



**Greater
Hume
Council**

**Infrastructure Contributions Plan
South Jindera Low Density Residential Area**

July 2018

1. Name of the plan

This plan is called the *Infrastructure Contributions Plan – South Jindera Low Density Residential Area* (“the plan”).

2. Land to which the plan applies

The plan applies to 46.42 hectares of land on the southern fringe of the Jindera township with frontage to both Urana Road and Pioneer Drive (“the subject land”).

The subject land is described as Lots 4 and 6 in DP240938 and Lots 30 and 31 in DP1062153. A map defining the subject land is shown in Schedule 1.

3. Development to which the plan applies

The plan applies to the subdivision of land for the purposes of creating lots for low density residential development on the subject land.

4. Purpose of the plan

The purpose of the plan is:

- to authorise the imposition of a condition on all development consents for subdivision requiring the payment of a contribution;
- to assist the Greater Hume Shire Council in providing the infrastructure necessary to service the development of the subject land for low density residential purposes;
- to publicly identify the infrastructure works for which the contributions are required; and
- to detail how the contribution is calculated

5. Commencement of the plan

Contributions will be levied under the plan after 18 July 2018.

6. Demand for infrastructure

The relationship between expected development and the demand for infrastructure on the subject land is established through:

- a significant intensification of land use from rural to low density residential;
- a substantial increase in resident population;
- an increase in surface run-off; and
- a substantial increase in traffic.

7. Methodology for calculating the contribution

The contribution for each lot derived by calculating the total cost of providing each item of infrastructure listed in Schedule 1 and dividing it by the potential lot yield from the subject land. For the purposes of the plan, a potential lot yield of 169 is adopted.

8. Contribution rates

The contribution per lot for each item of infrastructure is shown in Schedule 1.

The contribution for roads infrastructure is levied under Section 7.11 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and in accordance with this plan. The contribution for water, sewer and drainage infrastructure is made under Section 64 of the *Local Government Act 1993* (LG Act) and subsequently Section 306(2) of the *Water Management Act 2000* (WM Act).

Consequently contributions for water, sewer and drainage infrastructure are not subject to the EP&A Act. However for the purposes of levying contributions under the LG Act, the protocols of the plan are adopted for this purpose.

9. Payment of the contribution

The contribution must be paid to council at the time specified in the condition on the development consent that imposes the levy. If no such time is specified, the levy must be paid prior to the issue of a certificate of compliance.

10. Indexing the contribution

Contributions required as a condition of consent under the provisions of the plan will be adjusted at the time of payment of in accordance with the following formula:

Contribution at time of payment
= \$C_o + \$A

Where:

\$C_o is the original contribution as set out in the consent condition; and

\$A is the adjustment amount which is:

$\frac{\$C_o \times (\text{Current Index} - \text{Base Index})}{\text{Base Index}}$

where:

the **Current Index** is the most recent quarterly Consumer Price Index for Sydney as published by the Australian Bureau of Statistics (Ref:6401.0) at the time the levy is to be paid; and

the **Base Index** is the quarterly Consumer Price Index for Sydney as published by the Australian Bureau of Statistics (Ref:6401.0) for

the period immediately prior to the date of the development consent.

Note: In the event that the Current Index is less than the Base Index, the contribution payable shall be that stated in the consent condition.

11. Can deferred or periodic payments be made?

Council does not allow deferred or periodic payment of contributions authorised by the plan.

12. Works program

The works program (Schedule 1) identifies the infrastructure for which contributions under the plan will be required.

Infrastructure works relating to water, sewer and drainage will be undertaken across the subject land. Works relating to roads will be undertaken at the intersection points in Urana Road and Pioneer Drive.

Schedule 1 – Works Program

Infrastructure to be funded through development contributions are listed in the following Schedule and their location identified on the associated map attached.

Item No.	Description	Estimated Cost
Roads		
1	Intersection works associated with a new access point to Urana Road. ¹	\$279,237
2	Intersection works associated with a new roundabout at Pioneer Drive & Urana Road. ¹	\$136,493
3	Intersection works associated with a new roundabout at Pioneer Drive & Jindera Street. ¹	\$227,177
Open Space		
4	Embellishments to public reserves within development area and contribution to improvements to Jindera Recreation Reserve	\$200,000
Administration		
5	Administration of contributions plan including recoup cost associated with preparing the associated planning studies and contribution plan.	\$40,000
Drainage		
5	Stormwater infrastructure associated with provision and connection to the Jindera stormwater drainage system. ²	\$512,500
Sewer		
6	Sewer infrastructure associated with provision and connection to the Jindera sewerage system. ²	\$435,120

1. Contribution levied under Section 7.11 of the *Environmental Planning & Assessment Act 1979*.
2. Contribution levied under Section 64 of the *Local Government Act 1993*.
3. Standard Development Servicing Plan charges for water and sewer apply in addition to the above