



Murray Shire Council

**SECTION 94A
LEVY
DEVELOPMENT
CONTRIBUTIONS
PLAN**

ADOPTED:
17 JANUARY 2006

Reviewed:
13 December 2011

MURRAY ON THE MOVE



S94A Levy Development Contributions Plan 2011

Applies to areas zoned **RU1 Primary Production, RU3 Forestry, RU5 Village, SP1 Special Activities, SP2 Infrastructure, SP3 Tourist, RE2 Private Recreation, E3 Environmental Management, W1 Natural Waterways, W2 Recreational Waterways**

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Original Plan Prepared on behalf of the Council by **Habitat Planning in November 2005.**

Section 94A development contributions plan for the council of *MURRAY SHIRE*

Part A – Administration and operation of the plan

1.1 What is the name of this development contributions plan?

This development contributions plan is called the *Murray Shire Council S94A Levy Development Contributions Plan 2011*

1.2 Application of this plan

This plan applies to land within the local government area of **Murray Shire Council** zoned RU1 Primary Production, RU3 Forestry RU5 Village, SP1 Special Activities, SP2 Infrastructure, RE2 Private Recreation, E3 Environmental Management, W1 Natural Waterways and W2 Recreational Waterways as shown on the on the Land Zoning Maps, Murray Local Environmental Plan 2011.

1.3 Development to which this contributions plan applies

This development contributions plan applies to applications for development consent and applications for complying development certificates under Part 4 of the *Environmental Planning and Assessment Act, 1979*.

1.4 When does this development contributions plan commence

This development contributions plan has been prepared pursuant to the provisions of S94 of *the EP&A Act* and Part 4 of the *EP&A Regulation* and takes effect from the date on which public notice was published, pursuant to clause 31(4) of the *EP&A Regulation*.

1.5 Relationship with other plans and policies

This development contributions plan repeals the *Murray Shire Council Section 94a Contribution Plan 2005*.

The development contributions plan supplements the provisions of the draft Murray Local Environmental Plan 2011 and any amendment or local environmental plan which it may supersede.

1.6 The purpose of this contributions plan

The primary purposes of this contributions plan are:

- to authorise the imposition of a condition on all development consents and complying development certificates on land to which this plan applies requiring the payment of a contribution pursuant to section 94A of the *Environmental Planning and Assessment Act, 1979*
 - to assist the council to provide the appropriate public facilities which are required to maintain and enhance amenity and service delivery within the local government area
 - to publicly identify the purposes for which the levies are required.
-

S94a Development Contributions Plan 2011**1.7 Are there any exemptions to the levy?**

The only exemptions to the levy are as follows;

- a) for the purpose of disabled access,
- b) for the sole purpose of affordable housing,
- c) for the purpose of reducing the consumption of mains-supplied potable water, or reducing the energy consumption of a building,
- d) for the sole purpose of the adaptive reuse of an item of environmental heritage, or
- e) other than the subdivision of land, where a condition under section 94 of the Act has been imposed under a previous development consent relating to the subdivision of the land on which the development is proposed to be carried out.

Council will not consider exempting other developments, or components of developments from the requirement of paying a contribution except where in exceptional circumstances the development is being carried out by Council, a community or 'not for profit' organisation for the benefit of Council or the community for no commercial gain. A planning agreement may be negotiated in lieu of payment on contributions at the discretion of Council.

1.8 Pooling of levies

This plan expressly authorises monetary s94A levies paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes. The priorities for the expenditure of the levies are shown in the works schedule.

1.9 Construction certificates and the obligation of accredited certifiers

In accordance with clause 146 of the *EP&A Regulation 2000*, 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 levies has been satisfied.

In particular, the certifier must ensure that the applicant provides a receipt(s) confirming that levies 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 *EP&A Regulation*. Failure to follow this procedure may render such a certificate invalid.

The only exceptions to the requirement are where a works in kind, material public benefit, dedication of land or deferred payment arrangement has been agreed by the council. In such cases, council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

1.10 How will the levy be calculated?

The levy will be calculated as follows:

$$\text{Levy payable} = \%C \times \$C$$

Where

$\%C$ is;

- Where the proposed cost of carrying out the development is up to and including \$100,000 – nil
- Where the proposed cost of carrying out the development is more than \$100,000 and up to and including \$200,000 – 0.5% of that cost
- Where the proposed cost of carrying out the development is more than \$200,000 – 1% of that cost

$\$C$ is the proposed cost of carrying out the development

1.11 How is the proposed cost of carrying out of the development calculated?

A development application or an application for complying development certificate must submit an estimated cost of development that has been calculated in accordance with clause 25J of the *EP&A Regulation*.

