



AGENDA

PLANNING, DEVELOPMENT AND ENVIRONMENT COMMITTEE

11 JUNE 2019

MEMBERSHIP: Councillors J Diffey, V Etheridge, D Grant, D Gumley, A Jones, S Lawrence, G Mohr, K Parker, J Ryan and B Shields.

The meeting is scheduled to commence at 5.30pm.

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PDEC19/16 REPORT OF THE PLANNING DEVELOPMENT AND ENVIRONMENT COMMITTEE - MEETING 13 MAY 2019 (ID19/638)	2
The Committee had before it the report of the Planning, Development and Environment Committee meeting held 13 May 2019.	
PDEC19/17 BUILDING SUMMARY - MAY 2019 (ID19/599)	6
The Committee had before it the report dated 29 May 2019 from the Director Development and Environment regarding Building Summary - May 2019.	
PDEC19/18 DRAFT DEVELOPER CONTRIBUTIONS PLAN - SOUTH-EAST STORMWATER DRAINAGE HEADWORKS CONTRIBUTIONS (ID19/592)	17
The Committee had before it the report dated 28 May 2019 from the Manager Strategic Planning Services regarding Draft Developer Contributions Plan - South-East Stormwater Drainage Headworks Contributions.	



**DUBBO REGIONAL
COUNCIL**

**Report of the Planning Development and
Environment Committee - meeting 13
May 2019**

AUTHOR: Administration Officer - Governance
REPORT DATE: 23 May 2019

The Committee had before it the report of the Planning, Development and Environment Committee meeting held 13 May 2019.

RECOMMENDATION

That the report of the Planning, Development and Environment Committee meeting held on 13 May 2019, be noted.



**REPORT
PLANNING, DEVELOPMENT AND
ENVIRONMENT COMMITTEE
13 MAY 2019**

PRESENT: Councillors V Etheridge, D Grant, D Gumley, A Jones, G Mohr, K Parker, J Ryan and B Shields.

ALSO IN ATTENDANCE:

The Chief Executive Officer (C Devitt), the Executive Manager Governance and Internal Control, the Manager Governance Operations, the Director Corporate Services, the Corporate Asset Specialist, the Director Economic Development and Business (J Howard), the Communications Coordinator, the Director Planning and Environment, the Technical Support Contractor and the Director Community and Recreation.

Councillor B Shields assumed chairmanship of the meeting.

The proceedings of the meeting commenced at 5.30pm.

**PDEC19/11 REPORT OF THE PLANNING DEVELOPMENT AND ENVIRONMENT COMMITTEE
- MEETING 11 MARCH 2019 (ID19/325)**

The Committee had before it the report of the Planning, Development and Environment Committee meeting held 11 March 2019.

Moved by Councillor K Parker and seconded by Councillor V Etheridge

MOTION

That the report of the Planning, Development and Environment Committee meeting held on 11 March 2019, be noted.

CARRIED

PDEC19/12 BUILDING SUMMARY - MARCH 2019 (ID19/233)

The Committee had before it the report dated 27 March 2019 from the Director Planning and Environment regarding Building Summary - March 2019.

Moved by Councillor G Mohr and seconded by Councillor V Etheridge

MOTION

That the report from the Director Planning and Environment dated 31 March 2019 be noted.

CARRIED

PDEC19/13 BUILDING SUMMARY - APRIL 2019 (ID19/469)

The Committee had before it the report dated 1 May 2019 from the Director Planning and Environment regarding Building Summary - April 2019.

Moved by Councillor A Jones and seconded by Councillor V Etheridge

MOTION

That the report from the Director Planning and Environment dated 30 April 2019 be noted.

CARRIED

PDEC19/14 ADDITIONAL PERMITTED USE - ANIMAL BOARDING OR TRAINING ESTABLISHMENT LOT 12 DP 1154493, 31 MERRILEA ROAD, DUBBO (ID19/423)

The Committee had before it the report dated 29 April 2019 from the Manager Strategic Planning Services regarding Additional Permitted Use - Animal Boarding or Training Establishment Lot 12 DP 1154493, 31 Merrilea Road, Dubbo..

Moved by Councillor K Parker and seconded by Councillor V Etheridge

MOTION

- 1. That the Planning Proposal amend the Dubbo Local Environmental Plan 2011 to allow the additional permitted use of animal boarding or training establishment, be endorsed.**
- 2. That Council request Parliamentary Counsel to prepare the draft Amendment to the Dubbo Local Environmental Plan 2011 under Section 3.36 (2) of the Environmental Planning and Assessment Act, 1979.**
- 3. That following receipt of an Opinion from Parliamentary Counsel that the Plan be made, that the Chief Executive Officer request gazettal of the Plan.**

CARRIED

In accordance with s375A(2) of the Local Government Act 1993, a division was duly called, the following votes on the motion were recorded:

FOR	AGAINST
Councillor Etheridge	
Councillor Grant	
Councillor Gumley	
Councillor Jones	
Councillor Mohr	
Councillor Parker	
Councillor Ryan	
Councillor Shields	
Total (8)	Total (0)

PDEC19/15 LEAVE OF ABSENCE

Requests for leave of absence were received from Councillors J Diffey and S Lawrence who were absent from the meeting due to the personal reasons.

Moved by Councillor A Jones and seconded by Councillor D Gumley

MOTION

That such requests for leave of absence be accepted and Councillors J Diffey and S Lawrence be granted leave of absence from this meeting.

CARRIED

The meeting closed at 5.32pm.

.....
CHAIRMAN



DUBBO REGIONAL
COUNCIL

REPORT: Building Summary - May 2019

AUTHOR: Director Development and
Environment
REPORT DATE: 29 May 2019
TRIM REFERENCE: ID19/599

EXECUTIVE SUMMARY

Information has been prepared on the statistics of the number of dwellings and residential flat buildings approved in the Dubbo Regional Council Local Government Area and statistics for approved Development Applications for the information of Council.

Appendix 1 includes data relating to the former Dubbo LGA prior to the current financial year and the combined housing figures for Dubbo Regional Council for the current financial year. **Appendices 2 to 5** also include the retrospective figures for the combined LGA.

All development applications, construction certificates and complying development certificates can be tracked online at <https://planning.dubbo.nsw.gov.au/Home/Disclaimer>

FINANCIAL IMPLICATIONS

There are no financial implications arising from this report.

POLICY IMPLICATIONS

There are no policy implications arising from this report.

RECOMMENDATION

That the report from the Director Development and Environment dated 29 May 2019 be noted.

Stephen Wallace

Director Development and Environment

REPORT

Provided for information are the latest statistics (as at the time of production of this report) for Development Applications for Dubbo Regional Council.

1. Residential Building Summary

Dwellings and other residential developments approved during May 2019 were as follows:

May 2019

Dwellings	19
Other residential development	9
(No. of units)	15

For consistency with land use definitions included in the Local Environmental Plan, residential development has been separated into 'Dwellings' and 'Other residential development'. 'Other residential development' includes dual occupancies, secondary dwellings, multi-unit and seniors living housing.

These figures include Development Applications approved by private certifying authorities (Complying Development Certificates).

A summary of residential approvals for the former Dubbo City Council area since 2011-2012 is included in **Appendix 1** however, it should be noted that the figures from July 2017 onwards include the approvals within the former Wellington Local Government Area as well as a consequence of the commencement of the merged application system.

2. Approved Development Applications

The total number of approved Development Applications (including Complying Development Certificates) for May 2019 and a comparison with figures 12 months prior and the total for the respective financial years, are as follows:

	<u>1 May 2019 – 31 May 2019</u>	<u>1 July 2018 – 31 May 2019</u>
No. of applications	60	684
Value	\$17,160,746	\$314,620,835
	<u>1 May 2018 – 31 May 2018</u>	<u>1 July 2017 – 31 May 2018</u>
No. of applications	71	730
Value	\$13,986,117	\$180,515,730

A summary breakdown of the figures is included in **Appendices 2-5**.

3. Online Application Tracking

All development applications, construction certificates and complying development certificates are tracked online and can be accessed at any time. A link is available on Councillor iPads for assistance (<https://planning.dubbo.nsw.gov.au/Home/Disclaimer>)

What information is available?

- All development applications, construction certificates and complying development certificates submitted from 1 November 2015 will provide access to submitted plans and supporting documents as well as tracking details of the progress of the application;
- More limited information is provided for applications submitted from 1 January 2001 to 31 October 2015; and
- Occupation certificates (where issued) are provided from 2010.

What information is not available?

- Application forms;
- Floor plans for residential dwellings;
- Documentation associated with privately certified applications; and
- Internal reports.

Councillors are welcome to contact me should they require further information in respect of outstanding Development Applications emanating from the online tracking system.

The information included in this report is provided for notation.

Appendices:

- 1 [↓](#) Building Summary - May 2019
- 2 [↓](#) Approved Applications - 1 May 2019 to 31 May 2019
- 3 [↓](#) Approved Applications - 1 May 2018 to 31 May 2018
- 4 [↓](#) Approved Applications - 1 July 2018 to 31 May 2019
- 5 [↓](#) Approved Applications - 1 July 2017 to 31 May 2018

STATISTICAL INFORMATION ON DWELLINGS AND MULTI UNIT HOUSING

	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
2011/2012													
Dwellings	6	12	10	6	7	16	4	16	12	8	12	9	118
Flat Buildings	1	1	-	1	2	2	-	-	-	-	-	1	8
(No of units)	(14)	(2)	(-)	(1)	(4)	(3)	(-)	(-)	(-)	(-)	(-)	(16)	(40)
2012/2013													
Dwellings	3	7	14	13	9	3	9	9	13	13	15	13	121
Flat Buildings	4	6	-	-	1	9	-	-	1	-	2	-	23
(No of units)	(8)	(6)	(-)	(-)	(2)	(11)	(-)	(-)	(2)	(-)	(39)	(-)	(68)
2013/2014 (incl. private certifiers)													
Dwellings	23	17	25	20	14	15	19	10	18	14	19	14	208
Flat Buildings	-	1	1	-	-	1	4	2	1	2	-	3	15
(No of units)	(-)	(2)	(2)	(-)	(-)	(2)	(46)	(1)	(2)	(4)	(-)	(6)	(65)
2014/2015*													
Single dwellings	19	34	19	21	13	16	14	12	20	19	15	20	222
Multi unit housing	3	1	6	5	6	12	-	4	2	1	9	5	54
(No of units)	(6)	(2)	(31)	(50)	(6)	(21)	(-)	(87)	(4)	(1)	(25)	(10)	(243)
2015/2016*													
Single dwellings	27	20	26	19	21	26	19	14	16	17	17	22	244
Multi unit housing	6	8	8	4	1	3	3	3	3	5	3	8	55
(No of units)	(50)	(98)	(12)	(7)	(2)	(5)	(18)	(4)	(5)	(14)	(6)	(23)	(244)
2016/2017*													
Single dwellings	24	13	17	18	12	21	16	18	18	14	18	36	225
Multi unit housing	8	5	7	4	6	5	3	2	1	5	4	7	57
(No of units)	(10)	(10)	(13)	(7)	(10)	(16)	(6)	(75)	(2)	(8)	(13)	(14)	(184)
2017/2018* (Combined figures for Dubbo and Wellington former LGAs)													
Single dwellings	26	21	13	12	16	19	4	22	16	21	22	16	208
Multi unit housing	6	9	2	1	9	1	5	5	11	1	3	5	58
(No of units)	(11)	(16)	(3)	(2)	(16)	(2)	(8)	(5)	(23)	(2)	(3)	(9)	(100)
2018/2019* (Combined figures for Dubbo and Wellington former LGAs)													
Single dwellings	15	26	13	7	17	8	19	5	8	11	19		148
Multi unit housing	3	4	3	-	6	2	2	1	5	7	9		42
(No of units)	(4)	(7)	(5)	(-)	(11)	(29)	(4)	(1)	(12)	(25)	(15)		(113)

* (Includes private certifiers and redefined land use categories based on LEP definitions)



Civic Administration Building
 P.O. Box 81 Dubbo NSW 2830
 T (02) 6801 4000
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 ABN 53 539 070 928

Print Date: 29/05/2019

Print Time: 11:44:16AM

**Approved Development & Complying Development Applications
 by Dubbo Regional Council and Private Certifiers-Period 1/05/2019 - 31/05/2019**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	22	6,144,477	18	5,031,577	4	1,112,900	18	
Dwelling- Transportable/Relocatable	1	15,000	1	15,000			1	
Dwelling - Secondary/Dual Occ Dwelling	2	70,000	2	70,000			2	
Dwelling - Dual Occupancy, one storey	7	2,460,267	7	2,460,267			13	
Garage/Carport/Roofed Outbuildings	12	130,686	10	107,786	2	22,900		
Fences/Unroofed Structures	1	730,400	1	730,400				
Swimming Pool	2	54,900	2	54,900				
Retail Building	2	610,000	1	460,000	1	150,000		
Factory/Production Building	1	1,530,000	1	1,530,000				
Warehouse/storage	2	1,005,000	2	1,005,000				
Health Care Facility - Other	1	4,248,016	1	4,248,016				
Demolition	1	10,000			1	10,000		
Home Business	1	0	1					
Change of Use - Commercial	2	25,000	1	25,000	1			
Subdivision - Residential	8	0	2					13
Subdivision - Rural	1	7,000						6
Miscellaneous	2	120,000	2	120,000				
Totals for Development Types	68	17,160,746						

Total Number of Applications for this period: 60

*** Note: There may be more than one Development Type per Development Application
 Statistics include applications by Private Certifiers

Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/05/2019 - 31/05/2019

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
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Print Date: 29/05/2019

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**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/05/2018 - 31/05/2018**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	31	9,043,861	23	8,569,661	8	474,200	23	
Dwelling- Transportable/Relocatable	2	120,000	2	120,000			2	
Dwelling - Secondary/Dual Occ Dwelling	2	225,000	2	225,000			2	
Dwelling - Dual Occupancy, one storey	1	606,000	1	606,000			2	
Garage/Carport/Roofed Outbuildings	20	392,244	20	392,244				
Fences/Unroofed Structures	3	38,400	3	38,400				
Swimming Pool	8	205,616	8	205,616				
Hostels, Boarding House	1	0			1			
Warehouse/storage	1	40,000	1	40,000				
Infrastructure - Transport, Utilities	2	210,996	2	210,996				
Health Care Facility - Other	1	290,000			1	290,000		
Child Care - Centre Based	2	2,800,000	2	2,800,000				
Change of Use - Commercial	1	4,000	1	4,000				
Subdivision - Residential	3	0						7
Subdivision - Rural	2	10,000						
Totals for Development Types	80	13,986,117						

Total Number of Applications for this period: 71

*** Note: There may be more than one Development Type per Development Application
Statistics include applications by Private Certifiers

----- End of Report -----



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Print Date: 29/05/2019

Print Time: 11:48:50AM

**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/07/2018 - 31/05/2019**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	211	63,654,755	171	58,540,636	40	5,114,119	171	
Dwelling- Transportable/Relocatable	4	664,333	4	664,333			4	
Dwelling - Secondary/Dual Occ Dwelling	23	7,827,409	23	7,827,409			39	
Dwelling - Dual Occupancy, one storey	19	7,925,707	19	7,925,707			35	
Medium Density Res - one/two storeys	4	4,552,065	4	4,552,065			23	
Garage/Carport/Roofed Outbuildings	183	3,010,613	168	2,726,559	15	284,054	1	
Fences/Unroofed Structures	15	1,079,020	15	1,079,020				
Swimming Pool	85	2,258,086	84	2,228,181	1	29,905		
Office Building	6	1,845,385	1	14,000	5	1,831,385		
Retail Building	21	31,108,900	7	29,343,400	14	1,765,500		
Hotels	2	960,000			2	960,000		
Motels	1	13,007			1	13,007		
Office & Retail Building	2	130,000			2	130,000		
Retail & Residential Building	2	119,348,332	2	119,348,332			27	
Factory/Production Building	3	2,644,037	3	2,644,037				
Warehouse/storage	15	7,744,671	10	6,929,500	5	815,171	1	
Infrastructure - Transport, Utilities	15	1,849,896	11	1,686,350	4	163,546		
Health Care Facility - Hospital	1	74,700			1	74,700		
Health Care Facility - Other	3	4,698,016	3	4,698,016				
Educational Building	4	2,014,592			4	2,014,592		
Entertainment/Recreational Building	2	193,000			2	193,000		
Community/Public Building	2	1,840,000	2	1,840,000				

