



DEVELOPMENT CONTRIBUTIONS PLAN

Charges amended 01-07-2017

Revised and Adopted 19 January 2005

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PART 1

1.0 ADMINISTRATION

1.1 *What is the name of this Plan?*

This plan may be referred to as the Section 94 Contributions Plan for Berrigan Shire Council.

1.2 *Where does this Plan apply?*

This plan applies to all of the land within the boundaries of the Berrigan Shire.

1.3 *How is this Plan related to other plans, policies and codes?*

- a) This Plan has been prepared pursuant to the provisions of s.94 of the Environmental Planning and Assessment Act and Part 4A of the Environmental Planning and Assessment Regulation and takes effect from 19 January 2005.
- b) This Plan is the only Plan on which Council can:
 - i) require an applicant to make a monetary contribution or land dedication; and/or
 - ii) accept a material public benefit as a result of undertaking the development.
- c) This Plan supersedes all other policies and codes relating to contributions of land or monetary amounts adopted by Council prior to 19 January 2005.

1.4 *What is the purpose of the Plan?*

- a) The aims and objectives of the Plan are to:
 - i) enable the Council to require as a condition of development consent, a contribution(s) or dedication towards the provision of public facilities;
 - ii) enable the Council to recoup funds which it has spent in the provision of public facilities in anticipation of development;
 - iii) ensure that adequate public facilities are provided for and as part of any new development;
 - iv) ensure that the existing community is not burdened by the provision of public facilities required as a result of future development;

- v) provide a comprehensive strategy for the assessment, collection, expenditure, accounting and review of development contributions on an equitable basis;
 - vi) enable the Council to be both publicly and financially accountable in its assessment and administration of its Contributions Plan.
- b) The general aims and objectives included in this Plan are to:
 - i) provide additional, extended, augmented or embellished public facilities;
 - ii) provide public facilities at a rate commensurate with the demands of new development or required by incoming population based on existing or accepted levels of provision; and
 - iii) provide public facilities in a manner, location and within a time from which will be of benefit to new development which has contributed towards the particular facility.

1.5 *How must a contribution be levied?*

- a) For the Council to be able to levy a contribution as a condition of development consent, the contribution must be assessed in accordance with this Plan. This Plan must establish the nexus between the expected types of development in the area and the demand for additional public facilities to meet that development.
- b) The formulae to be used for determining contributions required for different categories of public facilities and the contribution rate for different types of development is specified in this plan.
- c) **Apportionment**
Where the existing population will benefit from new amenities and services provided, the cost of providing those amenities and services will be apportioned between s94 funds and other monies of Council.
- d) **Discount Rates**
In some instances, the Council may further discount contribution rates by a specified factor. The purpose of this additional discount factor can vary, but will relate to factors such as the Council's desire to encourage a particular type of development or to make a contribution rate less onerous. The decision as to whether to discount contribution rates rests solely with the Council.

1.6 When must a Contribution be paid?

Payment of a monetary contribution should be finalised at the following stages:-

- development consent involving subdivision prior to granting of the Subdivision Certificate
- development consent involving building work prior to commencement of construction of building works.
- development consent not involving building work as detailed in the development consent.

1.7 Can the contribution be deferred?

- a) Where the applicant can demonstrate that the settlement of the contribution in accordance with clause 1.6 is unreasonable in the circumstances of the case, Council may resolve to accept deferred or periodic settlement.
- b) The applicant needs to make a written request to satisfy the Council that:
 - there are valid reasons for deferral or periodic payment;
 - no prejudice will be caused to the community deriving benefit from the public facilities required by the proposed development;
 - no prejudice will be caused to the efficacy and operation of the plan;
 - the provision of the public facility in accordance with the adopted works schedule will not be adversely affected.
- c) 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 pro rated to the proportion of the overall development;
- d) The conditions under which the council may accept deferred or periodic settlement by way of a bank guarantee is that: -
 - bank guarantee be by an Australian Bank for the full amount of the total contribution or the amount of the outstanding contribution;
 - the Bank unconditionally pay the guaranteed sum to the Council if the Council so demands in writing not earlier than 6 months from the provision of the guarantee or 3 months from completion of the work whichever occurs first;
 - the Bank must pay the guaranteed sum without reference to the applicant or landowner or other persons 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;

