



Ballina Shire
Contributions Plan

Adopted 23 October 2008
Amended 25 February 2010

(This page left intentionally blank)

Contents

	Page Number
1. Summary	1
1.1 Overview of this Plan	1
1.2 Summary schedules	3
1.2.1 Contribution rates	3
1.2.2 Works schedules	5
2. Administration and operation of this Plan	8
2.1 What are development contributions?	8
2.1.1 Section 94 contributions	8
2.1.2 Planning agreement contributions	8
2.2 Name of this Plan	9
2.3 Purposes of this Plan	9
2.4 Commencement of this Plan	9
2.5 Land to which this Plan applies	9
2.6 Development to which this Plan applies	10
2.7 Relationship to other contributions plans	10
2.8 Definitions	10
2.9 Operation of this Plan	12
2.10 Construction certificates and the obligation of accredited certifiers	12
2.11 Indexation of contribution rates under this Plan	13
2.11.1 Contribution rates for all works schedule items (other than land yet to be acquired)	13
2.11.2 Contribution rates for works schedule items involving land yet to be acquired	13
2.12 Indexation of contributions required by a condition imposed under this Plan	14
2.12.1 Contributions for all works schedule items (other than land yet to be acquired)	14
2.12.2 Contributions for works schedule items involving land yet to be acquired	14
2.13 Timing of payment of monetary contributions required under this Plan	15
2.14 Policy on deferred or periodic payments	15
2.15 Works in kind and other material public benefits offered in part or full satisfaction of contributions	16
2.15.1 Matters to be considered by the Council in determining offers of material public benefits	16
2.15.2 Works in kind and material public benefit agreements	17
2.15.3 Valuation of offers of works-in-kind and material public benefits	17
2.16 Exemptions	17
2.17 Plan administration costs levied under this Plan	17

2.18	Pooling of funds	18
2.19	The Goods and Services Tax (GST)	18
2.20	Accountability and access to information	18
2.21	Review of Plan	19
2.22	Savings and transitional arrangements	19
3.	Facility needs associated with the expected development	20
3.1	Planning overview	20
3.2	Historic development and population trends	20
3.2.1	Residential development	20
3.2.2	Tourism development	22
3.3	Expected development and population	24
3.3.1	Expected development	24
3.3.2	Population projections and characteristics	24
3.4	Facility demands	28
4.	Strategy plans	30
4.1	Open space and recreation facilities	30
4.1.1	What is the relationship between the expected types of development and the demand for additional public facilities?	31
4.1.2	What is the strategy for delivering facilities?	32
4.1.3	How are the contributions calculated?	32
4.1.4	How is cost apportionment determined?	33
4.2	Community facilities	35
4.2.1	What is the relationship between the expected types of development and the demand for additional public facilities?	35
4.2.2	What is the strategy for delivering facilities?	37
4.2.3	How are the contributions calculated?	38
4.2.4	How is cost apportionment determined?	39
4.3	Access and transport facilities generated by Wollongbar development	40
4.3.1	What is the relationship between the expected types of development and the demand for additional public facilities?	40
4.3.2	What is the strategy for delivering facilities?	41
4.3.3	How are the contributions calculated?	42
4.3.4	How is cost apportionment determined?	45
5.	Schedule of works and works maps	46
5.1	Open space and recreation	46
5.2	Community facilities	70
5.3	Access and transport facilities	85
6.	Description of land to which contributions under this Plan applies	89

6.1	Contributions for local parks	89
6.2	Contributions for district parks, playing fields and district community facilities	90
6.3	Contributions for regional recreation facilities, regional community facilities and Plan administration	91
6.4	Contributions for access and transport facilities	92
7.	Background information	94
7.1	Reference documents	94
7.2	Population projection supporting information	95

Tables

Table 2.1	Assumed population by development type	12
Table 3.1	Ballina Shire dwelling change 1986-2001	21
Table 3.2	Estimated tourist accommodation	22
Table 3.3	Estimated daily average population in tourist accommodation establishments	23
Table 3.4	Population projections - Ballina Shire 2007-2026	26
Table 3.5	Assessment of expected residential development - Ballina Shire 2007-2026	27
Table 4.1	Open space and recreation standards	30
Table 4.2	Open space strategy summary	32
Table 4.3	Occupancy rates for development types	33
Table 4.4	Community facilities standards	36
Table 4.5	Community facilities strategy summary	37
Table 4.6	Occupancy rates for development types	39
Table 4.7	WUEA access and transport facilities strategy	41

Figures

Figure 3.1	Population distribution in Ballina Shire - 2001	21
------------	---	----

Ballina Shire Contributions Plan

Plan Amendments

Amendment No	Details	Date of Adoption	Date effective from
Principal Plan	Open space, community facilities & WUEA Link Road and Access works to accommodate future growth.	23 October 2008	1 November 2008
one	Deletion of Library Books & Council Chamber Extension from Regional Community Facilities works schedule, Insertion of Regional indoor sports centre into Regional community facilities work schedule. Adjustment of community facilities administration component.	25 Feb 2010	8 March 2010

1. Summary

1.1 Overview of this Plan

Section 94 of the *Environmental Planning and Assessment Act 1979* (EPA Act) authorises a consent authority responsible for determining a development application to grant consent to a proposed development subject to a condition requiring the payment of a monetary contribution or the dedication of land free of cost, or both, towards the provision of public amenities and public services.

Where the consent authority is a council, a contribution under section 94 of the EPA Act may only be imposed on a development if it is of a kind allowed by and determined in accordance with a contributions plan, such as this Plan.

This Plan enables Ballina Shire Council (Council) to levy section 94 contributions for certain public amenities and services where new development will or is likely to increase the demand for these facilities.

The proposed life of this Plan is 20 years, based on the projected growth in population over that time. New residential and tourist accommodation development resulting in an increasing local population is envisaged throughout this period. The Shire's resident and equivalent visitor population is estimated to grow from approximately 43,500 in 2007 to 63,000 in 2026. The majority of this population growth is expected to occur within urban release areas at Cumbalum, Wollongbar and Lennox Head.

Residents and visitors attributable to the development that is expected to occur in the Shire will generate an increase in the demand for public services and amenities. New development should make a reasonable contribution toward the provision of new and/or augmented facilities to meet this additional demand.

The public services and amenities required to meet demands of the expected future development, and which are levied for under this Plan, are as follows:

- § open space and recreation facilities generated by expected development throughout the Shire;
- § community facilities generated by expected development throughout the Shire; and
- § access and transport facilities generated by expected development in the Wollongbar Urban Expansion Area (WUEA).

The specific public services and amenities, their costs and program for delivery, and maps showing their location are contained in Section 5 of this Plan.

This Plan has been prepared having regard to the Practice Notes issued by NSW Department of Planning in accordance with clause 26(1) of the *Environmental Planning and Assessment Regulation 2000* (EPA Regulation).

This Plan sets out:

- § the relationship between the expected future development in the Shire of Ballina and the public amenities and services required to meet the demands of that development;
- § the formulas to be used for determining the contributions required for different categories of public amenities and services;
- § the contribution rates for the anticipated types of development in the different areas of the Shire of Ballina;

- § maps showing the location of the public facilities proposed to be provided by the Council supported by a works schedule setting out an estimate of their cost; and
- § the administrative and accounting arrangements applying to section 94 contributions that are required by this Plan.

The demand for the different categories of public services and amenities is assessed on the basis of contribution catchments. Maps showing the lands affected by the different contributions sought under this Plan are contained in Section 6 of this Plan.

Background information to this Plan is contained within the references included in Section 7 of this Plan.

1.2 Summary schedules

1.2.1 Contribution rates

PER PERSON

	MONETARY CONTRIBUTION per PERSON									Total based on number of bedrooms				
	Open space and recreation facilities					Community facilities			Access and transport facilities	TOTAL	3 bedrooms or more dwelling	2 bedroom dwelling	1 bedroom dwelling	single person tourist bed
	Local Parks	District Parks	Playing Fields	Regional Facilities	Admin	District Facilities	Shire wide Facilities	Admin						
<i>Occupancy rate:</i>											2.7	1.7	1.3	0.33
Ballina District														
Ballina District (except Ballina Heights, Riveroaks)	\$75	\$302	\$393	\$290	\$11	\$572	\$1,296	\$24	n/a	\$2,963	\$8,000	\$5,037	\$3,852	\$978
Ballina Heights, Riveroaks	n/a	\$302	n/a	\$290	\$11	\$572	\$1,296	\$24	n/a	\$2,495	\$6,736	\$4,241	\$3,243	\$823
Lennox Head District														
Lennox Head District (except Pacific Pines)	\$75	\$313	\$612	\$290	\$11	\$458	\$1,296	\$24	n/a	\$3,079	\$8,314	\$5,235	\$4,003	\$1,016
Pacific Pines	n/a	\$313	n/a	\$290	\$11	\$458	\$1,296	\$24	n/a	\$2,392	\$6,458	\$4,066	\$3,110	\$789
Plateau District														
Plateau District (except WUEA)	\$75	\$632	\$762	\$290	\$11	\$397	\$1,296	\$24	n/a	\$3,488	\$9,417	\$5,929	\$4,534	\$1,151
WUEA Link Road Catchment	\$75	\$632	\$762	\$290	\$11	\$397	\$1,296	\$24	\$1,777	\$5,265	\$14,216	\$8,951	\$6,845	\$1,738
WUEA Non Link Road Catchment	\$75	\$632	\$762	\$290	\$11	\$397	\$1,296	\$24	\$169	\$3,657	\$9,874	\$6,217	\$4,754	\$1,207
Wardell District	\$75	\$347	\$347	\$290	\$11	\$417	\$1,296	\$24	n/a	\$2,807	\$7,579	\$4,772	\$3,649	\$926
Cumalum	n/a	n/a	n/a	\$290	\$11	n/a	\$1,296	\$24	n/a	\$1,621	\$4,377	\$2,756	\$2,107	\$535
WUEA = Wollongbar Urban Expansion Area														

PER RESIDENTIAL ALLOTMENT

	MONETARY CONTRIBUTION per RESIDENTIAL ALLOTMENT										Total based on number of bedrooms			
	Open space and recreation facilities					Community facilities			Access and transport facilities	TOTAL	3 bedrooms or more dwelling	2 bedroom dwelling	1 bedroom dwelling	single person tourist bed
	Local Parks	District Parks	Playing Fields	Regional Facilities	Admin	District Facilities	Shire wide Facilities	Admin						
<i>Occupancy rate:</i>											2.7	1.7	1.3	0.33
Ballina District														
Ballina District (except Ballina Heights, Riveroaks)	\$203	\$815	\$1,061	\$783	\$31	\$1,544	\$3,499	\$64	n/a	\$8,000	\$8,000	\$5,037	\$3,852	\$978
Ballina Heights, Riveroaks	n/a	\$815	n/a	\$783	\$31	\$1,544	\$3,499	\$64	n/a	\$6,736	\$6,736	\$4,241	\$3,243	\$823
Lennox Head District														
Lennox Head District (except Pacific Pines)	\$203	\$845	\$1,653	\$783	\$31	\$1,237	\$3,499	\$64	n/a	\$8,314	\$8,314	\$5,235	\$4,003	\$1,016
Pacific Pines	n/a	\$845	n/a	\$783	\$31	\$1,237	\$3,499	\$64	n/a	\$6,458	\$6,458	\$4,066	\$3,110	\$789
Plateau District														
Plateau District (except WUEA)	\$203	\$1,707	\$2,058	\$783	\$31	\$1,072	\$3,499	\$64	n/a	\$9,417	\$9,417	\$5,929	\$4,534	\$1,151
WUEA Link Road Catchment	\$203	\$1,707	\$2,058	\$783	\$31	\$1,072	\$3,499	\$64	\$4,799	\$14,216	\$14,216	\$8,951	\$6,845	\$1,738
WUEA Non Link Road Catchment	\$203	\$1,707	\$2,058	\$783	\$31	\$1,072	\$3,499	\$64	\$456	\$9,874	\$9,874	\$6,217	\$4,754	\$1,207
Wardell District	\$203	\$938	\$938	\$783	\$31	\$1,125	\$3,499	\$64	n/a	\$7,579	\$7,579	\$4,772	\$3,649	\$926
Cumalalum	n/a	n/a	n/a	\$783	\$31	n/a	\$3,499	\$64	n/a	\$4,377	\$4,377	\$2,756	\$2,107	\$535

WUEA = Wollongbar Urban Expansion Area

1.2.2 Works schedules

Open Space	Applicable areas	Application map reference	Cost to Development	Contribution Catchment (persons)	Cost to Council	Rate per person	Rate per dwelling (2.7 persons per dwelling)
1. Local Park Embellishment	Urban areas excluding Ballina Heights, Riveroaks & Pacific Pines	Section 6.1	\$498,000	6,634	\$0	\$75	\$203
2.1 Ballina District Parks	Ballina district	Section 6.2	\$1,500,000	4,971	\$0	\$302	\$815
2.2 Lennox Head District Parks	Lennox Head District	Section 6.2	\$1,230,000	3,930	\$0	\$313	\$845
2.3 Plateau District Parks	Alstonville Plateau including WUEA	Section 6.2	\$1,676,000	2,651	\$908,000	\$632	\$1,707
2.4 Wardell District Parks	Wardell Village	Section 6.2	\$25,000	72	\$0	\$347	\$938
3.1 Ballina Playing Fields	Excludes Ballina Heights & Riveroaks, Cumbalum Ridge	Section 6.2	\$700,000	1,781	\$1,149,000	\$393	\$1,061
3.2 Lennox Head Playing Fields	Excludes Pacific Pines Estate	Section 6.2	\$1,445,000	2,360	\$1,827,000	\$612	\$1,653
3.3 Plateau Playing Fields	Alstonville Plateau including WUEA	Section 6.2	\$2,021,000	2,651	\$324,000	\$762	\$2,058
3.4 Wardell Playing Fields	Wardell District	Section 6.2	\$25,000	72	\$0	\$347	\$938
4. Regional Facilities	Whole Shire	Section 6.3	\$5,622,000	19,394	\$7,450,000	\$290	\$783
5. Administration Component	Whole Shire	Section 6.3	\$221,130	19,394	\$0	\$11	\$31
		TOTAL	\$14,963,130		\$11,658,000		

Community Facilities	Applicable Area	Application map reference	Cost to Development	Contribution Catchment (persons)	Cost to Council	Rate per person	Rate per dwelling (2.7 persons per dwelling)
1.1 Ballina District Facilities	Ballina District Catchment	Section 6.2	\$2,843,000	4,971	\$0	\$572	\$1,544
1.2 Lennox Head District Facilities	Lennox Head District Catchment	Section 6.2	\$1,800,000	3,930	\$4,680,000	\$458	\$1,237
1.3 Plateau District Facilities	Plateau District Catchment	Section 6.2	\$1,053,000	2,651	\$0	\$397	\$1,072
1.4 Wardell District Facilities	Wardell District Catchment	Section 6.2	\$30,000	72	\$0	\$417	\$1,125
1.5 Cumbalum District Facilities	Cumbalum Ridge Rezoning	n/a	\$0	7,770	\$0	\$0	\$0
2. Regional Community Facilities	Whole Shire	Section 6.3	\$25,132,000	19,394	\$16,837,000	\$1,296	\$3,499
3. Administration Component	Whole Shire	Section 6.3	\$462,870	19,394	\$0	\$24	\$64
		TOTAL	\$31,320,870		\$21,517,000		

Access & Transport Facilities	Applicable areas	Application map reference	Cost to Development	Contribution Catchment (persons)	Cost to Council	Rate per person	Rate per dwelling (2.7 persons per dwelling)
1. Link Road Works	Properties serviced by proposed Link Road	Section 6.4	\$2,818,000	1752	\$0	\$1,608	\$4,343
2. External Transportation Works	Whole WUEA including existing Avalon Estate	Section 6.4	\$450,000	2662	\$0	\$169	\$456

2. Administration and operation of this Plan

2.1 What are development contributions?

Development contributions are contributions to the Council made by those undertaking development approved under the EPA Act.

Contributions may be in the form of money, dedication of land or some other material public benefit (or a combination of these) directed:

- § in the case of contributions made under Section 94 of the EPA Act - toward the provision or improvement of public amenities or services (or the recouping of the cost of provision or improvement of public amenities or services); or
- § in the case of contributions made under a planning agreement prepared in accordance with Sections 93F to 93L of the EPA Act – toward public purposes.

2.1.1 Section 94 contributions

Section 94 of the EPA Act enables councils to seek contributions from developers where development increases the demand for public facilities. Section 94 contributions are levied at the time of development consent.

The EPA Act establishes that a council can only require a section 94 contribution if:

- § it is satisfied that a development, the subject of a development application, will or is likely to require the provision of, or increase the demand for, public amenities and public services within the area;
- § it has adopted a contributions plan justifying the contribution; and
- § the contribution is reasonable.

The power to levy a section 94 contribution relies on there being a clear relationship (or 'nexus') between the development being levied and the need for the public amenity or service for which the levy is required.

Generally, contributions can only be made towards:

- § capital costs including land acquisition costs;
- § public facilities which a council has a responsibility to provide; and
- § public facilities which are needed as a consequence of new development.

2.1.2 Planning agreement contributions

The EPA Act allows for the negotiation of voluntary planning agreements between councils, developers, and/or other planning authorities for the provision of public purposes.

Public purposes are defined in the EPA Act as (without limitation):

- § the provision of (or the recouping of the cost of providing) public amenities or public services;
- § the provision of (or the recouping of the cost of providing) affordable housing;
- § the provision of (or the recouping of the cost of providing) transport or other infrastructure relating to land;

- § the funding of recurrent expenditure relating to the provision of public amenities or public services, affordable housing or transport or other infrastructure;
- § the monitoring of the planning impacts of development; and
- § the conservation or enhancement of the natural environment.

Ballina Shire Council (Council) may be prepared to negotiate planning agreements with relevant parties in relation to major developments. Such agreements may address the substitution of, or be in addition to, the section 94 contributions required under this Plan.

A planning agreement negotiated and made under this Plan shall be subject to any provisions of or Ministerial directions made under the EPA Act or Regulation relating to planning agreements.

2.2 Name of this Plan

This Plan is called Ballina Shire Contributions Plan 2008 (the Plan).

2.3 Purposes of this Plan

The purpose of this Plan is to enable Council to levy section 94 developer contributions for the provision of open space and recreation facilities, community facilities and access and transport facilities that are required as a consequence of development within the Shire.

Other purposes of this Plan are:

- § to determine contribution rates and ensure adequate funding to acquire land and construct public facilities;
- § to ensure that an adequate level of facilities are provided for within the LGA;
- § to authorise Council to impose conditions under section 94 of the EPA Act when granting consent to development on land to which this Plan applies;
- § to identify the open space, recreation and community facilities that Council intends to provide throughout the Shire and to establish the relationship between new development and the planned facilities;
- § to identify the access and transport facilities that Council intends to provide as part of the WUEA development and to establish the relationship between new development and the planned facilities;
- § to provide a comprehensive strategy for the assessment, collection, expenditure, accounting and review of development contributions on an equitable basis throughout the Ballina Shire;
- § to ensure that the existing community is not burdened by the provision of facilities required as a result of the demand from increased population; and
- § to enable the Council to be both publicly and financially accountable in its assessment and administration of the Plan.

2.4 Commencement of this Plan

This Plan has been prepared:

- § pursuant to the provisions of section 94 of the EPA Act and Part 4 of the EPA Regulation; and
- § having regard to the Practice Notes issued by NSW Department of Planning in accordance with clause 26(1) of the EPA Regulation.

Council adopted this Plan on 23 October, 2008 (resolution no.231008/14).

This Plan came into effect on 1 November 2008, which is the date that public notice of the Plan's approval by Council was given pursuant to clause 31(4) of the EPA Regulation. This Plan applies to all development applications determined on or after that date.

2.5 Land to which this Plan applies

This Plan applies to all the land within the Shire of Ballina local government area.

The planning for the facilities included in this Plan has been based on a number of different demand or contribution catchments. As a result, contributions for certain classes of facilities will relate to proposed development in different contribution catchments.

Maps showing the lands affected by the contributions for different facilities required under this Plan are shown in Section 6 of this Plan.

2.6 Development to which this Plan applies

Council, or an accredited certifier, may impose a contribution under section 94 of the EPA Act on consents or complying development certificate issued for different types of development approved under this Plan. The type and quantum of the contribution will relate to the form of the development proposed.

The following is a list of types of development that may be required to make a section 94 contribution:

- § Backpackers' accommodation
- § Bed and breakfast establishments
- § Boarding houses
- § Caravan parks
- § Dual occupancies
- § Dwelling houses
- § Group homes
- § Hostels
- § Hotel accommodation
- § Mixed use development
- § Moveable dwellings
- § Multi dwelling housing
- § Residential accommodation
- § Residential care facilities
- § Residential flat buildings
- § Rural worker's dwellings
- § Seniors housing
- § Serviced apartments
- § Subdivision
- § Tourist and visitor accommodation

2.7 Relationship to other contributions plans

This Plan repeals the following contributions plans:

- § Ballina Shire Council Section 94 Contribution Plan: Parks, Gardens and Recreation Space Enhancement; and
- § Ballina Shire Council Section 94 Contributions Plan: Community Facilities.

Notwithstanding the repeal of these plans, contributions collected under the plans will continue to be used in accordance with the plans.

This Plan does not affect the operation of any other contributions plans adopted by Council.

2.8 Definitions

In this Plan, the following words and phrases have the following meanings:

Attributable cost means the estimated cost for each item in the works schedules set out in Section 5 of this Plan, which may differ from the final actual cost of the item. It will be the value used in determining the amount of any offset of monetary contributions as a result of any works-in-kind proposal.

Consumer Price Index means the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician.

Contribution means the dedication of land or the making of a monetary contribution, as referred to in section 94 of the EPA Act.

Council means The Council of the Shire of Ballina.

EPA Act means the Environmental Planning and Assessment Act 1979.

EPA Regulation means the Environmental Planning and Assessment Regulation 2000.

GFA means gross floor area.

LGA means local government area.

Planning agreement means a voluntary agreement referred to in section 93F of the EPA Act.

Works in kind means the undertaking of a work or provision of a facility by an applicant which is already nominated in the works schedule of a contributions plan.

Works schedule means the schedule of the specific public facilities for which contributions may be required, and the likely timing of provision of those public facilities based on projected rates of development, the collection of development contributions and the availability of funds from supplementary sources, as set out in Section 5 of this Plan.

WUEA means Wollongbar Urban Expansion Area as defined in the Ballina Combined Development Control Plan.

2.9 Operation of this Plan

This Plan authorises the Council, when determining a development application relating to development to which this Plan applies, to impose a condition under section 94 of the EPA Act requiring:

- § the payment of a monetary contribution; and/or
- § the dedication of land free of cost,

to the Council towards the provision of public facilities to meet the demands of the development as specified in the works schedule to this Plan.

This Plan also authorises an accredited certifier, when determining an application for a complying development certificate relating to development to which this Plan applies, to impose a condition under section 94 of the EPA Act requiring the payment of a monetary contribution to the Council towards the provision of public facilities to meet the demands of the development as specified in the works schedule to this Plan.

Contributions will be determined according to the net increase in population applicable to a particular development.

The net increase in population will be determined by the assumed development occupancy rates contained in Table 2.1. A credit equivalent to the contribution attributable to any existing development on the site of a proposed new development will be allowed for in the calculation of the contributions. Where the credit is attributable to a type of development not addressed in Table 2.1 Council will determine the credit based on the circumstances of the case.

Table 2.1 Assumed population by development type

Development type	Occupancy rate
Residential development	
Subdivided lot with a dwelling entitlement	2.7 persons per lot in excess of the first lot.
3+ bedroom dwelling	2.7 persons per dwelling in excess of the first dwelling
2 bedroom dwelling	1.7 persons per dwelling in excess of the first dwelling
1 bedroom dwelling	1.3 persons per dwelling in excess of the first dwelling
Tourist accommodation development	0.33 persons per single person bed

2.10 Construction certificates and the obligation of accredited certifiers

In accordance with section 94EC of the EPA Act and clause 146 of the EPA Regulation, a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring the payment of monetary contributions has been satisfied.

In particular, the certifier must ensure that the applicant provides a receipt (or receipts) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the Council in accordance with clause 142(2) of the EPA Regulation. Failure to follow this procedure may render such a certificate invalid.

The only exceptions to this requirement are where a works in kind, material public benefit, dedication of land or deferred payment arrangement has been agreed by the Council or where the

applicant has entered into a planning agreement with the Council. In such cases, Council will issue a letter confirming that an alternative payment arrangement has been agreed with the applicant.

2.11 Indexation of contribution rates under this Plan

The Council may, without the necessity of preparing a new or amending contributions plan, make changes to the monetary section 94 contribution rates set out in this Plan to reflect quarterly changes to the Consumer Price Index (for all works schedule items identified in this Plan apart from the items comprising land yet to be acquired) and the Land Value Index prepared by or on behalf of the Council from time to time and specifically adopted by this Plan (for works schedule items identified in this Plan involving land yet to be acquired).

2.11.1 Contribution rates for all works schedule items (other than land yet to be acquired)

The contribution rate for works schedule items (other than land yet to be acquired) will be indexed as follows:

$$\frac{1.1 \quad \$C_A \quad X}{\text{Current CPI}}$$

$$1.2 \quad \text{Base CPI}$$

Where:

C_A is the contribution rate for works schedule items (other than land yet to be acquired) at the time of adoption of the Plan expressed in dollars

Current CPI is the *Consumer Price Index (All Groups Index) for Sydney* as published by the Australian Statistician at the time of the review of the contribution rate

Base CPI is the *Consumer Price Index (All Groups Index) for Sydney* as published by the Australian Statistician at the date of adoption of this Plan

Note: The contribution rate will not be less than the contribution rate specified at the date of the adoption of this Plan.

2.11.2 Contribution rates for works schedule items involving land yet to be acquired

The contribution rate for works schedule items involving land yet to be acquired will be indexed as follows:

$$\frac{1.3 \quad \$C_A \quad X \quad \text{Current}}{\text{LV Index}}$$

$$1.4 \quad \text{Base} \quad \text{LV} \\ \text{Index} \quad \text{Index}$$

Where:

C_A is the contribution rate for land that is yet to be acquired at the time of adoption of the Plan expressed in dollars

Current LV Index is the Land Value Index as published by the Council at the time of the review of the contribution rate

Base LV Index is the Land Value Index as published by the Council at the date of adoption of this Plan

Note: The contribution rate will not be less than the contribution rate specified at the date of the adoption of this Plan.

2.12 Indexation of contributions required by a condition imposed under this Plan

A contribution required by a condition of development consent imposed in accordance with this Plan will be indexed between the date of the grant of the consent and the date on which the contribution is made as follows.

2.12.1 Contributions for all works schedule items (other than land yet to be acquired)

The total contribution for all works schedule items (other than land yet to be acquired) at the time of payment is determined by the following formula:

$$\frac{1.5 \quad \$C_c \quad X}{CPI_p} \\ 1.6 \quad CPI_c$$

Where:

C_c is the contribution amount for all works schedule items (other than land yet to be acquired) shown in the development consent expressed in dollars

CPI_p is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician at the time of the payment of the contribution

CPI_c is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician which applied at the time of the issue of the development consent

Note: The contribution payable will not be less than the contribution specified on the development consent.

2.12.2 Contributions for works schedule items involving land yet to be acquired

The total contribution for works schedule items involving land yet to be acquired at the time of payment is determined by the following formula:

$$\frac{1.7 \quad \$ C_c \quad X \quad LV}{Index_p} \\ 1.8 \quad LV Index_c$$

Where:

$\$C$ is the contribution amount for works schedule items involving land yet to be acquired shown in the development consent expressed in dollars

$LV\ Index_P$ is the Land Value Index as published by the Council at the time of payment of the contribution

$LV\ Index_C$ is the Land Value Index as published by the Council at the time of issue of the development consent

Note: The contribution payable will not be less than the contribution specified on the development consent.

2.13 Timing of payment of monetary contributions required under this Plan

A contribution must be paid to the Council at the time specified in the condition that imposes the contribution.

Council's requirements in relation to the timing of payments of monetary contributions required under this Plan are as follows:

- § Development applications involving subdivision - prior to the release of the Subdivision Certificate (linen plan).
- § Development applications not involving subdivision but where a subsequent Construction Certificate is required - prior to the release of the Construction Certificate.
- § Other development application - prior to the commencement of the use or occupation of premises.

2.14 Policy on deferred or periodic payments

The Council will generally not accept deferred or periodic payment of contributions. However, Council may consider an application where:

- § compliance with the provisions relating to when contributions are payable is unreasonable or unnecessary in the circumstances of the case;
- § deferred or periodic payment will not prejudice the timing or the manner of the provision of the services or facilities for which the contribution is required as outlined in the works program;
- § where the applicant intends to make a contribution by way of a planning agreement, works in kind or land dedication in lieu of a cash contribution and Council and the applicant have a legally binding agreement for the provision of the works or land dedication; and
- § there are circumstances justifying the deferred or periodic payment of the contribution.

The decision to accept a deferred or periodic payment is at the sole discretion of the Council.

In the event Council decides to accept the deferred or periodic payment of contributions, the applicant may be required to provide a bank guarantee by an Australian bank or recognised financial institution for the full amount of the contribution or outstanding balance on condition that:

- § the bank's guarantee be by a bank for the amount of the total contribution, or the amount of the outstanding contribution, plus an amount equal to thirteen (13) months interest plus any charges associated with establishing or operating the bank security;

- § the bank unconditionally pay the guaranteed sum to the Council if the Council so demands in writing not earlier than 12 months from the provision of the guarantee or completion of the works;
- § 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;
- § the banks obligations are discharged when payment to the Council is made in accordance with this guarantee or when Council notifies the bank in writing that the guarantee is no longer required; and
- § where a 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 accordance to the 90 day bank bill rate.

2.15 Works in kind and other material public benefits offered in part or full satisfaction of contributions

A person may make an offer to the Council to carry out work or provide another kind of material public benefit in lieu of making a contribution in accordance with a section 94 condition imposed under this Plan, in the terms described below.

The Council may accept an offer by the applicant to make a contribution by way of works in kind (defined as an item in the works schedule to this Plan) or material public benefit for works or the dedication of land (defined as an item that is not included in the works schedule to this Plan) as referred to in the EPA Regulation.

The decision will be at the discretion of Council.

2.15.1 Matters to be considered by the Council in determining offers of material public benefits

Factors that Council will take into consideration in making its decision will include the following:

- § The value of the works and/or dedication of land is at least equal to the value of the contribution that would otherwise be required under this Plan.
- § The standard and timing of delivery of, and security arrangements applying to, the works the subject of the offer are to Council's satisfaction.
- § Whether the acceptance of the works and/or dedication of land will prejudice the timing or the manner of the provision of public facilities included in the works program of this Plan.
- § The extent to which works and/or dedication of land satisfies a demonstrated community need.
- § The extent to which the works and/or dedication of land satisfies the purpose for which the contribution was sought.
- § The conditions applying to the transfer of the asset to the Council are to Council's satisfaction.
- § The financial implications for cash flow and the continued implementation of the works schedule included in this Plan (including whether Council would need to make up for any shortfall in contributions by its acceptance of the offer).
- § The overall benefit of the proposal.

2.15.2 Works in kind and material public benefit agreements

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

Works in kind and material public benefit agreements shall be made between the Council and the developer and (if the developer is not the land owner) the land owner.

Agreements shall specify (as a minimum) the works the subject of the offer, the value of those works, the relationship between those works and the contribution plan, the program for delivering the works.

Where an offer is made prior to the issue of development consent, the offer may be in the form of a planning agreement. If the offer is made by way of a draft planning agreement under the EPA Act, Council will require the agreement to be entered into and performed via a condition in the development consent. Planning agreements shall address the matters included in the EPA Act and EPA Regulation.

2.15.3 Valuation of offers of works-in-kind and material public benefits

The value of works offered as works-in-kind is the attributable cost of the works (or a proportion of the attributable cost if the offer involves providing only part of a work) indexed in accordance with the provisions of this Plan.

The attributable cost of works will be used in the calculation of the value of any offset of monetary contributions required under this Plan.

The value of any other kind of material public benefit will be determined by a process agreed to between the Council and the person making the offer at the time the development application is being prepared.

Credit for material public benefits will not be given over and above the relevant section 94 liabilities for any development.

2.16 Exemptions

The following developments or components of developments are exempted from the requirement to make a contribution under this Plan:

- § development for drainage, utility, open space or community facilities purposes to be provided by State Government or the Council; and
- § any development that in the opinion of Council does not increase the demand for the categories of public facilities and services addressed by this Plan.

2.17 Plan administration costs levied under this Plan

Facility costs included in this Plan include provision for a reasonable charge to cover staff time to implement the Plan, process and account for contributions, and monitor and amend the Plan.

This allowance equates to 1.5% of the apportioned cost of all the facilities included in this Plan which represents the base and on-costs of employing one professional staff member for 2 days per week.

Given that this Plan's is Council's primary contributions plan addressing delivery of open space, recreation, community and WUEA works over the next 20 years, it is considered that this cost is reasonable and should be met by development approved under this Plan.

2.18 Pooling of funds

Council's ability to forward fund services and amenities identified in this Plan is very limited. Consequently their provision is largely contingent upon the availability of contributions funds.

