

Ballina Shire Open Space and Community Facilities Contributions Plan 2016

Ballina Shire Council

Ballina Shire Council

December 2016

Revised 10/17



Ballina Shire Council

Annual Report

2016



Prepared for

Ballina Shire Council

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1. Introduction

The Council's previous open space and community facilities contributions plan was informed by the Ballina Shire Open Space Strategy and Community Facilities Strategy, both adopted in 2008.

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- Council's policies on open space and community facilities contributions are outlined in the Ballina Shire Open Space Strategy and Community Facilities Strategy, both adopted in 2008.
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2. Plan summary

2.1 Introduction

The plan sets out the Council's vision for the future of the district and provides a framework for the development of the district. It sets out the Council's policies for the development of the district and provides a framework for the development of the district.

Section 2 – Plan Summary

The plan sets out the Council's vision for the future of the district and provides a framework for the development of the district. It sets out the Council's policies for the development of the district and provides a framework for the development of the district.

Section 3 – How are the contributions rates calculated?

The plan sets out the Council's vision for the future of the district and provides a framework for the development of the district. It sets out the Council's policies for the development of the district and provides a framework for the development of the district.

Section 4 – How and when will contributions be imposed on development?

The plan sets out the Council's vision for the future of the district and provides a framework for the development of the district. It sets out the Council's policies for the development of the district and provides a framework for the development of the district.

Section 5 – How and when a contribution requirement can be settled?

The plan sets out the Council's vision for the future of the district and provides a framework for the development of the district. It sets out the Council's policies for the development of the district and provides a framework for the development of the district.

Section 6 – Other administration matters

The plan sets out the Council's vision for the future of the district and provides a framework for the development of the district. It sets out the Council's policies for the development of the district and provides a framework for the development of the district.

Appendices

The plan sets out the Council's vision for the future of the district and provides a framework for the development of the district. It sets out the Council's policies for the development of the district and provides a framework for the development of the district.

□

2.2 What is the purpose of the plan?

The plan is titled *Ballina Shire Open Space and Community Facilities Contributions Plan 2016*.

The plan sets out the contribution rates for the development of open space and community facilities. The plan is effective from 31/12/2016. The plan is a contribution plan for the development of open space and community facilities.

2.3 What is this plan's purpose?

The plan is a contribution plan for the development of open space and community facilities.

- The plan is a contribution plan for the development of open space and community facilities.
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2.4 What is the purpose of the plan?

The plan is a contribution plan for the development of open space and community facilities.

The plan is a contribution plan for the development of open space and community facilities.

- Road contributions for the development of open space and community facilities.
- Contributions for the development of open space and community facilities.

2.5

2016

- 2016
- 2016

2.6

2016

- 2016
- 2016
- 2016
- 2016
- 2016
- 2016

2016

2016

2016

2016

Facility type	Total cost	Cost to be met by future development
2016	£659,015	£659,015
2016	£2,910,000	£2,910,000
2016	£10,834,583	£6,560,198
2016	£23,024,006	£6,032,012
2016	£5,040,440	£2,842,938
2016	£10,900,095	£3,530,020
2016	£53,382,668	£22,555,850

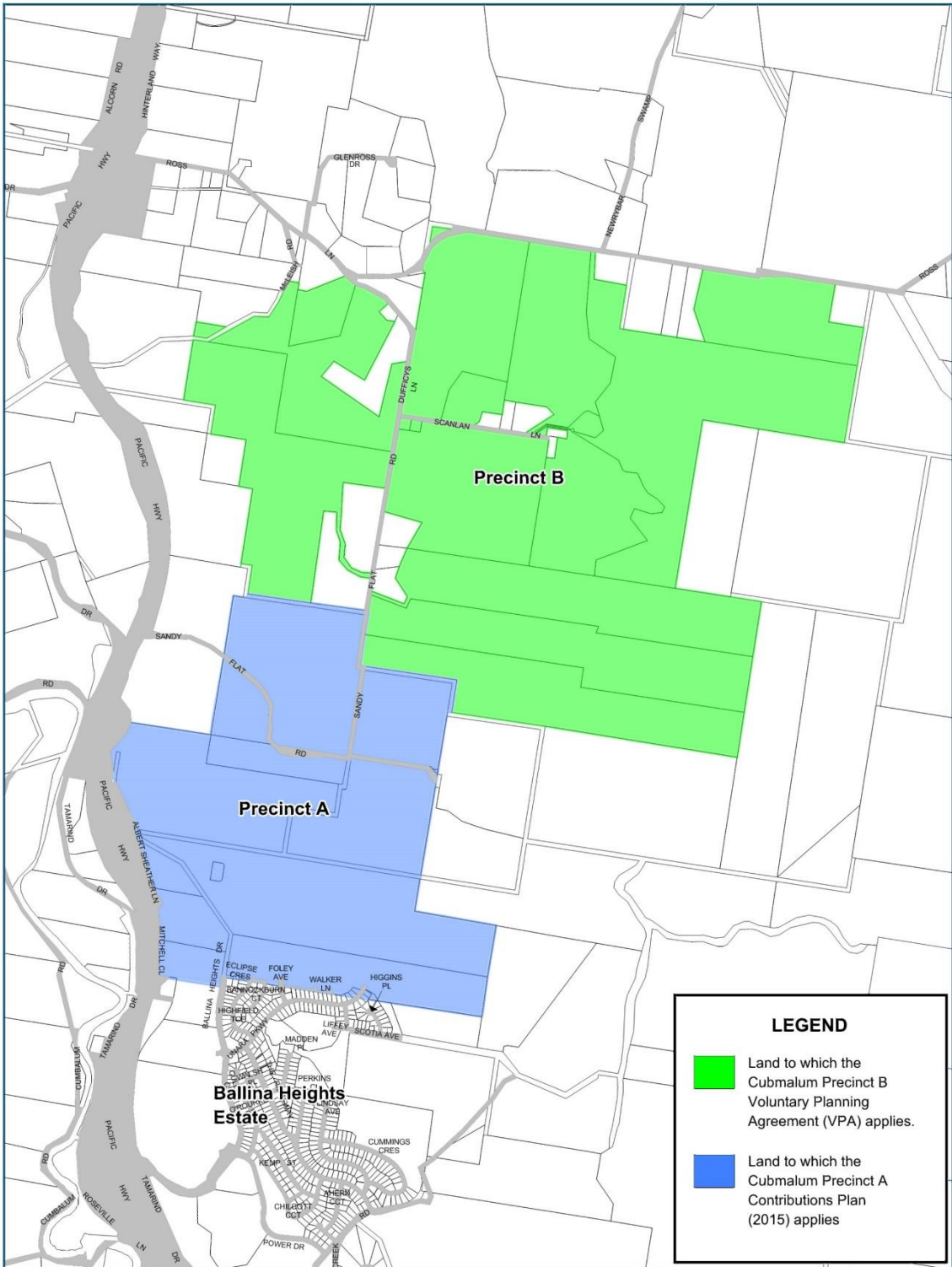
2.7

2

1.

