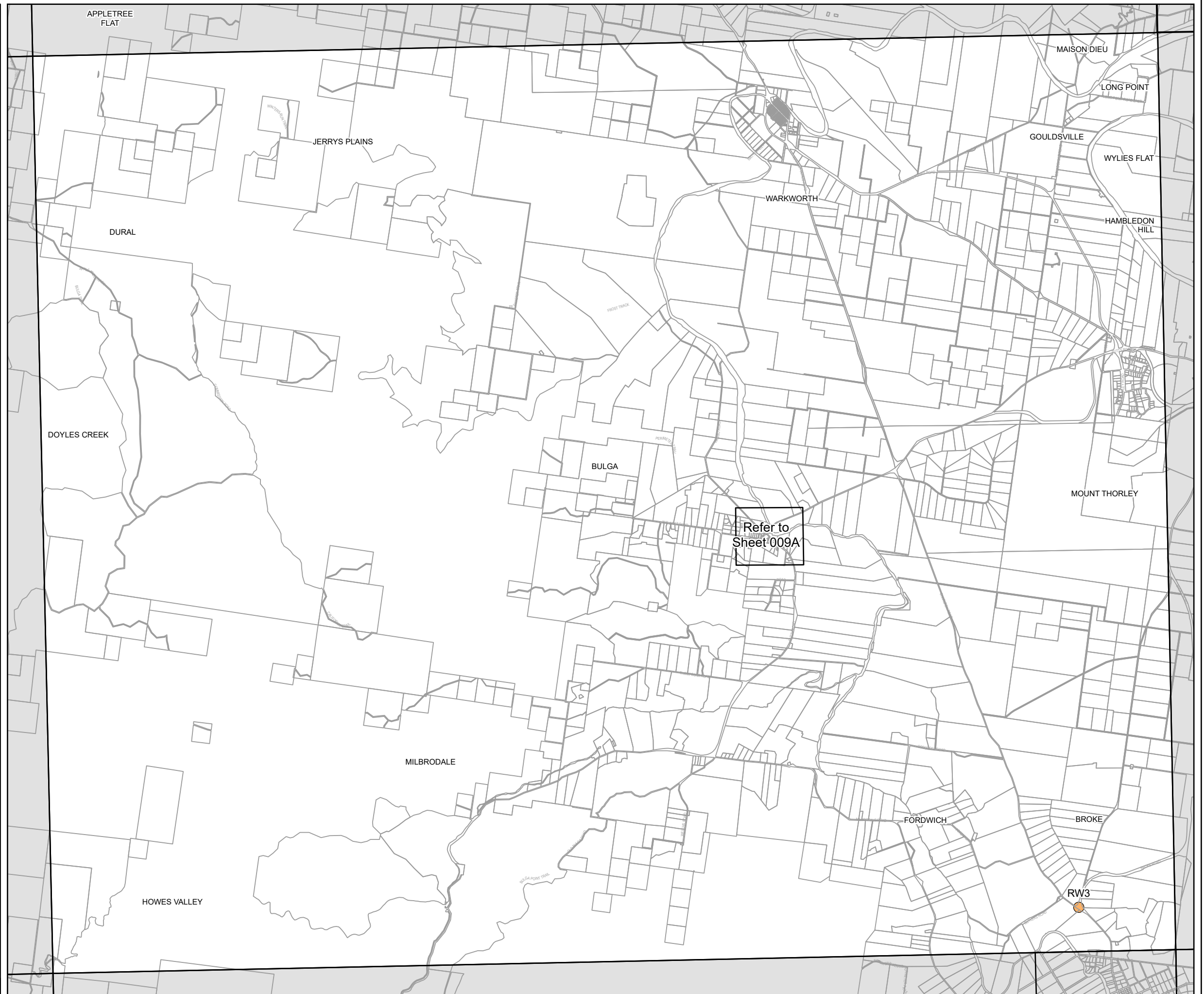
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Projection: GDA2020 MGA
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**DRAFT Singleton
Local Infrastructure
Contributions Plan 2025**

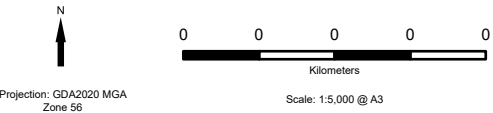
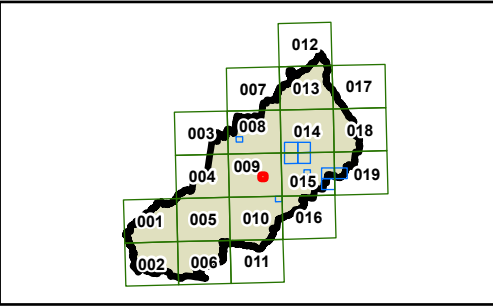
Projects and Works Map -
Sheet PAW_009A