That clause provides as follows:

25J Section 94A levy—determination of proposed cost of development

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- (1) *The proposed cost of carrying out development is to be determined by the consent authority, for the purpose of a section 94A levy, by adding up all the costs and expenses that have been or are to be incurred by the applicant in carrying out the development, including the following:*
- (a) *if the development involves the erection of a building, or the carrying out of engineering or construction work—the costs of or incidental to erecting the building, or carrying out the work, including the costs (if any) of and incidental to demolition, excavation and site preparation, decontamination or remediation,*
 - (b) *if the development involves a change of use of land—the costs of or incidental to doing anything necessary to enable the use of the land to be changed,*
 - (c) *if the development involves the subdivision of land—the costs of or incidental to preparing, executing and registering the plan of subdivision and any related covenants, easements or other rights.*
- (2) *For the purpose of determining the proposed cost of carrying out development, a consent authority may have regard to an estimate of the proposed cost of carrying out the development prepared by a person, or a person of a class, approved by the consent authority to provide such estimates.*
- (3) *The following costs and expenses are not to be included in any estimate or determination of the proposed cost of carrying out development:*
- (a) *the cost of the land on which the development is to be carried out,*
 - (b) *the costs of any repairs to any building or works on the land that are to be retained in connection with the development,*
 - (c) *the costs associated with marketing or financing the development (including interest on any loans),*
 - (d) *the costs associated with legal work carried out or to be carried out in connection with the development,*
 - (e) *project management costs associated with the development,*
 - (f) *the cost of building insurance in respect of the development,*
 - (g) *the costs of fittings and furnishings, including any refitting or refurbishing, associated with the development (except where the development involves an enlargement, expansion or intensification of a current use of land),*
 - (h) *the costs of commercial stock inventory,*
 - (i) *any taxes, levies or charges (other than GST) paid or payable in connection with the development by or under any law,*
 - (j) *the costs of enabling access by disabled persons in respect of the development,*
 - (k) *the costs of energy and water efficiency measures associated with the development,*
 - (l) *the cost of any development that is provided as affordable housing,*
 - (m) *the costs of any development that is the adaptive reuse of a heritage item.*
- (4) *The proposed cost of carrying out development may be adjusted before payment, in accordance with a contributions plan, to reflect quarterly or annual variations to readily accessible index figures adopted by the plan (such as a Consumer Price Index) between the date the proposed cost was determined by the consent authority and the date the levy is required to be paid.*
- (5) *To avoid doubt, nothing in this clause affects the determination of the fee payable for a development application.*

Without limitation to the above, council may review the estimated cost of development and may seek the services of an independent person to verify the costs. In these cases, all costs associated with obtaining such advice will be at the expense of the applicant and no construction certificate will be issued until such time that the levy has been paid.

1.12 When is the levy payable?

A levy must be paid to the council at the time specified in the condition that imposes the levy. If no such time is specified, the levy must be paid prior to the issue of a Construction Certificate or Complying Development Certificate.

1.13 How will the levy be adjusted?

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

$$\text{Contribution at time of payment} = \$C_0 + A$$

Where

$\$C_0$ is the original contribution as set out in the consent condition

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A is the adjustment amount which is =

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

Where

Current Index CPI is the **CPI** as published by the **RBA Website** available at the time of review of the contribution rate;

Base Index CPI is the **CPI** as published by the **RBA Website** at the date of adoption of this Plan which is **the CPI on the DATE**.

Note: In the event that the Current **CPI** is less than the previous **CPI**, the Current **CPI** shall be taken as not less than the previous **CPI**

1.14 Can deferred/periodic payments be made?

Where the applicant can demonstrate that the settlement of the contribution in accordance with Section 1.12 is unreasonable in the circumstances of the case, the Council may accept a deferred or periodic settlement.

The applicant needs to make written request and satisfy the Council that:

- (a) there are valid reasons for deferral or periodic payment
- (b) deferred or periodic payment of the contribution will not prejudice the timing or the manner of the provision of public facilities included in the works program
- (c) no prejudice will be caused to the efficacy and operation of the plan.
- (d) 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, the Council and the applicant have a legally binding agreement for the provision of the works or land dedication

The conditions under which the Council may accept deferred or periodic settlement by way of instalments is that the instalment be paid before the work commences on any stage of the development as the amount calculated on a pro-rata basis in proportion to the overall development.