- 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.
- e) Any outstanding component of the contribution shall be indexed quarterly at a rate not less than the private borrowing rate for local government as may be proclaimed, from time to time, by the Minister for Local Government.
- f) 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 establishment or operating the bank security.

1.8 Accounting Functions

Administration of the funds collected as contributions under this Plan shall be in accordance with the requirements of AAS27 Accounting Standards and the requirements of s94 of the Environmental Planning and Assessment Act Regulations 1979.

2.0 ASSUMPTIONS AND STANDARDS

For the purpose of this plan, the following assumptions and standards have been set for the Berrigan Shire.

2.1 Population

Over the past 10 years the population of the Shire has decreased slightly:

Year	Estimated Resident Population
1991	8205
1996	8278
2001	8138

The above figures show an average annual rate of change of -0.08% , equivalent to a population decrease of 11 persons per annum.

This decrease has been most significant in the rural areas of the Shire and can be contrasted with strong growth in the Shire's two river towns, Tocumwal and Barooga.

2.2 Occupancy Rates

The following growth, population and occupancy data will form the basis of this plan.

	Annual Growth Rate *	Occupancy Rate	Estimated Population (As at 30 June 2001)
Barooga	3.61%	2.5	1260
Berrigan	1.03%	2.2	980
Finley	1.09%	2.3	2080
Tocumwal	2.40%	2.2	1930
Berrigan Shire	-0.08%	2.4	8138

* Annual growth rates used are preliminary estimates that may need to be revised before the final plan is adopted.

For the purpose of this plan all land being developed for residential purposes (whether it be subdivision for detached housing or multi dwelling development) will be assessed initially at the rate of 3.3 persons per tenement.

Once a residential lot is proposed to be developed for a higher density such as permissible by clause 20 of Berrigan Local Environmental Plan 1992, for "Villa Units", then the following occupancy rates shall apply.

Dwellings under 55m² 1.6 persons
Dwellings between 55m² and 85m² 2.0 persons per unit.
Dwellings over 85m² 2.5 persons per unit.
Subdivision Lot 3.3 persons

PART 2

DETERMINATION OF CONTRIBUTION RATES

3.0 PUBLIC OPEN SPACE

3.1 Aims

The principal aims of this Open Space - s94 Contributions Plan is to ensure that:

- the community has an adequate supply of open space;
- the open space is suitably located;
- the open space is of an appropriate size for its perceived use; and
- open space is adequately developed.

3.2 Nexus

The current accepted standard for public space to population ratio is 2.83 hectares per 1000 population.

Public Open Space within the Village zones of each town is well in excess of that standard however in many instances it is either poorly distributed, undeveloped or the quantities are expanded by large active recreation areas.

3.3 *What type of facilities are required*

1. An assessment of the existing open space areas and the facilities they provide demonstrates the size and location of needed open space. Open space or parkland can be separated into three main types for the purposes of this plan.
 1. Neighbourhood
 2. Local
 3. District
2.
 - a) Neighbourhood parks constitute those parks providing simple access, grassed and landscaped areas and possible playground equipment and provide for the needs of toddlers and young children to play. Typically they would be around 1500-2000m².
 - b) Local parks are a larger facility provide for a wider range of activities. They may include major playground equipment area, toilets, seating and give older children the opportunity to undertake more less passive activities such as cricket or football. Typically they would be 5000-6000m².
 - c) District parks would provide for the needs of the town and surrounds and include the recreation reserves and formal football grounds in each town. Each town is adequately provided for in this regard however improvements are ongoing and upgrading will continue to be a significant cost. Typically they would be 2.5-4.0 hectares.