Projects and Works

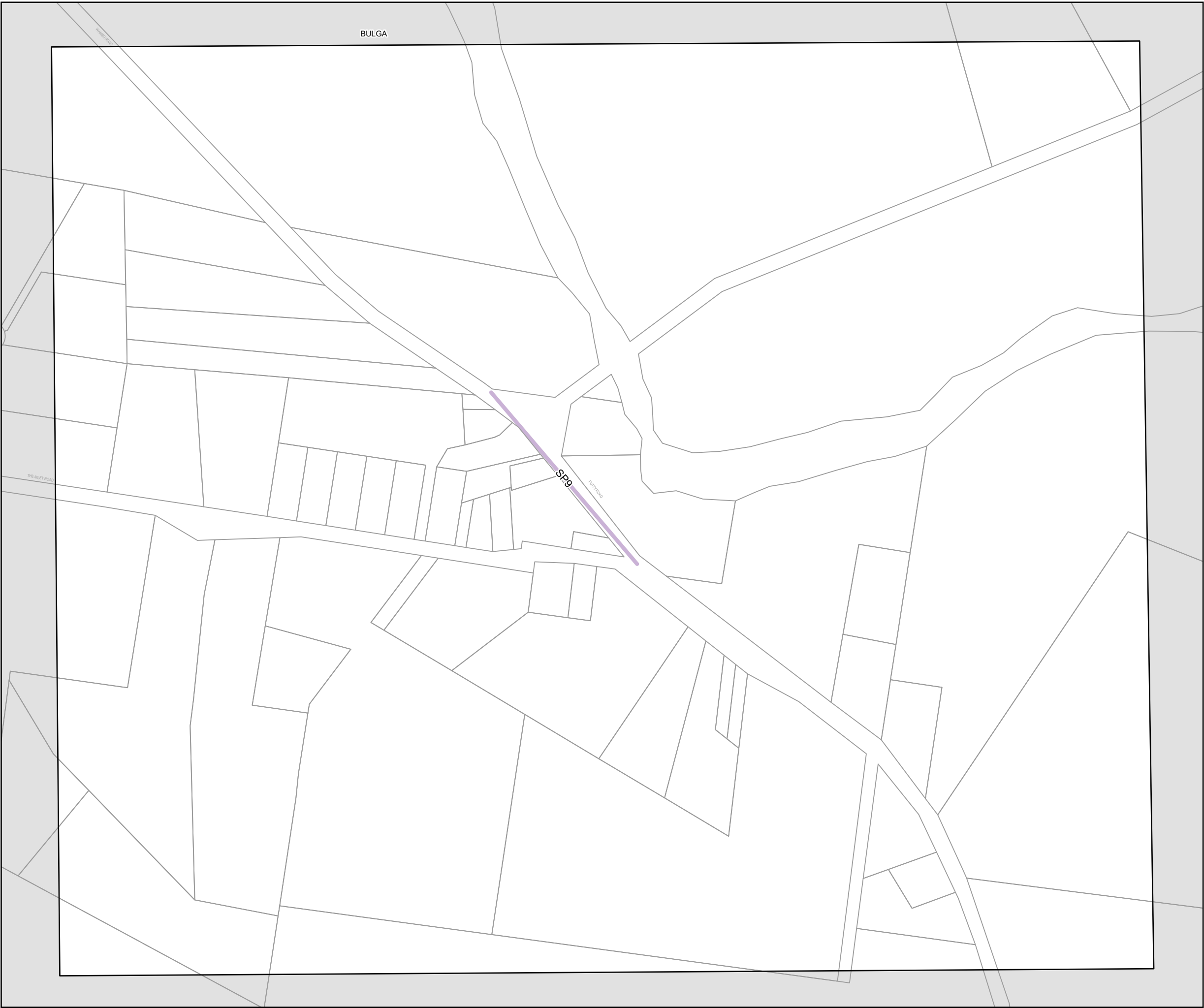
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|--|--|--|---|
| | | | Community Facilities |
| | | | Public Open Space Recreation Facilities |
| | | | Roadworks |
| | | | Shared Paths |
| | | | Town Centre Upgrades |

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Map Identification Number: 7000_COM_PAW_009A_005_20250217





**DRAFT Singleton
Local Infrastructure
Contributions Plan 2025**

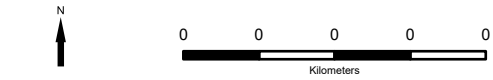
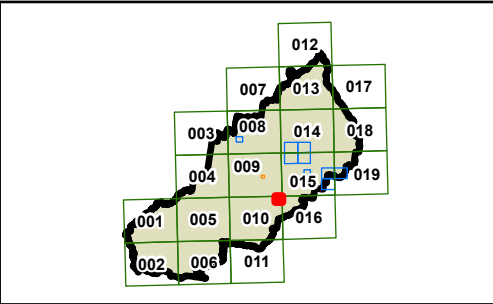
**Projects and Works Map -
Sheet PAW_010A**

Projects and Works

| | | | |
|--|--|--|---|
| | | | Community Facilities |
| | | | Public Open Space Recreation Facilities |
| | | | Roadworks |
| | | | Shared Paths |
| | | | Town Centre Upgrades |