2

	Rate per lot	Rate per 3 bed or more dwelling	Rate per 2 bed dwelling	Rate per 1 bed dwelling	Rate per single person tourist bed
	24.04	24.04	155.54	118.95	30.19
D	1,093.38	1,093.38	688.42	526.44	133.63
	2,461.80	2,461.80	1,550.02	1,185.31	300.89
R	1,89.36	1,89.36	1,126.64	861.55	218.00
M	1,065.61	1,065.61	60.94	513.00	130.24
R	1,049.24	1,049.24	660.63	505.19	128.24
	106.32	106.32	66.94	51.19	12.99
	7,812.75	7,812.75	1,101.10	3,761.70	501.80
R	1,89.36	1,89.36	1,126.64	861.55	218.00
R	1,049.24	1,049.24	660.63	505.19	128.24
	42.58	42.58	26.81	20.50	5.20
	2,838.60	2,838.60	1,787.27	1,366.70	306.00



		<h3>Cumbalum Contribution Areas</h3>	
<p>DISCLAIMER © Land & Property Information 2016 Although all care is taken in the preparation of this plan, Ballina Shire Council accepts no responsibility for any misprints, errors, omissions or inaccuracies. The information contained within this plan is for pictorial representation only. Do not scale. Accurate measurements should be undertaken by survey.</p>		<p>Printed 05/07/2016</p>	

3. How are the contribution rates calculated?

The contribution rates are based on the cost of providing the services, the contribution rates are based on the cost of providing the services, the contribution rates are based on the cost of providing the services...

The contribution rates are based on the cost of providing the services, the contribution rates are based on the cost of providing the services...

3.1 Residential development

3.1.1 Area context

The area context is based on the cost of providing the services, the area context is based on the cost of providing the services...

The area context is based on the cost of providing the services, the area context is based on the cost of providing the services...

The area context is based on the cost of providing the services, the area context is based on the cost of providing the services...

3.1.2 Expected development

Residential development

The residential development is based on the cost of providing the services, the residential development is based on the cost of providing the services...

The residential development is based on the cost of providing the services, the residential development is based on the cost of providing the services...

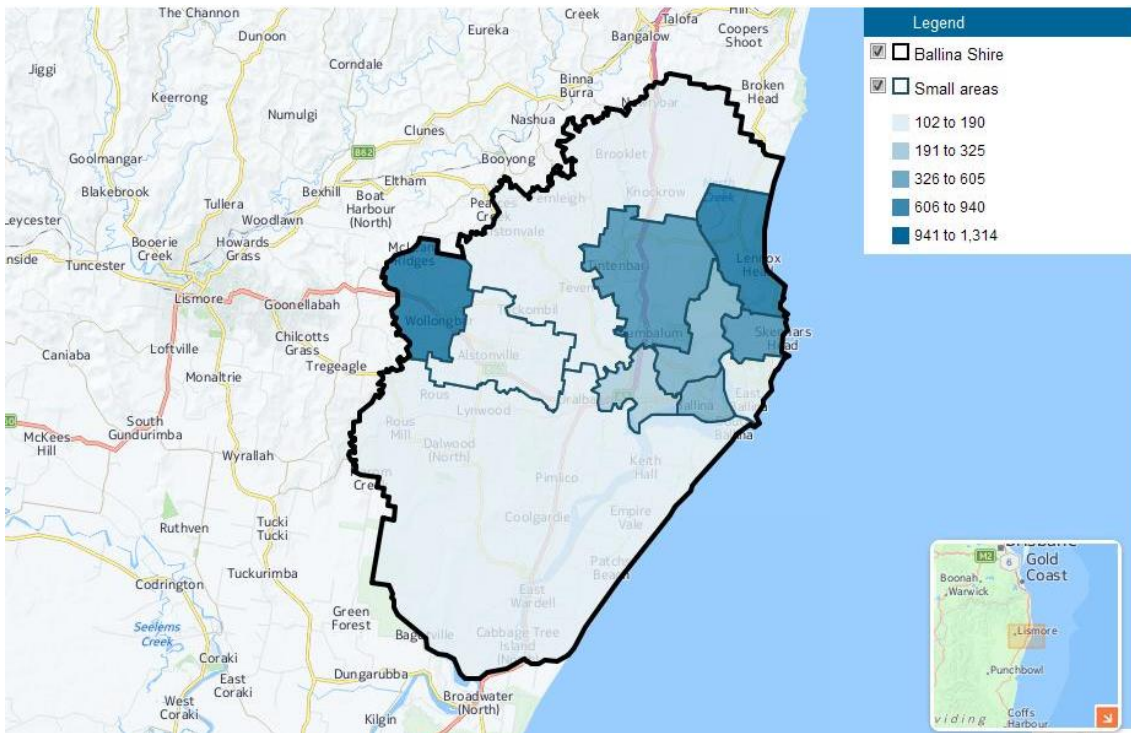
Table 3: Residential development - 2016-2036

Small area	2016	2036	No. growth	% growth
...	2,508	2,690	119	4.6
...	3,031	4,020	296	9.9
...	65	1,004	41	63.5
...	95	1,531	36	92.5
...	2,045	2,825	80	2.9
...	2,900	4,035	1,128	38.8
...	511	1,110	599	11.2
...	98	1,058	80	8.2

1 The residential development is based on the cost of providing the services, the residential development is based on the cost of providing the services...

Small area	2016	2036	No. growth	% growth
Ballina Shire	1,523	1,603	80	5.3
Ballina	1,450	1,506	126	8.7
Ballina Metropolitan Region	1,116	1,916	800	71.7
Ballina Shire	18,001	23,052	5,051	28.1

Population projections are based on the 2016 Census, 2016 to 2036, based on the 2016 Census, based on 2016.



Population projections are based on the 2016 Census, 2016 to 2036, based on the 2016 Census, based on 2016.

