



Wingecarribee Shire Council

Stormwater Development Servicing Plan

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Prepared by:



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EXECUTIVE SUMMARY

This Development Servicing Plan (DSP) covers stormwater infrastructure developer charges for established urban areas (infill development) and urban release areas (green field development) served by Wingecarribee Shire Council.

This DSP has been prepared in accordance with the *Developer Charges Guidelines for Water Supply, Sewerage and Stormwater* (2002) issued by the Minister for Land and Water Conservation, pursuant to Section 306 (3) of the Water Management Act 2000.

The area covered by this DSP, and the existing and proposed works serving the area are shown on the maps in Appendix C of this Plan.

The timing and expenditure for works serving the area covered by this DSP are shown in Appendix E of the DSP Background Document..

Standards of service to be provided in the DSP are summarised in Table 6.1 in Section 6.1

The stormwater infrastructure developer charges for the area covered by this DSP have been calculated as follows:

<i>Service Area</i>	<i>Charge per Equivalent Tenement</i>	<i>Agglomerated Area</i>	<i>Agglomerated DSP Charge per Equivalent Tenement</i>
Bowral	\$3,357	A	\$3,013
Mittagong	\$2,753		
Exeter	\$2,621	B	\$2,621
Moss Vale Wingecarribee	\$2,218	C	\$2,218
Bundanoon	\$2,097	D	\$2,097
Robertson	\$1,389	E	\$1,389
Moss Vale Whites Creek	\$1,280	F	\$1,280
Berrima	\$1,064	G	\$1,064
MVEC	\$1,043	H	\$1,043
Colovale	\$812	I	\$812
N.Gateway	\$217	J	\$217
Burrawang	\$111	K	\$111
Hilltop	\$62	L	\$62

Developer charges relating to this DSP will be reviewed after a period of 5 years, i.e. 2015. In the period between any review, developer charges will be adjusted quarterly on the basis of upward movements in the CPI for Sydney, excluding the impact of GST.

The developer shall be responsible for the full cost of the design and construction of Stormwater Infrastructure within subdivision and development sites.

A background document titled '*Background Document for Wingecarribee Shire Council Stormwater Development Servicing Plan 2010*', identifies the characteristics of the assets covered by this DSP and is available from Council during opening hours 8.30am to 4.30pm Monday to Friday (except Public Holidays) or from Council's web site www.wsc.nsw.gov.au.

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DSP Areas

1.0 INTRODUCTION

1.1. Background

Section 64 of the Local Government Act 1993 enables Wingecarribee Shire Council to levy developer charges for water supply, sewerage and stormwater. This derives from a cross-reference in that Act to section 306 of the Water Management Act 2000.

Developer charges are up-front charges levied to recover part of the infrastructure costs associated with providing a level of service to new developments and/or alterations and additions to existing developments.

A Development Servicing Plan (DSP) is a document which details the stormwater charges to be levied on development areas utilising stormwater infrastructure.

This DSP has been prepared in accordance with the *Developer Charges Guidelines for Water Supply, Sewerage and Stormwater* (December 2002) issued by the Minister for Land and Water Conservation, pursuant to Section 306(3) of the Water Management Act 2000. This DSP supersedes any other requirements related to stormwater infrastructure developer charges for the area covered by this DSP. This DSP takes precedence over any of Council's codes or policies where there are any inconsistencies relating to stormwater developer charges.

1.2. Definitions & abbreviations

A list of definitions and list of abbreviations is contained in Section 10.0 of this Plan

2.0 ADMINISTRATION

2.1. Reference

This Policy is called the Wingecarribee Shire Council Stormwater Development Servicing Plan 2010.

2.2. Areas of land to which this policy applies

This policy applies to all land within the identified DSP catchment areas of Wingecarribee Shire Council, which are serviced or are proposed to be serviced by stormwater services. The catchment areas covered by this DSP are summarised in Table 2.1 and are shown in Appendix C. Details of inclusions in the DSP are contained in Section 4.0 and The background document.

Table 2.1: Description of DSP areas

DSP Area	Description
Hilltop	Hilltop is a small village in the north of the Shire. Limited growth is expected for this area.
Colo Vale	Colo Vale is a small village in the north of the shire. Limited growth is expected for this area.
Northern Gateway	The northern gateway area encompasses Aylmerton, Balaclava and the residential and industrial areas to the north of Mittagong. Residential and commercial development is proposed for this area. It is assumed that new development will manage water quality and quantity on their own sites, in accordance with <i>Drinking Water Catchments REP No. 1</i> administered by the Sydney Catchment Authority.
Mittagong	No significant greenfield development is proposed in the Mittagong DSP area. Infill development will account for the majority of development in this area.
Bowral	No significant greenfield development is proposed in the Bowral area. Infill development will account for the majority of growth in the Bowral DSP area. There are a number of floodplain management programs and structures planned throughout the DSP area. There are riparian works proposed for Mittagong Creek that are included in the DSP.
Moss Vale-Wingecarribee	This DSP area drains directly to the Wingecarribee River. No significant greenfield development is proposed in this DSP area. Infill development represents the majority of growth. There are two major flood studies planned for this DSP area along with a range of stormwater upgrades.

DSP Area	Description
Moss Vale Whites	<p>This DSP drains directly to Whites Creek. Two greenfields developments are proposed in this area. Broughton Street and Chelsea Gardens. This DSP assumes that these developments will manage their own stormwater quality and quantity on site.</p> <p>There are two major flood studies planned for this DSP area along with a range of stormwater upgrades.</p>
Moss Vale Enterprise Corridor (MVEC)	<p>The area covered by this DSP is a large area of industrially zoned land identified by Council as a strategically important industrial hub. Development in this area will be required to manage stormwater quality and quantity from their own developments. The Developer Charge for this area incorporates trunk drainage upgrades, detention basins and water quality systems designed to manage stormwater runoff from new Council owned areas.</p> <p>The area includes a number of detention basins and water quality structures designed to manage stormwater runoff associated with roads and other impervious surfaces not directly linked to specific developments, trunk drainage, upgrades to existing culvert and bridge crossings and an allowance to revegetate riparian areas and provide stabilisation to deal with the increased runoff volume associated with development.</p>
Berrima	<p>This DSP drains directly to the Wingecarribee River. No significant greenfield development is proposed in this DSP area. Infill development represents the majority of growth.</p> <p>There are a number of upgrades earmarked for this area as part of the floodplain mitigation program as well as a number of stormwater upgrades.</p>
Bundanoon	<p>Bundanoon is expected to undergo significant growth. New developments will be required to manage stormwater quality and quantity in accordance with Council guidelines and the <i>Drinking Water Catchments REP No. 1</i> administered by the Sydney Catchment Authority.</p> <p>There are some significant stormwater upgrades required in the area.</p>
Exeter	<p>There is minimal growth expected for the Burrawang area and minimal stormwater works.</p>
Burrawang	<p>There is minimal growth expected for the Burrawang area and minimal stormwater works.</p>
Robertson	<p>There is minimal growth expected for Robertson. There are a range of stormwater works required for the area.</p>

2.3. Payment of charges

Section 64 of the Local Government Act 1993 authorises Council to issue Certificates of Compliance under Section 306 of the Water Management Act 2000. Section 64 of the Local Government Act 1993 also authorises Council to impose preconditions to the issuing of Certificates of Compliance.

As a precondition to the issuing of a Certificate of Compliance for stormwater, Council requires the payment of developer charges as prescribed by this DSP.

As a condition of development consent, Council can require that a Certificate of Compliance under Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000 must be obtained prior to the issue of either a Subdivision, Construction or Occupation Certificate for a particular development. Table 2.2 outlines when a Compliance Certificate must generally be obtained for certain types of development which will likely be imposed in a condition of consent issued under Section 80A of the Environmental Planning and Assessment Act 1979 (as amended).

Table 2.2 Payment of developer charges

Circumstance	Payment of developer charges
Subdivision	Prior to the issue of the Subdivision Certificate
Dual Occupancy, Secondary Dwelling, Attached Dwellings, Semi Detached Dwelling, Multi Dwelling Housing, Residential Flat Buildings, Serviced Apartments, Shop Top Housing, Tourist and Visitor Accommodation Units	Prior to the issue of the Construction Certificate (regardless of whether or not subdivision is proposed within the application).
Housing for Seniors or People with a Disability (Seniors Living SEPP) 2004 and Seniors Housing by Commercial Enterprises.	Prior to the issue of the Construction Certificate.
Housing for Seniors or People with a Disability (Seniors Living SEPP) 2004 and Seniors Housing by Not-for-Profit Organisations.	Prior to the issue of the Occupation Certificate.
Residential Care Facilities, Hostels and Group Homes that are not exempt in accordance with this Plan.	Prior to the issue of the Occupation Certificate.
Caravan Parks, Camping Sites and Manufactured Homes.	Prior to the issue of a Section 68 Certificate (Local Govt. Act) required for the connection of each site.
Industrial, Commercial and Retail Developments	Prior to the issue of the Construction Certificate.

2.4. Commencement of the DSP

This Plan takes effect from 8 December 2010 as adopted by Council resolution at its meeting of 9 November 2010.

2.5. Transitional provisions

A development application which has been submitted prior to the adoption of this DSP, but not determined, shall be determined in accordance with the provisions of this DSP, which was effective at the date of determination of the application.

Further, a development application determined prior to the adoption of this DSP, may be charged an appropriate levy in accordance with this DSP and the conditions of the development consent.

2.6. Deferred payments

The Council's policy concerning deferred payments is that deferred payment may be permitted in the following circumstances:

- a. the deferred payment of the developer charges will not, in the opinion of the Council, prejudice the timing or the manner of the provision of stormwater infrastructure included in the works program; and
- b. other circumstances considered reasonable by Council.

If Council does decide to accept a deferred payment, this may be on such conditions as the Council considers reasonable and will ordinarily require the applicant to provide a bank guarantee for the full amount of the development charge or the outstanding balance on condition that:

- a. The lodgement of an irrevocable bank guarantee without an end date for the amount of the development charge plus an additional 13-months simple interest amount, calculated at the Reserve Bank's Policy Interest Rate (Target Cash Rate) plus 1%, as at the date of the Council's approval of the deferred payment.
- b. The maximum period of deferral, is the sooner of 12-months from the date of the deferral, the date of the issuing of an occupation certificate for building work, or the date of the issuing of a subdivision certificate.
- c. The bank guarantee provides for the bank to unconditionally pay the guaranteed sum to Council if Council so demands in writing not earlier than the date mentioned in paragraph b.
- d. The bank must pay the guaranteed sum without reference to the applicant or landowner or other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development or the qualification of the Council to make the demand.
- e. The bank's obligations are discharged when payment to Council is made in accordance with this guarantee or when Council notifies the bank in writing that the guarantee is no longer required.
- f. Where the bank guarantee has been deposited with Council, the guarantee shall not be cancelled until such time as the original contribution and accrued interest

are paid. In that regard, appropriate arrangements must be made with the Council for the repayment of interest on the outstanding amount, from the date on which payment was due until that date on which payment is made as secured by the guarantee.

