LISMORE CITY COUNCIL



SECTION 94 CONTRIBUTIONS PLAN

JULY 1994

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1.0 AIMS & OBJECTIVES OF THE PLAN

Section 94 of the Environmental Planning and Assessment Act 1979 enables Council to levy contributions from developers for public facilities and services where it can be established that there is a clear nexus between the new development and the need for those public facilities and services.

The aims of this Plan are:

- 1. To present Council's strategy for the funding, provision and augmentation of those services and amenities required to serve the needs of the growing population in Lismore City;
- 2. To establish the nexus between new development and population growth and the demand for additional public services and amenities;
- 3. To set the standards for the provision of such services and amenities by, or on behalf of, Council; and
- 4. To ensure that the provision and upgrading of services and amenities is appropriate and that the contribution rates levied on individual developments are equitable and fair.

This Plan has been complied from previous plans and studies listed in Appendix I which have been reviewed and updated as necessary. The documents listed in Appendix I provide background information to this Plan.

2.0 COMMENCEMENT DATE

In accordance with Clause 41J(4) of the Environmental Planning and Assessment Regulation 1980 this Plan is effective as of July 1, 1994.

3.0 RELATIONSHIP TO OTHER PLANS

This Section 94 Contributions Plan has been prepared in accordance with the provisions of Section 94 of the EP & A Act 1979 and Part 4A of the Regulation thereunder. In the event of any inconsistency between this Plan and previous Section 94 Plans prepared by or on behalf of Council, this Plan prevails. Water and Sewerage headworks charges are levied separately under the Water Supply Authorities Act 1987.

4.0 FORMAT

The Plan consists of nine (9) parts applying to Open Space, Community Facilities, Carparking, Urban Arterial Roads, Rural Roads, State Emergency Services, Bushfire Services, Footpaths/Cycleways and the City Centre Upgrading.

The final section consists of a Summary which lists all charges applicable for each contribution category sought by Council, as well as the charges applicable to each catchment area.

5.0 LAND TO WHICH THE PLAN APPLIES

This Plan applies to all land use zones under the Lismore Local Environmental Plan 1992 (as amended). Individual contributions may apply to whole or part of the Lismore City Local Government Area or specifically to the Urban or Rural Areas. For the purposes of this Plan, the LGA has been subdivided into nine (9) population 'catchments' which have as their focus, district or local centres. Each catchment contains several localities as recognised by the NSW Geographic Names Board and the boundaries of the catchment areas are generally coincident with that of the localities. These catchments are indicated on Map No. 1.



6.0 BASIS FOR CALCULATION OF SECTION 94 CONTRIBUTIONS

Section 94 contributions in this Plan have been based on estimates of the expected population increase (and additional dwellings) to be accommodated in the Lismore City LGA to the year 2001. These estimates have been derived from extrapolation of recent trends in population growth (between the 1986 and the 1991 Census) and from population projections and land supply information contained in Council's interim residential strategy review (September 1991). These figures are illustrated in Tables 1 and 2.

Equivalent tenements are generally used in calculating the relevant contribution rates. An equivalent tenement (ET) is considered to generate the same demand for services and facilities as a detached three or four bedroom dwelling on a standard residential allotment.

TABLE 1

PROJECTED POPULATION INCREASES FOR LISMORE CITY CATCHMENT AREAS

| Catchment | 1991 (Census) | 1994 (estimated | 2001 (projected) | Increase 1994-2001 | % New Develop. |
|---|-------------------------|-------------------------|-------------------------|-----------------------|--------------------|
| Urban (west) | 18,722 | 19,235 | 20,490 | 1,255 | 6% |
| The North-West | 1621 | 12,176 | 16,470 | 4,294 | 26% |
| Nimbin & Dist. The Channon & | 1,700 | 1,661 1,890 | 1,755 2,990 | 94 1,100 | 5% 37% |
| Dist. The North-East Clunes-Bexhill | 1,799 2,691 | 1,930 2,839 | 2,275 3,215 | 345 376 | 15% 12% |
| -Eltham The South-West The South-East | 1,370 1,063 1,888 | 1,528 1,098 1,953 | 1,970 1,185 2,115 | 442 87 162 | 22 % 7 % 8 % |
| TOTAL | 41,418 | 44,310 | 52,465 | 8,155 | 16% |

TABLE 2

PROJECTED NO. OF DWELLINGS/ET'S FOR LISMORE CITY CATCHMENT AREAS

| Catchment | 1991 (Census) | 1994 (estimated) | 2001 (projected) | Increase 1994-2001 |
|--|------------------------------|-----------------------|--------------------------------|---------------------------|
| Urban (west) Urban (east) The North-West Nimbin & Dist. | 6,727 3,793 562 586 | 6,954 4,402 658 | 7,630 6,135 620 1,068 | 676 1,733 41 410 |
| The Channon & Dist. The North-East | 620 928 | 672 989 | 804 1,136 | 132 147 |
| Clunes-Bexhill -Eltham The South-West The South-East | 472 367 651 | 532 399 710 | 696 419 782 | 164 20 72 |
| TOTAL | 14,706 | 15,895 | 19,290 | 3,395 |

Apportionment of costs between new and existing development has been determined on the basis of how the demand for the additional infrastructure has been created.

Where a new facility is required predominantly to meet the demands of new development, the proportion of costs of that facility attributable to new development is determined as 100%. For example certain facilities (eg child care centres and preschools) will service a population of a certain size. Where existing facilities are adequate to serve the needs of the existing population, new development (once it reaches a certain threshold) will generate a demand for an additional facility. This demand can be considered to be generated solely by the requirements of new development, and therefore new development will be responsible for 100% of the cost of the new facility.

Where the use of a new facility is likely to be equally shared between existing and new development (eg footpaths or cycleways), the proportion of costs attributable to new development is determined as being equal to the overall proportion of new development in that particular catchment (as shown in Table 1).

In other cases the need for a particular facility (eg the upgrading of an existing park or community hall), may be partly generated by new development, and partly by a 'catch up' requirement necessary to provide an adequate facility for the existing population. In these instances the proportion of costs attributable to new development has been determined on the basis of what is fair and equitable under the particular circumstances.

Facilities listed in the Plan which are not located on Council owned or controlled land will have to be transferred to Council ownership prior to any Section 94 funds being utilised. However, where land is owned by an incorporated community organisation, Council will consider the lodgement of a deed or other legal agreement which provides an assurance from the organisation that the facilities will continue to be made available for public use. In the event of the dissolution of the organisation those facilities funded under Section 94 will revert to Council ownership.

7.0 METHOD & TIMING OF PAYMENT OF CONTRIBUTIONS

Depending on the type of facility or service to be provided Section 94 Contributions may be satisfied by one or more of the following methods:

- Payment of a monetary contribution;
- Dedication of land;
- * Provision of a material public benefit.

A material public benefit would generally be in the form of "works in kind" being the provision of a facility which would otherwise have had to be levied for, and which may otherwise be delayed. Council will only accept the dedication of land, or the provision of a material public benefit, in partial or on full satisfaction of a condition imposed under Section 91 (3) of the Environmental Planning and Assessment Act, where the particular land or facility has been identified as being required in this Plan. Where land is dedicated for Open Space or community purposes in lieu of full or part payment of Section 94 Contributions, the land will only be accepted by Council at a value to be determined by agreed valuation.

Council's policy regarding the timing of payment of Section 94 contributions is as follows:

- * Development Applications involving subdivision prior to the release of the subdivision Final Plan of Survey.
- * Development Applications involving building work prior to the release of approved building plans.
- * Development Applications where no building work is involved prior to occupation.

Council will consider applications for deferral of payment of Section 94 contributions in exceptional circumstances only. The applicant will need to apply in writing giving valid reasons as to why payment should be deferred. The decision as to whether or not to grant a deferral will be at the discretion of Council. If an application for deferral is accepted by Council, the following conditions will apply:

- i) A bank guarantee will be required to be lodged for the full value of the contribution, plus any interest charges, and the applicant will be responsible for any charges involved in servicing the bank guarantee.
- ii) The amount of contribution outstanding will be charged at current interest rates and will be subject to indexing from the date on which the contribution was due for payment until the date of actual payment.

If payment is not made within 12 months of a development consent being issued the levies payable are increased at the rate of increase of the BPI (see Clause 9).

8.0 PUBLIC AVAILABILITY OF FINANCIAL INFORMATION

Council maintains a register of Section 94 contributions which contains the following information:

- * The origin of each contribution by reference to development consents.
- * The type of contribution received (monetary, land, works in-kind).
- * The amount of contribution and purpose for which it was levied, including the applicable Section 94 Plan Category.
- * The date of receipt of the contribution.

The contributions register is available for public inspection at Council's office in Oliver Avenue, Goonellabah during normal office hours.

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Contributions (including interest) must be spent for the purpose for which they are levied. Council may permit the short-term "loan" transfer of funds between various contribution plan funds in order that works may be undertaken on a priority basis subject to the following conditions:

- * Full details of transfer and subsequent reimbursement funds (including interest) are to be recorded.
- * Transferred funds are to be returned to relevant categories by future contributions.
- * There must be a reasonable expectation based on anticipated development that future contributions will be obtained to enable reimbursement of the category from which monies have been transferred.
- * The purpose for which contributions are transferred is a purpose identified in Council's works program.
- * Transfer of contributions will not delay or threaten the provision of any amenity or service identified in the works program.
- * Transfer of funds between Section 94 accounts and other Council funds is not permitted unless those funds are identified in the Section 94 Plan.

9.0 DISCOUNT FACTORS APPLYING TO CERTAIN DEVELOPMENT

9.1 Medium Density, Dual Occupancy and Small Lot Subdivision

Unless otherwise stated, Section 94 charges are based on a rate per Equivalent Tenement (ET) which equates to one single residential allotment or dwelling entitlement. Based on average occupancy rates for various development derived from the 1991 Census, reduced rates apply to the following developments:



Small lot subdivision (under 500m² lot size) - 90% of rate per ET.

Medium density development:

| small (1 bedroom) | - 55% of rate per ET. |
|---------------------|-----------------------|
| medium (2 bedrooms) | - 75% of rate per ET. |
| large (3 bedrooms) | - 90% of rate per ET. |

9.2 Rural and Village Development

It may be expected that the use by rural and village residents of District and Regional open space and community facilities located in Lismore will diminish proportionally with the distance by road that residents must travel to make use of those facilities. Consequently a discounting factor (ranging from 25% to 75%) applies to contributions for Citywide Open Space, community facilities and City Centre Upgrading outside the urban catchment areas as indicated on Map No. 2.

Discounting factors do not apply to Citywide levies for extensions to Council's administration building and works depot as these facilities service all residents equally across the whole of the City of Lismore.

10.0 REVIEW & INDEXING OF SECTION 94 CONTRIBUTIONS

Contribution rates will be reviewed annually at the end of each financial year, using the Building Price Index (Sydney) as the basis for any annual adjustment. New rates will apply from July 1st, each year, based on the BPI for the previous twelve months.

All Section 94 contributions shown in this Plan have been calculated at 1993/94 rates. The Summary Section at the end of the Plan contains the current rates for each contribution category updated in accordance with the Building Price Index (Sydney) for each financial year subsequent to 1993/94.

Any change to the Plan, other than the annual inflationary adjustment of contribution rates, will require an amendment of the Section 94 Plan in accordance with Section 94 AB of the EP & A Act, 1979. The Plan will be reviewed on a regular basis to take into account changes in land values, embellishment costs, works programs, population projections and community needs.

11.0 FUNDING SOURCES OTHER THAN SECTION 94 CONTRIBUTIONS

Funding of the various facilities and services identified in this Plan may be derived wholly or partially from Section 94 Contributions. The level of Section 94 funding for each facility is determined by the percentage of the cost of that particular facility which has been attributed to new development under this Plan.

In some instances, where a facility is used at both the local and district (or Citywide) level, funding for the facility will be met partially through local Section 94 levies and partially through Citywide Section 94 levies. Where a facility is not funded totally by Section 94 contributions the remaining funding may be met through one or more of the following sources:

- State and Federal grants.
- * Council's general revenue.
- * Funds raised by community groups and organisations.

12.0 ADMINISTRATION LEVY

A 3% levy applies to all Section 94 charges to cover costs associated with administration of Section 94 and for future Plan review and preparation costs. This levy has been incorporated into the Schedule of Section 94 Charges.



PART A

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OPEN SPACE

(INCLUDING URBAN BUSHLAND AND STREET TREES)

1.0 PURPOSE OF THE PLAN

The purpose of this Plan is to identify community open space needs (including urban bushland requirements and the provision of street trees) which will be required to be provided or upgraded as a direct consequence of new development, and to apportion the cost of acquiring and embellishing open space and urban bushland in accordance with Section 94 of the Environmental Planning and Assessment Act, 1979.

2.0 LAND TO WHICH THE PLAN APPLIES

This Plan applies to all land within the nominated catchment areas indicated in Map No. 1 Appendix II. The Urban Bushland Levy applies to the following areas only: The Northern Ridges, Goonellabah, East Lismore and Lismore Heights.