The conditions under which the Council may accept deferred or periodic settlement by way of a bank guarantee is that:

- (i) The Bank guarantee be by an Australian Bank for the amount of the total contribution or the amount of the outstanding contribution;
- (ii) The Bank unconditionally pays the guarantee sum to the Council if the Council so demands in writing not earlier than 6 months from the provision of the guarantee or completion of work, whichever occurs first;
- (iii) The Bank must pay the guarantee 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 in accordance with the development consent.
- (iv) The Bank's 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.

Any outstanding component of the contribution shall be indexed, at the date of payment, in accordance with the indicative Borrowing Rate for NSW Local Government Authorities, as published weekly.

Indexing will be calculated from the date the contribution was due until the date of payment. The applicant will be required to pay the contribution, the accrued interest and any charges associated with establishing or operating the bank security. 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.

1.15 Procedural requirements for alternative/ other contribution payment methods

If an applicant for development consent seeks to make a contribution towards the provision of public facilities to meet development other than by payment of a development contribution, the applicant may adopt one of the following procedures.

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- **Offer made to the Council as part of a development application**

If the applicant does not wish to pay a development contribution in connection with the carrying out of development, the applicant may include in the relevant development application an offer to carry out works or provide a material public benefit towards which the development contribution is to be applied.

The Council will consider the offer as part of its assessment of the development application. If the Council agrees to the arrangement and grants consent to the application, it will substitute a condition under section 80A of the *EP&A Act* requiring payment of development contributions with a condition requiring the works to be carried out and/ or the material public benefit being provided within a nominated time frame. If the Council does not agree to the alternative arrangement, it may grant consent subject to a condition authorised by this plan requiring payment of development contributions.

In assessing the applicant's offer Council will have regard to circumstances outlined in Section 1.13 and any other matters as the Council considers relevant in the circumstances of the case.

- **Offer made to Council following the grant of development consent requiring the payment of development contributions**

If development consent has been granted to the carrying out of development subject to a condition authorised by this plan to pay development contributions, the applicant must comply with the condition unless it is modified under Section 96 of the Act.

If the applicant does not wish to pay the development contributions, the applicant may make an application to the Council under Section 96 of the Act to modify the consent by substituting the condition requiring the payment of a development contribution with a condition requiring the carrying out of works or the provision of a material public benefit towards the public purposes to which the development contributions was to be applied.

If the Council approves the application, the applicant will be bound by the substituted condition. If the Council does not approve the application, the applicant will remain bound by the condition authorised by this plan requiring the payment of the development contributions.

- **Offer to enter into a voluntary planning agreement**

If an applicant does not wish to pay development contributions in connection with carrying out development, the applicant may offer to enter into a voluntary planning agreement with the Council under Section 93F of the Act in connection with the making of a development application.

Under the planning agreement, the applicant may offer to pay money, dedicate land, carryout works, or provide other material public benefits for public purposes. Those purposes need not relate to the impacts of the applicant's development nor to the items listed in the Works Program (Schedule 1).

The applicant's provision under a planning agreement may be additional to or instead of paying development contributions in accordance with a condition of development consent authorised by this plan. This will be a matter for negotiation with Council.

The offer to enter into a planning agreement together with a copy of the draft agreement should accompany the relevant development application. The Council will publicly notify the draft planning agreement and an explanatory note relating to the draft agreement along with the development application and will consider the agreement as part of its assessment of that application.

If Council agrees to enter into the planning agreement, it may impose a condition of development consent under Section 93I(3) of the Act requiring the agreement to be entered into and performed. If the Council does not agree to enter into the planning agreement, it may grant consent subject to a condition authorised by this plan requiring the payment of development contributions.

Applicant's should refer to the *EP&A Act/ Regulation* and the Department of Planning Practice Note – Planning Agreements (Issued 19 July 2005) and Councils Planning Agreement Policy for additional guidance relating to the fundamental principles relating to the use of planning agreements, setting out the broad policy framework, basic statutory procedures for negotiating, entering into and administering planning agreements.

1.16 Can the levy be settled by alternative/ other means?

The council may accept an offer by the applicant to provide an "in-kind" contribution (ie the applicant completes part or all of work/s identified in the plan) or through provision of another material public benefit in lieu of the applicant satisfying its obligations under this plan.