2.7. Settlement “in kind” or through material public benefit

Council may accept an offer by the applicant to provide an “in-kind” contribution (i.e. the applicant completes part or all of the work/s identified in the plan) or through provision of another material public benefit in *lieu* of the applicant satisfying its obligations under this plan.

Council may accept such alternatives in the following circumstances:

- a. The value of the works to be undertaken is at least equal to the value of the developer charges that would otherwise be required under this plan; and
- b. The standard of the works is to Council’s full satisfaction; and
- c. The provision of the material public benefit will not prejudice the timing or the manner of the provision of public facilities included in the works program; and
- d. other as deemed appropriate.

The value of the works to be substituted must be provided by the applicant at the time of the request and must be independently certified by a Quantity Surveyor who is registered with the Australian Institute of Quantity Surveyors or a person who can demonstrate equivalent qualifications/experience.

Council will require the applicant to enter into a written agreement for the provision of the works.

Acceptance of any such alternative is at the sole discretion of Council. Council may review the valuation of works or land to be dedicated, and may seek the services of an independent person to verify their value. In these cases, all costs and expenses borne by the Council in determining the value of the works or land will be paid for by the applicant.

Please refer to Council’s *Development Contributions and Development Service Charges Assessment Policy*, which outlines how to apply for a works-in-kind agreement and Council’s *Works-In-Kind Policy*.

2.8. Monitoring and review/update of developer charges

Developer charges relating to this DSP will be reviewed after a period of 5 years, at a maximum. Calculations may be reviewed to reassess charges at any time should there be significant new development planned.

In the period between any review, developer charges will be adjusted quarterly on the basis of upwards movements in the CPI for Sydney, excluding the impact of GST.

2.9. Calculation of charges

Charges are based on the existing provision, extension and augmentation of assets required or likely to be required to provide services to a development area. Charges have been estimated based on *Modern Engineering Equivalent Replacement Assets* (MEERA) with standard unit rates developed by Council as part of their Asset Management System.

In addition to the replacement cost, there are additional costs associated with stormwater upgrade works including investigations, design, project management and contingencies. Council’s previous experience with stormwater upgrade works suggest that the following allowances are appropriate and necessary to ensure the full cost of upgrades are allowed for. (Table 2.).

The DSP guidelines recommend the inclusion of these costs as part of asset valuation (DLWC, 2002).

Table 2.3 On-costs in addition to construction cost.

Item	Council
Survey Investigation and Design	10%
Public consultation	2%
Utility adjustment (often required for new works, or upgrades)	18%
Site establishment	15%
Project Management	10%
Contingencies	10%
Adjustment factor	1.65

The methodology for the calculation of the charge is based on a balance between simplicity for administrative and management purposes and accuracy to represent the real impact.

Impervious surface is used as the standard measure for stormwater impact. This is an accurate approximation of the relative impact of a development. An Equivalent Tenement (ET) is adopted as the basic unit for determining charges. An ET is considered to be a standard 700sqm residential block with an impervious surface of 400sqm. Developments are considered in two ways, viz.:

1. Single lot Residential development (zoning R2, R5) In this case charges are based on the number of lots.

2. Dual occupancy, Medium density, Commercial or Industrial Development (Zoning R3, B1, B2, B3, B4, B5, B7, IN1, IN2, IN3). In this case charges are based on impervious surface.

Where calculations are not residential lot-based, developers may apply the impervious % listed in Table 2.4, or provide detailed calculations of impervious area.

Table 2.4: Impervious area per DSP Zone

Land Use Zoning	Impervious %
R2, R5	NA
R3	80
B1, B2, B4, B5, B7	85
IN1, IN2, IN3	85

Normal residential and rural residential development for Lots between 450 and 20000sqm.

The development charge will be the number of lots multiplied by the development charge per lot. Larger lots may have more impervious surface than smaller lots, however, this is assumed to be offset by the lack of direct connections of impervious surface to the stormwater system.

Medium density development (strata) and Commercial and Industrial development

The development charge will be the total impervious surface area divided by the average impervious area associated with a residential development (400sqm). This will include any privately owned areas. Public roads created as part of the development are excluded for the purposes of this calculation.

'Brownfield' development

For developments that involve a change in land use, e.g. redevelopment from residential to dual occupancy, or residential to medium density, the developer charge will be the difference in impervious surface based on the number of existing lots or existing impervious area and the future impervious area then divided by the average impervious area associated with a residential development (400sqm).

3.0 DEMOGRAPHICS & LAND USE PLANNING

3.1. Growth projections

Growth projections for the DSP areas for residential land are based on a refinement of the *Sydney-Canberra Corridor Regional Strategy 2006-2031*, published by the NSW Department of Planning. These values were refined as part of a needs study prepared by consultants Parsons Brinckerhoff (PB, 2009). Percentage increases to the DSP areas are based on these refinements.

Table 3.1 Growth projections for dwellings (PB, 2009).

Township	2006	2031	% Increase
Mittagong	2877	4,277	48.7%
Bowral	4370	4,970	13.7%
Moss Vale	2503	5,003	99.9%
Bundanoon/Exeter	964	1,599	65.9%
Berrima	328	369	12.5%
Robertson	420	500	19.0%
Northern Villages	1354	1,854	36.9%
Rural	2752	4,352	58.1%

In the case of the Moss Vale Enterprise Corridor, growth rates are based on the site being fully developed by 2031. The developable portion of the site is based on capability assessment work undertaken by consultants Connell Wagner, *Essential Infrastructure Plan for the Moss Vale Enterprise Zone* (June 2007). On average, approximately 65% of the total area is able to be developed (510 Ha).

An estimate of current ET and future ET for each DSP Area is necessary for the calculation of the capital charge and reduction amount. The number of rate-able assessments for various land use types was determined for each DSP area. For residential land, 1 lot represents 1 ET. For areas where the proportion of impervious surface differs significantly from a residential lot (e.g. rural residential, medium density or industrial), the corresponding rate-able assessment areas are multiplied by the corresponding assumed impervious percentage (Table 3.2). Future growth in the number of ETs is based on the projected % increases listed in Table 3.1. An example calculation is shown in Table 3.3.

Table 3.2 Land use and impervious %

Land Use		% Impervious
Residential	Residential	NA
Medium density	Strata residential	80
Rural	Rural	5
Commercial/Industrial	Business, mixed development, strata business and strata mixed.	85

Table 3.3 Bowral Example (2009/2010)

Land Use	Number of Assessments	Area (Ha)	Impervious %	ET (1ET = residential assessment or 400sqm impervious)
Residential	4,833	1,406	NA	4,833
Medium density	841	41	80	822
Rural	14	61	5	75
Commercial/Industrial	538	255	85	5,419
Total				11,151

Note: Projected dwelling growth for Bowral is 13.7% from 2006 to 2031.

3.2. Land use information

This document should be read in conjunction with the *Draft Wingecarribee Shire Council Local Environmental Plan 2009*, as adopted by Council on 8 July 2009.

4.0 STORMWATER INFRASTRUCTURE

A list of existing infrastructure and additional upgrades serving all the DSP areas is listed in The background document. A diagram showing the infrastructure required in the MVEC is also included.

The estimated capital costs and timings of existing and future stormwater works are also listed in The background document.

5.0 STANDARD OF SERVICE

Stormwater system maintenance is carried out as required. Council is currently preparing a Drainage Asset Management Plan which will shift asset maintenance from a reactive approach to scheduled maintenance.

5.1. Stormwater design

Cost estimates are based on stormwater designs in accordance with *Wingecarribee Shire Council Endorsed Technical Specifications Volume 1*.

5.2. Stormwater maintenance

Maintenance standards of service are changing from reactive to scheduled maintenance. Refer to the *Drainage Asset Management Plan* and *Wingecarribee Stormwater Management Plan* for details of these changes.

5.3. Water quality

Refer to the *Wingecarribee Stormwater Management Plan* for details on water quality standards to be achieved. The DSP assumes that proponents of new developments are responsible for their own water quality and compliance with provisions of *Drinking Water Catchments REP No. 1* administered by the Sydney Catchment Authority.

6.0 DESIGN PARAMETERS

6.1. Stormwater design

Stormwater capacities calculated for future works and upgrades are based on *Wingecarribee Shire Council Endorsed Technical Specifications Volume 1, Development Design Specification D5, Stormwater Drainage Design*. **Table 6.1** lists system design criteria.

Table 6.1 System drainage design criteria

Land use	Unit	Existing level of Service	Target
<i>Minor System Drainage</i>			
Road Drainage			
Residential Areas	ARI	Varies	5
Commercial & Industrial Areas	ARI	Varies	10
Road Crossings			
To meet the total requirement of 100 year ARI with $V \times D < 0.4$. Minimum Requirement for culvert crossing	ARI	Varies	5
Site Drainage			
Standard Residential Dwelling	ARI	Varies	5
Standard Residential Units	ARI	Varies	5
Commercial/ Industrial Land Use	ARI	Varies	10
Institutional or Important Site (Hospitals, Town Hall, Schools, etc)	ARI	Varies	10
<i>Major System Drainage</i>	ARI	Varies	100
<i>Water Quality</i>			
Comply with Regional Environmental Plan No. 1 where required.	NorBE – Neutral or Beneficial Effect	Varies	Meet or exceed pre-development water quality

7.0 CALCULATED DEVELOPER CHARGES

7.1. Summary

The developer charges for the stormwater areas covered by this DSP are as shown in Table 7.1.

Table 7.1: Developer charges for Service areas

	<i>Capital Charge(CC)</i>	<i>Reduction Amount (RA)</i>	<i>Calculated Developer Charge CDC= (CC - RA)</i>	<i>Agglomerated Area</i>	<i>Agglomerated DSP Charge</i>
Bowral	\$4,247	\$890	\$3,357	A	\$3,013
Mittagong	\$3,143	\$390	\$2,753		
Exeter	\$2,771	\$150	\$2,621	B	\$2,621
Moss Vale Wingecarribee	\$2,388	\$170	\$2,218	C	\$2,218
Bundanoon	\$2,347	\$250	\$2,097	D	\$2,097
Robertson	\$1,669	\$280	\$1,389	E	\$1,389
Moss Vale Whites Creek	\$1,650	\$370	\$1,280	F	\$1,280
Berrima	\$1,394	\$330	\$1,064	G	\$1,064
MVEC	\$1,143	\$100	\$1,043	H	\$1,043
Colovale	\$972	\$160	\$812	I	\$812
Burrawang	\$431	\$320	\$111	J	\$217
N.Gateway	\$417	\$200	\$217	K	\$111
Hilltop	\$242	\$180	\$62	L	\$62

These charges have been calculated on the basis of the capital charges and reduction amounts in the following sub sections.

