



AGENDA DEVELOPMENT AND ENVIRONMENT COMMITTEE 13 SEPTEMBER 2021

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

The meeting is scheduled to commence at 5.30 pm.

		Page
DEC21/22	LEAVE OF ABSENCE (ID21/1503)	
DEC21/23	BUILDING SUMMARY - AUGUST 2021 (ID21/1564) The Committee had before it the report dated 31 August 2021 from the Director Development and Environment regarding Building Summary - August 2021.	2
DEC21/24	S7.11 CONTRIBUTIONS PLAN - ROADS, TRAFFIC MANAGEMENT AND CAR PARKING - SERVICE STATIONS (BONDS) (ID21/1565) The Committee had before it the report dated 26 August 2021 from the Manager Building and Development Services regarding S7.11 Contributions Plan - Roads, Traffic Management and Car Parking - Service Stations (Bonds).	15



REPORT: Building Summary - August 2021

AUTHOR: Director Development and Environment
REPORT DATE: 31 August 2021
TRIM REFERENCE: ID21/1564

EXECUTIVE SUMMARY

Information has been prepared on the statistics of the number of dwellings and other residential development approved in the Dubbo Regional Local Government Area (LGA) together with statistics for total approved Development Applications for the information of Council.

Appendix 1 relates specifically to residential approval figures, and includes both historical and current financial year data relating to the Dubbo Regional LGA. **Appendices 2 to 5** include both the current and retrospective figures for all development types approved within the Dubbo Regional LGA for the financial years stated.

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

STRATEGIC ALIGNMENT

The 2040 Community Strategic Plan is a vision for the development of the region out to the year 2040. The Plan includes five principal themes and a number of strategies and outcomes. This report is aligned to:

- | | |
|----------------------------|--|
| Theme: | 1 Housing |
| CSP Objective: | 1.1 Residential housing opportunity meets the current and projected needs of our community |
| Delivery Program Strategy: | 1.1.1 A variety of residential housing types is located close to appropriate services and facilities |
| Theme: | 3 Economy |
| CSP Objective: | 3.7 A Strategic framework is in place to maximise the realisation of economic development opportunities for the region |
| Delivery Program Strategy: | 3.7.3 Planning controls ensure adequate and suitable land is available for new development opportunities |

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 information contained within the report of the Director Development and Environment, dated 31 August 2021, 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 August 2021 were as follows:

August

Single dwellings	15
Other residential development	6
(No. of units)	28

For consistency with land use definitions included in the Local Environmental Plan (LEP), residential development has been separated into 'Single Dwellings' (defined in the LEP as 'dwelling house') and 'Other residential development' (comprising 'dual occupancies', 'secondary dwellings', 'multi dwelling housing', 'seniors housing', 'shop top housing' and 'residential flat buildings').

These figures include development applications approved by private certifying authorities (in the form of 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 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 August 2021, a comparison with figures 12 months prior and the total for the respective financial years, are as follows:

	<u>1 August 2021 – 31 August 2021</u>	<u>1 August 2020 to 31 August 2020</u>
No. of applications	56	74
Value	\$19,195,351	\$12,841,667
	<u>1 July 2021 – 31 August 2021</u>	<u>1 July 2020 to 31 August 2020</u>
No of applications	129	139
Value	\$63,751,627	\$23,505,962

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.
- Occupation certificates (where issued) are provided from 2010.

What information is not available?

- Application forms.
- Documentation associated with privately certified applications.
- 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 - August 2021
- 2 [↓](#) Approved Applications - 1 August 2021 to 31 August 2021
- 3 [↓](#) Approved Applications - 1 August 2020 to 31 August 2020
- 4 [↓](#) Approved Applications - 1 July 2021 to 31 August 2021
- 5 [↓](#) Approved Applications - 1 July 2020 to 31 August 2020