3.4 *Where are they needed?*

1. There is no need for additional district level open space areas within the Shire.
2. As further subdivision occurs through the towns of the Shire the need for further local parks will occur.

Barooga - north of Kamarooka Street east of Nangunia Street
Berrigan - east of Cobram Street (dependant on lot yield)
Finley - east of Anderson Street and east of Howe Street south of Headford Street
Tocumwal - Deniliquin Street/Emily Street precinct

3. Neighbourhood parks will also be required at the appropriate time and location as follows:

Barooga - north of Kamarooka Street east of Burkinshaw Street

Berrigan - east of Cobram Street (dependant on lot yield)

Finley - Finley Street north of Osborne Street and east of Howe Street north of Headford Street

Tocumwal - north of Bruton Street

3.5 Physical Dedication of Land

Achievement of provision of these open space areas will rely upon dedication of open space during subdivision. This dedication should be on the basis of the size and location of required areas identified above. Land that is dedicated to Council shall be grassed and landscaped with a watering system to a plan approved by Council.

The formula for dedication of land for open space in lieu of monetary contribution is:-

$$\text{Contribution} = \frac{N \times R \times 2.83}{1000}$$

where

N =	number of lots or units
R =	occupancy rate
2.83 =	accepted population ratio in ha/1000 persons

Example 1

A 15 lot subdivision

N=15

R=3.3 person/lot

$$\begin{aligned}\text{Contribution} &= \frac{15 \times 3.3 \times 2.83}{1000} \\ &= 0.14\text{ha}(1400\text{m}^2)\end{aligned}$$

Example 2

A 10 two bedroom unit development

N=10

R=2.0 person/unit

$$\begin{aligned}\text{Contribution} &= \frac{10 \times 2 \times 2.83}{1000} \\ &= 0.0566\text{ha}(560\text{m}^2)\end{aligned}$$

3.6 Financial Contribution

Contribution towards the embellishment of existing and future open space areas is required due to the increased demand on existing facilities and the need to provide enhanced facilities. Most infill development does not require any dedication of open space however a financial contribution is appropriate. Council does not seek full cost recovery on this development and in any case the slow incremental population increase would not allow any meaningful works to be done based on contributions from infill and greenfield subdivision and villa style development.

The cost of recent embellishments to parks, being playground equipment and watering systems in the recent past has exceeded \$30,000 and similar sums will be needed into the future as demand increase and additional open space areas are created. Given Council's desire to merely seek a contribution towards the cost rather than obtaining a full recovery the following rates are applicable.

For each additional person based on the assumed occupancy rates the following contributions apply:

District open space	\$50.00
Local open space	\$100.00
Neighbourhood open space	\$50.00

Example

A 10x2 bedroom unit development

$$\begin{aligned}\text{Contribution} &= (10 \times 2) - (3.3) \times \$200 \\ &= 16.7 \times \$200 \\ &= \$3,400\end{aligned}$$

Note: 3.3 is a discount for an existing Lot

4.0 CARPARKING

4.1 Off Street Parking

Council requires the provision of off street parking in accordance with the schedule set out below.

Where a developer is unable to provide adequate off street parking spaces as required, the Council may accept a contribution in lieu of the deficient spaces at the rate calculated as set out below.

4.2 Nexus

The following factors are relevant in establishing the nexus between new development and demand for public carparking within the Shire:

- It is reasonable to require new development to maintain the existing level of provision of public carparking within the Shire;

- It is reasonable to require new developments to contribute to the provision of embellishment of public carparking where a demand is placed on existing public carparking within the locality; and
- Contributions will be in the form of money for the acquisition and/or embellishments of public carparking as required.