7.2. Capital Charge

The capital charge is a summary of all existing infrastructure and proposed upgrades for that DSP area. This includes stormwater drainage infrastructure such as culverts and constructed open channels as well as wetlands, detention basins, gross pollutant traps and other water quality infrastructure. Riparian upgrade works are included, particularly for the MVEC. Proposed flood studies, floodplain risk management plans and design work for flood mitigation measures are also included.

Council has adopted the Return On Investment (ROI) factor approach to calculate the capital charge. The ROI approach consists of the following two steps:

Step 1. Uniform lot take-up

$$ROI = PMT\left(\frac{r}{100}, t, I\right) \times \left(\frac{t}{\left(I + \frac{r}{100}\right)}\right)$$

Where:

ROI = Return On Investment

PMT() = is an excel function which calculates the required uniform annual loan payments

r = discount rate (%)

t = take-up period (years)

Step 2 Multiply the capital cost per ET x ROI factor.

Capital Charge = Capital Cost per ET x ROI factor

For example:

The Bowral floodplain management program includes raising 7 weatherboard and 7 brick houses, costed at \$910,000. The number of ETs in the Bowral DSP area is 11816 in 2020/2021. Take up period is 10 years. Discount rate is 7%.

$$PMT\left(\frac{7}{100}, 10, 1\right) \times \left(\frac{10}{\left(1 + \frac{7}{100}\right)}\right) = 1.33$$

$$\text{Capital cost per ET} = \frac{\$910,000}{11,816} = \$77.00$$

$$\text{Capital Charge per ET} = \$77.00 \times 1.33 = \$102.00$$

A summary of capital charges for each item is included the background document.

7.3. Reduction Amount

The Direct NPV method was adopted to calculate the reduction amount for all DSP areas.

Council has a Stormwater Levy and a special rate allowance assigned to drainage works along with general funds that are assigned to drainage maintenance and renewal. The 2009/2010 budget amount for the Stormwater Levy is \$478,000. Of this, approximately \$60,000 was budgeted for renewals. Expenditure from standard rates revenue on renewal (not maintenance) of trunk drainage items (not kerb and gutter) was approximately \$243,000.

The total expenditure on trunk drainage renewal for 2009/10 is therefore assumed to be \$303,000. This amount has been apportioned between the various DSP areas based on the number of current ETs within that DSP zone.

This value has been included in the DSP calculations, increasing at a rate of 3% per annum. The *Drainage Asset Management Plan* suggests that expenditure on maintenance and renewals is too low. Further investigations are required to refine the reduction amount. The Reduction Amounts have been calculated as follows:

RA = Reduction Amount

$PV_{(r)}$ = Present Value of renewals

N = PV of existing and future Equivalent Tenements

F = Available capacity

$PV_{(s)}$ = PV of standards

DC = Developer Charge

CC = Capital Charge

$$RA = \left(CC - \frac{N}{N - F} \right) \times \left[\frac{CC - PV_{(r)}}{N} - \frac{NetDebt}{N} - \frac{PV_{(s)}}{N} \right]$$

For the Bowral DSP area the calculation is as follows:

$$\frac{PV_{(r)}}{N} = \$183 \text{ (NPV of renewals per ET)}$$

$$\frac{PV_{(s)}}{N} = \$707 \text{ (NPV of improved standards per ET)}$$

$$Net\ Debt = \$0$$

$$CC = \$4,166$$

$$RA = \$890$$

$$DC = CC - RA = \$3,276$$

A summary of reduction amounts for each item is included in then background document.

7.4. Agglomeration of charges

In accordance with the DSP guidelines, charges within 30% should be agglomerated into a single DSP to reduce administrative costs.

In this case only adjacent DSP areas within 30% have been agglomerated.

DSP charges have been agglomerated using the weighted average procedure outlined in attachment 4 of the Guidelines.

7.5. Reviewing/updating of calculated developer charges

Developer charges relating to this DSP are for the purpose of enabling the Council to require contributions from developers as a pre-condition to the granting of a certificate of compliance for development pursuant to s64 of the Local Government Act 1993 and s306 of the Water management Act 2000, and will be reviewed after a period of 5 years.

In the period between any review, developer charges will be adjusted quarterly on the basis of upward movements in the CPI for Sydney, excluding the impact of GST.

7.6. Infrastructure works

The developer shall be responsible for the full cost of construction of stormwater works within subdivisions and development sites, and externally to connect to the trunk drainage system.

7.7. Cross-subsidy

This DSP does not contain any cross subsidies as Council did not elect to phase in the Developer Charges calculated in this Plan. Council adopted that the full amount of calculated developer charges be applied from the date this DSP became effective.

8.0 REFERENCE DOCUMENTS

Australian Bureau of Statistics (ABS): www.abs.gov.au

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9.0 RELATED PLANS

Section 64 Development Servicing Plans

Name of Plan	Date of Adoption of Plan
Water Supply Development Servicing Plan for Wingecarribee Shire Council	1 January 2007
Sewerage Development Servicing Plan for Wingecarribee Shire Council	1 January 2007

Section 94 Development Contributions Plans

Name of Plan	Date of Adoption of Plan
Wingecarribee Shire Council Section 94 Development Contributions Plan for Central Library Facility	9 July 1997
Wingecarribee Shire Council Development Contributions Plan for Bundanoon	11 February 2004
Wingecarribee Shire Council Development Contributions for Roads and Traffic Management – Version 5	21 June 1993
Wingecarribee Shire Council Development Contributions Plan for Open Space and Recreation Facilities	14 March 2007
Wingecarribee Shire Council Section 94 Development Contributions Plan for Administration Resources	28 August 1996
Wingecarribee Shire Council Section 94 Development Contributions Plan – Resource Recovery Centre 2009	19 August 2009
Section 94A Contributions Plan for Wingecarribee Shire Council	12 May 2010

10.0 ABBREVIATIONS & DEFINITIONS

10.1. Abbreviations

DSP means Development Servicing Plan

EIP means *Essential Infrastructure Plan for Moss Vale Enterprise Zone*, June 2007

EPA Act means Environmental Planning and Assessment Act 1979

LEP means Draft Wingecarribee Shire Local Environmental Plan 2009

LGA means Local Government Area

MEERA means Modern Engineering Equivalent Replacement Asset cost. Defined as the value of an asset on the basis that the asset is constructed at the time of valuation and in accordance with modern engineering practice and the most economically viable technology, which provides similar utility functions to the existing asset in service.

MVEC means Moss Vale Enterprise Corridor

Plan means this Development Servicing Plan

Guidelines means the Developer Charges Guidelines for Water Supply, Sewerage and Stormwater

10.2. Definitions

affordable housing has the same meaning as in the EPA Act.

attached dwelling means a building containing 3 or more dwellings, where:

- (a) each dwelling is attached to another dwelling by a common wall, and
- (b) each of the dwellings is on its own lot of land (not being an individual lot in a strata plan or community title scheme), and
- (c) none of the dwellings is located above any part of another dwelling.

attic means any habitable space, but not a separate dwelling, contained wholly within a roof above the ceiling line of the storey immediately below, except for minor elements such as dormer windows and the like.

apportionment means the adjustment of a contribution (usually a percentage) to ensure the contributing population only pays for its share of the total demand for the facility.

backpackers' accommodation means tourist and visitor accommodation:

- (a) that has shared facilities, such as communal bathroom, kitchen or laundry, and
- (b) that will generally provide accommodation on a bed basis (rather than by room).

bed and breakfast accommodation means tourist and visitor accommodation comprising a dwelling (and any ancillary buildings and parking) where the accommodation is provided by the permanent residents of the dwelling and:

- (a) meals are provided for guests only, and
- (b) cooking facilities for the preparation of meals are not provided within guests' rooms and
- (c) dormitory-style accommodation is not provided.

bedroom means any enclosed habitable room that is capable of being used for sleeping purposes, including any study or similar utility room. *Note:* Council may use discretion to determine whether a particular room is to be regarded as bedroom for the purposes of this definition by having regard to the nature of the design and/or layout of the room and its situation in the building.

boarding house means a building:

- (a) that is wholly or partly let in lodgings
- (b) that provides lodgers with a principle place of residence for 3 months or more, and
- (c) that generally has shared facilities, such as a communal bathroom, kitchen or laundry, and
- (d) that has rooms that accommodate one or more lodgers,

but does not include backpackers' accommodation, a group home, a serviced apartment, seniors housing or hotel accommodation.

brothel has the same meaning as the EPA Act.

building has the same meaning as the EPA Act.

caravan park mean land (including a camping ground) on which caravans (or caravans and other moveable dwellings) are, or are to be, installed or placed.

catchment means a geographic or other defined area that the infrastructure is deemed to service.

Council means Wingecarribee Shire Council.

depot means a building or place used for the storage (but not sale of hire) of plant, machinery, or other goods (that support the operations of an existing undertaking) when not required for use.

development has the same meaning as the EPA Act.

development consent has the same meaning as the EPA Act.

dwelling means a room or suite of rooms occupied or used so as constructed or adapted as to be capable of being occupied or used as a separate domicile.

dwelling house means a building containing only one dwelling.

dual occupancy means 2-dwellings (whether attached or detached) on one lot of land (not being an individual lot in a strata plan or community title scheme), but does not include a secondary dwelling.

exhibition home means a dwelling built for the purposes of the public exhibition and marketing of new dwellings, whether or not it is intended to be sold as a private dwelling after its use for those purposes is completed, and includes and associated sales or home finance office or place used for displays.

exhibition village means 2 or more exhibition homes and associated buildings and places used for house and land sales, site offices, advisory services, car parking, food and drink sales and other associated purposes.

freight transport facility means a facility used principally for the bulk handling of goods for transport by road, rail, air or sea, including any facility for the loading and unloading of vehicles, aircraft, vessels or containers used to transport those goods and for the parking, holding, servicing or repair of those vehicles, aircraft or vessels or for the engines of carriages involved.

granny flat means a second dwelling on one allotment of land that contains only 1-bedroom, with no separate studies or similar rooms, and has a floor area of 60m² or less.

group home means a dwelling that is a permanent group home or a transitional group home.

group home (permanent) or permanent group home means a dwelling:

- (a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and
- (b) that is used to provide permanent household accommodation for people with a disability or people who are socially disadvantaged,

but does not include development to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies.

group home (transitional) or transitional group home means a dwelling:

- (a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and
- (b) that is used to provide temporary accommodation for the relief or rehabilitation of people with a disability or for drug or alcohol rehabilitation purposes, or that is used to provide half-way accommodation for persons formerly living in institutions or temporary accommodation comprising refuges for men, women or young people,

but does not include development to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies.

growth centre has the same meaning as it has in the Growth Centres (Development Corporations) Act 1974.

hazardous industry means development for the purpose of an industry that when development is in operation and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the development from existing or likely future development on other land in the locality), would pose a significant risk in the locality:

- (a) to human health, life or property, or
- (b) to the biophysical environment.

hazardous storage establishment means any establishment where goods, materials or products are stored that, when in operation and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the establishment from existing or likely future development on other land in the locality), would pose a significant risk in the locality:

- (a) to human health, life or property, or
- (b) to the biophysical environment

heavy industry means an industry that requires separation from other land uses because of the nature of the processes involved, or the materials used, stored or produced. It may consist of or include a hazardous or offensive industry or involve the use of a hazardous or offensive storage establishment.

hostel means premises that are generally staffed by social workers or support providers and at which:

- (a) residential accommodation is provided in dormitories, or on a single or shared basis, or by a combination of them, and
- (b) cooking, dining, laundering, cleaning and other facilities are provided on a shared basis.

hotel or motel accommodation means tourist and visitor accommodation (whether or not licensed premises under the Liquor Act 2007):

- (a) comprising rooms or self-contained suites, and
- (b) that may provide meals to guests or the general public and facilities for parking of guests' vehicles,

but does not include backpackers' accommodation, a boarding house, bed and breakfast accommodation or farm stay accommodation.

light industry means an industry, not being a hazardous or offensive industry or involving use of a hazardous or offensive storage establishment, in which the processes carried on, the transportation involved or the machinery or materials used do not interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise.

manufactured home has the same meaning as in the Local Government Act 1993.

material public benefit may consist of either works in kind of the provision of public amenities or services in lieu of a requirement for a contribution to be provided.

moveable dwelling has the same meaning as in the Local Government Act 1993.

multi dwelling housing means 3 or more dwellings whether attached or detached on one lot of land (not being an individual lot in a strata plan or community title scheme) each with access at ground level, but does not include a residential flat building.

neighbourhood shop means retail premises used for the purpose of selling small daily convenience goods such as food stuffs, personal care products, newspapers and the like to provide for the day-to-day needs of people who live or work in the local area, and may include ancillary services such as a post office, bank or dry cleaning, but does not include restricted premises.

offensive industry means any development for the purpose of an industry that would, when the development is in operation and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the development from existing or likely future development on other land on the locality), emit a polluting discharge (including, for example, noise) in a manner that would have a significant adverse impact in the locality or on the existing or likely future development on other land in the locality.

offensive storage establishment means any establishment where goods, materials or products are stored and that would, when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the establishment from existing or likely future development on other land in the locality), emit a polluting discharge (including, for example, noise) in a manner that would have a significant adverse impact in the locality or on the existing or likely future development on other land in the locality.

office premises means a building or place used for the purpose of administrative, clerical, technical, professional or similar activities that do not include dealing with members of the public at the building or place on a direct and regular basis, except where such dealing is a minor activity (by appointment) that is ancillary to the main purpose for which the building or place is used.

place of shared accommodation has the same meaning as the EPA Act.

public land has the same meaning as in Local Government Act 1993.

public place has the same meaning as in the Local Government Act 1993

public reserve has the same meaning as in the Local Government Act 1993

public road has the same meaning as in the Roads Act 1993

residential accommodation means a building or place use predominantly as a place of residence, but does not include tourist and visitor accommodation.

residential care facility means accommodation for seniors (people aged 55 years or more) or people with a disability that includes:

- (a) meals and cleaning services, and
- (b) personal care or nursing care, or both, and
- (c) appropriate staffing, furniture, furnishings and equipment for the provision of that accommodation and care,

not being a dwelling, hospital or psychiatric facility.

residential flat building means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling house.

rural worker's dwelling means a dwelling, ancillary to a dwelling house on the same landholding, used as the principle place of residence by persons employed for the purpose of agriculture or a rural industry on that land.

secondary dwelling means a self contained dwelling that:

- (a) is established in conjunction with another dwelling (the principle dwelling), and
- (b) is on the same lot of land (not being an individual lot in a strata plan or community title scheme) as the principal dwelling, and
- (c) is located within, or is attached to, or is separate from, the principal dwelling.

semi detached dwelling means dwelling that is on its own lot of land (not being an individual lot in a strata plan or community title scheme) and is attached to only one other dwelling.

seniors housing means ‘seniors housing’ as referred to in the Minister’s 94E direction as follows:

‘residential accommodation that is, or is intended to be, used permanently for seniors or people with a disability consisting of:

- (a) a residential care facility, or*
- (b) a hostel, or*
- (c) a group of self-contained dwellings, or*
- (d) a combination of these,*

but does not include a hospital.

Note *The concept of seniors housing is intended to be a shorthand phrase encompassing both housing for seniors and for people with a disability. This Policy deals with both kinds of housing.*

Accommodation provided by seniors housing does not have to be limited to seniors or people with a disability. Clause 20 provides that seniors housing may be used for the accommodation of the following:

- (a) seniors or people who have a disability,*
- (b) people who live within the same household with seniors or people who have a disability,*
- (c) staff employed to assist in the administration of and provision of services to housing provided under this Policy.’*

serviced apartment means a building or part of a building providing self contained tourist and visitor accommodation that is regularly serviced or cleaned by the owner or manager of the building or part of the building or the owner’s or manager’s agent.

stormwater system means any constructed system, or modified natural system that controls, treats and/or conveys stormwater runoff.

shop top housing means one or more dwellings located above (or otherwise attached to) ground floor retail premises or business premises.

social housing provider means a ‘social housing provider’ as referred to in the Minister’s 94E direction as follows:

- (a) the New South Wales Land and Housing Corporation,*
- (b) the Department of Housing,*
- (c) a community housing organisation registered with the Office of Community Housing of the Department of Housing,*
- (d) the Aboriginal Housing Office,*
- (e) a registered Aboriginal housing organisation within the meaning of the Aboriginal Housing Act 1998,*
- (f) the Department of Ageing, Disability and Home Care,*
- (g) a local government authority that provides affordable housing,*
- (h) a not-for-profit organisation that is a direct provider of rental housing to tenants.*

subdivision certificate has the same meaning as in the EPA Act.

subdivision of land has the same meaning as in the EPA Act.

subdivision work has the same meaning as in the EPA Act.

tourist and visitor accommodation means a building or place that provides temporary or short-term accommodation on a commercial basis, and includes hotel or motel accommodation, serviced apartments, bed and breakfast accommodation and backpackers' accommodation.

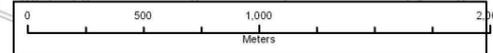
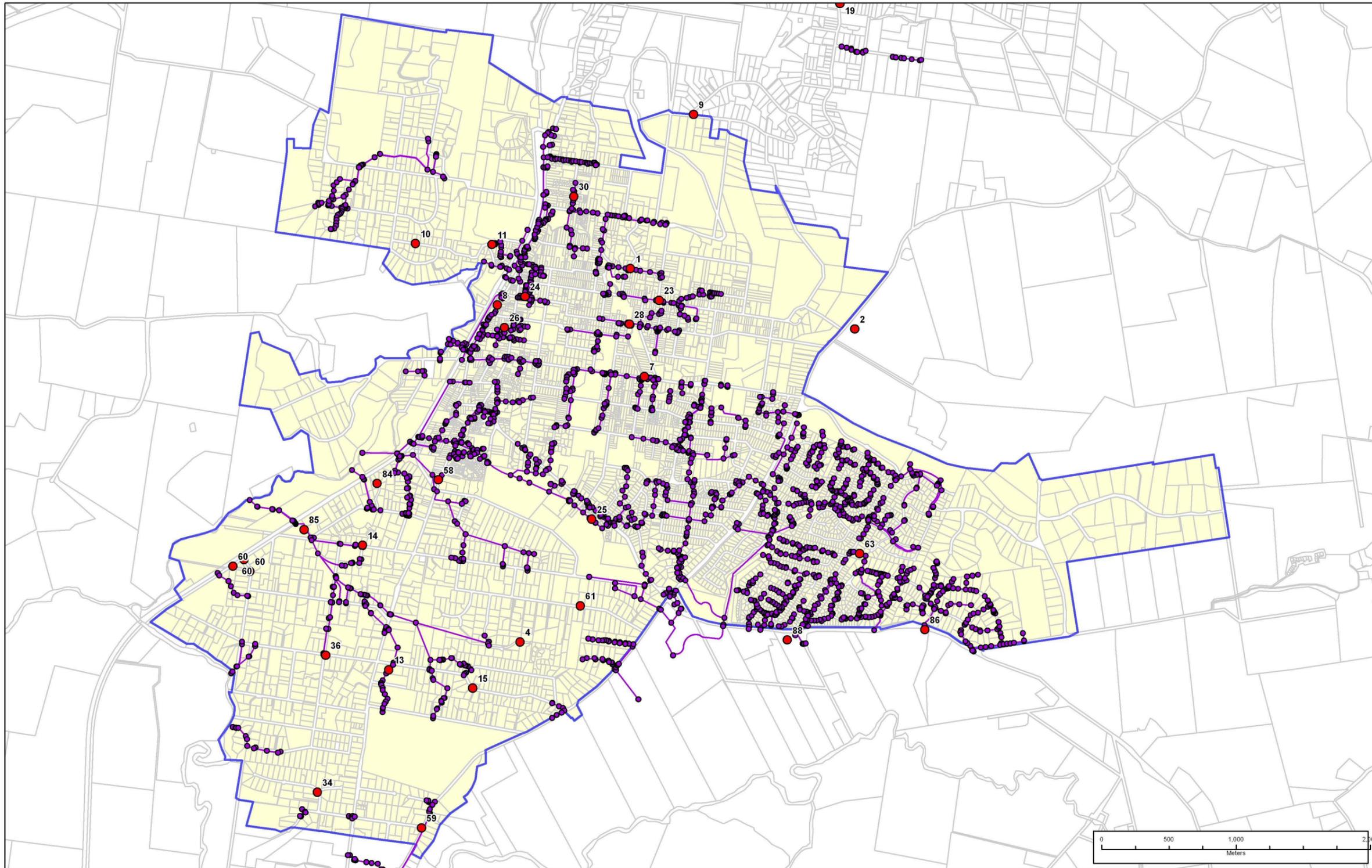
trunk stormwater drainage is a piped drainage systems with a pipe diameter of 450mm or larger, open drains with equivalent cross-sectional area or larger and associated structures, wetlands, Gross Pollutant Traps, detention ponds, etc.

warehouse or distribution centre means a building or place used mainly or exclusively for storing or handling items (whether goods or materials) pending their sale, but from which no retail sales are made.

works-in-kind means the construction or provision of the whole or part of a public facility that is identified in a works schedule in a contributions plan in lieu of payment or part payment of developer charges.