Cadastre

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Zone 56
Scale: 1:10,000 @ A3

Map Identification Number: 7000_COM_PAW_010A_10_20250217





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Local Infrastructure
Contributions Plan 2025

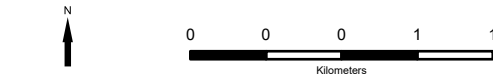
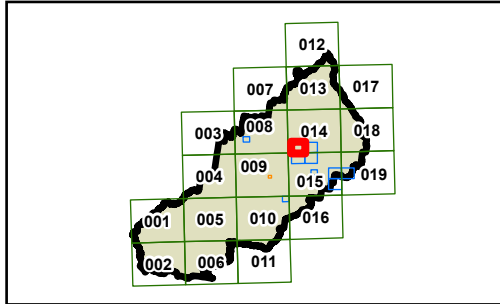
Projects and Works Map -
Sheet PAW_014A

Projects and Works

- Community Facilities
- Public Open Space | Recreation Facilities
- Roadworks
- Shared Paths
- Town Centre Upgrades

Cadastre

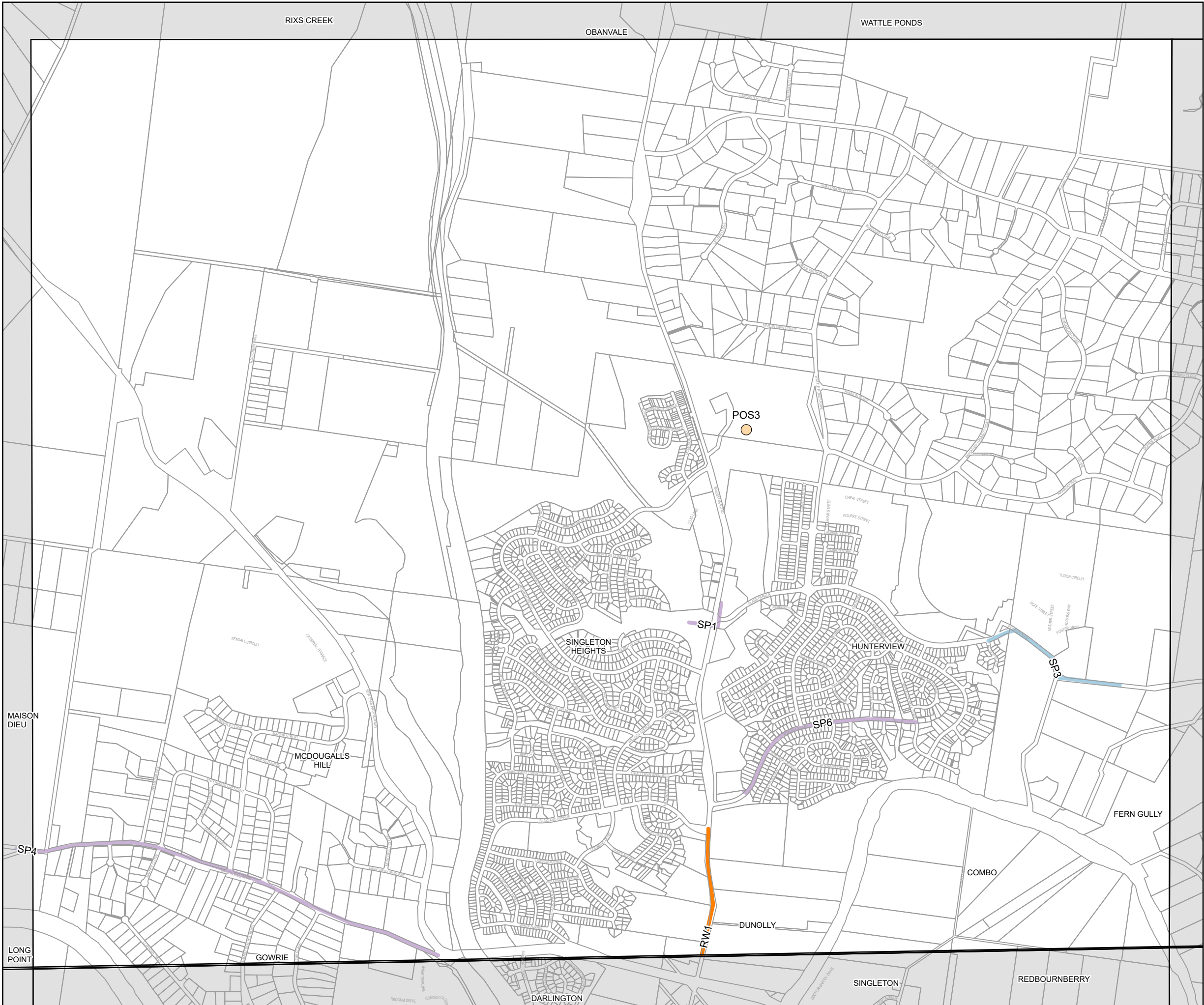
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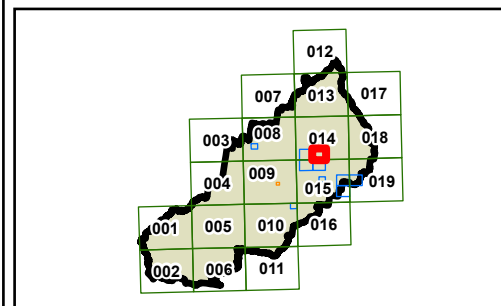
Projects and Works Map - Sheet PAW_014B