Council may accept such alternatives in the following circumstances:

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- (a) the value of the works to be undertaken is at least equal to the value of the contribution that would otherwise be required under this plan; and
- (b) the standard of the works is to council's full satisfaction; and
- (c) the provision of the material public benefit will not prejudice the timing or the manner of the provision of public facilities included in the works program; and

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

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

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

1.17 Complying Development

In accordance with s94EC of the EPA Act this plan stipulates the following in respect to an application made to an accredited certifier for complying development certificate;

- An accredited certifier must in issuing a complying development certificate impose a condition under section 94A in accordance with this plan.
- This condition must only relate to the requirement for a monetary contribution in accordance with this plan
- The amount of this monetary contribution is to be calculated in accordance with section 1.10 of this plan

Note: A condition requiring the payment of a section 94A contribution is to be only imposed in circumstances where the payment of this contribution has not already been made in the approval of a subdivision

1.18 Savings and transitional arrangements

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

Part B – Works Program

The works program (Schedule 1) and associated map identifies both the public facilities and location of such facilities for which section 94A (S94A) levies will be required.

Levies paid to council under a condition authorised by this plan will be applied towards meeting the cost of provision or augmentation of public facilities that have been or will be provided. Schedule 1 provides a summary of public facilities, which have been or will be provided by council over the next 5 years, as well as the estimated cost of provision and timing.

Part C – Expected development and demand for public facilities

The relationship between expected development and the demand is established through:

- the population projections undertaken by the *Department of Planning* indicate an estimated population of 9,000 people by 2031 in the Shire which represents a net increase of 2,700 persons.
- the likely population growth will require the provision of additional public facilities
- the likely population growth will diminish the existing populations enjoyment and standards of public facilities unless additional facilities are provided to meet the additional demand.

Murray Shire Council is committed to providing the equitable distribution of public facilities for the benefit and well being of all residents. Council's works program (Schedule 1) identifies the public amenities or services to be provided, recouped, extended or augmented by contribution monies derived by this plan.

Notwithstanding this plan only applies to land within the local government area of Murray Shire Council zoned RU1 Primary Production, RU3 Forestry RU5 Village, SP1 Special Activities, SP2 Infrastructure, SP3 Tourist, RE2 Private Recreation, E3 Environmental Management, W1 Natural Waterways and W2 Recreational Waterways.

Department of Planning (DoP) Circular (Ref: PS 05-003) states there does not have to be a connection between the subject of the development consent levy and the object any monies derived are spent on, accordingly, monies derived by this plan may be used to embellish public facilities outside those zones to which this plan applies.

Part D - References

The following reference documents have been utilised in the preparation of this Section 94A Plan.

- Murray Shire Council s94A Contributions Plan 2005
- Murray Local Environmental Plan 2011
- Murray Shire Council Management Plan - General Fund 2011/2012, 2012/2013 & 2013/2014, 2014/2015, 2015/2016
- Department of Planning – Development Contributions Practice Notes – July 2005
- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2005
- Department of Planning - New South Wales Statistical Local Area Population Projections, 2006-2036

Dictionary

In this plan, unless the context or subject matter otherwise indicates or requires, the following definitions apply:

[INSERT HERE DEFINITIONS AS REQUIRED]

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Schedule 1 – Works Program

Public Facilities to be funded/ embellished through S94A levies are listed in the following Schedule and their location identified on the associated map attached