APPENDIX A

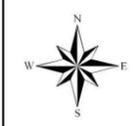
DSP Areas



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Bowral DSP Area



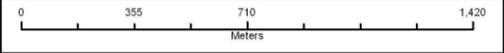
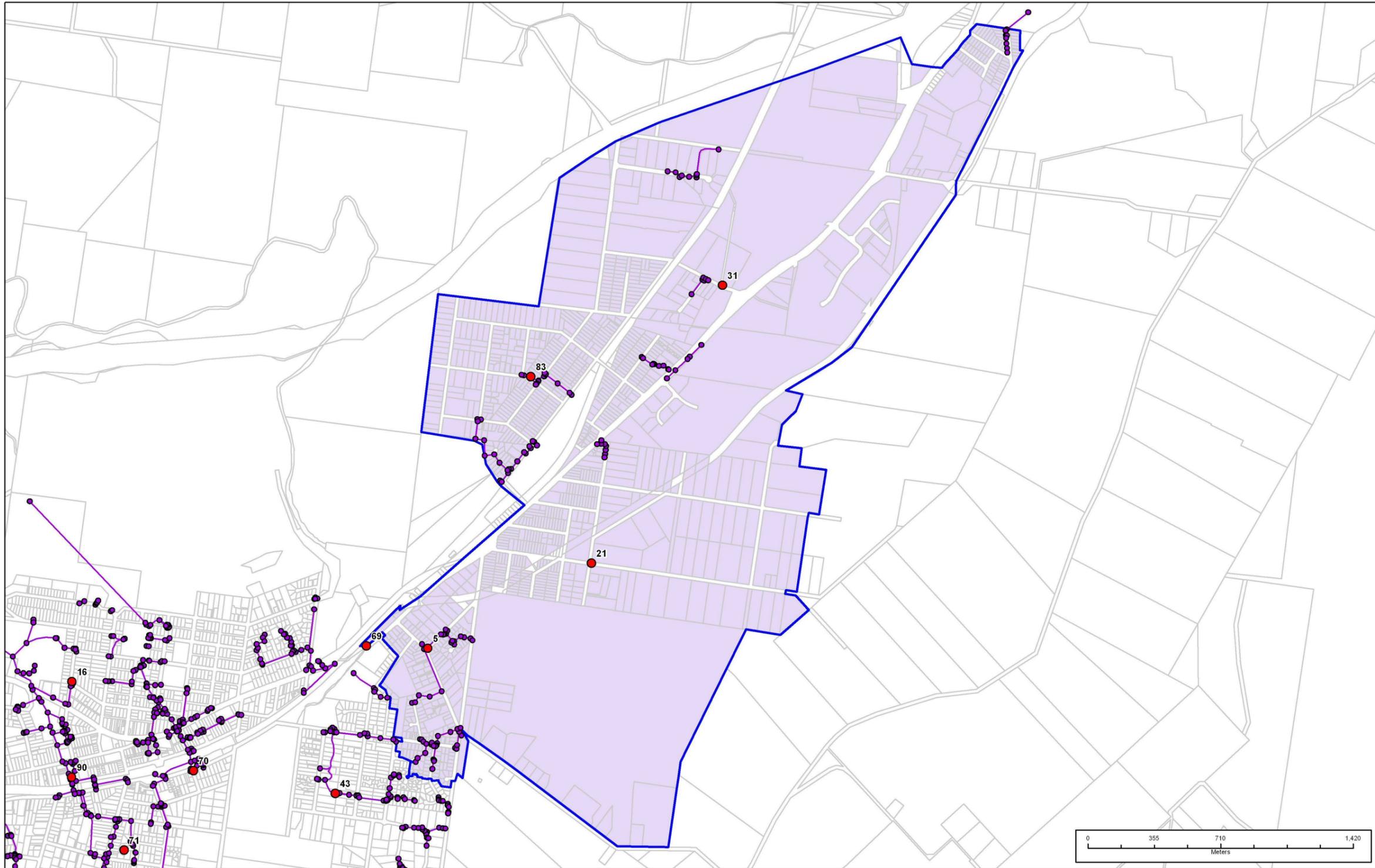
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Northern Gateway DSP Area



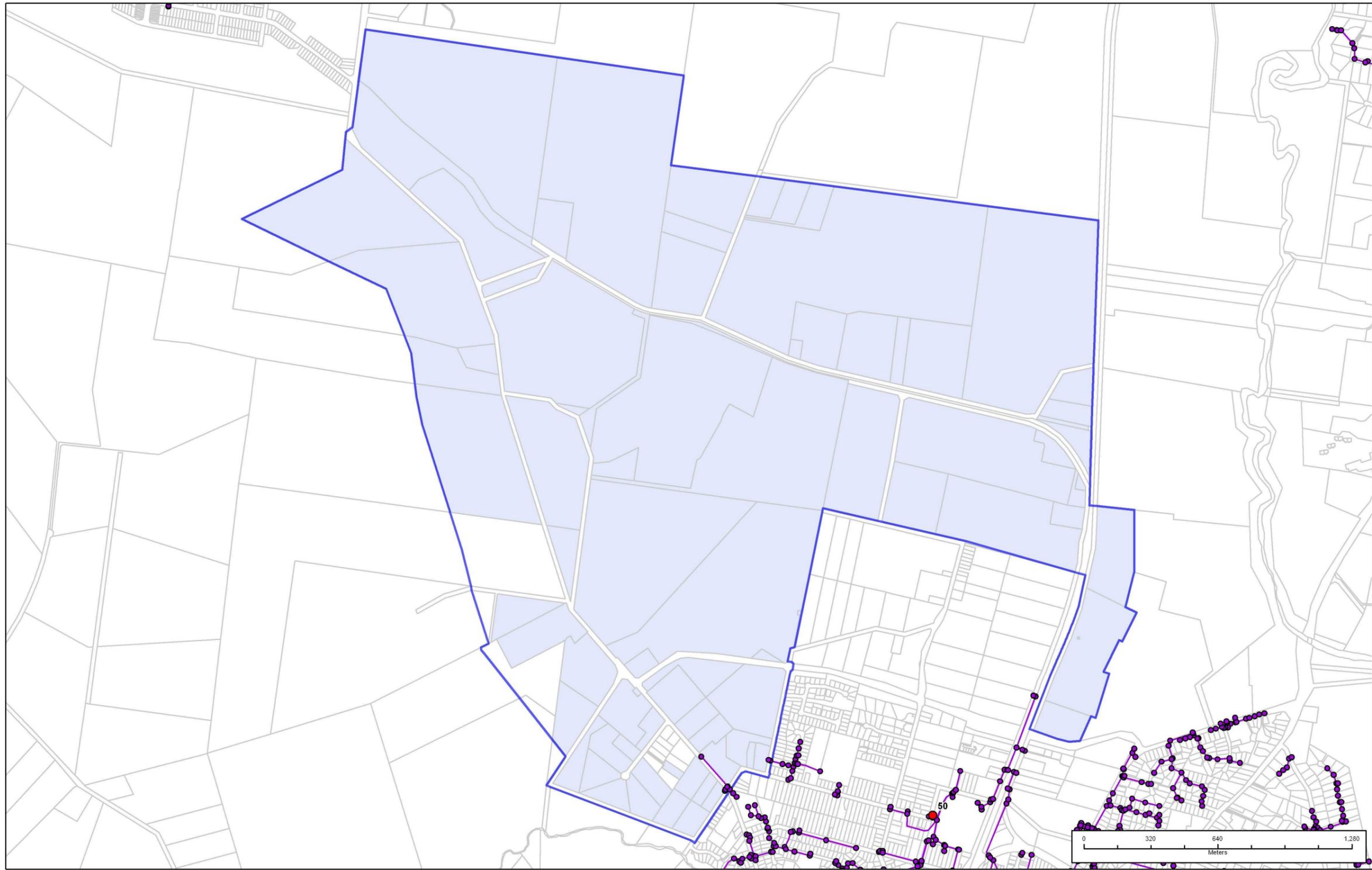
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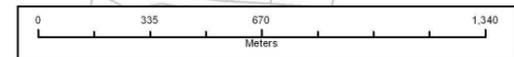
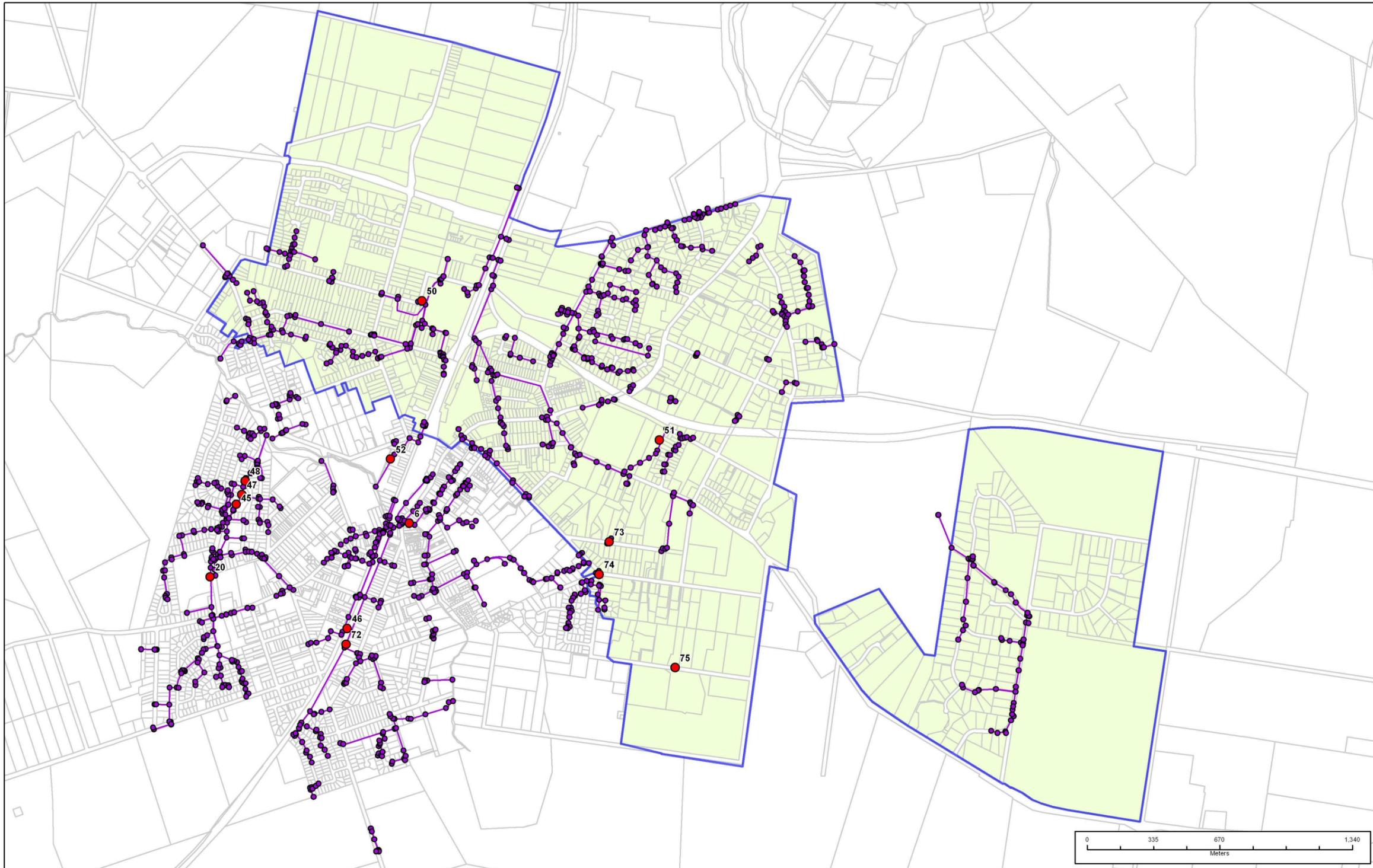
Moss Vale - Enterprise DSP Area