**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/07/2018 - 31/05/2019**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Signs/Advertising Structure	7	181,050	4	79,050	3	102,000		
Demolition	7	164,000	4	114,000	3	50,000		
Home Business	4	9,000	2	5,000	2	4,000		
Child Care - Centre Based	1	1,000,000	1	1,000,000			1	
Change of Use - Commercial	7	417,500	3	42,000	4	375,500		
Change of Use - Industrial	4	95,000	2	15,000	2	80,000		
Agricultural Development	2	200,000	2	200,000				
Tourism Development	5	14,732,261	4	14,732,261	1			
Parks/Reserves	1	90,000	1	90,000				
Subdivision - Residential	29	7,284,500	7	3,844,500				158
Subdivision - Commercial	3	330,000						6
Subdivision - Rural	9	20,000	3		1			23
Subdivision - Other	1	140,000	1	140,000				
Miscellaneous	17	24,521,000	17	24,521,000				
Totals for Development Types	720	314,620,835						

Total Number of Applications for this period: 684

*** Note: There may be more than one Development Type per Development Application
Statistics include applications by Private Certifiers

----- End of Report -----



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Print Date: 29/05/2019

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**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/07/2017 - 31/05/2018**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	240	69,364,266	190	65,323,371	49	3,735,995	190	
Dwelling- Transportable/Relocatable	7	788,102	7	788,102			7	
Dwelling - Secondary/Dual Occ Dwelling	25	6,941,805	25	6,941,805			37	
Dwelling - Dual Occupancy, one storey	27	11,341,020	27	11,341,020			54	
Medium Density Res - Seniors Living SEPP	1	55,000			1	55,000		
Garage/Carport/Roofed Outbuildings	229	4,652,171	209	4,275,196	20	376,975	1	1
Fences/Unroofed Structures	11	249,984	11	249,984				
Swimming Pool	71	1,781,591	71	1,781,591				
Office Building	1	916,269	1	916,269				
Retail Building	29	12,989,302	5	5,180,000	24	7,809,302		
Hotels	2	7,750,000			2	7,750,000		
Hostels, Boarding House	1	0			1			
Motels	1	900,000	1	900,000				
Office & Retail Building	5	3,140,000			5	3,140,000		
Retail & Residential Building	1	8,600,000	1	8,600,000				
Factory/Production Building	4	835,640	2	463,500	2	372,140		
Warehouse/storage	9	5,499,320	8	5,374,320	1	125,000		
Infrastructure - Transport, Utilities	8	1,291,296	8	1,291,296				
Health Care Facility - Other	1	290,000			1	290,000		
Educational Building	4	12,248,205	2	4,190,600	2	8,057,605		
Community/Public Building	2	7,500,000	1	7,500,000	1			
Signs/Advertising Structure	4	131,000	4	131,000				

**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/07/2017 - 31/05/2018**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Demolition	11	537,000	11	537,000				
Child Care - Centre Based	2	2,800,000	2	2,800,000				
Change of Use - Commercial	9	40,000	5	38,000	4	2,000		
Agricultural Development	2	0	2					
Tourism Development	4	10,815,000	3	10,815,000	1			
Subdivision - Residential	44	2,491,750	9	780,000				36
Subdivision - Commercial	1	20,000						
Subdivision - Industrial	1	0						
Subdivision - Rural	7	10,000	1					2
Subdivision - Other	2	440,000						13
Miscellaneous	20	6,097,009	18	6,075,009	2	22,000		
Totals for Development Types	786	180,515,730						

Total Number of Applications for this period: 730

*** Note: There may be more than one Development Type per Development Application
Statistics include applications by Private Certifiers

----- End of Report -----



REPORT: Draft Developer Contributions Plan - South-East Stormwater Drainage Headworks Contributions

AUTHOR: Manager Strategic Planning Services
REPORT DATE: 28 May 2019
TRIM REFERENCE: ID19/592

EXECUTIVE SUMMARY

Council at its meeting on Monday, 25 March 2019 considered a report in respect of the review of the Keswick Estate Trunk Drainage Scheme prepared by consultants Cardno Pty Ltd (**Appendix 1**) and resolved as follows:

1. *That the report from the Manager Strategic Planning Services dated 8 March 2019 be noted.*
2. *That based on the results of the review prepared by Cardno Pty Ltd, that a new South-East Precinct Developer Contributions Plan be prepared.*
3. *That a report including the new draft Developer Contributions Plan specified in recommendation two (2) and a stakeholder consultation program be provided to Council for consideration in May 2019."*

Following Council's consideration of the Keswick Stormwater Drainage Review a new draft Developer Contributions Plan – South-East Stormwater Drainage Headworks Contributions (the draft plan) has been prepared (**Appendix 2**). The draft plan has been prepared in three (3) sections as provided below:

***Part 1** – provides an introduction into the purpose of the Plan and summary of the Developer Contributions Plan for Dubbo South-East Stormwater Drainage Headworks 2019;*

***Part 2** – examined the objectives of the Plan and includes the administrative and operational functions/consideration of the plan; and*

***Part 3** – explains the stormwater contributions calculations, outlines the forecast future development, the basis for increased demand for infrastructure items, the nexus and apportionment consideration of the Plan."*

The current Section 94 Contributions Plan – Urban Stormwater Contributions Headworks Contributions 1995, levies developments within the Keswick Catchment basin at a rate of \$4,154.45 per lot (2018/2019 Financial Year).

The draft plan provides a varied contributions structure, which is based on a per square metre rate for the creation of an allotment. The table below shows the contributions framework applicable in the catchment:

Locality	Per Square Metre Rate
Keswick	\$ 5.90
Southlakes	\$ 2.20
Magnolia	\$ 2.30
Schools East	\$ 0.69
Blueridge	\$ 0.62
Schools West	\$ 0.62
Starjest	\$ 1.23

The Cardno Keswick Stormwater Drainage Review lists an overall value of \$8.9 million for stormwater infrastructure to service development in the catchment. The original Section 94 Contributions Plan for Urban Stormwater Drainage Headworks (1992) listed an overall value of works in the catchment of \$10.85 million. Based on indexation, the Cardno Stormwater Drainage Review presents a significant reduction in the cost of infrastructure for the catchment.

It should be noted that the contributions proposed to be levied in the new draft plan present a reduction in the contributions levied under the provisions of the current Section 94 Contributions Plan – Stormwater Drainage Headworks, 1995. This is due to an updated cost estimate of infrastructure items being developed for the Keswick catchment.

This report is presented for the consideration of Council and recommends adoption of the draft Plan for the purposes of public exhibition and stakeholder consultation only.

If council resolves to adopt the new draft plan, the draft plan will be placed on public exhibition for a period of not less than 28 days in accordance with the requirements of the Environmental Planning and Assessment Act, 1979. Until such time as a new Plan is adopted by Council, the current Section 94 Contributions Plan – Stormwater Drainage Headworks Contributions Plan will remain in force.

FINANCIAL IMPLICATIONS

This report does not have any direct financial implications. However, it should be noted that if Council ultimately resolves to adopt the draft plan following public exhibition, contributions in the Keswick Catchment are likely to be reduced.

If Council resolves to not support the recommendation to place the new draft plan on public display, contributions will continue to be levied under the current Plan until such a time as a new overall Plan is prepared by Council.

POLICY IMPLICATIONS

Once adopted, the new draft Developer Contributions Plan – South-East Stormwater Drainage Headworks Contributions would become Council Policy and therefore would supersede Part of the current Section 94 Contributions Plan.

RECOMMENDATION

- 1. That the new draft Developer Contributions Plan – South-East Stormwater Drainage Headworks Contributions (Appendix 2) be adopted for the purpose of public exhibition for a period of no less than 28 days, in accordance with the provisions of the Environmental Planning and Assessment Regulation, 2000.**
- 2. That the draft amended Stormwater Contributions Plan (noting the proposed removal of Catchment 3.1 Keswick Catchment) also be placed on public display.**
- 3. That following completion of the public exhibition period, a further report be provided to Council for consideration including any submissions received.**

Steven Jennings
Manager Strategic Planning Services

BACKGROUND

Council at its meeting on 25 March 2019 considered a report in respect of the review of the Keswick Estate Trunk Drainage Scheme prepared by consultants Cardno Pty Ltd (**Appendix 1**) and resolved as follows:

- “1. That the report from the Manager Strategic Planning Services dated 8 March 2019 be noted.*
- 2. That based on the results of the review prepared by Cardno Pty Ltd, that a new South-East Precinct Developer Contributions Plan be prepared.*
- 3. That a report including the new draft Developer Contributions Plan specified in recommendation two (2) and a stakeholder consultation program be provided to Council for consideration in May 2019.”*

The new draft Developer Contributions Plan – South-East Stormwater Drainage Headworks Contributions is included in **Appendix 2**.

Success of the current Section 94 (Currently 7.11) Contributions Plan

The Review of Keswick Estate Trunk Drainage Scheme by Consultants Cardno, considered what stormwater drainage infrastructure is required to facilitate development in the South-East of the City.

The report concludes that a cost of \$8,900,000 is estimated to complete the stormwater infrastructure (as amended) for the area identified within the report. Figure 1 depicts the Keswick Estate Catchments Cost Estimate Overview of each of the required infrastructure items to be delivered under the new Plan.

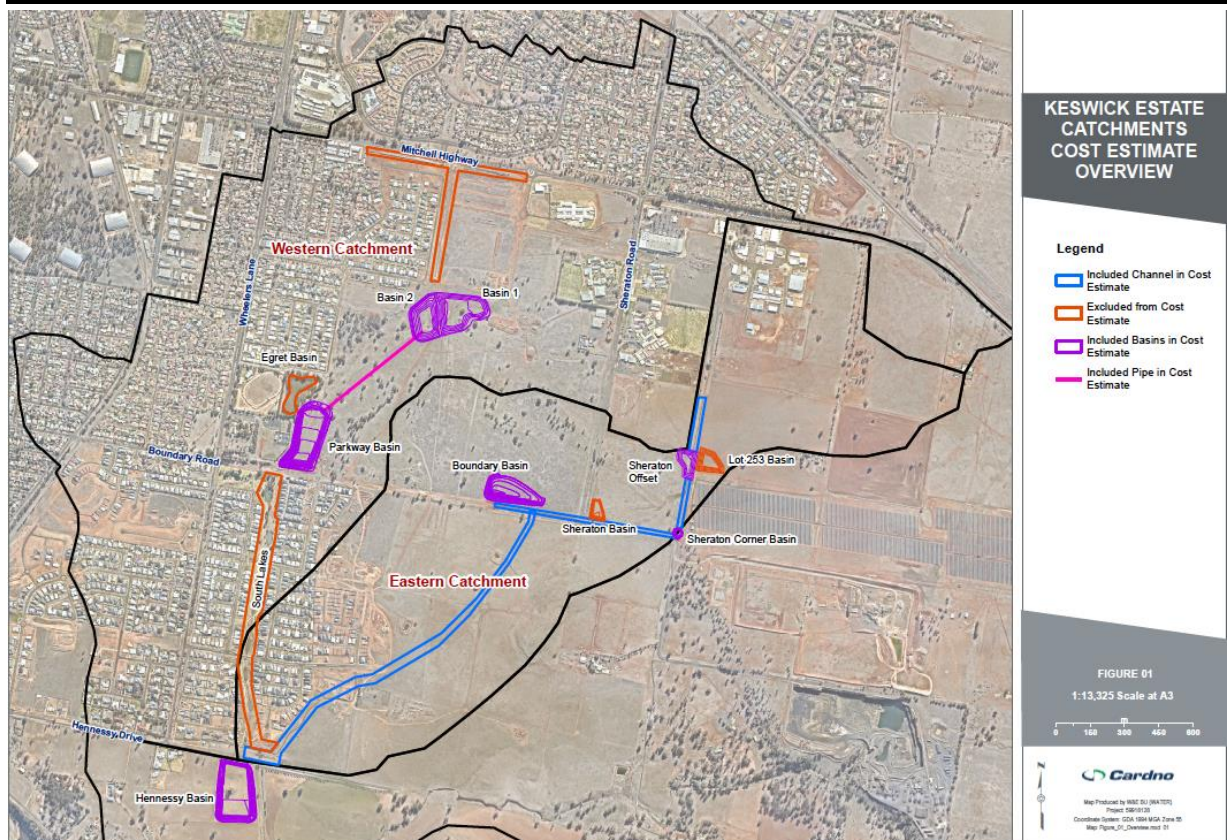


Figure 1: Keswick Estate Catchments Cost Estimate (Source: Cardno Report 2019)

The blue, purple and pink depict infrastructure items to be provided by this new plan and show Channel, basin and pipe infrastructure. It is considered that this Plan will allow for the timely provision of the infrastructure without impacting the land rating structure or Council’s fees and charges.

REPORT

1. Dubbo Section 94 Urban Stormwater Drainage Headworks Contributions, 1995

The Dubbo Section 94 Contributions Plan – Urban Stormwater Drainage has been in place since October, 1995. The Plan provides an overall work schedule for the acquisition and provision of stormwater drainage infrastructure in excess of \$25 million throughout the Dubbo urban area.

The Plan levies contributions on a catchment basis with varying levels of infrastructure required to be delivered in specific areas of the City based on location of the land and the specific infrastructure. The required levies are based on the level of development and the age and quality of existing infrastructure within the catchment.

The majority of catchments in Dubbo are levied on a per hectare basis. However, contributions in Catchment 3.1 – Keswick Trunk Drainage Scheme are levied on a per lot basis, which is reflective of the significant trunk stormwater drainage infrastructure required to be delivered in the catchment under the provisions of the current Plan. The infrastructure requirements for Catchment 3.1 Keswick Trunk Drainage Scheme have been based on the proposed development of 4,800 lots.

Since the Plans inception in October 1995 and the further development of the Precinct, the ultimate development regime and densities for the area have been further defined with Council working with a number of developers in the Precinct.

It should be noted that the draft plan will only repeal the area of the South-East Stormwater Drainage Catchment as identified in the Cardno Report and the draft plan. The remainder of the land applicable to the Dubbo Section 94 Contributions Plan – Urban Stormwater Drainage 1995 will be unaffected.

2. New draft Developer Contributions Plan – Dubbo South-East Stormwater Drainage Headworks Contributions

The new draft Developer Contributions Plan for the South-East Stormwater Drainage Headworks Contributions has the following objectives:

- (a) *“Provide the legal mechanism and framework for Dubbo Regional Council to seek contributions from developers for the provision of Stormwater Drainage Infrastructure in the South-East Stormwater Drainage Catchment as identified within Figure 1;*
- (b) *Ensure appropriate stormwater infrastructure is provided, as determined by this Plan, to meet the additional stormwater discharge generated by new development;*
- (c) *Ensure the existing community is not burdened by the provision of new infrastructure as a result of future development;*
- (d) *Provide an administrative framework under which specific community infrastructure strategies may be implemented and coordinated;*
- (e) *Provide a comprehensive strategy for the assessment, collection, expenditure accounting and review of development contributions on an equitable basis; and*
- (f) *Ensure Council is publicly and financially accountable in its assessment and administration of the Plan”*

The new draft Developer Contributions Plan is proposed to apply to land identified in Figure 2.