Projects and Works

-    Community Facilities
-    Public Open Space | Recreation Facilities
-    Roadworks
-    Shared Paths
-    Town Centre Upgrades

Cadastral

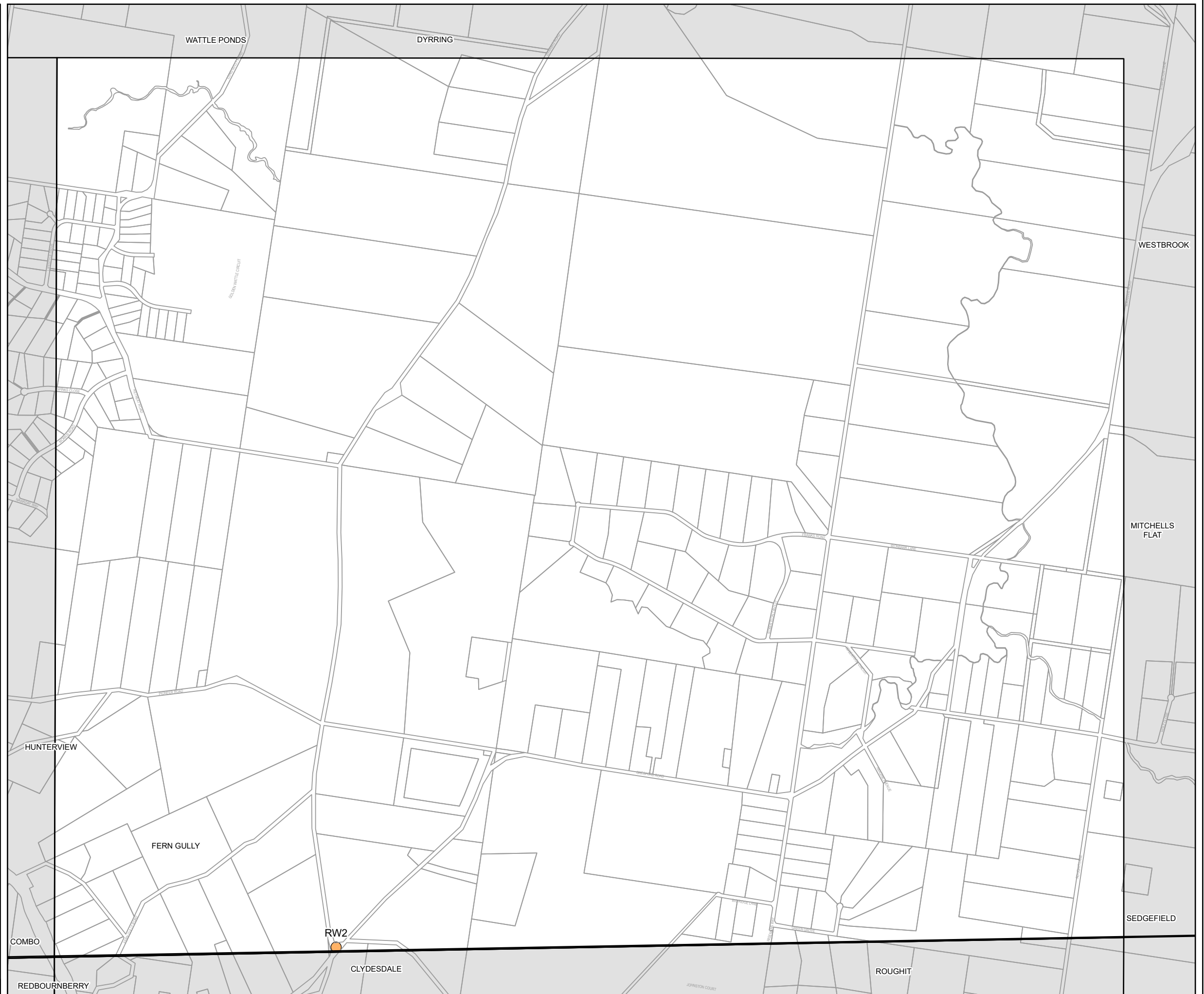
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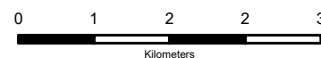
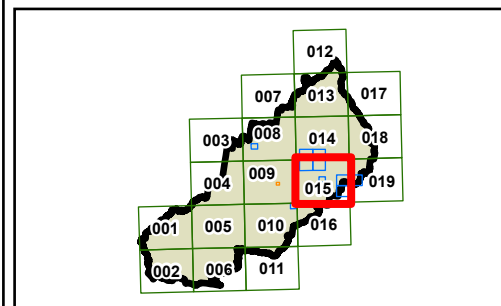
Projects and Works Map - Sheet PAW_015