To provide a strategy for the orderly delivery of the public services and amenities, this Plan authorises monetary section 94 contributions paid for different purposes in accordance with the conditions of various development consents authorised by this Plan and any other contributions plan approved by the Council to be pooled and applied progressively for those purposes.

The priorities for the expenditure of pooled monetary section 94 contributions under this Plan are the priorities for works as set out in the works schedule in Section 5.

In any case of the Council deciding whether to pool and progressively apply contributions funds, the Council will have to first be satisfied that such action will not unreasonably prejudice the carrying into effect, within a reasonable time, of the purposes for which the money was originally paid.

2.19 The Goods and Services Tax (GST)

At the time this Plan was made, the position of the Australian Taxation Office (ATO) was that the payment of development contributions made under the EPA Act is exempt from the Goods and Services Tax (GST).

Items in the works schedule of this Plan have been calculated without any GST component.

2.20 Accountability and access to information

Council must comply with a range of financial accountability and public access to information requirements in relation to section 94 contributions. These are addressed in Divisions 5 and 6 of Part 4 of the EPA Regulation and include:

- § maintenance of, and public access to, a contributions register;
- § maintenance of, and public access to, accounting records for contributions receipts and expenditure;
- § annual financial reporting of contributions; and
- § public access to contributions plans and supporting documents.

These records are available for inspection free of charge at Council.

2.21 Review of Plan

This Plan with supporting information will be subject to regular review by Council, so as to:

- § monitor development trends and income received by the Plan;
- § ensure that contributions rates reflect actual costs incurred by the Plan; and
- § enable alteration to the works schedule if development rates differ from original expectations.

Contribution rates may be revised by a review of the Plan and adjustment to the assumptions within the Plan. Any material change in the Plan, with the exception of limited adjustments permitted under clause 32(3) of the EPA Regulation, will require the Plan to be amended, including public exhibition of the amendments and consideration of any public submissions received.

2.22 Savings and transitional arrangements

A development application that has been submitted prior to the adoption of this Plan but not determined shall be determined in accordance with the provisions of the Plan that applied at the date of determination of the application.

3. Facility needs associated with the expected development

3.1 Planning overview

Ballina LGA is situated on the North Coast of NSW.

Ballina is the central urban area within the Shire, with a series of villages and small rural settlements located both on the coast and in the Shire's hinterland. Ballina has been identified in the Far North Coast Regional Strategy (Department of Planning, 2006) as a 'developing major regional centre'.

The Shire in 2007 has an estimated resident population of approximately 41,000. The estimated resident population is anticipated to grow to a total of 60,000 by 2026. At any one time there is also a substantial visitor population in the Shire and this population is also predicted to grow in the future.

Most population growth is planned to be accommodated through development of identified 'greenfield sites' including Cumbalum, land around Lennox Head and land adjacent to Wollongbar. Population growth is also planned for in Wardell and through infill development in established areas.

Future housing demand is likely to include a greater mixture of dwelling types (including dwelling houses, dual occupancies, duplexes, town houses and apartments) in central locations with good accessibility to community and commercial facilities.

3.2 Historic development and population trends

3.2.1 Residential development

Ballina LGA experienced steady, and at times strong, population growth during the period 1986-2001. During this period the resident population increased from 24,410 to 37,218 – an average annual increase of 854 persons.¹

Figure 3.1 shows the distribution of the Shire's 2001 population throughout its localities.

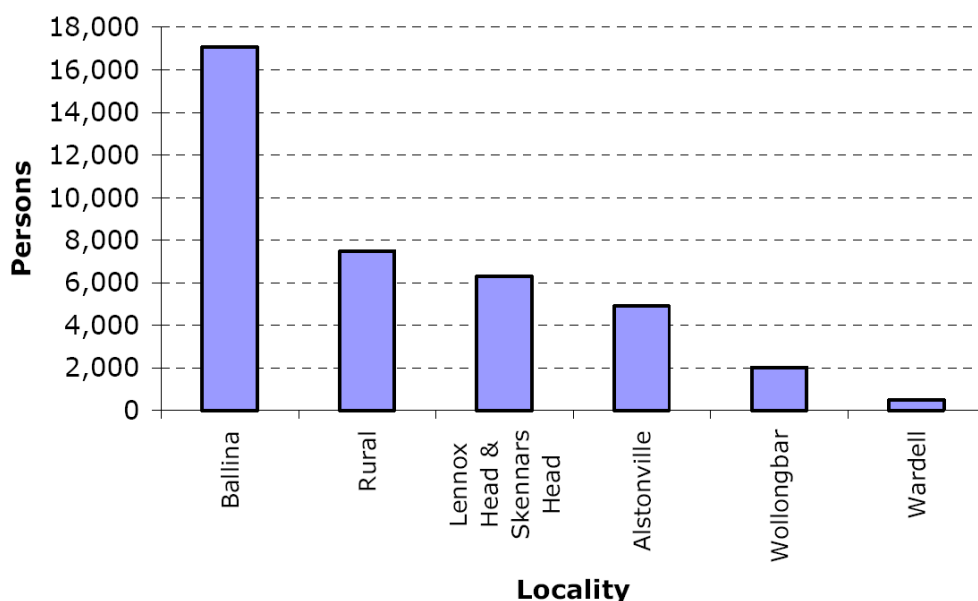
The wider demographic trends affecting population change in the Shire over the last twenty years have included the following:

- § the inflow of aged migrants to lifestyle (particularly coastal) regions;
- § the outflow of young migrants from rural and regional areas to inner metropolitan regions; and
- § the nationwide aging of the Australian population, particularly the transition of the post-WWII generation, the 'Baby-Boomers', into retirement.

The separate detached dwelling house is the most common type of housing found in the Shire, comprising 67 percent of all dwellings that existed in the Shire in 2001. The share of dwelling houses as a proportion of total dwelling stock however has been declining while the share of semi-detached and attached dwelling types has been steadily increasing.²

¹ Ballina Shire Council Urban Land Discussion Paper, 12 July 2007, Table 5

² Ballina Shire Council 2007, op. cit. page 19



Source: Urban Land Discussion Paper, Figure 2

Figure 3.1 Population distribution in Ballina Shire - 2001

Recent dwelling and subdivision approvals show a significant increase in the proportion of semi-detached and attached housing types. Between 2004 and 2006, Council issued construction certificates for an equal number of separate dwelling houses and attached/semi detached dwellings, while subdivision certificate data show that significantly more Strata Title allotment approvals (509) than Torrens Title allotment approvals (332) were issued by Council between 2001 and 2006.

While shifts in dwelling type have been recorded, overall, the size of the Shire's dwellings has been increasing. The share of dwellings with 4 or more bedrooms increased from 17 to 26 percent between 1986 and 2001, while the share of 2 and 3 bedroom dwellings declined from 80 to 69 percent over the same period. Thirty-six percent of the 6,368 dwellings constructed during this period had 4 or more bedrooms (refer Table 3.1).

Table 3.1 Ballina Shire dwelling change 1986-2001

Number of Bedrooms	1986 Total Dwellings	%	2001 Total Dwellings	%	Additional Dwellings 1986-2001	%
None (includes bedsitters)	0	0.0%	70	0.5%	70	1.1%
One bedroom	213	2.8%	664	4.7%	451	7.1%
Two bedrooms	2,274	29.5%	3,174	22.5%	900	14.1%
Three bedrooms	3,894	50.4%	6,564	46.6%	2,670	41.9%
Four or more bedrooms	1,338	17.3%	3,615	25.7%	2,277	35.8%
Total	7,719	100.0%	14,087	100.0%	6,368	100.0%

Source: Urban Land Discussion Paper, Table 6

Despite the increase in size of dwellings, the average occupancy rate of all dwellings has been declining, reflecting nationwide trends of smaller family sizes, fewer children per family and the ageing of the population. The average rate dropped from about 2.7 to 2.4 persons per dwelling

between 1991 and 2001. The average occupancy rate is anticipated to continue to decline although at a lesser rate than in the past, with the decline gradually stabilising over time.³

Notwithstanding that the current trend in occupancy rates in the Shire of less than one person per bedroom, it needs to be recognised that consent for a bedroom gives a potential for it to be occupied, which may be taken up at any time in the future. Given the typical occupancy rates in new release areas and the trends in dwelling sizes, it is considered appropriate to assume 2.7 persons per subdivided lot or dwellings with 3 or more bedrooms.

3.2.2 Tourism development

The users of tourism developments also generate a demand for public services and amenities provided in the Ballina Shire.

The tourist population in the Shire at any one time is difficult to calculate because of a lack of detailed information. This applies particularly to occupancy rates that can vary significantly according to the time of the year, the class of accommodation and even between similar types of accommodation.

It is estimated that in 2007 there are approximately 4,600 tourist beds in the Shire provided in a range of accommodation types, as shown in Table 3.2.

Table 3.2 Estimated tourist accommodation

Catchment	Beds in non-caravan park tourist facilities	Estimated short term caravan park beds - assumes beds per site	Estimated camping beds - assumes beds per site	Total	% of Shire total
Assumed Occupancy Rate (persons per accommodation unit)		2.4	2.7		
Ballina District Catchment	925	1,092	977	2,994	65.0%
Lennox Head District Catchment	259	430	826	1,515	32.9%
Plateau District Catchment	65	0	0	65	1.4%
Wardell District Catchment	0	34	0	34	0.7%
TOTAL	1,249	1,555	1,804	4,608	100.0%
% of total	27.1%	33.8%	39.1%		

The 2001 Census indicated that there were 100 overseas and 2,000 domestic visitors staying overnight in Ballina Shire on Census night in August 2001. Tourism trends for the Shire indicate that 39 percent of domestic visitors are accommodated with friends or relatives, 14 percent in caravan/camping parks and 47 percent in hotels, motels, motor inns, rented houses/apartments⁴. This suggests that non-caravan park tourist facilities accommodated approximately 940 overnight tourists and caravan/camping parks accommodated approximately 295 overnight tourists.

³ Ibid., page 23

⁴ 2003 tourist trends provided by Ballina Shire Tourist Office.

Thus, of the 2,100 tourists in the Shire on Census night, it is likely that 1,235 overnight visitors were accommodated in tourist facilities, which represents 26 percent occupancy of the estimated tourist beds in the Shire.

The Census Night (August) period is part of the traditional low tourist season in Ballina. Average tourist occupancy is higher over most of the remainder of the year.

Based on assumed occupancy rates for various types of tourist accommodation, it is estimated that there is an average daily overnight population in tourist accommodation establishments of 2,500, as shown in Table 3.3.

Table 3.3 Estimated daily average population in tourist accommodation establishments

Type of tourist accommodation	Tourist beds	% of type	Assumed average occupancy rate	Number of permanently occupied beds
Retreats	14	0.3%	60.0%	8.4
Bed & breakfast	24	0.5%	50.0%	12.0
Serviced apartments	257	5.6%	75.0%	192.8
Hotels	14	0.3%	75.0%	10.5
Motels	858	18.6%	70.0%	600.6
Backpackers	82	1.8%	65.0%	53.3
Caravan parks	3,132	68.0%	50.0%	1,566.0
Camping grounds	227	4.9%	25.0%	56.7
	4,608	100.0%		2,500.3

Each Ballina tourist however will not generate the same level of demand for the facilities addressed by this Plan vis-à-vis each Ballina resident. Open space and community facilities are a significant contributor to the quality of community life for the permanent residents and many have high usage rates by those residents. Tourists on the other hand may heavily use some facilities (such as larger parks and beaches/coastal reserves) and make little or no use of other facilities (such as community centres and administration offices).

There is, at the time the plan was prepared, no comprehensive profile of tourist usage of facilities. Notwithstanding, it is reasonable for this Plan to estimate, and account for, tourist usage of facilities. This Plan assumes that tourist demand for the facilities included in the Plan is two-thirds that of a permanent resident.

Having regard to the average level of tourist bed occupancy (approximately 50 percent of tourist beds) and that tourist demand for facilities is assumed to be two-thirds that of a permanent resident, contributions rates for tourist development in this Plan are determined as follows:

$$\begin{array}{rclcl}
 \text{Tourist bed} & & & & 0.33 \\
 \text{average} & & & & \text{persons} \\
 \text{occupancy} & & & & \text{per} \\
 (0.5) & \times & \text{Equivalent} & & \text{single} \\
 & & \text{tourist} & & \text{tourist} \\
 & & \text{demand} & = & \text{bed} \\
 & & (0.66) & &
 \end{array}$$

3.3 Expected development and population

3.3.1 Expected development

The Far North Coast Regional Strategy (FNCRS) has established 'dwelling targets' for all LGAs within the region, in order to accommodate an anticipated regional population growth of 60,400 additional people between 2006 and 2031. The FNCRS target for Ballina LGA is 8,400 additional dwellings (280 dwellings per annum). Council has estimated however that 10,400 dwellings (or 415 dwellings per annum) will be required to accommodate the projected population growth in the Shire between 2001 and 2026.

Based on the Council prediction, approximately 7,900 new dwellings will be required in Ballina LGA between 2007 and 2026.

The FNCRS also aims to achieve an appropriate mix of dwelling types by establishing a target of 60 percent single detached dwellings and 40 percent multi-unit dwellings of all future housing provided.

Recent Council recorded approvals in Ballina Shire have been 50 percent for detached dwellings and 50 percent for multi-unit dwellings.

The ratio of detached/other dwellings achieved and the household occupancy rate experienced for each of these dwelling types will be primary drivers of the quantum of the population that may be accommodated in the expected development. This matter is explored in Section 3.3.2.

3.3.2 Population projections and characteristics

It is anticipated that the expected development in the Shire of Ballina will result in an increase in persons living in and visiting the area.

Council has for some years monitored urban land supply and demand in order to prepare long term population projections for the Shire.

The projections assessment should be viewed with caution, in that:

- § Council acknowledges that the circumstances of future housing demand and supply are difficult to predict, particularly with regard to population growth, land take-up rates and rates of infill development. Notwithstanding this limitation, the following assumptions are considered reasonable for the purpose of calculating contributions under this Plan and enabling necessary forward planning; and
- § the analysis is based on an extrapolation of current structural characteristics of housing form and lifestyle preferences into the future, in conjunction with projections of future population growth. The analysis presents, therefore, a trend statement should current trends in housing form, development rates, and lifestyle preferences continue.

Methodology

Council's housing demand and supply assessment has been based on:

- § Consideration of anticipated Shire-wide population growth and occupancy rate changes 2001-2026 and recent (post 1991) population growth and occupancy rates within the Shire's individual localities.
- § Use of high and low growth scenarios:
 - high growth scenario assumes population growth at an average of 800 additional persons per year (based on population growth over 1991-2001 period). Council

recognises that recent population growth rates (1996-2006) have likely been affected by local land supply shortages. These shortages are likely to be overcome during the forthcoming planning period, such that higher rates of population growth (more in line with longer-term historic trends) are expected;

low growth scenario is based on NSW Department of Planning (Transport and Population Data Centre) population projections (2004 Release) that assume an annual average growth of 525 additional persons per year;

- § Global (i.e. Shire-wide) projections were then split across localities based on historic occupancy rate trends in each locality. Gross or total occupancy rate (i.e. the average number of persons per dwelling, including vacant dwelling stock) has been used for the analysis rather than the net occupancy rate (being the average number of persons per occupied dwelling) to account for the prevalence of holiday homes and the vacancy of dwellings between occupations. Vacant dwellings usually comprise approximately 6-9% of the total dwelling stock.
- § Land availability, current and anticipated, within each locality.

Supply assumptions are based on:

- § The total number of existing dwellings (from recent Census data).
- § The number of existing vacant urban lots, being urban zoned lots that are serviced and available for construction of new dwellings.
- § Areas assumed available for future urban development including undeveloped urban-zoned land and non-urban land identified in ULRs-2000, and refined in locality-based planning strategies.⁵
- § Anticipated future infill development in each locality – based on historic rates of infill development (1991-2001), assessed total infill capacity and the redevelopment ratio (the ratio of new dwellings to dwellings replaced).

The demand and supply situation for each locality was then compared for each year of the planning period (2001-2026). In cases where a locality had projected demand exceeding the estimated supply (over the long term), the additional demand was transferred to the Shire's major emerging growth area, Cumbalum. For the Cumbalum locality, which has no history of population growth available from Census data, population growth was assumed to occur only via 'overflow' of population demand from other localities, which have insufficient capacity (supply).

Outputs derived from the above analysis were prepared, for each the high and low growth scenarios, as follows:

1. 'Original Population Projection' - based on historic rates of population growth in localities and shire-wide projections.
2. 'Revised Population Projections' - based on original population projections with adjustments made based on supply constraints, with any 'overflow' of demand from supply constrained localities transferred to the Cumbalum locality.

⁵ The areas assumed available for future urban development are those identified in Council's Urban Land Release Strategy 2000 (ULRS-2000), and which have been further refined in several instances, namely Lennox Head Structure Plan, Wardell Strategic Plan 2003 and Cumbalum Ridge Structure Plan (currently ongoing). The analysis assumes the availability of land identified in ULRs-2000, including that which is not currently zoned for urban purposes. Some of this land may prove unsuitable for urban development following site-specific investigation. It has been included in the housing demand and supply analysis, however, to determine the long-term housing demand and supply situation for Ballina Shire and therefore determine whether additional housing options are required to accommodate the anticipated demand (the projected population growth). Discounting, based on officer approximations, of the englobo areas has been undertaken to take into account broad environmental constraints to future urban development.

3. 'Total Potential Population Accommodated' - based on the potential capacity of each locality, at potential rates of land release.

Tabular results from all of these population projection scenarios are shown in Section 7 of this Plan.

Projections used in this Plan

A mix of the results from scenarios 2 and 3 above have been used for the growth scenario adopted for this Plan. The projected increase in the Ballina LGA population between 2007 and 2026, which it is anticipated will be principally due to expected residential and tourist development in the various Shire localities, is shown in Table 3.4.

Table 3.4 Population projections - Ballina Shire 2007-2026

District	Estimated 2007 population (4)	Projected 2026 population	Net change 2007-2026
Ballina District:			
Ballina Island	7,727	7,978	251
West Ballina	4,238	4,698	460
Riveroaks	0	940	940
East Ballina	5,984	6,940	956
Ballina Urban Sub-total	17,949	20,556	2,607
Ballina Heights	240	2,250	2,010
Rural areas	3,990	3,990	0
Equivalent tourists in tourist accommodation (1)	1,082	1,436	354
TOTAL	23,260	28,231	4,971
TOTAL (including Ballina Heights and Riveroaks projected additional population in 2007 base) (2)	26,450	28,231	1,781
Lennox Head District:			
Pacific Pines	521	2,090	1,570
Balance of Lennox Head	7,418	9,600	2,181
Lennox Head Urban Sub-total	7,939	11,690	3,751
Rural areas	235	235	0
Equivalent tourists in tourist accommodation (1)	547	726	179
TOTAL	8,722	12,652	3,930
TOTAL (including Pacific Pines projected additional population in 2007 base) (2)	10,291	12,652	2,360
Plateau District:			
Alstonville Urban	5,204	5,204	0
Wollongbar Urban	2,369	2,513	144
Rural areas	2,361	2,361	0
Equivalent tourists in tourist accommodation (1)	23	31	8
Wollongbar Urban Expansion Area (WUEA)	0	2,500	2,500
TOTAL	9,958	12,609	2,651
Wardell District:			

District	Estimated 2007 population (4)	Projected 2026 population	Net change 2007-2026
Wardell Urban	519	587	68
Rural areas	751	751	0
Equivalent tourists in tourist accommodation (1)	12	16	4
TOTAL	1,282	1,354	72
TOTAL DISTRICT CATCHMENTS POPULATION excluding Cumbalum Ridge	43,222	54,847	11,624
TOTAL DISTRICT CATCHMENTS POPULATION excluding Cumbalum Ridge (but including 'committed' populations at Ballina Heights, Riveroaks and Pacific Pines in 2007 base) (2), (3)	48,212	54,847	6,634
Cumbalum Ridge	230	8,000	7,770
TOTAL POPULATION incl. Cumbalum Ridge	43,453	62,847	19,394

Source: Ballina Council, September 2007

Notes:

- (1) 'Equivalent tourists in tourist accommodation' refers to the assumption that each tourist generates two-thirds of the demand for the facilities included in this Plan to that generated by Ballina residents
- (2) Ballina Heights and Riveroaks additional population separated as these sub-precincts will not be levied for district parks and playing fields but will be levied for regional parks
- (3) Pacific Pines additional population separated as these sub-precincts will not be levied for district parks and playing fields but will be levied for regional parks
- (4) Base 2007 population for Ballina Shire and districts derived from extrapolation of 2001 Census data. At the time this Plan was prepared the data from the 2006 Census was incomplete and not available at a sub-LGA level.

Table 3.4 shows that it is anticipated that Ballina LGA will accommodate 18,850 additional residents and 545 additional 'equivalent' tourists (on an average daily basis) by 2026.

An assessment has been made of how this population increase may play out in terms of additional dwellings. This assessment is shown in Table 3.5.

The assessment contains the following assumptions:

- § Scenario A that assumes the dwelling mix of 60 percent detached dwellings and 40 percent multi-unit dwellings, as per the FNCRS target;
- § Scenario B that assumes the dwelling mix of 50 percent detached dwellings and 50 percent multi-unit dwellings, as per recent Council experience;
- § a total dwelling target reflecting Council's average annual target of 415 dwellings; and
- § occupancy rates of 2.7 persons per dwelling for detached dwellings and 1.7 persons per dwelling for multi-unit and other dwellings. These rates broadly reflect results from the 2006 Census which showed occupancy rates of 2.7 for 3+ bedroom dwellings (which would correlate to all detached dwellings) and 1.7 for 2 bedroom dwellings (which would represent the size of most other/multi-unit dwellings).

Table 3.5 Assessment of expected residential development - Ballina Shire 2007-2026

	Scenario A		Scenario B	
	Occupancy rates	Dwellings/ population	Occupancy rates	Dwellings/ population
Target population projection from Table 3.1 (residents only)		18,850		18,850
Private dwelling target		7,885		7,885
Detached dwelling target		4,731		3,943
Multi-unit and other dwelling target		3,154		3,943
Population in detached dwellings	2.7	12,774	2.7	10,645
Population in multi-unit/other dwellings	1.7	5,362	1.7	6,702
Population in all private dwellings	2.3	18,136	2.2	17,347

The assessment shows that the target population (18,850) would not quite be achieved using the Scenario assumptions. Indeed the anticipated population resulting from expected development will be lower again if, as predicted, occupancy rates lower than 2006 are experienced sometime in the future.

The Cumbalum Ridge development will contribute the major share of the anticipated population growth in the Shire. Council's population projections (Table 3.4) assume full development of Cumbalum Ridge by 2026. It is possible that Cumbalum Ridge will not be fully developed by this time.

If this possibility materialises and Cumbalum is only say 50-75% developed by 2026 then the assessment included in Table 3.5 is sound.

The projected increase in residents (18,850) equates to average annual population growth of 992 persons per annum. This compares with average annual increases of 702 persons per annum in the 1996-2001 period and 421 persons per annum, and so the Plan anticipates accelerating population growth than what has been experienced in recent times. As stated previously, Council believes that some of the recent slower growth to be due to constraints in land supply and that these supply constraints are being eased early in this Plan's implementation.

Whether the predicted population increase is achieved in 2026 or another time is, however, not critical. The facilities included in this Plan have been sized to meet the demands of a total resident and equivalent visitor population for Ballina Shire of almost 63,000 people (or an increase of 19,400 residents and visitors). The Plan's ultimate timeframe is therefore tied to the 63,000 total population being achieved and may extend beyond the projected 2026 horizon.

3.4 Facility demands

The Shire of Ballina has been experiencing and will continue to experience significant development activity. This activity will lead to an increased resident and visitor population in the future.

Existing public services and amenities have been essentially designed to accommodate the current population living in and visiting the Shire. Deficiencies in current service provision have also been identified. Expected future development, and the populations that will occupy such development, can only be sustained by a significant investment in new and augmented services and amenities.

Impacts of future development in the Shire on public services and public amenities will include the following:

- § increased demand for local active and passive recreation facilities, such as local parks, district parks, playing fields and regional recreation facilities;
- § increased demand for spaces that will foster community life and the development of social capital in the Shire, such as multi-purpose halls, exhibition space and libraries; and
- § increased demand for facilities that will support safe and convenient access in Wollongbar.

A range of public services and amenities have been identified as being required to address the anticipated demands of the expected development. More detail on:

- § the demand for these services and amenities;
- § the relationship between the services and amenities and the expected development; and
- § the strategies for delivering the services and amenities,

is contained in Sections 4.1 to 4.3 of this Plan.

The costs and programs of works related to these facility categories are shown in Section 5 of this Plan.

4. Strategy plans

4.1 Open space and recreation facilities

4.1.1 What is the relationship between the expected types of development and the demand for additional public facilities?

The requirements for open space and recreation facilities as a result of the expected development of the Shire of Ballina are documented in an open space strategy prepared by Council in 2007.⁶

New residential development is expected to occur in the Shire of Ballina in the future, resulting in additional demands for open space and recreation facilities.

The open space strategy identified that the Council will need to facilitate the provision of a range of local, district and regional level open space and recreation facilities to meet the expected development, including:

- § new local parks and embellishment of new and existing local parks;
- § new district parks and embellishment of new and existing district parks;
- § new playing fields, outdoor sports courts and other active recreation facilities; and
- § new and augmented regional open space and recreation facilities;

This Plan documents the open space and recreation facilities required as a consequence of future expected development of the Shire of Ballina.

Standards

The open space needs of the future population of the Shire have been derived from the standards contained in the open space strategy, and which are summarised in Table 4.1.

Table 4.1 Open space and recreation standards

Open space / recreation facility	Minimum standards	Other planning specifications
All open space	2.83 hectares per 1,000 population	
Local parks	0.33 hectares per 1,000 population	Embellishment cost equivalent of 1.5 playgrounds per 1,000 population. Minimum size 2,000 square metres. All residents to be within 400 metres of a local park.
District parks	0.5 hectares per 1,000 population	Centrally located reserves that may include picnic and social/recreation facilities including picnic shelters, walking opportunities, public art and play equipment etc. Planning undertaken on a 'district' catchment basis.

⁶ Draft Open Space Strategy – Ballina Shire Council – July 2007

Open space / recreation facility	Minimum standards	Other planning specifications
District Playing fields and outdoor courts	1.7 hectares per 1,000 population	1.2 full size playing fields per 1,000 population, which includes allowance for sports courts. 1.0 courts per 1,000 population. Minimum 4 ha site for each facility. Planning undertaken on a 'district' catchment basis.
Regional open space facilities	0.3 hectares per 1,000 population	Centralised sporting and recreation facilities. Planning undertaken on a Shire-wide catchment basis.

Source: *Draft Open Space Strategy*, Ballina Shire Council, July 2007

Council, through its open space strategy, has translated the adopted standards into the requirements for open space and recreation attributable to the expected development, namely:

- § a minimum of 14.12 hectares of land to be made available for and embellished as local parks;⁷
- § a minimum of 5.81 hectares of land to be made available for and embellished as district parks;⁸
- § a minimum of 11.67 hectares of land to be made available for and embellished as playing fields and outdoor courts;⁹
- § a minimum of 8 full size winter playing fields and 7 outdoor courts being provided;¹⁰ and
- § a minimum of 5.0 hectares of land to be made available for and embellished as regional recreation facilities.

4.1.2 What is the strategy for delivering facilities?

Council's open space strategy includes an inventory of existing open space resources by category (that is, local, district, sporting and regional parks). Comparison of the existing supply against the standards identified in Table 4.1 shows that existing supply for the various categories of open space is either adequate or deficient.

Council's open space strategy is therefore to address both existing facility shortfalls and the facility needs of the future population. This strategy involves both making best use of existing land resources (that is, carrying out improvements to existing open space) and acquiring and embellishing more land for open space to meet both existing and future requirements.

Council will require contributions from developers under this Plan toward provision of the facilities and services identified in this Plan. These contributions may be in the form of monetary contributions, works in kind, land dedications, or a combination of these. The total amount of

⁷ Excluding the needs generated by development at Riveroaks, Ballina Heights and Pacific Pines developments

⁸ Excluding the needs generated by development at Cumbalum Ridge

⁹ Excluding the needs generated by development at Riveroaks, Ballina Heights, Pacific Pines and Cumbalum Ridge developments

¹⁰ Excluding the needs generated by development at Riveroaks, Ballina Heights, Pacific Pines and Cumbalum Ridge developments

development contributions will be proportional to the overall need for the different categories of open space facilities that is attributable to expected future development.

Local and district parks and playing fields/courts to meet the demands of development in the Riveroaks, Ballina Heights, Pacific Pines and Cumbalum Ridge areas will be addressed by other contributions arrangements outside of this Plan.

Table 4.2 summarises the strategy for the planning and delivery of the different categories of open space facilities.

Table 4.2 Open space strategy summary

Open space category	Strategy
Local parks	Council will address the needs of the future population by accepting land for local parks in subdivision proposals and by collecting contributions for the embellishment of existing and new local parks.
District parks	Council will address, on a district catchment basis, both existing and future needs by embellishing existing and new parks for district parks. While the future land requirement is over 5 hectares Council will only acquire an additional 3 hectares of land for district parks.
District Playing fields and courts	Council will provide an additional 30 hectares of open space to be made available for active recreation to meet both existing and future needs. This land will accommodate 16 winter playing fields and 20 I courts.
Regional recreation facilities	Council will provide new facilities and augment existing facilities to meet regional recreation needs. Council will also recoup part of the cost of certain facilities already provided in advance of development.

The costs of, and program for the delivery of, individual works are included in the works schedule in Section 5.

The location of these works is shown on maps included in Section 5.

The proposed works will be staged to match the expected sequence of development over the anticipated development timeframe of 20 years.

Council will prepare design concepts for the facilities so that specification and costing of the facilities can be more accurately defined as implementation of this Plan proceeds. This may result in amendment of this Plan.

The open space and recreation facilities strategy is based on strategic information. It is likely that, as the planning process for the different development areas proceeds, modified and more cost effective solutions that still meet the open space strategy objectives will be developed.

Where alternatives to the works schedule are proposed in conjunction with the development of sub-precincts and the alternatives are approved by the Council, the development contribution applicable to a development the subject of a development application may be reviewed, or the works schedule in this Plan updated, or both.

4.1.3 How are the contributions calculated?

The monetary contribution per person is calculated as follows:

$$\text{Contribution per person (\$)} = \left(\frac{\sum C \times AF}{P} \right)$$

Where:

- C = the cost of providing each of the facilities in this facility category
- AF = the apportionment factor, being the proportion of the cost of each facility that is reasonable to attribute to the expected development
- P = the contribution catchment (in persons) attributable to each facility

The values for each of the variables are shown either in the works schedule in Section 5 or in the summary works schedules (Section 1.2.2).

The monetary contribution for different residential and tourist development types is determined by multiplying the contribution per person by the assumed average household occupancy rates included in Table 4.3. The contribution is then adjusted by allowing for any existing population on the site (refer to Section 2.9).

Table 4.3 Occupancy rates for development types

Development type	Occupancy rate
Residential development	
Subdivided lot with a dwelling entitlement	2.7 persons per lot in excess of the first lot.
3+ bedroom dwelling	2.7 persons per dwelling in excess of the first dwelling
2 bedroom dwelling	1.7 persons per dwelling in excess of the first dwelling
1 bedroom dwelling	1.3 persons per dwelling in excess of the first dwelling
Tourist accommodation development	0.33 persons per single person bed

4.1.4 How is cost apportionment determined?

The development contribution for each of the facilities identified in this Plan is determined by applying the contribution catchment (in persons) to the total cost of the facility that can reasonably be apportioned to the expected development. This process ensures that fair apportionment of facility costs is calculated for development expected to occur in the Shire of Ballina.

The apportionment factors and contribution catchments applying to each facility are shown in Sections 5 and 1.2.2 of this Plan, respectively.

Council’s open space strategy assumes that each future visitor in tourist accommodation will generate two-thirds of the demand for the open space and recreation facilities included in this Plan as for each future resident. This conclusion is based on the following:

- § The Shire’s local, district and regional parks are tourism assets and visitors to the Shire regularly utilise these facilities. However it is not reasonable to assume that each tourist would use the facilities to the same extent as each resident. These facilities are

a significant contributor to the quality of community life for the permanent residents and many have high usage rates by those residents. Tourists on the other hand may heavily use some facilities and make little or no use of other facilities.

- § 'Sports tourism' is a growing phenomenon with many visiting junior and senior teams (that stay in tourist accommodation developments) utilising Council-provided active recreation facilities.
- § Many of the Shire's tourist accommodation dwellings are occupied by permanent residents (including caravan parks and serviced apartment) and Council can only levy these developments for use of public services and amenities at the time that the development consent is first issued for construction.

As discussed in Section 3.2.2 of this Plan, users of tourism developments generate a demand for public services and amenities provided in the Ballina Shire. This Plan authorises the levying of tourist accommodation dwellings. Council will levy tourist accommodation development because, at any point in time, a component of these dwellings are occupied by permanent residents (including caravan parks and serviced apartment) and Council can only levy these developments for use of public services and amenities at the time that the development consent is first issued for the development.

4.2 Community facilities

4.2.1 What is the relationship between the expected types of development and the demand for additional public facilities?