4.3 What type of facilities are required?

At present there is adequate public carparking to meet normal peak demand within Barooga, Berrigan, Finley and Tocomwal. The majority of this parking is on street however there are off street parking areas in Berrigan and Finley and the need for such facilities can be foreseen within Tocomwal. It is however unlikely that Council would be purchasing land within a reasonable planning horizon. Development in the commercial precincts is generally incremental and often is a reconstruction or an addition to existing buildings. As such the increased demand for parking is also incremental however it is considered these developments should contribute to meeting the higher standards of community facilities being required.

New development should provide adequate on site parking or contribute to the provision of additional parking spaces.

4.4 Contributions

The formulae for calculating carparking contributions is as follows:

	PER SPACE DEFICIENT	
Additions or reconstruction of existing premises where less than a 20% increase in gross floorspace results.	NIL	
Additions etc where greater than a 20% increase in gross floorspace results	\$655	
New development where not all spaces can be provided on site	Barooga	\$1290
	Berrigan	\$855
	Finley	\$1670
	Tocomwal	\$1115

NB. These figures utilise Valuer General valuations averaged within the main commercial precinct and as such provide a discount to the real costs faced by Council when purchasing and upgrading land for carparking purposes

4.5 How are Carparking Requirements Calculated?

The details for calculating the number of carparking spaces required are found within Berrigan Development Control Plan No 3.

5.0 STORMWATER DRAINAGE

5.1 *Aims of Plan*

The principle aims of this Stormwater Drainage – s94 Contributions Plan is to:

- Ensure that adequate provision is made for stormwater drainage in each of the subcatchments of the four townships within the shire;
- Identify those items of stormwater infrastructure for which Council will require payment of developer contributions;
- Demonstrate the link between future development and the need for stormwater drainage services and facilities;
- Provide a public document illustrating the basis on which the contributions have been calculated;
- Establish reasonable levels of contribution having regard to Council's urban development growth projections;
- Document the facilities for which contributions are to be sought and the work programs on which the contributions are to be spent;
- Provide a document from which applicants for development can readily calculate the contributions payable;
- Describe the method of payment of contributions and establish guidelines for public accountability for funds and their expenditure;
- Frame the plan in a manner which will facilitate future reviews.

5.2 *Land to Which the Plan Applies*

This Plan applies to the Whole of the Shire of Berrigan.

5.3 *Nexus Between Future Development and the Demand for Stormwater Drainage Facilities*

The Berrigan Shire Council is situated in the central southern part of the Riverina region and is predominantly irrigated rural land in nature, with its main pursuits being devoted to agriculture across its flat to slightly undulating terrain. It is bound to the south by the Murray River.

The Council boundaries encompass the urban centres of Barooga, Berrigan, Finley and Tocumwal. These urban clusters serve principally as rural commercial service centres with increasing requirements being placed on Barooga and Tocumwal to meet rapidly expanding residential demand and tourist numbers drawn by the attraction of the Murray River and its associated extensive active and passive recreation and entertainment amenities. A map of the Shire showing the location of the townships is attached as Figure 5.1.

Development plans are being prepared for these two towns concurrently with the preparation of this plan and these have identified the need for substantial drainage infrastructure to be completed in advance of and to cater for the predicted residential development.

Table 1 below sets out the predicted development pressure for the four townships.

Table 1 - Development Monitor for Dwelling Approvals

As at 30 June	Barooga	Berrigan	Finley	Tocumwal	Total
2004	18	6	8	22	54
2005	19	6	10	23	58
2006	20	6	12	23	61
2007	20	6	15	24	65
2008	21	6	17	24	68
2009	22	7	19	25	73
2010	23	7	21	26	77
2011	23	7	24	26	80
2012	24	7	26	27	84
2013	25	8	28	27	88
2014	26	8	31	28	93
2015	27	8	33	29	97
2016	28	8	35	30	101
2017	29	9	37	30	105
2018	30	9	40	31	110
2019	31	9	42	32	114
2020	32	9	44	33	118
2021	33	10	47	33	123
2022	35	10	49	34	128
2023	36	10	51	35	132

Note:

- Barooga figures are based on an annual growth rate of 3.61% per annum. Figure used in Barooga Land Study
- Berrigan figures are based on an annual growth rate of 1.03% per annum. Derived from dwelling approval trend over the last 6 years.
- Finley figures are based on an annual growth rate of 1.09% per annum. Derived from dwelling approval trend over the last 5 years.
- Tocumwal figures are based on an annual growth rate of 2.40% per annum. Growth rate used in Tocumwal Land Study.

