

# NARRAWA PLACE JELLAT



## Section 94 Contributions Plan No. 8



This version of Section 94 Contributions Plan No. 8 – Narrawa Place, Jellat 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. 8

#### NARRAWA PLACE, JELLAT

#### 1. NAME OF THE PLAN

This plan may be referred to as **Section 94 Contributions Plan No. 8 - Narrawa Place, Jellat.**

#### 2. PURPOSE OF THE PLAN

- (a) To provide an efficient and safe road network to service the Narrawa Place precinct;
- (b) To outline the methodology by which contributions towards the upgrading of this road are calculated;
- (c) To establish a 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 at Jellat, as shown edged heavy black on the map in Schedule 2 to this plan.

#### 4. BACKGROUND AND NEXUS

Under the current 1(c) zoning the land along Narrawa Place is likely to be subdivided into rural small holdings. As this occurs the traffic load will increase on Narrawa Place to the extent that upgrading works will be necessary. It is estimated that the total lot yield will be 27 which will generate a total of 162 vehicle movements per day. This will require a 6 metre wide, two coat bitumen seal, for a length of 1,000 metres.

In association with the proposed upgrading of Narrawa Place its intersection with Snowy Mountains Highway will be reconstructed. The cost of this work will be borne by the developer of Thorn Hill Quarry.

**5. CALCULATION OF CONTRIBUTION (June 1991)**

Subject Works: upgrading of Narrawa Place

Standard of Construction: 6m wide sealed (2 coat) carriageway.

Extent of Works: Between Snowy Mountains Highway and a point approximately 1000m to the west along the existing road reserve.

Estimated Cost of Works: \$122,358

Total Subdivision Potential in Study Area

Existing Subdivision	+	6 allotments
Potential 1(c) Subdivision	+	<u>21</u> allotments
TOTAL		<u>27</u>

Road Contribution Per Lot

$$\$122,358 \div 27 = \$4,532.00$$

Amount to be paid by Council

Existing Allotments - 6

$$6 \times \$4,532.00 = \$27,192.00$$

Remainder to be shared by Private Developers

Potential 1(c) Subdivision - 21

$$21 \times \$4,532.00 = \$95,172.00$$

## **6. CONTRIBUTIONS**

The contribution sought by the Council will be \$4,670 for 1994 per additional lot created. 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 and other financial institution guarantees provided in the requisite form.

## **7. SCHEDULE OF WORKS**

Council will commence the upgrading works when sufficient contributions are received.

## **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 Councils adopted Management Plan for the indexed contributions applicable to development under this plan.

**SCHEDULE 1**

**COST ASSESSMENT  
NARRAWA PLACE UPGRADING (June 1991)**

<b>ITEM</b>	<b>QUANTITY</b>	<b>RATE</b>	<b>AMOUNT</b>
Trim and Compact (+1000m)	6,000m <sup>2</sup>	\$2.00	\$12,000
Prime and Seal	6,500m <sup>2</sup>	\$1.90	\$12,350
	2 coat seal	\$5.00	\$32,500
Provision for Traffic (sign, stop/go etc)		Item	\$250
Sign Post & Barrier			
Guide Posts	36	\$18.00	\$648
Plant Transfer		Item	\$250
Jute Mesh	2,100m <sup>2</sup>		\$18,630
Gravel	600m <sup>3</sup>	\$40/m <sup>3</sup>	\$24,000
Sub Total			\$100,895
Eng. Survey and Design	3%		\$3,027
ON COST	18%		<u>\$18,706</u>
	<b>TOTAL COST</b>		<b>\$122,358</b>

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