Projects and Works

- Community Facilities
- Public Open Space | Recreation Facilities
- Roadworks
- Shared Paths
- Town Centre Upgrades

Cadastre

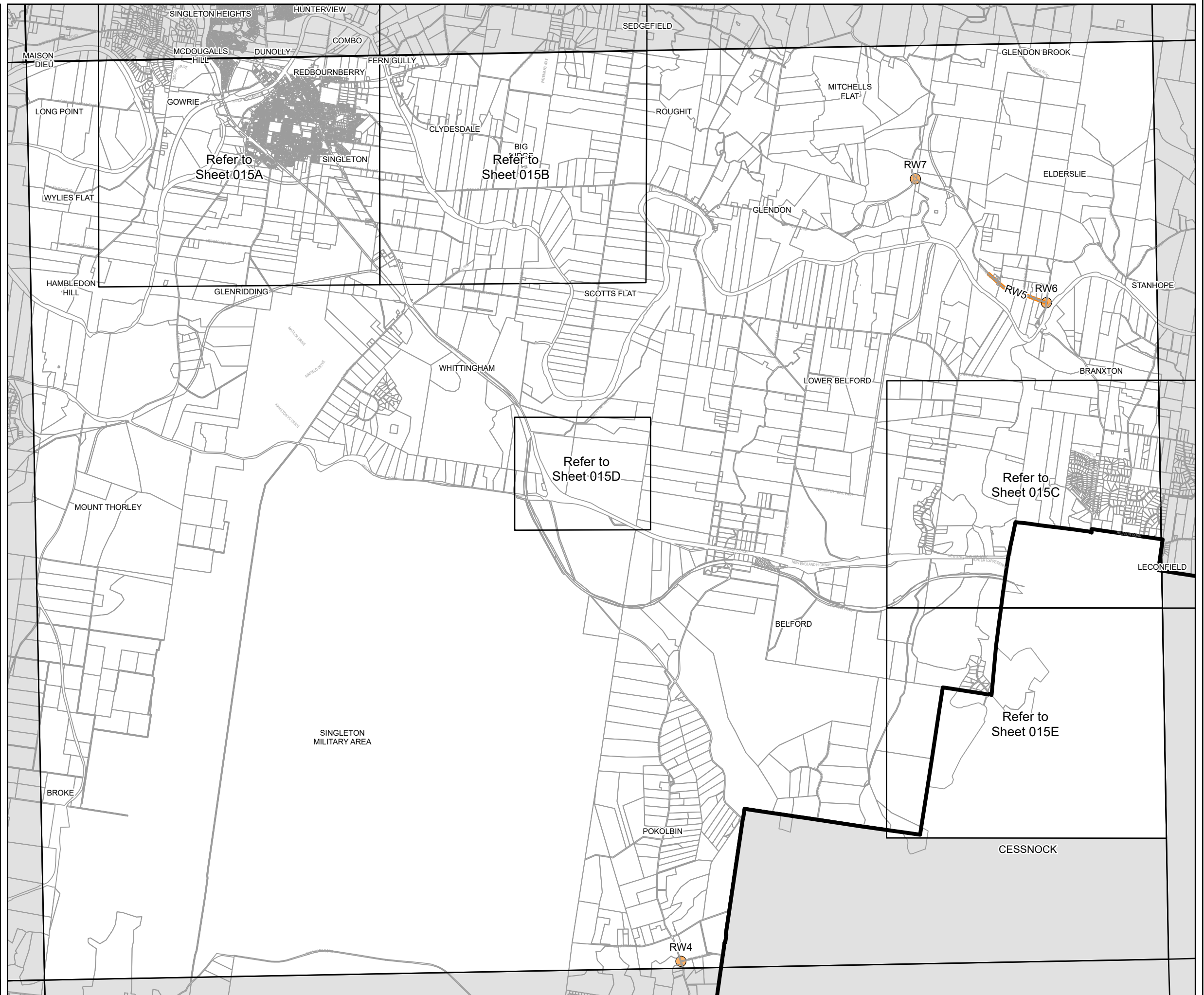
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Local Infrastructure
Contributions Plan 2025

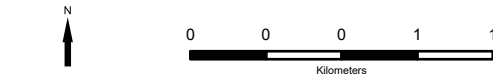
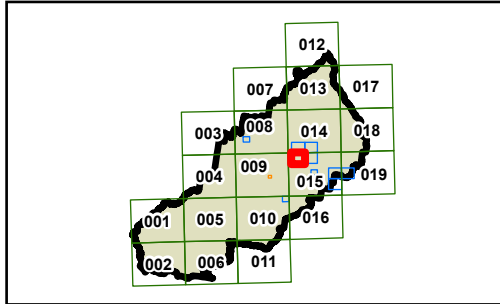
Projects and Works Map -
Sheet PAW_015A