The requirements for community facilities as a result of the expected development of the Shire of Ballina are documented in a community facilities strategy prepared by Council in 2007.¹¹

A range of community facilities are available in Ballina Shire that have been developed over many years by the community and Council.

Community facilities are important for many reasons, including:

- § They help sustain a healthy community through the services they deliver and through the direct involvement of residents in service provision. The services include crisis and support services, group activities, needs analysis, advocacy, policy or resource development and community development and education programs.
- § Facilities can be the base for community development workers who then work with residents to identify new and unmet social needs.
- § They can act as a 'one-stop shop' where local residents can interact with each other, get active, get informed and make positive changes in their lives.¹²

New residential development is expected to occur in the Shire of Ballina in the future, resulting in additional demands for Council-provided community facilities.

The community facilities strategy identified that the Council will need to facilitate the provision of a range of district and regional level community facilities to meet the expected development, including:

- § new and augmented multi-purpose halls and community centres;
- § new performing arts spaces;
- § new public exhibition spaces;
- § new facilities for surf life saving pursuits;
- § additional library floor area and bookstock;
- § additional floor area to be used for civic administration purposes; and
- § new community support floor area.

This Plan documents the community facilities required as a consequence of future expected development of the Shire of Ballina.

Standards

The community facilities needs of the future population of the Shire have been derived from the standards contained in the community facilities strategy, and which are summarised in Table 4.4.

¹¹ *Draft Community Facilities Strategy* – Ballina Shire Council – August 2007

¹² *Ibid.*, page 5

Table 4.4 Community facilities standards

Open space / recreation facility	Minimum standards	Other planning specifications
Multi-purpose halls	<p>105 m² GFA per 1,000 population</p> <p>Minimum size of 250 m² GFA, with an auditorium size of approximately 170 m²</p> <p>Planning undertaken on a 'district' catchment basis</p>	<p>Hall to have the following components:</p> <p>A meeting hall, which is able to be divided into two separate spaces, suitable for activities of local groups</p> <p>At least 2 offices for groups or visiting services</p> <p>A capability for use for vacation and after-school care (incl play areas)</p> <p>Kitchen, storage and amenities</p> <p>Access for the disabled</p>
Performing arts spaces	<p>13 m² GFA per 1,000 population (existing standard)</p> <p>Planning undertaken on a Shire catchment basis</p>	<p>Ancillary car parking areas to be provided.</p>
Exhibition space	<p>21 m² GFA per 1,000 population (existing standard)</p> <p>Planning undertaken on a Shire catchment basis</p>	
Surf life saving facilities	<p>17 m² GFA per 1,000 population (existing standard)</p> <p>Planning undertaken on a Shire catchment basis</p>	
Libraries and library books	<p>35 m² GFA per 1,000 population (existing standard)</p> <p>2,500 books per 1,000 population</p> <p>Planning undertaken on a Shire catchment basis</p>	<p>Areas to be made available for circulation/services and for central library administration.</p>
Shire administration centre	<p>2.23 effective full time equivalent (EFTE) staff per 1,000 population and 26 m² GFA per EFTE staff member</p> <p>Planning undertaken on a Shire catchment basis</p>	<p>Ancillary car parking areas to be provided.</p>
Community support facilities	<p>11 m² GFA per 1,000 population (existing standard)</p> <p>Planning undertaken on a Shire catchment basis</p>	
Child care facilities	<p>3.2 child care places per 10 children aged under 5 years</p> <p>40-place centre on a 1,500 m² site</p> <p>30% childcare places to be provided by Council community based child care facilities.</p>	<p>Assumption that 5.65% of the population will comprise children aged under 5 years.</p> <p>Recognition that private sector will meet the balance of demand for child care facilities.</p>

Source: *Draft Community Facilities Strategy*, Ballina Shire Council, August 2007

Council has considered and applied the adopted standards in determining its community facilities strategy. This has resulted in a strategy that includes:

- § the construction of new and augmented facilities;
- § the acquisition of land to accommodate the new and augmented facilities;
- § the retro-fitting of existing facilities; and
- § acknowledgement that there will be more extensive use of existing facilities (and recouping of part of the cost of same from the future population).

4.2.2 What is the strategy for delivering facilities?

Council’s community facilities strategy includes an inventory of existing community facilities resources. Comparison of the existing supply against the standards identified in Table 4.4 shows that existing supply for the various categories of community facilities is either adequate or deficient.

Council’s community facilities strategy is therefore to address both existing facility shortfalls and the facility needs of the future population. This strategy involves both making best use of existing resources (that is, augmentation of existing community facilities) and acquiring land and providing new facilities to meet both existing and future requirements.

Council will require contributions from developers under this Plan toward provision of the facilities and services identified in this Plan. These contributions may be in the form of monetary contributions, works in kind, land dedications, or a combination of these. The total amount of development contributions will be proportional to the overall need for the different categories of community facilities that is attributable to expected future development.

Table 4.5 summarises the strategy for the planning and delivery of the different categories of open space facilities.

Table 4.5 Community facilities strategy summary

Community facilities category	Strategy
Multi-purpose halls	<p>Council will address, on a district catchment basis, both existing and future needs by providing additional hall space:</p> <p>Ballina district: a new facility comprising at least 373 m2. The facility will address projected future needs at the same rate as existing provision.</p> <p>Lennox Head district: a new facility at Lennox Head comprising 1,224 m2 GFA with an auditorium capable of seating at least 700 persons and a new facility comprising 250 m2 GFA with an auditorium capable of seating at least 170 persons. The facilities will address both existing and projected future needs.</p> <p>Plateau district: a new facility at Wollongbar comprising 250 m2 GFA with an auditorium capable of seating at least 170 persons. The new facility at Wollongbar will necessitate the acquisition of land.</p> <p>Wardell district: additional equipment for the existing Wardell Community Access Space.</p>
Performing arts spaces	<p>Council will provide an additional 251 m² GFA of performance space and augment the outdoor amphitheatre facilities provided adjacent to Missingham Bridge. The provision of further theatre space will necessitate the acquisition of land.</p>
Exhibition space	<p>Council will retro-fit the Old Council Chambers in Cherry Street as an arts and crafts gallery.</p>
Surf life saving facilities	<p>Council will provide new surf life saving facilities in a new building</p>

Community facilities category	Strategy
	comprising 311 m ² GFA in a location yet to be determined.
Libraries	Council will provide a new library at Lennox Head comprising 544 m ² GFA to address future needs. Council will also provide an additional library space in a location yet to be determined to address the balance of facility demand generated by the expected additional population.
Library books	Council will acquire almost 50,000 new library books to meet the demand generated by the expected additional population.
Shire administration centre	Council will extend the existing administration centre in Ballina by approximately 1,200 m ² GFA to principally address the needs generated by the expected additional population.
Community support facilities	Council will provide a Community Services Centre on Treelands Reserve in Ballina to meet existing and future needs.

The costs of, and program for the delivery of, individual works are included in the works schedule in Section 5.

The location of these works is shown on maps included in Section 5.

The proposed works will be staged to match the expected sequence of development over the anticipated development timeframe of 20 years.

Council will prepare design concepts for the facilities so that specification and costing of the facilities can be more accurately defined as implementation of this Plan proceeds. This may result in amendment of this Plan.

The community facilities strategy is based on strategic information. It is likely that, as the planning process for the different development areas proceeds, modified and more cost effective solutions that still meet the strategy objectives will be developed.

Where alternatives to the works schedule are proposed in conjunction with the development of sub-precincts and the alternatives are approved by the Council, the development contribution applicable to a development the subject of a development application may be reviewed, or the works schedule in this Plan updated, or both.

4.2.3 How are the contributions calculated?

Contributions will be collected from residential and tourist development toward community facilities identified under this Plan.

The monetary contribution per person is calculated as follows:

$$\text{Contribution per person } (\$) = \left(\frac{\sum C \times AF}{P} \right)$$

Where:

C = the cost of providing each of the facilities in this facility category

AF = the apportionment factor, being the proportion of the cost of each facility that is reasonable to attribute to the expected development

P = the contribution catchment (in persons) attributable to each facility

The values for each of the variables are shown either in the works schedule in Section 5 or in the summary works schedules (Section 1.2.2).

The monetary contribution for different residential and tourist development types is determined by multiplying the contribution per person by the assumed average household occupancy rates included in Table 4.6. The contribution is then adjusted by allowing for any existing population on the site (refer to Section 2.9).

Table 4.6 Occupancy rates for development types

Development type	Occupancy rate
Residential development	
Subdivided lot with a dwelling entitlement	2.7 persons per lot in excess of the first lot.
3+ bedroom dwelling	2.7 persons per dwelling in excess of the first dwelling
2 bedroom dwelling	1.7 persons per dwelling in excess of the first dwelling
1 bedroom dwelling	1.3 persons per dwelling in excess of the first dwelling
Tourist accommodation development	0.33 persons per single person bed

4.2.4 How is cost apportionment determined?

The development contribution for each of the facilities identified in this Plan is determined by applying the contribution catchment (in persons) to the total cost of the facility that can reasonably be apportioned to the expected development. This process ensures that fair apportionment of facility costs is calculated for development expected to occur in the Shire of Ballina.

The respective apportionment factors and contribution catchments applying to each facility are shown in Sections 5 and 1.2.2 of this Plan, respectively.

Council's community facilities strategy assumes that each future visitor in tourist accommodation will generate two-thirds of the demand for the community facilities included in this Plan as for each future resident. This conclusion is based on the following:

- § The Shire's community facilities are tourism assets and visitors to the Shire regularly utilise these facilities, particularly exhibition and cultural spaces. However it is not reasonable to assume that each tourist would use the facilities to the same extent as each resident. These facilities are a significant contributor to the quality of community life for the permanent residents and many have high usage rates by those residents. Tourists on the other hand may heavily use some facilities and make little or no use of other facilities.
- § Many of the Shire's tourist accommodation dwellings are occupied by permanent residents (including caravan parks and serviced apartment) and Council can only levy these developments for use of public services and amenities at the time that the development consent is first issued for construction.

4.3 Access and transport facilities generated by Wollongbar development

4.3.1 What is the relationship between the expected types of development and the demand for additional public facilities?

The Wollongbar Urban Expansion Area (WUEA) is an urban release area located within the Plateau district catchment. The area is located on the north western edge of Wollongbar village. Future expected development of the area is expected to accommodate an additional 2,500 residents (refer Table 3.1).

One of Council's planning objectives for the area is to ensure that urban services and amenities, such as water supply, sewer, roads, cycleways, open space, stormwater and environmental protection and restoration works, are provided in an economic and efficient manner.

Council considers that achievement of this objective requires a strategic approach that is not hampered by individual property boundaries and that provides for an equitable funding mechanism based on the 'user pays' principal.

Council, whenever it is reasonable to do so, will require urban services and amenities to be provided directly by developers as part of their developments through development consent conditions. It is proposed that certain on and off site services and amenities, which have a nexus with the expected WUEA development, will be constructed by Council and funded by way of section 94 contributions.

This approach is consistent with *Ballina Combined Development Control Plan* (Chapter 15 – WUEA, Section 4.1), which also provides that:

- § Council may enter into planning agreements for the provision of infrastructure relating to WUEA development; and
- § unless appropriate alternative arrangements are made with Council (such as through a planning agreement), a site-specific contributions plan will be adopted by Council. Such plan may address a range of public services and amenities including access and transport facilities.

Occupants of expected development in the WUEA will utilise a transport network comprising:

- § facilities for private vehicles, including roads, watercourse crossings and intersections; and
- § facilities for walking and cycling.

The existing transport network has been planned to serve existing and approved developments in the area, and not necessarily the future development envisaged for the WUEA.

The *Ballina Combined Development Control Plan* has identified a range of transport infrastructure works that will be required to mitigate the impacts of WUEA development, including:

- § a 'link road' connecting Rifle Range Road with Sneaths Road with associated intersections;
- § an integrated network of pedestrian/cycle paths both on and off site;
- § traffic management devices being provided in the surrounding road network; and
- § Rifle Range Road being upgraded, realigned and fitted with noise attenuation facilities (mounding and landscaping).

Some of these facilities will be provided using section 94 contributions collected under this Plan from expected development in the WUEA. Further details of the relationship between expected development and the facilities, as well as the facility delivery strategy, are contained in Section 4.3.2.

These contributions are additional to contributions that may be required for roads, traffic and transport facilities contained in other contributions plans adopted by the Council, and which (under those plans) also relate to, and are required to mitigate the impact of, expected development in the WUEA.

4.3.2 What is the strategy for delivering facilities?

Council has prepared a document titled *Wollongbar Urban Expansion Area Infrastructure Strategy* to guide the delivery of public facilities in the WUEA.

A summary of the strategy for providing each of the WUEA access and transport works addressed by this Plan is shown in Table 4.7.

Table 4.7 WUEA access and transport facilities strategy

Facility	Strategy
Local Area Traffic Management works including traffic calming features at various locations between the WUEA and the civic facilities located on Simpson Avenue.	Works are to be fully funded ¹³ via section 94 contributions from WUEA development (including the former Avalon Estate on the southern side of Rifle Range Road) on the basis that these works are entirely required to ameliorate the traffic impacts on the existing local street network caused by the entire WUEA development.
Cycleway from the WUEA to the civic facilities located on Simpson Avenue that include the local primary school and the Wollongbar Shopping Precinct.	Works are to be fully funded via section 94 contributions from WUEA residential development (including the former Avalon Estate on the southern side of Rifle Range Road) on the basis that these works are entirely required to integrate with the existing and new Wollongbar communities and to provide safe pedestrian and cycle access to existing facilities for the residents of the WUEA development.
Link Road plus its intersections with Rifle Range Road and Sneaths Road	These works are required to be constructed 'up-front'. The full cost of the works and the borrowing costs will be attributable to all WUEA residential development, except two areas that will be effectively serviced by an alternative access to the road network. The works are required to facilitate safe and convenient access to, from and within the WUEA, and that the work is required to sustain a cohesive new residential community. The Link Road is to be 11 metres wide. Rifle Range Road/Link Road intersection to be a two lane concrete round-about. Sneaths Road/Link Road intersection to be a Type C 'T' intersection
Upgrading and realignment of Rifle Range Road	The work will be required by Council to be constructed by the adjoining landowner / developer. Such requirement will be imposed as a condition on the development consent.
Internal cycleways and pathways	The work will be required by Council to be constructed by the relevant landowner / developer. Such requirement will be imposed as a condition on the development consent.

¹³ Less any contributions already received by Council from Stage 1 of the Avalon Development.

Details of the costs and timing of individual access and transport works to be addressed through section 94 contributions are included in Section 5 of this Plan.

The location of these works is shown on maps included in Section 5 of this Plan.

Developer provided facilities

Apart from the facilities identified in Table 4.7, a range of other access and transport facilities will be required by Council to be undertaken directly by the developer as conditions of consent under section 80A(1)(f) of the EPA Act - the demand for which is considered to be generated entirely by the expected development in WUEA.

Such facilities may include:

- § local roads, footpaths and street tree planting not addressed by this Plan and located within or adjacent to proposed subdivisions; and
- § traffic management devices and treatments on local roads not addressed by this plan (both temporary and permanent) required to provide safe and convenient access to the development.

4.3.3 How are the contributions calculated?

Contributions will be collected for the development of certain land in Wollongbar to make it suitable for residential and tourist development.

Contributions will be imposed on the first approval for subdivision of the land for urban residential purposes.

Contributions are calculated on both the class of work to be undertaken and the planned population densities of the Wollongbar areas that are anticipated to be developed.

There are two classes of work to be levied:

- § Link road and associated intersections; and
- § External transportation works (off-site local area traffic management works and cycleway).

There are 2 precincts that are used as the basis for determining the demand for these works, that is Precincts 1 and 2. The planned population densities assigned to these areas under the *Ballina Combined Development Control Plan* and the *Wollongbar Urban Expansion Area Infrastructure Strategy* are as follows:

- § Precinct 1: 12-15 dwellings per hectare; and
- § Precinct 2: 8-10 dwellings per hectare

For the purpose of calculating contributions under this Plan, only the minimum planned densities are applied, that is:

- § Precinct 1: 12 dwellings per hectare; and
- § Precinct 2: 8 dwellings per hectare

The location of the land within each Precinct is shown in Attachment 1 of the *Wollongbar Urban Expansion Area Infrastructure Strategy*.

The monetary contribution is calculated as follows.

$$\text{Contribution per person (\$)} = \frac{\text{C}_{\text{Link Rd}} \times \text{AF}}{\text{P}} + \frac{\text{C}_{\text{Ext Trans}} \times \text{AF}}{\text{P}}$$

Where:

$C_{\text{Link Rd}}$ is the cost of providing the Link Road infrastructure demanded by certain expected development within the WUEA (refer Section 4.3.4)

$C_{\text{Ext Trans}}$ is the cost of providing the external transportation facilities demanded by all the expected development of the WUEA plus the Avalon Estate (refer section 4.3.4)

AF is the apportionment factor, being the proportion of the cost of the facility that is reasonable to attribute to the expected development

P is the contribution catchment (in persons) attributable to each facility

The values for each of the variables are shown either in the works schedule in Section 5 or in the summary works schedules (Section 1.2.2).

The monetary contribution for different residential and tourist development types is determined by multiplying the contribution per person by the planned population of the development site, depending on whether the site of the proposed development is situated within Precinct 1 and/or Precinct 2. The total monetary contribution is calculated as follows:

$$\text{Development contribution (\$)} = \begin{matrix} \text{\$Contribution} & & \text{A}_{\text{P1}} & \times & \text{x} \\ \text{per person} & & 12 & \times & \text{x} \\ & & \text{OR} & & \end{matrix}$$

$$\begin{matrix} \text{\$Contribution} & & \text{A}_{\text{P2}} & \times & 8 \\ \text{per person} & & \times \text{OR} & & \end{matrix}$$

Where:

$\text{\$Contribution per person}$ is the amount shown in Section 1.2.1 of this Plan, for Link Road and External Transportation works, respectively.

A_{P1} is the area of the development site (in hectares) that is situated within Precinct 1 as shown in Attachment 1 & 2 of the *Wollongbar Urban Expansion Area Infrastructure Strategy*

A_{P2} is the area of the development site (in hectares) that is situated within Precinct 2 as shown in Attachment 1 & 2 of the *Wollongbar Urban Expansion Area Infrastructure Strategy*

OR is the planned average household occupancy rate for the area, which is 2.7 persons per hectare

The contribution is then adjusted by allowing for any existing population on the site (refer to Section 2.9 of this Plan).

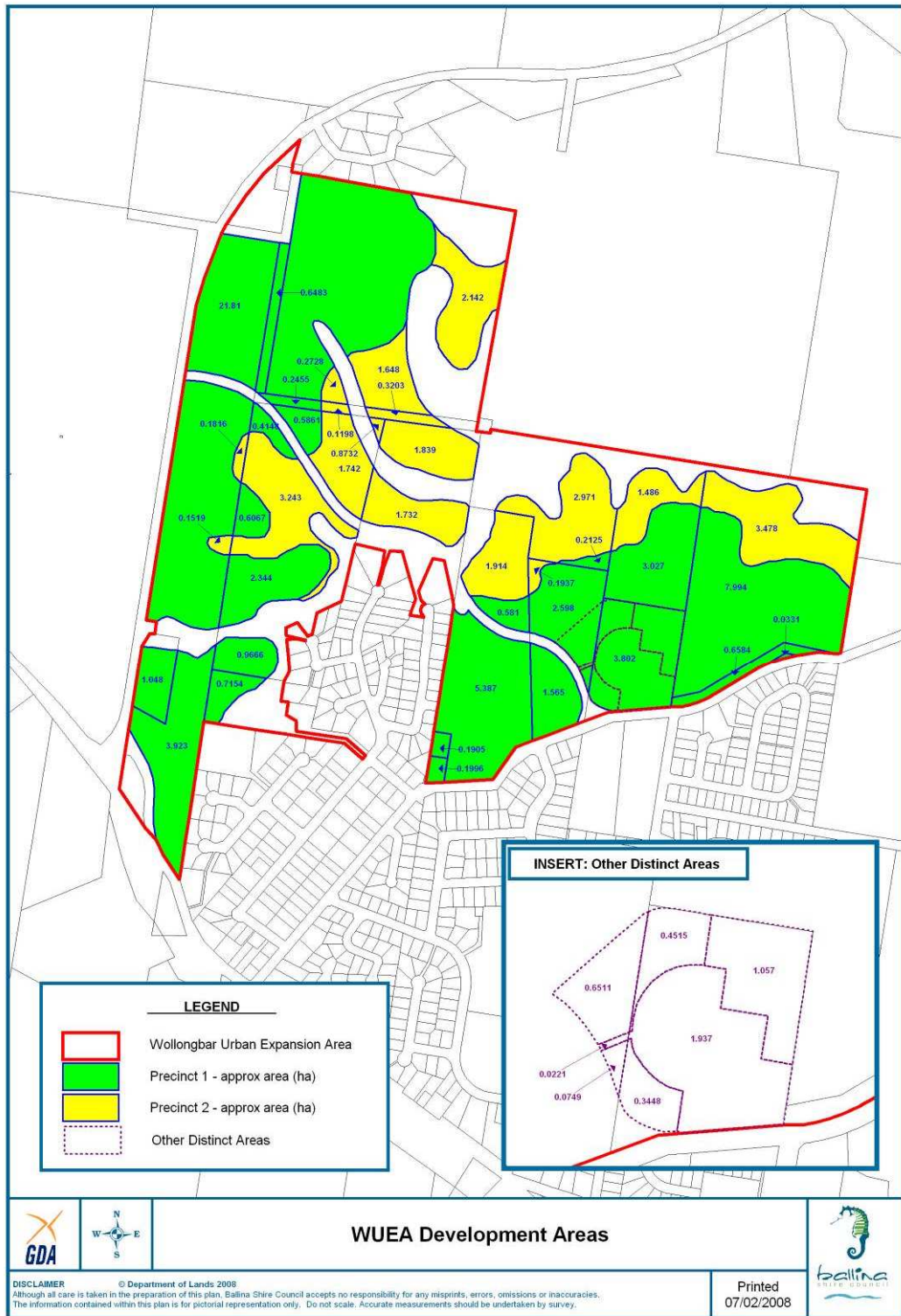


Figure 4.1 Wollongbar Precinct 1 and Precinct 2

4.3.4 How is cost apportionment determined?

This Plan assumes that all of the expected residential development in the WUEA and the Avalon Estate will generate the demand for the access and transport included in the works schedule (Section 5), however the different classes of works will link differently to the development of individual precincts.

This Plan assumes:

- § The demand for the link road and its intersections is attributable to expected development in the WUEA, with the exception of certain areas as defined by the map in Section 6.4 of this Plan.
- § The demand for all other access and transport facilities (that is, the external transportation works) is attributable to all of the expected development in the WUEA plus the Avalon Estate for which existing section 94 monies are held.

Maps showing the different contribution catchments which apply to these two classes of facilities are shown in Section 6.4 of this Plan.

5. Schedule of works and works maps

5.1 Open space and recreation

1. LOCAL PARKS EMBELLISHMENT COMPONENT									
Catchment	Address	Proposed Works	Comments	Costs	Apportionment Rationale	S. 94 Apportionment		Council's Liability	Staging from commencement of plan
						Apportionment Factor	Cost		
All catchments, excluding Ballina Heights, Riveroaks and Pacific Pines Estates	Various	Park equipment & general embellishment	Provides for embellishment only - acquisition to form part of subdivision approval	\$498,000	Based on the cost of providing 1.5 playground sets for each 1,000 persons @ \$50,000 per set.	100.0%	\$498,000	\$0	As funds accumulate
TOTAL				\$498,000			\$498,000	\$0	

2. DISTRICT PARKS COMPONENT

Catchment	Address	Proposed Works	Comments	Costs	Apportionment Rationale	S. 94 Apportionment		Council's Liability	Staging from commencement of plan
						Apportionment Factor	Cost		
2.1 Ballina District Park Catchment									
Ballina District	Pop Denison Park	Major upgrading	Park to be upgraded to provide district park facilities	\$1,500,000	There is an existing surplus of land available for district parks in Ballina catchment. However, new development should make a reasonable	100.0%	\$1,500,000	\$0	1st stage - 5-10 years, 2nd stage 10-15 years, 3rd stage 15-20 years
TOTAL				\$1,500,000			\$1,500,000	\$0	
2.2 Lennox Head District Park Catchment									
Lennox Head District	Williams Reserve	Major upgrading	Village Green, skatepark, landscaping, etc	\$1,000,000	Expected development will generate a demand for 1.96 ha of district park. It is proposed to address this need by creating a 1 hectare district park and	100.0%	\$1,000,000	\$0	5-10 years
	Barretts Land	Replacement cost for playing field land	1 ha land acquisition	\$30,000	it is reasonable that development should pay 100% of the cost of replacing an existing playing field on	100.0%	\$30,000	\$0	1-5 years
	Barretts Land	Replacement cost of playing field	Construction cost for one playing field @ \$200,000	\$200,000	As above	100.0%	\$200,000	\$0	1-5 years
TOTAL				\$1,230,000			\$1,230,000	\$0	

Catchment	Address	Proposed Works	Comments	Costs	Apportionment Rationale	S. 94 Apportionment		Council's Liability	Staging from commencement of plan
						Apportionment Factor	Cost		

2.3 Plateau District Park Catchment

Plateau District	Expansion Area	2 ha land acquisition	2 ha new district park on WUEA	\$1,220,000	Future plateau development requires 1.33 ha to meet new 0.5 ha per 1,000 people district standard. It is therefore reasonable for expected development to contribute 67% of the cost of this facility (1.33 / 2.03)	66.5%	\$811,000	\$409,000	5-10 years
	Expansion Area	Development costs of new district park	Embellishment costs of new district park on WUEA	\$1,489,000	Future Plateau development requires 1.33 ha to meet new 0.5 ha per 1,000 people district standard	66.5%	\$990,000	\$499,000	1st stage 5-10 years, 2nd stage 10-15 years
						Recognition of half of the \$250,000 held from the existing Avalon Estate DA 2000/486		-\$125,000	
TOTAL				\$2,709,000			\$1,676,000	\$908,000	

2.4 Wardell District Park Catchment

Wardell District	East Wardell	East Wardell Foreshore Facility	Represents contribution towards East Wardell Foreshore Facility works	\$25,000	Expected development in this catchment will generate a need for 400m2 of district park. It is intended that this need be addressed by a reasonable contribution toward the embellishment of existing facilities that can serve a district park function.	100.0%	\$25,000	\$0	5-10 years
TOTAL				\$25,000			\$25,000	\$0	

2.5 Cumbalum Ridge - Future Rezoning Area

Will be subject to a future development control plan / voluntary planning agreement

3. PLAYING FIELDS

3.1 Ballina Playing Fields

Excludes Ballina Heights & Riveroaks

Locality	Address	Proposed Works	Comments	Costs	Apportionment Rationale	S. 94 Apportionment		Council's Liability	Staging from commencement of plan
						Apportionment Factor	Cost		
Ballina	To be determined	10.8 ha land acquisition	New Ballina sports facility	\$318,000	Expected future development will generate a demand for 3.03ha of playing fields. Therefore a reasonable contribution by expected development is 28% (3.03 / 10.8)	28.0%	\$89,000	\$229,000	5-10 years
Ballina	To be determined	Construction of 4 Hockey Fields	New Ballina sports facility	\$781,000	Expected future development will generate a demand for 2.1 winter fields. Council proposes to provide a total of 6 fields under its open space strategy. Therefore a reasonable contribution by expected development is 35% (2.1 / 6)	34.6%	\$271,000	\$510,000	15-20 years
Ballina	To be determined	Construction of playing field clubhouse / amenities	New Ballina sports facility	\$350,000	Council applies a standard of constructing 1 clubhouse for every 4 fields. Council expects development to generate 2.1 winter fields, therefore a reasonable contribution from expected development is 52% (2.1 / 4)	52.0%	\$182,000	\$168,000	15-20 years
Ballina Island	Saunders Oval	Construction of 2 fields	Construction cost of new ovals on expanded Saunders Oval site.	\$200,000	Expected future development will generate a demand for 2.1 winter fields. Council proposes to provide a total of 6 fields under its open space strategy. Therefore a reasonable contribution by expected development is 35% (2.1 / 6)	34.6%	\$69,000	\$131,000	1-5 years
Ballina Island	Hampton Park	Construction of 4 tennis courts	Extension to existing tennis complex	\$200,000	Expected future development will generate a demand for 1.8 courts. Therefore a reasonable contribution from expected development is 45% (1.8 / 4)	44.5%	\$89,000	\$111,000	5-10 years
TOTAL				\$1,849,000			\$700,000	\$1,149,000	

3.2 Lennox Head Playing Fields

Excludes Pacific Pines Estate

Locality	Address	Proposed Works	Comments	Costs	Apportionment Rationale	S. 94 Apportionment		Council's Liability	Staging from commencement of plan
						Apportionment Factor	Cost		
Lennox Head	Barretts Land	15 ha land acquisition	1 additional hectare to be funded from Lennox Head District Park Component for replacement of part of Williams Reserve - This is to make up the 16 ha Barrett Playing Field Site	\$450,000	Expected future development will generate a demand for 4.01ha of playing fields. Council intends to acquire 17ha for playing fields (15 at Barretts Land + 2 ha at Skennars Head) under its open space strategy. Therefore a reasonable contribution by the expected development is 24% (4.01 / 17)	23.6%	\$106,000	\$344,000	1-5 years
Lennox Head	Barretts Land	Construction of 4 winter playing fields	1 additional field to be funded from Lennox Head District Park component for replacement of part of Williams Reserve	\$781,000	Expected future development will generate a demand for 2.8 winter fields. Council proposes to provide a total of 6 fields (4 on Barretts land & 2 at Skennars Head Playing Fields) under its open space strategy. Therefore a reasonable contribution by this development is 46% (2.8 / 6)	45.9%	\$358,000	\$423,000	1st stage 5-10 years, 2nd stage 10-15
Lennox Head	Barretts Land	Construction of large clubhouse/ amenities	Large clubhouse facility that will cater for a number of sports.	\$850,000	Council applies a standard of constructing 1 clubhouse for every 4 fields. As expected future development will generate a demand for 2.8 fields, a reasonable contribution would be 69% (2.8 / 4)	68.8%	\$585,000	\$265,000	15-20 years
Lennox Head	To be determined	Construction of 10 Courts	Possible option includes Barretts Land, Megan Crescent, Skennars Head Playing Fields.	\$500,000	Expected future development will generate a demand for 2.4 courts. Council intends to provide a total of 10 courts (netball, tennis, basketball) under its open space strategy. Therefore a reasonable contribution by development would be 24% (2.4 / 10)	23.6%	\$118,000	\$382,000	5-10 years
Skennars Head	Coast Road	2 ha land acquisition	Acquisition of land to expand Skennars Head Playing Fields	\$174,000	Expected future development will generate a demand for 4.01ha of playing fields. Council intends to acquire 17ha for playing fields under its open space strategy. Therefore a reasonable contribution by the expected development is 24% (4.01 / 17)	23.6%	\$41,000	\$133,000	1-5 years
Skennars Head	Coast Road	Construction of 2 winter playing fields	Construction of two soccer fields	\$517,000	Expected future development will generate a demand for 2.8 winter fields. Council proposes to provide a total of 6 fields (4 on Barretts land & 2 at Skennars Head Playing Fields) under its open space strategy. Therefore a reasonable contribution by this development is 46% (2.8 / 6)	45.9%	\$237,000	\$280,000	1-5 years
TOTAL				\$3,272,000			\$1,445,000	\$1,827,000	

3.3 Plateau Playing Fields

Locality	Address	Proposed Works	Comments	Costs	Apportionment Rationale	S. 94 Apportionment		Council's Liability	Staging from commencement of plan
						Apportionment Factor	Cost		
Wollongbar	Former Wollongbar Drive-in Site	1 ha Land acquisition	Area for courts	\$605,000	Expected future development will generate a demand for 4.5 ha of playing fields/courts. There is no current shortfall of playing fields/courts land in this catchment. This 1 ha site is part of the total 4.5 ha for playing fields and courts Council intends to supply under its open space strategy. Therefore it is reasonable for expected development to fully fund this facility.	100.0%	\$605,000	\$0	1-5 years
Wollongbar	Former Wollongbar Drive-in Site	Construction of 6 Courts	Embellishment of acquired land	\$237,000	Expected future development will generate a demand for 2.7 courts. Council intends to provide a total of 6 courts under its open space strategy. Therefore a reasonable contribution by development would be 45% (2.7 / 6).	45.0%	\$107,000	\$130,000	1-5 years
Wollongbar	Former Wollongbar Drive-in Site	Construction of court clubhouse	Amenities for courts	\$250,000	Council applies a standard of constructing 1 clubhouse for every 6 courts. Therefore a reasonable contribution by expected development would be 45% (2.7 / 6).	45.0%	\$113,000	\$137,000	1-5 years
To be determined	To be determined	3.5 ha land acquisition	Area for playing fields	\$528,000	Expected future development will generate a demand for 4.5 ha of playing fields. There is no current shortfall of playing fields land in this catchment. 3.5 ha represents balance of total 4.5 ha required for future growth after discounting 1 ha purchase. Therefore it is reasonable for expected development to fully fund this facility.	100.0%	\$528,000	\$0	5-10 years
To be determined	To be determined	Construction of 3 playing fields	Embellishment of acquired land	\$600,000	Expected future development will generate a demand for 3.1 winter fields. Council proposes to provide a total of 3.0 fields under its open space strategy. Therefore it is reasonable for expected development to fully fund this facility.	100.0%	\$600,000	\$0	5-10 years
To be determined	To be determined	Construction of Playing Fields amenities/ clubhouse	Amenities for acquired land	\$250,000	Council applies a standard of constructing 1 clubhouse for every 4 fields. Therefore a reasonable contribution by expected development would be 77% (3.1 / 4).	77.3%	\$193,000	\$57,000	5-10 years
				-\$125,000	Recognition of half of the \$250,000 held from the existing Avalon Estate (DA 2000/486).		-\$125,000		
TOTAL				\$2,345,000			\$2,021,000	\$324,000	