STATISTICAL INFORMATION ON *SINGLE DWELLINGS AND **OTHER RESIDENTIAL DEVELOPMENTS

		JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
DCC	2011/2012													
	Single Dwellings	6	12	10	6	7	16	4	16	12	8	12	9	118
	Other Residential Developments (No of units)	1 (14)	1 (2)	- (-)	1 (1)	2 (4)	2 (3)	- (-)	- (-)	- (-)	- (-)	- (-)	1 (16)	8 (40)
DCC	2012/2013													
	Single Dwellings	3	7	14	13	9	3	9	9	13	13	15	13	121
	Other Residential Developments (No of units)	4 (8)	6 (6)	- (-)	- (-)	1 (2)	9 (11)	- (-)	- (-)	1 (2)	- (-)	2 (39)	- (-)	23 (68)
DCC	2013/2014***													
	Single Dwellings	23	17	25	20	14	15	19	10	18	14	19	14	208
	Other Residential Developments (No of units)	- (-)	1 (2)	1 (2)	- (-)	- (-)	1 (2)	4 (46)	2 (1)	1 (2)	2 (4)	- (-)	3 (6)	15 (65)
DCC	2014/2015***													
	Single Dwellings	19	34	19	21	13	16	14	12	20	19	15	20	222
	Other Residential Developments (No of units)	3 (6)	1 (2)	6 (31)	5 (50)	6 (6)	12 (21)	- (-)	4 (87)	2 (4)	1 (1)	9 (25)	5 (10)	54 (243)
DCC	2015/2016***													
	Single Dwellings	27	20	26	19	21	26	19	14	16	17	17	22	244
	Other Residential Developments (No of units)	6 (50)	8 (98)	8 (12)	4 (7)	1 (2)	3 (5)	3 (18)	3 (4)	3 (5)	5 (14)	3 (6)	8 (23)	55 (244)
DCC	2016/2017***													
	Single Dwellings	24	13	17	18	12	21	16	18	18	14	18	36	225
	Other Residential Developments (No of units)	8 (10)	5 (10)	7 (13)	4 (7)	6 (10)	5 (16)	3 (6)	2 (75)	1 (2)	5 (8)	4 (13)	7 (14)	57 (184)
DRC	2017/2018***													
	Single Dwellings	26	21	13	12	16	19	4	22	16	21	22	16	208
	Other Residential Developments (No of units)	6 (11)	9 (16)	2 (3)	1 (2)	9 (16)	1 (2)	5 (8)	5 (5)	11 (23)	1 (2)	3 (3)	5 (9)	58 (100)
DRC	2018/2019***													
	Single Dwellings	15	26	13	7	17	8	19	5	8	11	19	6	154
	Other Residential Developments (No of units)	3 (4)	4 (7)	3 (5)	- (-)	6 (11)	2 (29)	2 (4)	1 (1)	5 (12)	7 (25)	9 (15)	5 (10)	47 (123)

		JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
	2019/2020***													
DRC	Single Dwellings	16	11	8	18	27	14	4	5	10	8	8	8	137
	Other Residential Developments	4	4	3	4	11	6	1	4	2	1	1	1	42
	(No of units)	(8)	(7)	(6)	(7)	(19)	(10)	(2)	(7)	(2)	(2)	(2)	(1)	(73)
	2020/2021***													
DRC	Single Dwellings	7	17	21	12	20	46	18	25	30	27	17	20	260
	Other Residential Developments	5	2	5	6	3	15	2	6	5	5	7	9	70
	(No of units)	(7)	(4)	(11)	(10)	(4)	(35)	(5)	(10)	(8)	(9)	(47)	(14)	(164)
	2021/2022***													
DRC	Single Dwellings	28	15											43
	Other Residential Developments	8	6											14
	(No of units)	(12)	(28)											(40)

* Single Dwellings = Single 'Dwelling House'

** Other Residential Developments = Dual occupancies, secondary dwellings, multi dwelling housing, seniors housing, shop top housing and residential flat buildings

*** Includes private certifiers



Civic Administration Building
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 T (02) 6801 4000
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Print Date: 1/09/2021

Print Time: 8:31:08AM

**Approved Development & Complying Development Applications
 by Dubbo Regional Council and Private Certifiers-Period 1/08/2021 - 31/08/2021**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	3	466,250	1	257,250	2	209,000	1	
Dwelling- Transportable/Relocatable	1	378,193	1	378,193			1	
Dwelling - Secondary/Dual Occ Dwelling	1	30,000	1	30,000			1	
Dwelling - Dual Occupancy, one storey	1	493,500	1	493,500			2	
Medium Density Res - one/two storeys	1	5,196,000	1	5,196,000			22	
Garage/Carport/Roofed Outbuildings	1	20,000	1	20,000				
Fences/Unroofed Structures	1	13,000	1	13,000				
Educational Building	1	4,800,000	1	4,800,000				
Entertainment/Recreational Building	1	60,000			1	60,000		
Change of Use - Commercial	2	23,000			1	3,000		13
Subdivision - Residential	4	640,000						24
Subdivision - Industrial	1	60,000						3
Subdivision - Rural	1	0						2
Alterations and additions to commercial	2	225,000			2	225,000		
Alterations and additions to residential	2	187,720			2	187,720		
Demolition	5	132,000	5	132,000				
Dwelling	13	4,512,648	13	4,512,648			13	
Garages carports and car parking spaces	2	14,500	2	14,500				
Industrial development	3	790,000	3	790,000				
Other	2	55,000	2	55,000				
Pools / decks / fencing	8	390,360	8	390,360				
Secondary dwelling	3	421,500	3	421,500			3	