3.0 ESTABLISHMENT OF A NEXUS

Population growth and new residential development give rise to the need for additional public open space at both the Citywide and Local level. In determining the open space requirements necessary to cater for the projected population growth the following factors have been taken into account:

- * Although Lismore currently has nett surplus of open space, the open space system of urban Lismore is also used by residents of the rural areas and villages.
- * Large areas of the Lismore urban area are unsuitable for the provision of some types of open space due to topographical constraints. The most feasible areas for provision or embellishment of active open space have been the flood plain areas in the western part of the city.
- * The distribution and the useability of existing open space does not meet the needs of the expanding population, and requires the expenditure of funds to ensure that residents of new developments are more appropriately provided with open space facilities. This may be based on embellishment of existing open space in some areas, rather than acquisition of new dedicated open space.
- * Lismore City has a relatively high proportion of young people with an accordingly high demand for recreational/sporting opportunities. This reflects the conducive climate for outdoor leisure pursuits, both active and passive.
- * Lismore performs a role as a regional recreation centre.
- * Large amounts of open space in areas such as Goonellabah are unsuitable for recreational use and expensive to embellish and maintain for either active or passive recreational pursuits. Much of this land is primarily urban bushland habitat.
- * Demographic characteristics suggest that the various precincts of Lismore will have different open space needs, reflecting differing proportions of children, elderly etc in the population. However, the characteristics of new populations moving into new residential areas are likely to be more uniform.

Open space requirements necessary to cater for population growth in Lismore are identified in the Open Space Studies listed in Appendix I.

Council's standard for the provision of additional recreational public open space for new development in the Lismore urban area is 3 hectares per 1,000 persons, comprising:

- * 2 hectares for the purposes of active open space,
- * 0.5 hectares for the purposes of large scale district parks, and
- * 0.5 hectares for the purposes of playgrounds, small parks etc.

The above calculations exclude land that has been identified as having urban bushland or habitat value.

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Similar standards apply for rural villages. However the demand for active open space and district parks would be provided for partly in the Lismore urban area. For residential development in rural areas future occupants will be likely to utilise active open space facilities both at the nearest village and in the Lismore urban area. As the likely usage of urban facilities will be at a diminishing rate proportional to the distance from Lismore, a discount factor applies to Citywide Open Space for rural and village development (see Map No. 2).

New development in the Northern Ridges (north of the Bruxner Highway) is impacting on the habitat of native fauna (particularly koalas) as identified by the Fauna Impact Statement (FIS) prepared by the Centre for Conservation Technology UNE - Northern Rivers. The FIS recommendations include the protection and enhancement of six key clusters of vegetation in the area. Approximately 50% of this proposed reserve network is already in place having been funded by development prior to July 1993. The cost of purchase and embellishment of the remaining areas is directly attributable to new development in the area.

Council has identified areas to the south of the Bruxner Highway which may also have some habitat value. These areas have been mapped and used to calculate the bushland contribution for the area to the south of the Bruxner Highway.

4.0 FORMULA USED IN THE CALCULATIONS OF CONTRIBUTIONS

4.1 Open Space

Section 94 Contributions for open space are based on two components - Local Open Space and Citywide (or district) Open Space. The contribution rate for open space is calculated on the following basis:

- a) The estimated proportion of district and local "use" for Citywide active and passive open space facilities.
- b) The proportion of open space acquisition and embellishment costs which are considered to be directly attributable to the requirements of new residential development.

The formula for determining both Citywide and Local open space contributions is as follows:

Contribution (per ET) =
$$\frac{(L+E) \times P}{n} + 3\%$$

Where:

L = land acquisition costs

E = embellishment costs

P = proportion attributable to new development

n = estimated number of new lots/ET's within the catchment area.

For discount factors applying to certain developments refer to Clause 9.0

4.2 Urban Bushland

The formula for determining urban bushland contributions is as follows:

Contribution (per lot) =
$$\frac{L+E}{n} + 3\%$$

Where:

L = average land cost per hectare.

E = embellishment costs.

n = no. of residential lots to be developed.

5.0 SCHEDULE OF OPEN SPACE/WORKS REQUIRED

5.1 Citywide Open Space

Table 1 lists Council's works program for the provision and embellishment of open space facilities at the Citywide level.

| CITY-WIDE | OPEN SPACE | WORKS | PROGRAM |
|-----------|------------|-------|---------|
|-----------|------------|-------|---------|

| Proposed Open Space | Timing | Embellishment Costs | Total Cost | % of Total Cost Attrib. to New Dev. Citywide | Amount Levied |
|--|-----------|----------------------------------|-----------------|---|------------------|
| Heritage Park | 1994-2001 | \$470,000 | \$470,000 | 30% | \$141,000 |
| Lismore Park Complex | 1997-2001 | \$600,000 | \$600,000 | 30% | \$180,000 |
| Wade Park | 1994-2001 | \$200,000 | \$200,000 | 30% | \$60,000 |
| Rotary Park | 1995-2000 | \$100,000 | \$100,000 | 30% | \$30,000 |
| Albert Park | 1994-97 | \$60,000 | \$60,000 | 30% | \$18,000 |
| Nielson Park | 1996-98 | \$30,000 | \$30,000 | 40% | \$12,000 |
| Pritchard, Mackenzie & Arthur Parks | 1995-99 | \$100,000 | \$100,000 | 40% | \$40,000 |
| Riverview Park & Lismore Lk | 1994-98 | \$100,000 | \$100,000 | 30% | \$30,000 |
| Kadina Park | 1997-2001 | \$100,000 | \$100,000 | 80% | \$80,000 |
| Hepburn Park | 1994-2001 | \$250,000 | \$250,00 | 80% | \$200,000 |
| Clifford Park | 1994-95 | \$50,000 | \$50,000 | 50% | \$25,000 |
| Nimbin Parks-Bellvue, Headers & School Park | 1994-2001 | \$70,000 | \$70,000 | 50% | \$35,000 |
| Channon- Coronation Pk | 1994-2001 | \$60,000 | \$60,000 | 50% | \$30,000 |
| Dungarubba Pk | 1994-2001 | \$5,000 | \$5,000 | 40% | \$2,000 |
| Tregeagle Pk | | \$30,000 | \$30,000 | 30% | \$12,000 |
| New park at Invercauld/ Skyline Road | 1999-2001 | \$300,000 \$400,000 (land) | \$700,000 | 40% | \$280,000 |
| Link-Tucki Creek/Rous Rd | 1994-97 | \$50,000 \$200,000(land) | \$250,000 | 40% | \$100,000 |
| Link-Rous Rd/ Oliver Avenue | 1996-99 | \$50,000 \$200,000(land) | \$250,000 | 40% | \$100,000 |
| Nth G'bah link park | 1998-2001 | \$50,000 \$200,000(land) | \$250,000 | 40% | \$100,000 |
| TOTAL | | | Constant of the | | \$1,475.000 |

5.2 Local Open Space

Tables 2 to 8 - list Council's works program for the provision and embellishment of local open space.

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TABLE 2

LOCAL OPEN SPACE WORKS PROGRAM - URBAN CATCHMENT (WEST)

| Proposed Open Space | Type of Works or Upgrade | Timing | Embellishment Costs | % Attrib. to New Develop. | Amount Levied |
|----------------------------|---|-----------|------------------------|------------------------------|------------------|
| Heritage Park | landscaping, bike/walkway picnic areas, riverside amen., earthworks | 1994-2001 | \$470,000 | 4% | \$19,000 |
| Lismore Park Complex | reconstruct grounds & sportsfields, landscaping, walkways, amenities | 1997-2001 | \$600,000 | 4% | \$24,000 |
| Albert Park | grd upgrade | 1994-97 | \$60,000 | 20% | \$12,000 |
| Beaumont Dr area Parks | landscaping, walkway | 1995-97 | \$40,000 | 30% | \$12,000 |
| Robinson Look-out | landscaping, picnic facilities | 1994 | \$25,000 | 20% | \$5,000 |
| Wade Park | amenities, landscaping, picnic areas | 1994-2001 | \$200,000 | 20% | \$40,000 |
| Nielson Park | grd & amen. reconstruct | 1996-98 | \$30,000 | 20% | \$6,000 |
| Rotary Park | walkway, parking & picnic shelter facilities | 1995-2000 | \$100,000 | 30% | \$30,000 |
| Elizabeth Gardens | arboretum / earthworks | 1994-97 | \$60,000 | 50% | \$30,000 |
| Currie Park | upgrade wetlands | 1996-98 | \$25,000 | 50% | \$12,500 |
| Nesbitt Park | landscaping, bridge, picnic facilities | 1996-97 | \$25,000 | 20% | \$5,000 |

TABLE 2 CONTINUED...

| Pritchard, Arthur & Mackenzie Parks | earthworks, walkway, underbridge, new amenities, structural landscaping | 1995-99 | \$100,000 | 20% | \$20,000 |
|--|--|---------|-----------|-----|-----------|
| Riverview Park | earthworks, drainage, landscaping | 1994-98 | \$50,000 | 20% | \$10,000 |
| Lismore Lake | shelters, playground, landscaping | 1995-97 | \$50,000 | 20% | \$10,000 |
| Jubilee Park | playground equipment, picnic facilities, landscaping | 1994-95 | \$55,000 | 20% | \$11,000 |
| TOTAL | | | | | \$241,500 |

TABLE 3

LOCAL OPEN SPACE WORKS PROGRAM - URBAN CATCHMENT (EAST)

| Proposed Open Space | Type of works or upgrade | Timing | Embellishment Costs | % of Total Cost Attrib. to New Develop. | Amount Levied |
|---|---|-----------|---------------------------------|---|------------------|
| Tucki Creek / Rous Road Link Park | acquire 0.5 -1.0ha reforest, landscape, walkway | 1994-97 | \$50,000 \$200,000 (land) | 40% | \$100,000 |
| Rous Road/ Oliver Avenue link | acquire 0.5 -1.0ha, walkway, picnic facilities, seating, landscaping | 1996-99 | \$50,000 \$200,000 (land) | 40% | \$100,000 |
| North Goonellabah link park | acquire 0.5 -1.0ha, bush landscaping, reforest, walkway | 1998-2001 | \$50,000 \$200,000 (land) | 40% | \$100,000 |
| Lions Park Gumtree Ave. | playground | 1994 | \$20,000 | 50% | \$10,000 |



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TABLE 3 CONTINUED...

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|--|---|-----------|----------------------------------|------|-------------|
| Tucki Creek /Platypus Park | wetland ponds, walkway, picnic areas, shelters, drainage, water supply, arboretum | 1994-95 | \$200,000 | 100% | \$200,000 |
| Pine Avenue Estate Park | picnic facilities | 1994-95 | \$50,000 | 50% | \$25,000 |
| Purri Burri Park | playground | 1994-95 | \$20,000 | 30% | \$6,000 |
| Capt. Rous Park | playground | 1995-96 | \$30,000 | 30% | \$9,000 |
| Shearman Drive Pk | landscaping | 1994-95 | \$25,000 | 60% | \$15,000 |
| 4 New Parks in G'bah release areas | acquire 1-2 ha's, site prep, landscape, drainage, water supply, amenities, walkway, lighting | 1998-2001 | \$300,000 \$400,000 (land) | 100% | \$700,000 |
| New Park at Invercauld / Skyline Road | acquire 1-2 ha's, site prep, drainage, pkg, sportsfield(s) amenities, landscaping, lighting | 1999-2001 | \$300,000 \$400,000 (land) | 20% | \$140,000 |
| Clifford Park | drainage grd reconstruct | 1994-95 | \$50,000 | 20% | \$10,000 |
| Kadina Park | sportsfield, parking, water supply, landscaping, amenities | 1997-2001 | \$100,000 | 20% | \$20,000 |
| Hepburn Park | bitumen hockey field landscaping | 1994-2001 | \$250,000 | 10% | \$25,000 |
| TOTAL | | | | | \$1,470,000 |



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| LUCAL OPEN SPACE WORKS PROGRAM - NIMBIN AND D | DISTRICT |
|---|----------|
|---|----------|

| Proposed Open Space | Type of works or upgrade | Timing | Embellishment Costs | % of Total Cost Attrib. to New Development | Amount Levied |
|---|---|------------|------------------------|---|------------------|
| Allsop Park | reconstruct, landscape, seating | 1994-99 | \$40,000 | 37% | \$14,800 |
| Link between School Park & Headers Soccer grd | earthworks, bike/walkway, landscaping | 1997-2001 | \$30,000 | 37% | \$11,100 |
| Bellvue Park | amenities upgrade | 1995-2001 | \$20,000 | 37% | \$7,400 |
| School Park southside Sibley Street | landscaping grd improvement | 1994-2001 | \$20,000 | 37% | \$7,400 |
| Headers Soccer Ground | amenities upgrade | 1994-2001 | \$20,000 | 37% | \$7,400 |
| TOTAL | | P. Provide | | | \$48,100 |

TABLE 5

LOCAL OPEN SPACE WORKS PROGRAM - THE CHANNON & DISTRICT

| Proposed Open Space | Type of works or upgrade | Timing | Embellishment Costs | % of Total Cost Attrib. to New Develop. | Amount Levied |
|------------------------|-----------------------------------|-----------|------------------------|---|------------------|
| Coronation Park | ground extension, amenities | 1994-2001 | \$60,000 | 25% | \$15,000 |
| Park near shop | landscaping | 2001 | \$5,000 | 25% | \$1,250 |
| TOTAL | | | | He Hall | \$16,250 |