2.0 Strategic Plan 2016-2036

Tourist development

The Shire Council is committed to developing the tourism industry in the Shire. This includes supporting the development of new tourism facilities, such as accommodation, dining, and retail. The Council will also work to improve the visitor experience through marketing and infrastructure improvements.

Council's Strategic Plan 2016-2036 identifies the importance of tourism to the Shire's economy. The Council will continue to support the development of the tourism industry through various initiatives, including marketing, infrastructure, and regulatory support.

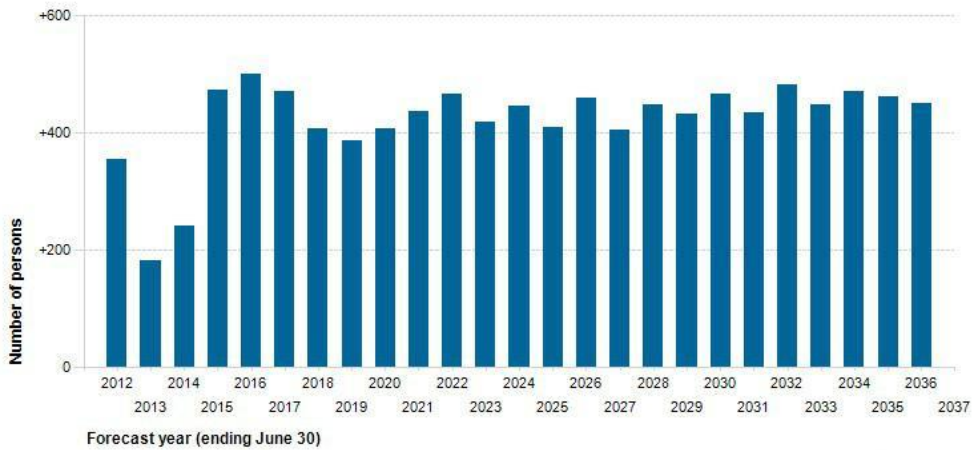
The Council's Strategic Plan 2016-2036 identifies the importance of tourism to the Shire's economy. The Council will continue to support the development of the tourism industry through various initiatives, including marketing, infrastructure, and regulatory support.

² Population projections based on the 2008 Census

- ... 50 ... 0.5
- ... 0.66
- ... 2,500 ... 825 ... 50 ... 66 ... 0.33³

3.1.3 Expected population

... of 400 people being added to the Shire's population each year over the next 20 years. ...

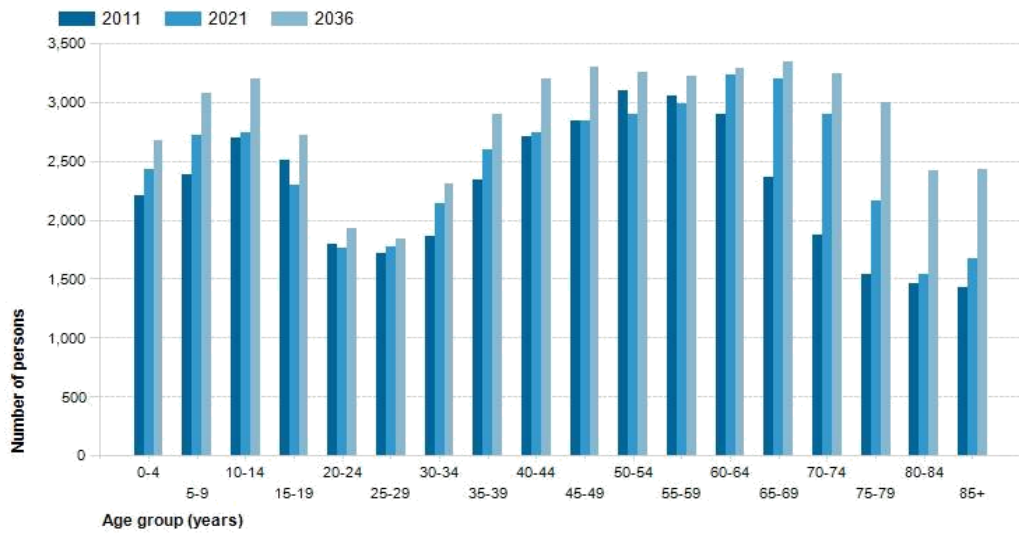


... 2011 to 2036, ... 13, ...

... 2011 2036

³ ... 2008, ... 21:22

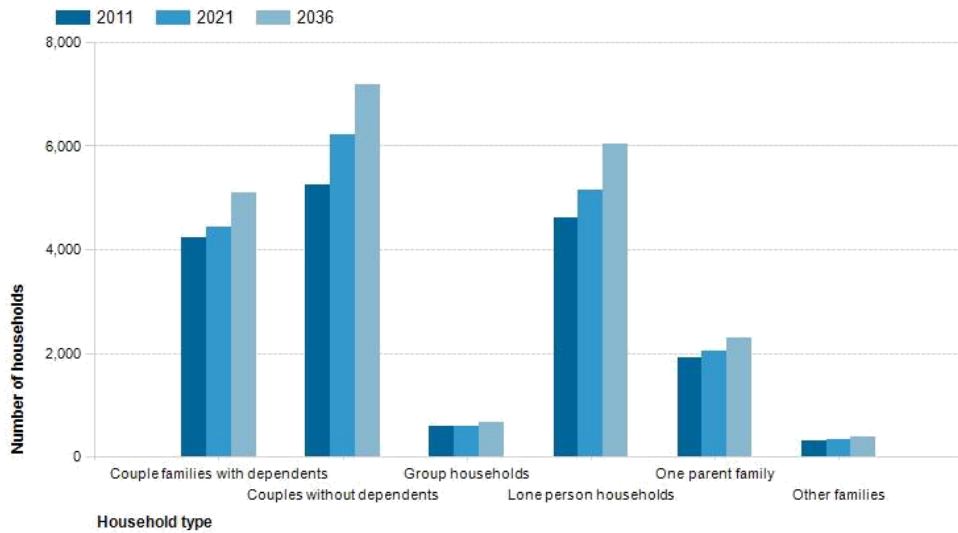
The population of the district is projected to increase from 2011 to 2036. The population is projected to increase from 2011 to 2036. The population is projected to increase from 2011 to 2036.



