

# LOCHIEL ROAD NETHERCOTE





This version of Section 94 Contributions Plan No. 7 – Lochiel Road, Nethercote was made pursuant to Section 94 B of the Environmental Planning and Assessment Act, 1979 and approved by Council at its meeting of 22 July 2003.

## Record of Amendments

<b>Name of Amendment</b>	<b>Date Approved by Council</b>	<b>Date Plan Came into Force</b>
<b>Original Contribution Plan</b>		1 April 1994
<b>Consumer Price Index – Financial Year Amendments</b>	27 March 2001	10 April 2001
<b>Reference LEP 2002</b>	12 November 2002	15 November 2002
<b>Administrative changes to indexation Clause</b>	22 July 2003	5 August 2003

## BEGA VALLEY COUNCIL

### SECTION 94 CONTRIBUTIONS PLAN NO. 7

#### LOCHIEL ROAD, NETHERCOTE

#### 1. NAME OF THE PLAN

This plan may be referred to as **Section 94 Contributions Plan No. 7 – Lochiel Road, Nethercote.**

#### 2. PURPOSE OF THE PLAN

- (a) to provide an efficient and safe road network which will service the Lochiel Nethercote area;
- (b) to outline the methodology by which contributions sought from developers towards the upgrading of sections of Nethercote and Back Creek Roads are calculated;
- (c) to establish the nexus between the contributions sought for road upgrading works, and the future development of the benefiting land.

#### 3. LAND TO WHICH THIS PLAN APPLIES

This plan applies to land in the Lochiel Nethercote area, as shown edged heavy black on the Map attached called Lochiel Road, Nethercote Contributions Plan No. 7.

#### 4. BACKGROUND AND NEXUS

Under its current zonings land in the Lochiel Nethercote area is likely to be subdivided into rural small holdings. As this occurs traffic loads will increase on Nethercote Road and Back Creek Road to the extent that upgrading works will be necessary. It is estimated that the total lot yield will be (maximum) 338 lots.

The ultimate anticipated traffic loads will require upgrading of the identified section of Nethercote and Back Creek Roads to Class 4 road standard.

The cost of the required upgrading will be shared between Council and developers creating new lots. Council will bear the proportion of the cost associated with existing lots and a component related to the use of the roads by tourists.

The rate of upgrading will be dependant upon the rate of development by private landowners.

**5. CALCULATION OF CONTRIBUTION (1 December 1993)**

Proposed Works: Upgrading of a section of Nethercote and Back Creek Roads to accommodate additional traffic loads due to future subdivision for rural small holdings.

Standard of Construction: Class 4 rural road - 6m wide bitumen sealed (2 coat) carriageway with 1m wide bitumen sealed (1 coat) shoulders each side, and associated soils and water management works.

Extent of Works: Nethercote Road - from Nethercote south to 2.2 km. Back Creek Road - from just north of Yowaka River bridge to Nethercote 4.3 kms

Estimated Cost of Works: \$2,843,000 (1.12.93)  
(see Schedule One for details)

Total Subdivision Potential of Catchment area:	Existing Lots	109	
	Potential Lots		
	1(a) subdivision		116
	1(c) subdivision		113
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	Subtotal		<u>338</u>
Tourism Factor:	10% of 338		34
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	Total		<u>372</u>

## Formula

Road Contributions			
per lot:	$\frac{\$2,843,000}{372} = \$7,642$		372
Contributions to be paid by Council:			
	For existing lots - 109 x \$7,642	=	\$ 832,978
	For Tourism Factor - 34 x \$7642	=	\$ 259,828
	Sub Total	=	<u>\$1,092,806</u>
Contributions to be paid by developers:			
	Potential 1(a) lots 116 x \$7,642	=	\$ 886,472
	Potential 1(c) lots 113 x \$7,642	=	\$ 863,546
	Sub Total	=	<u>\$1,750,018</u>

However Council has proposed to set the contribution at \$4,756 for 1994, in line with the requirements of the former DCP No 51. This will result in a shortfall of approximately \$700,000 which will have to be funded from other Council sources.

## 6. CONTRIBUTIONS

The contribution sought by the Council will be \$4,756 for 1994 for each additional lot created by subdivision. Such contributions shall be levied by way of a condition of consent for subdivision, payable in full at the time of the release by the Council of the endorsed plan of subdivision.

Staged or deferred payments may be permitted subject to prior written application, formal agreement of Council and satisfaction of acceptable financial guarantees including bank or other financial institution guarantees provided in the requisite form.

Contributions levied for development fronting or accessing directly onto existing sealed sections of the Back Creek or Nethercote roads are justified on the basis of reimbursement to Council for the past sealing works.

## 7. SCHEDULE OF WORKS

Commencement of construction - 1992/93  
 Completion (subject to rate of development)- 1996 approx

## 8. CURRENT CONTRIBUTIONS AND UPDATING

Contributions will be adjusted as of 30 June each year in line with cost movements in the Consumer Price Index for the previous 12 months. The contribution amount will hold for a period of 12 months from the date of consent and thereafter the updated figure will be payable.

Refer to Council's adopted Management Plan for the indexed contributions applicable to development under this plan.