Projects and Works

| | | | |
|--|--|--|---|
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| | | | Public Open Space Recreation Facilities |
| | | | Roadworks |
| | | | Shared Paths |
| | | | Town Centre Upgrades |

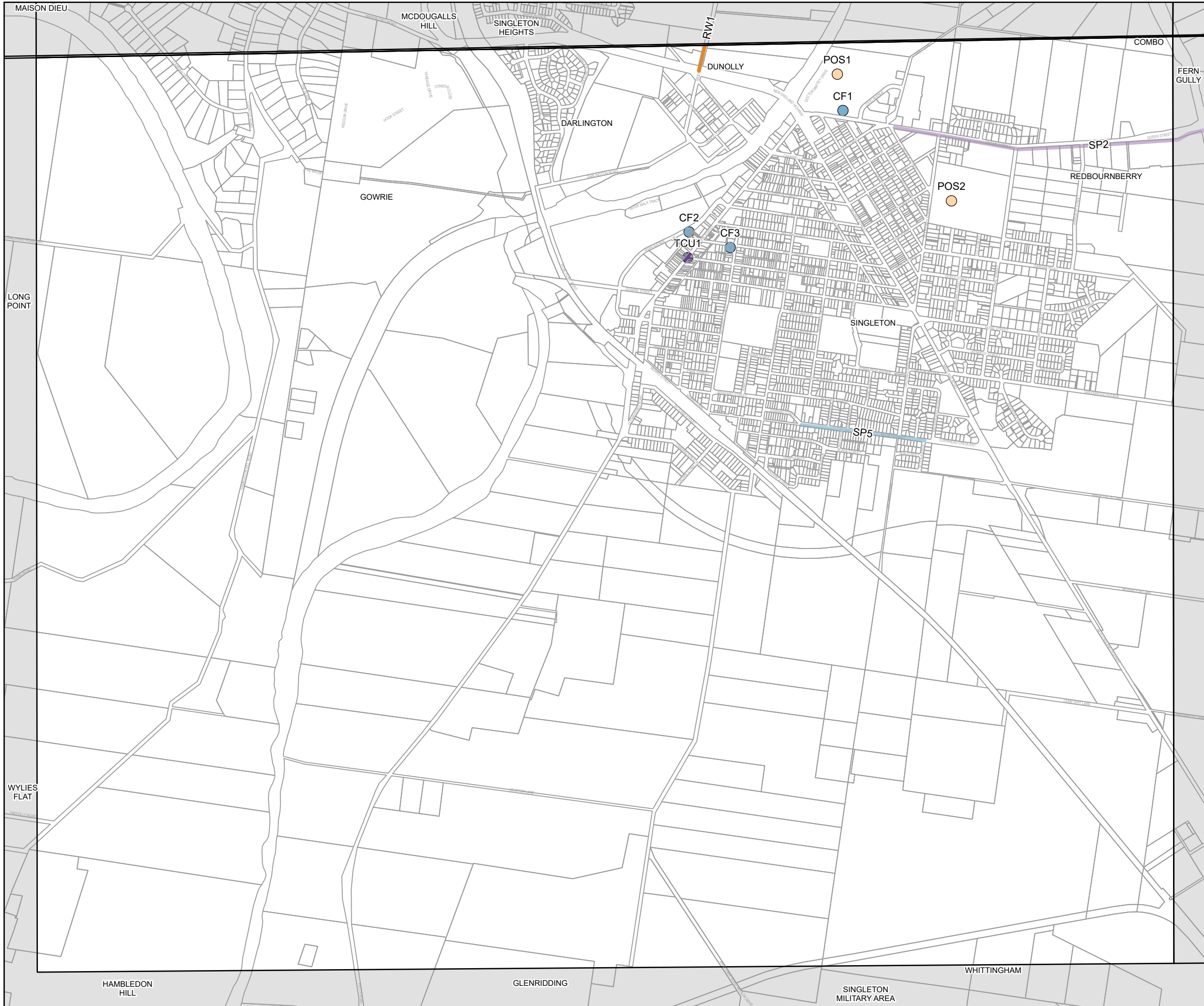
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Projection: GDA2020 MGA
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DRAFT Singleton Local Infrastructure Contributions Plan 2025

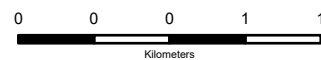
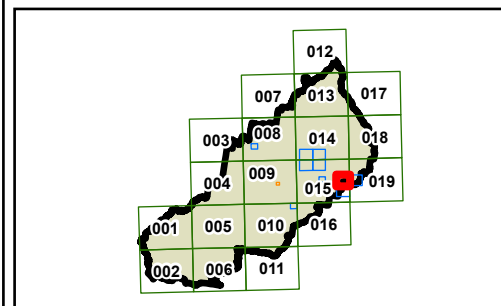
Projects and Works Map - Sheet PAW_015C