**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/08/2021 - 31/08/2021**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Shed	7	146,680	7	146,680				
Take-away food and drink premises	1	130,000			1	130,000		
Change of Use	1	10,000	1	10,000				
Totals for Development Types	68	19,195,351						

Total Number of Applications for this period: 56

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

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**Approved Development & Complying Development Applications
 by Dubbo Regional Council and Private Certifiers-Period 1/08/2020 - 31/08/2020**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	24	6,723,054	19	6,308,877	5	414,177	19	
Dwelling - Secondary/Dual Occ Dwelling	2	900,000	2	900,000			4	
Garage/Carport/Roofed Outbuildings	32	906,398	31	897,398	1	9,000		
Fences/Unroofed Structures	2	21,750	1	2,500	1	19,250		
Swimming Pool	6	197,900	6	197,900				
Office Building	1	200,000			1	200,000		
Retail Building	2	334,325			2	334,325		
Office & Retail Building	1	14,500			1	14,500		
Factory/Production Building	2	592,500	1	367,500	1	225,000		
Warehouse/storage	1	910,000	1	910,000				
Educational Building	1	1,900,000	1	1,900,000				
Community/Public Building	1	80,000			1	80,000		
Signs/Advertising Structure	1	18,240	1	18,240				
Subdivision - Residential	1	15,000						2
Subdivision - Industrial	2	28,000						5
Totals for Development Types	79	12,841,667						

Total Number of Applications for this period: 74

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

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**Approved Development & Complying Development Applications
 by Dubbo Regional Council and Private Certifiers-Period 1/07/2021 - 31/08/2021**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	19	4,936,895	12	3,889,493	7	1,047,402	12	
Dwelling- Transportable/Relocatable	1	378,193	1	378,193			1	
Dwelling - Secondary/Dual Occ Dwelling	4	725,127	4	725,127			4	
Dwelling - Dual Occupancy, one storey	5	2,326,000	5	2,326,000			10	
Medium Density Res - one/two storeys	1	5,196,000	1	5,196,000			22	
Garage/Carport/Roofed Outbuildings	11	231,448	11	231,448				
Fences/Unroofed Structures	1	13,000	1	13,000				
Swimming Pool	3	108,000	3	108,000				
Office Building	3	511,000	2	498,000	1	13,000		
Retail & Residential Building	1	28,000,000	1	28,000,000				
Factory/Production Building	1	1,000,000	1	1,000,000				
Warehouse/storage	3	1,293,000	3	1,293,000				
Health Care Facility - Other	2	710,000	1	710,000	1			
Educational Building	1	4,800,000	1	4,800,000				
Entertainment/Recreational Building	1	60,000			1	60,000		
Signs/Advertising Structure	1	12,000	1	12,000				
Home Business	1	2,000			1	2,000		
Change of Use - Commercial	3	23,000			2	3,000		13
Subdivision - Residential	8	640,000						32
Subdivision - Industrial	1	60,000						3
Subdivision - Rural	2	16,500						4
Alterations and additions to commercial	3	375,000			3	375,000		

**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/07/2021 - 31/08/2021**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Alterations and additions to residential	2	187,720			2	187,720		
Balconies, decks patios terraces or ve	1	10,000	1	10,000				
Demolition	5	132,000	5	132,000				
Dwelling	30	9,692,104	30	9,692,104			30	
Garages carports and car parking spaces	3	32,100	3	32,100				
Industrial development	3	790,000	3	790,000				
Other	2	55,000	2	55,000				
Pools / decks / fencing	11	485,360	11	485,360				
Secondary dwelling	4	421,500	4	421,500			4	
Shed	9	194,680	9	194,680				
Take-away food and drink premises	2	180,000			2	180,000		
Retail Premises	1	144,000			1	144,000		
Change of Use	1	10,000	1	10,000				
Totals for Development Types	150	63,751,627						