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Moss Vale - Wingecarribee

DSP Area



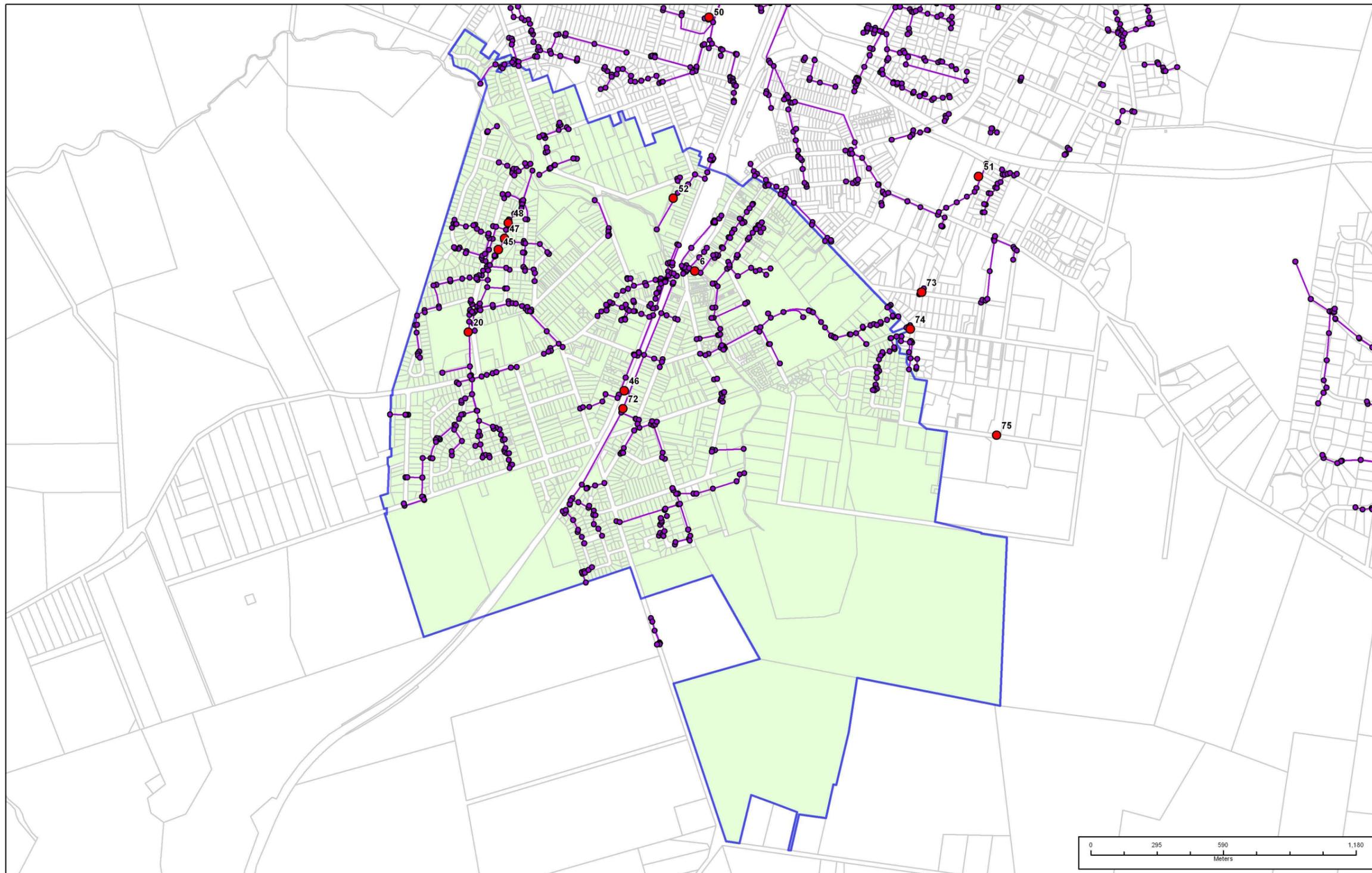
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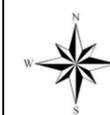
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Moss Vale - Whites DSP Area



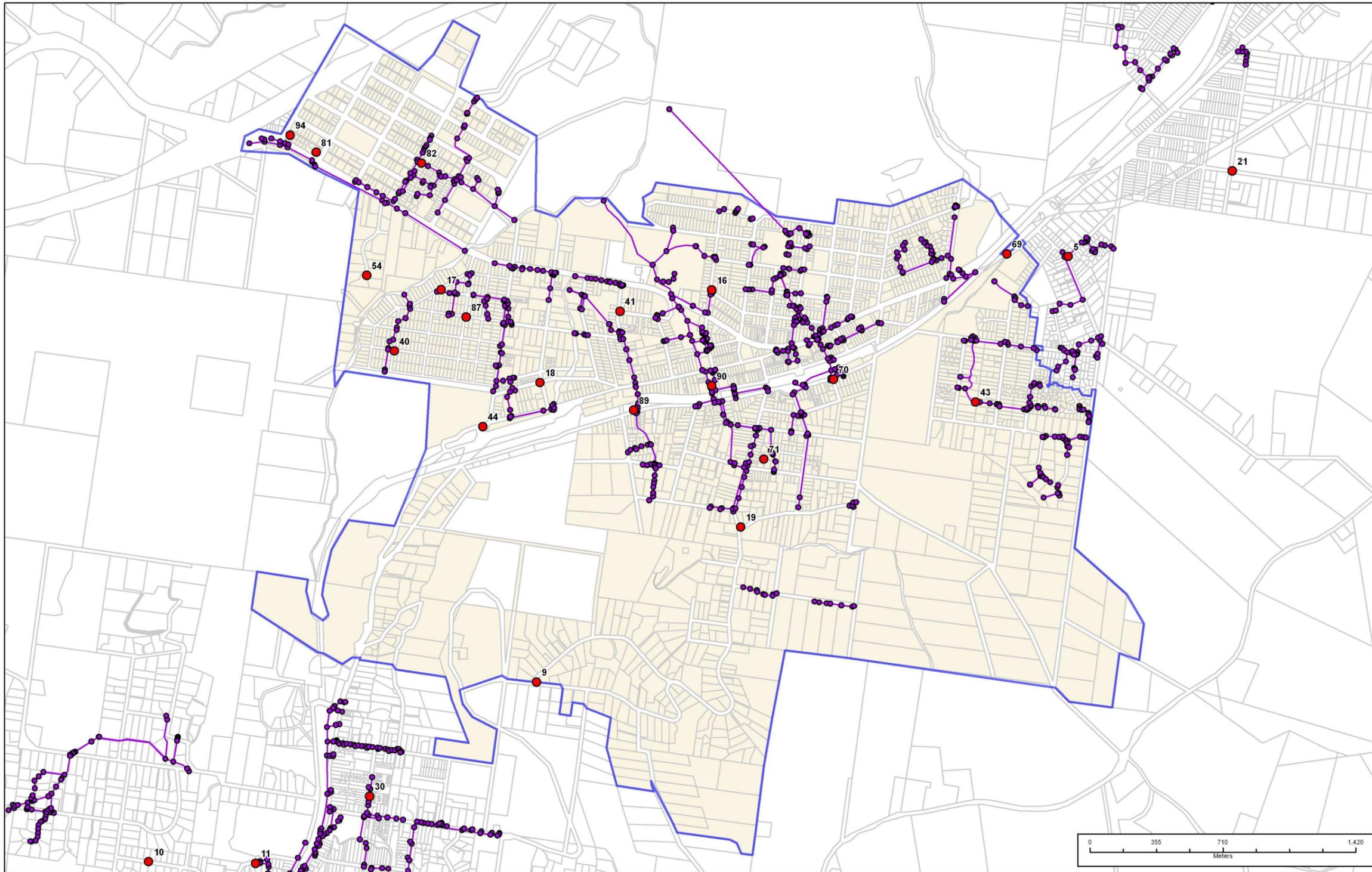
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Mittagong DSP Area