ROADS				
Item No	Description	Estimated Cost	Estimated Time Frame	Priority Low (L) Medium (M) High (H)
1	Liston Bridge Replacement	\$44,000.00	2012/13	M
2	Nicholas Dve Upgrade	\$108,110	2011/12- 2015/16	H
3	Alert Crt Improvement	\$42,000.00	2011/12	H
4	Francis St Upgrade	\$90,000.00	2011/12	L
5	Canberra Crt Improvement	\$30,000.00	2011/12	M
6	Francis St / Cobb Hwy Extension	\$50,000.00	2012/13	M
7	Shaw St / Francis St Roundabout	\$75,000.00	2013/14	M
8	Shaw St: Council St- Warden St	\$62,000.00	2011/12- 2012/13	H
9	Shaw St: Francis St- Council St	\$44,000.00	2013/14- 2014/15	M
10	Blair St / Horseshoe Lagoon	\$48,000.00	2011/12	M
11	Tyro Crt Improvement	\$75,000.00	2012/13	M
12	Francis St / Blair St Intersection	\$55,000.00	2012/13	H
13	Cemetery Rd Improvements	\$110,000.00	2013/14 - 2014/15	M
14	Cobb Highway / Nicholas Dve Intersection Improvement	\$230,000.00	2013/14 - 2014/15	M
15	Francis St Streetscape	\$100,000.00	2013/14 - 2014/15	H
16	Blair St Footpath Construction	\$26,000.00	2011/12	L
17	Martin St Footpath Construction	\$53,500.00	2011/12 - 2014/15	M
18	Shaw St Footpath Construction	\$48,000.00	2013/14 - 2014/15	M
19	Boyes St / Kirchoffer St Footpath Construction	\$35,000.00	2015/16	M
20	Bus Shelters Installation	\$206,886.00	2011/12 - 2015/16	M
21	Pedestrian Strategy- Moama	\$108,030.00	2011/12 - 2015/16	M
22	Bike Path Construction- Moama	\$191,450.00	2011/12 - 2015/16	M
23	Mitchell St - Cobb Hwy Improvements	\$35,000.00	2012/13	M
24	Carter St - Lawrence St Improvements	\$43,000.00	2014/15	L
25	Lawrence St Works	\$24,000.00	2012/13	M
26	Mathoura St Upgrade	\$82,000.00	2011/12	H
27	Steven St Works	\$34,000.00	2012/13	M
28	Frome St - Cobb Hwy Improvements	\$65,000.00	2012/13	M
29	Burnes St Works	\$33,000.00	2015/16	L
30	Gulpa St Upgrade	\$46,000.00	2013/14	M
31	Tataila Road Works	\$162,000.00	2012/13	M
32	Thyra Rd Works	\$103,000.00	2011/12	H
33	Aratula Rd Works	\$195,000.00	2014/15	L
35	Garden Reserve Rd	\$42,000.00	2011/12	M
36	Barham Rd Improvements	\$205,000.00	2012/13 - 2014/15	H
37	Paringavale Rd Works	\$180,127.00	2011/12 - 2015/16	L
38	Perricoota Rd Improvements	\$1,209,000.00	2011/12 - 2015/16	H
39	Caldwell Line Rd Works	\$180,125.00	2011/12 - 2015/16	L
40	Brassi Rd Works	\$172,666.00	2011/12 - 2014/15	L
41	Lower River Rd Works	\$148,666.00	2011/12 - 2013/14	M
42	Calimo Rd Works	\$148,668.00	2011/12 - 2013/14	M
43	Mathoura St Footpath Construction	\$57,536.00	2011/12 - 2015/16	M
44	Bike Path Construction- Mathoura	\$98,621.00	2011/12 - 2015/16	M