Total Number of Applications for this period: 129

*** 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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**Approved Development & Complying Development Applications
 by Dubbo Regional Council and Private Certifiers-Period 1/07/2020 - 31/08/2020**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	42	11,830,306	33	10,945,129	9	885,177	33	1
Dwelling- Transportable/Relocatable	1	129,370	1	129,370			1	
Dwelling - Secondary/Dual Occ Dwelling	6	1,925,000	6	1,925,000			10	
Dwelling - Dual Occupancy, one storey	1	305,000	1	305,000			1	
Garage/Carport/Roofed Outbuildings	57	1,413,681	56	1,404,681	1	9,000		
Fences/Unroofed Structures	3	33,750	2	14,500	1	19,250		
Swimming Pool	13	405,790	13	405,790				
Office Building	4	895,000			4	895,000		
Retail Building	3	394,325			3	394,325		
Office & Retail Building	2	24,500	1	10,000	1	14,500		
Factory/Production Building	3	2,592,500	1	367,500	2	2,225,000		
Warehouse/storage	1	910,000	1	910,000				
Infrastructure - Transport, Utilities	2	280,000	2	280,000				
Educational Building	2	1,924,500	1	1,900,000	1	24,500		
Community/Public Building	1	80,000			1	80,000		
Signs/Advertising Structure	2	19,240	2	19,240				
Agricultural Development	1	300,000	1	300,000				
Subdivision - Residential	1	15,000						2
Subdivision - Industrial	2	28,000						5

**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/07/2020 - 31/08/2020**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Totals for Development Types	147	23,505,962						

Total Number of Applications for this period: 139

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

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



REPORT: S7.11 Contributions Plan - Roads, Traffic Management and Car Parking - Service Stations (Bonds)

AUTHOR: Manager Building and Development
Services

REPORT DATE: 26 August 2021

TRIM REFERENCE: ID21/1565

EXECUTIVE SUMMARY

Due to the criteria stated within the S7.11 Contributions Plan (Roads, Traffic Management and Car Parking) for *service stations*, the calculated contributions are considered to be excessive and regularly not representative of actual demand generated.

A full and detailed review of the subject S7.11 Contributions Plan - Roads, Traffic Management and Car Parking is scheduled to be completed in 2022. In the interim, the best option for a proponent to demonstrate that a *service station* generates a lower demand than that stated within the S7.11 Contributions Plan, may be for the development to commence to operate and take direct data from the business itself.

However, contributions are required to be paid prior to the issuing of the Occupation Certificate, which would mean the payment of a substantial sum. Given the likelihood that the calculated standard contribution is overstated, Council could accept a 'bond' or 'bank guarantee' in lieu of payment, though this would be a variation to the existing S7.11 Contributions Plan.

Additionally, the potentially overstated contribution would necessitate a significant 'bond' or 'bank guarantee' which places a further burden upon the proponent and the viability of the development. In consideration of the circumstance specifically surrounding the contribution rate applied to service stations, it is recommended that the required 'bond' or 'bank guarantee' be reduced to 50% of the calculated contribution. This represents limited risk to Council.

On collecting traffic data associated with actual development operations, the proponent would have the option of submitting a subsequent application to modify the approval to specifically demonstrate a reduced traffic demand (compared to that stated in the S7.11 Contributions Plan). Should Council approve this modification, the calculated contribution would be reduced in line with the data, the required amount paid, and the 'bond' or 'bank guarantee' returned to the proponent.

STRATEGIC ALIGNMENT

The 2040 Community Strategic Plan is a vision for the development of the region out to the year 2040. The Plan includes five principal themes and a number of strategies and outcomes. This report is aligned to:

Theme:	1 Housing
CSP Objective:	1.4 An adequate supply of land is maintained close to established community services and facilities
Delivery Program Strategy:	1.4.3 Residential and other development is supported by the provision of a strategic and affordable infrastructure framework

FINANCIAL IMPLICATIONS

There are financial implications arising from this report. It should be noted that the *service station* developments are not proceeding due predominantly to the value of the S7.11 contribution and subsequently no contributions are being received. This variation to the S7.11 Contributions Plan enables *service station* proponents to move forward with their developments.

POLICY IMPLICATIONS

There are policy implications arising from this report. Firstly, there is the variation to the acceptance of a 'bond' or 'bank guarantee' in lieu of payment with regard to *service station* approvals. Secondly, that the 'bond' or 'bank guarantee' be reduced to 50% of the calculated contribution, and that Council's Infrastructure and Operations Division is committed to undertaking a review of the S7.11 Contributions Plan within the next 12 months.