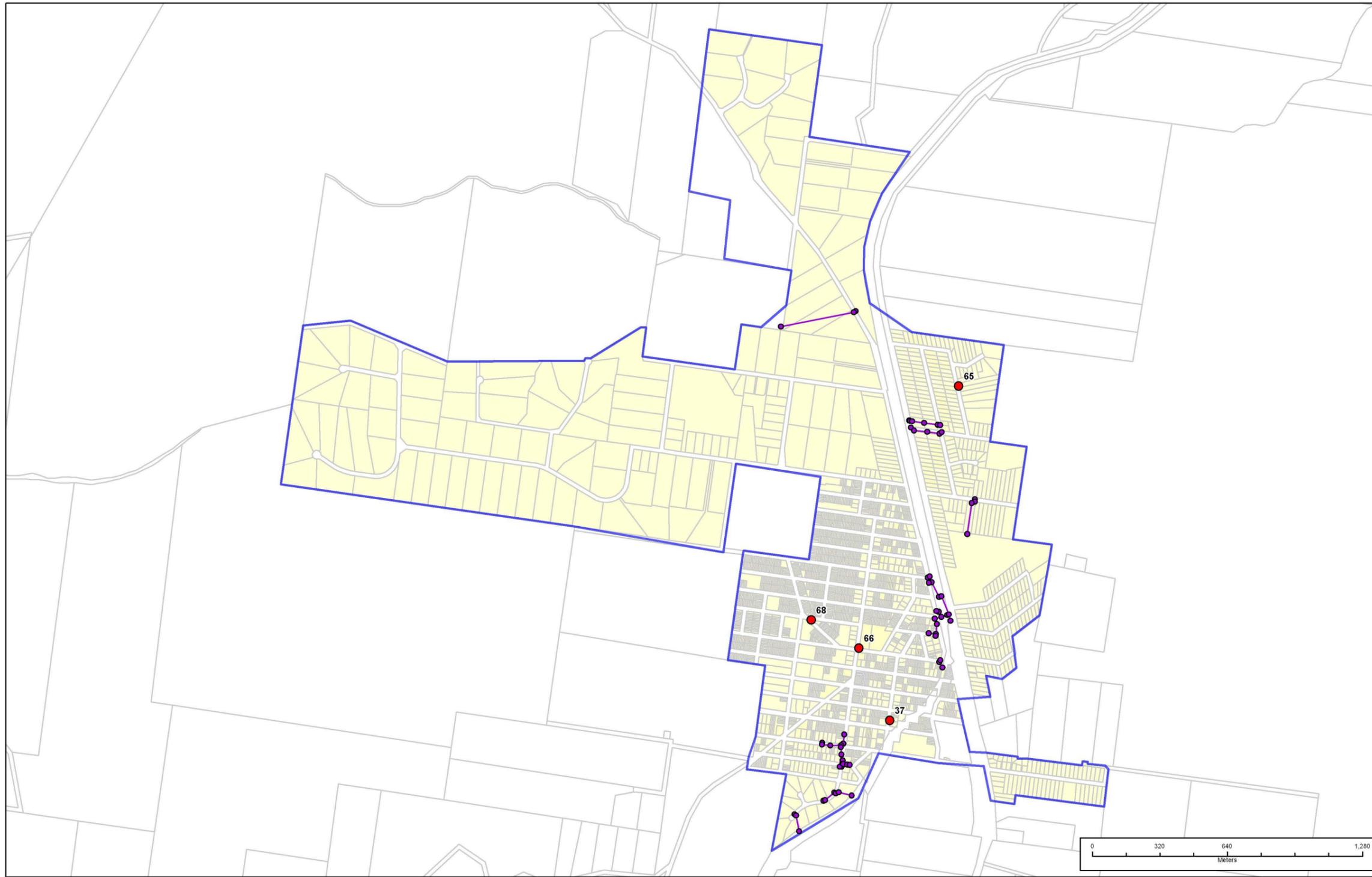
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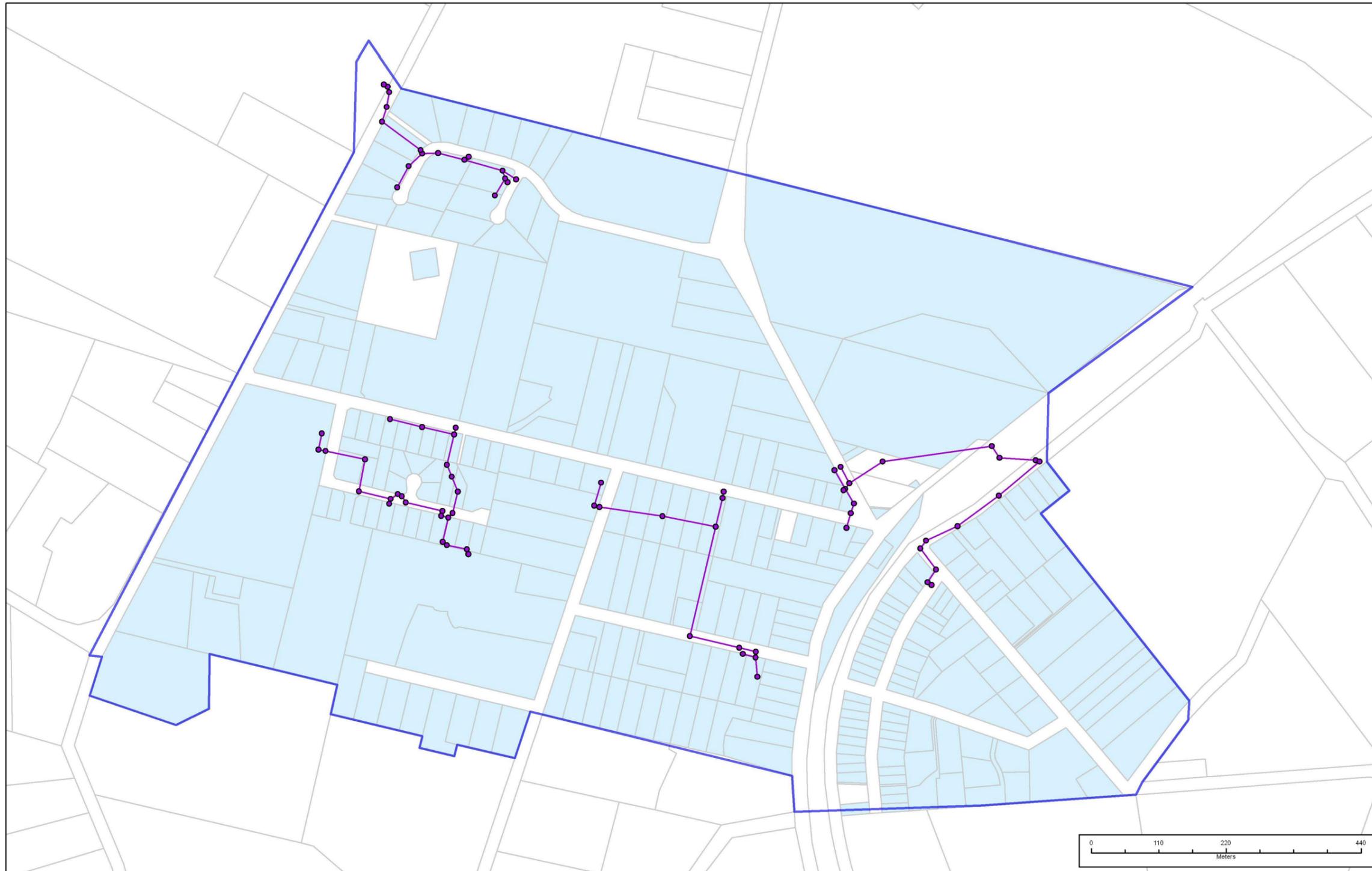
Hill Top DSP Area