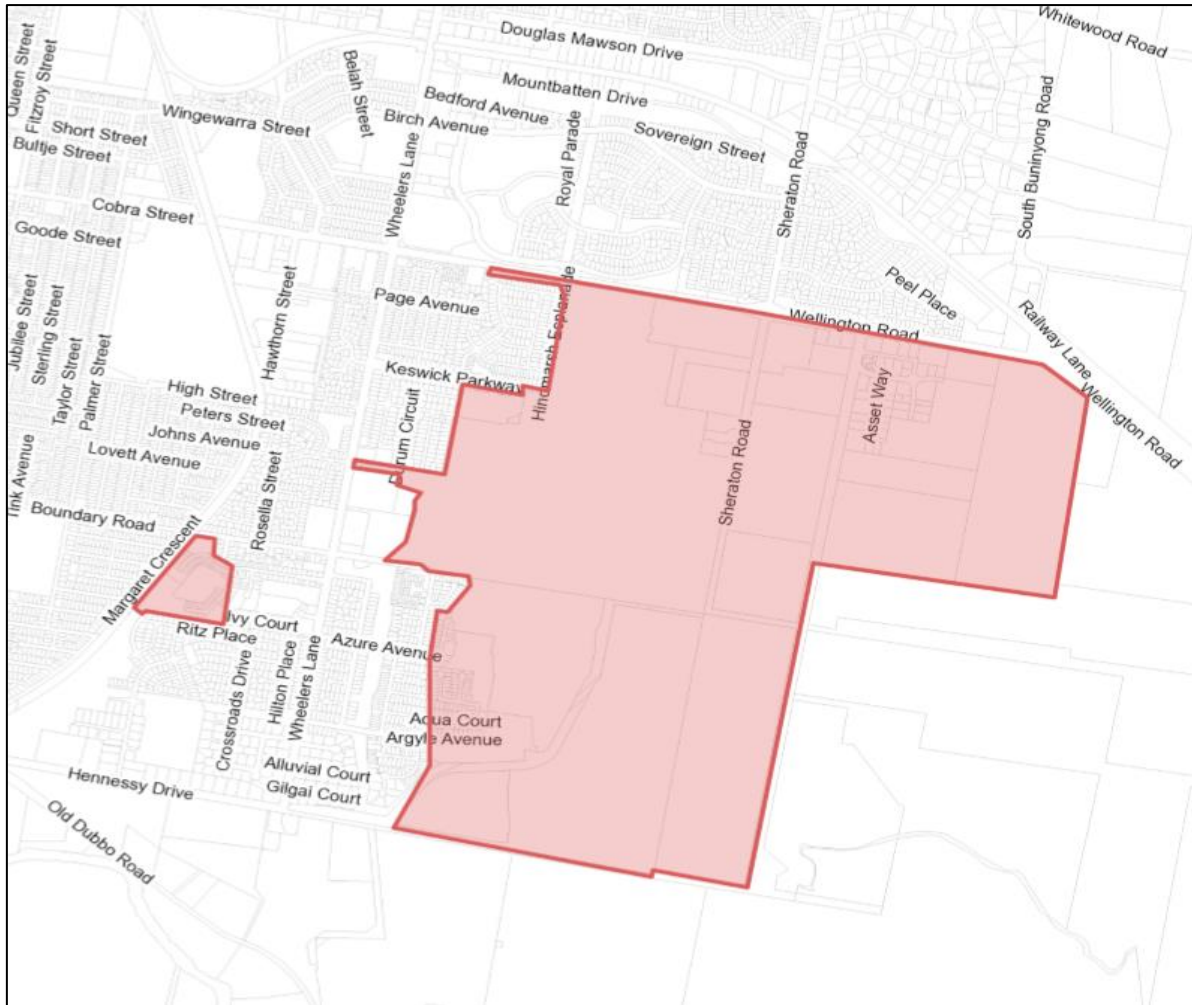


Figure 2: Land to which the draft plan applies

(a) Structure and Content

The draft Plan is organised in three (3) Parts as provided below:

***Part 1** – provides an introduction into the purpose of the Plan and summary of the Developer Contributions Plan for Dubbo South-East Stormwater Drainage Headworks 2019;*

***Part 2** – examined the objectives of the Plan and includes the administrative and operational functions/consideration of the plan; and*

***Part 3** – explains the stormwater contributions calculations, outlines the forecast future development, the basis for increased demand for infrastructure items, the nexus and apportionment consideration of the Plan.”*

(b) Contribution Structure

The contributions proposed to be levied in the draft plan consist of two main components:

Component A: Administration and Drafting of the Plan; and

Component B: South-East Drainage Contribution per square metre.

Component A consists of the drafting of the plan fee and the ongoing plan administration fees. These fees are proposed to cover part of Council’s cost for the preparation of the plan, associated studies and the ongoing cost of implementing this Plan. The fees structure of these fees are seen in Table 1 Plan Administration Levy per square metre.

Locality	Lots	Total Value	Per Square Metre
Keswick	1300	\$ 69,020.44	\$ 0.08
Southlakes	2050	\$ 108,839.93	\$ 0.09
Magnolia	112	\$ 5,946.38	\$ 0.18
Schools East	1	\$ 53.09	\$ 0.01
Blueridge	252	\$ 13,379.35	\$ 0.01
Schools West	1	\$ 53.09	\$ 0.01
Starjest	51	\$ 2,707.72	\$ 0.03
TOTAL	3767	\$ 200,000.00	

Table 1: Plan Administration Levy per square metre

Component B includes the provision of the infrastructure items required to be funded by the draft plan and identified in Table 2. Based on the Report by Cardno ‘*Cost Estimation: Review of Keswick Estate Trunk Drainage Scheme*’, the provision of these items will complete the stormwater drainage infrastructure requirements for the South-East Stormwater Drainage Catchment.

Item	Estimated Cost of Construction
Channels	\$ 2,300,000
Basin 1	\$450,000
Basin 2	\$1,500,000
Parkway	\$1,300,000
Hennessy	\$2,600,000
Boundary	\$400,000
Sheraton Corner	\$50,000
Sheraton Offset	\$300,000
Total	\$8,900,000

Table 2: Itemised Estimated Cost of Construction of Infrastructure

A contribution for any development undertaken within the South-East Stormwater Drainage Catchment as contained in this plan will be the sum of the following:

Total Contribution = Plan Administration Levy + South-East Stormwater Contribution (per m²)

The South-East Stormwater Contributions will be calculated as seven separate areas each incurring its own contribution rate related specifically to the actual infrastructure items utilised. This is known as the apportionment rate which acknowledges that due to the natural topography of the land each separate area will utilise different infrastructure items and will create different amounts of additional stormwater discharge.

Locality Apportionment Rate per lot = Estate Lot Yield / Value of works

The South-East Stormwater Contribution formula utilised the Locality Apportionment Rate per lot figure to distribute the rate into per square metre.

South-East Stormwater Contribution (per m²) = Locality Apportionment Rate per lot X Average lot size

The formula utilises two key elements, as follows:

- The apportionment rate for each locality
- The average lot size for each locality

Table 3 provided below provide a summary of the per square metres apportionment rates for each area within the Plan.

Locality Subdivision	Lots	Apportioned Value of Works	Per Square Metre
Keswick	1300	\$ 5,365,016	\$ 5.90
Southlakes	2050	\$ 2,704,933	\$ 2.20
Magnolia	112	\$ 77,303	\$ 2.30
Schools East	1	\$ 2,774	\$ 0.69
Blueridge	252	\$ 621,689	\$ 0.62
Schools West	1	\$ 2,467	\$ 0.62
Starjest	51	\$ 125,818	\$ 1.23
TOTAL	3767	\$ 8,900,000	

It should be noted that the apportioned rate for Schools East and Schools West has only been assessed in the context of providing an additional 4,000 square allotment each. Any School in the precinct, if undertaking development subject to this Plan will be levied \$0.69 per square metre of applicable site area.

Any other commercial use in the catchment will be levied a contribution based on the area of the land multiplied by the per square metre rate of the relevant locality subdivision.

(c) Calculation of Contributions

The draft plan provides for the calculation of an applicable contribution for development undertaken in Southlakes. This contribution is based on the following formula:

$$\text{Total Contribution} = \text{Plan Administration Levy} + \text{South-East Stormwater Contribution (per m}^2\text{)}$$

Example

A nineteen (19) lot subdivision in Southlakes for Maas Group Properties Pty Ltd with each lot being 600m².

Plan Administration Levy
@ \$0.09 per square metre
= 19 (lots) X 600
= 11400m²
= 11400m² x \$0.09
=\$1026.00

South-East Stormwater Contribution
@ \$2.20 per square metre
= 19 (lots) x 600m²
= 11,400m²
= 11,400m² x \$2.20
= \$25,080 for the nineteen lots or \$1320 per lot

Total Contribution
= \$1,026 + \$ 25,080
= **\$26,106**
Or \$1374 per lot

(d) Differences from existing Contributions Structure

The current Section 94 Plan levies a contribution rate of \$4,184.45 per lot within the Keswick catchment area.

The draft plan proposed will reduce Developer Contributions, while providing the community with essentially the same work schedule as the previous plan. Council considered that this is more equitable to developing parties in the area than the current Plan, while ensuring the community receives the stormwater infrastructure required.

The draft plan differs from the current plan due to the updated Cost Estimate of Infrastructure items. The previous Plan was amended on 17 October 1995 to incorporate the Keswick catchment. The Cardno 2018 review has further refined the work items with updated cost estimates allowing a lower contribution levy.

(e) Stakeholder Consultation Program

If adopted by Council, the new draft Developer Contributions Plan for South-East Stormwater Drainage Contributions will be placed on public exhibition for a period of no less than 28 days in accordance with the Environmental Planning and Assessment Act, 1979.

Following completion of the public exhibition period, a further report will be provided to Council for its consideration.

SUMMARY

This report is presented for the consideration of Council and recommends adoption of the draft plan for the purposes of public exhibition and stakeholder consultation only.

If Council resolves to adopt the new draft plan, the draft plan will be placed on public exhibition for a period of not less than 28 days in accordance with the requirements of the Environmental Planning and Assessment Act, 1979. Until such time as a new plan is adopted by Council, the current Section 94 Contributions Plan – Stormwater Drainage Headworks Contributions Plan will remain in force.

Appendices:

- 1 [↓](#) Keswick Estate Trunk Drainage Scheme - Cost Estimation
- 2 [↓](#) Developer Contributions Plan - Dubbo South-East Stormwater Drainage Headworks Contributions

Cost Estimation

Review of Keswick Estate Trunk Drainage Scheme

59918128

Prepared for
Dubbo Regional Council

23 November 2018





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2 Revised Keswick Scheme

The Keswick Estate Trunk Drainage Scheme is designed to convey stormwater runoff from the catchment in its ultimate development condition. It generally comprises of two separate catchments which drain to Hennessy Drive then convey runoff south to Eulomogo Creek (as shown in Figure 2-1).

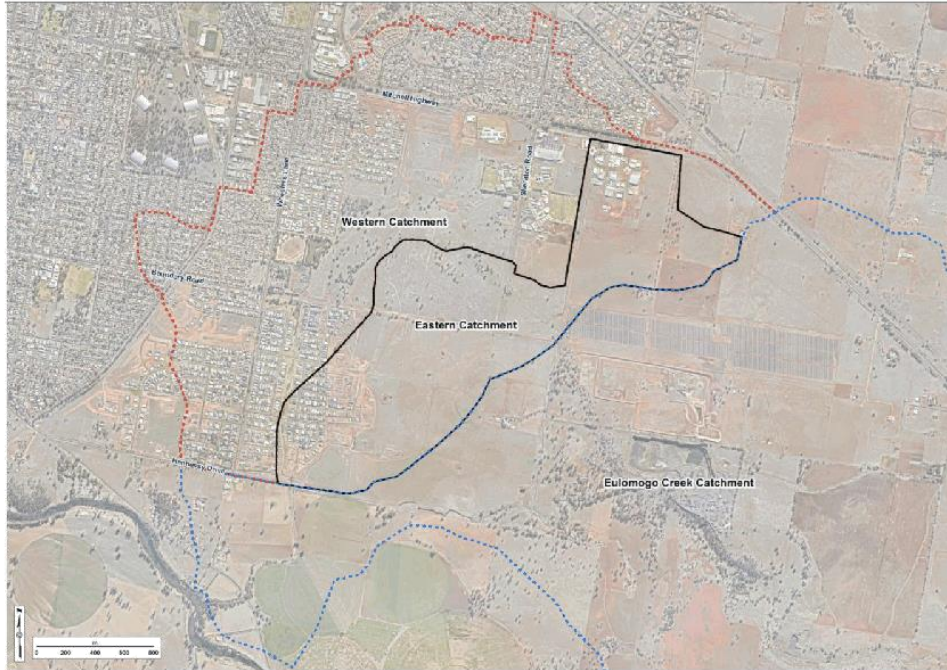


Figure 2-1 Primary Catchments of Keswick Estate

Detention basins and channels are proposed within the Estate as shown in Figure 1-1. Some of the facilities have already been constructed or are for private development and are therefore not included in this cost estimate report. These include:

- Egret Basin (already built)
- Blue Ridge Basin (already built)
- Northern floodway (from Mitchell Hwy to Basin 2)
- Watercourse through Southlakes
- Channel from Blueridge Estate (already built)
- Sheraton Basin (designed to service private lot development only)
- Lot 253 Basin (designed to service private lot development only)

Figure A-1 in Appendix A shows all the infrastructure that has been included in the cost estimate. Table 2-1 lists each of the basin sizes and associated infrastructure that has been costed.



Table 2-1 Keswick Estate Detention Basins

Detention Basin ID	Floor Elevation (m AHD)	Normal Outlet	Spillway	Storage Volume (ML)
Western Catchment				
Basin 1	284.9	1 x 1050mm RCP for 2yr flows, 1 x 750mm RCP for high flows	5m wide @ 288.7mAHD	57.5
Basin 2	283.5	1 x 525mm RCP	30m wide @ 287.4mAHD	38.1
Egret Basin	278.5	-	12m wide @ 279mAHD	14.3
Parkway Basin	275.2	2 x 900mm RCP for 2yr flows, 2 x 675mm RCP for high flows	10m wide @ 280mAHD	84.6
Hennessy Basin	261.1	3 x 600mm RCP	264mAHD	73.1
Eastern Catchment				
Blue Ridge Basin	300	1 x 450mm RCP	8m wide @ 302mAHD, 2 side channels @ 300-302mAHD	-
Sheraton Offset Basin	296.5	2 x 1200 RCP for 2yr flows, 2 x 900mm RCP for high flows	10m wide @ 299.65mAHD	12.9
Lot 253 Basin	297	1 x 900mm RCP	5m wide @ 301.1mAHD	17.4
Sheraton Corner Basin	294.5	2 x 750mm high x 1350mm wide RCBC	No spillway, top of bank @ 296mAHD	0.5
Sheraton Basin	286.3	1 x 600mm RCP	10m wide @ 288.2mAHD	4.9
Boundary Road Basin	282.5	1 x 600mm RCP for 2yr flows, 1 x 600mm RCP for high flows	10m wide @ 284.5mAHD	16.9

2.1 Basin Description

2.1.1 Basin 1 and Basin 2

Runoff from east of Basin 1 toward Sheraton Road is conveyed into the basin. Basin 2 receives runoff from its north toward Mitchell Highway and discharge from Basin 1. Outflow from Basin 2 is conveyed via a 525mm diameter pipe direct to Parkway Basin and overland through the environmental corridor. Basin 1 covers an area of about 30,600m² and has an internal embankment height of about 3m and Basin 2 covers an area of about 20,900m² and has an internal embankment height of about 4m. Figure 2-2 shows the general configuration.