LOCAL OPEN SPACE WORKS PROGRAM - THE NORTH-EAST

| Proposed Open Space | Type of works | Timing | Embellishment Costs | % of Total Cost Attrib. to New Develop. | Amount Levied |
|------------------------|-------------------------------------|---------|------------------------|---|------------------|
| Balzer Park | Play equip. | 1994-95 | \$10,000 | 25% | \$2,500 |
| Modanville | Land acquisition for new park | 1997 | \$66,000 (land) | 25% | \$16,500 |
| TOTAL | | | | | \$19,000 |

TABLE 7

LOCAL OPEN SPACE WORKS PROGRAM - CLUNES/BEXHILL/ELTHAM DISTRICT

| Proposed Open Space | Type of works or upgrade | Timing | Embellishment Costs | % of Total Cost Attrib. to New Develop. | Amount Levied |
|---|-----------------------------|-----------|------------------------|---|------------------|
| Reserve in Smith Street (Clunes) | playground equipment | 1995-2000 | \$30,000 | 50% | \$15,000 |
| Sam Trimble Oval (Bexhill) | Upgrade facilities | 1994-96 | \$8,000 | 25 % | \$2,000 |
| Eltham Sports Oval | Development of new oval | 1998 | \$30,000 | 50% | \$15,000 |
| Childrens Playground (Eltham) | Playground Equipment | 1998-2000 | \$6,000 | 50% | \$3,000 |
| Park adjoining proposed school oval (Clunes) | Land & embellishment | 1995-98 | \$40,000 | 100% | \$40,000 |
| TOTAL | | | | | \$75,000 |

| Proposed Open Space | Type of works or upgrade | Timing | Embellishment Cost | % of Total Cost Attrib. to New Develop. | Amount Levied |
|----------------------------------|---|-----------|--------------------------------|---|------------------|
| Nth Woodburn Pk | landscaping / picnic facilities | 1994-98 | \$10,000 | 20% | \$2,000 |
| Dungarruba Park | landscaping / picnic facilities | 1994-2001 | \$5,000 | 20% | \$1,000 |
| Tregeagle Park | amenities building | 1995-2001 | \$30,000 | 20% | \$6,000 |
| Community Park at Wyrallah | acquisition of land and provision of playground equipment | 1997-99 | \$25,000 \$50,000 (land) | 20% | \$15,000 |
| TOTAL | | No. D. T. | 200 A. | | \$24,000 |

LOCAL OPEN SPACE WORKS PROGRAM - SOUTH-EAST

5.3 Urban Bushland

The locations of key cluster areas identified for acquisition or embellishment on the Northern Ridges north of Ballina Road, are indicated in DCP No. 22 - Northern Ridges. Urban bushland areas south of Ballina Road are indicted on Councils map of urban bushland areas dated January 1994.

The proposed Schedule of Works are shown in Tables 9(a) and 9(b) below.

TABLE 9 (a)

| Total Area of Land Required | Land cost per ha | Total land cost | Embellishment Costs | Total Cost |
|--------------------------------|------------------|-----------------|--|------------|
| 42ha | \$4,000 | \$168,000 | \$21,000 (1680 trees @ \$10 each. 1680 understorey plants @ \$2.50 each) | \$189,000 |

URBAN BUSHLAND - NORTHERN RIDGES

TABLE 9 (b)

| Total Area of Land Required | Land cost per ha | Total land cost | Embellishment Costs | Total Cost |
|--------------------------------|------------------|-----------------|------------------------|------------|
| 80ha | \$4,000 | \$720,000 | \$90,000 | \$810,000 |

URBAN BUSHLAND - BALANCE OF URBAN AREA



6.0 CONTRIBUTION RATE

(For Discount Factors applying to certain developments refer to Clause 8.0)

4

6.1 Citywide Open Space

| Contribution (per ET) | = | $\frac{1,475,000}{3395} + 3\% + BPI$ |
|-----------------------|---|--------------------------------------|
| | = | \$448 + BPI |

Note: A discount factor applies to the Citywide Open Space levy in rural areas (see Map No. 2).

6.2 Local Open Space

| Contribution (per ET) Urban Catchment (West) | = | $\frac{241,50000}{676} + 3\% + BPI$ |
|---|-----------|---------------------------------------|
| | = | \$368 + BPI |
| Urban Catchment (East) | = | $\frac{1,470,000}{1733} + 3\% + BPI$ |
| | = | \$873 + BPI |
| Nimbin & District | = | $\frac{48,100}{410} + 3\% + BPI$ |
| | = | \$121 + BPI |
| The Channon & District | = | $\frac{16,250}{132} + 3\% + BPI$ |
| | = | \$127 + BPI |
| The North-East | = | $\frac{19,000}{147} \times 3\% + BPI$ |
| | = | \$133 + BPI |
| Clunes/Bexhill/Eltham & District | = | $\frac{575,000}{164} + 3\% + BPI$ |
| | = 2 | \$471 + BPI |
| The South-east | = | $\frac{24,000}{72} + 3\% + BPI$ |
| | = | \$340 + BPI |
| 6.3 Urban Bushland | | |
| Contribution (per ET) (Northern Ridges) | = | $\frac{189,000}{300} + 3\% + BPI$ |
| (riormern radges) | =1.153 | \$650 + BPI |
| Contribution (per ET) (Rest of Goonellabah/East Lismore/ | = 1800 | \$ <u>810,000</u> +3% + BPI |
| Lismore Heights) | = | \$450 + BPI |
| 6.4 Street Trees | | |
| Contribution (per lot) | = | \$110 + 3% + BPI \$113 + BPI |

PART B

COMMUNITY FACILITIES



+

1.0 PURPOSE OF THE PLAN

The purpose of this Plan is to identify those community facilities which will be needed, or required to be upgraded, as a direct result of new development, and to apportion the cost of providing those facilities as provided for under Section 94 of the Environmental Planning and Assessment Act, 1979.

2.0 LAND TO WHICH THIS PLAN APPLIES

This plan applies to all residential development on land within the nominated catchment areas indicated on the Map in Appendix II.

3.0 ESTABLISHMENT OF A NEXUS

Population growth and new residential development give rise to the need for additional community facilities at both the Citywide and Local level. The likely future needs of the community with respect to the provision and upgrading of community facilities have been determined from a range of sources including:

- * Comparative demographic data from the 1981, 1986 and 1991 population census, and from government departments including the NSW Departments of Planning, School Education, Community Services and Housing.
- * Surveys of households located within the identified "catchment" areas.
- * Interviews with key service organisations.
- * A review of accepted standards for community services and facilities.
- * Community facilities and services plans prepared by Council.

Further background information is contained in the Council's Community Services and Facilities Plans which are listed in Appendix I.

4.0 FORMULA USED IN THE CALCULATION OF CONTRIBUTIONS

Section 94 contributions for community facilities are divided into two components - Local facilities and Citywide (or district) facilities. The formula for determining both Citywide and Local community facilities contributions is as follows:

Contribution =
$$\frac{C \times P}{n} + 3\%$$

Where:

- C = total cost of new facilities to be provided.
- P = proportion attributable to new development.
- n = estimated number of new lots/ET's within the catchment area.

For discount factors applying to certain developments refer to Clause 8.0

5.0 SCHEDULE OF FACILITIES/WORKS REQUIRED

5.1 Citywide Community Facilities

Tables 1 and 2 list Council's works program for the provision of new community facilities at the Citywide level.

| COMMUNITY FACILIT | ES WORKS PROGR | AM - CITYWIDE |
|-------------------|----------------|---------------|
|-------------------|----------------|---------------|

| Facility | Timing | Cost | % Attributable to new development | Amount levied |
|--|-----------|-------------|--------------------------------------|---------------|
| Extension to Library -including lift -Book supply -Book security system | 1998 | \$530,000 | 100% | \$530,000 |
| Memorial Baths -First Aid Room & Office-\$20,000 -New Grandstands-\$10,000 -Landscaping-\$3,000 -Test Equipment-\$1,000 -Outdoor Furniture-\$3,000 | 1995-98 | \$37,000 | 100% | \$37,000 |
| Lismore Regional Art Gallery -Refurbishment and reconstruction of gallery, construction of cafe and retail area | 1999 | \$148,000 | 100% | \$148,000 |
| City Hall -Enhancement and restoration of City Hall including installation of lift | 1993-99 | \$183,170 | 100% | \$183,170 |
| Disabled Access in CBD -improvements for disabled access to include extension of disabled access through Rotary Park, disabled toilets in CBD, white paint along kerbing and public steps in CBD, contrasting colour of bins, poles etc. | 1993-2001 | \$55,000 | 16% | \$8,800 |
| Aquatic Centre/Leisure Centre (including multipurpose childrens centre) | 1995-2001 | \$2,600,000 | 20% | \$520,000 |
| TOTAL | | | | \$1,426,970 |

TABLE 2

COMMUNITY FACILITIES (COUNCIL ADMIN. CENTRE & DEPOT) WORKS PROGRAM - CITYWIDE

| Facility | Timing | Cost | % Attributable to new development | Amount levied |
|---|---------|-----------|--------------------------------------|---------------|
| Extensions to Council Admin Building | 1997-99 | \$250,000 | 100% | \$250,000 |
| Expansion of Council Depot | 1994-99 | \$180,000 | 100% | \$180,000 |
| TOTAL | | | | \$430,000 |

6

5.2 Local Community Facilities Tables 3 to 11 list Council's works programs for the provisions of new local community facilities.

TABLE 3

LOCAL COMMUNITY FACILITIES WORKS PROGRAM-URBAN CATCHMENT (WEST)

| Facility | Timing | Cost | % attributable to new development | Amount Levied |
|--|-----------|-----------|--------------------------------------|------------------|
| New Childcare Centre | 1997 | \$200,000 | 100% | \$200,000 |
| Additions to Farmhouse Pre-school | 2001 | \$40,500 | 100% | \$40,500 |
| Pedestrian crossing and refuge. Wyrallah Road new shopping centre. | 1994 | \$12,000 | 6% | \$720 |
| Local Area Traffic Management Study - East Lismore | 1994 | \$40,000 | 6% | \$2,400 |
| Extension of cycleway from Hunter Street to Magellan Street | 2001 | \$102,000 | 6% | \$6,120 |
| 6 Bus Shelters (@ \$5000 each) | 1995-2001 | \$30,000 | 6% | \$1,800 |
| TOTAL | | | | \$251,540 |

TABLE 4

LOCAL COMMUNITY FACILITIES WORKS PROGRAM - URBAN CATCHMENT (EAST)

| Facility | Timing | Cost | % attributable to new development | Amount Levied |
|---|-----------|-------------|--------------------------------------|------------------|
| Two new pre-schools (land and buildings) | 1998/99 | \$619,000 | 100% | \$619,000 |
| Aquatic Centre/Leisure Centre (incl. multipurpose childrens centre) | 1995-2001 | \$2,600,000 | 50% | \$1,300,000 |
| Multipurpose Community Centre & HACC Services | 1993/94 | \$1,130,000 | 15% | \$169,500 |
| Rochedale Hall Upgrading | 1995/99 | \$20,000 | 50% | \$10,000 |
| Branch Library Facilities | 1999 | \$300,000 | 75% | \$225,000 |
| Outside School Hours Care | 1995 | \$25,000 | 66% | \$16,500 |
| 6 Bus Shelters (@ \$5000 each) | 1995-2001 | \$30,000 | 26% | \$7,800 |
| TOTAL | | | Constant of the | \$2,347,800 |

| Been Commentin Interen | ILD IT OIUL | Incourt | I IIIL HORI | I WLSI |
|--|-------------|----------|------------------------------|------------------|
| Facility | Timing | Cost | % Attrib. to new develop. | Amount Levied |
| Rock Valley Hall Upgrading & construct a BBQ area | 1994 | \$5,000 | 5% | \$250 |
| Jiggi Hall Upgrading | 1995 | \$3,000 | 5% | \$150 |
| Jiggi Tennis Courts Upgrading | 1996 | \$1,500 | 5% | \$75 |
| 2 Bus Shelters (Jiggi & Blakebrook) | 1997 | \$10,000 | 5% | \$500 |
| Pre-school & relocation costs. Hall grounds-Jiggi | 1997 | \$40,000 | 25% | \$10,000 |
| TOTAL | | | | \$10,975 |

TABLE 5 LOCAL COMMUNITY FACILITIES WORKS PROGRAM - THE NORTH WEST

TABLE 6

LOCAL COMMUNITY FACILITIES WORKS PROGRAM - NIMBIN & DISTRICT

| Facility | Timing | Cost | % Attrib. to new develop. | Amount Levied |
|---|-------------------------------|-----------|---------------------------|------------------|
| Nimbin School of Arts -refurbishment & fit out | 1994 | \$83,450 | 37% | \$30,877 |
| Coffee Camp Hall-playground equip. | 1994 | \$2,488 | 37% | \$920 |
| Blue Knob Hall-improvements | 1994 | \$4,000 | 37% | \$1,480 |
| Tuntable Creek Hall-improvements | 1994 | \$5,482 | 37% | \$2,028 |
| Cost of footpaths for the following: -Thorburn St to bridge (220m x \$122/m) -Bridge to Bush Factory (30m x \$122/m) -Cecil St to High St (400m x \$122/m) | 1994/98 (Staged devel.) | \$79,300 | 37% | \$29,340 |
| Pedest. access across to Bush Factory | 1998 | \$20,000 | 37% | \$7,400 |
| Transport Infrastructure -Bus shelters at Coffee Camp School -Bishops Creek/Lismore Road -Stoney Chute/Lismore Rd (\$3,000 x 3) -Cullen Street | 1995-97 | \$12,250 | 37% | \$4,533 |
| Community Centre (Provision thereof within the current school site/proposed new school site/or stand alone facility) | 1996 | \$200,000 | 50% | \$100,000 |
| Off-Street Car Parking- Stage I (west of Cullen St on land to be purchased from the Ed. Dept and private residents) and - access road entrances, sealed - parking bays and aisles, sealed | 1994/95 | \$118,500 | 37% | \$43,845 |
| Main Street Beautification (Stage 1) | 1994-2001 (staged) | \$157,500 | 37% | \$57,275 |
| TOTAL | 1. | | | \$277,698 |

C.