Population and Demographics Report 2016, page 1, [Population and Demographics Report 2016](#)

Population and Demographics Report 2016, page 1, [Population and Demographics Report 2016](#)

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Population and Demographics Report 2016, page 23, [Population and Demographics Report 2016](#)

Population and Demographics Report 2016, page 23, [Population and Demographics Report 2016](#)

Table 5: Development occupancy assumptions

	2016	2036	Change
Development occupancy	43,331	52,432	9,102
Development occupancy	40,995	48,198	7,203

The development occupancy assumptions are based on the assumptions in the Strategic Plan 2016-2026. The development occupancy assumptions for 2016 and 2036 are based on the assumptions in the Strategic Plan 2016-2026.

3.1.4 Development occupancy assumptions

The development occupancy assumptions are based on the assumptions in the Strategic Plan 2016-2026. The development occupancy assumptions for 2016 and 2036 are based on the assumptions in the Strategic Plan 2016-2026.

Table 6: Development type and assumed occupancy

Development type	Assumed occupancy
Development type	2.0 development occupancy
3 or more development type	2.0 development occupancy
2 development type	1.0 development occupancy
0.5 development type	1.3 development occupancy
Development type	0.33 development occupancy

3.1.5 Demand for open space and community facilities

The demand for open space and community facilities is based on the assumptions in the Strategic Plan 2016-2026. The demand for open space and community facilities is based on the assumptions in the Strategic Plan 2016-2026.

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තීරණ 7 - ප්‍රජා සංවර්ධන වැරදි ප්‍රතිපත්ති පිළිබඳව ප්‍රධාන ප්‍රතිපත්ති

Facility type	Planning benchmark
විදුලි සැපයුම් මධ්‍යස්ථාන	0.33 භුමි උතුරු මීටර 1,000 ප්‍රදේශයකදී 0.33 භුමි උතුරු මීටර 1,000 ප්‍රදේශයකදී 1.5 මධ්‍යස්ථාන සංඛ්‍යාවක් සිටිනු ලැබිය යුතුය. ඒකකයකට වඩා 2,000 භූමි උතුරු මීටර මධ්‍යස්ථානයක් සැලසීමට අවශ්‍ය වේ.
දුරකථන මධ්‍යස්ථාන	0.5 භුමි උතුරු මීටර 1,000 ප්‍රදේශයකදී 0.5 භුමි උතුරු මීටර 1,000 ප්‍රදේශයකදී වැඩි ප්‍රදේශයකදී ඉහළ මට්ටමක දුරකථන මධ්‍යස්ථාන සංඛ්‍යාවක් සිටිනු ලැබිය යුතුය. මධ්‍යස්ථාන සංඛ්‍යාව, මධ්‍යස්ථාන ඉහළ මට්ටමක සිටීමට සමත්විය යුතුය.
විදුලි සැපයුම් මධ්‍යස්ථාන සඳහා වෛරස	1.0 භුමි උතුරු මීටර 1,000 ප්‍රදේශයකදී 1.2 භුමි උතුරු මීටර 1,000 ප්‍රදේශයකදී, විදුලි සැපයුම් මධ්‍යස්ථාන සංඛ්‍යාව ඉහළ මට්ටමක සිටීමට සමත්විය යුතුය. 1.0 භුමි උතුරු මීටර 1,000 ප්‍රදේශයකදී ඒකකයකට වඩා 4 භුමි උතුරු මීටර මධ්‍යස්ථාන
රසායන සම්පාදන මධ්‍යස්ථාන	0.3 භුමි උතුරු මීටර 1,000 ප්‍රදේශයකදී 0.3 භුමි උතුරු මීටර 1,000 ප්‍රදේශයකදී
මධ්‍යස්ථාන සංඛ්‍යාව	105 m^2 ඉඩා මීටර 1,000 ප්‍රදේශයකදී ඒකකයකට වඩා 250 m^2 ඉඩා, ඉඩා මීටර 1,000 ප්‍රදේශයකදී ඒකකයකට වඩා 100 m^2
විදුලි සැපයුම් මධ්‍යස්ථාන	35 m^2 ඉඩා මීටර 1,000 ප්‍රදේශයකදී විදුලි සැපයුම් මධ්‍යස්ථාන සංඛ්‍යාව ඉහළ මට්ටමක සිටීමට සමත්විය යුතුය. විදුලි සැපයුම් මධ්‍යස්ථාන සංඛ්‍යාව, විදුලි සැපයුම් මධ්‍යස්ථාන ඉහළ මට්ටමක සිටීමට සමත්විය යුතුය.
විදුලි සැපයුම් මධ්‍යස්ථාන	10 m^2 ඉඩා මීටර 1,000 ප්‍රදේශයකදී

පිටුව 3.2 සහ 3.3 වලින් මෙහි පිටුපසට ඇති සඳහන් වෛරස සඳහා ප්‍රකාශන වලට මූලාශ්‍රයක් සපුරාලිය යුතුය.
 මෙහි පිටුපසට ඇති සඳහන් වෛරස සඳහා ප්‍රකාශන වලට මූලාශ්‍රයක් සපුරාලිය යුතුය.

3.2 - ප්‍රජා සංවර්ධන වැරදි ප්‍රතිපත්ති

මෙහි දැක්වූ ප්‍රධාන ප්‍රතිපත්ති සඳහා වෛරස සඳහා ප්‍රකාශන වලට මූලාශ්‍රයක් සපුරාලිය යුතුය.
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 මෙහි පිටුපසට ඇති සඳහන් වෛරස සඳහා ප්‍රකාශන වලට මූලාශ්‍රයක් සපුරාලිය යුතුය.



3.2.1 Local parks

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3.2.2 District parks

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3.2.3 Playing fields

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5 2008, 14

Portland is the third largest city in Oregon, and the largest in the Pacific Northwest. In 2008, the city had a population of 650,000. The city's population is projected to grow to 1.1 million by 2036. The city's population growth is expected to be driven by a combination of factors, including a high birth rate, a high rate of immigration, and a low rate of out-migration. The city's population growth is expected to be concentrated in the urban core, particularly in the areas around downtown Portland.

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Portland is a rapidly growing city with a diverse economy. The city's population is projected to grow to 1.1 million by 2036, and the city's economy is expected to continue to grow. The city's population growth is expected to be driven by a combination of factors, including a high birth rate, a high rate of immigration, and a low rate of out-migration. The city's population growth is expected to be concentrated in the urban core, particularly in the areas around downtown Portland.

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⁶ City of Portland, Office of Economic Development, 2008, p. 15
⁷ City of Portland, Office of Economic Development, 2008, p. 15



These facilities include swimming pools, tennis courts, and other recreational facilities. The Shire of Broome provides a range of recreational facilities for its residents, including swimming pools, tennis courts, and other recreational facilities. The Shire of Broome provides a range of recreational facilities for its residents, including swimming pools, tennis courts, and other recreational facilities.