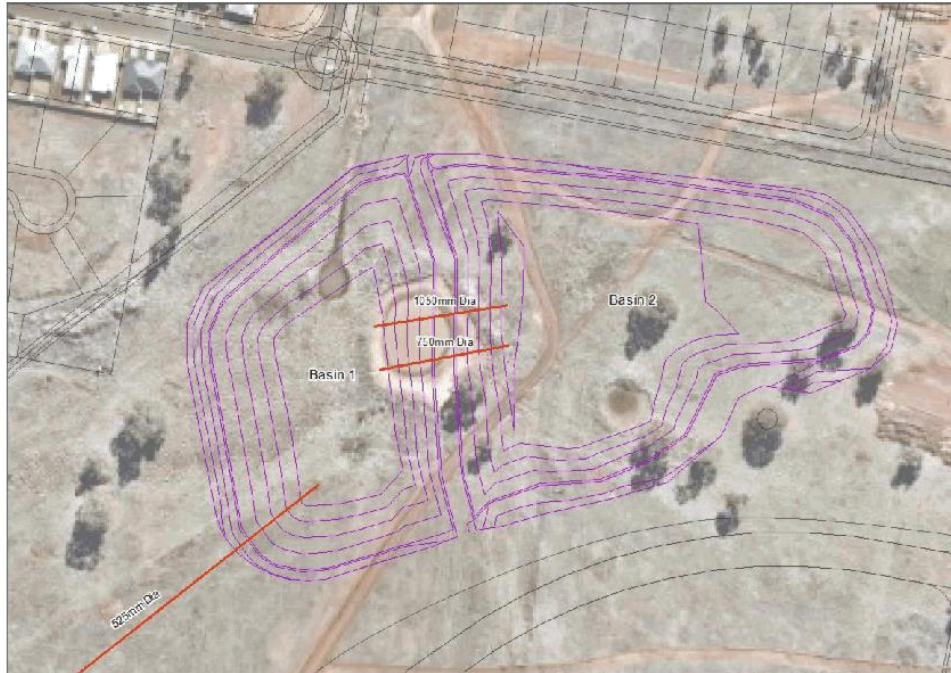


Figure 2-2 Basin 1 and Basin 2



2.1.2 Parkway Basin

Parkway Basin is designed to manage flows conveyed overland through the environmental corridor downstream of Basins 1 and 2. It covers an area of about 41,700m² and has an internal embankment height of about 5m. Figure 2-3 shows the general configuration.



Figure 2-3 Parkway Basin



2.1.3 Hennessy Basin

Hennessy Basin is designed to manage flows from the confluence of the watercourses from the Western and Eastern Catchments on the north side of Hennessy Drive. It covers an area of about 43,600m² and has an internal embankment height of about 3m. A bioretention area of about 7,500m² is proposed to provide water quality treatment for the estate. Figure 2-4 shows the general configuration.

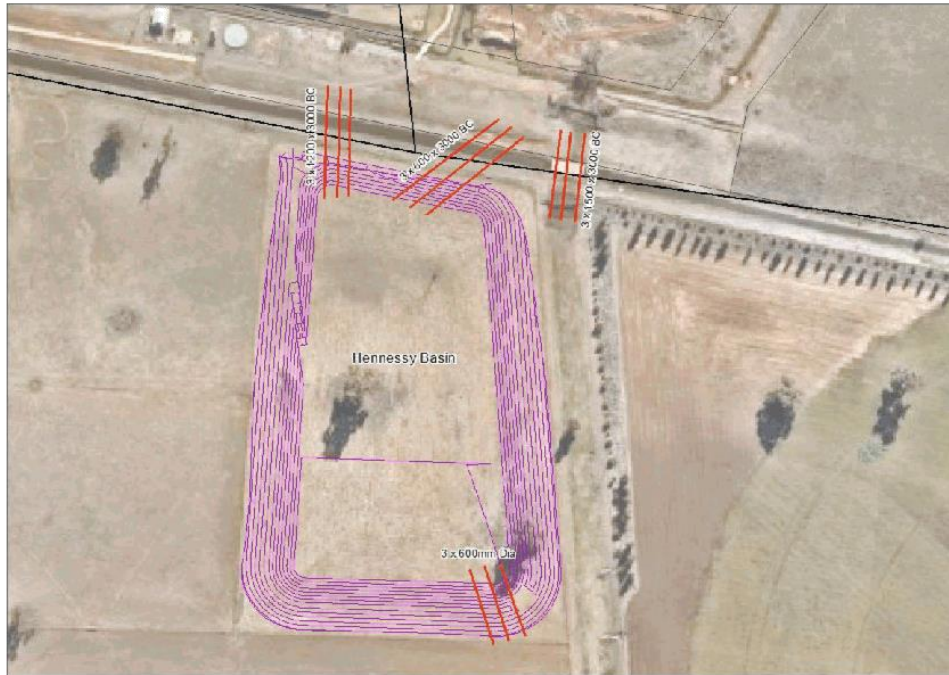


Figure 2-4 Hennessy Basin



2.1.4 Boundary Road Basin

The Boundary Road Basin is designed to manage runoff from development of land to the north of Boundary Road and west of Sheraton Road. It covers an area of about 23,100m² with an internal embankment height of about 2m. Figure 2-5 shows the general configuration.



Figure 2-5 Boundary Road Basin

2.1.5 Sheraton Corner and Sheraton Offset

Sheraton Offset Basin is designed to manage runoff conveyed in the channel from Blue Ridge Estate to the north. It covers an area of about 8,200m² with an internal embankment height of about 3m. Sheraton Corner Basin is designed for a small amount of retardation and transitioning the channel flow from a southerly to westerly direction. It covers an area of about 1,600m² with an internal embankment height of about 1.5m. Figure 2-6 shows the general configuration.

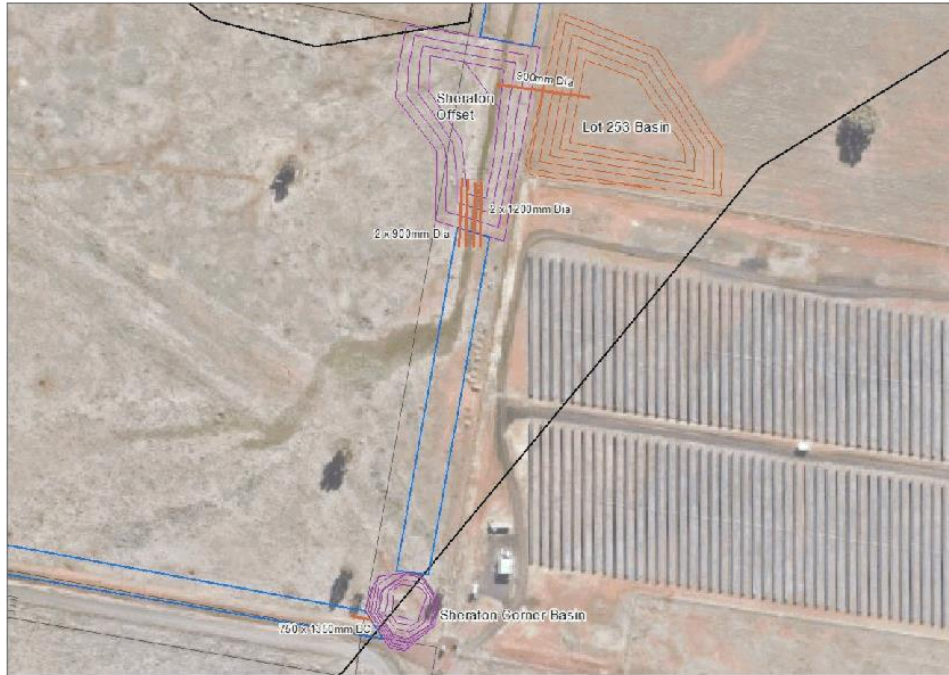


Figure 2-6 Sheraton Offset, Sheraton Corner and Lot 253 Basins

2.1.6 Channels

Channels need to be constructed in the Eastern Catchment to convey flows between the basins. The following channels of trapezoidal shape have been included in the cost estimate (as shown in Figure A-1 in Appendix A):

- From existing Blue Ridge channel to Sheraton Offset Basin – 240m long, 36m top width.
- From Sheraton Offset Basin to Sheraton Corner Basin – 212m long, 7m wide base, 1m deep, 1V:4H side slopes
- From Sheraton Corner Basin to Sheraton Road – 390m long, 5m wide base, 1m deep, 1V:4H side slopes
- From Sheraton Road to Hennessy Drive – 1570m long at 34m top width (49.5m² sectional area) and 50m long at 35m top width (60.1m² sectional area)

2.1.7 Lot 253 and Sheraton Basin

Cost estimates for Lot 253 Basin and Sheraton Basin have been prepared but are not included in the Keswick Estate Trunk Drainage Scheme as they service potential development of individual lots (ie not part of the overall trunk drainage scheme). Lot 253 Basin (shown on Figure 2-6) covers an area of about 9,600m² with an internal embankment height of about 4m. Sheraton Basin (shown on Figure 2-7) covers an area of about 5,000m² with an internal embankment height of about 2m.



Figure 2-7 Sheraton Basin



3 Cost Estimation

A cost estimation for the revised Keswick Scheme has been prepared based on Rawlinsons Australian Construction Handbook 2018 and estimated using current contractor rates held with Cardno. The following contingency percentages were added to the estimated costs to allow for location and unexpected costs:

- Regional Index - for Dubbo (+8.0% ie compared to Sydney)
- Contingencies (+15%)
- Design, Documentation & Supervision (+12.5%)

The overall scheme was estimated to cost \$8.9 million excluding GST. Cost estimates (excluding GST) for individual scheme components are summarised in Table 3-1 from the detailed costs attached in Appendix B.

Table 3-1 Cost Estimation Summary of Revised Keswick Trunk Drainage Scheme (ex GST)

Component	Revised Keswick Scheme
Channels	\$2,300,000
Basin 1	\$450,000
Basin 2	\$1,500,000
Parkway	\$1,300,000
Hennessy	\$2,600,000
Boundary	\$400,000
Sheraton Corner	\$50,000
Sheraton Offset	\$300,000
Total	\$8,900,000

As described in Section 2 the cost estimate excludes the following items:

- Egret Basin (already built)
- Northern floodway (from Mitchell Hwy to Basin 2)
- Watercourse through Southlakes
- Channel from Blueridge Estate (already built)
- Sheraton Basin (designed to service private lot development only)
- Lot 253 Basin (designed to service private lot development only)

Our cost estimation was based on the following assumptions:

- All cut material stays on site.
- A combined site establishment cost has been estimated for basins which are close together (eg Basin 1 and Basin 2).
- No planting, topsoiling, grassing, nor road restoration has been allowed for in the costing.
- The estimate for Hennessy Basin includes cost for the bioretention area.



3.2 Sheraton Basin and Lot 253 Basin

Sheraton Basin and Lot 253 Basin have not been included in the Keswick Trunk Drainage Scheme cost as they are designed to manage runoff from the potential future development of each respective lot only. Estimated costs (excluding GST) are summarised in Table 3-2 from the detailed costs attached in Appendix B.

Table 3-2 Cost Estimation Summary of Additional Basins (ex GST)

Component	Revised Keswick Scheme
Sheraton Basin	\$90,000
Lot 253 Basin	\$340,000



4 Staging

Considerations for staging of construction of the Keswick Scheme basins are discussed in the following sections.

4.1 Western Catchment

Development within the Western Catchment is currently progressing in the subcatchments upstream of Keswick Parkway. Basin 1 and Basin 2 may be required to manage flows in the environmental corridor (between Keswick Parkway and Boundary Road). Parkway Basin may also be required to manage flows as it discharges into the established watercourse of Southlakes.

Hennessey Basin has been designed with a biofiltration zone to provide water quality treatment as well as runoff detention. It is the primary water quality treatment facility for the estate so construction staging is dependent on the priority of water quality factors. Its priority is also determined by the need for control of flows in the watercourse to Eulomogo Creek.

4.2 Eastern Catchment

Several of the basins in the Eastern Catchment are proposed for managing flows from the development of individual sites. Boundary Road Basin, Sheraton Basin, and Lot 253 Basin would be required as their respective sites are developed.

Sheraton Offset Basin, Sheraton Corner Basin, and the adjoining channels are designed to manage flows of upstream catchments (eg Blue Ridge Estate) and potentially could be constructed prior to development of the nearby sites.

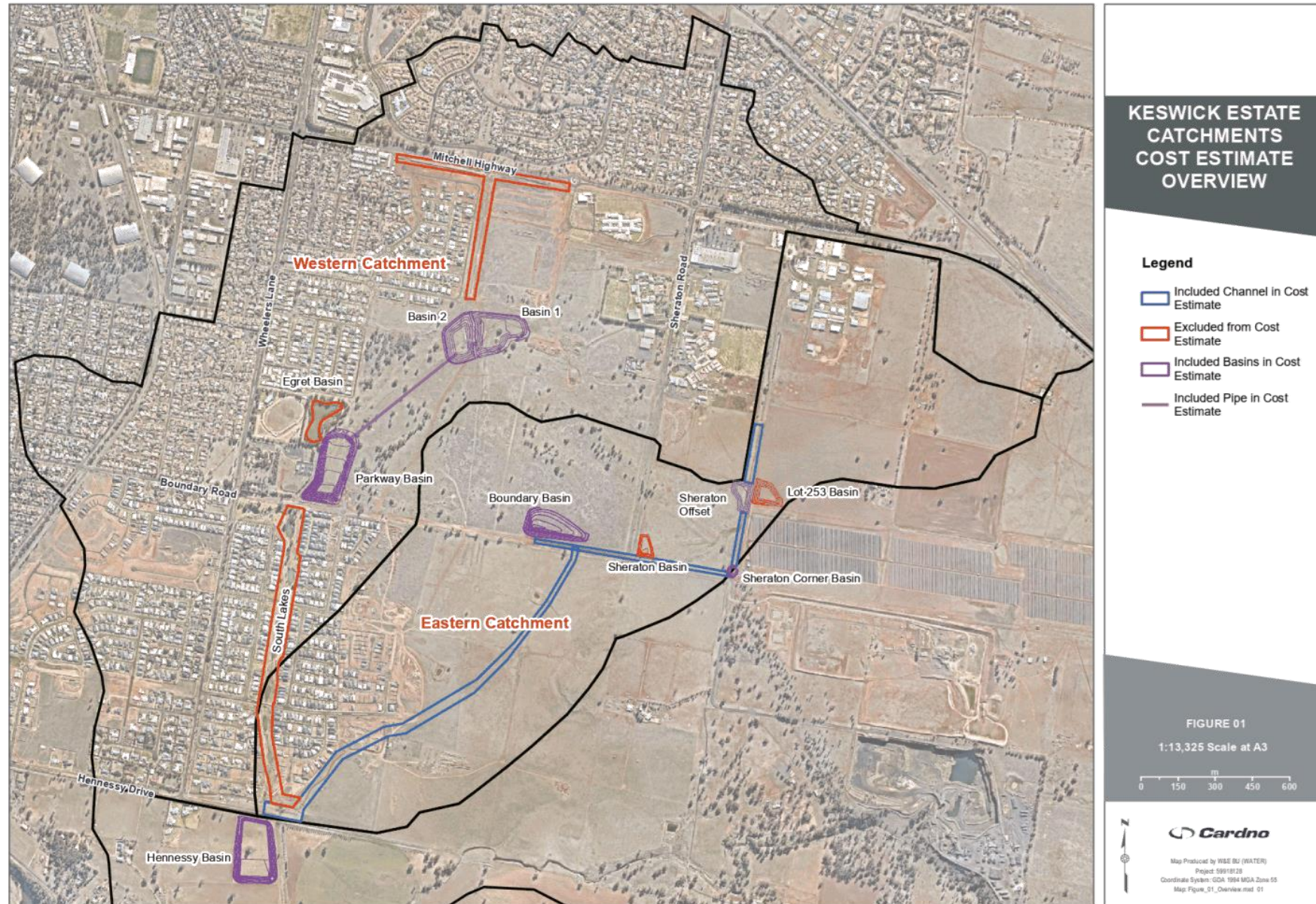
The area downstream of Boundary Road is being developed thus Hennessey Basin may be required to manage flows from the estate to Eulomogo Creek.