LOCAL COMMUNITY FACILITIES WORK PROGRAM - THE CHANNON & DISTRICT

| Facility | Timing | Cost | % Attrib. to new develop. | Amount Levied |
|---|---------|----------|------------------------------|------------------|
| The Channon Tennis Courts Upgrading | 1999 | \$1,500 | 50% | \$750 |
| The Channon Hall | 2001 | \$3,000 | 50% | \$1,500 |
| The Channon Pre-School Upgrading | | \$5,000 | 100% | \$5,000 |
| The Channon Bicycleway/Footpath | 1998 | \$77,000 | 15% | \$11,550 |
| Koonorigan Hall | 1994 | \$3,000 | 50% | \$1,500 |
| Koonorigan Tennis Courts Upgrade | 1995 | \$1,500 | 50% | \$750 |
| 2 Bus Shelters (The Channon & Goolmangar) | 1995-97 | \$10,000 | 15% | \$1,500 |
| TOTAL | | 03.2 | September 200 | \$22,550 |

TABLE 8

LOCAL COMMUNITY FACILITIES WORKS PROGRAM - THE NORTH-EAST

| Facility | Timing | Cost | % Attrib. to new develop. | Amount Levied |
|--|---------|-----------|------------------------------|------------------|
| Upgrade toilet facilities, tennis courts (Dunoon) | 1998 | \$10,000 | 50% | \$5,000 |
| Cycleway/Walkway from Dunoon School to Balzer Park (Real cost \$87,202 allowing for 50% subsidy from the Bicycle Committee) | 2000 | \$43,600 | 12% | \$4,230 |
| Land Acquisition - Dunoon for a new Pre-school site | 1999 | \$66,000 | 30% | \$19,800 |
| Dunoon Hall upgrading | 1998 | \$1,000 | 50% | \$500 |
| Numulgi Hall upgrading | 1996-98 | \$1,000 | 50% | \$500 |
| Numulgi Tennis Courts upgrading | 1996-98 | \$1,500 | 50% | \$750 |
| 4 Bush Shelters (Rosebank, Dunoon, Corndale & Tullera) | 1995-98 | \$20,000 | 12% | \$2,400 |
| TOTAL | | A Startes | | \$33,180 |

LOCAL COMMUNITY FACILITIES WORKS PROGRAM - CLUNES-BEXHILL-ELTHAM

| Facility | Timing | Cost | % Attrib. to new develop. | Amount Levied |
|---|---------------------|---|------------------------------|------------------|
| Community Use Building - Relocation of existing Clunes school building to new school site for community purposes. Relocation and Repair. | 1998 | \$25,000 | 50% | \$12,500 |
| Bookstock - Clunes Located in the new school library for community use | 2000 | \$5,000 | 22% | \$1,100 |
| Extension of walkway from the Clunes school to the Butcher Shop. | 2001 | \$34,650 | 22 % | \$7,623 |
| Upgrading of the existing Tennis Courts and Coronation Hall | 2001 | \$12,700 | 50% | \$6,350 |
| Road link at end of Smith Street (land acquisition & construction costs) | 2001 | \$30,000 | 22 % | \$6,600 |
| Youth Group - Bexhill (assist the community in the development of such a group) | 1995 | \$1,500 | 22% | \$330 |
| Playgroup - Bexhill (assist the community in the development of such a group) | 1995 | \$1,500 (Contrib. to est. costs) | 22% | \$330 |
| Upgrading of the existing Bexhill Tennis Courts from clay to all-weather surface. | 1998 | \$29,000 | 22% | \$6,380 |
| Eltham Hall and Tennis Courts Upgrading of existing facilities. | 1994-98 (Staged) | \$10,000 | 22% | \$2,200 |
| Bus Shelter (Eltham) | 1996 | \$5,000 | 22 % | \$1,100 |
| TOTAL | Sectore 1 | A THE ADDRESS OF | | \$44,510 |

LOCAL COMMUNITY FACILITIES WORKS PROGRAM - THE SOUTH-WEST

| Facility | Timing | Cost | % Attrib. to new develop. | Amount Levied |
|--|---------|----------|------------------------------|------------------|
| Caniaba Hall Upgrading | 1994 | \$3,000 | 7% | \$210 |
| Caniaba Tennis Club upgrade and new club shelter | 1995 | \$10,000 | 7% | \$700 |
| South Gundurimba Hall upgrade and playground equipment | 1996. | \$25,000 | 7% | \$1,750 |
| Ruthven Hall upgrading | 1997 | \$3,000 | 7% | \$210 |
| 2 Bus Shelters (Sth Gundurimba & Caniaba) | 1995-97 | \$10,000 | 7% | \$700 |
| TOTAL | | 17.1.2 | | \$3,570 |

TABLE 11

LOCAL COMMUNITY FACILITIES WORKS PROGRAM - THE SOUTH-EAST

| Facility | Timing | Cost | % Attrib. to new develop. | Amount Levied |
|---|--------|---------|------------------------------|------------------|
| Wyrallah Hall upgrading | 1994. | \$1,500 | 75% | \$1,125 |
| Kitchen Equipment, new lights Tregeagle Hall maintenance | 1994 | \$3,000 | 50% | \$1,500 |
| Upgrade facilities for the Wyrallah playground | 1996 | \$1,000 | 100% | \$1,000 |
| Dungarubba Hall upgrading | 1996 | \$3,000 | 50% | \$1,500 |
| Marom Creek Hall upgrading | 1996 | \$3,000 | 50% | \$1,500 |
| Tregeagle Tennis Club upgrading | 1997 | \$2,000 | 50% | \$1,000 |
| Bus Shelter (Wyrallah) | 1995 | \$5,000 | 8% | \$400 |
| TOTAL | | 1975 | | \$8,025 |

6.0 CONTRIBUTION RATE

For discount factors applying to certain developments refer to Clause 8.0

6.1 Citywide Community Facilities

Contribution (per ET) = $\frac{\$1,426,970* + 430,000}{3395} + 3\% + BPI$ = \$563 + BPI

* <u>Note</u>: A discount factor applies to this component of the Citywide Community Facilities levy in rural areas (see Map No. 2).

6.2 Local Community Facilities

| Urban Catchment (West) | = | $\frac{251,540}{676} + 3\% + BPI$ |
|----------------------------------|---|--------------------------------------|
| | - | \$383 + BPI |
| Urban Catchment (East) | = | $\frac{2,347,800}{1733} + 3\% + BPI$ |
| | | \$1,395 + BPI |
| The North-west | = | $\frac{10,975}{41} + 3\% + BPI$ |
| | = | \$275 + BPI |
| Nimbin & District | = | $\frac{277,698}{410} + 3\% + BPI$ |
| | = | \$698 + BPI |
| The Channon & District | = | $\frac{22,550}{132} + 3\% + BPI$ |
| | = | \$176 + BPI |
| The North-East | = | $\frac{33,180}{147} \ge 3\% + BPI$ |
| | = | \$232 + BPI |
| Clunes/Bexhill/Eltham & District | = | $\frac{44,510}{164}$ + 3% + BPI |
| | = | \$280 + BPI |
| The South-west | = | $\frac{33,570}{20} + 3\% + BPI$ |
| | = | \$184 + BPI |
| The South-east | = | $\frac{\$8,025}{72} + 3\% + BPI$ |
| | = | \$115 + BPI |

PART C

i

CARPARKING

1.0 PURPOSE OF THE PLAN

The purpose of this plan is to identify future car parking requirements in the Lismore City Centre which are likely to be generated as a direct consequence of new development in the city, and to apportion the cost of acquiring and constructing new carparking spaces in accordance with Section 94 and the Environmental Planning and Assessment Act, 1979.

2.0 LAND TO WHICH THIS PLAN APPLIES

This plan applies to all land within Lismore City Centre and in the Nimbin Village commercial area.

3.0 ESTABLISHMENT OF A NEXUS

Population increase in the Lismore region will provide the catalyst for additional increases in commercial floor space in the Lismore City Centre. The projected increase in floor space for retail and office development and the corresponding carparking requirements are shown in Table 1 below.

| Block No. (see Map 3) | Potential Flo Retail | or Area 2001 Office | Total | Parking Requi Retail | rement 2001 Office | Total |
|--------------------------|-------------------------|------------------------|-------|-------------------------|-----------------------|-------|
| 1 | | | 0 | 0 | 0 | 0 |
| 2 | 6450 | 1200 | 7650 | 284 | 30 | 314 |
| 3 | | | 0 | 0 | 0 | 0 |
| 4 | | 2000 | 2000 | 0 | 50 | 50 |
| 5 | 100.0 | | 0 | Ő | 0 | 0 |
| 6 | 1000 | 1000 | 2000 | 44 | 25 | 69 |
| 7 | 4600 | 1500 | 6100 | 202 | 38 | 240 |
| 8 | | 2000 | 2000 | 0 | 50 | 50 |
| 9 | 2000 | 1000 | 3000 | 88 | 25 | 113 |
| 10 | 550 | 4800 | 5350 | 24 | 120 | 144 |
| 11 | | | 0 | 0 | 0 | 0 |
| 12 | C. C. C. P. S. | | Ō | Ő | Ő | Ő |
| 13 | a subscription of the | 3000 | 3000 | 0 | 75 | 75 |
| 14 | | | 0 | Ŏ | 0 | 0 |
| 15 | 10000 | | Ō | Ő | õ | 0 |
| 16 | | | | Ő | 0 | Ő |
| Total | 14600 | 16500 | 31100 | 642 | 413 | 1055 |

TABLE 1

Carparking requirements for retail and office development are calculated on the following basis.

<u>Shopping Complex</u> (with department store) 4.4 spaces per $100m^2$ GLA (dept store) + 1 space per $35m^2$ GFA (speciality shops)

Individual Shops 4.4 spaces per 100m² GFA

Office Development 2.5 spaces per 100m² GFA

Population growth and new commercial development in Nimbin have also created a demand for off-street parking. It is expected that approximately 75% of the parking requirement will be generated by new residential development in the Nimbin area and approximately 25% by new commercial development in the Nimbin village.

Parking requirements generated by new developments may be satisfied by the provision of on-site parking, or by the payment of Section 94 contributions, or by a combination of both.

FORMULA FOR THE CALCULATION OF CONTRIBUTIONS 4.0

Contribution rates are based on the land costs per square metre in those areas of the CBD and Nimbin which have been identified as suitable for the provision of public off-street parking.

Contribution (per space) = $A \times (L + C) + 3\%$

Where:

- A = area of land required per space.
- L = average land cost per m²₂C = construction costs per m².

5.0 SCHEDULE OF WORKS

Based on the future parking requirements likely to be generated by new development in the City Centre new surface carparks will be required in the locations shown in Map No. 3 and listed in Table 2.

TABLE 2

PROPOSED SURFACE CAR PARKS (CBD)

| Location | M ² per space | Land cost per m ² | Land cost per space | Construction costs per m ² | Construction costs per space | Total cost per space |
|-----------------------|-----------------------------|---------------------------------|------------------------|---------------------------------------|------------------------------------|-------------------------|
| Dawson/Magellan St | 30.4 | \$300 | \$9,120 | \$80 | \$2,432 | \$11,552 |
| Conway Street | 28 | \$240 | \$6,720 | \$80 | \$2,240 | \$8,960 |
| Victoria Street | 28 | \$240 | \$6,720 | \$80 | \$2,240 | \$8,960 |
| Glasgow Lane | 27.9 | \$600 | \$16,740 | \$80 | \$2,232 | \$18,972 |

The estimated proportion of total car parking spaces required to meet future demand for each location is as follows:

| Dawson/Magellan Street | 42% |
|------------------------|-----|
| Conway Street | 25% |
| Victoria Street | 22% |
| Glasgow Lane | 11% |

Based on the above percentages the average cost per space in the Lismore CBD is \$11,150.

In Nimbin a total of 170 parking spaces will be required with total land acquisition and construction costs for an off-street carpark west of Cullen Street are \$67,500 and \$188,500 respectively.

6.0 CONTRIBUTION RATE

| Contribution (per Space) | = | 11,150 + 3% + BPI |
|--------------------------------------|---|--|
| (Lismore CBD) | | \$11,485 + BPI |
| Contribution (per Space) (Nimbin) | = | $\frac{67,500 + 188,500}{170} + 3\% + BPI$ |
| | = | \$1.550 + BPI |



MAP Nº 3. POSSIBLE PARKING AREAS LISMORE C.B.D.

PART D

URBAN ARTERIAL ROADS

1.0 PURPOSE OF THE PLAN

The purpose of this plan is to identify future route corridors and upgrading requirements for a future urban arterial road network, to cater for increased traffic flows as a direct consequence of new development, and to apportion the cost of providing that network in accordance with Section 94 of the Environmental Planning and Assessment, 1979. Required arterial roads have been identified in DCP No. 29.