Projects and Works

-    Community Facilities
-    Public Open Space | Recreation Facilities
-    Roadworks
-    Shared Paths
-    Town Centre Upgrades

Cadastre

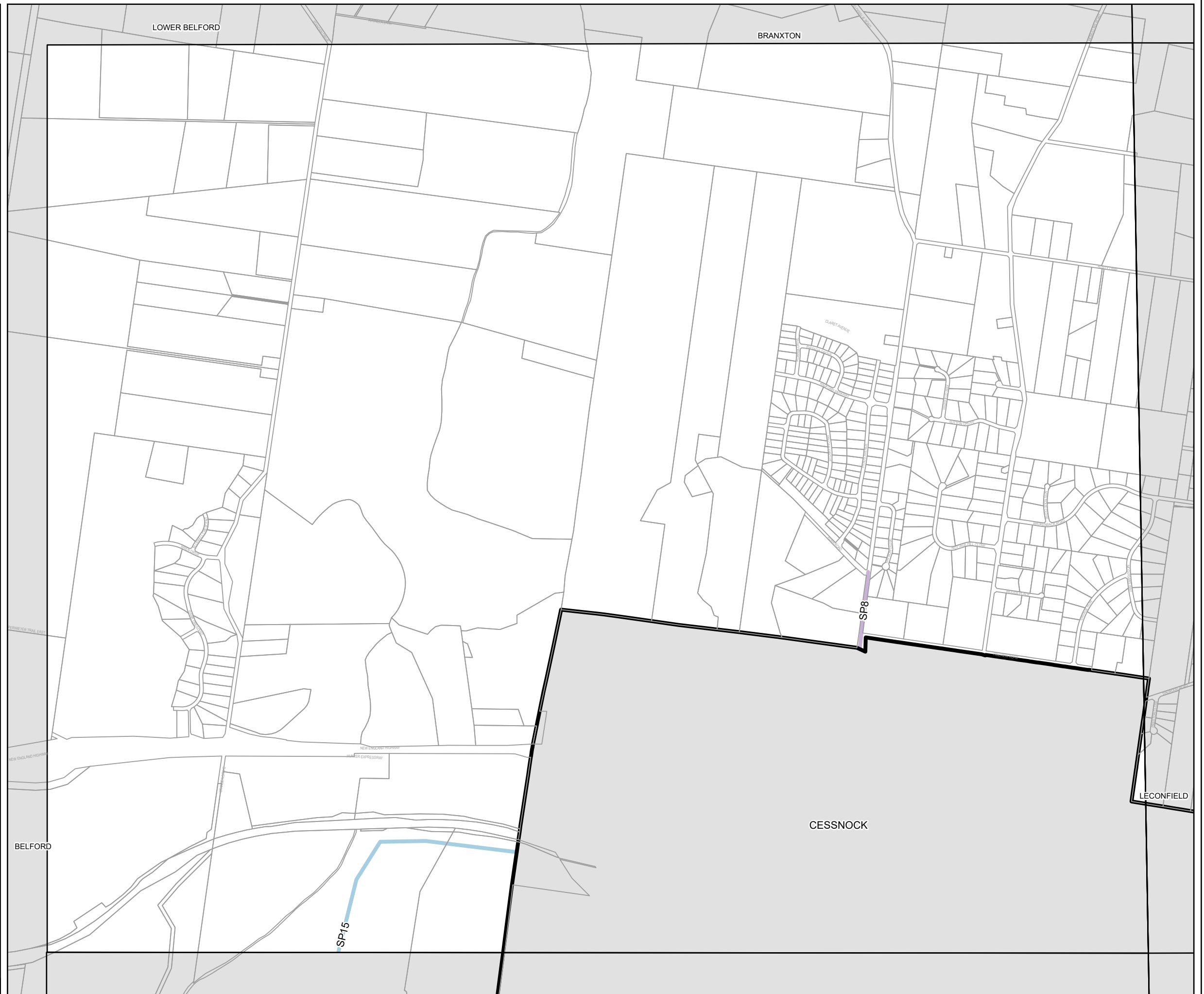
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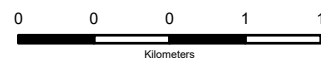
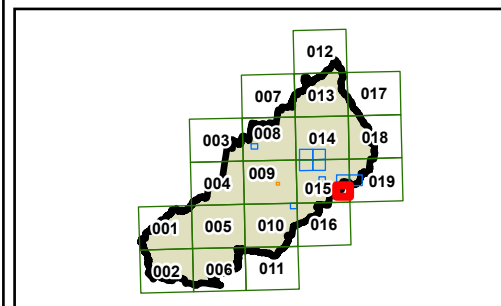
Projects and Works Map - Sheet PAW_015E

Projects and Works

-    Community Facilities
-    Public Open Space | Recreation Facilities
-    Roadworks
-    Shared Paths
-    Town Centre Upgrades