3.2.4 Regional level recreation facilities

Regional recreation facilities are higher order facilities that serve the whole of the Shire's community.

The Shire of Broome provides a range of recreational facilities for its residents, including swimming pools, tennis courts, and other recreational facilities. The Shire of Broome provides a range of recreational facilities for its residents, including swimming pools, tennis courts, and other recreational facilities.

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⁸ Shire of Broome, 2008, p. 23

⁹ The Shire of Broome provides a range of recreational facilities for its residents, including swimming pools, tennis courts, and other recreational facilities. The Shire of Broome provides a range of recreational facilities for its residents, including swimming pools, tennis courts, and other recreational facilities.

3.2.5 Multi-purpose community centres and meeting halls

Multi-purpose community centres and meeting halls are provided for community use and are an important part of the community infrastructure.

In 2008, there were 131 multi-purpose community centres and meeting halls, with a total floor area of 1,000,000 m². The average floor area per centre was 7,634 m².¹⁰

The average floor area per centre is expected to increase to 10,000 m² by 2036. This is due to the increasing demand for multi-purpose community centres and meeting halls, and the increasing size of these centres. The average floor area per centre is expected to increase from 7,634 m² in 2008 to 10,000 m² in 2036, a 32% increase.¹¹

The average floor area per centre is expected to increase from 7,634 m² in 2008 to 10,000 m² in 2036, a 32% increase.

- Multi-purpose community centres and meeting halls
- Multi-purpose community centres and meeting halls
- Multi-purpose community centres and meeting halls
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The average floor area per centre is expected to increase from 7,634 m² in 2008 to 10,000 m² in 2036, a 32% increase.

3.2.6 Regional level community facilities

Missingham Park amphitheatre improvements

Missingham Park amphitheatre improvements are part of the Missingham Park project, which includes the development of a new amphitheatre, a new stage, and a new seating area. The improvements are expected to increase the capacity of the amphitheatre and provide a better experience for visitors.

Library floor space

Library floor space is provided for community use and is an important part of the community infrastructure.

In 2008, there were 35 libraries, with a total floor area of 1,000,000 m². The average floor area per library was 28,571 m². The average floor area per library is expected to increase to 31,800 m² by 2036. This is due to the increasing demand for libraries and the increasing size of these libraries.

The average floor area per library is expected to increase from 28,571 m² in 2008 to 31,800 m² in 2036, a 11% increase.

¹⁰ Data source: Australian Bureau of Statistics (ABS) – 2008, 13

¹¹ IIR, *Local Infrastructure Benchmark Costs*, 2014, table 3.2.0. The average floor area per library in 2014 was 28,571 m². The average floor area per library in 2036 is expected to be 31,800 m².

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Surf life saving facilities

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Cumbalum development will contribute to regional facilities

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3.2.7 Plan administration

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	\$INF	P _{R+V}	AF
M	1,500,000	9,102	33
M	1,000,000	9,102	33
R	490,000	9,102	33
	9,350,000	9,102	33
R			
M	800,000	9,102	100
	1,500,000	9,102	1
	3,149,000	9,102	1

2016

$$R_{\text{inf}} = \sum \frac{M}{R_{\text{inf}}}$$

2016

Council's planning benchmarks.

M

R_{inf}

2016

2016

¹³ 2016



மேம்படுத்தும் கட்டுமானத்துறை நிர்வாகத் துறைமன்றம் நிர்வாகத் துறைமன்றம்

	FS _{Facility}	\$SqM	P _{R+V}
மேம்படுத்தும் கட்டுமானத்துறை நிர்வாகத் துறைமன்றம்	56	3,60.50	203
கட்டிடக்கட்டுமானத்துறை நிர்வாகத் துறைமன்றம்	318	4,500.00	9,102
கட்டுமானம் செய்யாத கட்டுமானத்துறை	155	3,049.80	9,102

இது திட்டம் முழு வரையறுக்கப்பட்டிருப்பதால் மேல்கட்டிடம் செய்ய வேண்டிய திட்டங்களில் எதுவும் இல்லை. மேல்கட்டிடம் செய்ய வேண்டிய திட்டங்கள் இல்லை. மேல்கட்டிடம் செய்ய வேண்டிய திட்டங்கள் இல்லை. மேல்கட்டிடம் செய்ய வேண்டிய திட்டங்கள் இல்லை.

இது திட்டம் முழு வரையறுக்கப்பட்டிருப்பதால் மேல்கட்டிடம் செய்ய வேண்டிய திட்டங்கள் இல்லை. மேல்கட்டிடம் செய்ய வேண்டிய திட்டங்கள் இல்லை. மேல்கட்டிடம் செய்ய வேண்டிய திட்டங்கள் இல்லை. மேல்கட்டிடம் செய்ய வேண்டிய திட்டங்கள் இல்லை.

¹⁴ இது திட்டம் முழு வரையறுக்கப்பட்டிருப்பதால் மேல்கட்டிடம் செய்ய வேண்டிய திட்டங்கள் இல்லை. மேல்கட்டிடம் செய்ய வேண்டிய திட்டங்கள் இல்லை. மேல்கட்டிடம் செய்ய வேண்டிய திட்டங்கள் இல்லை. மேல்கட்டிடம் செய்ய வேண்டிய திட்டங்கள் இல்லை.



4. How and when will contributions be imposed on developments?

4.1 Major developments

When a major development is proposed, the developer must pay a contribution towards the cost of providing or improving the infrastructure required for the development. The contribution is calculated based on the number of units or the area of the development. Section 94 of the Planning Act 2008 provides the framework for this.

- The contribution is calculated based on the number of units or the area of the development.
- The contribution is paid to the local authority or the relevant infrastructure provider.

Section 94 of the Planning Act 2008 provides the framework for this.

4.2 Minor developments

When a minor development is proposed, the developer must pay a contribution towards the cost of providing or improving the infrastructure required for the development. The contribution is calculated based on the number of units or the area of the development. Section 94A of the Planning Act 2008 provides the framework for this.

Section 94A of the Planning Act 2008 provides the framework for this.

Section 94A of the Planning Act 2008 provides the framework for this.

Section 94A of the Planning Act 2008 provides the framework for this.

4.3 Contributions towards infrastructure

Section 21 of the Planning Act 2008 provides the framework for this.