5.4 Drainage Catchments

Urban development increases stormwater run-off because of the expansion of impermeable surfaces such as roads, paved areas and roofs.

The urban areas of Berrigan Shire have been served to date by a series of pipe drains and outfalls, developed by Council as needs have been identified. In recent times additional development has been catered for largely by developers providing drainage infrastructure within their developments and discharging to the existing Council pipe system and outfalls. The existing drainage systems have been developed in an adhoc manner and do not comply with current drainage design criteria in terms of capacity.

Drainage from future urban development areas will therefore have to either be restricted existing discharge levels by means of retarding basins or other flow retarding measures developed within proposed subdivisions or be catered for by new trunk drainage infrastructure and/or outfalls.

The disjointed ownership pattern of some areas within the shire dictate that it will not always be possible to develop land on a scale that makes it economically viable for developers to provide for retention on site or to fully fund trunk drainage and outfall works that will in time benefit other owners and developers.

To ensure that the townships of the shire can continue to develop in a structured way Berrigan Shire Council has identified catchment areas within proposed growth areas and determined the level of drainage infrastructure required to service these catchments when fully developed. These catchment areas are listed below and shown on the attached town maps – Figures 5.2 to 5.4.

Barooga

Snell Road, Nangunia Street, Wiruna Street & East Buchanans Road

Tocumwal

Riley Court, South Bruton Street & North Bruton Street

Finley

Finley Street, Burke Street & White Street Area

5.5 Augmentation Costs

The cost of works proposed over and above the direct costs to be borne by developers is set out in Table 2.

Table 2 - Estimated Costs of Trunk Drainage Works

Catchment	Description of Works	Cost of Works Completed	Cost of Works Required	Total Cost
Barooga				
Snell Road	Construction of Trunk Main, Retention Basin, Pump Station & Rising Main	Nil	\$661,763	\$661,763
Nangunia Street	Construction of Retention Basin, Pump Station & Rising Main	Nil	\$110,250	\$110,250
Kamarooka Street	Construction of Pump Station & Rising Main	\$39,593	\$8,000	\$47,593
Wiruna Street	Construction of Pump Station & Rising Main	Nil	\$37,800	\$37,800
East Buchanans Road	Nil – All costs to be met by Developer	Nil	Nil	Nil
Tocumwal				
North of Bruton Street	Construction of Trunk Main, Retention Basin, Pump Station & Rising Main	Nil	\$372,834	\$372,834
South of Bruton Street	Construction of Retention Basin, Pump Station & Rising Main	\$50,000	\$131,913	\$181,913
Riley Court Area	Construction of Retention Basin & Outfall to Creek	\$140,000	\$73,675	\$213,675

Catchment	Description of Works	Cost of Works Completed	Cost of Works Required	Total Cost
Finley				
Finley Street	Construction of Two Retention Basins, Connecting Pipework, Pump Station & Rising Main	Nil	\$198,429	\$198,429
Burke Street	Construction of Trunk Main, Retention Basin, Pump Station & Rising Main	Nil	\$128,898	\$128,898
White Street Area	Construction of Trunk Main, Retention Basin, Pump Station & Rising Main	Nil	\$142,758	\$142,758

5.6 Contribution Rate Methodology

The proposed trunk drainage works are to be undertaken to cater for increased runoff generated by urban development in each of the catchments. They also act as a preventative measure against flooding of existing properties and therefore are of benefit to both existing and future urban development within the catchments.