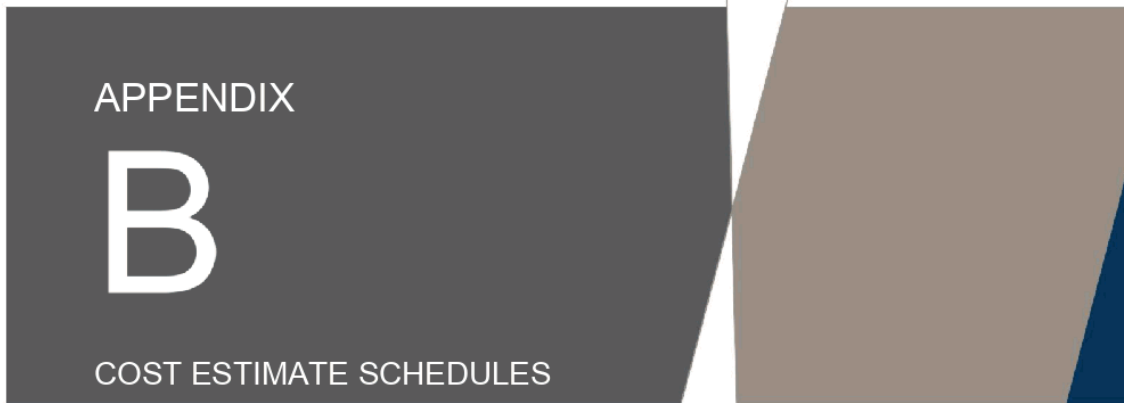


5 Conclusion

A report is in preparation detailing the stormwater detention basins and channels of the Keswick Estate Trunk Drainage Scheme. A cost of \$8,900,000 is estimated for the stormwater infrastructure as described in this report to inform the preparation of Developer Servicing Plans.







APPENDIX
B
COST ESTIMATE SCHEDULES



REVIEW OF KESWICK ESTATE TRUNK DRAINAGE SCHEME

Cost Estimate- Channels

DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
GENERAL REQUIREMENTS (CONSTRUCTION)				
Site establishment	LS	1	\$15,000.00	\$15,000.00
			Subtotal	\$15,000.00
CONTROL OF TRAFFIC				
Control of Traffic	LS	1	\$5,000.00	\$5,000.00
			Subtotal	\$5,000.00
CONTROL OF EROSION AND SEDIMENTATION				
Temporary erosion and sedimentation control	LS	1	\$10,000.00	\$10,000.00
			Subtotal	\$10,000.00
CLEARING AND GRUBBING				
Clearing and grubbing	m ²	85600	\$0.53	\$45,368.00
			Subtotal	\$45,368.00
EARTHWORKS (CHANNELS)				
Cut	m ²	96800	\$10.00	\$968,000.00
Shape channel	m	2440	\$2.50	\$6,100.00
Stablise batters and invert	LS	1	\$20,000.00	\$20,000.00
			Subtotal	\$994,100.00
PIPE DRAINAGE				
600mm Diameter RCP Class 2 RRJ	Lin. m	2440	\$240.00	\$585,600.00
			Subtotal	\$585,600.00
SCHEDULE OF RATES TOTAL (excluding GST):				\$1,655,068.00
Regional Index - for Dubbo (+108.0% compared to Sydney)				1.080 \$1,787,473.44
Contingencies (15%)				1.150 \$2,055,594.46
Design, Documentation & Supervision (12.5%)				1.125 \$2,312,543.76
GRAND TOTAL (excluding GST)				\$2,312,543.76

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REVIEW OF KESWICK ESTATE TRUNK DRAINAGE SCHEME

Cost Estimate- Basin 1

DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
GENERAL REQUIREMENTS (CONSTRUCTION)				
Site establishment	LS	1	\$10,000.00	\$10,000.00
			Subtotal	\$10,000.00
CONTROL OF TRAFFIC				
Control of Traffic	LS	1	\$3,000.00	\$3,000.00
			Subtotal	\$3,000.00
CONTROL OF EROSION AND SEDIMENTATION				
Temporary erosion and sedimentation control	LS	1	\$2,000.00	\$2,000.00
			Subtotal	\$2,000.00
CLEARING AND GRUBBING				
Clearing and grubbing	m ²	30600	\$0.53	\$16,218.00
			Subtotal	\$16,218.00
EARTHWORKS (BASIN)				
Cut	m ³	17660	\$10.00	\$176,600.00
General fill	m ³	8080	\$8.20	\$66,256.00
			Subtotal	\$242,856.00
PIPE DRAINAGE				
750mm Diameter RCP	Lin. m	21	\$310.00	\$6,510.00
1050mm Diameter RCP	Lin. m	21	\$600.00	\$12,600.00
			Subtotal	\$19,110.00
DRAINAGE STRUCTURES				
Inlet headwall	each	1	\$3,000.00	\$3,000.00
Outlet headwall	each	1	\$1,500.00	\$1,500.00
Outlet dissipator	each	1	\$500.00	\$500.00
			Subtotal	\$5,000.00
SCHEDULE OF RATES TOTAL (excluding GST):				\$298,184.00
Regional Index - for Dubbo (+108.0% compared to Sydney)		1.080		\$322,038.72
Contingencies (15%)		1.150		\$370,344.53
Design, Documentation & Supervision (12.5%)		1.125		\$416,637.59
GRAND TOTAL (excluding GST)				\$416,637.59

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REVIEW OF KESWICK ESTATE TRUNK DRAINAGE SCHEME

Cost Estimate- Basin 2

DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
CONTROL OF TRAFFIC				
Control of Traffic	LS	1	\$5,000.00	\$5,000.00
			Subtotal	\$5,000.00
CONTROL OF EROSION AND SEDIMENTATION				
Temporary erosion and sedimentation control	LS	1	\$3,000.00	\$3,000.00
			Subtotal	\$3,000.00
CLEARING AND GRUBBING				
Clearing and grubbing	m ²	20900	\$0.53	\$11,077.00
			Subtotal	\$11,077.00
EARTHWORKS (BASIN)				
Cut	m ³	17660	\$10.00	\$176,600.00
General fill	m ³	8080	\$8.20	\$66,256.00
			Subtotal	\$242,856.00
PIPE DRAINAGE				
525mm Diameter RCP	Lin. m	564	\$190.00	\$107,160.00
1500mm Diameter RCP	Lin. m	564	\$1,225.00	\$690,900.00
			Subtotal	\$798,060.00
DRAINAGE STRUCTURES				
Inlet headwall	each	1	\$1,000.00	\$1,000.00
Outlet headwall	each	1	\$1,000.00	\$1,000.00
2 year ARI flow diversion structure	each	1	\$15,000.00	\$15,000.00
Outlet dissipator	each	1	\$500.00	\$500.00
			Subtotal	\$17,500.00
SCHEDULE OF RATES TOTAL (excluding GST):				\$1,077,493.00
Regional Index - for Dubbo (+108.0% compared to Sydney)			1.080	\$1,163,692.44
Contingencies (15%)			1.150	\$1,338,246.31
Design, Documentation & Supervision (12.5%)			1.125	\$1,505,527.09
GRAND TOTAL (excluding GST)				\$1,505,527.09

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REVIEW OF KESWICK ESTATE TRUNK DRAINAGE SCHEME

Cost Estimate- Parkway Basin

DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
GENERAL REQUIREMENTS (CONSTRUCTION)				
Site establishment	LS	1	\$10,000.00	\$10,000.00
			Subtotal	\$10,000.00
CONTROL OF TRAFFIC				
Control of Traffic	LS	1	\$10,000.00	\$10,000.00
			Subtotal	\$10,000.00
CONTROL OF EROSION AND SEDIMENTATION				
Temporary erosion and sedimentation control	LS	1	\$5,000.00	\$5,000.00
			Subtotal	\$5,000.00
CLEARING AND GRUBBING				
Clearing and grubbing	m ²	41700	\$0.53	\$22,101.00
			Subtotal	\$22,101.00
EARTHWORKS (BASIN)				
Cut	m ³	60470	\$10.00	\$604,700.00
General fill	m ³	5550	\$8.20	\$45,510.00
			Subtotal	\$650,210.00
PIPE DRAINAGE				
675mm Diameter RCP	Lin. m	200	\$280.00	\$56,000.00
900mm Diameter RCP	Lin. m	200	\$575.00	\$115,000.00
			Subtotal	\$171,000.00
DRAINAGE STRUCTURES				
Inlet headwall	each	1	\$15,000.00	\$15,000.00
			Subtotal	\$15,000.00
SCHEDULE OF RATES TOTAL (excluding GST):				\$883,311.00
Regional Index - for Dubbo (+108.0% compared to Sydney)			1.080	\$953,975.88
Contingencies (15%)			1.150	\$1,097,072.26
Design, Documentation & Supervision (12.5%)			1.125	\$1,234,206.29
GRAND TOTAL (excluding GST)				\$1,234,206.29

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REVIEW OF KESWICK ESTATE TRUNK DRAINAGE SCHEME

Cost Estimate- Hennessy Basin

DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
GENERAL REQUIREMENTS (CONSTRUCTION)				
Site establishment	LS	1	\$15,000.00	\$15,000.00
			Subtotal	\$15,000.00
CONTROL OF TRAFFIC				
Control of Traffic	LS	1	\$15,000.00	\$15,000.00
			Subtotal	\$15,000.00
CONTROL OF EROSION AND SEDIMENTATION				
Temporary erosion and sedimentation control	LS	1	\$6,000.00	\$6,000.00
			Subtotal	\$6,000.00
CLEARING AND GRUBBING				
Clearing and grubbing	m ²	43600	\$0.53	\$23,108.00
			Subtotal	\$23,108.00
EARTHWORKS (BASIN)				
Cut	m ³	16020	\$10.00	\$160,200.00
General fill	m ³	8970	\$8.20	\$73,554.00
			Subtotal	\$233,754.00
BIORETENTION				
Bio Retention System (Final design pending site investigation)	m ²	7500	\$65.00	\$487,500.00
			Subtotal	\$487,500.00
SUBSOIL AND FOUNDATION DRAINS				
Subsoil drain pipe – 100 mm diameter slotted corrugated plastic pipe	Lin. m	140	\$16.25	\$2,275.00
Supply and placement of geotextile	m ²	340	\$8.00	\$2,720.00
			Subtotal	\$4,995.00
STORMWATER DRAINAGE (CONSTRUCTION)				
Excavation and backfilling for stormwater drainage culverts and structures. (PQ)	m ³	100	\$30.00	\$3,000.00
Excavation for pipe drainage, pipes, structures.	m ³	2970	\$30.00	\$89,100.00
Inadequate foundation material under drainage structures and open drains (Provisional Quantity)	m ³	100	\$50.00	\$5,000.00
			Subtotal	\$97,100.00
PIPE DRAINAGE				
225mm Diameter RCP	Lin. m	123	\$115.00	\$14,145.00
600mm Diameter RCP	Lin. m	90	\$240.00	\$21,600.00
			Subtotal	\$35,745.00
PRECAST BOX CULVERTS				
1 by 3000mm x 600mm Precast RCBC including base slabs	Lin. m	60	\$4,307.11	\$258,426.60
3 cells by 3000mm x 1200mm Precast RCBC including base slabs	Lin. m	40	\$10,000.00	\$400,000.00
3 cells by 3000mm x 1500mm Precast RCBC including base slabs	Lin. m	25	\$10,000.00	\$250,000.00
			Subtotal	\$908,426.60
DRAINAGE STRUCTURES				
3 Cell 600mm Diameter RCP Headwall	each	1	\$2,000.00	\$2,000.00
1 Cell 3000mm x 600mm RCBC Headwall	each	2	\$1,000.00	\$2,000.00
3 Cell 3000mm x 1200mm RCBC Headwall	each	2	\$4,000.00	\$8,000.00
3 Cell 3000mm x 1500mm RCBC Headwall	each	2	\$4,000.00	\$8,000.00
Dissipators - inlet, outlet	each	7	\$800.00	\$5,600.00
			Subtotal	\$25,600.00
SCHEDULE OF RATES TOTAL (excluding GST):				\$1,852,228.60
Regional Index - for Dubbo (+108.0% compared to Sydney)		1.080		\$2,000,406.89
Contingencies (15%)		1.150		\$2,300,467.92
Design, Documentation & Supervision (12.5%)		1.125		\$2,588,026.41
GRAND TOTAL (excluding GST)				\$2,588,026.41

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REVIEW OF KESWICK ESTATE TRUNK DRAINAGE SCHEME

Cost Estimate- Boundary Basin

DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
GENERAL REQUIREMENTS (CONSTRUCTION)				
Site establishment	LS	1	\$8,000.00	\$8,000.00
			Subtotal	\$8,000.00
CONTROL OF TRAFFIC				
Control of Traffic	LS	1	\$5,000.00	\$5,000.00
			Subtotal	\$5,000.00
CONTROL OF EROSION AND SEDIMENTATION				
Temporary erosion and sedimentation control	LS	1	\$2,500.00	\$2,500.00
			Subtotal	\$2,500.00
CLEARING AND GRUBBING				
Clearing and grubbing	m ²	23100	\$0.53	\$12,243.00
			Subtotal	\$12,243.00
EARTHWORKS (BASIN)				
Cut	m ³	9660	\$10.00	\$96,600.00
General fill	m ³	8660	\$8.20	\$71,012.00
			Subtotal	\$167,612.00
PIPE DRAINAGE				
600mm Diameter RCP	Lin. m	340	\$240.00	\$81,600.00
			Subtotal	\$81,600.00
DRAINAGE STRUCTURES				
Inlet headwall	each	1	\$1,500.00	\$1,500.00
Outlet headwall	each	1	\$1,000.00	\$1,000.00
Outlet dissipator	each	1	\$500.00	\$500.00
			Subtotal	\$3,000.00
SCHEDULE OF RATES TOTAL (excluding GST):				\$279,955.00
Regional Index - for Dubbo (+108.0% compared to Sydney)			1.080	\$302,351.40
Contingencies (15%)			1.150	\$347,704.11
Design, Documentation & Supervision (12.5%)			1.125	\$391,167.12
GRAND TOTAL (excluding GST)				\$391,167.12

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REVIEW OF KESWICK ESTATE TRUNK DRAINAGE SCHEME

Cost Estimate- Sheraton Corner

DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
GENERAL REQUIREMENTS (CONSTRUCTION)				
Site establishment	LS	1	\$10,000.00	\$10,000.00
			Subtotal	\$10,000.00
CONTROL OF TRAFFIC				
Control of Traffic	LS	1	\$3,000.00	\$3,000.00
			Subtotal	\$3,000.00
CONTROL OF EROSION AND SEDIMENTATION				
Temporary erosion and sedimentation control	LS	1	\$1,500.00	\$1,500.00
			Subtotal	\$1,500.00
CLEARING AND GRUBBING				
Clearing and grubbing	m ²	1650	\$0.53	\$874.50
			Subtotal	\$874.50
EARTHWORKS (BASIN)				
Cut	m ³	460	\$10.00	\$4,600.00
General fill	m ³	300	\$8.20	\$2,460.00
			Subtotal	\$7,060.00
DRAINAGE STRUCTURES				
Inlet headwall	each	1	\$1,500.00	\$1,500.00
Outlet headwall	each	1	\$1,500.00	\$1,500.00
Outlet dissipator	each	1	\$500.00	\$500.00
			Subtotal	\$3,500.00
SCHEDULE OF RATES TOTAL (excluding GST):				\$25,934.50
Regional Index - for Dubbo (+108.0% compared to Sydney)		1.080		\$28,009.26
Contingencies (15%)		1.150		\$32,210.65
Design, Documentation & Supervision (12.5%)		1.125		\$36,236.98
GRAND TOTAL (excluding GST)				\$36,236.98