3.4 Wardell Playing Fields

Wardell	Wardell	To be determined	Represents contribution towards embellishment of existing playing fields	\$25,000	It is reasonable that the future population should make a contribution towards the embellishment of existing playing fields/courts in Wardell.	100.0%	\$25,000	\$0	5-10 years
TOTAL				\$25,000			\$25,000	\$0	

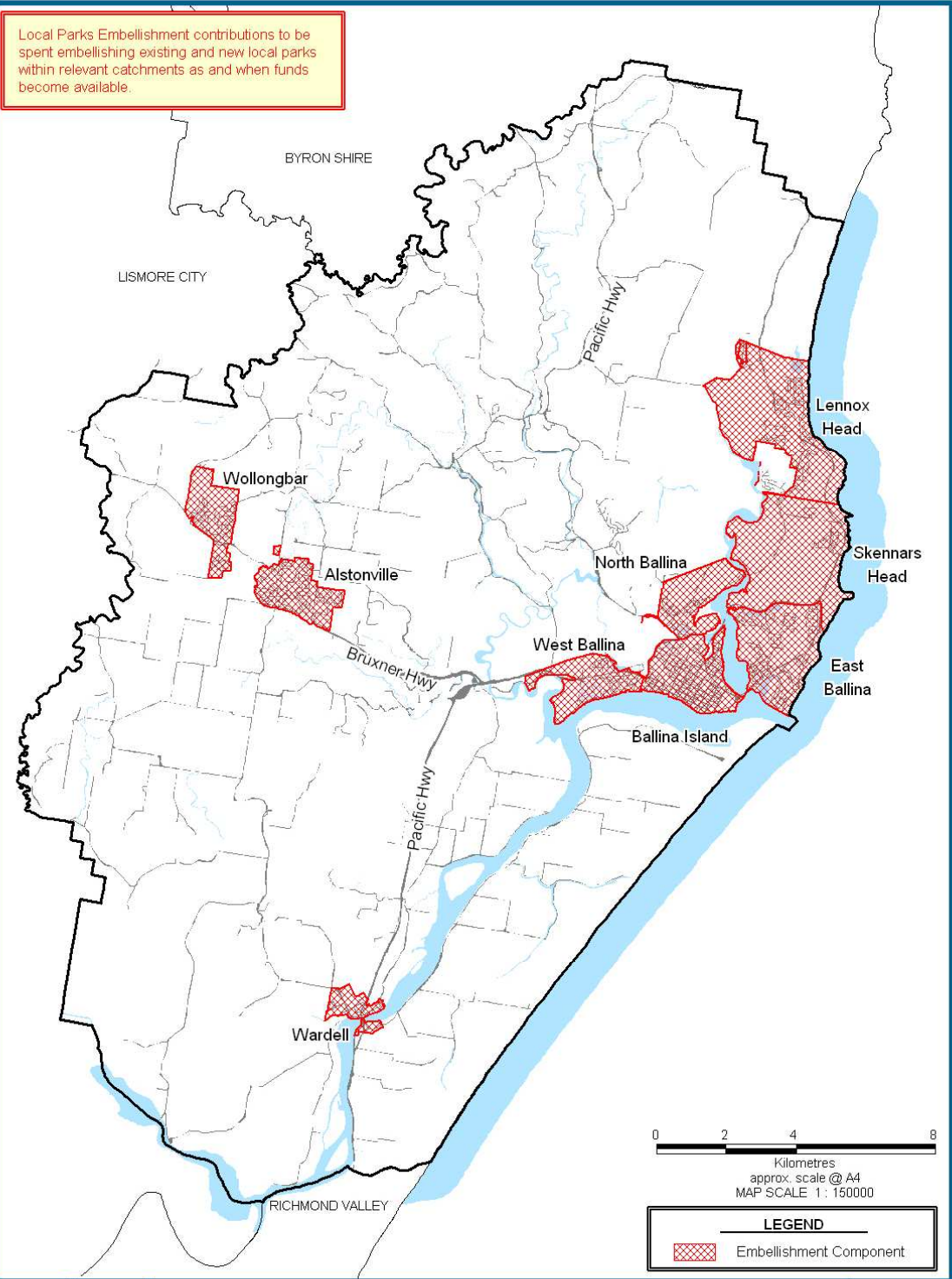
4. REGIONAL FACILITIES COMPONENT

Shire Wide

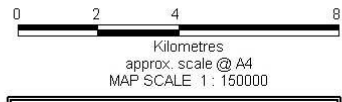
Locality	Address	Proposed Works	Comments	Costs	Apportionment Rationale	S. 94 Apportionment		Council's Liability	Staging from commencement of plan
						Apportionment Factor	Cost		
Ballina	To be determined	4.2 ha acquisition for Regional Sports Facility	Regional Sports Facility	\$147,000	Expected future development will generate a demand for 4.2ha of regional open space. Therefore it is reasonable for expected development to fully fund this component of the facility.	100.0%	\$147,000	\$0	5-10 years
Ballina	To be determined	1 synthetic Hockey Field	Regional Sports Facility	\$1,000,000	As above	100.0%	\$1,000,000	\$0	5-10 years
Ballina	To be determined	Clubhouse / Amenities	Regional Sports Facility	\$600,000	As above	100.0%	\$600,000	\$0	15-20 years
Wardell	East Wardell	1.5 ha acquisition for Regional River Park	Boating infrastructure to satisfy future needs identified by Boating Study	\$250,000	Expected future development should make a reasonable contribution toward augmenting the shire's boating infrastructure. Given that community has already made a significant investment in these types of facilities, then it is reasonable for expected development to fully fund this proposed facility.	100.0%	\$250,000	\$0	5-10 years
Wardell	East Wardell	Embellishment of Regional River Park	Boating infrastructure to satisfy future needs identified by Boating Study - further \$50,000 to be contributed from Wardell District Park Component.	\$300,000	As above	100.0%	\$300,000	\$0	10-15 years
Ballina	Fawcett Park	Regional Park	Already expended - Proportion of future growth to future population	\$3,300,000	The provision of this facility is demanded by the existing and future populations (including Cumbalum Ridge). Therefore a reasonable contribution from expected development is 31% (19,394 / 62,847 persons)	30.9%	\$1,018,000	\$2,282,000	Provided
Ballina	Captain Cook Park	Regional Park	Provision of wharf, landscaping	\$1,000,000	As above	30.9%	\$309,000	\$691,000	10-15 years
Ballina/Lennox Head	Between the Northern Shire Boundary and West Ballina	Northern Section of Coastal Cycleway	Council has already completed parts of this cycleway.	\$5,065,000	As above	30.9%	\$1,563,000	\$3,502,000	Parts already provided - 25% each 5 year period
Ballina/Lennox Head	Coastal Reserve	Upgraded facilities	Proportion of future growth to future population	\$1,000,000	As above	30.9%	\$309,000	\$691,000	25% each 5 year period
Ballina	Missingham Park	Ballina Skatepark - Stage 1	Constructed - Council share paid for by existing Section 94 plan	\$160,000	As above	30.9%	\$49,000	\$111,000	Provided
Ballina	Missingham Park	Ballina Skatepark - Stage II	Council share paid for by existing Section 94 plan	\$250,000	As above	30.9%	\$77,000	\$173,000	1-5 years
TOTAL				\$13,072,000			\$5,622,000	\$7,450,000	

5. ADMINISTRATION COMPONENT
Shire Wide

Catchment	Address	Proposed Works	Comments	Costs	Apportionment Rationale	S. 94 Apportionment		Council's Liability	Staging from commencement of plan
						Apportionment Factor	Cost		
				\$221,130	100% to administer this plan	100.0%	\$221,130	\$0	On-going
				\$221,130			\$221,130	\$0	



Local Parks Embellishment contributions to be spent embellishing existing and new local parks within relevant catchments as and when funds become available.



LEGEND
 Embellishment Component

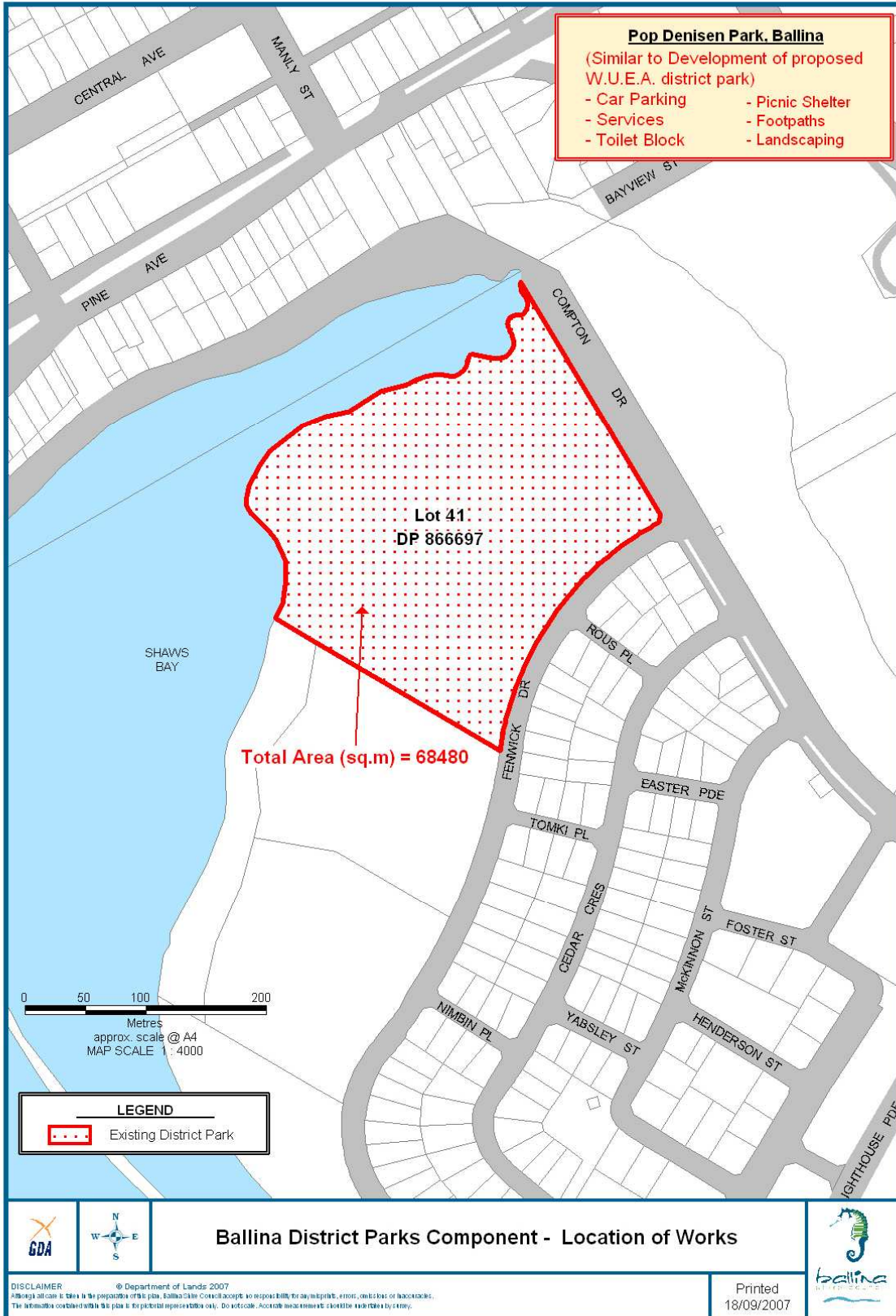


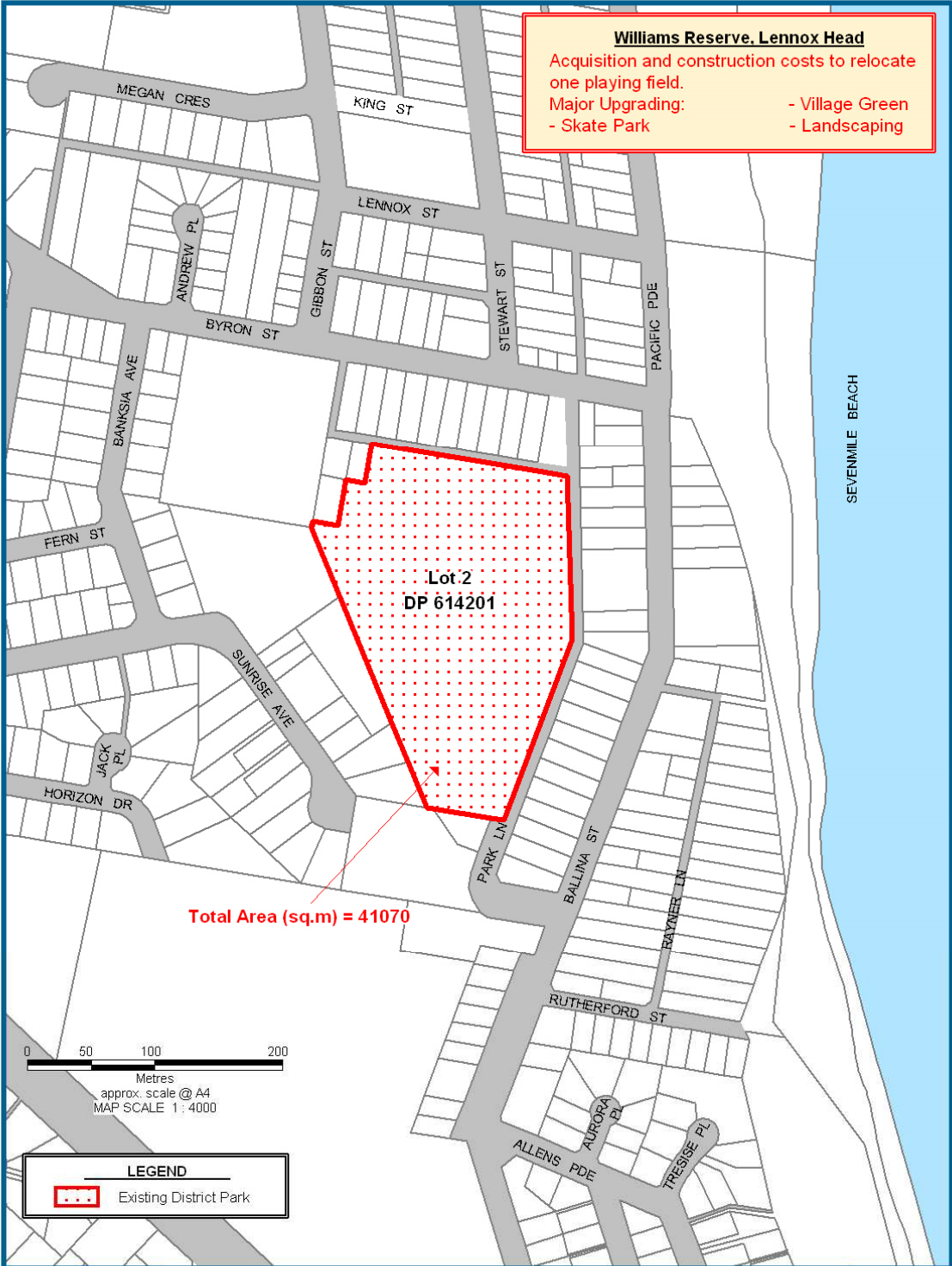
Local Parks Embellishment Component - Location of Works



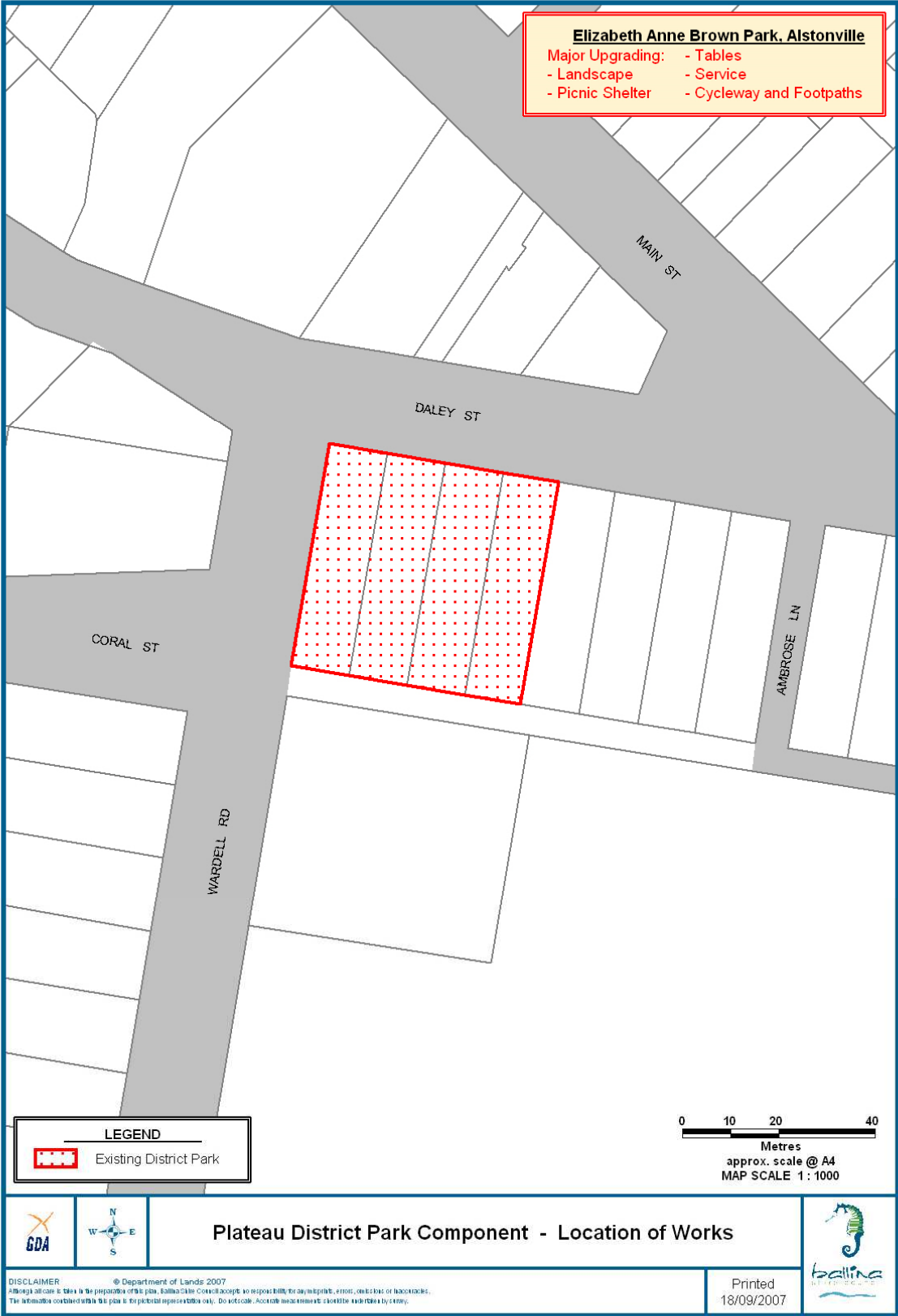
DISCLAIMER © Department of Lands 2007
 Ballina Shire Council accepts no responsibility for any inaccuracy, errors, omissions or inaccuracies.
 The information contained within this plan is for pictorial representation only. Do not scale. Accuracy measurements should be undertaken by users.

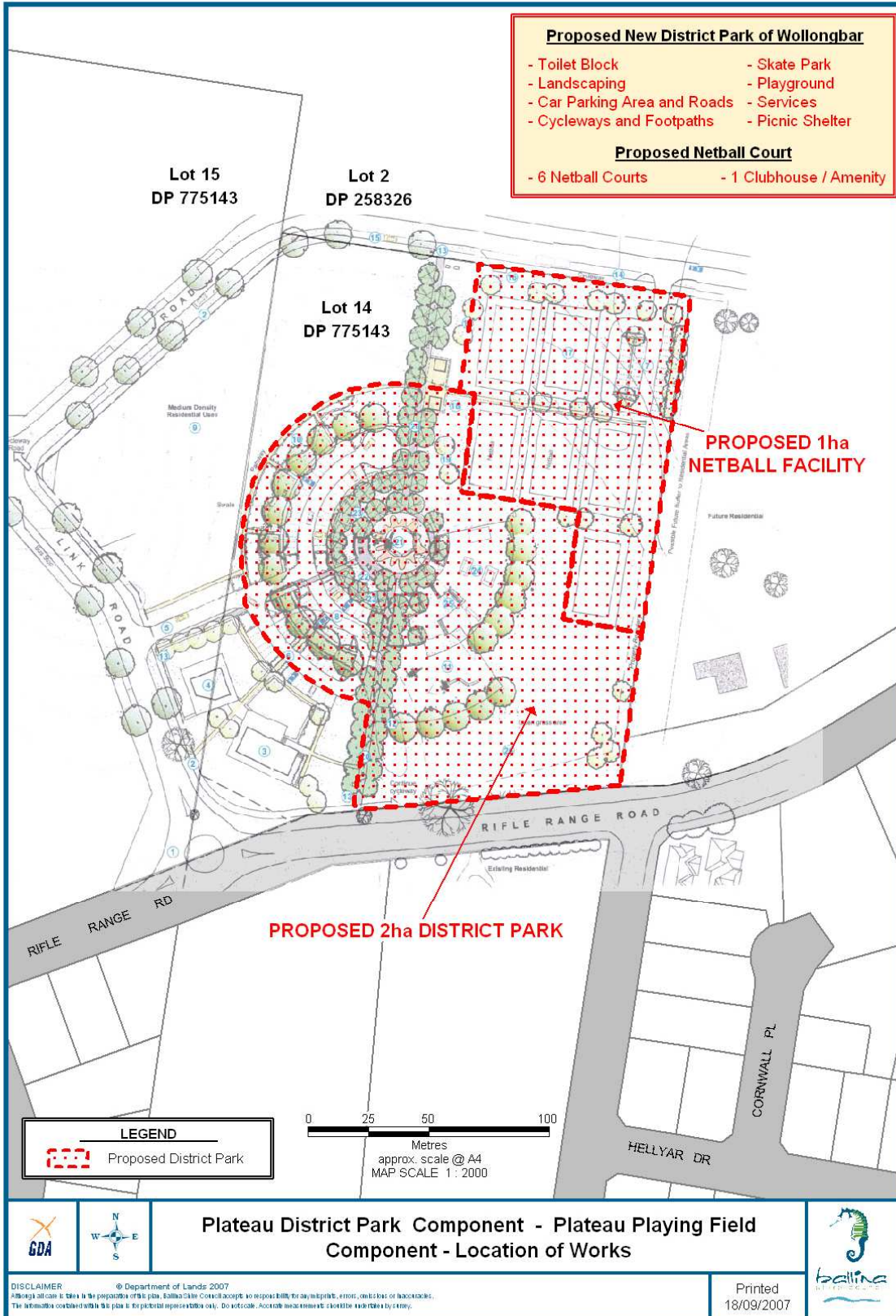
Printed
 25/10/2007

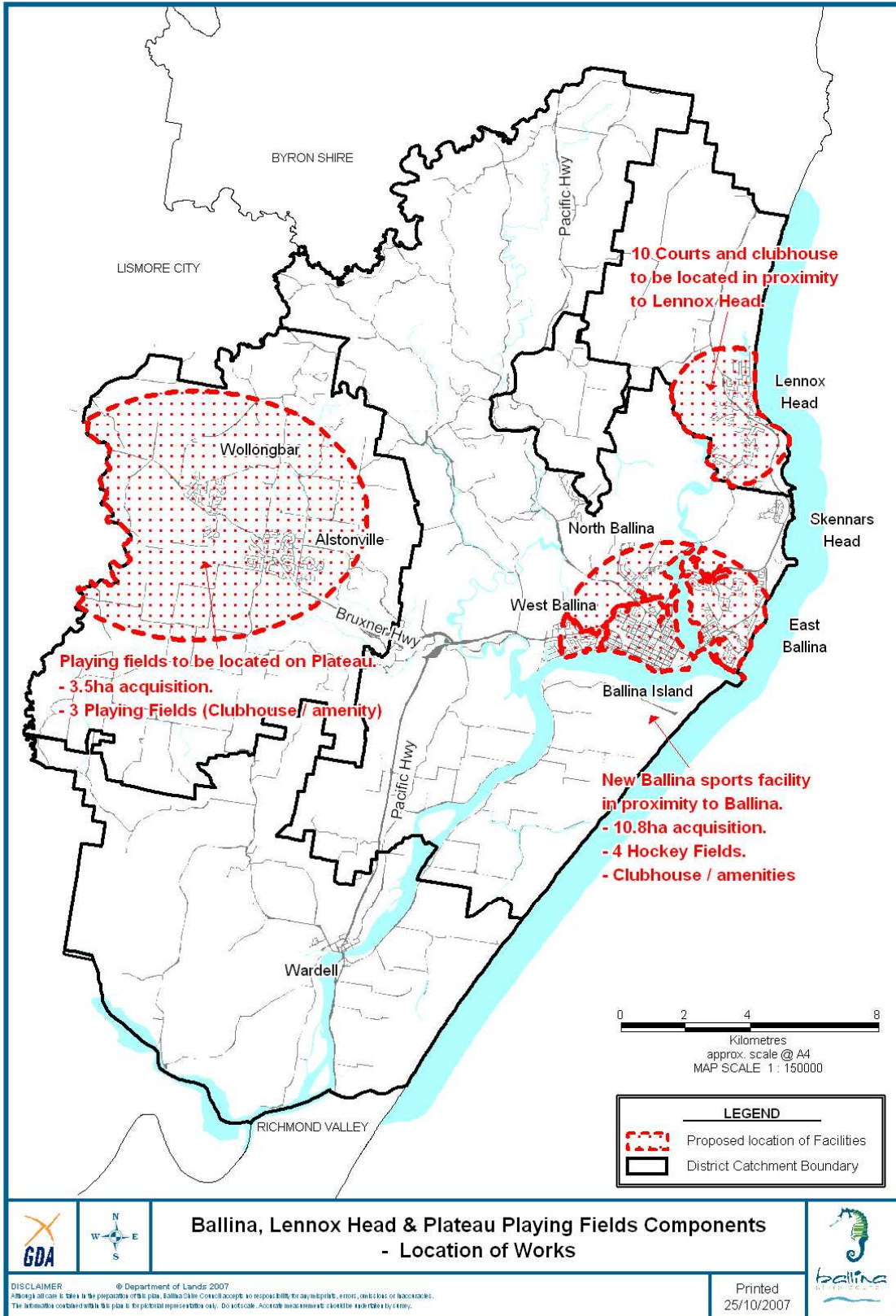


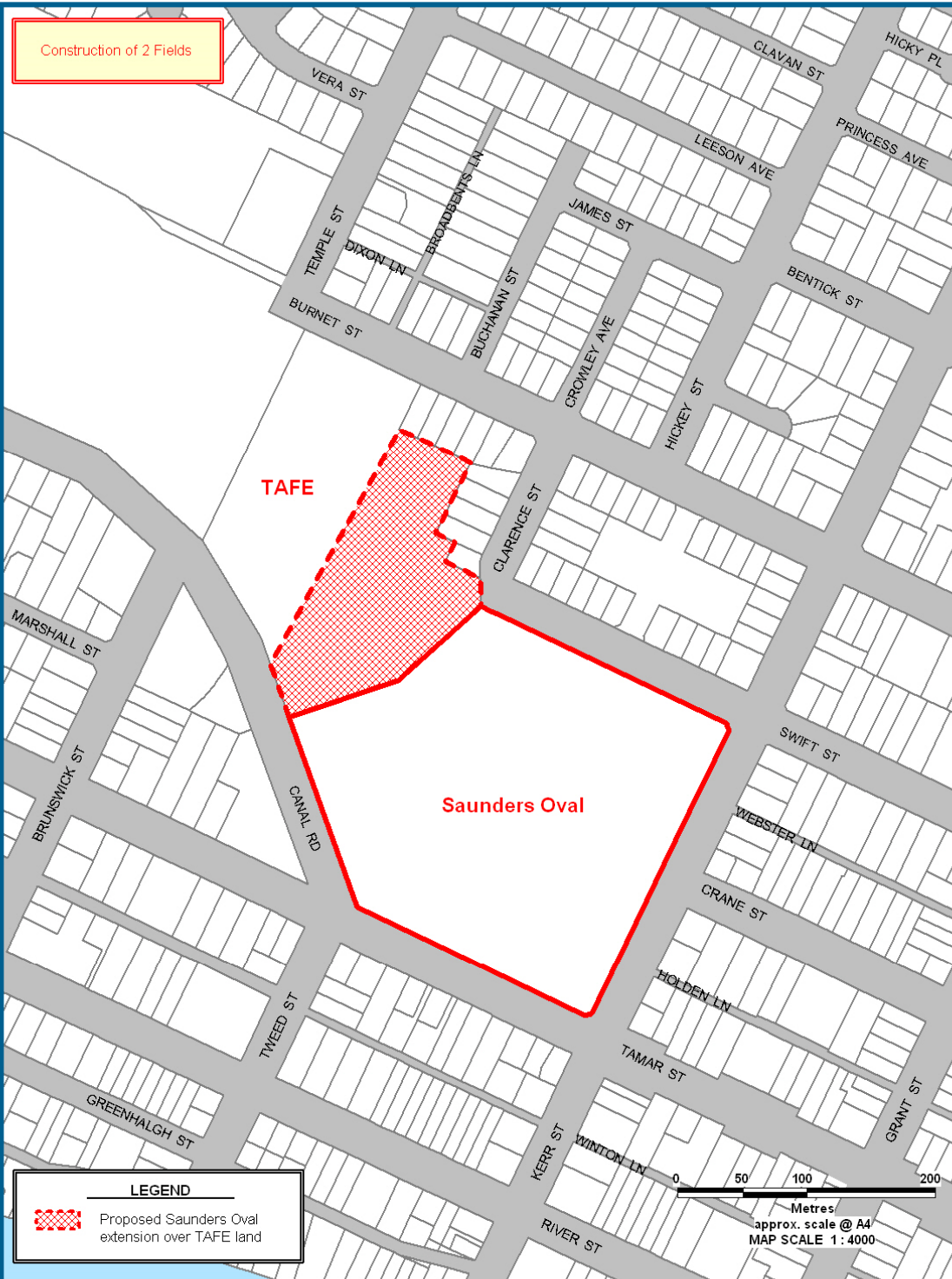


		Lennox Head District Parks Component - Location of Works	
<small>DISCLAIMER © Department of Lands 2007 Ballina District Council is liable in the preparation of this plan. Ballina District Council accepts no responsibility for any misprints, errors, omissions or inaccuracies. The information contained within this plan is for pictorial representation only. Do not scale. Accurate measurements should be undertaken by survey.</small>		Printed 23/10/2007	










		<h3>Ballina Playing Fields Component - Location of Works</h3>	
<small>DISCLAIMER © Department of Lands 2007 All rights reserved. It is the responsibility of the user to verify the accuracy of the information contained in this plan is for pictorial representation only. Do not scale. Accurate measurements should be undertaken by survey.</small>		Printed 18/09/2007	

Hampton Park, Ballina
 - 4 Tennis Courts



LEGEND
 Proposed New Tennis Courts

0 20 40 80
 Metres
 approx. scale @ A4
 MAP SCALE 1 : 2000

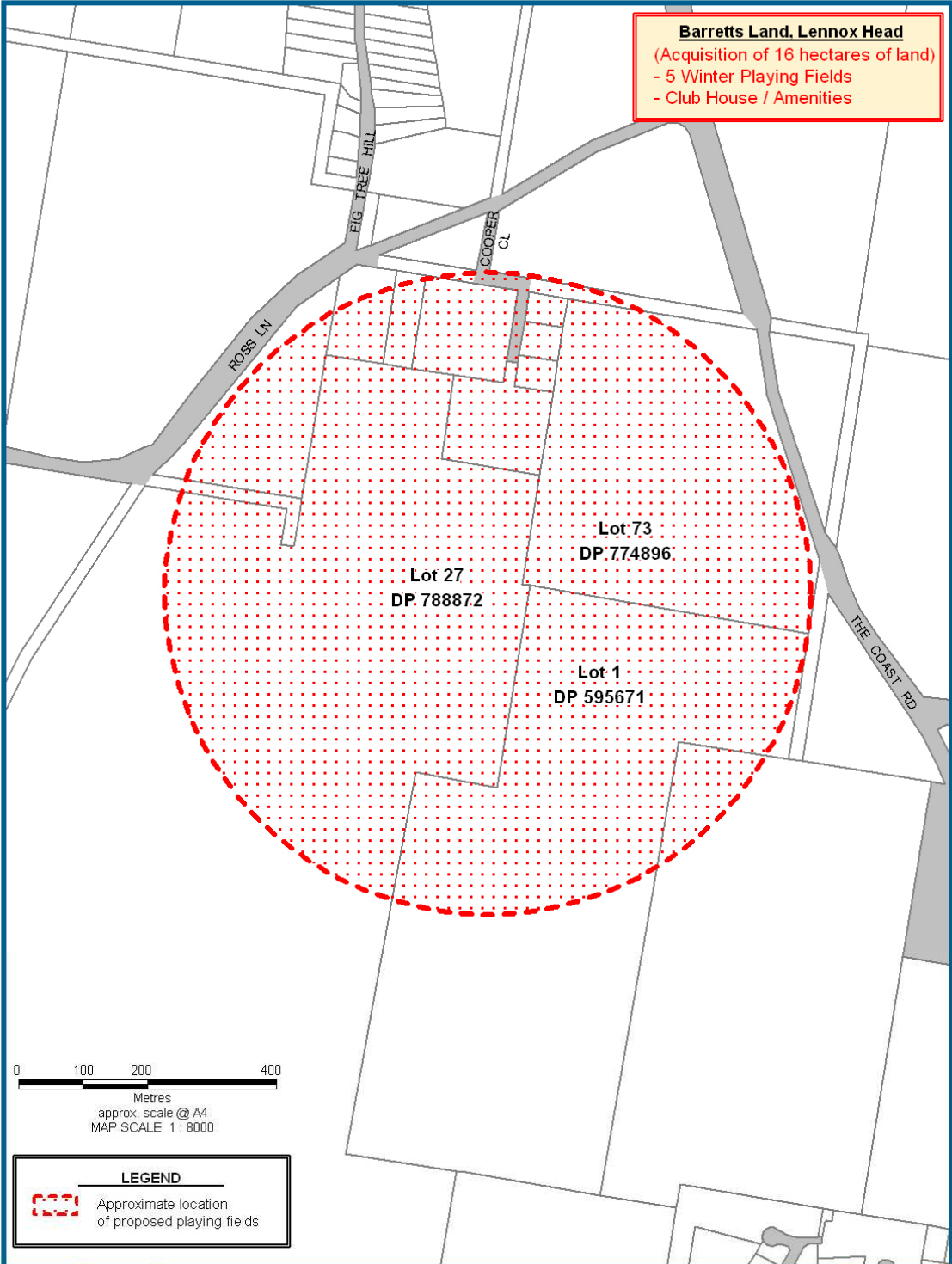


Ballina District Playing Fields Component - Location of Works




DISCLAIMER © Department of Lands 2007
 All rights reserved. No liability is taken in the preparation of this plan. Ballina District 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.