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Exeter DSP Area

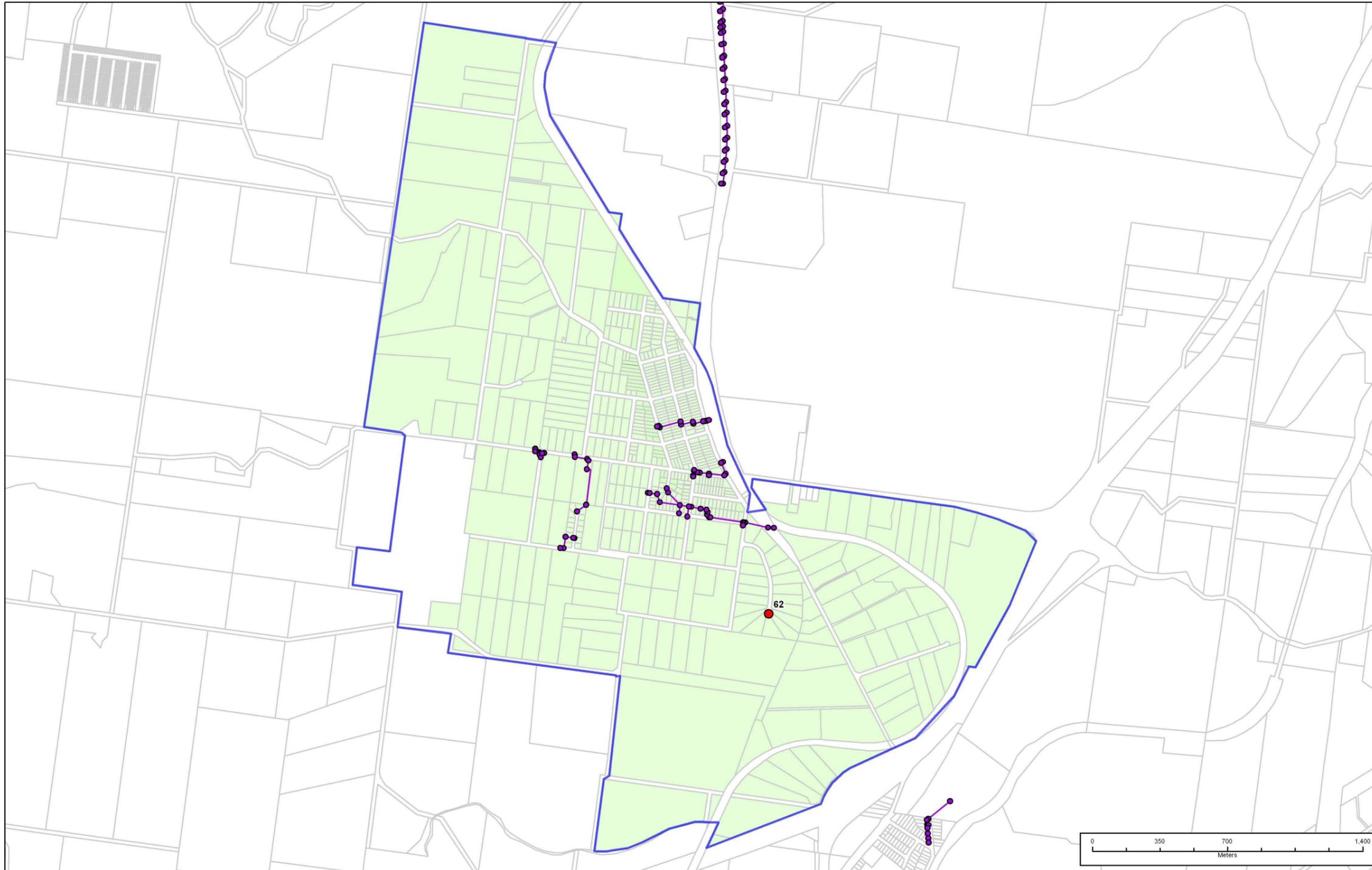


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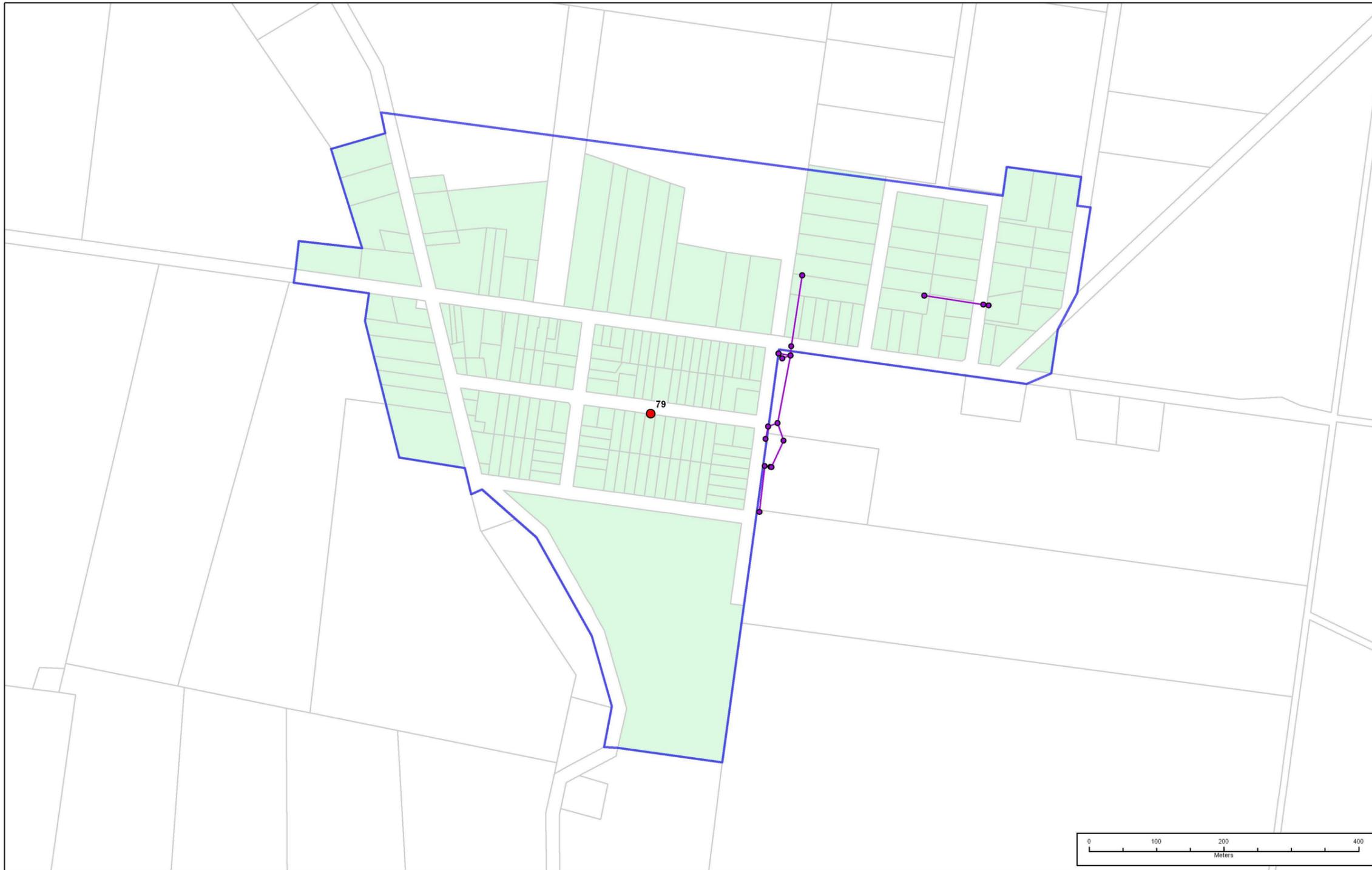
Colo Vale DSP Area

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Burrawang DSP Area



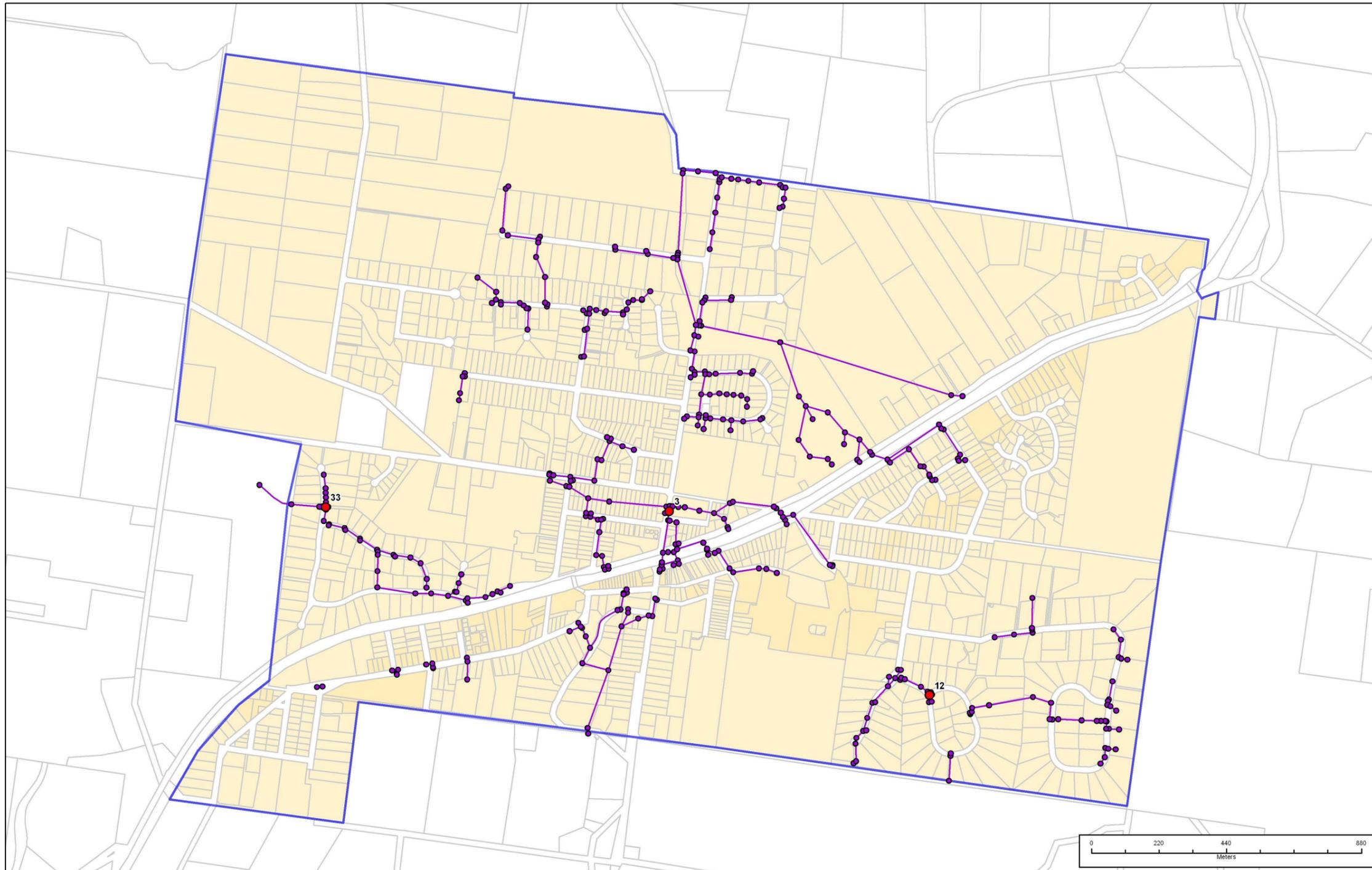
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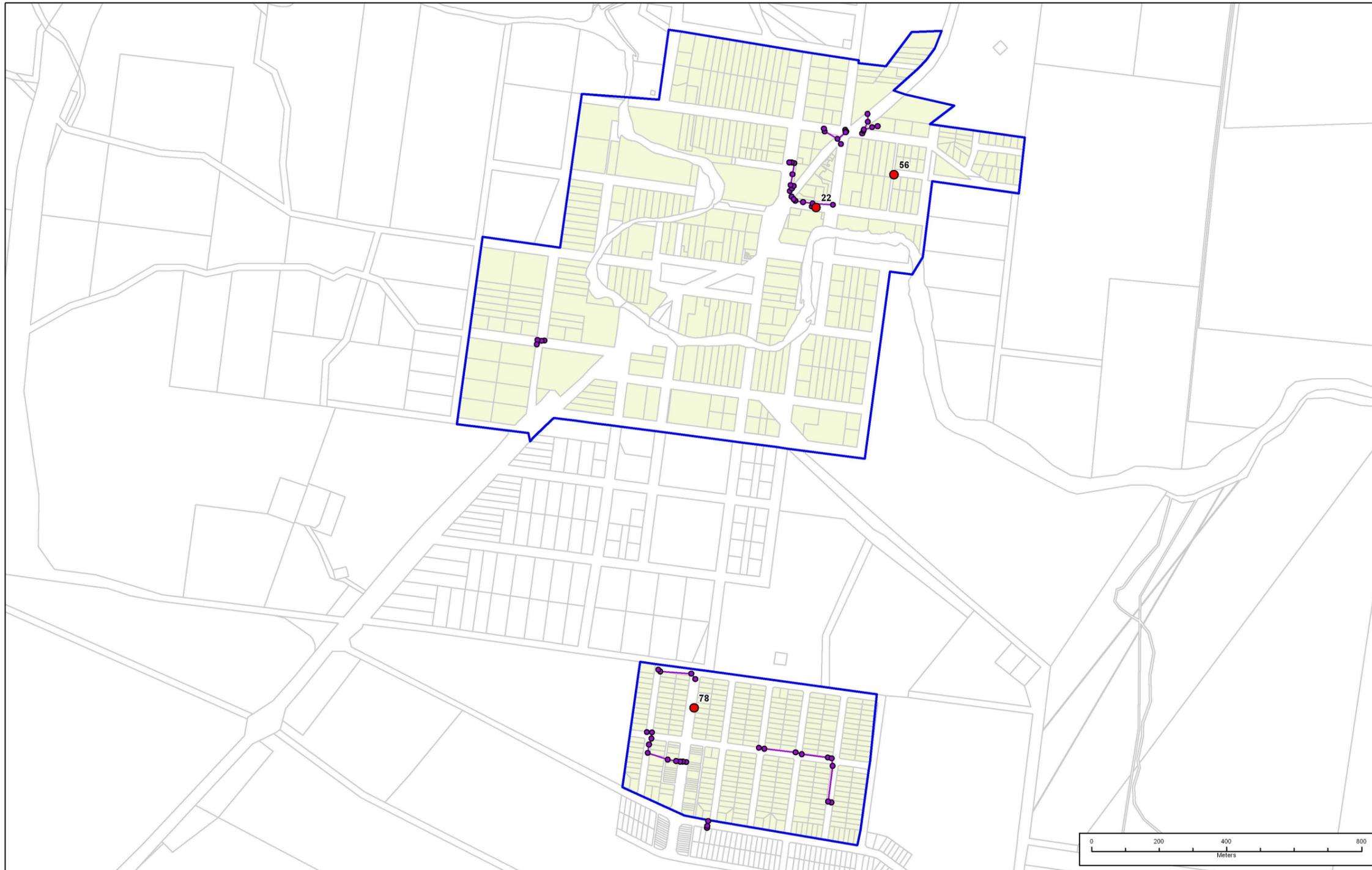
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Bundanoon DSP Area



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 - Stormwater Point Assets
 - Stormwater Line Assets
 - DSP Area
 - Cadastre

Berrima DSP Area



Scale 1:10,000
(@ A3)



Created by GIS Section, Wingecarribee Shire Council, November 2010

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- Legend**
- Priority Drainage Upgrade
 - Stormwater Point Assets
 - Stormwater Line Assets
 - DSP Area
 - Cadastre

Robertson DSP Area



Scale 1:8,000
(@ A3)



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