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REVIEW OF KESWICK ESTATE TRUNK DRAINAGE SCHEME

Cost Estimate- Sheraton Offset

DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
CONTROL OF TRAFFIC				
Control of Traffic	LS	1	\$5,000.00	\$5,000.00
			Subtotal	\$5,000.00
CONTROL OF EROSION AND SEDIMENTATION				
Temporary erosion and sedimentation control	LS	1	\$3,000.00	\$3,000.00
			Subtotal	\$3,000.00
CLEARING AND GRUBBING				
Clearing and grubbing	m ²	8200	\$0.53	\$4,346.00
			Subtotal	\$4,346.00
EARTHWORKS (BASIN)				
Cut	m ³	7510	\$10.00	\$75,100.00
			Subtotal	\$75,100.00
PIPE DRAINAGE				
900mm Diameter RCP	Lin. m	60	\$575.00	\$34,500.00
1200mm Diameter RCP	Lin. m	60	\$805.00	\$48,300.00
			Subtotal	\$82,800.00
DRAINAGE STRUCTURES				
Inlet headwall	each	1	\$15,000.00	\$15,000.00
Outlet headwall	each	1	\$6,000.00	\$6,000.00
Outlet dissipator	each	1	\$1,000.00	\$1,000.00
			Subtotal	\$22,000.00
SCHEDULE OF RATES TOTAL (excluding GST):				\$192,246.00
Regional Index - for Dubbo (+108.0% compared to Sydney)			1.080	\$207,625.68
Contingencies (15%)			1.150	\$238,769.53
Design, Documentation & Supervision (12.5%)			1.125	\$268,615.72
GRAND TOTAL (excluding GST)				\$268,615.72

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REVIEW OF KESWICK ESTATE TRUNK DRAINAGE SCHEME

Cost Estimate- Lot 253 Basin

DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
GENERAL REQUIREMENTS (CONSTRUCTION)				
Site establishment	LS	1	\$15,000.00	\$15,000.00
			Subtotal	\$15,000.00
CONTROL OF TRAFFIC				
Control of Traffic	LS	1	\$5,000.00	\$5,000.00
			Subtotal	\$5,000.00
CONTROL OF EROSION AND SEDIMENTATION				
Temporary erosion and sedimentation control	LS	1	\$5,000.00	\$5,000.00
			Subtotal	\$5,000.00
CLEARING AND GRUBBING				
Clearing and grubbing	m ²	9600	\$0.53	\$5,088.00
			Subtotal	\$5,088.00
EARTHWORKS (BASIN)				
Cut	m ³	18230	\$10.00	\$182,300.00
General fill	m ³	367	\$8.20	\$3,009.40
			Subtotal	\$185,309.40
PIPE DRAINAGE				
900mm Diameter RCP	Lin. m	40	\$575.00	\$23,000.00
			Subtotal	\$23,000.00
DRAINAGE STRUCTURES				
Inlet headwall	each	1	\$1,500.00	\$1,500.00
Outlet headwall	each	1	\$1,000.00	\$1,000.00
Outlet dissipator	each	1	\$500.00	\$500.00
			Subtotal	\$3,000.00
SCHEDULE OF RATES TOTAL (excluding GST):				\$241,397.40
Regional Index - for Dubbo (+108.0% compared to Sydney)			1.080	\$260,709.19
Contingencies (15%)			1.150	\$299,815.57
Design, Documentation & Supervision (12.5%)			1.125	\$337,292.52
GRAND TOTAL (excluding GST)				\$337,292.52

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REVIEW OF KESWICK ESTATE TRUNK DRAINAGE SCHEME

Cost Estimate- Sheraton Basin

DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
GENERAL REQUIREMENTS (CONSTRUCTION)				
Site establishment	LS	1	\$5,000.00	\$5,000.00
			Subtotal	\$5,000.00
CONTROL OF TRAFFIC				
Control of Traffic	LS	1	\$3,000.00	\$3,000.00
			Subtotal	\$3,000.00
CONTROL OF EROSION AND SEDIMENTATION				
Temporary erosion and sedimentation control	LS	1	\$2,000.00	\$2,000.00
			Subtotal	\$2,000.00
CLEARING AND GRUBBING				
Clearing and grubbing	m ²	8200	\$0.53	\$4,346.00
			Subtotal	\$4,346.00
EARTHWORKS (BASIN)				
Cut	m ³	4130	\$10.00	\$41,300.00
General fill	m ³	138	\$8.20	\$1,131.60
			Subtotal	\$42,431.60
PIPE DRAINAGE				
600mm Diameter RCP	Lin. m	30	\$240.00	\$7,200.00
			Subtotal	\$7,200.00
DRAINAGE STRUCTURES				
Inlet headwall	each	1	\$1,500.00	\$1,500.00
Outlet headwall	each	1	\$1,000.00	\$1,000.00
Outlet dissipator	each	1	\$500.00	\$500.00
			Subtotal	\$3,000.00
SCHEDULE OF RATES TOTAL (excluding GST):				\$66,977.60
Regional Index - for Dubbo (+108.0% compared to Sydney)		1.080		\$72,335.81
Contingencies (15%)		1.150		\$83,186.18
Design, Documentation & Supervision (12.5%)		1.125		\$93,584.45
GRAND TOTAL (excluding GST)				\$93,584.45

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Developer Contributions Plan – Dubbo South-East Stormwater Drainage Headworks Contributions



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1. INTRODUCTION AND EXECUTIVE SUMMARY

1.1 Purpose of the Plan

The Dubbo stormwater drainage network enables stormwater to be conveyed and disposed of in an effective manner which will not adversely effect existing developments or the environment whilst allowing for the anticipated growth and development of Dubbo.

In 2016, the Estimated Resident Population (ERP) of the former Dubbo City Local Government Area (LGA) was 43,231. Council's current population projects for the former Dubbo City LGA in 2040 is for 53,741 people, a growth of 10,510 people over 24 years.

This Plan is for the South-East Stormwater Drainage catchment (Keswick Catchment). The Keswick South-East stormwater catchment has seen a significant level of growth and development over the years and this is expected to continue, with further residential development planned in the area.

The cost of the infrastructure required to manage additional stormwater presents a burden on existing ratepayers. In accordance with statutory requirements, Dubbo Regional Council intend to levy appropriate contributions from developers in the subject area for the provision of stormwater infrastructure.

This Plan has been prepared in accordance with the provisions of Section 7.13 of the Environmental Planning and Assessment Act, 1979 (the Act) and Part 4 of the Environmental Planning and Assessment Regulation 2000 (the Regulation).

In January 2018, the Environmental Planning and Assessment Act 1979 was reviewed, resulting in the change of numerous section numbers within. Formerly Development Contributions Plan were known as Section 94 Plan but where re-numbered to Section 7.11 Plans. This Plan utilises the new numbering system of the Environmental Planning and Assessment Act, 1979.

1.2 Part Repeal of Section 94 Contributions Plan – Urban Stormwater Drainage Headworks Contributions Plan

Council engaged the services of industry consultants Cardno Pty Ltd to undertake a report of the following:

- Details of trunk stormwater infrastructure delivered in the catchment;
- Infrastructure left to be delivered and the costs of delivering the infrastructure (as at today's prices); and
- To consider whether amendment to the previous Section 94 Contributions Plan for stormwater was required.

Council received this review which concluded that due to the unique history of the catchment and its previous developments a review of the Section 94 Contributions Plan for Stormwater could provide for a fairer Plan for the Keswick Catchment 3.1.

1.3 Scale of future development

This Plan provides funding for the stormwater infrastructure within the South-East Stormwater Drainage Catchment. The Plan allows for the intended future development of land within the locality.

1.4 Timescales identified in the Plan

This Plan will operate from X MONTH YEAR through to the year YEAR.

The plan contains overall expenditure on the following:

- Drafting of Developer Contributions Plan and Ongoing Plan Administration \$200,000; and
- Total Infrastructure Works \$8,900,000.

It is acknowledged that during the life of this Plan the total contribution may not be able to be levied due to the demand for development to be undertaken within the identified South-East Stormwater Drainage Catchment.

All contributions collected from this Plan will be utilised by Council to deliver the projects in the works summary included in **Appendix 1** of this Plan.

The Plan will be reviewed by Council every two (2) years to ensure that the infrastructure items identified within the Plan are delivered within a reasonable timeline consistent with the development levels within the South-East Stormwater Drainage Catchment.

If at the end of the year ten (10) for this Plan and works have not been undertaken, consideration will be given to Council to rolling these works into the next iteration of the Plan.

1.5 Administration levy

The preparation and ongoing administration of the Contributions Plan requires the provision of additional Council resources to ensure the Plan achieves its intended purpose. The administration levy will be calculated by Council as a single levy and will include Drafting of the plan and ongoing plan administration.

To ensure the administration cost associated with preparation of this Plan and ongoing administration of this Plan do no impact the viability of development in Dubbo, the actual administration levy included in this plan consists of the following per square metre rate:

Locality	Per Square Metre
Keswick	\$ 0.08
Southlakes	\$ 0.09
Magnolia	\$ 0.18
Schools East	\$ 0.01
Blueridge	\$ 0.01
Schools West	\$ 0.01
Starjest	\$ 0.03
TOTAL	

Table 1: Plan Administration Levy per square metre

1.6 Structure of contributions

The new Stormwater Infrastructure Contributions under the provision of this plan are based on the analysis and findings of the Cardno Report *Cost Estimation: Review of Keswick Estate Trunk Drainage Scheme*. The contributions proposed to be levied in the Plan consist of two main components:

Component A: Administration and drafting of the Plan; and

Component B: South-East Drainage Contribution per square metre.

Component A consists of the drafting of the plan fee and the ongoing plan administration fees. These fees are proposed to cover part of Council's cost for the preparation of the plan, associated studies and the ongoing cost of implementing this Plan. The fees structure of these fees are seen in Table 2 Plan Administration Levy per square metre.

	Lots	Total Value	Per Square Metre
Keswick	1300	\$ 69,020.44	\$ 0.08
Southlakes	2050	\$ 108,839.93	\$ 0.09
Magnolia	112	\$ 5,946.38	\$ 0.18
Schools East	1	\$ 53.09	\$ 0.01
Blueridge	252	\$ 13,379.35	\$ 0.01
Schools West	1	\$ 53.09	\$ 0.01
Starjest	51	\$ 2,707.72	\$ 0.03
TOTAL	3767	\$ 200,000.00	

Table 2: Plan administration levy per square metre

Component B includes the provision of the infrastructure items required to be funded by this plan and identified in Table 3 below. Based on the Report by Cardno *Cost Estimation: Review of Keswick Estate Trunk Drainage Scheme*; the provision of these items will complete the stormwater drainage infrastructure requirements for the South-East Stormwater Drainage Catchment.

Item	Estimated Cost of Construction
Channels	\$2,300,000
Basin 1	\$450,000
Basin 2	\$1,500,000
Parkway	\$1,300,000
Hennessy	\$2,600,000
Boundary	\$400,000
Sheraton Corner	\$50,000
Sheraton Offset	\$300,000
Total	\$8,900,000

Table 3: Itemised Estimated Cost of Construction of Infrastructure

A contribution for any development undertaken within the South-East Stormwater Drainage Catchment as contained in this plan will be the sum of the following:

Total Contribution = Plan Administration Levy + South-East Stormwater Contribution (per m²)

The South-East Stormwater Contributions will be calculated as seven separate areas each incurring its own contribution rate related specifically to the actual infrastructure items utilised. This is known as the apportionment rate which acknowledges that due to the natural topography of the land each separate area will utilise different infrastructure items and will create different amounts of additional stormwater discharge.

Locality Apportionment Rate per lot = Estate Lot Yield / Value of works

The South-East Stormwater Contribution formula utilised the Locality Apportionment Rate per lot figure to distribute the rate into per square metre.

South-East Stormwater Contribution (per m²) = Locality Apportionment Rate per lot X Average lot size

The formula utilises two key elements, as follows:

- The apportionment rate for each locality
- The average lot size for each locality

1.7 Summary of Infrastructure Items

The infrastructure items to be provided as a result of this plan are the following:

- Channels;
- Basin 1;
- Basin 2;
- Parkway;
- Hennessy;
- Boundary;
- Sheraton Corner ; and
- Sheraton Offset.

These items are identified and costed within the Cardno Report '*Cost Estimation: Review of Keswick Estate Trunk Drainage Scheme*' and reiterated within this Plan.

1.8 Summary of contribution rates

The table provided below provide a summary of the per lot and per square metres apportionment rates for each area within the Plan.

Locality Subdivision	Lots	Apportioned Value of Works	Per Lot	Per Square Metre
Keswick	1300	\$ 5,365,016	\$ 4,126.94	\$ 5.90
Southlakes	2050	\$ 2,704,933	\$ 1,319.48	\$ 2.20
Magnolia	112	\$ 77,303	\$ 690.20	\$ 2.30
Schools East	1	\$ 2,774	\$ 2,774.48	\$ 0.69
Blueridge	252	\$ 621,689	\$ 2,467.02	\$ 0.62
Schools West	1	\$ 2,467	\$ 2,467.02	\$ 0.62
Starjest	51	\$ 125,818	\$ 2,467.02	\$ 1.23
TOTAL	3767	\$ 8,900,000		

Table 4: Summary of Contribution Rates

It should be noted that the apportioned rate for Schools East and Schools West has only been assessed in the context of providing an additional 4,000 square allotment each. Any School in the precinct, if undertaking development subject to this Plan will be levied \$0.69 per square metre of applicable site area.

Any other commercial use in the catchment will be levied a contribution based on the area of the land multiplied by the per square metre rate of the relevant locality subdivision.

2. ADMINISTRATION AND PLAN OPERATIONS

2.1 Name of the Plan

This Plan will be known as the Developer Contributions Plan for Dubbo South-East Stormwater Drainage Headworks 2019 (the Plan).

2.2 Land to which Plan applies

The Plan applies only to the land identified in Figure 1 which also comprises the undeveloped portion of the South-East Stormwater Drainage Catchment and associated lands.

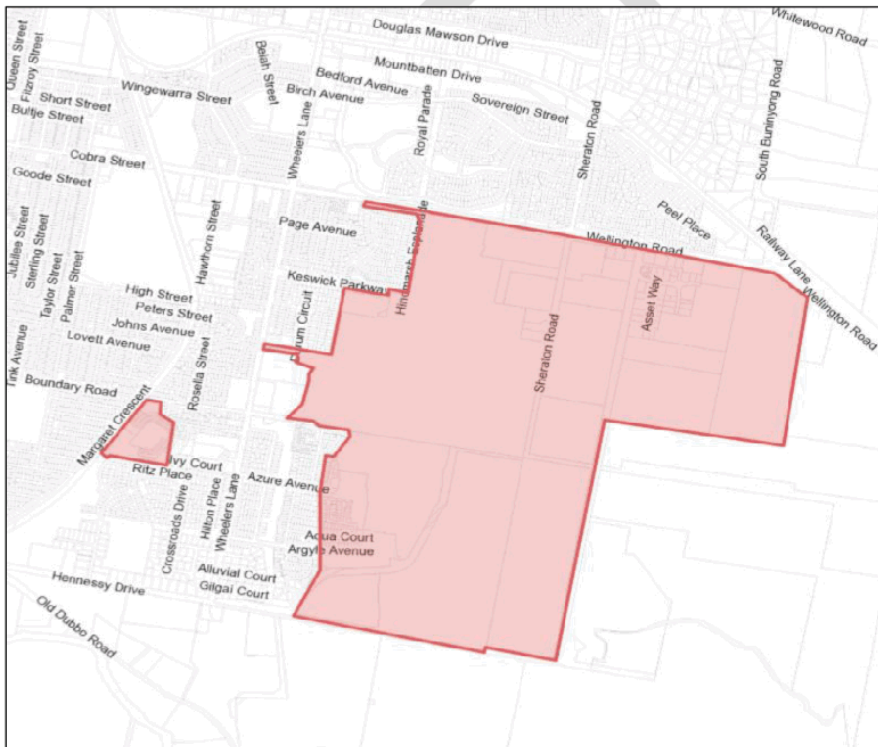


Figure 1: South-East Stormwater Drainage Catchment

2.3 Structure of the Plan

The Plan is structured in three (3) Parts as provided below:

Part 1 – Provides an introduction into the purpose of the Plan and summary of the Developer Contributions Plan for Dubbo South-East Stormwater Drainage Headworks 2019;

Part 2 – The objectives of the Plan and includes the administrative and operational functions/consideration of the plan; and

Part 3 – Explains the stormwater contributions calculations, outlines the forecast future development, the basis for increased demand for infrastructure items, the nexus and apportionment consideration of the Plan.