## SCHEDULE ONE

## ROAD UPGRADING - ESTIMATED COST OF WORKS

An assessment has been made of sealing Back Creek Road from just north of the Yowaka River Bridge through to Nethercote and also Nethercote Road south to the existing seal. Some of the costs are historical and some are future. Details are:

1988 - bridge over Yowaka River, actual cost of structure	\$183,000;
1989 - approaches to Yowaka River Bridge, actual cost	\$ 69,337;
1990 - Severs causeway, actual cost	\$147,679;
1991 - Old Hut Creek Bridge structure and approaches	\$329,627;
1993 - Completion of sealing north of Yowaka River Bridge, contract No 5/93, Contract amount:	\$135,617;
This amount may vary depending on variations to the contract	
<b>Total including contract 5/93</b>	<b>\$865,260</b>

**Completion of Roads south of Yowaka River**

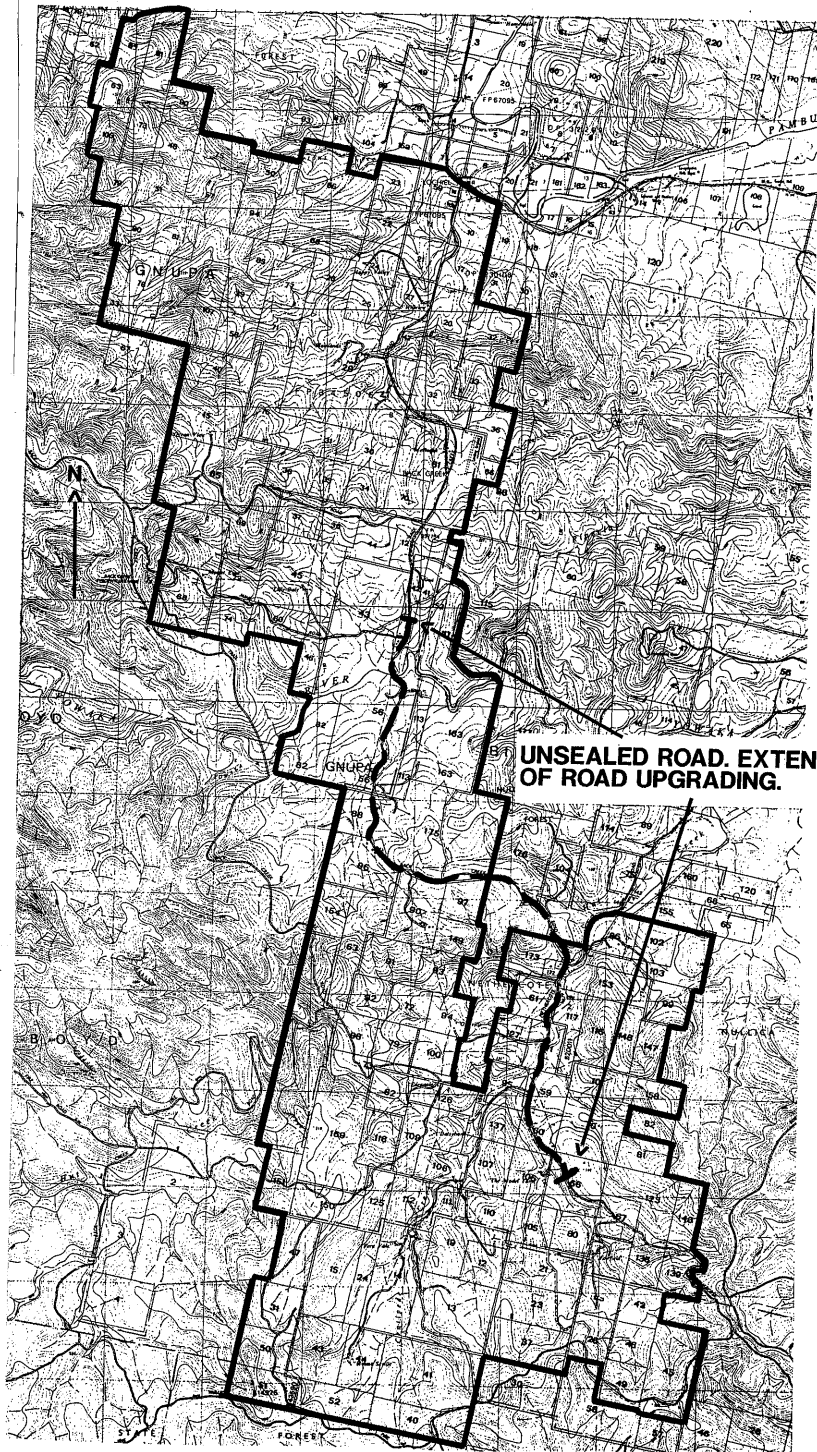
Overall length 6.5 km, Nethercote road 2.2 km, this road will require similar works to those undertaken for the 630 metres north of Yowaka River under Contract 5/93. The rate per metre for this contract is \$215.00 per metre. On this basis the works on Nethercote Road are estimated to cost 2.2 kms x \$215.00 per metre of \$473,000.

Back Creek Road 4.3 kms. The works on this section of road require more extensive earthworks and the estimated rate per metre is somewhat higher at \$350.00 per metre. This gives a cost for completion of Back Creek Road as 4.35 km x \$350.00 per metre of \$1,505,000.00.

* <b>Total cost to complete after contract 5/93</b>	<b>\$1,978,000.00</b>
* <b>Overall total cost for Back Creek Road and Nethercote Road</b>	<b>\$2,843,260.00</b>

December 1993

# Section 94 Contributions Plan No. 7



**CONTRIBUTIONS PLAN No. 7**  
Lochiel Road - Nethercote

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SCHEDULE 2