Printed
 18/09/2007



Barretts Land, Lennox Head
 (Acquisition of 16 hectares of land)
 - 5 Winter Playing Fields
 - Club House / Amenities

0 100 200 400
 Metres
 approx. scale @ A4
 MAP SCALE 1 : 8000

LEGEND
 Approximate location of proposed playing fields

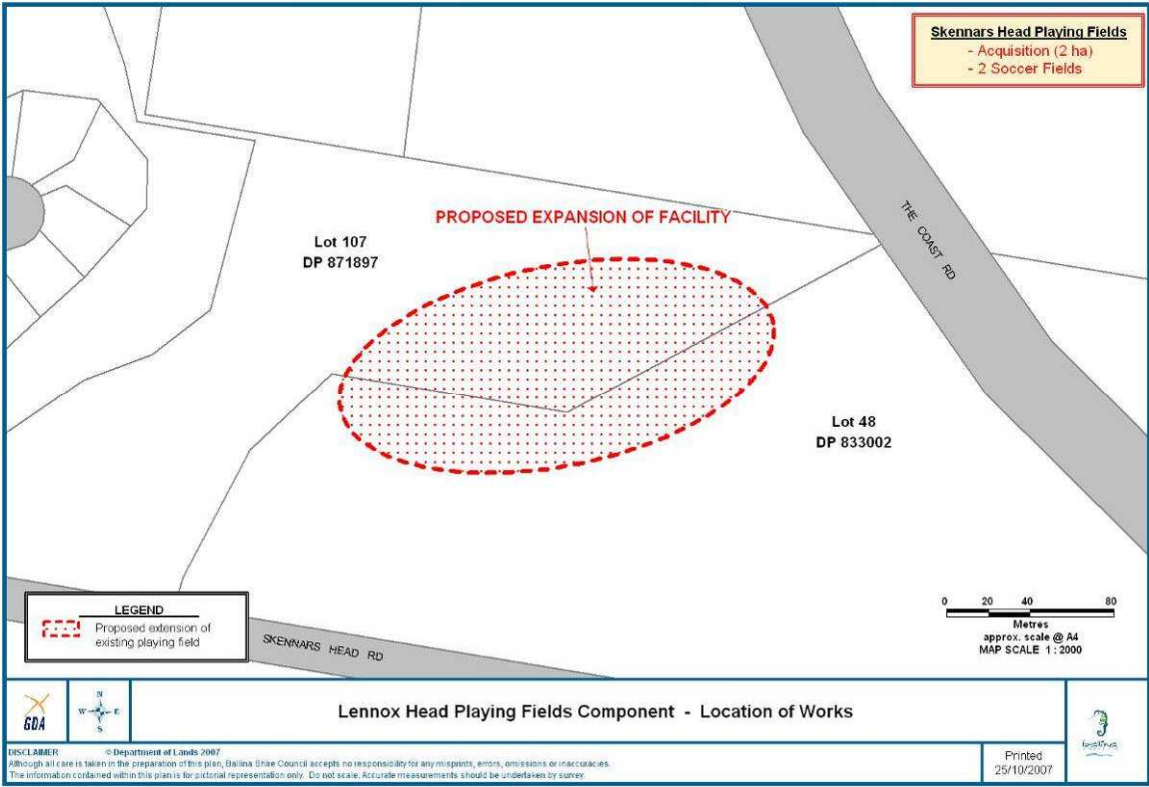


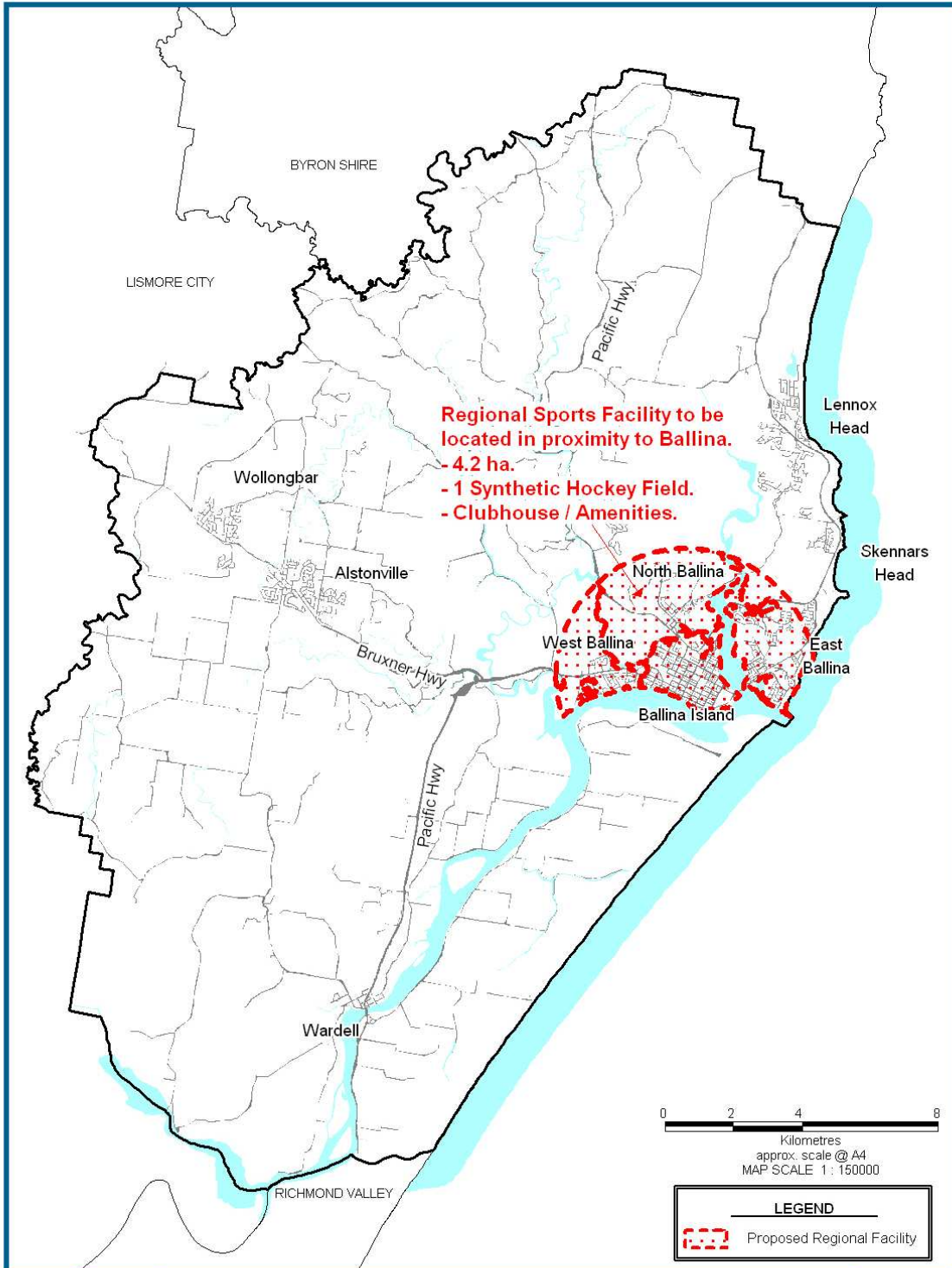
Lennox Head Playing Fields Component - Location of Works



DISCLAIMER © Department of Lands 2007
 Ballina Shire Council is not responsible for any 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.

Printed
 25/10/2007



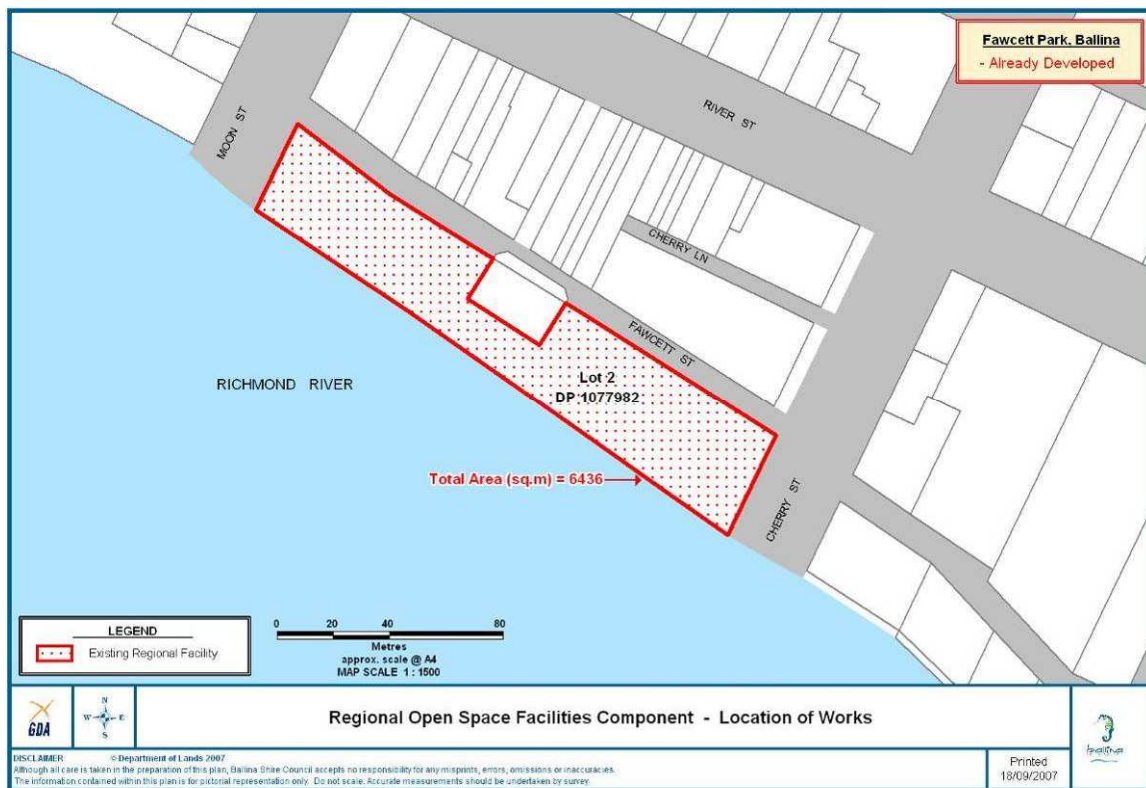
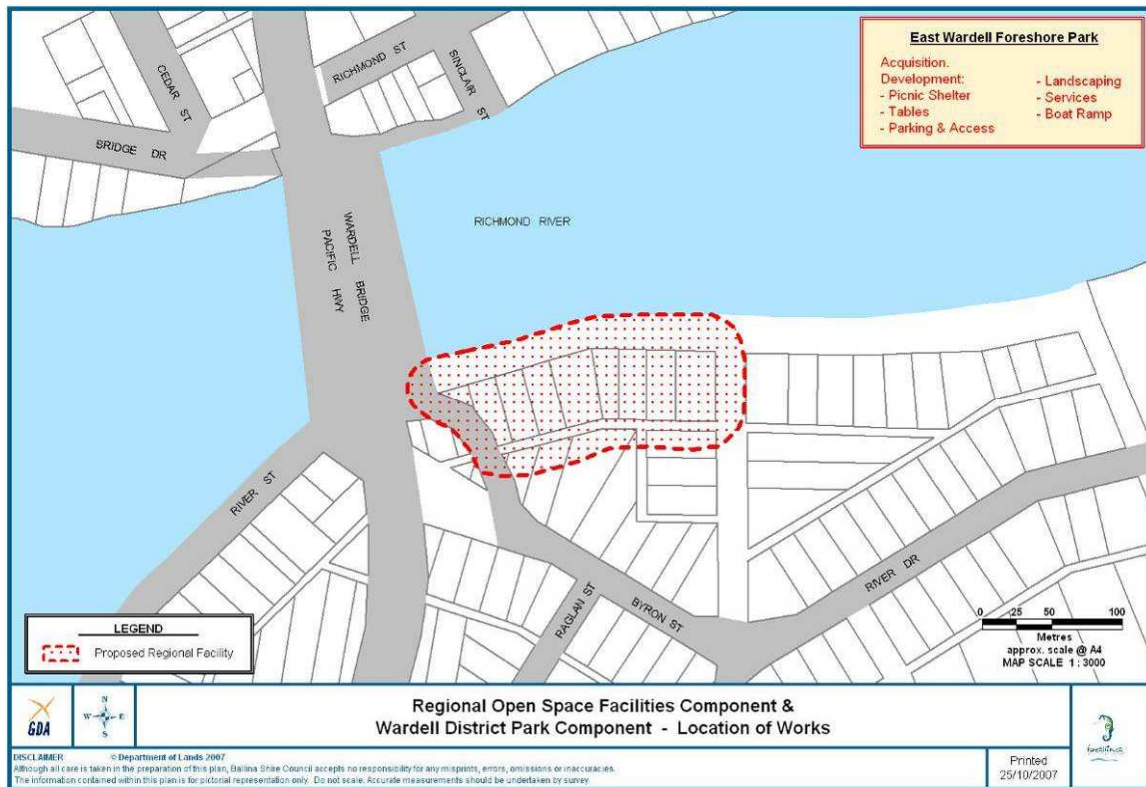


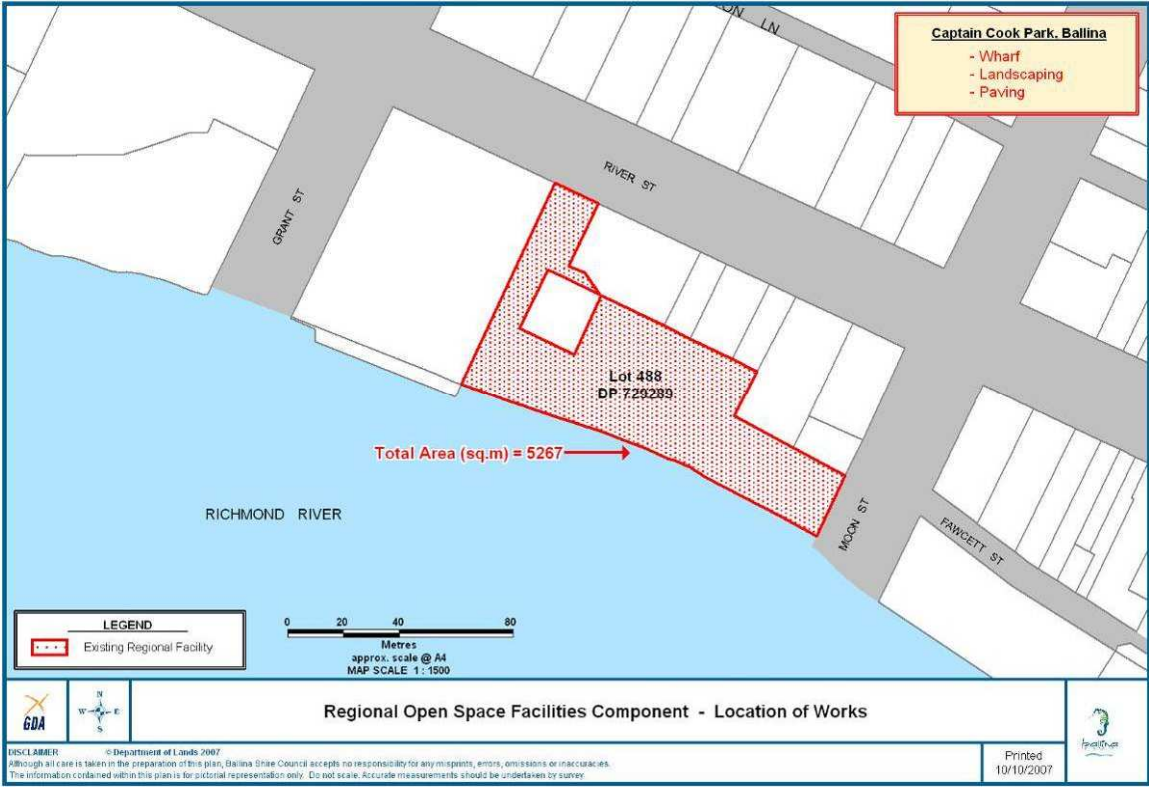
Regional Open Space Facilities Component - Location of Works

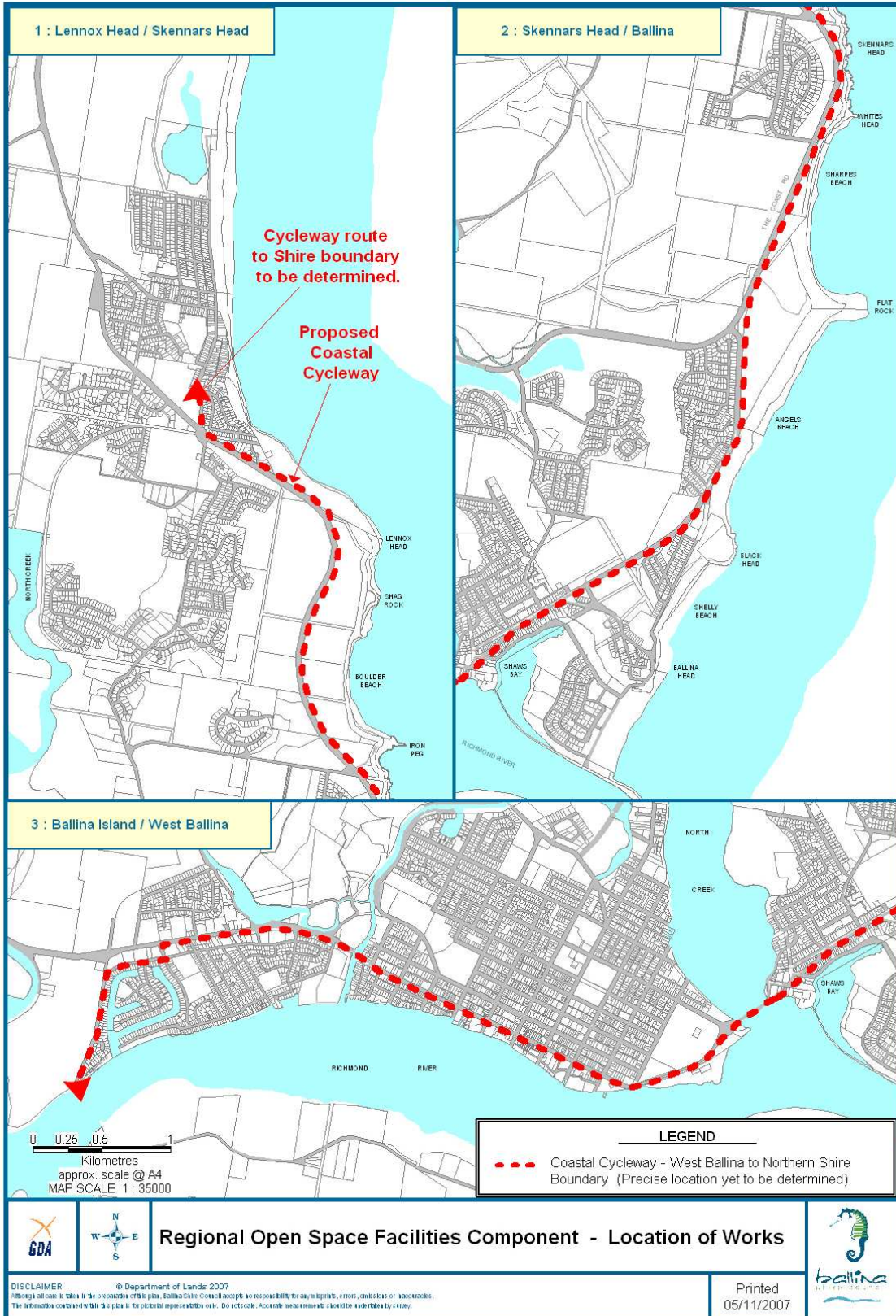


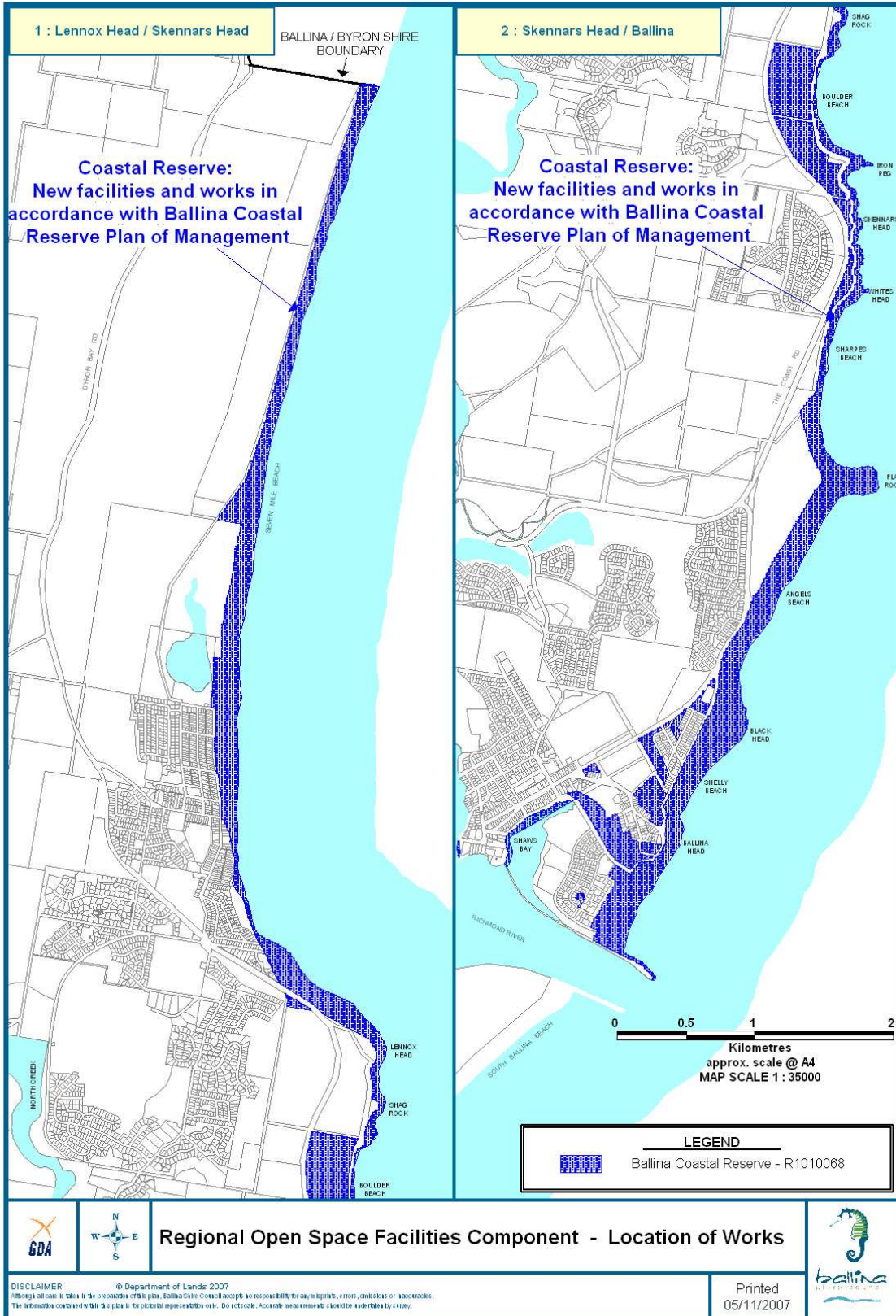
DISCLAIMER © Department of Lands 2007
 All rights reserved. This is the property of the Ballina Shire Council. No responsibility for any misprints, errors, omissions or inaccuracies.
 The information contained within this plan is for pictorial representation only. Do not scale. Accurate measurements should be undertaken by survey.

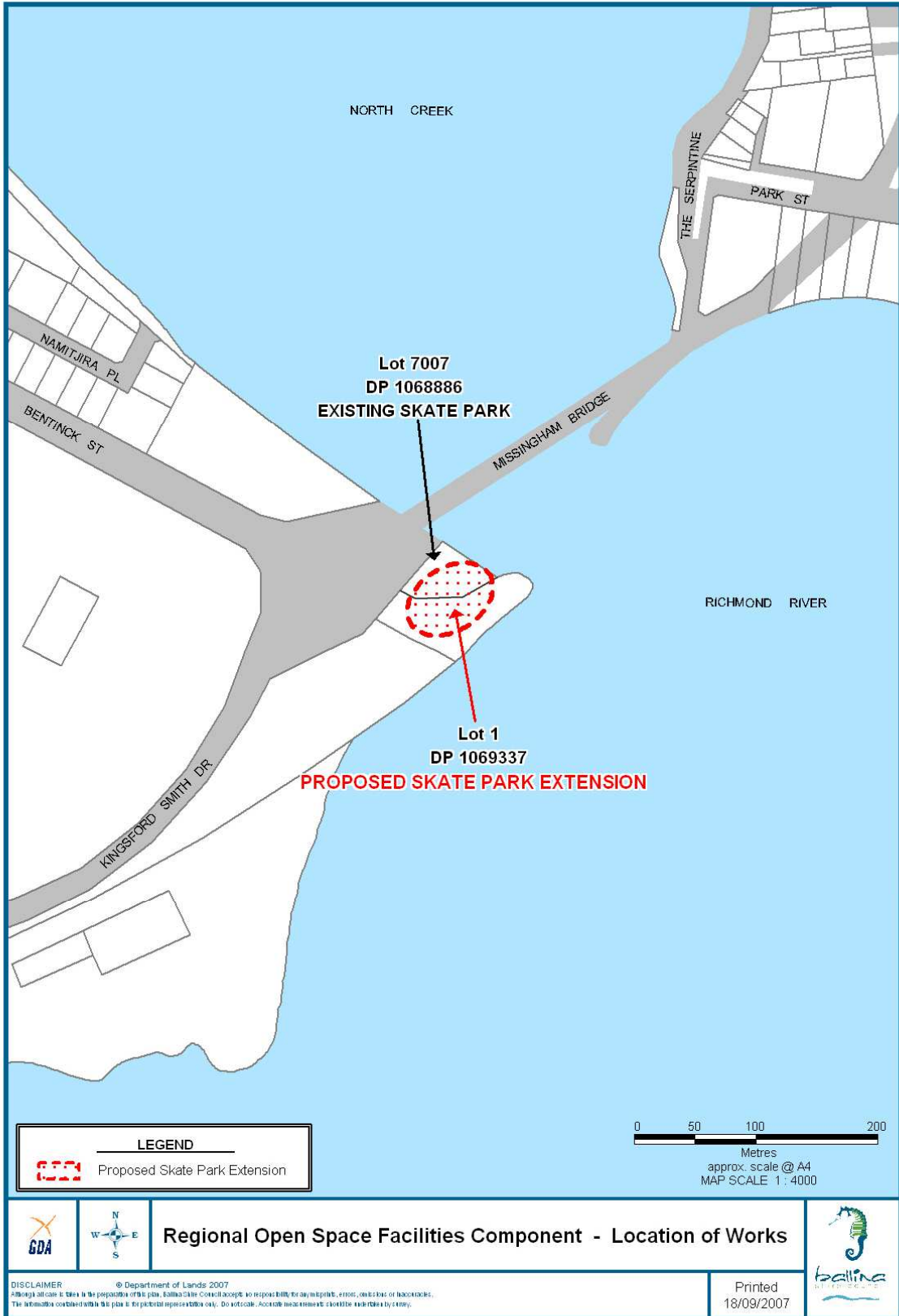
Printed
 25/10/2007












LEGEND

 Proposed Skate Park Extension

0 50 100 200
Metres
approx. scale @ A4
MAP SCALE 1:4000



Regional Open Space Facilities Component - Location of Works



DISCLAIMER © Department of Lands 2007
Ballina Shire Council is liable 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.