Section 21 of the Planning Act 2008 provides the framework for this.

¹⁵ Section 94 of the Planning Act 2008 provides the framework for this.

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4.6 Development certificates

4.6.1 Complying development certificates

A complying development certificate (CDC) is a certificate that allows a development to be carried out without the need for a development consent.

- A CDC is issued for a development that is of a prescribed class and meets the requirements of the Development Control Plan.
- A CDC is issued for a development that is of a prescribed class and meets the requirements of the Development Control Plan.
- A CDC is issued for a development that is of a prescribed class and meets the requirements of the Development Control Plan.

Procedure for determining the contribution amount

The Council will determine the contribution amount for a CDC in accordance with section 94 of the Development Control Plan.

1. The Council will determine the contribution amount for a CDC in accordance with section 94.6 of the Development Control Plan. The Council will determine the contribution amount for a CDC in accordance with section 94.6 of the Development Control Plan. The Council will determine the contribution amount for a CDC in accordance with section 94.6 of the Development Control Plan.

The applicant must make a request in writing to the Council for the Council's advice on whether the contribution amount is appropriate.

The Council will determine the contribution amount in accordance with section 94.6 of the Development Control Plan. The Council will determine the contribution amount in accordance with section 94.6 of the Development Control Plan.

2. The Council will determine the contribution amount for a CDC in accordance with section 94.6 of the Development Control Plan. The Council will determine the contribution amount for a CDC in accordance with section 94.6 of the Development Control Plan.
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4. The Council will determine the contribution amount for a CDC in accordance with section 94.6 of the Development Control Plan. The Council will determine the contribution amount for a CDC in accordance with section 94.6 of the Development Control Plan.

Terms of a section 94 condition

The Council will determine the contribution amount for a CDC in accordance with section 94.6 of the Development Control Plan.

Contribution

The developer must make a monetary contribution to Ballina Shire Council in the amount of \$_____ for the purposes of the open space and community facilities identified in the Development Control Plan 2016.

Local parks \$_____

District parks \$_____

<i>Playing fields</i>	\$1,000,000
<i>Regional level recreation facilities</i>	\$1,000,000
<i>Multi-purpose community centres and meeting halls</i>	\$1,000,000
<i>Regional level community facilities</i>	\$1,000,000
<i>Plan administration</i>	\$1,000,000

Indexation

The monetary contribution must be indexed between the date of this certificate and the date of payment in accordance with the following formula:

$$\frac{\$C_C \times CPI_P}{CPI_C}$$

Where:

$\$C_C$ is the contribution amount shown in this certificate expressed in dollars

CPI_P is the Consumer Price Index for All Persons in Australia as published by the Australian Statistician at the time of the payment of the contribution

CPI_C is the Consumer Price Index for All Persons in Australia which applied at the time of the issue of this certificate

Note: The contribution payable will not be less than the contribution specified in this certificate.

Time for payment

The contribution must be paid prior to any work authorised by this complying development certificate commences, as required by section 136L of the Planning Act 2000.

Deferred payments of contributions may be accepted in certain circumstances and will need to be secured by bank guarantee. Refer to the contributions plan for Council's policy on deferred payments.

Works in kind agreement

This condition does not need to be complied with to the extent specified in any planning agreement of works in kind agreement entered into between the developer and the Council.

4.6.2 Construction certificates

The construction certificate is issued to the applicant for the construction of a building or other structure on a site. It is a requirement of the Building Act 2004 that a construction certificate be issued before any construction work commences on a site. The construction certificate is issued by the Council and is valid for a period of 12 months from the date of issue.

The construction certificate is issued to the applicant for the construction of a building or other structure on a site. It is a requirement of the Building Act 2004 that a construction certificate be issued before any construction work commences on a site. The construction certificate is issued by the Council and is valid for a period of 12 months from the date of issue.

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4.7 Construction certificate variation

The construction certificate is issued to the applicant for the construction of a building or other structure on a site. It is a requirement of the Building Act 2004 that a construction certificate be issued before any construction work commences on a site. The construction certificate is issued by the Council and is valid for a period of 12 months from the date of issue.

A developer's request for variation to a contribution calculated in accordance with the provisions of the Building Act 2004, without Council's written approval.

The construction certificate is issued to the applicant for the construction of a building or other structure on a site. It is a requirement of the Building Act 2004 that a construction certificate be issued before any construction work commences on a site. The construction certificate is issued by the Council and is valid for a period of 12 months from the date of issue.

5. How and when can a contribution requirement be settled?

5.1 How and when can a contribution requirement be settled?

A contribution requirement can be settled in a number of ways. It can be settled by the contribution requirement holder, or by the contributor, or by a third party.

Contribution requirements can be settled in a number of ways:

- The contribution requirement holder can settle the contribution requirement.
- The contributor can settle the contribution requirement – the contributor can settle the contribution requirement by paying the contribution requirement to the contribution requirement holder.
- The contribution requirement holder can settle the contribution requirement, the contributor can settle the contribution requirement, or a third party can settle the contribution requirement.
- The contribution requirement holder can settle the contribution requirement, the contributor can settle the contribution requirement, or a third party can settle the contribution requirement.

Contribution requirements can be settled in a number of ways, and the contribution requirement holder can settle the contribution requirement by paying the contribution requirement to the contribution requirement holder. 6.3

5.2 Contribution requirements can be settled in a number of ways

Contribution requirements can be settled in a number of ways. It can be settled by the contribution requirement holder, or by the contributor, or by a third party.

- The contribution requirement holder can settle the contribution requirement.
- The contributor can settle the contribution requirement – the contributor can settle the contribution requirement by paying the contribution requirement to the contribution requirement holder.
- The contribution requirement holder can settle the contribution requirement, the contributor can settle the contribution requirement, or a third party can settle the contribution requirement.
- The contribution requirement holder can settle the contribution requirement, the contributor can settle the contribution requirement, or a third party can settle the contribution requirement.

Contribution requirements can be settled in a number of ways, and the contribution requirement holder can settle the contribution requirement by paying the contribution requirement to the contribution requirement holder.

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Contribution requirements can be settled in a number of ways, and the contribution requirement holder can settle the contribution requirement by paying the contribution requirement to the contribution requirement holder.

5.3.3 Valuation of land and works for the purposes of offsetting monetary contributions

The Council will not accept any land or works offered in lieu of monetary contributions unless the land or works are of a type and quality that would be suitable for use as a public benefit.