Cadastral

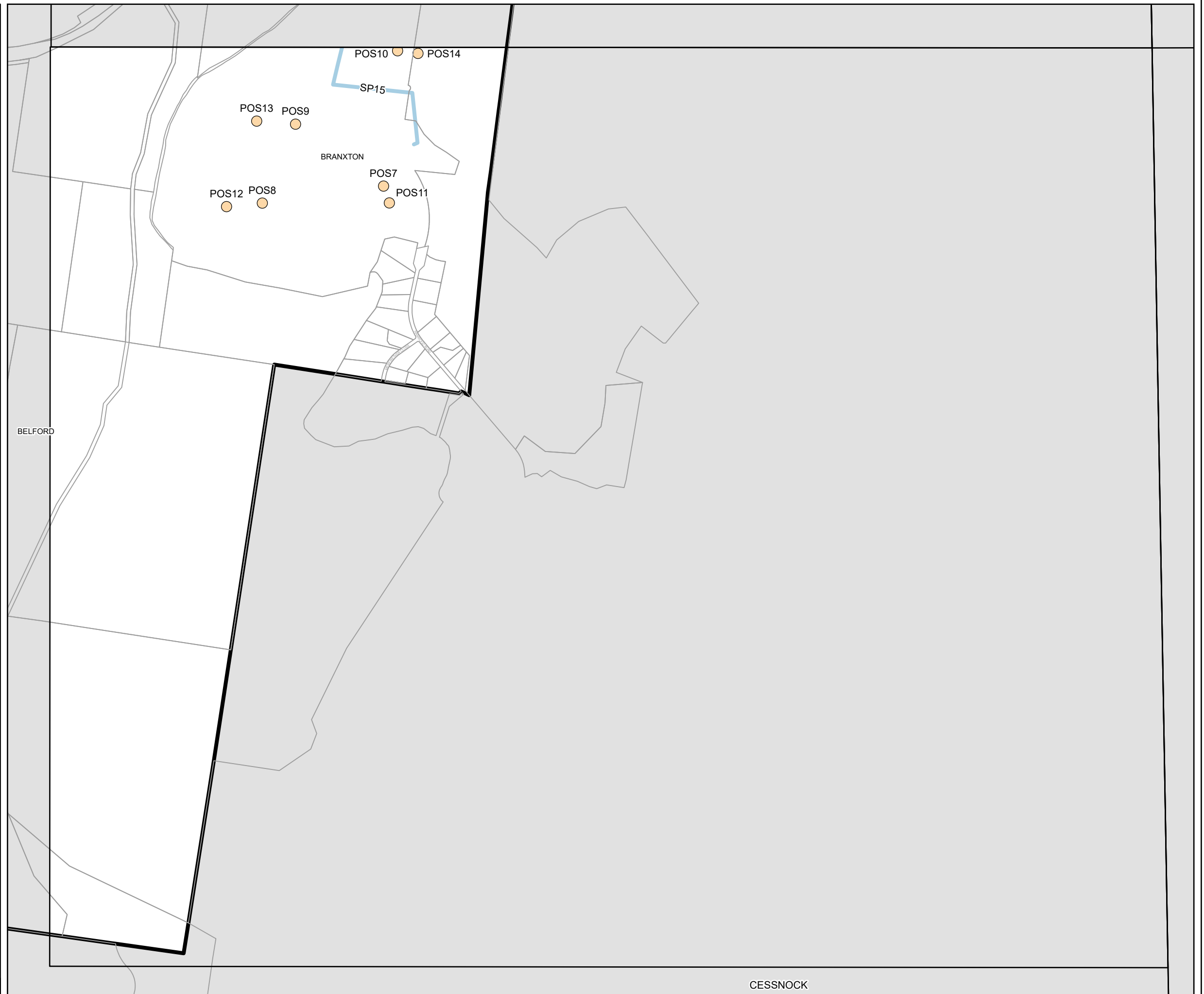
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Map Identification Number: 7000_COM_PAW_015E_020_20250217





CESSNOCK


DRAFT Singleton Local Infrastructure Contributions Plan 2025

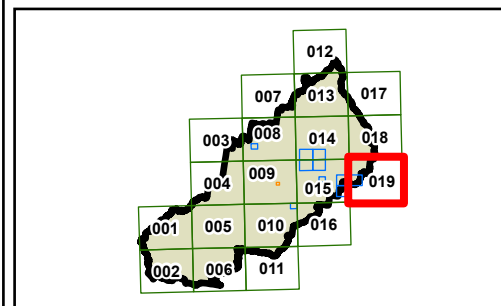
Projects and Works Map - Sheet PAW_019

Projects and Works

-    Community Facilities
-    Public Open Space | Recreation Facilities
-    Roadworks
-    Shared Paths
-    Town Centre Upgrades

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Zone 56
Scale: 1:80,000 @ A3

Map Identification Number: 7000_COM_PAW_019_080_20250217