Printed
18/09/2007

5.2 Community facilities

1. DISTRICT COMMUNITY FACILITIES COMPONENTS											
Catchment	Address	Proposed works	Comment	Area	Cost per Area / Item	Costs	Apportionment Rationale	S. 94 apportionment		Council's Liability	Staging from commencement of plan
								Apportionment Factor	Cost		
1.1 Ballina District											
Ballina District	Proposed facility	Community hall	Acquisition of land	3,000 m ²	\$400	\$1,200,000	It is reasonable that future demand should contribute the provision of hall space at the same rate that is currently provided for in the Ballina District ie 75m ² per 1000 people - projected growth - 4,971. Refer to Section 94 Strategy for land calculation details.	100.0%	\$1,200,000	\$0	5-10 years
	Proposed facility	Community hall	Construction of facility	373 m ²	\$3,600	\$1,343,000	As above	100.0%	\$1,343,000	\$0	5-10 years
	Missingham Park	Amphitheatre	Improvements	N/A	Allowance	\$300,000	Mnor improvement attributable to future growth	100.0%	\$300,000	\$0	1-5 years
TOTAL						\$2,843,000			\$2,843,000	\$0	
1.2 Lennox Head District											
Lennox Head District	Williams Reserve	Community Centre	Proposed community facility without library (based on Greenway Hirst Page Tender Submission 16-4-2007, plus CPI plus other infrastructure)	1,224 m ²	\$3,600	\$4,500,000	Expected future development will generate a demand for 409m ² of hall and local community floor space in the district. Therefore development should contribute 28% of the cost of the total proposed local community floor space provision (409m ² /1474m ²). 1,474 m ² represents 1,224m ² for proposed L.H. Community Facility plus 250 m ² for additional hall capacity.	27.8%	\$1,250,000	\$3,250,000	1-5 years
	To be determined	Community Facilities	Construction of additional community hall space ie. Stage II of L.H. Community Centre or other designated facility.	250 m ²	\$3,600	\$1,980,000	As above	27.8%	\$550,000	\$1,430,000	10-15 years
TOTAL						\$6,480,000			\$1,800,000	\$4,680,000	

Catchment	Address	Proposed works	Comment	Area	Cost per Area / Item	Costs	Apportionment Rationale	S. 94 apportionment		Council's Liability	Staging from commencement of plan
								Apportionment Factor	Cost		

1.3 Plateau District

Plateau District	Wollongbar Urban Expansion Area	Community Facilities	Acquisition of land for community facilities	2,500m ²	\$61	\$153,000	Expected future development will generate a demand for 271m ² of local community floor space. A key strategy in responding to this need is for Council to construct a new multi-purpose hall of 250m ² on a 2,500m ² site. Therefore it is reasonable for future development to fully fund the land cost associated with this facility.	100.0%	\$153,000	\$0	10-15 years
	Wollongbar Urban Expansion Area	Community Facilities	Construction of community facilities - meeting rooms, childcare etc.	250 m ²	\$3,600	\$900,000		As above	100.0%	\$900,000	\$0
			TOTAL			\$1,053,000			\$1,053,000	\$0	

1.4 Wardell District

Wardell	Wardell Community Access Space	Improvements	General improvements to facility to cater for increased demand	N/A	Allowance	\$30,000	Provision to meet future growth in catchment	100.0%	\$30,000	\$0	10-15 years
			TOTAL			\$30,000			\$30,000	\$0	

1.5 Cumbalum Ridge - Future Rezoning Area

							To be addressed as part of the rezoning strategy for this growth corridor.				
			TOTAL			\$0			\$0	\$0	

2. REGIONAL COMMUNITY FACILITIES COMPONENT

Shire Wide

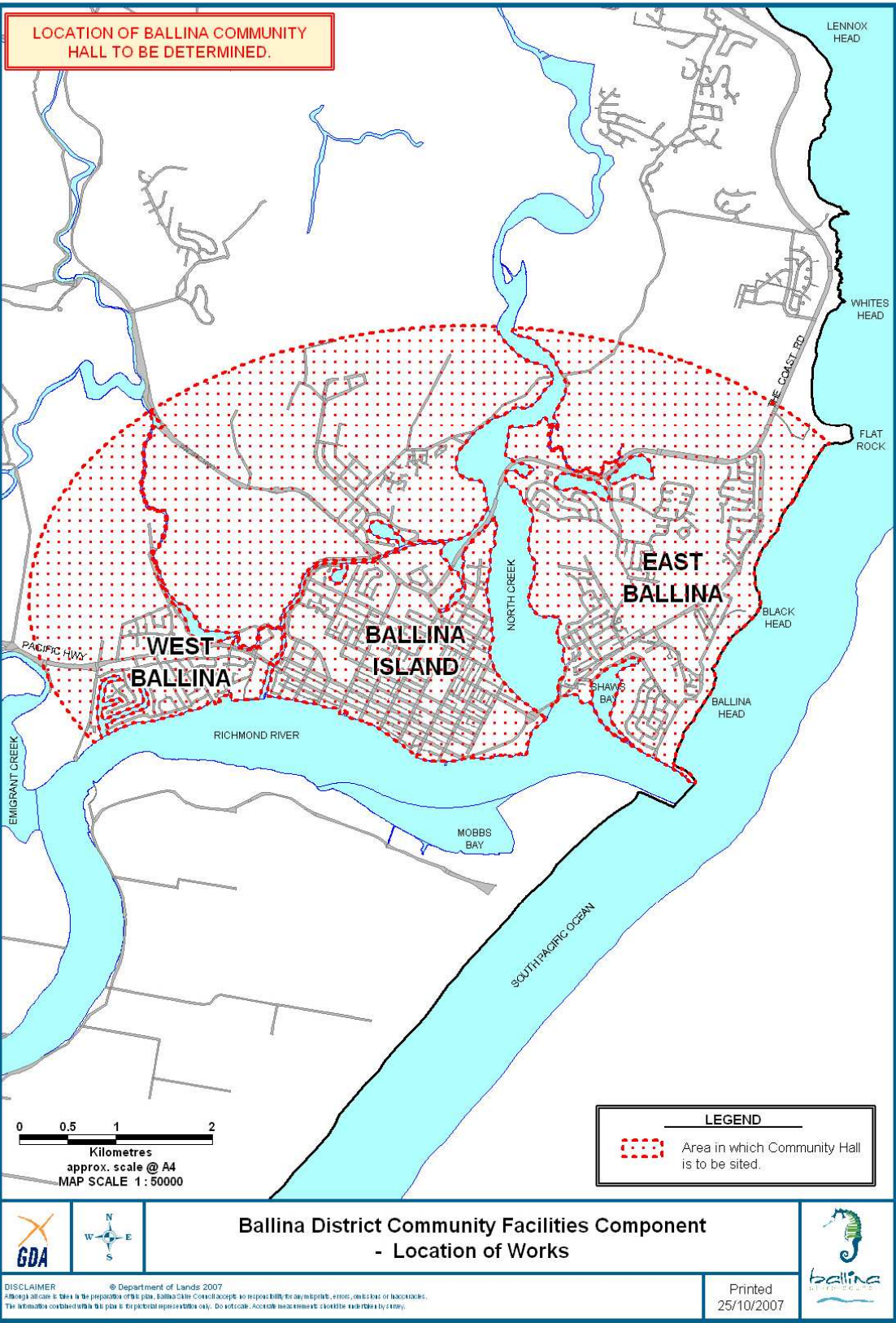
Catchment	Address	Proposed works	Comment	Area	Cost per Area / Item	Costs	Apportionment Rationale	S. 94	Council's Liability	Staging from commencement of plan	
								apportionment			Cost
								Apportionment Factor			
Shire	Old Council Chambers, Cherry Street, Ballina	Community Gallery	Refurbish Old Council Chambers (Actual tendered costs - Teamfield Services - Council share)	N/A	N/A	\$550,000	Expected future development would notationally generate demand for 293m ² public exhibition floor area on a 926m ² site. Council has identified a more cost effective option to meet this demand by refurbishing an existing facility. As a result, it is reasonable for future development to fully fund this facility.	100.0%	\$550,000	\$0	1-5 years
Shire	Treelands Reserve, Ballina	Ballina Community Services Centre	Construction of new facility plus associated infrastructure (tender Document Bennett Construction 6 Sept 2007)	893 m ²	\$4,255	\$3,800,000	Expected future development would generate a demand for 212m ² of community support space. Council proposes to provide a facility comprising 893m ² , therefore future development should contribute 24% of the costs of this facility (211m ² /893m ²).	23.8%	\$903,000	\$2,897,000	1-5 years
Shire	Williams Reserve, Lennox Head	Library expansion	Library component of Community Centre (Greenway Hirst Page - Revised Estimates - Sept 2007)	544 m ²	\$2,750	\$1,496,000	Expected future development would generate a demand for 679m ² of library space, based on a standard of 35m ² per 1,000 persons. Council intends to augment existing library floor area by 400m ² , therefore it is reasonable for future development to fully fund this facility.	100.0%	\$1,496,000	\$0	1-5 years
Shire	Williams Reserve, Lennox Head	Library expansion	Present value of interest component on library expansion as this portion will be loan funded	As above	As above	\$310,000	Loan funds based on Net Present Value method assuming 4% real per annum interest over a 15 year period and constant rate of contribution collection.	100.0%	\$310,000	\$0	1-15 years
Shire	Not determined	Library expansion	Balance of future shirewide library demand not met by proposed L.H. facility	135 m ²	\$2,750	\$492,000	Balance of future library demand not satisfied by the proposed Lennox Head Facility. This will maintain the current standard of 35m ² per 1,000 and it is therefore reasonable for future development to fully fund this facility.	100.0%	\$492,000	\$0	15-20 years
Shire		Books for library - \$1,455,000					Item removed as part of Amendment No. 1 -25 Feb 2010				
Shire	To be determined	Surf Life Saving Clubhouse	Additional surf life saving building floor space	328m ²	\$3,600	\$1,181,000	Expected future development would generate a demand for 328m ² of surf life saving club floor space. Council intends to provide this level of floor space, therefore future development should fully fund this facility.	100.0%	\$1,181,000	\$0	10-15 years

Catchment	Address	Proposed works	Comment	Area	Cost per Area / Item	Costs	Apportionment Rationale	S. 94 apportionment	Council's Liability	Staging from commencement of plan	
								Apportionment Factor			Cost
		Expansion of Council's Administration Centre	total cost \$8,301,000				Item removed as part of Amendment No. 1 - 25 Feb 2010				
Shire	Not determined	93 preschool places ie approx. 2.325 x 40 place centres	Acquisition of land	1,500m ² x 2.325	\$400	\$1,395,000	Expected future development is estimated to generate a demand for at least two child care facilities based on existing proportion of Council facilities to private facilities.	100.0%	\$1,395,000	\$0	5-15 years
Shire	Not determined	93 preschool places ie approx. 2.325 x 40 place centres	Construction of new facility plus associated infrastructure	300m ² x 2.325	\$3,600	\$2,511,000	As above	100.0%	\$2,511,000	\$0	5-15 years
Shire	To be determined	Performance Space	Acquisition of land	1,162m ²	\$400	\$581,000	Expected future development would generate a demand for 251m ² of performance floor space on a 1,162m ² site. Council intends to provide this level of floor space, therefore future development should fully fund this facility.	100.0%	\$581,000	\$0	15-20 years
Shire	To be determined	Performance Space	Construction of new facility plus associated infrastructure	251m ²	\$3,600	\$970,000	As above	100.0%	\$970,000	\$0	15-20 years
Shire	Not determined	Indoor Sports & Events Complex - Amendment No. 1 - 25 Feb 2010	First 3 stages of complex cost \$28.7 million as of June 2009. Index back to commencement of Plan	8718m ²	\$3,290	\$28,683,000	The apportionment between existing population & future development is based existing uses 18,000 (Strategic Leisure Group June 2009) and projected shire growth of 19,000 persons i.e. 51.4% of the cost is apportioned to future development.	51.4%	\$14,743,000	\$13,940,000	5-20 years
			TOTAL			\$41,969,000			\$25,132,000	\$16,837,000	

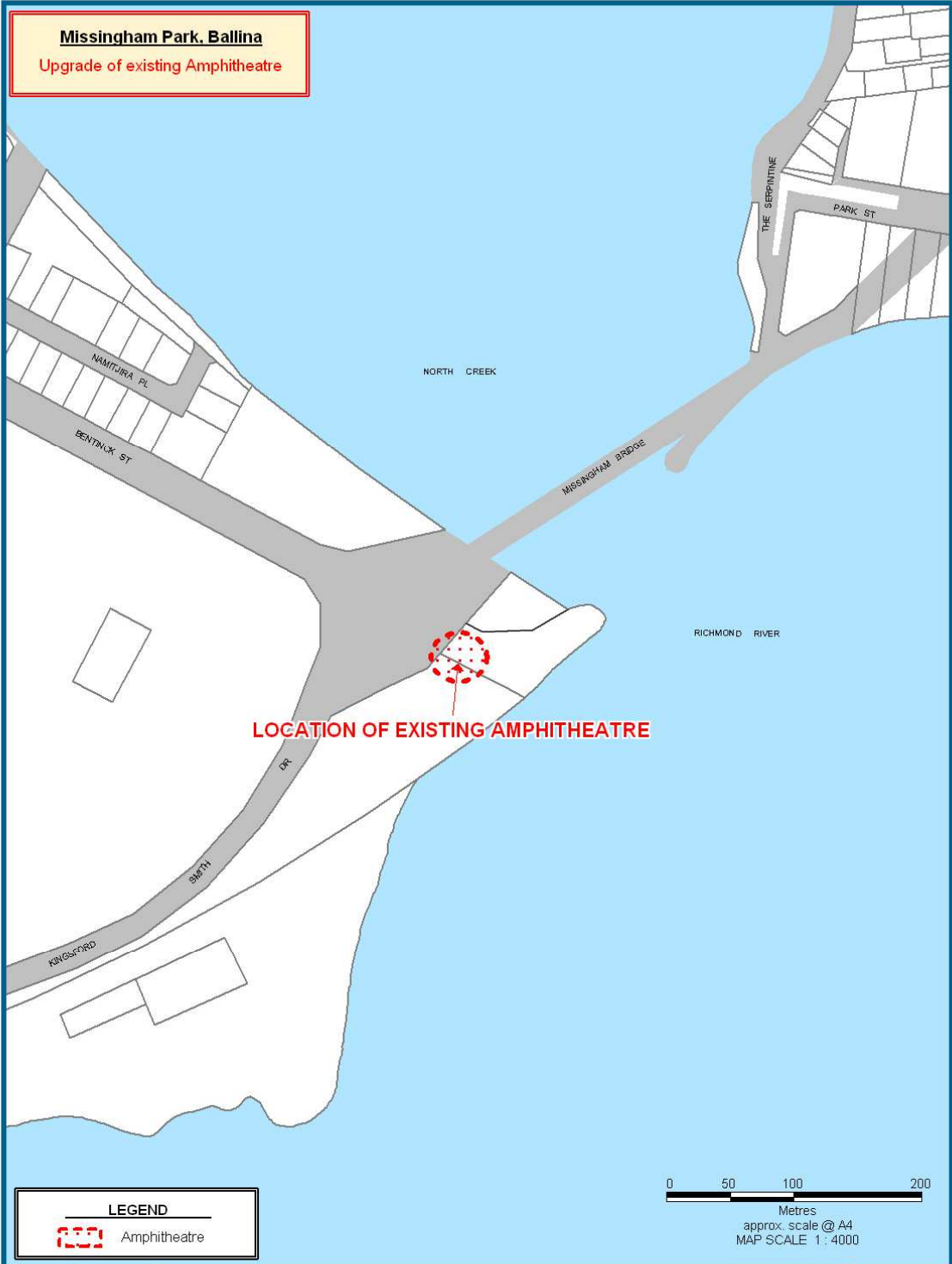
3. ADMINISTRATION COMPONENT

Shire Wide

Catchment	Address	Proposed works	Comment	Area	Cost per Area / Item	Costs	Apportionment Rationale	S. 94 apportionment	Council's Liability	Staging from commencement of plan	
								Apportionment Factor			Cost
Administrati on @ 1.5% of apportioned cost over 20 years.						\$462,870	100% to administer this plan	100.0%	\$462,870	\$0	On-going
			TOTAL			\$462,870			\$462,870	\$0	



Missingham Park, Ballina
 Upgrade of existing Amphitheatre



LEGEND

 Amphitheatre

0 50 100 200
 Metres
 approx. scale @ A4
 MAP SCALE 1 : 4000

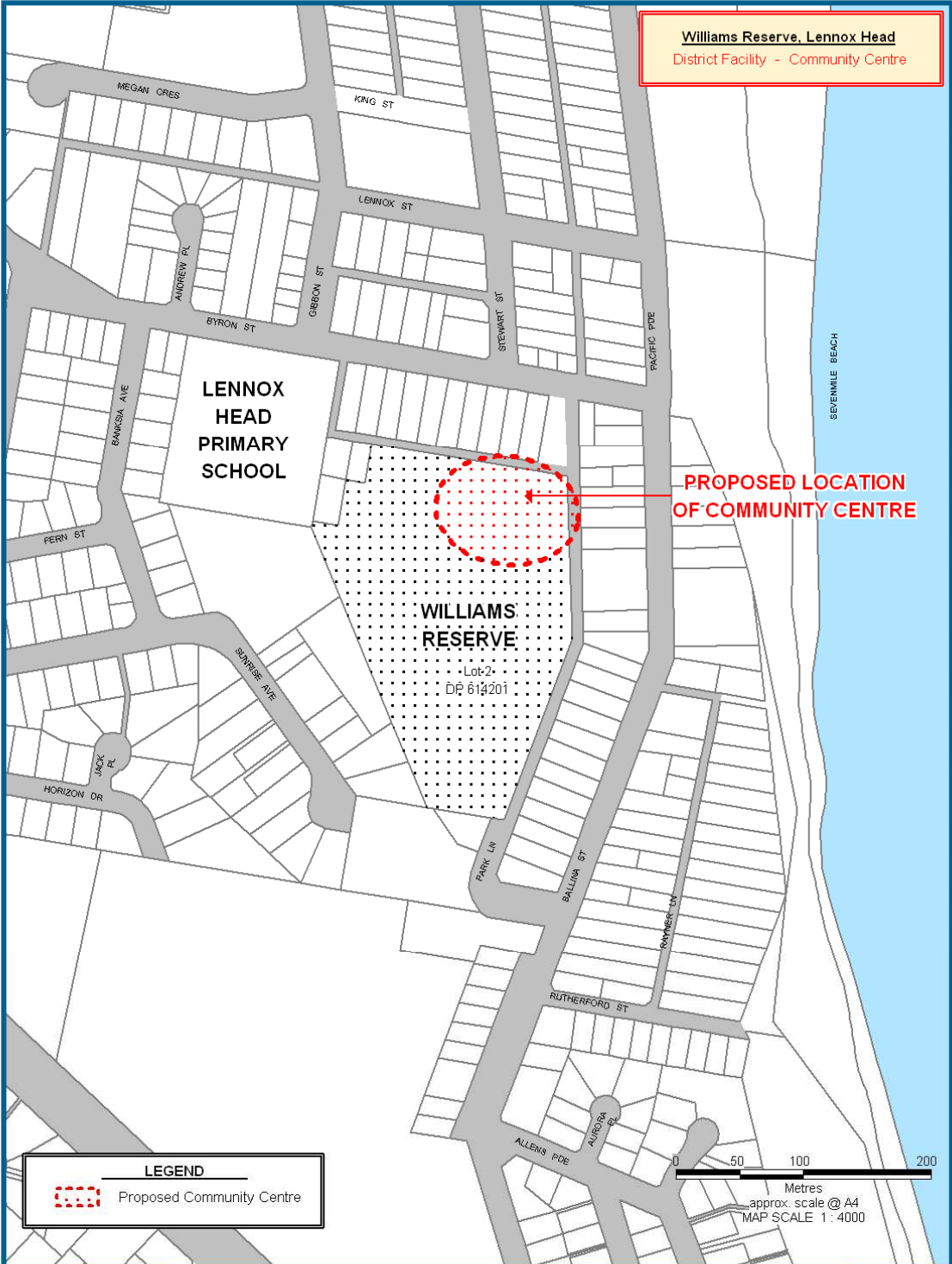


Ballina District Community Facilities Component
 - Location of Works

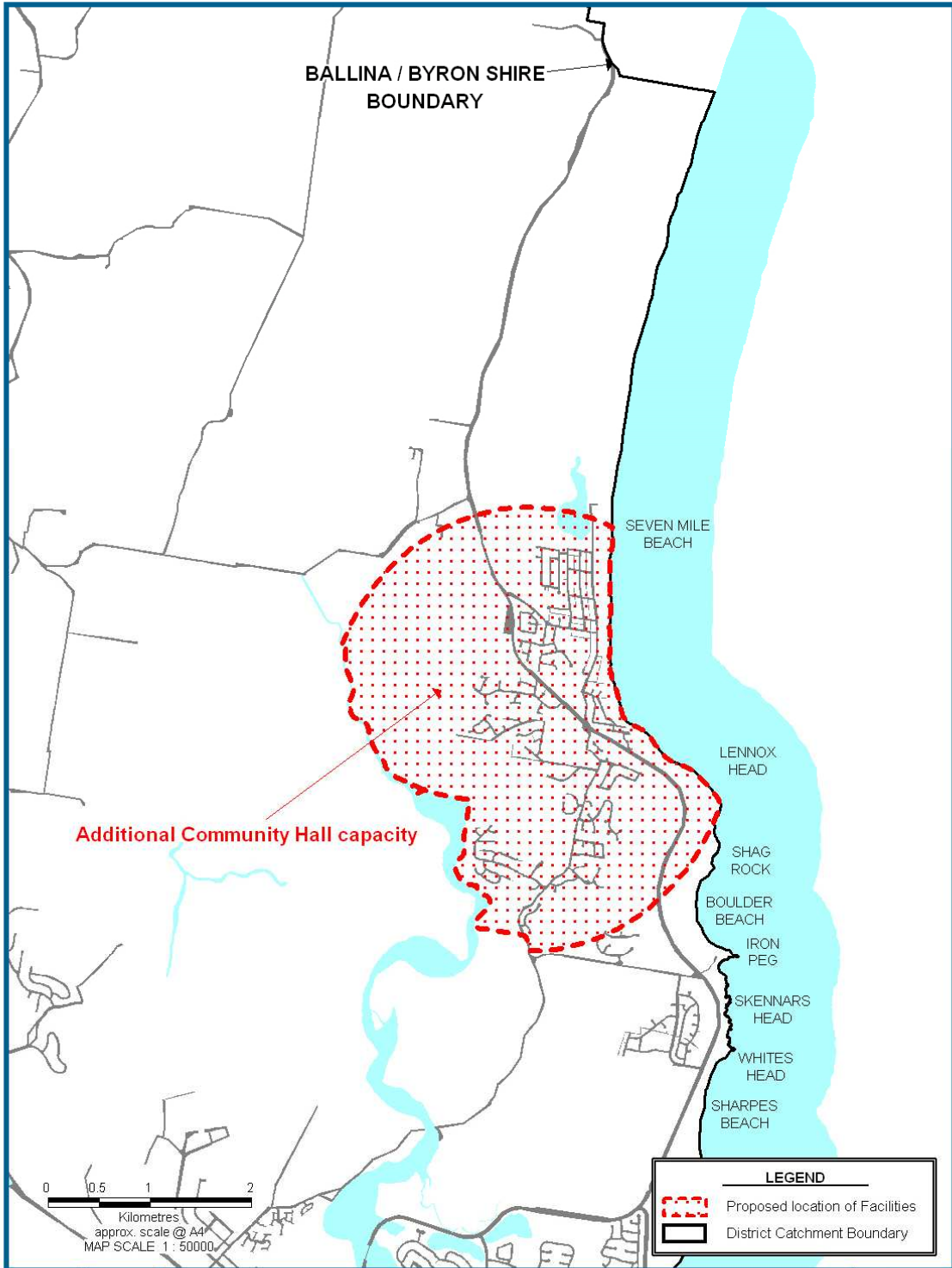


DISCLAIMER © Department of Lands 2007
 Ballina District Council accepts no responsibility for any omissions, errors, omissions or inaccuracies.
 The information contained within this plan is for pictorial representation only. Do not scale. Accurate measurements should be undertaken by survey.

Printed
 25/10/2007



		District Community Facilities Component - Location of Works	
<small>DISCLAIMER © Department of Lands 2007 Ballina City Council accepts no responsibility for any inaccuracy, 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.</small>		Printed 19/09/2007	



**Lennox Head Community Facilities Component
- Location of Works**

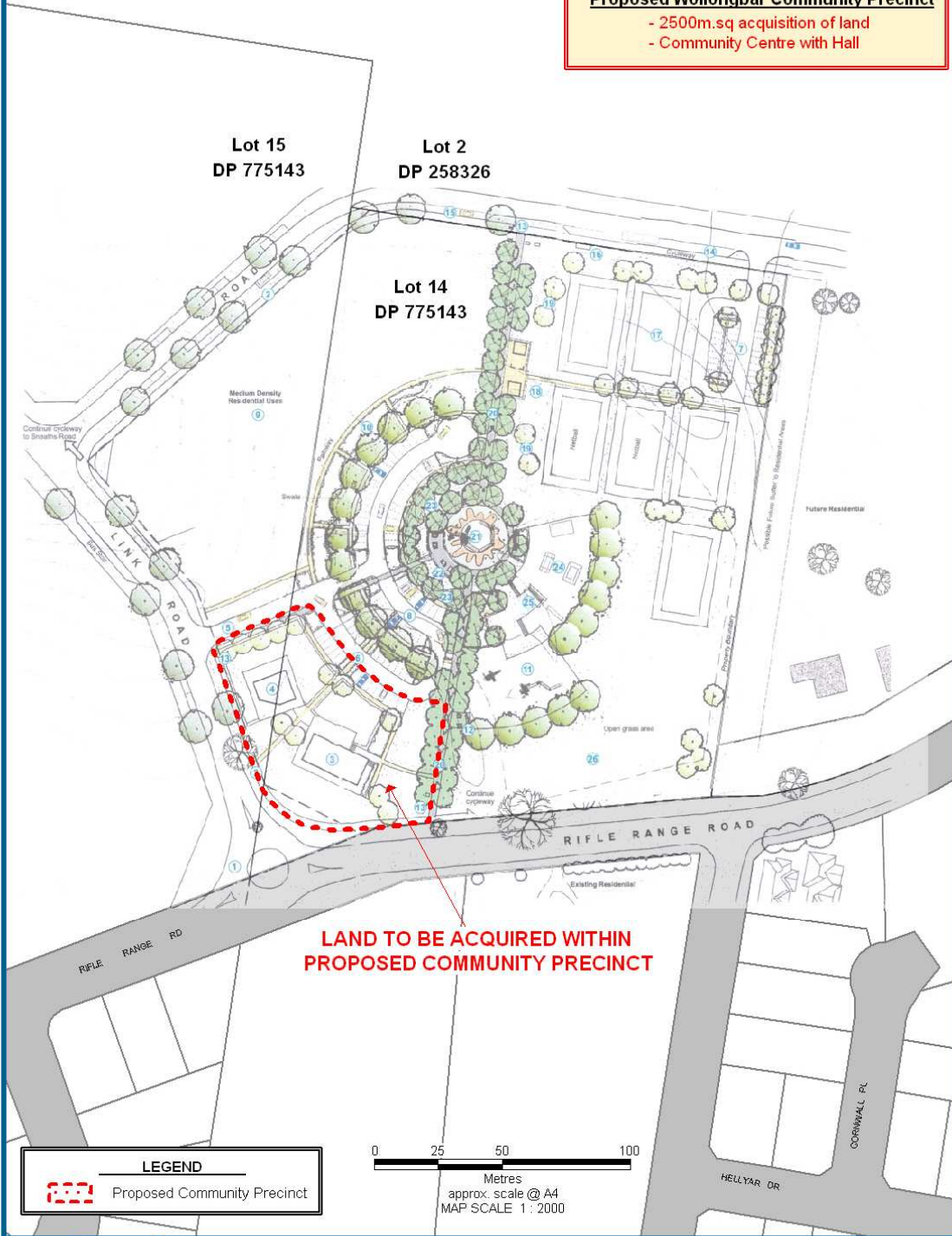


DISCLAIMER © Department of Lands 2007
 All rights reserved. This is the property of the Ballina Shire Council. No responsibility for any misprints, errors, omissions or inaccuracies.
 The information contained within this plan is for pictorial representation only. Do not scale. Accuracy measurements should be undertaken by owner.

Printed
23/10/2007

Proposed Wollongbar Community Precinct

- 2500m.sq acquisition of land
- Community Centre with Hall

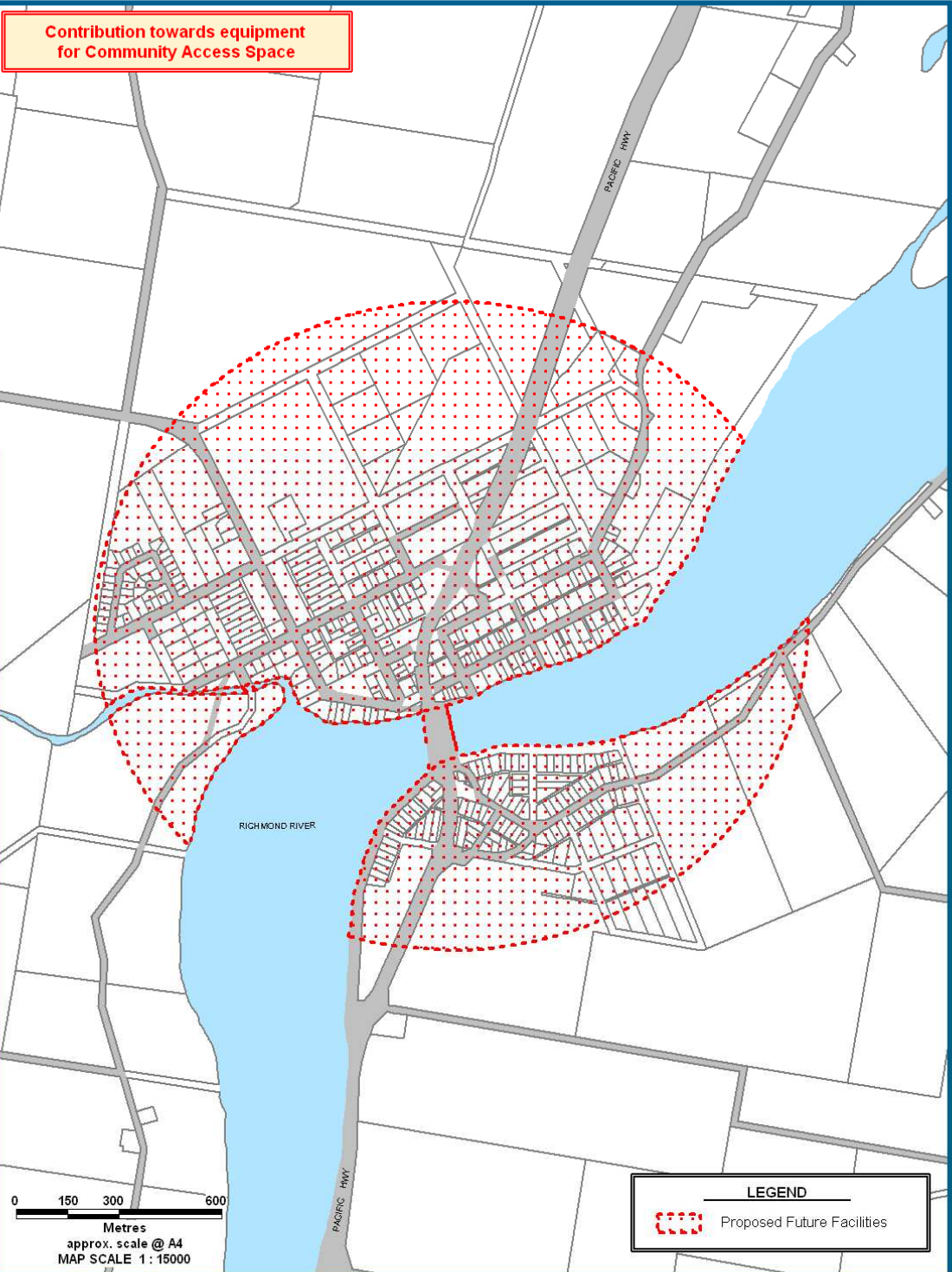




**Plateau District Community Facilities Component
- Location of Works**

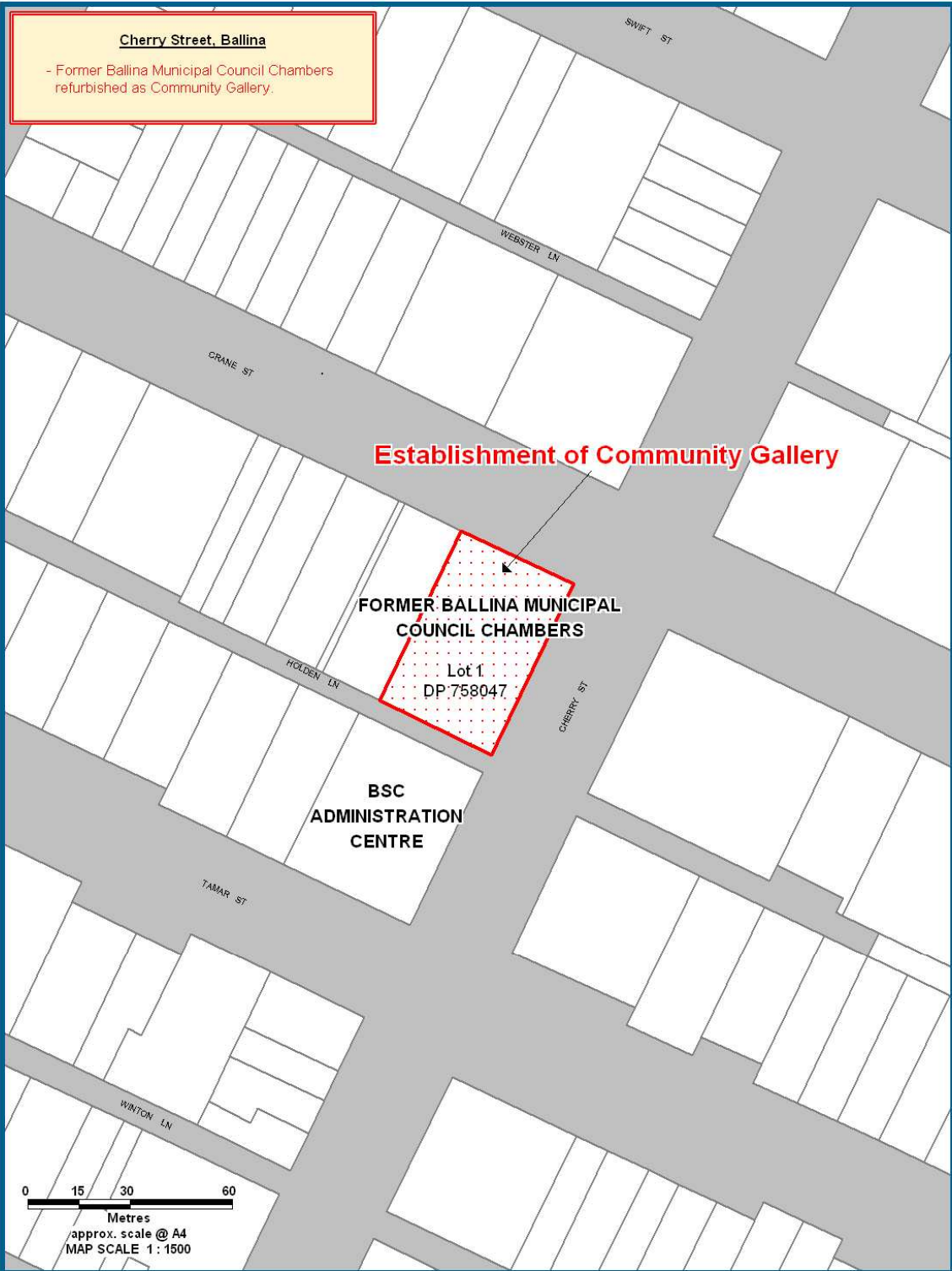


DISCLAIMER © Department of Lands 2007
Ballina Shire Council accepts no responsibility for any inaccuracy, errors, omissions or inaccuracies.
The information contained within this plan is for pictorial representation only. Do not scale. Accurate measurements should be undertaken by survey.