2.0 LAND TO WHICH THIS PLAN APPLIES

This plan applies to all residential, commercial and industrial development within the Lismore Urban Catchment Area (East and West)

3.0 ESTABLISHMENT OF A NEXUS

Population growth and new development will contribute to significant increases in traffic flows on Lismore's urban roads. The predicted increase in trip generation for each major land use has been established by traffic modelling and is shown in Table 1 below.

TABLE 1

| Landuse | 1991 | 2001 |
|-----------------|---------------------------------------|--------|
| Residential | 92312 | 127046 |
| Industrial | 20535 | 30660 |
| Commercial | | 50000 |
| -CBD Retail | 28409 | 35417 |
| -Office | 5800 | 7250 |
| -Lismore Square | 7574 | 7574 |
| -Goonellaban | STORE ALL BARRIES AND STORE AND STORE | 7008 |
| Hospitals | 4000 | 5740 |
| University | 5700 | 9200 |

PREDICTED TRAFFIC GENERATION

The predictive model indicates that existing arterial roads will not be able to cope with the predicted increases in traffic movements without substantial upgrading of existing roads and the construction of new road links. Predicted increases in traffic flows attributable to new development for each of the major land uses are shown below:

TABLE 2

PREDICTED % TRAFFIC INCREASE ATTRIBUTABLE TO MAJOR LAND USES

| Residential - (Urban) | 37% | |
|----------------------------|------|--|
| Residential- (Rural Areas) | 16% | |
| Industrial | 15% | |
| CBD | 17% | |
| Commercial (Goonellabah) | 7% | |
| Hospital & University | 3% | |
| Through Traffic | 6% | |
| Existing Residential | -1 % | |
| TOTAL | 100% | |



Although new development in rural areas will be likely to contribute to additional traffic flows on urban arterial roads just as new development in urban areas will have an effect on traffic flows on rural roads, Section 94 Contribution for Urban Arterial Roads apply only to the urban catchment areas and Section 94 Contributions for Rural Roads apply only to rural and village development. The 16% rural component identified in the above table is not funded from Section 94 levies.

4.0 FORMULA FOR CALCULATION OF CONTRIBUTIONS

The formula used for the calculation of Section 94 contribution rates for urban arterial roads for residential, commercial and industrial development is as follows:

Residential:

Contribution (per ET) =
$$\frac{C \times P}{n} + 3\%$$

Where:

- C = total cost of roadworks and intersection controls.
- P = proportional increase in traffic attributable to new residential development.
- n = estimated number of new lots/ET's within the catchment area (Urban Catchments East and West).

Commercial:

 $\frac{\text{Contribution}}{\text{Contribution}} \text{ (per m}^2) = \frac{\text{C x P}}{\text{A}} + 3\%$

Where:

- C = total cost of roadworks and intersection controls.
- P = proportional increase in traffic attributable to new commercial development.
- A = estimated increase in commercial floor area (in m²) to year 2001. (The estimated increase in commercial floor area to the year 2001 for Lismore CBD and Goonellabah is 29,100m² and 14,600m² respectively)

Industrial:

$$\frac{\text{Industrial.}}{\text{Contribution (per m}^2)} = \frac{C \times P}{S} + 3\%$$

Where:

- C = total cost of roadworks and intersection controls.
- P = proportional increase in traffic attributable to new industrial development.
- S = estimated increase in industrial site space (in m²) to year 2001.

(The estimated increase in industrial site area to the year 2001 for Lismore is 289,300m²)

A reduction in the contribution rate for commercial and industrial development applies in recognition of the employment generating value of these types of development in Lismore.

5.0 SCHEDULE OF PROPOSED WORKS

The proposed routes for the arterial road network are shown in Map No. 4. Details of road and intersection upgrading requirements are listed in Tables 1 and 2. Confirmation of final rank locations is dependent upon Council adoption of Draft Development Control Plan No. 29 - Lismore Urban Arterial Roads.

TABLE 1

PROPOSED ROADWORKS

| ROAD | SECTION | COST (\$) |
|---|--|--|
| Western By-Pass Roads New Road Pitt Street New Road New Bridge | Terania-Pitt West of Winterton Parade Pitt Street-Brunswick Street Pitt Street-Brunswick Street | \$168,000 \$53,200 \$50,400 \$750,000 |
| <i>Eastern By-Pass</i> Lagoon Grass Road Lagoon Grass Road Lagoon Grass Road | Brunswick Street-James Road Brunswick Street-James Road North of Bruxner | \$336,000 \$716,000 \$208,000 |

TABLE 1 CONTINUED ...



| | | and the second sec |
|---------------------------------|------------------------------|--|
| Southern By-Pass | Rous Road-Burgess Street | \$120,000 |
| Taylors Road | South of Blue hills | \$120,000 |
| Taylors Road | South of Blue hills | \$144,000 |
| Taylors Road | Burgess-Slade | \$336,000 |
| Holland Street | Bruxner Slade | \$50,000 |
| Holland Street | South of Palling Street | \$62,500 |
| Holland Street | South of Banna Street | \$37,500 |
| Classified Roads Arterial Roads | | |
| Bangalow Road | Howard Gross Langer C | |
| Bangalow Road | Donnans Howards Conserved | \$304,000 |
| Bangalow Road | Domians-Howards Grass | \$969,000 |
| Bruxner Highway | Botany High | \$247,000 |
| Bruxner Highway | High Valles | \$486,000 |
| Bruxner Highway | Kellas Mountain Vi | \$540,000 |
| Bruxner Highway | Mountain View | \$1,215,000 |
| Bruxner Highway | Inversauld Devel D | \$729,000 |
| Bruxner Highway | Gordon Diais DA Oli | \$1,269,000 |
| Bruxner Highway | DA Olley Contach | \$152,000 |
| Bruxner Highway | DA Olley-Canterbury | \$114,000 |
| Bruxner Highway | Canterbury-Kadina | \$76,000 |
| Bruxner Highway | Dinderi I | \$114,000 |
| Bruxner Highway | Pindari-James | \$304,000 |
| Bruxner Highway | James Road-Holland Street | \$114,000 |
| Bruxner Highway | Holland-Lagoon Grass | \$266,000 |
| Wyrallah Boad | Pineapple-Richmond Hill | \$266,000 |
| Wyrallah Boad | Barnam-Dalley | \$12,000 |
| Wyrallah Road | Atlas-Barham | \$36,000 |
| Wyrallah Road | Dibbs-Atlas | \$20,000 |
| Wyrallah Dood | Wade-Dibbs Street | \$20,000 |
| Wyrallah Road | Elizabeth-Wade | \$20,000 |
| Wyrallah Dood | Skyline-Elizabeth | \$36,000 |
| wyranan Road | Durheim-Skyline | \$136,000 |
| New Link Roads | | No. Constant |
| New Link Road 2 | Invercauld Road-Skyline Road | \$169.000 |
| New Link Road 2 | Invercauld Road-Skyline Road | \$221,000 |
| New Link Road I | New Link Rd2-New Link Rd3 | \$156,000 |
| New Link Road I | New Link Rd2-New Link Rd3 | \$364,000 |
| New Link Road 3 | North of Durheim Road | \$144,000 |
| New Link Road 3 | | \$96,000 |
| New Link Road 3 | New Link Rd1-New Link | \$208,000 |
| New Link Road 3 | North of Skyline Road (west) | \$91,000 |
| New Link Road 3 | | \$91,000 |
| New Link Road 3 | Military-Skyline (west) | \$120,000 |
| New Link Road 3 | Along Military Road | \$120,000 |
| New Link Road 4 | Wyrallah-Military | \$89,300 |
| New Link Road 4 | Military-New Link 3 | \$57,000 |
| Internal Roads | | |
| Industry/Cynthia Wilson | Military Road-Fig Tree | \$175.000 |
| Cynthia Wilson Drive | Fig Tree Drive-Westview | \$25,000 |
| Cynthia Wilson Drive | Westview-Invercauld Road | \$12,500 |
| Total | Last Ask They | \$12,615,400 |



| Intersections | Controls Required | Costs \$ | |
|-----------------------------------|----------------------------|-------------|--|
| Conway Street & Dawson Street | Roundabout | 300.000 | |
| Wyrallah & Dalley Streets | Signals | 110.000 | |
| Ballina Road & Wyrallah Road | Signals | 110,000 | |
| Bruxner Highway & Dibbs Street | Signals | 110.000 | |
| Military Road & Dalley Street | Roundabout | 100.000 | |
| Military Road & Industry Drive | Provide 2 lane approach | 40,000 | |
| Holland Street & Burgess Street | Roundabout | 100.000 | |
| Ballina Road & Invercauld Road | Signals | 110.000 | |
| Ballina Road & High Street | Signals | 110.000 | |
| Ballina Road & Rotary Drive | Signals | 110,000 | |
| Leycester Street & Dawson Street | Roundabout | 300,000 | |
| Brunswick Street & Dawson Street | Signals | 110,000 | |
| Bangalow Road & Lagoon Grass Road | Roundabout | 300,000 | |
| Ballina & Lagoon Grass Extension | Roundabout | 300,000 | |
| Ballina Road & Richmond Hill | Signals | 110,000 | |
| Ballina Road & Holland Street | Signals | 110,000 | |
| Ballina Road & Rous Road | Signals | 110,000 | |
| Terania & New Road to Pitt Street | Roundabout | 300,000 | |
| Total | | \$2,840,000 | |

PROPOSED INTERSECTION CONTROLS

6.0 CONTRIBUTION RATE

| Residential: (Urban Area only) Contribution (per ET) | = | $\frac{\$15,455,400 \times 37\%}{2410} + 3\% + BPI$ |
|--|---|---|
| | = | \$2444 + BPI |
| <u>Commercial</u> : CBD Contribution (per m ²) Discounted Contribution* | | $\frac{\$15,455,400 \ge 17\%}{29100} + 3\% + BPI = \$93 + BPI$ $\$25 + BPI$ |
| Goonellabah Contribution (per m ²) | = | $\frac{\$15,455,400 \ge 7\%}{14600} + 3\% + BPI = \$76 + BPI$ |
| Discounted Contribution* | = | \$25 + BPI |
| Industrial: Contribution (per m ² site area) | - | $\frac{\$15,455,400 \ge 15\%}{289300} + 3\% + BPI = \$8 + BPI$ |
| Discounted Contribution* | = | \$3 + BPI |

*NOTE: Council has reduced the arterial road contribution for commercial and industrial development in recognition of the employment generating value of these types of development in Lismore.



- 1. EASTERN BY PASS
- 2. NORTHERN BYPASS
- 3. WESTERN BYPASS
- 4. SOUTHERN BYPASS
- . UNIVERSITY LINK ROAD SKYLINE - INVERCAULD LINK ROAD
- 7. INVERCAULD ROAD EXTENSION
- 8. ROUS ROAD BYPASS
- HOLLAND STREET BYPASS

| LEGEND |
|--------|
|--------|

Proposed Arterial Roads Existing RTA Roads

Bruxner Highway

MAP Nº.4. PROPOSED ARTERIA ROAD NETWORK

PART E

RURAL ROADS

1.0 PURPOSE OF THE PLAN

The purpose of this Plan is to present Council's strategy for the provision of an adequate rural road network to cater for additional traffic generated by new development in the rural and village areas, and to apportion the cost of upgrading rural roads in accordance with Section 94 of the Environmental Planning and Assessment Act, 1979.

2.0 LAND TO WHICH THE PLAN APPLIES

This plan applies to development on all land within the City of Lismore outside the Lismore urban catchment areas.

3.0 ESTABLISHMENT OF A NEXUS

Population growth and new development in rural and village areas generates additional traffic on rural roads which has two effects, namely:

- * It contributes to a requirement for a higher standard of road width and alignment to ensure adequate safety and amenity to cope with increased volumes of traffic, and
- * It contributes additional axle loadings which either requires additional pavement width and thickness to provide the same design pavement life, or effectively shortens pavement life for a set pavement thickness. (A given pavement thickness has the capacity for a given number of equivalent standard axles (ESA) over its design life).

Any development which leads to an increase in heavy vehicles as a percentage of total traffic flow will also cause a reduction of pavement life and a subsequent increase in costs.