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CAR PARKING				
Item No	Description	Estimated Cost	Estimated Time Frame	Priority Low (L) Medium (M) High (H)
1	Moama Car Parking: resealing and line marking	\$50,000	2011/12 – 2015/16	M
2	Echuca St Car Park Improvements	\$10,000	2011/12	L
OPEN SPACE				
Item No	Description	Estimated Cost	Estimated Time Frame	Priority Low (L) Medium (M) High (H)
1	Botanical Gardens Construction	\$80,000.00	2011/12 - 2015/16	H
2	Bunnaloo Rec Reserve Upgrade	\$20,000.00	2011/12	M
3	Perricoota Road - Avenue of Trees	\$20,000.00	2014/15	L
4	Moama Rec Reserve – Planting of Trees	\$20,000.00	2011/12 - 2015/16	M
5	Moama Rec Reserve –Improvements to internal Roads	\$15,000.00	2012/13	L
6	Automatic Irrigation System Installation	\$15,000.00	2013/14	M
7	Urban Streetscape Plan	\$100,000.00	2011/12 - 2015/16	L
8	Nicholas Drive - Beautification	\$75,000.00	2012/13	M
9	Moama Business Park Gardens	\$10,000.00	2011/12	L
10	Installation of Half Courts in Parks	\$15,000.00	2014/15	L
11	Moama Rec Reserve –Improvements to internal Roads	\$25,000.00	2011/12 - 2015/16	L
12	Mathoura Recreation Reserve Works	\$50,000.00	2011/12 - 2015/16	L
13	Moama Rec Reserve improvements	\$75,000.00	2011/12 - 2015/16	M
14	improvements to Moira Park	\$75,000.00	2011/12 - 2015/16	L
15	improvements to Langwell Park	\$5,517.00	2011/12	L
16	McMahon Park improvements	\$3,078.00	2011/12	L
17	improvements to Ivo Ham Park	\$19,700.00	2011/12 - 2012/13	L
18	improvements to Apex Park	\$5,734.00	2012/13	L
19	Moama Rec Reserve improvements	\$1,000.00	2012/13	L
20	Mathoura Playpark	\$50,000.00	2011/12	H
21	Street Trees Residential Areas	\$40,000.00	2011/12 - 2015/16	M
22	Mathoura Rec Res - Line Planting	\$25,000.00	2014/15	M
23	Mathoura North Entrance Upgrade	\$10,000.00	2015/16	L
24	Moama North Entrance Upgrade	\$25,000.00	2013/14	L
25	Tree Risk Assessment	\$50,000.00	2011/12 - 2015/16	M
26	Urban Streetscape Plan	\$40,000.00	2011/12	M
27	Mathoura Main Street Upgrade	\$35,000.00	2011/12	H
28	Liston Park – Mathoura Improvements	\$25,000.00	2014/15	L
COMMUNITY FACILITIES				
Item No	Description	Estimated Cost	Estimated Time Frame	Priority Low (L) Medium (M) High (H)
1	Contribution to Central Murray Library	94,000.00	2011/12 - 2015/16	M
2	C.M.R.L Government Subsidy	89,000.00	2011/12 - 2015/16	H
3	Contribution to Central Murray - Disability	30,000.00	2011/12 - 2015/16	M
4	Mathoura Hall	\$26,400.00	2011/12 - 2015/16	L
5	Moama Office Building Improvements	\$15,000.00	2011/12	H
6	SES Building Extension	\$15,000.00	2011/12	L
7	Mathoura Retirement Village	\$3,600.00	2011/12	L
8	Moama Senior Citizens Building	\$15,000.00	2011/12	L
9	Moama Pre School	\$48,850.00	2011/12 - 2013/14	L
10	Mathoura Pre School	\$5,000.00	2011/12 - 2015/16	L
11	Mathoura Swimming Pool	\$12,000.00	2011/12	H
12	Telegraph Station	\$8,000.00	2011/12	L
13	Womboota Hall Works	\$15,000.00	2011/12 - 2015/16	M

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14	Caldwell Hall Works	\$17,000.00	2011/12 - 2015/16	M
15	Womboota Hall Works	\$18,000.00	2011/12 - 2015/16	M
16	Moama Sports Complex	\$10,000.00	2012/13	L
17	Moama Playpark	\$22,000.00	2012/13	H
18	Construction of New Mathoura Pool	\$500,000.00	2015/16	H
19	Toilet Facilities Mathoura	\$60,000.00	2014/15	L
20	Installation of Shade Shelters	\$30,000.00	2011/12 - 2015/16	M
WASTE MANAGEMENT				
Item No	Description	Estimated Cost	Estimated Time Frame	Priority Low (L) Medium (M) High (H)
1	Waste Bin Enclosures	\$30,000.00	2011/12 - 2015/16	M
2	Landfill Management	\$100,000.00	2011/12 - 2015/16	M
3	Cover Material	\$10,000.00	2011/12 - 2015/16	M
4	Construction of new Cell	\$298,482.00	2013/14	L
5	Drainage Works	\$47,000.00	2011/12	H
6	Construction of New Office Building	\$250,000.00	2015/16	L
STORMWATER MANAGEMENT				
Item No	Description	Estimated Cost	Estimated Time Frame	Priority Low (L) Medium (M) High (H)
1	Moama Drainage Study	\$80,000.00	2011/12	H
2	Moama Drainage Extensions	\$58,000.00	2011/12- 2015/16	M
3	Construction of Bartlett St / Horseshoe Lagoon Drainage	\$40,000.00	2013/14	L
4	Chanter St Drainage Improvements	\$15,000.00	2011/12	M
5	Drainage Infrastructure Upgrade- Lawson	\$120,000.00	2012/13- 2013/14	M
6	Blair St to Horseshoe Lagoon Drainage Upgrade	\$90,000.00	2011/12	L
7	Stormwater Management and Harvesting Project Works	\$216,000.00	2011/12	H
8	Stormwater Harvesting- Rec Reserve	\$212,000.00	2012/13	M
9	Stormwater Harvesting- Echuca Basin	\$20,000.00	2012/13	M
10	Bench Marks - Echuca West	\$10,000.00	2015/15	M
11	Merool / Grimison Drainage Works	\$40,000.00	2013/14- 2014/15	L

Schedule 2 – Works Program Map

MAPS AVAILABLE FROM COUNCIL

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