The Council will not accept any land or works offered in lieu of monetary contributions that are contained in this plan's works schedule (including any works schedule or schedule of contributions for developers providing material public benefits unrelated to the Council's section 94 works).

The Council will not accept any land or works offered in lieu of monetary contributions unless the land or works are of a type and quality that would be suitable for use as a public benefit.

The Council will not accept any land or works offered in lieu of monetary contributions unless the land or works are of a type and quality that would be suitable for use as a public benefit.

6. Other administration matters

6.1 Reconciliation of the contribution plan

The contribution plan is *Ballina Shire Contributions Plan 2008*.

The contribution plan details the contribution rates for the contribution plan for the financial year 2016/17. The contribution rates are set out in the *Ballina Shire Contributions Plan 2008*.

The contribution plan details the contribution rates for the contribution plan for the financial year 2016/17. The contribution rates are set out in the *Ballina Shire Contributions Plan 2008* and are available on the Council's website.

6.2 Contribution rates for the contribution plan

The contribution rates for the contribution plan are set out in the *Ballina Shire Contributions Plan 2008* and are available on the Council's website.

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6.3 Contribution rates for the contribution plan

The contribution rates for the contribution plan are set out in the *Ballina Shire Contributions Plan 2008* and are available on the Council's website. The contribution rates are set out in the *Ballina Shire Contributions Plan 2008* and are available on the Council's website.

6.3.1 Contribution rates in this plan

The contribution rates for the contribution plan are set out in the *Ballina Shire Contributions Plan 2008* and are available on the Council's website. The contribution rates are set out in the *Ballina Shire Contributions Plan 2008* and are available on the Council's website.

The contribution rates for the contribution plan are set out in the *Ballina Shire Contributions Plan 2008* and are available on the Council's website. The contribution rates are set out in the *Ballina Shire Contributions Plan 2008* and are available on the Council's website.

6.3.2 Contribution amounts in consents

The contribution rates for the contribution plan are set out in the *Ballina Shire Contributions Plan 2008* and are available on the Council's website. The contribution rates are set out in the *Ballina Shire Contributions Plan 2008* and are available on the Council's website.

6.4 Contribution rates for the contribution plan

The contribution rates for the contribution plan are set out in the *Ballina Shire Contributions Plan 2008* and are available on the Council's website. The contribution rates are set out in the *Ballina Shire Contributions Plan 2008* and are available on the Council's website.

APPENDIX A

Works schedule

WORKS SCHEDULE

No.	Item	Total amount	Amount apportioned to growth (\$INF)	Apportionment factor (AF)	Demand divisor (P _{R+V})	\$ per person	\$ per lot	Staging
OPEN SPACE AND RECREATION ITEMS								
<i>Local parks</i>								
1	Local parks embellishment	\$659,075	\$659,075	100%	7203	\$91.50	\$247.04	On-going over the life of the plan
<i>District parks</i>								
2	Ballina district park embellishment (Pop Denison Park) and cycleway connection to North Wall	\$1,867,000	\$1,867,000	100%	7203	\$259.19	\$699.80	Stage 1 2016-2021, Stage 2 2021-2026
3	Wollongbar district park embellishment (including skatepark)	\$1,000,000	\$1,000,000	100%	7203	\$138.83	\$374.83	Stage 1 2016-2021, Stage 2 2021-2026
4	Wardell foreshore open space improvements - boardwalk facilities and public art	\$50,000	\$50,000	100%	7203	\$6.94	\$18.74	2016-2021
<i>Playing fields</i>								
5	Ballina playing fields – improvements to existing facilities on various fields	\$2,000,000	\$1,300,000	65%	7203	\$180.47	\$487.28	On-going over the life of the plan
6	Lennox Head playing fields acquisition – Acquisition of 2.5ha of land to expand Skennars Head playing fields	\$950,000	\$617,500	65%	7203	\$85.72	\$231.46	Land acquired - facility yet to be completed
7	Lennox Head playing fields embellishment – Skennars Head playing fields works	\$1,300,000	\$845,000	65%	7203	\$117.31	\$316.73	2016-2021
8	Plateau playing fields acquisition – 13.29ha for Wollongbar sports fields	\$1,588,210	\$1,032,337	65%	7203	\$143.31	\$386.95	Land acquired - facility yet to be completed
9	Plateau playing fields embellishment – for Wollongbar sports fields: two rugby grounds and lighting; one cricket oval, six tennis courts and lighting; four netball courts; club house facilities; vehicular and pedestrian access, car and bus parking	\$4,000,000	\$2,600,000	65%	7203	\$360.95	\$974.55	2016
10	Synthetic hockey field (recoupment)	\$996,373	\$172,961	17%	7203	\$24.01	\$64.83	Completed

WORKS SCHEDULE

No.	Item	Total amount	Amount apportioned to growth (\$INF)	Apportionment factor (AF)	Demand divisor (P _{R+V})	\$ per person	\$ per lot	Staging
<i>Regional facilities</i>								
11	Fawcett Park works (recoupment)	\$3,300,000	\$572,850	17%	9102	\$62.94	\$169.93	Completed
12	Captain Cook Park works	\$3,150,000	\$546,812	17%	9102	\$60.08	\$162.21	Stage 1 2016-2021, Stage 2 2021-2026
13	Coastal Cycleway (part recoupment)	\$3,600,000	\$624,928	17%	9102	\$68.66	\$185.38	2016-2021
14	Ballina skatepark stages 1 and 2 (recoupment)	\$234,776	\$40,755	17%	9102	\$4.48	\$12.09	Completed
15	Ballina skatepark (Stage 3)	\$400,000	\$133,333	33%	9102	\$14.65	\$39.55	2021-2026
16	Ballina Island foreshore recreation works: Missingham Park / The Serpentine / Pioneer Memorial Park	\$1,500,000	\$500,000	33%	9102	\$54.93	\$148.32	On-going over the life of the plan
17	Lennox Head and Lake Ainsworth foreshore recreation works	\$1,000,000	\$333,333	33%	9102	\$36.62	\$98.88	On-going over the life of the plan
18	Regional boating facilities and ancillary infrastructure	\$490,000	\$163,333	33%	9102	\$17.95	\$48.45	2016-2021
19	Indoor sports and events complex	\$9,350,000	\$3,116,667	33%	9102	\$342.42	\$924.54	Stage 1 2016-2021, Stage 2 2021-2026
COMMUNITY FACILITIES ITEMS								
21	Wollongbar community facilities – community centre building	\$900,000	}					2021-2026
22	Lennox Head Community Centre (Williams Reserve)(recoupment)	\$3,560,000	}		7203	\$394.67	\$1,065.61	Completed
23	Lennox Head community hall	\$550,440	}					2016-2021
24	Wardell Memorial Hall improvements	\$30,000	}					2016-2021
<i>Regional facilities</i>								
25	Missingham Park amphitheatre improvements	\$800,000	\$800,000	100%	9102	\$87.89	\$237.32	2021-2026
26	Lennox Head library expansion (recoupment)	\$1,500,000	\$260,387	17%	9102	\$28.61	\$77.24	Completed
27	Additional flexible library floor space to meet future needs	\$1,458,095	\$1,458,095		9102	\$160.20	\$432.54	2026-2036