Printed
25/10/2007

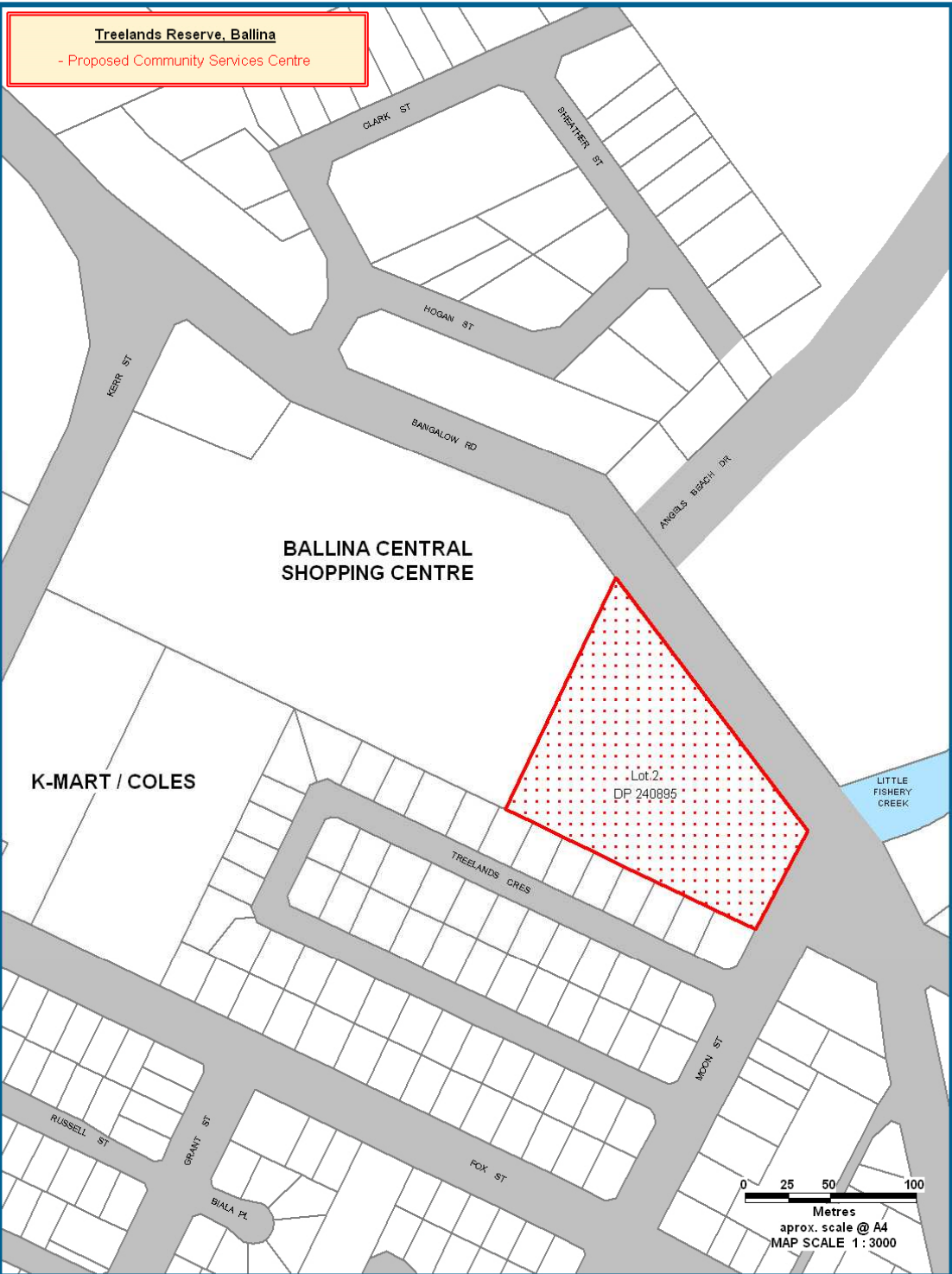


 	<p>Wardell District Community Facilities Component - Location of Works</p>	
<p><small>DISCLAIMER © Department of Lands 2007 Ballina City Council is the preparer of this plan. Ballina City Council accepts no responsibility for any inaccuracy, errors, omissions or inaccuracies. The information contained within this plan is for pictorial representation only. Do not scale. Accurate measurements should be undertaken by survey.</small></p>		<p>Printed 19/09/2007</p>



I:\MAP_DATA\PROJECTS\Contribution Plans\Community Facilities\Contribution Plan\CFDP_Location of Works\Regional Community Facilities Component\Cherry Street.jpg

		<p>Regional Community Facilities Component - Location of Works</p>	
<p><small>DISCLAIMER © Department of Lands 2010 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. Accuracy not guaranteed. Consult the authorities for rates.</small></p>		<p>Printed 26/02/2010</p>	

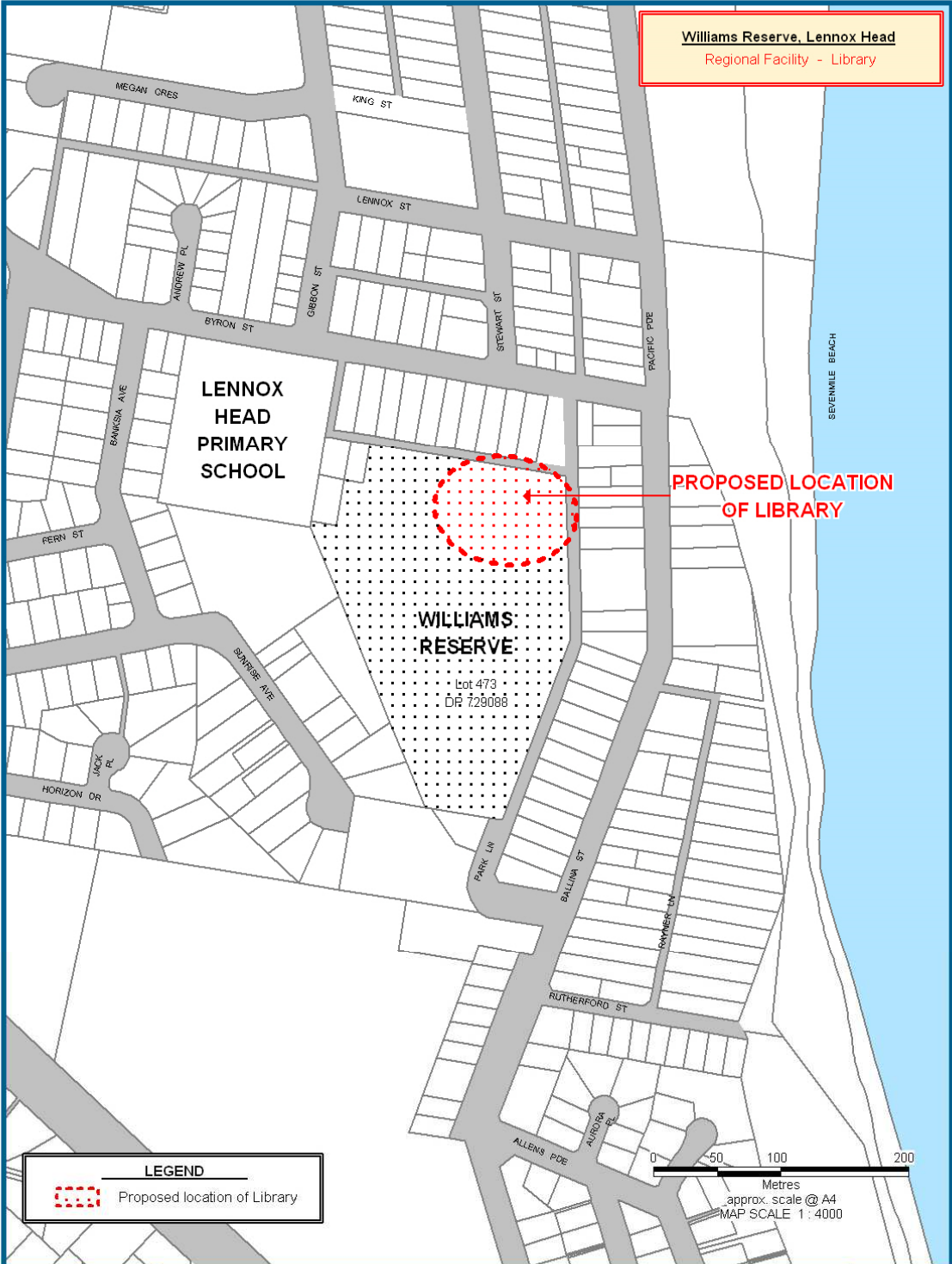


  **Regional Community Facilities Component - Location of Works**

DISCLAIMER © Department of Lands 2007
© Ballina Shire Council is the preparator 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.

Printed
19/09/2007





Williams Reserve, Lennox Head
Regional Facility - Library

**LENNOX HEAD
PRIMARY
SCHOOL**

**WILLIAMS
RESERVE**

Lot 473
DR 729088

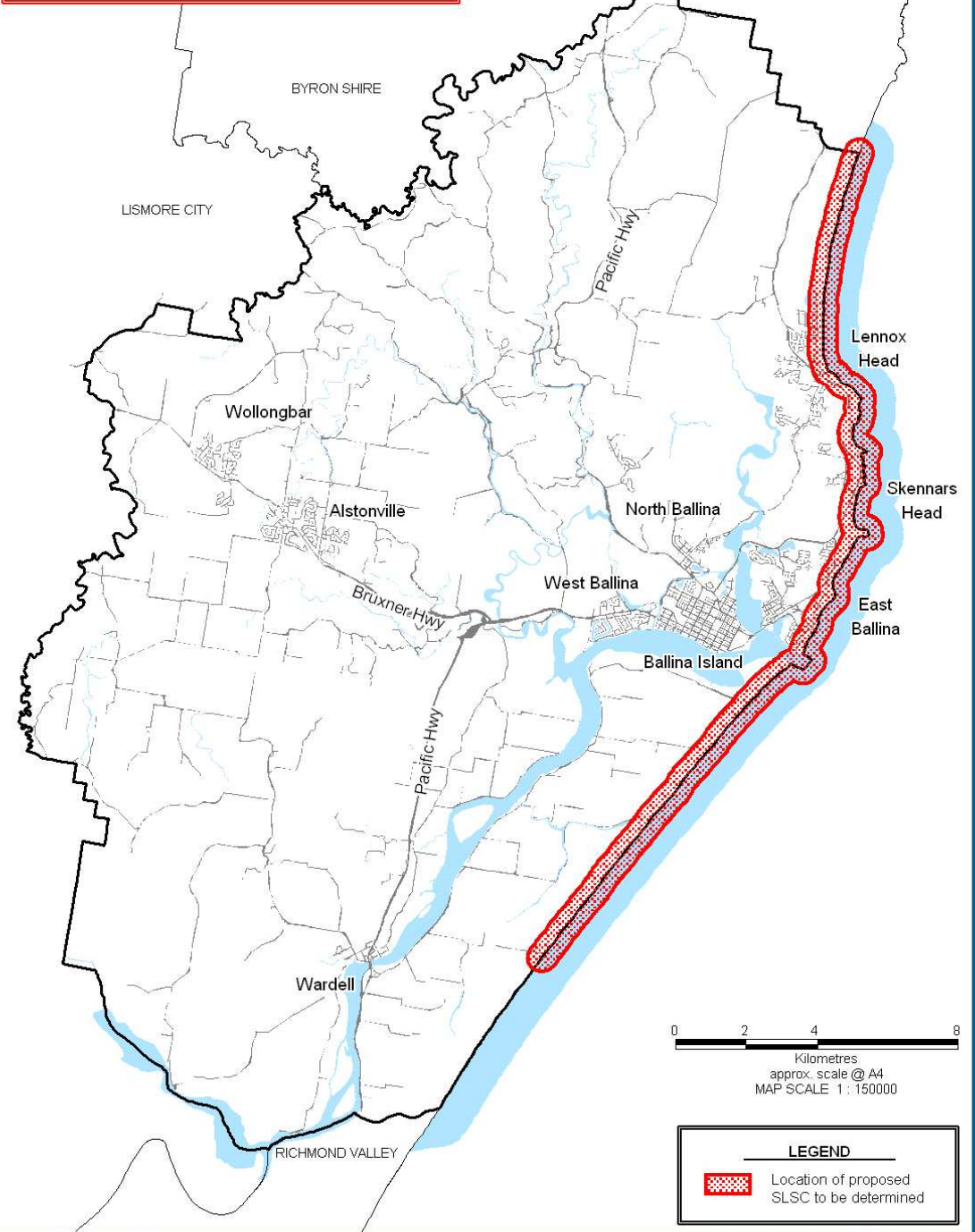
**PROPOSED LOCATION
OF LIBRARY**


LEGEND
 Proposed location of Library

0 50 100 200
Metres
approx. scale @ A4
MAP SCALE 1 : 4000

		<p>Regional Community Facilities Component - Location of Works</p>	
<p><small>DISCLAIMER © Department of Lands 2007 Ballina Shire Council is liable in the preparation of this plan. Ballina Shire Council accepts no responsibility for any inaccuracy, 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.</small></p>		<p>Printed 19/09/2007</p>	

Additional Surf Life Saving Clubhouse floor space



LEGEND
 Location of proposed SLSC to be determined



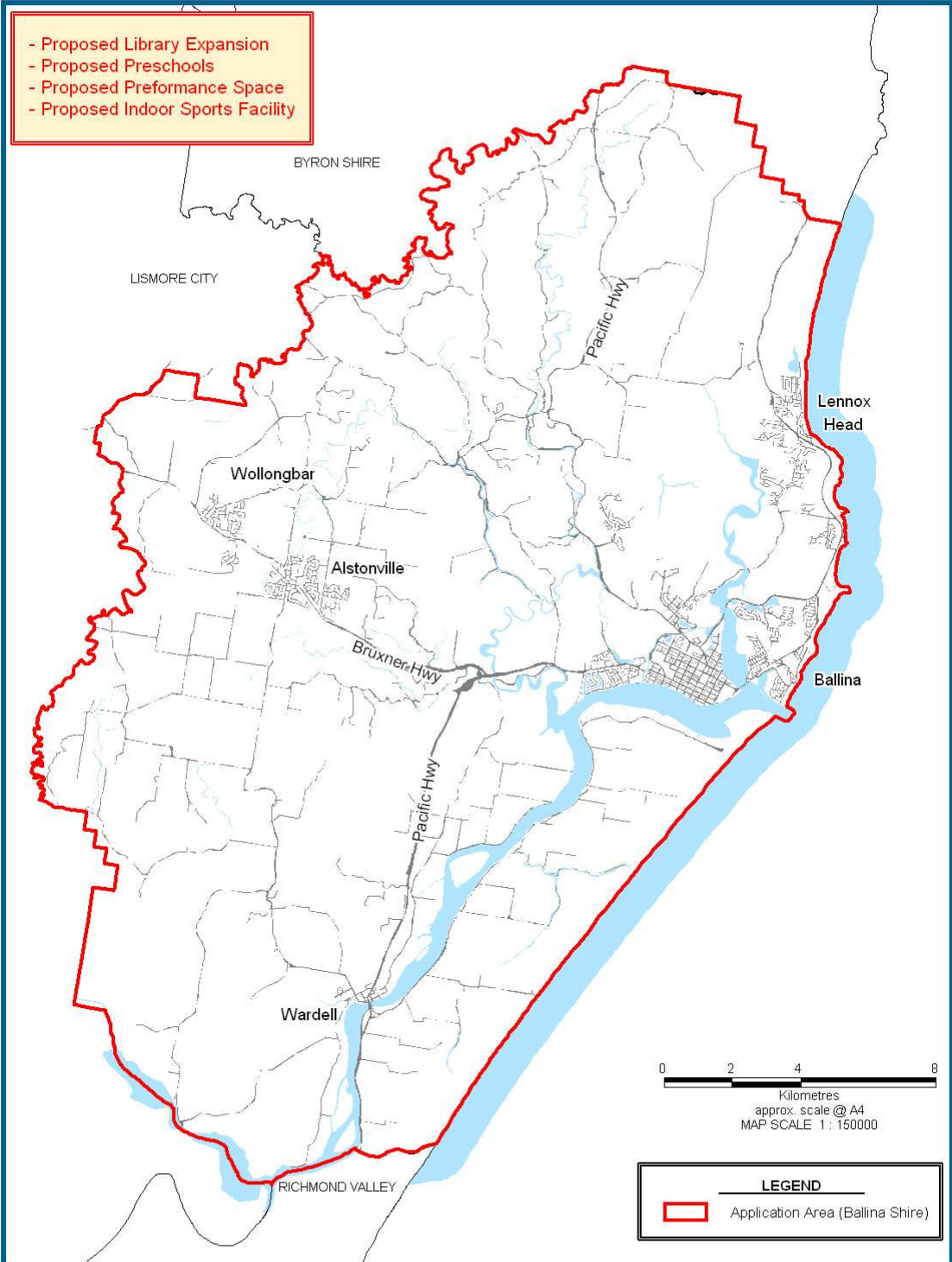
Regional Community Facilities Component - Location of Works



DISCLAIMER © Department of Lands 2007
 Ballina Shire Council accepts no responsibility for any omissions, 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.

Printed
 25/10/2007

- Proposed Library Expansion
- Proposed Preschools
- Proposed Performance Space
- Proposed Indoor Sports Facility



0 2 4 8
 Kilometres
 approx. scale @ A4
 MAP SCALE 1 : 150000

LEGEND
 Application Area (Ballina Shire)

I:\MAP_DATA\PROJECTS\Contribution Plans\GDA\Community Facilities\Contribution Plan\GFCP_Location of Works\12_Regional Community Facilities Component.jpg



Regional Community Facilities Component - Location of Works



DISCLAIMER
 © Department of Lands 2010
 Although all care is taken in the preparation of this plan, Ballina Shire Council accepts no responsibility for any inaccuracy, errors, omissions or inaccuracies.
 The information contained within this plan is for pictorial representation only. Do not scale. Accurate measurements should be undertaken by a surveyor.

Printed
 26/02/2010

5.3 Access and transport facilities

1. Link Road Works

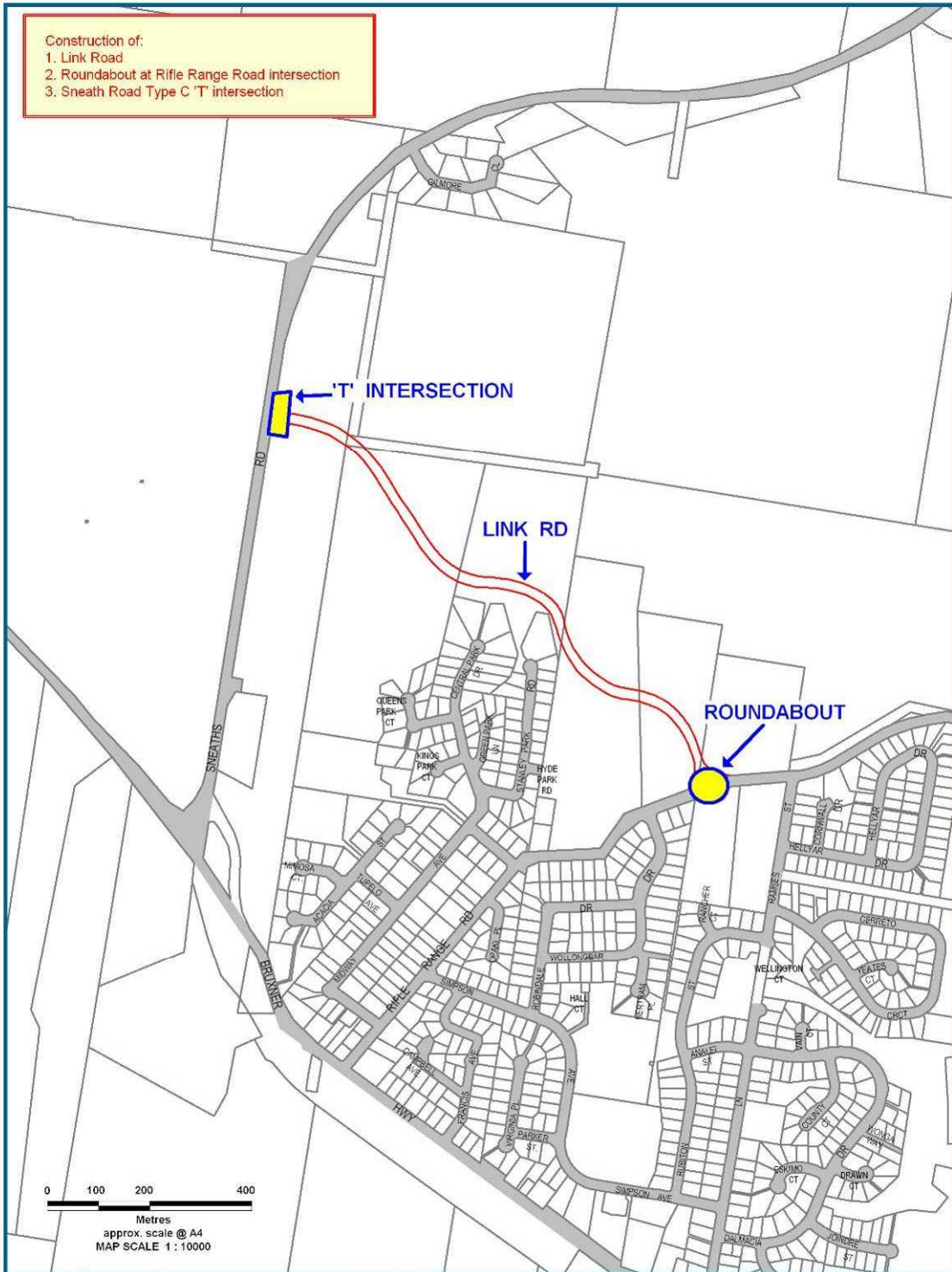
Proposed Works	Details	Comment	Costs	Apportionment Rationale	S. 94 apportionment		Council's Liability	Staging from commencement of plan
					Apportionment Factor	Cost		
Rifle Range Road Intersection	Two lane roundabout at intersection of Rifle Range Road and proposed link road	As per Council standards - Estimate by BSC - Jan 2008	\$515,000	This facility is needed to service the WUEA and where the link road is the primary means of access and thus development in this catchment should pay 100% of the cost.	100%	\$515,000	\$0	At the commencement of development in this catchment
	Borrowing costs	This facility is to be provided in advance of Section 94 funds being collected	\$107,000	Based on Net Present Value method assuming 4% real per annum interest over a 15 year period and constant rate of contribution collection.	100%	\$107,000	\$0	Up to 20 years from the commencement of development in this catchment
Link Road	11m wide Link Road between the two intersections	APP estimates in DA 2007/876	\$1,549,000	This facility is needed to service the WUEA and where the link road is the primary means of access and thus development in this catchment should pay 100% of the cost.	100%	\$1,549,000	\$0	At the commencement of development in this catchment
	Borrowing costs	This facility is to be provided in advance of Section 94 funds being collected	\$321,000	Based on Net Present Value method assuming 4% real per annum interest over a 15 year period and constant rate of contribution collection.	100%	\$321,000	\$0	Up to 20 years from the commencement of development in this catchment
Sneaths Road Intersection	T intersection at corner of Sneaths Road and proposed Link Road	As per Council standards - Estimate by BSC - October 2007	\$235,000	This facility is needed to service the WUEA and where the link road is the primary means of access and thus development in this catchment should pay 100% of the cost.	100%	\$235,000	\$0	At the commencement of development in this catchment
	Borrowing costs	This facility is to be provided in advance of Section 94 funds being collected	\$49,000	Based on Net Present Value method assuming 4% real per annum interest over a 15 year period and constant rate of contribution collection.	100%	\$49,000	\$0	Up to 20 years from the commencement of development in this catchment
		sub total	\$2,776,000			\$2,776,000	\$0	
Administration @ 1.5% of apportioned cost			\$42,000	100% to administer this plan	100%	\$42,000	\$0	On-going
		TOTAL	\$2,818,000			\$2,818,000		

2. External Transportation Works

Expanded WUEA Catchment

Proposed Works	Details	Comment	Costs	Apportionment Rationale	S. 94 apportionment		Council's Liability	Staging from commencement of plan
					Apportionment Factor	Cost		
Local Area Traffic Management works	Local Area Traffic Management works	As per Council standards - Estimate by BSC - October 2007	\$160,000	Works required by all WUEA residential development	100%	\$160,000	\$0	As funds are collected
Cycleway from WUEA to Wollongbar Village Facilities	Cycleway from WUEA to Wollongbar Village Facilities	As per Council standards - Estimate by BSC - October 2007	\$283,000	Works required by all WUEA residential development	100%	\$283,000	\$0	As funds are collected
		TOTAL	\$443,000			\$443,000		
Administration @ 1.5% of apportioned cost			\$7,000	100% to administer this plan	100%	\$7,000	\$0	On-going
		TOTAL	\$450,000			\$450,000		

- Construction of:
1. Link Road
 2. Roundabout at Rifle Range Road Intersection
 3. Sneath Road Type C 'T' intersection

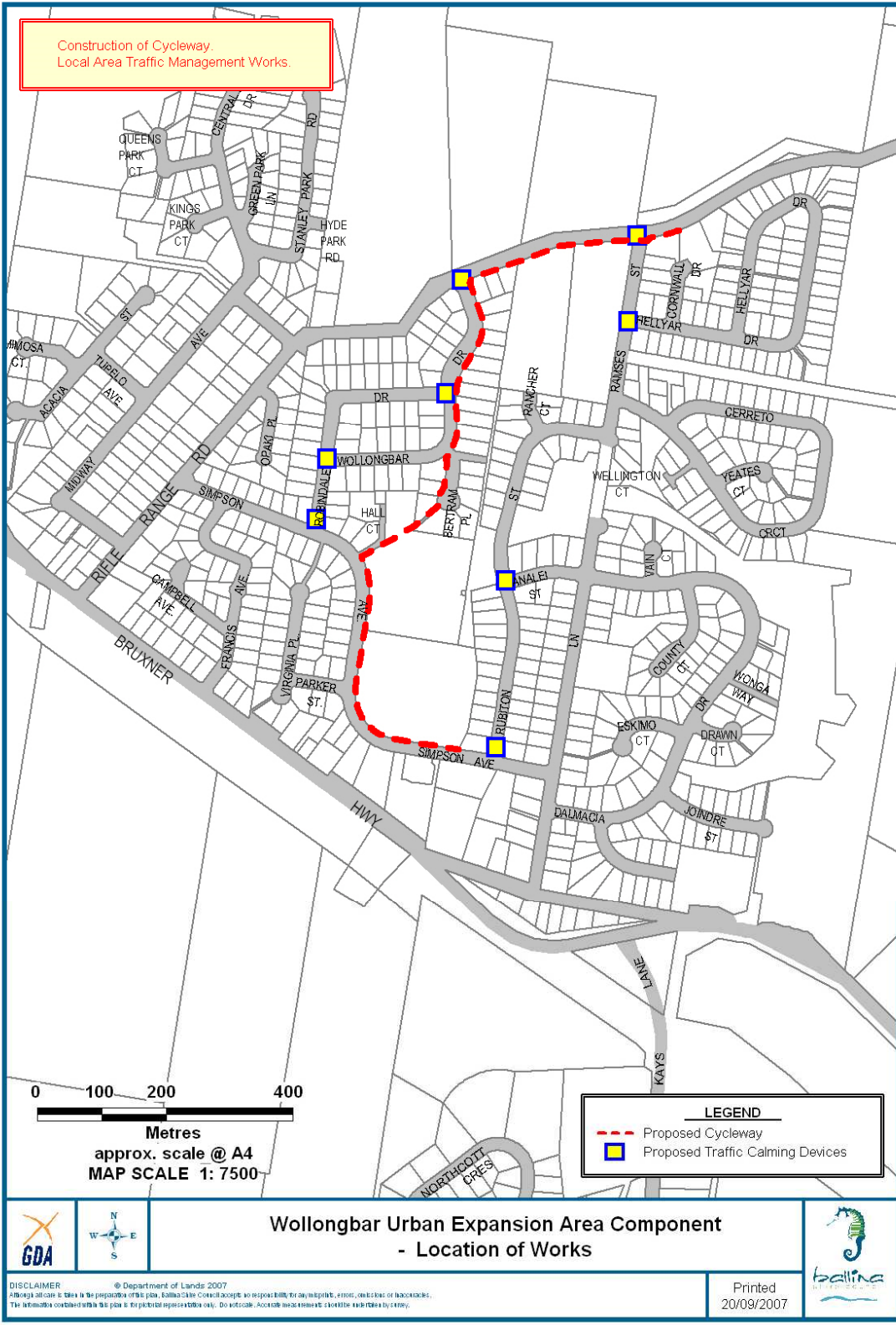


**Wollongbar Urban Expansion Area Component
- Location of Works**



DISCLAIMER © Department of Lands 2008
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.

Printed
01/02/2008



**Wollongbar Urban Expansion Area Component
- Location of Works**

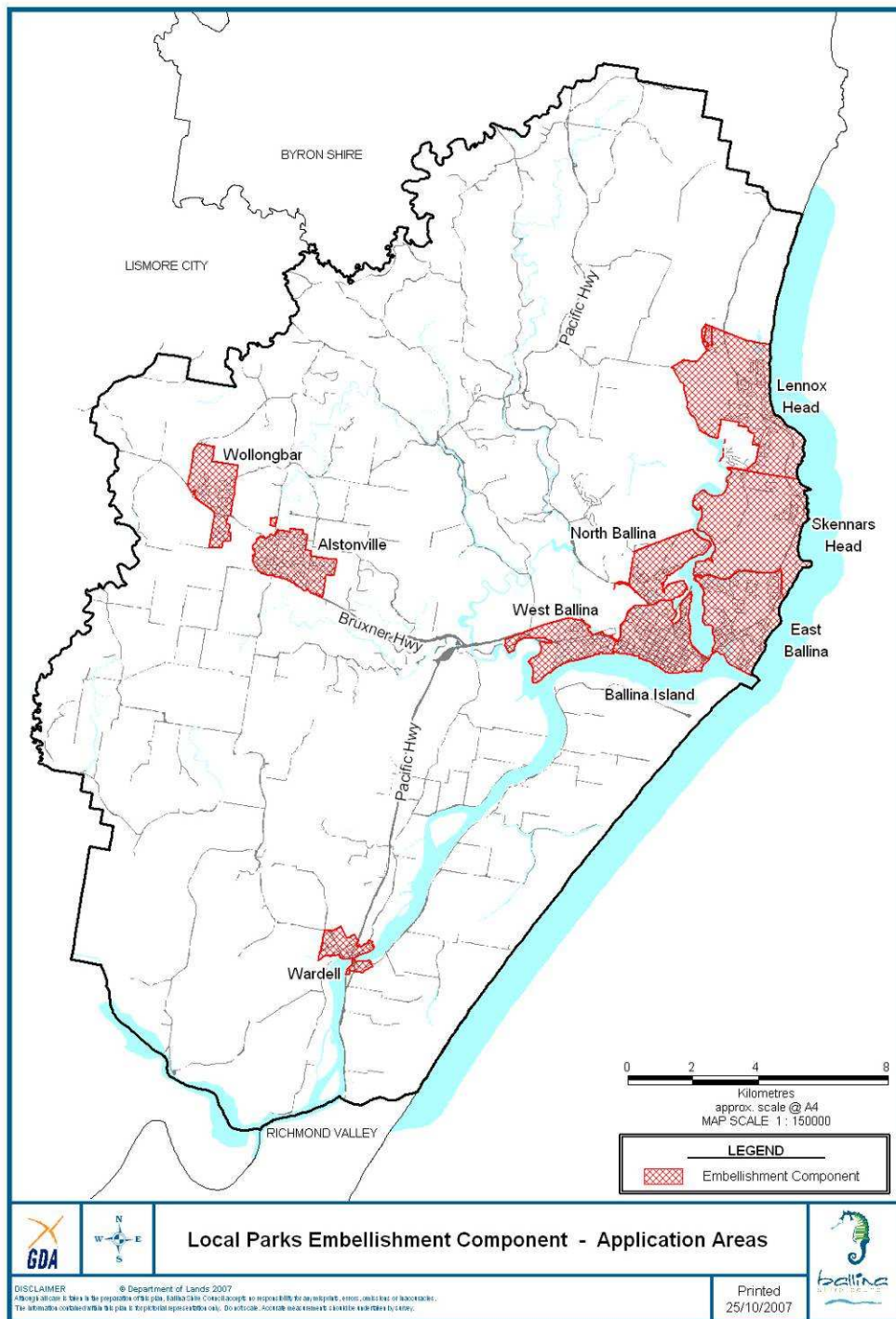


DISCLAIMER: © Department of Lands 2007. Although all care is taken in the preparation of this plan, Ballina Shire Council accepts no responsibility for any misprints, errors, omissions or inaccuracies. The information contained within this plan is for practical representation only. Do not scale. Accuracy measurements available from data by owner.