The adopted calculation for traffic generation for rural developments involving housing are shown in Table 1. These figures are based on actual traffic counts on rural roads throughout Lismore City. Contributions for commercial, tourist, special uses and industrial developments will be calculated individually based on likely traffic generation and the formula used in this Plan.

| Landuse | Location | Trips per Day Generated | |
|-------------------------------|--|----------------------------|--|
| Multiple occupancy | Very isolated - poor quality access to Lismore or larger villages. | 2.5 | |
| Multiple occupancy | >8km to Lismore or larger villages. | 3.0 | |
| Multiple occupancy | 5-8km to Lismore or larger villages. | 3.5 | |
| Multiple occupancy | <5km to Lismore or larger villages. | 5.0 | |
| Farm lots (20 ha plus) | Very isolated-poor quality access to Lismore or larger villages. | 3.5 | |
| Farm lots | > 8km to Lismore or larger villages. | 4 5 | |
| Farm lots | 5-8km to Lismore or larger villages. | 5.0 | |
| Farm lots | < 5km to Lismore or larger villages. | 5.5 | |
| Hobby farms (>8ha) | Very isolated-poor quality access to Lismore or larger villages. | 4.0 | |
| Hobby farms (>8ha) | >8km to Lismore or larger villages. | 50 | |
| Hobby farms (>8ha) | 5-8km to Lismore or larger villages. | 55 | |
| Hobby farms (>8ha) | <5km to Lismore or larger villages. | 6.5 | |
| Rural Residential Lots (<8ha) | Very isolated-poor quality access to Lismore or larger villages. | 5.0 | |
| Rural Residential Lots (<8ha) | > 8km to Lismore or larger villages. | 5.5 | |
| Rural Residential Lots (<8ha) | 5-8km to Lismore or larger villages. | 6.5 | |
| Rural Residential Lots (<8ha) | < 5km to Lismore or larger villages. | 8.0 | |

TABLE 1 ESTIMATED TRAFFIC GENERATION FOR RURAL LAND USES

The percentage of trips to and from Lismore generated by each development decreases with increasing distance from Lismore. This percentage is illustrated in Map No. 5(b) and forms the basis for calculating the number of trips for each road segment. Section 94 contributions apply to the road connecting the proposed development to Lismore and if relevant the nearest village, by the shortest route. The entire length of the route is utilised in the calculation of the applicable Section 94 contribution.

Future augmentation works for rural roads will take into consideration any deficiency in the current road standard. The costs of upgrading existing deficiencies to cater for existing traffic flows is a cost which will be met by Council.

It can be expected that new development in urban areas will also have some effect on traffic flows on rural roads, just as new development in rural areas will be likely to contribute to increased traffic flows on urban roads. However, for the purposes of this Plan, Section 94 Contributions for Rural Roads are levied on rural and village development only, and Section 94 contributions for Urban Arterial Roads are levied on development within the identified urban catchment areas only. The rural road levy accordingly includes no contribution towards the Lismore Urban Arterial Road System.

4.0 FORMULA FOR CALCULATING CONTRIBUTIONS

The formula for calculating Section 94 Contributions for rural roads is as follows:

P = 7300 x n x HX (L1 x R1 + L2 x R2) 100

Pavement Design Pavement Design

$eg 10^6 \text{ or } 5x10^5$

Where:

7300 is derived from 365 days pa over a 20 year road design life; and

- P = Total cost or levy for one lot, dwelling, cabin, etc, to be created by the development.
- = Number of trips per day generated (from Table 1 and Map 5(a)). n
- H = Percentage of heavy vehicles (varies see below).
- L1 = Effective length of Road 1 (corrected as per Map 5(a)).
- R1 = Construction cost per kilometre for Road 1 (varies see below).
- L2 = Effective length of Road 2 (corrected as per Map 5(a)).
- R2 = Construction cost per kilometre for Road 2 (varies see below).

H Factor

The following percentage should be applied unless Council is satisfied with another figure after substantiation by the developer.

- for normal rural village dwelling activity, including rural residential development. 3%
- for multiple occupancy and hobby farms. 4%
- 6% for farms greater than 20 ha.

R Factor

The following construction costs are to be applied to the formula.

| Flat terrain | 7 m formation width (5m bit. seal) - \$210,000/km. 8 m formation width (6m bit. seal) - \$240,000/km. 9 m formation width (7m bit. seal) - \$270,000/km. |
|--------------------------------|--|
| Undulating terrain | 7 m formation width (5m bit. seal) - \$245,000/km. 8 m formation width (6m bit. seal) - \$280,000/km. 9 m formation width (7m bit. seal) - \$315,000/km. |
| Pavement Design Minor Roads | - Council class C & D - adopt 5 x 10^5 ESA life. |
| Major Roads | - Council class A & B - adopt 10 ⁶ ESA life. |

It is considered that the road should be to adequate standard prior to the development being assessed, ie, to adequate width alignment and pavement design. This means that the bridge or large culvert works will be considered as Section 90 requirements.

5.0 CALCULATION OF SECTION 94 ROAD CONTRIBUTION FOR HEAVY HAULAGE DEVELOPMENT

(eg Gravel Quarries, Cane and Timber Haulage and the like).

ESA Loading on Road: Typical gravel truck of single front axle with tandem axle and dual wheels on rear, is taken for this calculation.

Agg. Weight = 20.40T + Concessions = 22.5T

Tare weight average: 9.7T

 \therefore Payload = 12.80T average.

Number of ESA's per this vehicle for Class 4 or 5 Rural Road is a 1.9 factor. (Refer NAASRA 1987 - "Pavement Design" - Pages 114 and 126.)

 $\frac{12.8T}{1.9} = 6.74T/ESA$

The construction costs to bring the road up to the standard required before the development, ie, to adequate width and pavement design is in the range of \$210,000 to \$280,000 per kilometre for rural road.

Minor Roads: (Classes C & D) Levy = $\frac{\$210,000 \text{ to } \$245,000}{5x10^5 \text{ x } 6.74}$ = \$0.06 to \$0.07/T/Km

Major Roads: (Classes A & B and Regional or State Roads) Levy = $\frac{$240,000 \text{ to } $280,000}{10^6 \text{ x } 6.74}$ = \$0.04/T/Km Minor quarries, ie with assessed annual production of less than $5,000m^3$ to not pay a levy due to small and local haulage distances involved and the threat to the economic viability of its operation.

*

Moderate Sized Quarries, ie 5,000m³ to 20,000m³ annual production to pay on an average haulage distance of 10km at the abovementioned rate. To be calculated for each quarry and set for the year.

Major Sized Quarries, ie 20,000m³ and above annual production to pay on an average haulage distance of 15Km. Calculated as mentioned above.

The annual production figure shall be based on the figure from the average over the previous three years or other figure agreed to by Council.

5.1 Discounts Applying to Heavy Haulage Development

The following discount factors apply to the calculation of rural road levies for heavy haulage development throughout Lismore:

- i) No levy will apply to the first 5,000m³ per annum of material extracted from moderate and major sized quarries. Section 94 contributions do not apply to minor quarries with an annual production of less than 5,000m³.
- A 50% discount will apply to the calculation of Section 94 contributions for existing production rates for any quarry registered as a continued operation under State Environmental Planning Policy No. 37 (Continued Mines and Extractive Industries).

6.0 CONTRIBUTION RATE

Rural Road Contributions for each development are calculated individually and will vary according to distance from Lismore and the width of existing road pavements for each segment of road.

CALCULATING ROAD LENGTHS AND TRAFFIC COUNTS.



MAP N° 5(a)

* 80% OF TRIPS GENERATED TO/FROM LISMORE (DERIVED FROM LISMORE TRIP GENERATION CONTOUR MAP 5(b)

** 20% OF TRIPS TERMINATE SOMEWHERE IN THE LOCAL AREA, MOSTLY AT A FOCAL POINT OF THE LOCALITY.



PART F

STATE EMERGENCY SERVICES

1.0 PURPOSE OF THIS PLAN

The purpose of this Plan is to identify the necessary augmentation of State Emergency Services required to cater for the needs of the population as a direct consequence of population growth through new development, and to apportion the cost of providing those services in accordance with Section 94 of the Environmental Planning and Assessment Act, 1979.

2.0 LAND TO WHICH THIS PLAN APPLIES

This plan applies to all development throughout the City of Lismore.

3.0 ESTABLISHMENT OF A NEXUS

The two main hazards for which the SES has responsibility are floods and storms. Severe flooding and storms can cause damage to property throughout the entire Lismore City area. Council needs to ensure that adequate equipment and resources are available to cater for the additional population as a result of new development in both the urban and rural areas.

4.0 FORMULA USED IN THE CALCULATIONS OF CONTRIBUTIONS

The formula used for the calculation of Section 94 Contributions for augmentation of State Emergency Services is as follows:

Contribution =
$$\frac{C}{n}$$
 + 3%

Where:

C = the cost per annum of providing additional services.

n = estimated number of new ET's per annum within the City of Lismore.

5.0 SCHEDULE OF WORKS/STANDARD OF SERVICES REQUIRED

Additional equipment required to cater for future population growth as a consequence of new development is listed in Table 1.

TABLE 1

STANDARD OF SES SERVICES REQUIRED

| Equipment/Works Required | Total Cost | Cost per annum \$1,800 \$3,400 \$4,500 \$2,450 | |
|--|--|--|--|
| Upgrade of flood boat (over 10 year period) Additional flood boat and equipment (each 5 years) Additional rescue vehicle (each 10 years) Headquarters expansion (each 20 years) | \$18,000 \$17,000 \$45,000 \$49,000 | | |
| TOTAL | | \$12,150 | |

6.0 CONTRIBUTION RATE

Contribution (per ET)

 $= \frac{\$12,150}{485} + 3\% + BPI$

= \$26 + BPI

PART G

BUSHFIRE SERVICES



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1.0 PURPOSE OF THE PLAN

The purpose of this Plan is to identify requirements for the provision of adequate bushfire fighting facilities required to service the additional needs generated by new development and to apportion the cost of providing those services in accordance with Section 94 of the Environmental Planning and Assessment Act, 1979.

2.0 LAND TO WHICH THIS PLAN APPLIES

This Plan applies to residential development in all rural areas within the City of Lismore, which are serviced by bush fire brigades.

3.0 ESTABLISHMENT OF A NEXUS

Additional dwellings in rural areas increase the demand for bushfire protection services. Council policy requires the provision of one fully equipped fire unit for each 250 dwellings and the provision of a central control room to service all rural areas within Lismore. The cost of providing bush fire facilities is subsidised by the NSW Bushfire Service to the extent of 87.7% of the total cost. Therefore Section 94 Contributions are only required to fund the remaining 12.3% of the cost of additional services required as a result of new development.

4.0 FORMULA FOR CALCULATING CONTRIBUTIONS

The formula for calculating Section 94 Contributions for Bushfire Services per new lot or ET is as follows:

Contribution = $\frac{F \times 12.3\%}{n} + \frac{C \times 12.3\%}{N} + 3\%$

Where:

F = the total cost of one fire unit.

n = number of dwellings serviced by one fire unit (ie 250).

C = cost of central control room.

N = estimated increase in new dwellings/ET's in rural areas to year 2001.

5.0 SCHEDULE OF WORKS/STANDARD OF SERVICES REQUIRED

The items listed in Table 1 are the minimum required to cater for the protection of up to 250 dwellings in a rural area.

TABLE 1

STANDARD OF BUSHFIRE SERVICES TO CATER FOR 250 DWELLINGS

| Equipment and Facilities Required | Cost |
|-----------------------------------|-----------|
| Fire Truck - with 850 gallon tank | \$130,000 |
| (eg Twin Cab Isuzu) | |
| 6 X 65mm Hoses | \$1.140 |
| 8 X 38mm Hoses | \$1 088 |
| 18 X Knapsacks | \$2,700 |
| 2 X 188 PVC Hoses | \$680 |
| 12 X McCleod Tools | \$420 |
| 4 X Directors | \$460 |
| 2 X Nozzles | \$100 |
| 1 X Siren - Vehicle | \$124 |
| 1 X Radio (VHF) | \$700 |
| 2 X Foam Branch | \$924 |
| 1 X First Aid Kit | \$392 |
| | \$225 |

1.0 PURPOSE OF THIS PLAN

The purpose of this Plan is to identify the necessary augmentation of State Emergency Services required to cater for the needs of the population as a direct consequence of population growth through new development, and to apportion the cost of providing those services in accordance with Section 94 of the Environmental Planning and Assessment Act, 1979.

2.0 LAND TO WHICH THIS PLAN APPLIES

This plan applies to all development throughout the City of Lismore.

3.0 ESTABLISHMENT OF A NEXUS

The two main hazards for which the SES has responsibility are floods and storms. Severe flooding and storms can cause damage to property throughout the entire Lismore City area. Council needs to ensure that adequate equipment and resources are available to cater for the additional population as a result of new development in both the urban and rural areas.

4.0 FORMULA USED IN THE CALCULATIONS OF CONTRIBUTIONS

The formula used for the calculation of Section 94 Contributions for augmentation of State Emergency Services is as follows:

Contribution = $\frac{C}{n}$ + 3%

Where:

- C = the cost per annum of providing additional services.
- n = estimated number of new ET's per annum within the City of Lismore.

5.0 SCHEDULE OF WORKS/STANDARD OF SERVICES REQUIRED

Additional equipment required to cater for future population growth as a consequence of new development is listed in Table 1.