RECOMMENDATION

- 1. That Council vary the S7.11 Contributions Plan – Roads, Traffic Management and Car Parking, to accept a 'bond' or 'bank guarantee' in lieu of payment with regard to *service station* approvals only.**
- 2. That it be noted that this is to enable data to be collected in order for the proponent to demonstrate a reduced demand with regard to daily vehicle trips at the subject site and a subsequent modification of a condition relating to S7.11 Contributions – Urban Roads.**
- 3. That the 'bond' or 'bank guarantee' be reduced to 50% of the calculated contribution under the S7.11 Contributions Plan – Roads, Traffic Management and Car Parking.**
- 4. That following Council's adoption of a new S7.11 Contributions Plan – Roads, Traffic Management and Car Parking, this variation cease to operate.**

Darryll Quigley
Manager Building and Development Services

BACKGROUND

Council's S7.11 (previously S94) Contributions Plan – Roads, Traffic Management and Car Parking dates back to July 2004, when it replaced the previous Plan which was adopted in 1994. There have been a number of minor amendments over the years, but the 'Trip Generation Rates by Land Use' which were based on a PPK report dated 1998 and which roughly reflected those rates nominated in the NSW Roads and Traffic Authority (*Guide to Traffic Generating Development, 2000*), have not been revised.

Council's is committed to undertaking a review of the Contributions Plan within the next 12 months. It is likely that the studies/data received from the approved *service station* approvals would form part of that review and assist Council in producing a more relevant document.

REPORT

Council has recently received a number of development applications for *service stations* requiring the imposition of contributions. It is noted that the 'Trip Generation Rates by Land Use' as detailed in Table 4.1 of Contributions Plan – Roads, Traffic Management and Car Parking, states that for *service stations* the calculated daily trip rate is '200 trips per pump'.

For a fairly standard *service station* with four x bowzers (with two pumps per bowser), that equates to eight pumps and therefore 1600 daily trips. A commercial trip is currently valued at \$412.90 per trip, equating to a contribution of \$660,640.00. It is considered that this amount is excessive and needs to be addressed.

The Plan permits variations as detailed in 'Section 3.6 Flexibility in Imposition of Contributions' which states:

Council may consider adjustment or waiver of Section 94 Contributions (either full or in part) as they apply to individual applications. The following are provided as example of such circumstances:

- (c) *Where an applicant can demonstrate that the development ... generates a demand at a lower quantum than the rates set out in part 4 of this plan.*

Council has a strong preference for a negotiated outcome.

The option to provide data on similar sites has been offered to proponents and some details have been provided, but they failed to adequately meet Council's requirements. The most appropriate way to gather accurate data of daily vehicle trips is to undertake a traffic count of the subject site, but this can only occur once the site is operating.

The site can only operate lawfully once all the required building works have been completed and the proponent has complied with the applicable conditions of the development consent. One of those conditions would require the payment of the S7.11 Contribution (circa \$660,640.00) prior to the release of the Occupation Certificate.

'Section 3.1 Deferred or Periodic Payments' states that Council may accept the deferment of the payment of a contribution in respect of subdivisions subject to the following conditions:

- (a) *Lodgement of an unconditional bank guarantee to cover the amounts of such contributions;*
- (b) *All money due as part of such contributions being payable within twelve (12) months from the date of uplifting of the plan of subdivision;*
- (c) *The proposal applies to subdivision releases of five (5) blocks or more, or development of an equivalent value;*
- (d) *The decision to accept a deferred payment is at the sole discretion of Council's General Manager or delegate.*

This section relates to subdivision applications and as such, this report seeks to vary the Plan to include *service station* developments.

The 'bonds' or 'bank guarantees' are in lieu of payment, and are held by Council to ensure that the outstanding matters are addressed promptly. However, the submission of a 'bond' or 'bank guarantee' for such a significant sum (\$660,640.00 for an eight pump service station) is quite an impost on a business. Given the likelihood that further studies will significantly reduce the daily vehicle trips, it is recommended that the required 'bond' or 'bank guarantee' be reduced to cover 50% of the 'Trip Generation Rates by Land Use' as detailed in Table 4.1 of the Plan (for service stations only).

It should be noted that the condition on the development consent requiring the payment of the S7.11 Contribution (100%) would not be altered until such time as the traffic studies were conducted and a modified development application submitted, assessed and amended appropriately.

SUMMARY

That Council accept reduced 'bonds' or 'bank guarantees' with regard to contributions under Council's S7.11 Contributions Plan – Roads, Traffic Management and Car Parking, for *service stations* only and that the 'bond' or 'bank guarantee' be reduced to 50% of the stated contribution.

This provision shall remain until such time as Council adopts a new S94 Contributions Plan – Roads, Traffic Management and Car Parking.