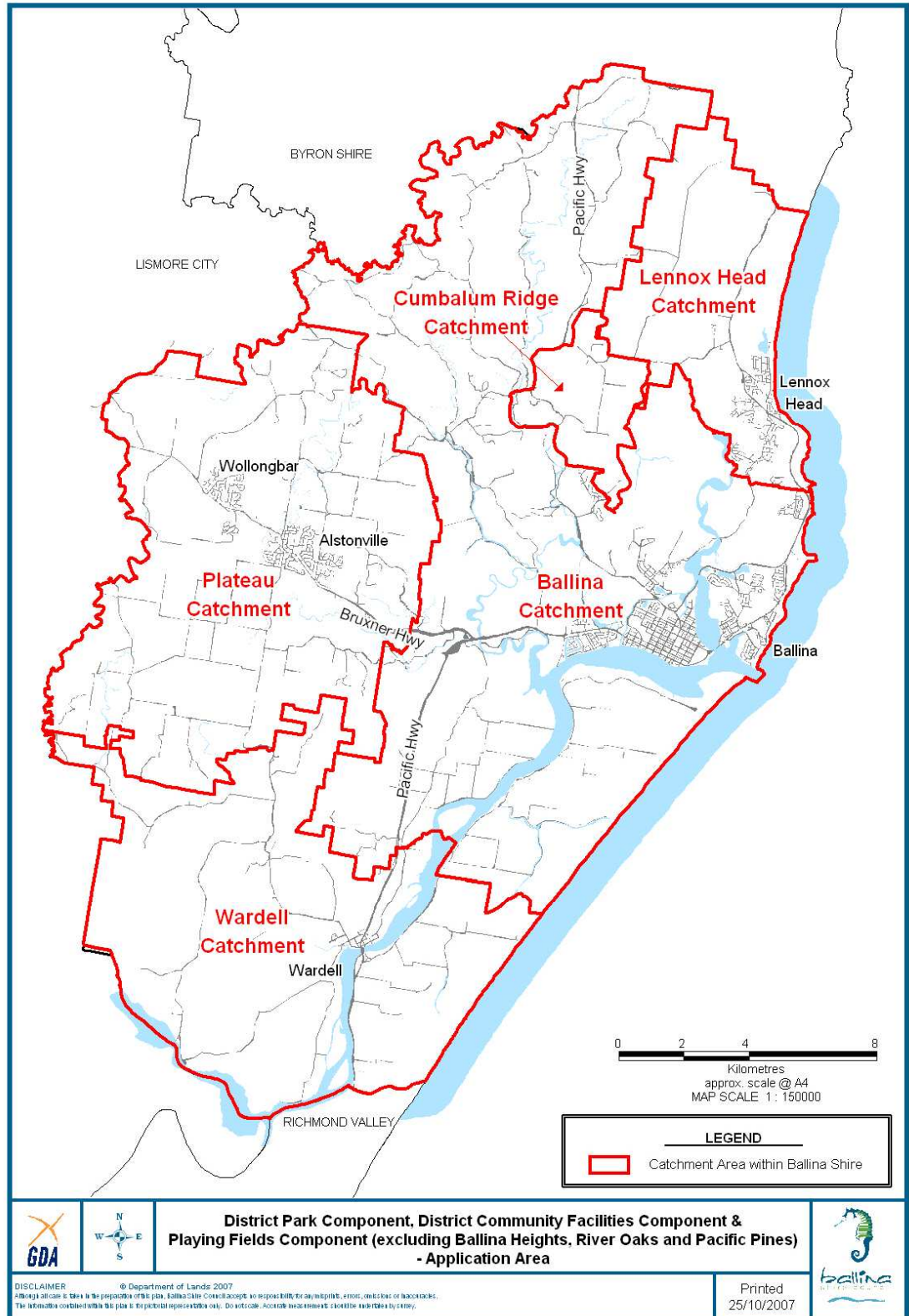
Printed
20/09/2007

6. Description of land to which contributions under this Plan applies

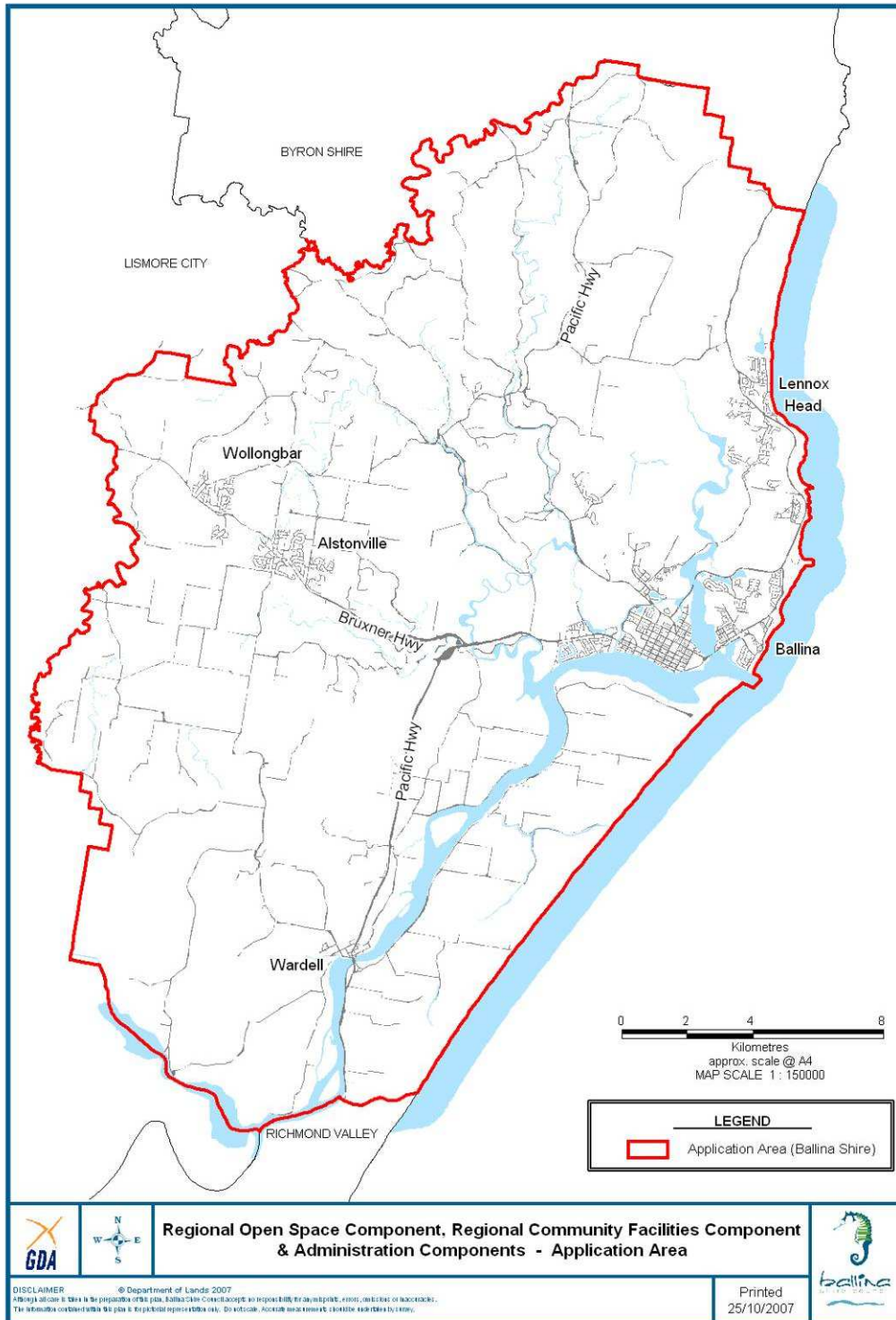
6.1 Contributions for local parks



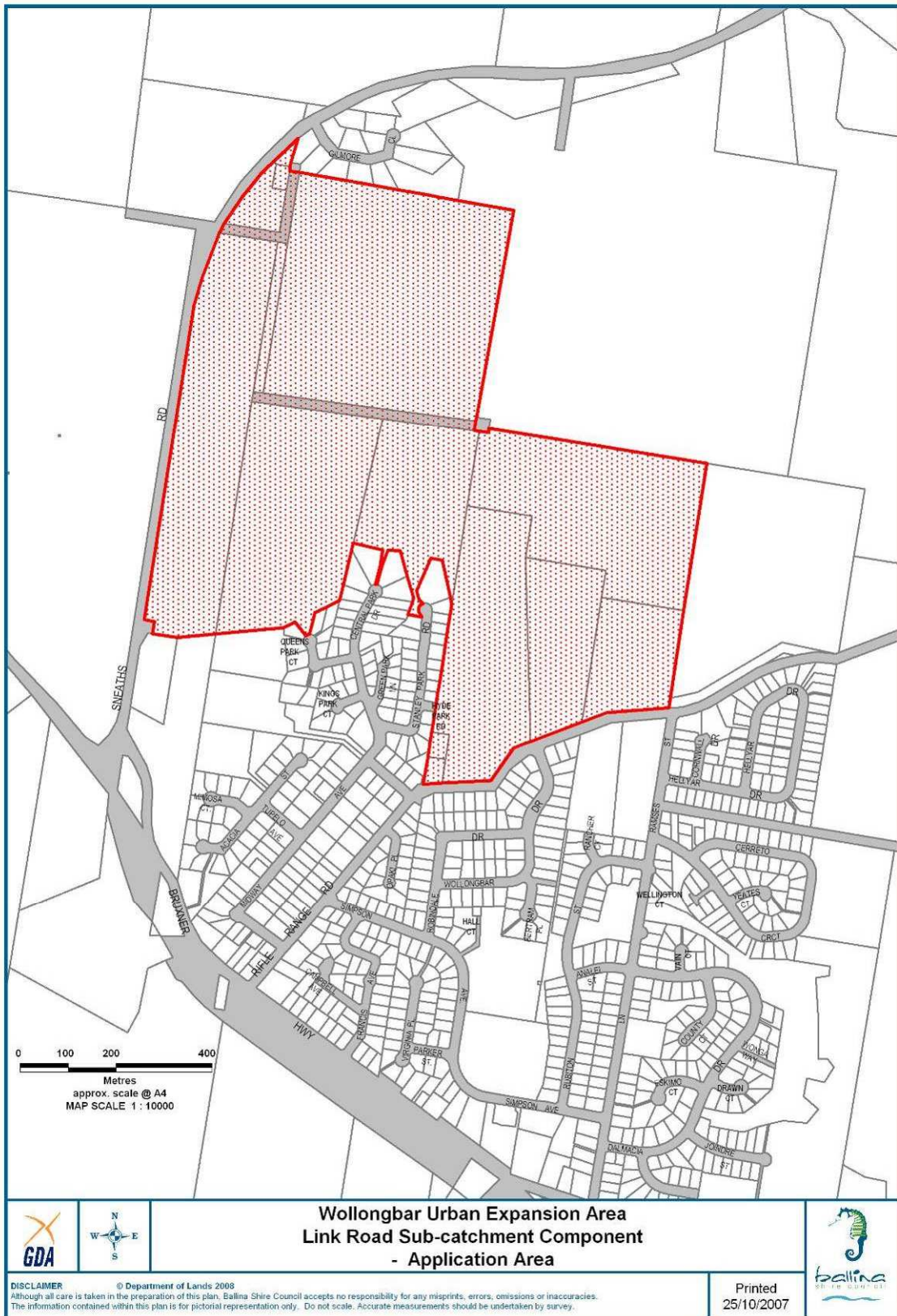
6.2 Contributions for district parks, playing fields and district community facilities

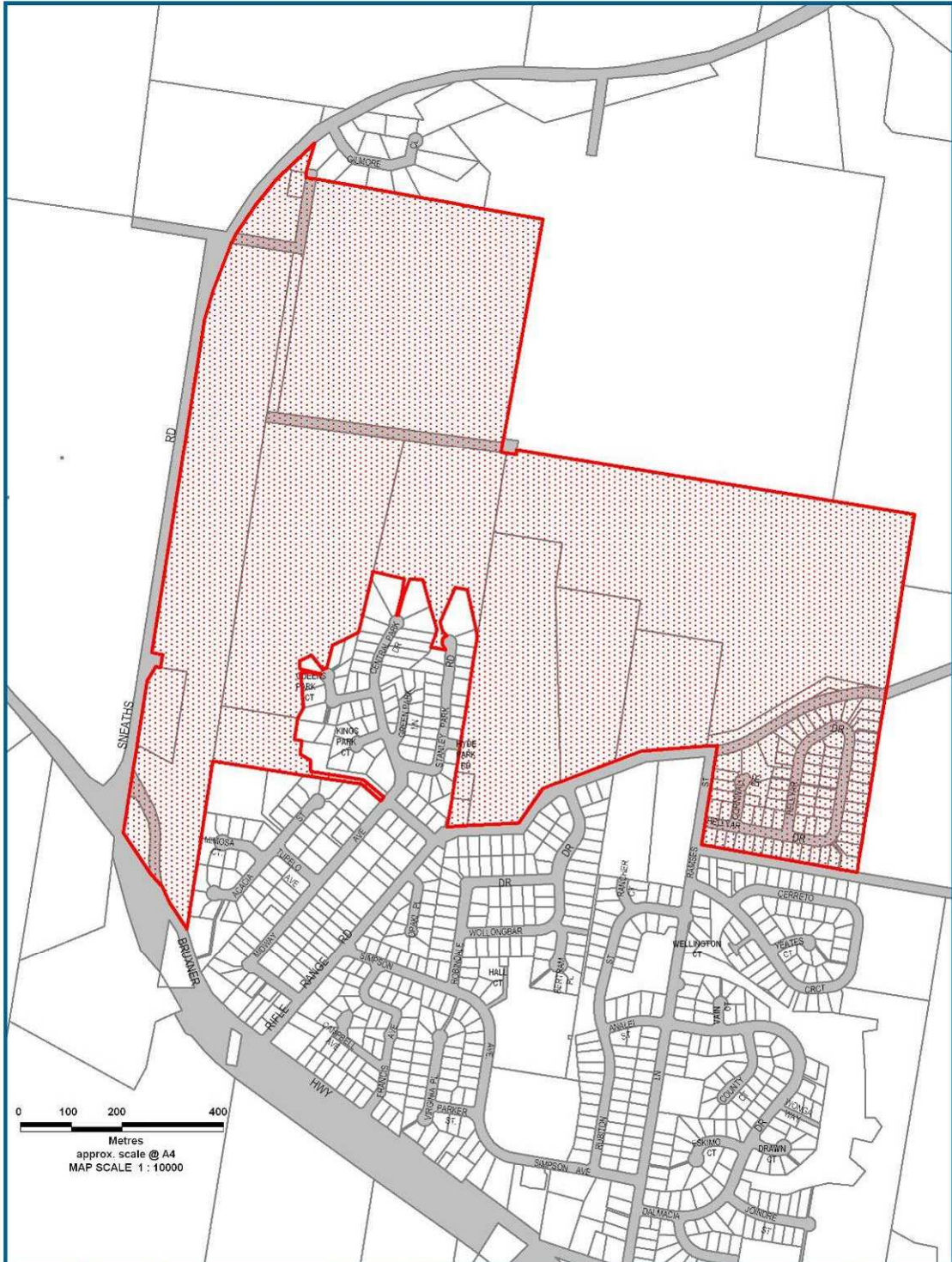


6.3 Contributions for regional recreation facilities, regional community facilities and Plan administration



6.4 Contributions for access and transport facilities





		<p>Wollongbar Urban Expansion Area External Transportation Work - Application Area</p>	
<p><small>DISCLAIMER © Department of Lands 2008 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.</small></p>		<p>Printed 06/02/2008</p>	

7. Background information

7.1 Reference documents

The documents below provided information and the strategies that have been used in the preparation of the this Plan.

Ballina Shire Council Local Environmental Plan 1987

Ballina Shire Council Urban Land Release Strategy – 2000 (Amended 2003)

Lennox Head Structure Plan

Community Facilities and Open Space Needs Analysis – prepared by ERM on behalf of Ballina Shire Council – February 2004

Ballina Development Control Plan No. 1 Urban Land – Policy Statement No. 14 - Ballina Heights

Ballina Draft Development Control Plan No. 15 – Wollongbar Expansion (DCP No.15)

Ballina Shire Council Draft Open Space Strategy – October 2007

Ardill Payne & Partners; Preliminary Site Investigations and Cost Estimates for the Provision of Sports facilities at Ballina and Lennox Head -2005

Bennett Frogley Valuers; Valuation Report – 93 Rifle Range Road, Wollongbar -2004

Outdoor Recreation and Open Space – Planning Guidelines for Local Government - Department of Planning – 1992

Urban Land Discussion Paper – Ballina Shire Council Local Environmental Plan Renewal Discussion Paper Series – 12 July 2007

Ballina Shire Council Draft Community Facilities Strategy – October 2007

Ballina Shire Council Draft Wollongbar Urban Expansion Area Infrastructure Strategy - October 2007.

7.2 Population projection supporting information

Catchment Populations

Year	Population assumption	Comment	2007	2026	Net increase between 2007-2026	Annual Average Growth
Ballina Island	<i>Revised Population Projections -high growth Scenario -</i>	<i>taking into account the greater redevelopment opprtunities.</i>	7,727	7978	251	13
West Ballina	<i>Revised Population Projections -low growth Scenario - minus the Riveroaks Population</i>		4,238	4698	460	24
Riveroaks	<i>assuming fully development by 2026</i>		0	940	940	49
East Ballina	<i>Revised Population Projections -low growth Scenario</i>		5,984	6940	956	50
Ballina Heights	assuming fully development by 2026		240	2250	2010	106
52.7% Rural (Ballina)	<i>Assumes no change in population</i>		3,990	3990	0	0
Tourist Component	<i>Assumes 65% of 2500 average daily permanently occupied beds</i>	<i>Assumes 1.5% growth per year and 66.6% tourist demand weighting</i>	1082	1436	354	19
BALLINA TOTAL			23,260	28231	4971	262
Lennox Head	<i>Revised Population Projections -low growth Scenario</i>		7,939	11690	3751	197
3.1% Rural (Lennox Head)	<i>Revised Population Projections -low growth Scenario</i>		235	235	0	0
Tourist Component	<i>Assumes 32.9% of 2500 average daily permanently occupied beds</i>	<i>Assumes 1.5% growth per year and 66.6% tourist demand weighting</i>	547	726	179	9
LENNOX HEAD TOTAL			8,722	12652	3930	207

Alstonville	<i>Assumes no change in population</i>		5,204	5204	0	0
Wollongbar excluding WUEA	<i>assumes ultimate development capacity reached by 2026 ie 4985 - 2500 (WUEA)</i>		2,369	2513	144	8
Total Potential WUEA	assuming development by 2026			2500	2500	132
32.2% Rural (Plateau Villages)	<i>Assumes no change in population</i>		2,361	2361	0	0
Tourist Component	<i>Assumes 1.4% of 2500 average daily permanently occupied beds</i>	<i>Assumes 1.5% growth per year and 66.6% tourist demand weighting</i>	23	31	8	0
PLATEAU TOTAL			9,958	12609	2651	140
Wardell			519	587	68	4
10.2% Rural (Wardell)	<i>Assumes no change in population</i>		751	751	0	0
Tourist Component	<i>Assumes 0.7% of 2500 average daily permanently occupied beds</i>	<i>Assumes 1.5% growth per year and 66.6% tourist demand weighting</i>	12	16	4	0
WARDELL TOTAL			1,282	1354	72	4
CUMBALUM RIDGE	assuming development by 2026		230	8000	7770	409
TOTAL SHIRE POPULATION			43,453	62847	19394	1021

Population Projections from Urban Settlement Strategy Review

Original Population Projection (based on historic growth 1991-2001)										
	Low Growth Scenario (525 Additional Persons per year)									
Year	Ballina Island	West Ballina	Cumbalum	East Ballina	Lennox Head	Alstonville	Wollongbar	Wardell	Rural	Ballina Shire Total
2001	7,557	3,773	0	5,722	6,301	4,904	2,013	496	7,470	38,236
2002	7,558	3,852	0	5,764	6,576	4,953	2,072	500	7,486	38,761
2003	7,560	3,930	0	5,806	6,850	5,003	2,131	504	7,502	39,286
2004	7,562	4,007	0	5,850	7,123	5,053	2,190	508	7,518	39,811
2005	7,564	4,084	0	5,894	7,396	5,103	2,248	511	7,535	40,336
2006	7,567	4,161	0	5,938	7,668	5,154	2,307	515	7,551	40,861
2007	7,570	4,238	0	5,984	7,939	5,204	2,365	519	7,567	41,386
2008	7,573	4,314	0	6,030	8,210	5,255	2,423	523	7,583	41,911
2009	7,577	4,390	0	6,076	8,480	5,306	2,481	526	7,599	42,436
2010	7,581	4,466	0	6,124	8,749	5,357	2,539	530	7,616	42,961
2011	7,585	4,541	0	6,172	9,018	5,408	2,596	534	7,632	43,486
2012	7,590	4,616	0	6,220	9,286	5,460	2,654	538	7,648	44,011
2013	7,594	4,691	0	6,269	9,554	5,511	2,711	542	7,664	44,536
2014	7,600	4,765	0	6,318	9,821	5,563	2,768	545	7,680	45,061
2015	7,605	4,839	0	6,368	10,088	5,615	2,826	549	7,697	45,586
2016	7,611	4,913	0	6,418	10,355	5,667	2,883	553	7,713	46,111
2017	7,617	4,987	0	6,469	10,621	5,719	2,939	557	7,729	46,636
2018	7,623	5,060	0	6,520	10,886	5,771	2,996	560	7,745	47,161
2019	7,629	5,133	0	6,571	11,151	5,823	3,053	564	7,761	47,686
2020	7,636	5,206	0	6,623	11,416	5,876	3,109	568	7,777	48,211
2021	7,643	5,279	0	6,675	11,681	5,928	3,166	572	7,794	48,736
2022	7,650	5,351	0	6,727	11,945	5,981	3,222	576	7,810	49,261
2023	7,657	5,423	0	6,780	12,209	6,033	3,278	579	7,826	49,786
2024	7,665	5,495	0	6,833	12,472	6,086	3,334	583	7,842	50,311
2025	7,673	5,566	0	6,887	12,736	6,139	3,390	587	7,858	50,836
2026	7,681	5,638	0	6,940	12,999	6,192	3,446	591	7,875	51,361

Original Population Projection (based on historic growth 1991-2001)										
	High Growth Scenario (800 Additional Persons per year)									
Year	Ballina Island	West Ballina	Cumbalum	East Ballina	Lennox Head	Alstonville	Wollongbar	Wardell	Rural	Ballina Shire Total
2001	7,557	3,773	0	5,722	6,301	4,904	2,013	496	7,470	38,236
2002	7,610	3,877	0	5,809	6,626	4,989	2,087	503	7,535	39,036
2003	7,662	3,981	0	5,896	6,951	5,075	2,160	511	7,599	39,836
2004	7,715	4,085	0	5,983	7,276	5,160	2,234	518	7,664	40,636
2005	7,768	4,189	0	6,070	7,601	5,246	2,308	525	7,729	41,436
2006	7,820	4,293	0	6,158	7,926	5,331	2,382	532	7,794	42,236
2007	7,873	4,397	0	6,245	8,251	5,417	2,456	539	7,859	43,036
2008	7,926	4,501	0	6,332	8,576	5,502	2,530	546	7,923	43,836
2009	7,978	4,604	0	6,419	8,901	5,588	2,604	554	7,988	44,636
2010	8,031	4,708	0	6,506	9,226	5,673	2,678	561	8,053	45,436
2011	8,084	4,812	0	6,593	9,551	5,759	2,752	568	8,118	46,236
2012	8,136	4,916	0	6,680	9,876	5,844	2,826	575	8,182	47,036
2013	8,189	5,020	0	6,767	10,201	5,930	2,899	582	8,247	47,836
2014	8,242	5,124	0	6,854	10,526	6,015	2,973	589	8,312	48,636
2015	8,294	5,227	0	6,942	10,851	6,101	3,047	597	8,377	49,436
2016	8,347	5,331	0	7,029	11,176	6,187	3,121	604	8,442	50,236
2017	8,400	5,435	0	7,116	11,501	6,272	3,195	611	8,506	51,036
2018	8,452	5,539	0	7,203	11,826	6,358	3,269	618	8,571	51,836
2019	8,505	5,643	0	7,290	12,151	6,443	3,343	625	8,636	52,636
2020	8,558	5,746	0	7,377	12,476	6,529	3,417	632	8,701	53,436
2021	8,611	5,850	0	7,464	12,801	6,614	3,491	640	8,766	54,236
2022	8,663	5,954	0	7,552	13,126	6,700	3,564	647	8,830	55,036
2023	8,716	6,058	0	7,639	13,451	6,786	3,638	654	8,895	55,836
2024	8,769	6,162	0	7,726	13,776	6,871	3,712	661	8,960	56,636
2025	8,821	6,265	0	7,813	14,100	6,957	3,786	668	9,025	57,436
2026	8,874	6,369	0	7,900	14,425	7,042	3,860	675	9,089	58,236

Revised Population Projection (based on historic population growth and assumed land/ housing availability)										
Low Growth Scenario (525 Additional Persons per year)										
Year	Ballina Island	West Ballina	Cumbalum	East Ballina	Lennox Head	Alstonville	Wollongbar	Wardell	Rural	Ballina Shire Total
2001	7,557	3,773	0	5,722	6,301	4,904	2,013	496	7,470	38,236
2002	7,492	3,759	0	5,703	6,286	4,879	2,009	493	7,421	38,042
2003	7,560	3,930	0	5,806	6,850	5,003	2,131	504	7,502	39,286
2004	7,562	4,007	0	5,850	7,123	5,053	2,190	508	7,518	39,811
2005	7,564	4,084	30	5,894	7,396	5,074	2,248	511	7,535	40,336
2006	7,567	4,161	88	5,938	7,668	5,066	2,307	515	7,551	40,861
2007	7,570	4,238	240	5,984	7,844	5,059	2,365	519	7,567	41,386
2008	7,573	4,314	203	6,030	8,210	5,052	2,423	523	7,583	41,911
2009	7,577	4,390	260	6,076	8,480	5,047	2,481	526	7,599	42,436
2010	7,581	4,466	316	6,124	8,749	5,040	2,539	530	7,616	42,961
2011	7,585	4,541	376	6,172	9,018	5,032	2,596	534	7,632	43,486
2012	7,590	4,616	435	6,220	9,286	5,032	2,654	538	7,640	44,011
2013	7,594	4,691	544	6,269	9,554	5,028	2,711	542	7,603	44,536
2014	7,600	4,765	651	6,318	9,821	5,027	2,768	545	7,566	45,061
2015	7,605	4,839	755	6,368	10,088	5,025	2,826	549	7,531	45,586
2016	7,611	4,913	861	6,418	10,355	5,022	2,883	553	7,495	46,111
2017	7,617	4,987	967	6,469	10,621	5,023	2,939	557	7,467	46,647
2018	7,623	5,060	1,077	6,520	10,886	5,024	2,996	560	7,441	47,187
2019	7,629	5,133	1,186	6,571	11,151	5,025	3,053	564	7,414	47,726
2020	7,636	5,206	1,293	6,623	11,416	5,028	3,109	568	7,387	48,266
2021	7,643	5,279	1,550	6,675	11,535	5,027	3,166	572	7,358	48,805
2022	7,650	5,351	1,877	6,727	11,567	5,034	3,222	576	7,341	49,345
2023	7,657	5,423	2,206	6,780	11,597	5,035	3,278	579	7,324	49,879
2024	7,665	5,495	2,536	6,833	11,629	5,026	3,334	583	7,304	50,405
2025	7,673	5,566	2,860	6,887	11,660	5,018	3,390	587	7,288	50,929
2026	7,681	5,638	3,191	6,940	11,690	5,009	3,446	591	7,269	51,455

Revised Population Projection (based on historic population growth and assumed land/housing availability)										
High Growth Scenario (800 Additional Persons per year)										
Year	Ballina Island	West Ballina	Cumbalum	East Ballina	Lennox Head	Alstonville	Wollongbar	Wardell	Rural	Ballina Shire Total
2001	7,557	3,773	0	5,722	6,301	4,904	2,013	496	7,470	38,236
2002	7,492	3,758	0	5,702	6,287	4,879	2,008	494	7,421	38,041
2003	7,662	3,981	63	5,896	6,889	5,075	2,160	511	7,599	39,836
2004	7,715	4,085	193	5,983	7,160	5,084	2,234	518	7,664	40,636
2005	7,738	4,173	427	6,030	7,431	5,075	2,308	525	7,729	41,436
2006	7,726	4,293	700	6,053	7,695	5,064	2,379	532	7,794	42,236
2007	7,727	4,397	958	6,077	7,845	5,059	2,386	539	7,856	42,844
2008	7,728	4,501	806	6,292	8,576	5,051	2,525	546	7,811	43,836
2009	7,727	4,604	1,162	6,317	8,857	5,046	2,604	554	7,765	44,636
2010	7,724	4,708	1,328	6,451	9,226	5,040	2,678	561	7,720	45,436
2011	7,722	4,812	1,648	6,474	9,551	5,033	2,752	568	7,676	46,236
2012	7,730	4,916	1,947	6,501	9,876	5,031	2,826	571	7,638	47,036
2013	7,739	5,020	2,247	6,527	10,201	5,029	2,899	571	7,603	47,836
2014	7,745	5,124	2,331	6,773	10,526	5,026	2,973	570	7,568	48,636
2015	7,750	5,227	2,469	6,942	10,851	5,023	3,047	597	7,530	49,436
2016	7,757	5,331	2,847	7,029	11,031	5,022	3,121	604	7,494	50,236
2017	7,774	5,435	3,236	7,116	11,179	5,023	3,195	611	7,467	51,036
2018	7,792	5,539	3,624	7,203	11,326	5,024	3,269	618	7,441	51,836
2019	7,808	5,643	4,004	7,290	11,484	5,026	3,343	625	7,413	52,636
2020	7,824	5,746	4,516	7,377	11,510	5,028	3,417	632	7,386	53,436
2021	7,841	5,850	5,027	7,464	11,534	5,029	3,491	640	7,360	54,236
2022	7,869	5,954	5,511	7,552	11,566	5,034	3,564	647	7,339	55,036
2023	7,895	6,058	5,994	7,639	11,599	5,037	3,638	654	7,322	55,836
2024	7,924	6,162	6,490	7,726	11,629	5,027	3,712	661	7,305	56,636
2025	7,950	6,265	6,989	7,813	11,659	5,019	3,786	668	7,287	57,436
2026	7,978	6,369	7,488	7,900	11,690	5,008	3,860	675	7,268	58,236

Total Potential Population Accommodated (Based on assumed land availability alone)										
	Note: Does not consider population demands									
Year	Ballina Island	West Ballina	Cumbalum	East Ballina	Lennox Head	Alstonville	Wollongbar	Wardell	Rural	Ballina Shire Total
2001	7,406	3,773	0	5,436	5,986	4,904	2,013	496	7,469	37,483
2002	7,342	3,759	0	5,418	5,972	4,879	2,009	494	7,420	37,293
2003	7,598	4,158	122	5,686	6,544	5,095	2,369	545	8,063	40,180
2004	7,591	4,165	243	5,707	6,803	5,085	2,373	543	8,009	40,519
2005	7,582	4,172	483	5,728	7,060	5,075	2,377	543	7,955	40,975
2006	7,572	4,645	722	5,749	7,311	5,065	2,380	540	7,901	41,885
2007	7,573	4,653	959	5,773	7,452	5,059	2,385	540	7,856	42,250
2008	7,573	5,565	1,194	5,977	8,275	5,052	2,524	558	7,811	44,529
2009	7,572	5,569	1,426	6,000	8,414	5,046	2,662	558	7,766	45,013
2010	7,570	5,710	2,011	6,128	9,324	5,040	2,800	573	7,721	46,877
2011	7,567	5,714	2,591	6,150	9,460	5,033	2,938	573	7,675	47,701
2012	7,575	5,856	3,286	6,176	9,599	5,031	3,076	571	7,639	48,809
2013	7,583	5,863	3,976	6,201	10,014	5,029	3,214	571	7,603	50,054
2014	7,590	6,004	4,427	6,435	10,151	5,026	3,352	569	7,567	51,121
2015	7,596	6,055	4,876	6,740	10,344	5,024	3,489	657	7,531	52,312
2016	7,601	6,240	5,320	6,764	10,480	5,021	3,625	698	7,495	53,244
2017	7,619	6,294	5,997	6,998	10,620	5,023	3,763	741	7,467	54,522
2018	7,636	6,481	6,671	7,232	10,760	5,024	3,900	781	7,440	55,925
2019	7,652	6,490	7,111	7,465	10,908	5,026	4,038	824	7,413	56,927
2020	7,668	6,550	7,548	7,490	10,934	5,027	4,174	864	7,386	57,641
2021	7,683	6,559	8,211	7,664	10,958	5,028	4,311	885	7,359	58,658
2022	7,711	6,572	8,879	7,899	10,988	5,034	4,449	904	7,341	59,777
2023	7,738	6,585	9,089	7,929	11,017	5,036	4,586	926	7,323	60,229
2024	7,765	6,598	9,072	7,958	11,047	5,027	4,723	945	7,305	60,440
2025	7,792	6,611	9,055	7,988	11,076	5,018	4,861	988	7,287	60,676
2026	7,818	6,624	9,037	8,066	11,105	5,009	4,985	1,036	7,269	60,949