2.4 What is the objectives of this Developer Contributions Plan

The objectives of this Developer Contributions Plan is to:

- (a) Provide the legal mechanism and framework for Dubbo Regional Council to seek contributions from developers for the provision of Stormwater Drainage Infrastructure in the South-East Stormwater Drainage Catchment as identified within Figure 1;
- (b) Ensure appropriate stormwater infrastructure is provided, as determined by this Plan, to meet the additional stormwater discharge generated by new development;
- (c) Ensure the existing community is not burdened by the provision of new infrastructure as a result of future development;
- (d) Provide an administrative framework under which specific community infrastructure strategies may be implemented and coordinated;
- (e) Provide a comprehensive strategy for the assessment, collection, expenditure accounting and review of development contributions on an equitable basis; and
- (f) Ensure Council is publicly and financially accountable in its assessment and administration of the Plan.

2.5 Commencement of the Plan

This Developer Contributions Plan has been prepared pursuant to the provisions of the Section 7.11 of the Environmental Planning and Assessment Act, 1979 and Part 4 of the Environmental Planning and Assessment Regulation, 2000 and takes effect from the date on which public notice was published, in accordance with Clause 31 (4) of the Regulation.

The Plan commences on XX MONTH YEAR.

2.6 Operation period of the Plan

This Plan operates from 2019-2029 (ten (10) years). During this period, the Plan will be monitored and regularly updated or amended to meet variation in growth projections and development priorities biennially.

2.7 Relationship with other Land Use plans, reports and policies

This Plan has been prepared in accordance with the requirements of the Environmental Planning and Assessment Act, 1979 and the Environmental Planning and Assessment Regulation, 2000.

This Plan repeals Part of the Section 94 Contributions Plan Urban Stormwater Drainage Headworks Contribution 1995. This Plan relates specifically to all land identified within Figure 1 of this Plan.

The Plan should also be read in conjunction with the Dubbo Local Environmental Plan 2011 and the Dubbo Development Control Plan 2012.

2.8 Development to which this Plan applies

This Plan applies to the following development types undertaken on land to which this plan applies:

- Any development undertaken on Land identified within Figure 1, which will contribute to the collective demand for stormwater drainage infrastructure.

2.9 Development Exempt from the Plan

The types of development exempt from the application of this plan include:

- The undertaking of a dwelling house on an existing allotment of land jointly rated for water and sewer;
- A change of use not including the creation of additional lots or hardstand area;
- Development classified as being Exempt Development in the state Environmental Planning Policy, The Dubbo Local Environmental Plan 2011 or any other Exempt development as determined by the Minister;
- Rural or farming enterprises, not resulting in an increase in demand for Stormwater Drainage Infrastructure; and
- Development within the catchment which has been levied or paid contributions under a former Section 94 Contributions Plan – Urban Stormwater Drainage Headworks Contribution.

2.10 Payment of Contributions

Contributions levied by this Plan are required to be paid in any one (1) of these situations as provided below:

- (a) Where a development consent has been issued and an occupation certificate or subdivision certificate is required, prior to the issue of any occupation certificate or subdivision certificate, whichever occurs first.
- (b) Where a development consent has been issued and an occupation certificate is not required, prior to the commencement of the development.
- (c) Where a development consent has been issued for a subdivision and a subdivision certificate is required, prior to release of the subdivision certificate.
- (d) Where a complying development certificate has been issued, prior to issue of the occupation certificate.

2.11 Methods of Payment

In accordance with the provisions of the Act, Council have an obligation to levy contributions. This obligation can be satisfied by one or more of the following methods:

- Payment of a monetary contribution;
- The dedication of land; or
- Provision of a material public benefit.

The method of payment for a contribution will be specified as a condition of development consent, although Council may consider any of the abovementioned alternative method of payment at its sole discretion and in accordance with the provisions of this Plan.

2.12 Construction Certificates and the obligation of accredited certifiers

In accordance with Section 7.18 of the Environmental Planning and Assessment Act, 1979 and Clause 146 of the Environmental Planning and Assessment Regulation, 2000, a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring the payment of monetary contributions has been satisfied.

In particular, the certifier must ensure that the applicant provides a receipt(s) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the Council in accordance with Clause 142(2) of the regulation. Failure to follow this procedure may render such a certificate invalid.

The only exceptions to this requirement are where works in kind, material public benefit, dedication of land or deferred payment arrangement has been agreed to by the Council or where the proponent has entered into a planning agreement with Council. In such cases, Council will issue a letter confirming that an alternative payment arrangement has been agreed with the applicant.

2.13 Complying development and the obligation of accredited certifiers

In accordance with Section 7.21 of the Environmental Planning and Assessment Act, this Plan requires that, in relation to an application made to an accredited certifier for a complying development certificate:

- The accredited certifier must, if a complying development certificate is issued, impose a condition requiring a development contribution, if such a contribution is authorised by this Plan;
- The amount of the monetary contribution that the accredited certifier must so impose by way of condition is the amount determined in accordance with this clause; and
- The terms of the condition must be in accordance with this clause.

The terms of the condition as an accredited certifier shall include on a Complying Development Certificate is as follows:

"Contribution required to be paid to Dubbo Regional Council.

The developer must make a monetary contribution to Dubbo Regional Council for the amount of \$[insert amount] for the purposes of the Developer Contributions Plan South-East Stormwater Drainage Headworks 2019.

The monetary contribution shall be paid to Council prior to occupation of the development.

The relevant contribution shall be indexed in accordance with the indexation requirements included in the Developer Contributions Plan. Alternatively you can contact Dubbo Regional Council to seek the correct contribution amount required to be paid."

2.14 Material public benefit and works-in-kind

Council may accept an offer by a developer to provide 'in-kind' contribution (i.e. the developer complete part or all of the works identified in the Plan) or provision of another material public benefit (other than the dedication of land) in lieu of the developer satisfying its obligations under this Plan for the payment of a monetary contribution.

Council is under no obligation to accept works-in-kind or Material Public Benefit (MPB) offers. Under no circumstances will Council consider any proposal from a developer for an 'in-kind' contribution for any works or other items that are not included in the work summary included in Appendix 1 of this Plan.

Council in consideration of any offer, will assess the benefits to the Council, the Dubbo community and give due consideration to relevant matters including the following:

- (a) The extent to which the works/MPB satisfies the purpose for which the contribution was sought;
- (b) The works-in-kind being facilities which are already included in the Plan;
- (c) The extent to which the MPB satisfies a community need or may reduce the demand for levied items;
- (d) The impending need to construct the works for which the contributions are to be offset;
- (e) The provision of the works/MPB will not prejudice the timing, the manner or the orderly provision of public facilities included in the works program or the financial integrity of Council's Plan;
- (f) An assessment of the shortfall or credit monetary contributions as a result of the proposal;
- (g) The availability of supplementary funding to make up the shortfall in contributions;
- (h) Location and other factors that may affect usability;
- (i) Impact of recurrent operational and maintenance costs; and
- (j) The provision of the works/MPB must not result in piecemeal delivery of infrastructure or likely to result in the need to reconstruct the works due to future nearby development (i.e. normally the works will need to relate to a sub-catchment or a defined precinct)

In accepting material public benefits other than a 'works-in-kind', Council must be:

- Satisfied that the offer provides a substantial benefit to the community not envisaged by the Plan; and
- The benefit warrants Council accepting responsibility in fulfilling the intent of the Plan notwithstanding a reduction in expected cash contributions.

A 'work-in-kind' relates to the undertaking of a specific or equivalent work specified in the Plan, and is therefore more capable, in comparison to other material public benefits, to meet the above criteria. However, Council may not accept a material off-set to the cash contribution to be paid for a facility, where the offset is worth more than the cash contribution otherwise payable.

If the cost of a 'work-in-kind' exceeds the cash payment required by a development consent under the facility category that relates to the 'work-in-kind', council may consider the following:

- Provision of the work at the applicant's expense with Council recouping contributions from future development and reimbursing the applicant for costs exceeding the applicant's share, up to the total estimated cost in the Plan; or

- Granting a credit to the applicant on the basis of the equivalent number of persons, beds or workers that the applicant may rely upon to offset contributions otherwise payable under this Plan for other development within the Contributions Catchment.

2.15 Deferred payments

Council may accept the deferment of the payment of a contribution for an applicable development, subject to the following conditions:

- a) Lodgement of an unconditional bank guarantee to cover the amount of the contributions;
- b) All money due as part of a deferred contribution is paid to Council within 12 months of the uplift of a subdivision certificate;
- c) Council will only accept one (1) bank guarantee, all outstanding contributions under bank guarantee must be paid to Council.

The decision to accept a deferred payment through bank guarantee requires approval from the relevant Director and the Chief Executive Officer prior to uplifting of the relevant subdivision certificate and all legal expenses including Council's expenses are to be covered by the developer.

Alternatively, Council can consider permitting the deferred payment of contributions in accordance with the Council Policy for the Deferred Payment of Developer Contributions for Residential Subdivision.

2.16 Planning Agreements

Council's Planning Agreement Policy as adopted by Council at its meeting 24 September 2018 will be the overarching policy in which all requests for Planning Agreements will be assessed against.

The Environmental Planning and Assessment Act, 1979 allows for the negotiation of voluntary planning agreements between Council's, developers, and/or other Planning authorities for the provision of public purposes.

Public purposes are defined in the Environmental Planning and Assessment Act, 1979 as (without limitation):

- (a) the provision of (or the recoupment of the cost of providing) public amenities or public services,
- (b) the provision of (or the recoupment of the cost of providing) affordable housing,
- (c) the provision of (or the recoupment of the cost of providing) transport or other infrastructure relating to land,
- (d) the funding of recurrent expenditure relating to the provision of public amenities or public services, affordable housing or transport or other infrastructure,
- (e) the monitoring of the planning impacts of development,
- (f) the conservation or enhancement of the natural environment.

Council may seek to negotiate planning agreements with relevant parties in relation to major development. Such agreements may address the substitution of, or be in addition to, the Section 7.11 Contributions required under this Plan.

Any draft Planning Agreement shall be subject to any provisions of any Ministerial Directions made under the Environmental Planning and Assessment Act, 1979 or Environmental Planning and Assessment Regulation relating to Planning Agreements.

2.17 Indexation

During the life of this plan, contributions will be indexed for the effects of inflation. Section 251 of the Environmental Planning and Assessment Regulation 2000 requires indexation to occur in accordance with the Consumer Price Index (All Groups Index) for Sydney.

Indexation will occur at 1 July each year and is based on the annual % change for the 12 months to March of that year. Where a negative annual % change in this index occurs, contributions shall be indexed at 0%.

2.18 Review of the Plan

It is intended to monitor the Plan on a regular basis as it contains forecasts of future development including likely future populations and the likely demands and cost of providing community infrastructure for the growing population.

The estimated cost of works for infrastructure items contained within work summaries (Appendix 1) may also need review over time if the indexation of costs may not adequately reflect actual costs at the time.

A review of the Plan may be triggered by any of the following items or otherwise:

- Significant rises in construction or land acquisition costs beyond that covered by the referenced CPI rate;
- Where a material public benefit (MPB) is accepted in lieu of a financial contribution; and
- If in the opinion of Council, the underlying demographic, housing occupancy and development timing assumption underpinning the plan change significantly.

Notwithstanding the above, Council will undertake a review of the Plan every three (3) years.

2.19 Pooling of contributions

This Plan expressly authorises monetary contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes.

2.20 Accounting standards and contributions register

Separate accounting records are maintained for all development contributions made to Council in accordance with the regulation.

Council is also required to publish details of development contributions accounts annually and this is undertaken as part of Council's quarterly and annual financial reporting cycle.

2.21 Treatment of funds received prior to the commencement of this Plan

Funds levied and received under the previous plan prior to XX MONTH YEAR (commencement Date of this Plan) will be used to finalise the works program within the previous plan Section 94 Contributions Plan.

Following the commencement of this Plan, funds levied and received under this plan will be used towards to delivery of works contained within the works summary (Appendix 1) of this plan.

2.22 Calculation of Contributions

The Stormwater Drainage Infrastructure items contained in this Plan are based on the Cardno report '*Cost Estimation: Review of Keswick Estate Trunk Drainage Scheme*', which was noted by Council at meeting Date 25 March 2019.

The contributions are calculated with two major components:

Component A: Administration and Drafting of the Plan; and
Component B: South-East Drainage Contribution per square metre.

Each Locality within the subject area incurs its own South-East Drainage Contribution Rate as a result of the apportionment rates which relate to the physical topography of the subject area and the areas which will utilise the infrastructure.

2.22.1 CALCULATION OF PLAN ADMINISTRATION LEVY

The Plan Administration Levy consists of two components being the Plan drafting and ongoing administration of the Plan. The levy is calculated at a total (\$200,000) which will cover councils costs. This amount is divided into each area according to their potential lot yield at a rate of \$53.09 per lot. The total value for each area to pay is then divided by the average lot size to allow the figure into a per square metre rate.

2.22.2 CALCULATION OF SOUTH-EAST STORMWATER CONTRIBUTION

In order to calculate the south-east stormwater contribution rate at a per square metre rate there is essential information required to input into the formulas, including:

- The work summary;
- The locality area; and
- The value of works for each square metre based on the apportionment rate

Each item within the work program has an associated estimated cost. The cost estimation was based on the following assumptions:

- *"all cut materials stays on site.*
- *A combined site establishment cost has been estimated for basins which are close together (e.g. Basin 1 and Basin 2)*
- *No planting, topsoiling, grassing, nor road restoration has been allowed for in the costing.*
- *The estimate for Hennessy Basin includes cost for the bioretention area."*

The work summary items and associated cost have been calculated against each area depending on the apportionment rate of use for the infrastructure items.

For Example the natural topography of the site falls away to the south-west with Keswick generally being the highest locality in the area. As such, Keswick has a higher apportionment rate as they use infrastructure throughout the full catchment area where as Southlakes have a direct relationship with the natural catchment drainage point to the south-west and have a lower apportionment rate.

The apportioned rates for each item has been calculated and unless a reason arises which substantiates a review of these rates will be used throughout this Plan. The rates and calculation are contained within Appendix 2 in Rates and Calculation Sheet.

Locality Apportionment Rate = Estate Lot Yield / Value of works

The locality apportionment rate is calculated by dividing the lot yield of the area by the value of works required in that area. This gives the per lot locality apportionment rate.

South-East Stormwater Contribution (per m²) = Locality Apportionment rate per Lot X Average lot size

The locality apportionment rate previously calculated is multiplied by the average lot size for the area. The average lot sizes can be seen below.

Estate	Average Lot Size
Keswick	700m ²
Southlakes	600m ²
Magnolia	300 m ²
Schools East	4000 m ²
Blueridge	4000 m ²
Schools West	4000 m ²
Starjest	2000m ²

The formula utilised two key elements, as follows:

- The apportionment rate for each locality
- The average lot size for each locality

Total Contribution = Plan Administration Levy + South-East Stormwater Contribution (per m²)

The Plan Administration Levy (Plan Drafting and Ongoing Administration) are added to the South-East Stormwater Contribution Rate per square metre. This gives the final value of the contribution to be levied from the developer on a per square metres rate.