TABLE 1

STANDARD OF SES SERVICES REQUIRED

| Equipment/Works Required | Total Cost | Cost per annum | |
|--|--|--|--|
| Upgrade of flood boat (over 10 year period) Additional flood boat and equipment (each 5 years) Additional rescue vehicle (each 10 years) Headquarters expansion (each 20 years) | \$18,000 \$17,000 \$45,000 \$49,000 | \$1,800 \$3,400 \$4,500 \$2,450 | |
| TOTAL | | \$12,150 | |

6.0 CONTRIBUTION RATE

Contribution (per ET) = $\frac{\$12,150}{485} + 3\% + BPI$

= \$26 + BPI



1

TABLE 1 CONTINUED

| 12 X Foam Drums | \$1 200 |
|----------------------------|-----------|
| 8 X Clothing (Structure) | \$5,920 |
| 2 X Fire Extinguishers | \$160 |
| 2 X Back Burning Torches | \$260 |
| 1 X Ladder | \$213 |
| 12 X Clothing (Bushfire) | \$1,740 |
| 4 X Breathing Apparatus | \$8,000 |
| 1 X Chain Saw | \$1,200 |
| 1 X Battery Charger | \$367 |
| 1 X Night Light Unit | \$2,000 |
| 1 X Village Pump | \$17,000 |
| 12 X Pagers | \$8,000 |
| 6 X Hand Held Radios (VHF) | \$7,200 |
| 1 X Siren-Building | \$465 |
| ERS System | \$4,200 |
| Standpipe | \$480 |
| 1 X Building | \$20,000 |
| TOTAL | \$217,658 |

TABLE 2

BUSHFIRE FACILITIES REQUIRED TO CATER FOR CITYWIDE REQUIREMENTS

| Facilities Required | Cost | | |
|---|-----------|--|--|
| Central Control Room (including two offices, training room and store room) | \$380,000 | | |

6.0 CONTRIBUTION RATE

Contribution (per ET) = $\frac{\$217,658 \ge 12.3\%}{250} + \frac{\$380,000 \ge 12.3\%}{1575} + 3\% + BPI$

= \$144 + BPI



x



PART H

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FOOTPATHS/CYCLEWAYS

1.0 PURPOSE OF THE PLAN

1

The purpose of this Plan is to outline Council's strategy for the provision of adequate footpaths for the urban area of Lismore and to apportion the cost of constructing new footpaths to new residential development, in accordance with Section 94 of the Environmental Planning and Assessment Act, 1979.

2.0 LAND TO WHICH THE PLAN APPLIES

This Plan applies to all land in Lismore City within the urban areas.

3.0 ESTABLISHMENT OF A NEXUS

An adequate footpath/cycleway system is an important requirement for urban areas, particularly where pedestrian and bicycle traffic is likely to be high, such as areas with a high proportion of school age and/or aged persons and along routes connecting major pedestrian traffic generation, eg schools, shopping centres, parks etc.

For the purposes of this Plan footpaths are classified as being either trunk or local. Trunk footpaths cater for significant pedestrian traffic to, or between, important pedestrian generators. Local footpaths may be in the form of local connector paths (connecting residential areas to trunk footpaths) or local internal paths (which provide for pedestrian circulation within a subdivision). Population growth and new development place additional demands for the construction and upgrading of both trunk and local footpath networks.

4.0 FORMULA FOR CALCULATING CONTRIBUTIONS

The formula for calculating Section 94 Contributions for both trunk and local connector footpaths is as follows:

 $Contribution = \frac{C \times P}{n} + 3\%$

Where:

C = total cost per annum of footpath construction.

P = proportion attributable to new development.

n = estimated number of new lots/ET's per annum within the catchment area.

5.0 SCHEDULE OF PROPOSED WORKS

New trunk and local connector footpaths required to satisfy existing and future requirements are listed in Tables 1 and 2. These works are expected to be completed within a fifteen year timeframe. The estimated construction costs per annum are set out in Table 3.

PROPOSED FOOTPATH CONSTRUCTION WORKS FOR LOWER LISMORE

| Street | Extent of Works |
|------------------|--|
| Avondale Avenue | Full length |
| Ballina Road | Ballina Street to William Blair |
| Ballina Street | Wyrallah Road to Dawson Street |
| Brunswick Street | Fronting caravan park to Donnans Road |
| Beaumont Drive | Full length |
| Barham Street | Full length |
| Brewster Street | Full length |
| Barr Scott Drive | Full length |
| College Road | Full length |
| Dalley Street | High School to Military Road, Wyrallah Road to Stocks Street |
| Deloraine Road | Full length |
| Donnans Road | Full length |
| Diadem Street | Full length |
| Dibbs Street | Full length |
| Esmonde Street | Full length |
| Elizabeth Street | Full length |
| Elliott Road | Crown Street to Union Street |
| Gerard Street | Wilson River to Molesworth Street |
| Gallagher Drive | Full length |
| High Street | All except for section fronting no. 84 to no. 106 |
| Hindmarsh Street | High Street to Brunswick Street |
| Hunter Street | Ballina Street to Uralba Street |
| Industry Drive | Full length |
| Keen Street | Between John Street and Albert Park School |
| Kyogle Street | Northside |
| Leycester Street | Diadem Street to Hunter Street |
| Magellan Street | Dawson Street to Brewster Street, Diadem Street to Dibbs Street |
| Military Road | Walker Street to Dalley Street |
| New Ballina Road | Full length |
| Orion Street | Molesworth Street to Keen Street, Dawson Street to Hunter Street |
| Pitt Street | From 2A to Pitt Lane |
| Ross Street | Full length |
| Second Avenue | Full length |
| Three Chain Rod | Bruxner Highway to Habib Drive |
| Tweed Street | Alexander Parade to Terania Street |
| Uralba Street | (South Side) Diadem Street to Hunter Street |
| Victoria Street | Between Gerard Street to Ballina Street |
| Wilson Street | Terania Street to Webster Street |
| Winterton Parade | Alexander Parade to Lake Street |
| Wyrallah Road | Oliver Street to Harmony Street, Avondale Avenue to Esmonde |
| Zadas Charat | Street and Esyth Street to Ballina Street |
| Ladoc Street | FIORUNE NO. 43A TO NO. 33. |

PROPOSED FOOTPATH CONSTRUCTION WORKS FOR GOONELLABAH

| Street | Extent of Works |
|--------------------|---|
| Allambie Drive | Full length |
| Bruxner Crescent | Full length |
| Bruxner Highway | Rous Road to Fruit Market, James Road to Canterbury Chase |
| Cambridge Drive | Full length |
| Camelot | Full length |
| Canterbury Chase | Full length |
| Cavendish Road | Full length |
| Clifford Street | Full length |
| Conifer Street | Full length |
| Crandon Court | Full length |
| Cynthia Wilson | Full length |
| DA Olley Drive | Full length |
| Dudley Drive | Full length |
| Elizabeth Street | Fischer Street to Forestoak Way |
| Fig Tree Drive | Full length |
| Fischer Street | Between Pleasant Street and Shearman Drive |
| Forestoak Way | Full length |
| Gainsborough Way | Full length |
| Gordon Blair Drive | Full length |
| Gumtree Drive | Full length |
| Hamley Road | Full length |
| Hillcrest Avenue | Full length |
| Hillview Drive | Full length |
| Holland Street | Full length |
| Holmsleigh Drive | Hillview Drive to end of road |
| Invercauld Road | Stevenson Drive to Cynthia Wilson Drive |
| James Road | Between Alfred Place and all Ballina Road |
| Kadina Streat | No. 40 to Rous Road |
| Karissa Drive | Full length |
| Koala Drive | Full length |
| Mountain View Dr | Full length |
| McDermott Avenue | Phillip Street to Balling Road |
| McIntosh Road | Full length |
| Nature Court | Full length |
| Northcott Drive | Full length |
| Norwood Avenue | Full length |
| Oliver Avenue | Rous Road to Holland Street |
| Pindari Crescent | Ballina Road to Allambie Street |
| Phillip Street | Full length |
| Pineview Drive | Full length |
| Ravenswood Drive | Full length |
| Rosegum Drive | Full length |
| Rous Road | No. 68 to McIntosh |
| Sheamon Drive | Full length |
| Skyline Road | Rous Road southwards |
| Simons Avenue | Full length |
| Trinity Drive | Full length |
| Tulipwood Avenue | Full length |
| Waratah Way | Full length |
| maratan way | run length |

| Description | Length | Cost Per Metre | Total Cost | Cost Per Annum | % attrib. to new develop. |
|--|--------------|-------------------|--------------------------|----------------------|------------------------------|
| Trunk Footpaths Lower Lismore Goonellabah | 7km 17km | \$50 \$50 | \$350,000 \$850,000 | \$23,333 \$56,667 | 3.5% 25% |
| Local Connector Footpaths Lower Lismore Goonellabah | 13km 20km | \$50 \$50 | \$650,000 \$1,000,000 | \$43,334 \$66,667 | 3.5% 25% |

ESTIMATED CONSTRUCTION COSTS PER ANNUM

6.0 CONTRIBUTION RATES

Trunk Footpaths

| Lower Lismore | = | $\frac{$28,000 \times 3.5\%}{30} + 3\% + BPI$ |
|-----------------------------------|---|---|
| | = | \$33 + BPI |
| Goonellabah | = | $\frac{68,00 \times 25\%}{230} + 3\% + BPI$ |
| | = | \$76 + BPI |
| LESS SILE IN THE REAL PROPERTY OF | | The second se |

Local Connector Footpaths

| Lower Lismore | = | $\frac{\$43,334 \times 3.5\%}{30} + 3\% + BPI$ |
|---------------|---|--|
| | = | \$52 + BPI |
| Goonellabah | = | $\frac{\$66,667 \times 25\%}{230} + 3\% + BPI$ |
| | = | \$75 + BPI |

Local Internal Footpaths

New subdivisions that involve the creation of a new road or which are part of a larger "greenfield" subdivision proposal, will be required to also pay a local internal levy. The levy will be based on the length of footpath that the new subdivision will require. Half a kilometre of local footpath network, in a typical new residential area services approximately 100 lots. Therefore the cost at the current 1993/94 rate of \$50 per m² is \$250 per lot.

In the case of infill subdivision, the levy for local internal footpaths will be based on an agreement between Council and the developer at the time of application, and will be dependent upon the length of internal footpath required, if any.

Cycleways

A levy of \$5 per Equivalent Tenement applies to all residential development for the preparation of a Lismore Bikeway and Transport Solutions Plan.

PART I

r

CITY CENTRE UPGRADE

1.0 PURPOSE OF THE PLAN

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The purpose of this Plan is to identify those works required to upgrade the Lismore Central Business District in accordance with the Lismore City Centre Streetscape Strategy and to apportion the cost of those works as provided for under Section 94 of the Environmental Planning and Assessment Act 1979.

2.0 LAND TO WHICH THIS PLAN APPLIES

This Plan applies to commercial development within the 3(a) zone in the Lismore City Centre, and to all residential development throughout Lismore City.

3.0 ESTABLISHMENT OF A NEXUS

Population growth and new residential development throughout Lismore City gives rise to the need for improved traffic circulation, parking facilities, increased pedestrianisation and a transport interchange in the Lismore CBD.

Additionally new commercial development in the CBD warrants a demand for the upgrading of these facilities through attracting more vehicles and pedestrians into the CBD.

Apportionment of the costs of upgrading the City Centre is based on the following;

- 1 The percentage of total cost attributable to <u>all</u> new development is 20%, the remainder of the cost being derived from other sources.
- 2 New commercial development is the major "attractor" and therefore should pay a greater share of the contribution. This share is determined as 60% of the cost attributable to new development.
- 3 The general population does not use the CBD on a daily basis and therefore should pay a lesser share of the contribution. This share is determined as 40% of the cost attributable to new development.

4.0 FORMULA FOR THE CALCULATION OF CONTRIBUTIONS

The formula used for the calculation of Section 94 contribution rates for City Centre upgrading for residential and commercial development is as follows;

Residential:

Contribution (per ET) = $\frac{C \times P}{n} + 3\%$

Where:

C = Construction costs for one section of street works (each section represents a separate stage to be implemented annually and includes staged

- costings for a transport interchange)
- P = Proportion of costs attributable to new residential development city wide.
- n = Estimated number of new lots/ETs per annum within Lismore City.

Commercial:

Contribution (per m² GFA) = $\frac{C \times P}{n} + 3\%$

Where:

- C = Construction costs for one section of street works (each section represents a separate stage to be implemented annually and includes staged costings for a transport interchange)
- P = Proportion of costs attributable to new commercial development within the Lismore City Centre.
- n = Estimated increase in commercial floor area per annum within the City Centre.

5.0 SCHEDULE OF PROPOSED WORKS

The extent of the city centre upgrading works is illustrated on Map No. 6. Table 1 details the type of works proposed for each street section (between two cross streets) and the estimated cost of each work. Each street section represents a single stage of the city centre upgrading works, with one stage to be constructed per year.