WORKS SCHEDULE

No.	Item	Total amount	Amount apportioned to growth (\$INF)	Apportionment factor (AF)	Demand divisor (P _{R+V})	\$ per person	\$ per lot	Staging
28	Ballina Surf life saving club additional floor space (recoupment)	\$3,149,000	\$546,638	17%	9102	\$60.06	\$162.16	Completed
29	Lennox Head surf club works	\$4,000,000	\$471,908		9102	\$51.85	\$139.99	2021-2031
ADMINISTRATION FOR S94 WORKS						\$39.38	\$106.32	

APPENDIX B

Works location maps

Location of Works Plans

Explanatory Notes

1. Plans 1, 2, 3, 4 & 5 show the location of the works the subject of the s.94 plan, where the works location is known at the time of the adoption of the plan.
2. The location for the following works listed in the s94 plan was not known at the time of the adoption of the plan:
 - 21. Wollongbar Community Facilities – Community Centre Building
 - 23. Lennox Head Community Hall
 - Additional flexible library floor space to meet future needs
3. Local park embellishment works do not relate to specified sites. Such works will occur in various locations as required.
4. Regional boating facilities and ancillary infrastructure works do not relate to specified sites. Such works will occur in various locations as required.

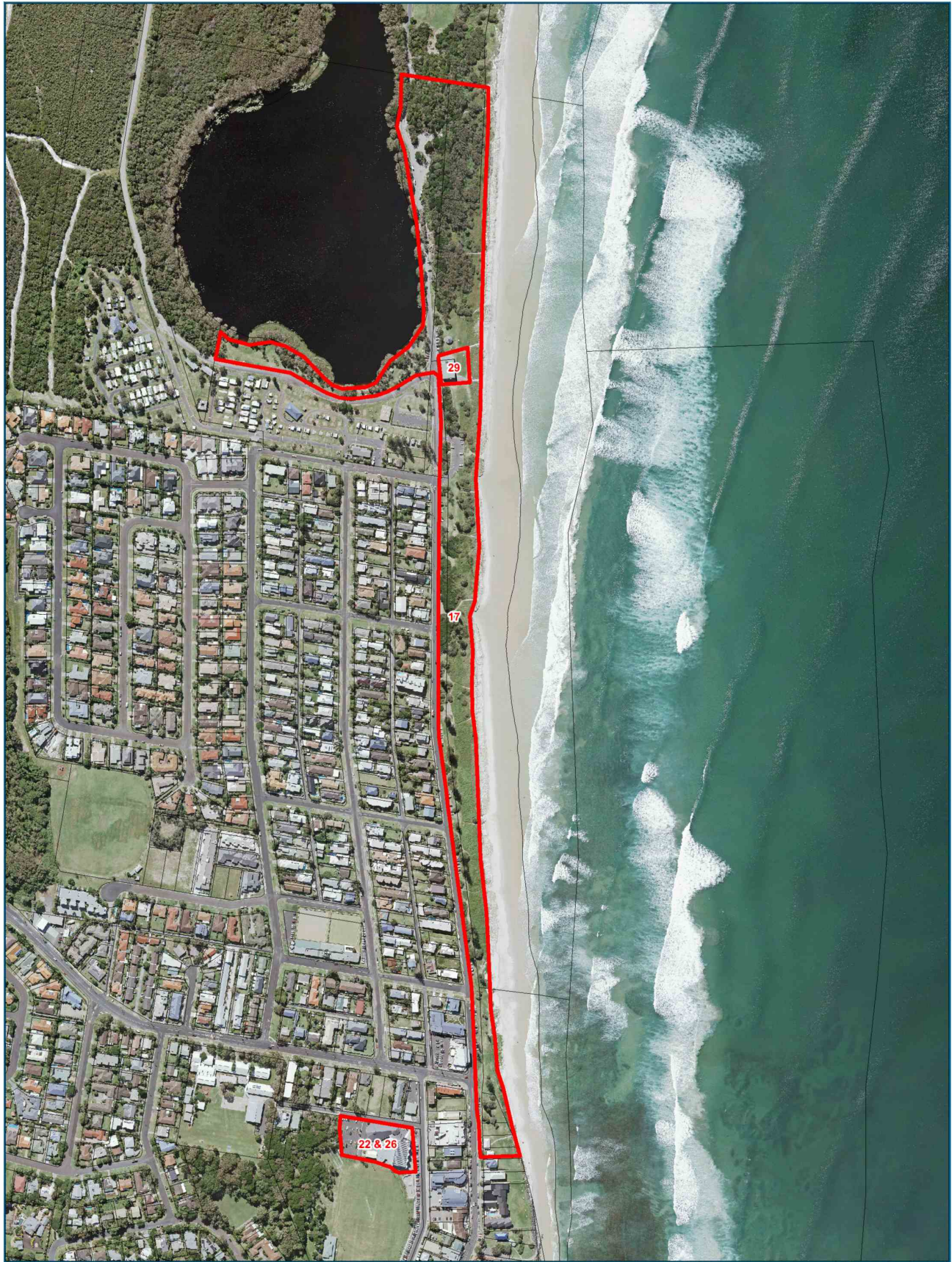


Ballina Shire Open Space & Community Facilities Contributions Plan 2016
Plan 1: Location of Works, Ballina/East Ballina

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Ballina Shire Open Space & Community Facilities Contributions Plan 2016
Plan 2: Location of Works, Ballina



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Balina Shire Open Space & Community Facilities Contributions Plan 2016
Plan 3: Location of Works, Skennars Head / East Ballina



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Ballina Shire Open Space & Community Facilities Contributions Plan 2016
Plan 4: Location of Works, Wollongbar



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**Ballina Shire Open Space & Community Facilities Contribution Plan 2016
Plan 5: Location of Works, Wardell**



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