3 CONTRIBUTION STRATEGY

3.4 Demographic Trends

3.4.1 POPULATION STATISTICS

The City of Dubbo is located approximately 400 kilometres west of Sydney and has a population of 41,532 person (ABS Census, 2016). Dubbo has been experiencing steady population growth over the last decade. The population grew 9% over a 12 year period. It is expected that this population growth will continue to steadily increase.

The City of Dubbo like other growing Australian cities has a significant residential growth area being the South-East Residential growth area. This plan encompasses this growth area. In 2016 the South-East residential growth area had a population of 1,524 persons (ABS Census, 2016). The subject area relates to the destination zone of ABS known as Dubbo South (DZ1110100001) which encompasses the south-east stormwater drainage catchment.

3.4.2 POPULATION TRENDS FOR THE SOUTH-EAST RESIDENTIAL GROWTH AREA

Population Forecast

Dubbo Regional Council utilises population projection data from REMPLAN providers. The forecast was created using a 'bottom-up' approach with local inputs considered.

The subject area is expected to steadily grow by an additional 4.1% to 5.5% each year until 2040 where it is expected the population of the area will be 9,035.

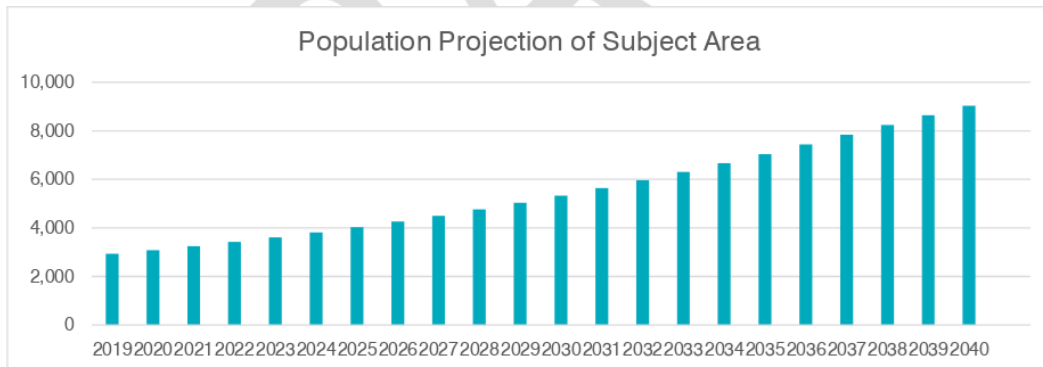


Figure 2: Population Projection Subject Area (Source: REMPLAN, 2019)

Age Composition

The age composition of the subject area is combined with 26.18% of the population under 15 years, 56.23% of the population is working age and 17.54% of the population is retiree age. The population pyramid shows the bulges which align to the under 15 years of age and the working age groups.

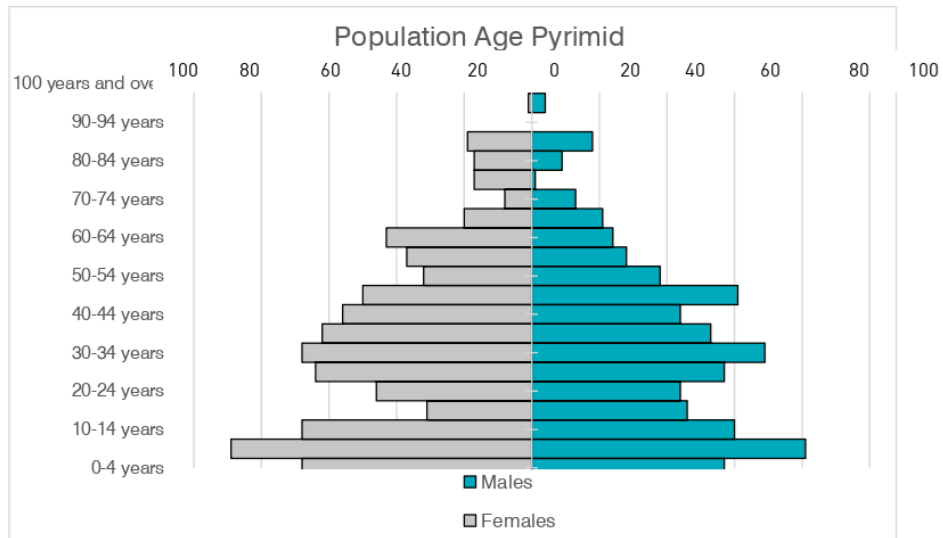


Figure 3: Age Population Pyramid (Source: REMPLAN, 2019)

Family composition and income

The current family composition consists of 59% of families are a couple with children with 33% of families being couples without children. The family composition relates directly to the housing needs within the area. The mean household income for the area is \$91,000-\$103,000 per year. This directly relates to the ability of the family to afford housing.

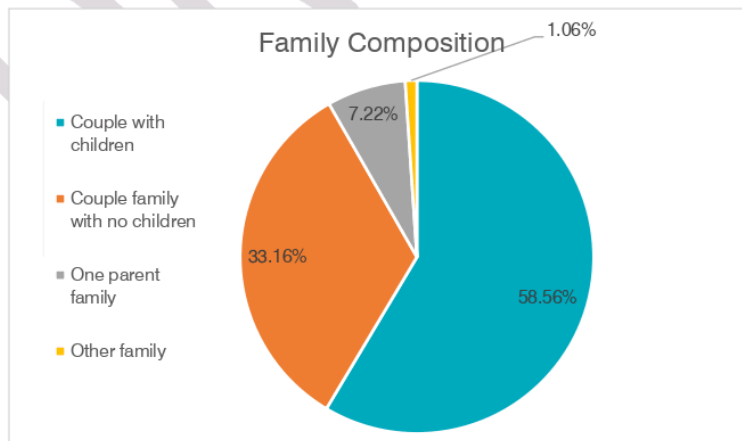


Figure 4: Family Composition (source: REMPLAN, 2019)

Dwelling Type

There are 498 dwellings located in the subject area, with 96% of the dwellings being single detached housing. 71% of the dwellings in the area have 4 bedrooms, the current average household size in the area is 3.06 persons per dwelling (REMPAN, 2019).

Anticipated Development

There are seven (7) main development localities within the subject area: Keswick, Southlakes, Magnolia, Schools East, Blueridge, Schools West and Starjest.

A review of recent Development Proposals, Planning Proposals and ongoing collaboration with each developers has identified the anticipated potential lot development for the area.

Table 1: Anticipated Development

Area	Potential Lots	Depicted by
Southlakes	2050	Purple
Keswick	1300	Blue
Magnolia	112	Red
Schools East	0	Yellow
Blueridge	252	Orange
Schools West	0	Purple
Starjest	51	Green
Total	3401	

The map provided below overall location of each of these development areas.

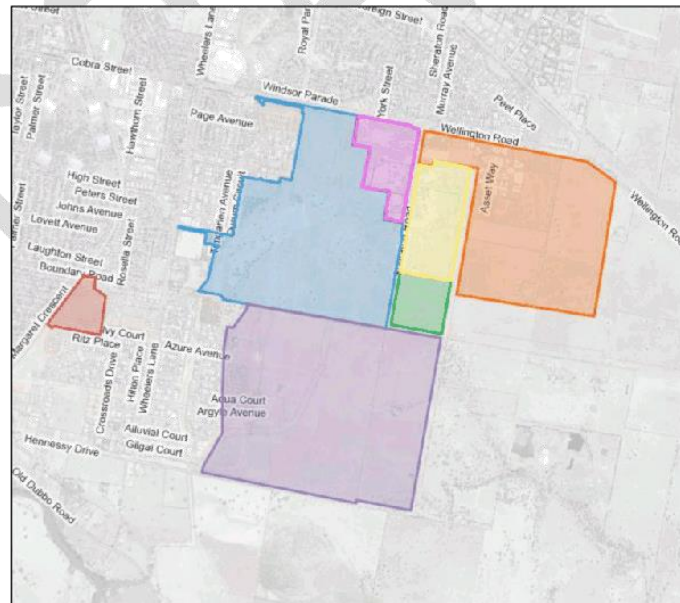


Figure 5: Development Locality Areas

Business

Within the Dubbo South Area there are 307 goods and services tax registered businesses. There are 80 Construction businesses in the area, 44 Health Care and Social Assistance businesses and 32 Rental, Hiring and Real Estate Services. The businesses contained within the area reflect the current development type nature of the area. There is a Local Expenditure of \$6,367.11 million within this area.

Undeveloped Commercial Land

There is a significant portion of land within this area zoned B5 Bulky Goods and B7 Business Development of approximately 91 hectares. As this land is developed for commercial purposes it is expected that the businesses and local expenditure in the area will significant increase.

3.5 What is the relationship between expected demand and the delivery of infrastructure?

3.5.1 WHAT IS NEXUS

Nexus is the relationship between the expected types of development in the area and the need/demand for additional stormwater drainage infrastructure in the catchment.

In accordance with the requirements of Clause 27 (c) of the Environmental Planning and Assessment, Regulation, 2000, nexus is a core component in a Section 7.11 Developer Contributions Plan. Nexus consists of three (3) central components including causal nexus (cause), Spatial nexus (location), and temporal nexus (time). Compliance with the requirements of each component is provided below.

3.5.2 CAUSAL NEXUS

It is expected that the catchment area will be subject to future development growth which in turn is considered to create additional impervious land resulting in excess stormwater run-off. To capture and disperse of increased stormwater run-off as a result of developments, infrastructure items need to be completed to finalise the drainage infrastructure for the catchment.

Establishment of the need for the additional infrastructure is derived from the Cardno report 'Cost Estimation: Review of Keswick Estate Trunk Drainage Scheme' 2018. The report has been previously considered by Council.

To facilitate development of the infrastructure at the updated costings, a Works Summary is included in the report as Appendix 1. These costing are based on each item to be developed under this plan.

3.5.3 SPATIAL NEXUS

Based on the 'Cost Estimation: Review of Keswick Estate Trunk Drainage Scheme', this Plan adopts an overall contribution regime based on the following:

- Planning Administration Levy
- South-East Stormwater Contribution Levy

Both components have been broken down into 7 localities, with each locality utilising its own proportion of the infrastructure. This ensures that each locality is funding items relevant to that area. The localities include and can be seen in Figure 5:

- Keswick – indicated by Blue
- Southlakes – indicated by Purple
- Magnolia – indicated by Red
- Schools East – indicated by Yellow
- Blueridge – indicated by Orange
- Schools West – indicated by Pink
- Starjest – indicated by Green

Figure 5 shows that there are seven identified localities within the catchment that require infrastructure items to complete their stormwater drainage networks. The rate of each locality is further identified within 3.2.5 Apportionment of this Plan.

3.5.4 TEMPORAL NEXUS

The nature of developments both, residential and commercial development, is volatile and can fluctuate in profitability for the developer due to numerous factors. As a result, the timing of this Plan requires flexibility in the consideration of infrastructure item priorities and the timing of their delivery.

The cost estimates included in the 'Cost Estimation: Review of Keswick Estate Trunk Drainage Scheme' are proposed to be reviewed annually to be updated into the Financial Years Consumer Index Prices. A total review of the actual costing of goods contained in this schedule is proposed to occur if the need arises or concerns are raised by Council, community or developers.

This Plan allows Council to pool funds to ensure items identified in the Plan can be delivered in a timely manner and in locations where development pressures require the infrastructure more significantly than the other.

3.5.5 APPORTIONMENT

Apportionment is a tool used to arrive at the correct nexus to ensure that the monetary charge under this Plan reflects the cost of the identified infrastructure items within this Plan.

This Plan adopts an apportionment based on localities within the catchment. This means that each locality will incur its own apportionment percentage of relevant infrastructure items, based on actual use of such items. This apportionment percentage of each item is then calculated into a per square metre rate for levy. It is important to note that under the provisions of the Plan equitable apportionment has been applied in the Plan.

This Plan includes the spending of \$8,900,000 on the total of infrastructure items identified.

APPENDIX 1 Works Summary (Cost Estimate Schedules)

Item	Estimated Cost of Construction
Channels	\$2,300,000
Basin 1	\$450,000
Basin 2	\$1,500,000
Parkway	\$1,300,000
Hennessy	\$2,600,000
Boundary	\$400,000
Sheraton Corner	\$50,000
Sheraton Offset	\$300,000
Total	\$8,900,000

A detailed works summary for each item exists within Appendix 3 *Cost Estimation: Review of Keswick Estate Trunk Drainage Scheme*

APPENDIX 2 Rates and Calculations Sheet

Item	Area (m2)	Estimated Cost	Apportion #1	%	\$	Apportion #2	%	\$	Apportion #3	%	\$	Apportion #4	%	\$	Apportion #5	%	\$	Apportion #6	%	\$	Apportion #7	%	\$	TOTAL	
Basin 1	30600	\$ 450,000	Keswick	100%	\$ 450,000																			100%	
Basin 2	20900	\$1,500,000	Keswick	100%	\$1,500,000																			100%	
Parkway	41700	\$1,300,000	Keswick	100%	\$1,300,000																				
Boundary	23100	\$ 400,000	Keswick	99.92%	\$ 399,693				Schools East	0.08%	\$ 307													100%	
Sheraton Corner	1600	\$ 50,000	Starjest	17%	\$ 8,360.66				Schools East	0.33%	\$ 164	Blueridge	82.62%	\$ 41,311.48	Schools West	0.33%	\$ 164								100%
Sheraton Offset	8200	\$ 300,000	Starjest	17%	\$ 50,163.93				Schools East	0.33%	\$ 984	Blueridge	82.62%	\$247,868.85	Schools West	0.33%	\$984								100%
Channels		\$2,300,000	MAAS	56.1%	\$1,290,014				Schools East	0.03%	\$ 629	Blueridge	6.89%	\$158,577.29	Schools West	0.03%	\$629	Keswick	35.6%	\$818,057	Starjest	1.4%	\$32,093		100%
Hennessy	43600	\$2,600,000	MAAS	54.4%	\$1,414,919	Magnolia	2.97%	\$77,303	Schools East	0.03%	\$ 690	Blueridge	6.69%	\$173,931.51	Schools West	0.03%	\$690	Keswick	34.5%	\$897,266	Starjest	1.4%	\$35,200		100%
TOTAL		\$8,900,000																							

Apportionment Rates Calculation Sheet

	Lots	Total Value	per lot	Average Lot Size	Per square metre
Keswick	1300	\$ 69,020.44	\$ 53.09	700	\$ 0.08
MAAS	2050	\$ 108,839.93	\$ 53.09	600	\$ 0.09
Magnolia	112	\$ 5,946.38	\$ 53.09	300	\$ 0.18
Schools East	1	\$ 53.09	\$ 53.09	4000	\$ 0.01
Blueridge	252	\$ 13,379.35	\$ 53.09	4000	\$ 0.01
Schools West	1	\$ 53.09	\$ 53.09	4000	\$ 0.01
Starjest	51	\$ 2,707.72	\$ 53.09	2000	\$ 0.03
TOTAL	3767	\$ 200,000.00			

Administration Rates and Calculations Sheet

	Lots	Value of Works	Per Lot	Average	per square metre
Keswick	1300	\$ 5,365,016	\$ 4,127	700	\$ 5.90
MAAS	2050	\$ 2,704,933	\$ 1,319	600	\$ 2.20
Magnolia	112	\$ 77,303	\$ 690	300	\$ 2.30
Schools East	1	\$ 2,774	\$ 2,774	4000	\$ 0.69
Blueridge	252	\$ 621,689	\$ 2,467	4000	\$ 0.62
Schools West	1	\$ 2,467	\$ 2,467	4000	\$ 0.62
Starjest	51	\$ 125,818	\$ 2,467	2000	\$ 1.23
TOTAL	3767	\$ 8,900,000			

South-East Stormwater Contribution (per m²) Rates Calculation Sheet

APPENDIX 3 'Cost Estimation: Review of Keswick Estate Trunk Drainage Scheme'

DRAFT