TABLE 1

PROPOSED CITY CENTRE UPGRADING WORKS PER STREET SECTION

| WORKS | COST | |
|---|-----------|--|
| Road pavement - hot mix overlay (40mm thickness) | | |
| (4045m2 @ \$14.50 per m2) | \$58,650 | |
| Kerb and gutter (590 @ \$61 per m) | \$35,000 | |
| Meuntable Kent | \$JJ,990 | |
| (180m @ \$48 per m) | \$8,640 | |
| Footpath widening & paving (1565 m2 @ \$65 per m2) | \$101,750 | |
| Raised pedestrian crossing | \$8,000 | |
| Landscaping (advanced trees, mounding, mulching) | \$195,200 | |
| Drainage works | \$40,000 | |
| Enhancement of existing footpath (1610m ² @ \$57 per m ²) | \$91,770 | |
| Transport Interchange (Total cost of \$60,000 or \$8570 pa 1994-2001) | \$8,570 | |
| TOTAL | \$548,570 | |

6.0 CONTRIBUTION RATE

Residential:

| Contribution (per ET) | = | $\frac{548,570 \times 8\%}{485} + 3\% + BPI$ | | |
|-----------------------|---|--|--|--|
| | - | \$93 + BPI | | |

Note: A discount factor applies to the residential levy in rural areas (see Map No. 2)

Commercial:

| Contribution (per m2) | = | \$ <u>548,570 x 8%</u> 3085 | - + 3% | + BPI |
|-----------------------|---|--------------------------------|--------|-------|
| | | | | |

\$22 + BPI



SUMMARY OF CONTRIBUTIONS

-

SECTION 94 CONTRIBUTION RATES 1994/95 (Includes BPI Adjustment)



| Category and Location | Levy | Rate | Contribution |
|--|-------------------|---------|------------------------------------|
| OPEN SPACE | | 1 | |
| Urban Catchment (West) | Local Citywide | Per ET | \$375 \$456 |
| Urban Catchment (East) | Local Citywide | | \$890 \$456 |
| The North-West | Local Citywide | | Nil \$456 |
| Nimbin and District | Local Citywide | | \$123 \$456x discount* |
| The Channon and District | Local Citywide | | \$129 \$456x discount* |
| The North-East | Local Citywide | " | \$136 \$456x discount* |
| Clunes-Bexhill-Eltham District | Local Citywide | | \$480 \$456x discount* |
| The South-West | Local Citywide | " | Nil \$456x discount* |
| The South-East | Local Citywide | | \$346 \$456x discount* |
| URBAN BUSHLAND Northern Ridges | | Per lot | \$662 |
| Lismore/Lismore Heights | | Per lot | \$459 |
| STREET TREES All areas | | Per lot | \$115 |
| COMMUNITY FACILITIES Urban Catchment (West) | Local Citywide | Per ET | \$390 \$574 |
| Urban Catchment (East) | Local Citywide | | \$1,422 \$574 |
| The North-West | Local Citywide | " | \$280 \$441x discount* \$133 |

SECTION 94 CONTRIBUTION RATES 1994/95 CONTINUED...

| Nimbin and District | Local Citywide | | \$711 \$441x discount* \$133 |
|---|--|---------------------------------------|---|
| The Channon and District | Local Citywide | " " | \$179 \$441x discount* \$133 |
| The North-East | Local Citywide | | \$236 \$441x discount* \$133 |
| Clunes-Bexhill-Eltham District | Local Citywide | " " | \$285 \$441x discount* \$133 |
| The South-West | Local Citywide | | \$188 \$441x discount* \$133 |
| The South-East | Local Citywide | : | \$117 \$441x discount* \$133 |
| CARPARKING Lismore CBD Nimbin Village | | Per space | \$11,704 \$1,580 |
| URBAN ARTERIAL ROADS Urban Catchment (East & West) | Residential Commercial (CBD) | Per ET Per m ² (GFA) | \$2,490 \$25 |
| | Commercial (G'bah) | Per m ² (GFA) | \$25 |
| | Industrial | Per m ² (site area) | \$3 |
| RURAL ROADS All rural areas | | Per ET | Contribution varies with distance from Lismore & condition of road. |
| STATE EMERGENCY SERVICES All areas | | Per ET | \$26 |
| BUSHFIRE SERVICES All rural areas | | Per ET | \$144 |
| FOOTPATHS Lower Lismore | Trunk Local connector Local internal | Per ET Per ET Per lot | \$34 \$53 \$255 |
| Goonellabah | Trunk Local connector | Per ET Per ET Per lot | \$77 \$76 \$255 |
| CYCLEWAYS | Local internal | Per ET | \$255 |

8



SECTION 94 CONTRIBUTION RATES 1994/95 CONTINUED

*

| CITY CENTRE UPGRADING | Residential Commercial | Per ET per m2 (GFA) | \$95 \$22 |
|-----------------------|---------------------------|---------------------------|--------------|
|-----------------------|---------------------------|---------------------------|--------------|

Discount factor applies to Citywide facilities in rural areas (see Map No. 2).

CONTRIBUTIONS FOR A TYPICAL RESIDENTIAL SUBDIVISION BY LOCALITY 1994/95 RATES

URBAN CATCHMENT (WEST)

| Open Space | Local Citywide | \$375 \$456 | (per ET) (per ET) |
|--------------------------|--|-----------------------|-----------------------------------|
| Urban Bushland | (East Lismore, Lismore Hts only) | \$459 | (per Lot) |
| Street Trees | | \$115 | (per Lot) |
| Community Facilities | Local Citywide | \$390 \$574 | (per ET) (per ET) |
| Urban Arterial Roads | | \$2,490 | (per ET) |
| State Emergency Services | | \$26 | (per ET) |
| Bushfire Services | (Rural areas only) | \$144 | (per ET) |
| Footpaths | Trunk Local Connector Local Internal | \$34 \$53 \$255 | (per ET) (per ET) (per Lot) |
| Cycleways | | \$5 | (per ET) |
| City Centre Upgrading | | \$95 | (per ET) |

URBAN CATCHMENT (EAST)

| Open Space | Local Citywide | \$890 \$456 | (per ET) (per ET) |
|--------------------------|--|-----------------------|-----------------------------------|
| Urban Bushland | Northern Ridges Rest of Goonellabah | \$662 \$459 | (per Lot) (per Lot) |
| Street Trees | | \$115 | (per Lot) |
| Community Facilities | Local Citywide | \$1,422 \$574 | (per ET) (per ET) |
| Urban Arterial Roads | | \$2,490 | (per ET) |
| State Emergency Services | | \$26 | (per ET) |
| Bushfire Services | (Rural areas only) | \$144 | (per ET) |
| Footpaths | Trunk Local Connector Local Internal | \$77 \$76 \$255 | (per ET) (per ET) (per Lot) |
| Cycleways | | \$5 | (per ET) |
| City Centre Upgrading | | \$95 | (per ET) |

THE NORTH WEST

| Open Space | Local Citywide | Nil \$456 | x discount* |
|--------------------------|-------------------|-------------------------|-------------------------|
| Street Trees | | \$115 | (per Lot) |
| Community Facilities | Local Citywide | \$280 \$441 \$133 | (per ET) x discount* |
| Rural Roads | | | Contribution varies |
| State Emergency Services | | \$26 | (per ET) |
| Bushfire Services | | \$144 | (per ET) |
| City Centre Upgrading | | \$95 | x discount* |
| NIMBIN & DISTRICT | | | 8 |
| Open Space | Local Citywide | \$123 \$456 | (per ET) x discount* |
| Street Trees | | \$115 | (per Lot) |
| Community Facilities | Local Citywide | \$711 \$441 \$133 | (per ET) x discount* |
| Rural Roads | | | Contribution varies |
| State Emergency Services | | \$26 | (per ET) |
| Bushfire Services | | \$144 | (per ET) |
| City Centre Upgrading | | \$95 | x discount* |

THE CHANNON & DISTRICT

| Open Space | Local Citywide | \$129 \$456 | (per ET) x discount* |
|--------------------------|-------------------|----------------------------------|-------------------------|
| Street Trees | | \$115 | (per Lot) |
| Community Facilities | Local Citywide | \$179 \$441 \$133 | (per ET) x discount* |
| Rural Roads | | | Contribution varies |
| State Emergency Services | | \$26 | (per ET) |
| Bushfire Services | | \$144 | (per ET) |
| City Centre Upgrading | | \$95 | x discount* |
| | | Contraction of the second second | |

* Discount applies to Citywide facilities in rural catchments (see Map No. 2)

THE NORTH-EAST

| Open Space | Local Citywide | \$136 \$456 | (per ET) x discount* |
|--------------------------|-------------------|-------------------------|-------------------------|
| Street Trees | | \$115 | (per Lot) |
| Community Facilities | Local Citywide | \$236 \$441 \$133 | (per ET) x discount* |
| Rural Roads | | | Contribution varies |
| State Emergency Services | | \$26 | (per ET) |
| Bushfire Services | | \$144 | (per ET) |
| City Centre upgrading | | \$95 | x discount* |

CLUNES-BEXHILL-ELTHAM DISTRICT

| Open Space | Local Citywide | \$480 \$456 | (per ET) x discount* |
|--------------------------|-------------------|-------------------------|-------------------------|
| Street Trees | | \$115 | (per Lot) |
| Community Facilities | Local Citywide | \$285 \$441 \$133 | (per ET) x discount* |
| Rural Roads | | | Contribution varies |
| State Emergency Services | | \$26 | (per ET) |
| Bushfire Services | | \$144 | (per ET) |
| City Centre Upgrading | | \$95 | x discount * |

THE SOUTH-WEST

| Open Space | Local Citywide | Nil \$456 | x discount* |
|--------------------------|-------------------|-------------------------|-------------------------|
| Street Trees | | \$115 | (per Lot) |
| Community Facilities | Local Citywide | \$188 \$441 \$133 | (per ET) x discount* |
| Rural Roads | | | Contribution varies |
| State Emergency Services | | \$26 | (per ET) |
| Bushfire Services | | \$144 | (per ET) |
| City Centre Upgrading | ALC: NOT | \$95 | x discount* |

* Discount applies to Citywide facilities in rural catchment (see Map No. 2)

THE SOUTH-EAST

| Open Space | Local Citywide | \$346 \$456 | (per ET) x discount* |
|--------------------------|-------------------|-------------------------|-------------------------|
| Street Trees | | \$115 | (per Lot) |
| Community Facilities | Local Citywide | \$117 \$441 \$133 | (per ET) x discount* |
| Rural Roads | | | Contribution varies |
| State Emergency Services | | \$26 | (per ET) |
| Bushfire Services | | \$144 | (per ET) |
| City Centre Upgrading | | \$95 | x discount* |

* Discount applies to Citywide facilities in rural catchments (see Map No. 2)

For discounts applying to dual occupancy, medium density and small lot subdivision refer to Clause 9.0.

TYPICAL CONTRIBUTIONS APPLYING TO COMMERCIAL AND INDUSTRIAL DEVELOPMENT:

| Street Trees | | \$115 | (per lot) |
|--------------------------|--|---------------------|--|
| Urban Arterial Roads | Commercial (CBD) Commercial (Goonellabah) Industrial | \$25 \$25 \$3 | (per m^2 GFA) (per m^2 GFA) (per m^2 site area) |
| State Emergency Services | | \$26 | (per ET) |
| Carparking | CBD Lismore Nimbin Village | \$11,704 \$1,580 | (per space) (per space) |
| City Centre Upgrading | CBD Lismore | \$22 | (per m2 GFA) |



APPENDIX I

Background Information Supporting Lismore City Council's Section 94 Contribution Plan 1994.

Lismore City Open Space Study (1993) - Lismore City Council.

Section 94 Contributions for Public Open Space (1993) - Ray Sargent and Associates Pty Ltd (in association with Ian Pickles Town Planning Pty Ltd).

Fauna Impact Statement for the Northern Ridges, Goonellabah 1993 - Centre for Conservation, Technology UNE-Northern Rivers.

Goonellabah Community Services and Facilities Plan (1991) - Lismore City Council.

Development Control Plan No. 22 - Northern Ridges (1993) - Lismore City Council.

Map of Urban Bushland Areas (South of Ballina Road) - January 1994 - Lismore City Council.

Urban Bushland Section 94 Contributions Plan (1993) - Lismore City Council.

Section 94 Contributions Plan for Community Services, Lismore Heights (1992) - prepared by Jill Lang for Lismore City Council.

East Lismore Community Services and Facilities Plan (1993) - Lismore City Council.

North, South & Central Lismore Community Services and Facilities Plan (1993) - Lismore City Council.

Clunes, Eltham, Bexhill and District Community Services and Facilities Plan (1992) - Lismore City Council.

Nimbin and District Community Services and Facilities Plan (1993) - Lismore City Council.

Dunoon, Modanville and District Community Services and Facilities Plan (1993) - Lismore City Council.

North-West Community Services and Facilities Plan (1993) - Lismore City Council.

South-West Community Services and Facilities Plan (1993) - Lismore City Council.

South-East Community Services and Facilities Plan (1993) - Lismore City Council.

Parking Contribution Study (1992) - Transportation Environmental Consultants (TEC).

Road Contribution Study (1993) - Transportation Environmental Consultants (TEC).

Draft Development Control Plan No. 25 - Urban Arterial Roads (1993) - Lismore City Council.

Section 94 - Contributions Plan - Rural Roads (1993) - Ray Sargent and Associates Pty Ltd.

Section 94 - Contributions Plan - State Emergency Services (1993) - Ray Sargent and Associates Pty Ltd.

Section 94 - Contributions Plan - Bushfire Services (1993) - Ray Sargent and Associates Pty Ltd

Section 94 - Contributions Plan for Footpaths (Lismore Urban) 1993 - Lismore City Council

Lismore Streetscape Strategy: Urban Design Principles (1993) - the GeoLINK Group Pty Ltd.

5.94 1R.2.93 DIR Y MO-DEP Reports in - staff making rainer charges & completion this will go & March 2 meeting for public Schibition . Expected not to be descured (arread) at the pont. The s.94 Committee meet 4 30 pm on Wards Moderville - Senace done Elthen, Claves, Beckill done Uhben Nemilin Not dore - channa (not being dene lighere) - ast routh of City Recarcilled & not collecting 5.94 for these area, after that. Et 10-20,000 for whether seevage/ ET. Channe alp & not will welt winher () shot Alapp deing at Biller) Di P. Caung Hod cirdicated & Di shift situation & pid Walcolm Scatt was the most promising mertiles Di han per entreicion of Graham Marieki + an about Nich with the to work with what he han get Disaining of mo Det Spert at public dies time. Only jaint in advance would be belle Malealm