The contribution rate has been calculated on the basis of dividing total costs of proposed works by the total number of existing and future tenements in each catchment.

Table 3 shows the total cost of proposed works, number of tenements and calculated contribution rate per tenement for each catchment.

Table 3 Contribution Rates by Catchment

Catchment	Total Cost	Existing Tenements	Future Tenements	Total Tenements	Cost per Tenement
Barooga					
Snell Road	\$661,763	94	336	430	\$1,723
Nangunia Street	\$110,250	18	162	180	\$ 686
Kamarooka Street	\$47,593	31	34	65	\$ 815

Catchment	Total Cost	Existing Tenements	Future Tenements	Total Tenements	Cost per Tenement
Wiruna Street	\$37,800	35	80	115	\$ 367
East Buchanans Road	Nil	23	107	130	Nil
Tocumwal					
North of Bruton Street	\$372,834	110	236	346	\$1,206
South of Bruton Street	\$181,913	44	125	169	\$1,204
Riley Court Area	\$213,675	134	189	323	\$ 740
Finley					
Finley Street	\$198,429	38	54	92	\$2,408
Burke Street	\$128,898	33	21	54	\$2,681
White Street Area	\$142,758	35	65	100	\$1,599

5.7 Schedule of Contribution Rates for Stormwater Drainage

The plan applies to the development of land within the Berrigan Shire Council for residential/tourism purposes including subdivision and erection of buildings, except for the following:

- Erection of a single dwelling house on an existing vacant allotment of land;
- Alterations or additions to a single dwelling house where such alterations do not create additional dwellings;
- Subdivision of land which does not create any additional lots.

All contributions are to be assessed on an “equivalent tenement” (ET) basis. Where and “equivalent tenement” is defined as a standard residential lot on which a dwelling of three bedrooms is constructed.

Other forms of development are to be assessed on the following basis:

Residential Lot (<600m²) = 0.67 ET

One Bedroom Dwelling = 0.33 ET

Two Bedroom Dwelling = 0.67 ET

Any room which is capable of being used as a separate bedroom is defined as a bedroom for the purpose of calculating contributions. No additional charge applies where the number of bedrooms exceeds 3 except in the case of boarding houses or group homes where every three bedrooms will be considered to represent one equivalent tenement. A hotel/motel room is considered to be equivalent to 0.15 ET.

5.8 Indexing of Contributions

The contribution rates will be indexed to ensure that they keep pace with inflation and changing costs. This indexation is in addition to any other changes Council may make to the Contributions Plans as a result of the annual review process.

The index to be adopted for the construction cost component of the stormwater drainage contribution rate is the “Consumer Price Index” (ABS Ref: 6401.0) as published monthly by the Australian Bureau of Statistics. Contributions indexed from Mar to Mar at 2.4% as of 1st July, 2017.

For completed works and interest rate component if applicable will also be added to the contribution rate, based on current Council Borrowing rates each year. The interest rate will be added each year for ten years from completion of the project to reflect Council’s normal loan borrowing period.

6.0 MAJOR DEVELOPMENT

It is possible to have a “once-off” type development within the Berrigan Local Government Area. The reason for this is the high value agriculture produce grown within the district. This includes dairy produce, rice, tourist facilities and increasing horticulture activities all of which are unable to be appropriately covered within a s.94 Contributions Plan.

It is the Councils wish to consider levying appropriate s.94 Contributions on these developments by adopting a specific contribution plan when the Development Application is lodged.

Any such plan will need to provide nexus between the proposed development and the required contribution.

7.0 UPDATING THE PLAN

The plan will be periodically reviewed in the light of development trends. Any change to the Plan will be re-exhibited for public comment.

8.0 ANNUAL STATEMENT

An annual statement will be prepared by Council setting out the works undertaken, expenditure, monies held and progress with meeting priorities established.

Figure 5.1 – Map of Berrigan Shire

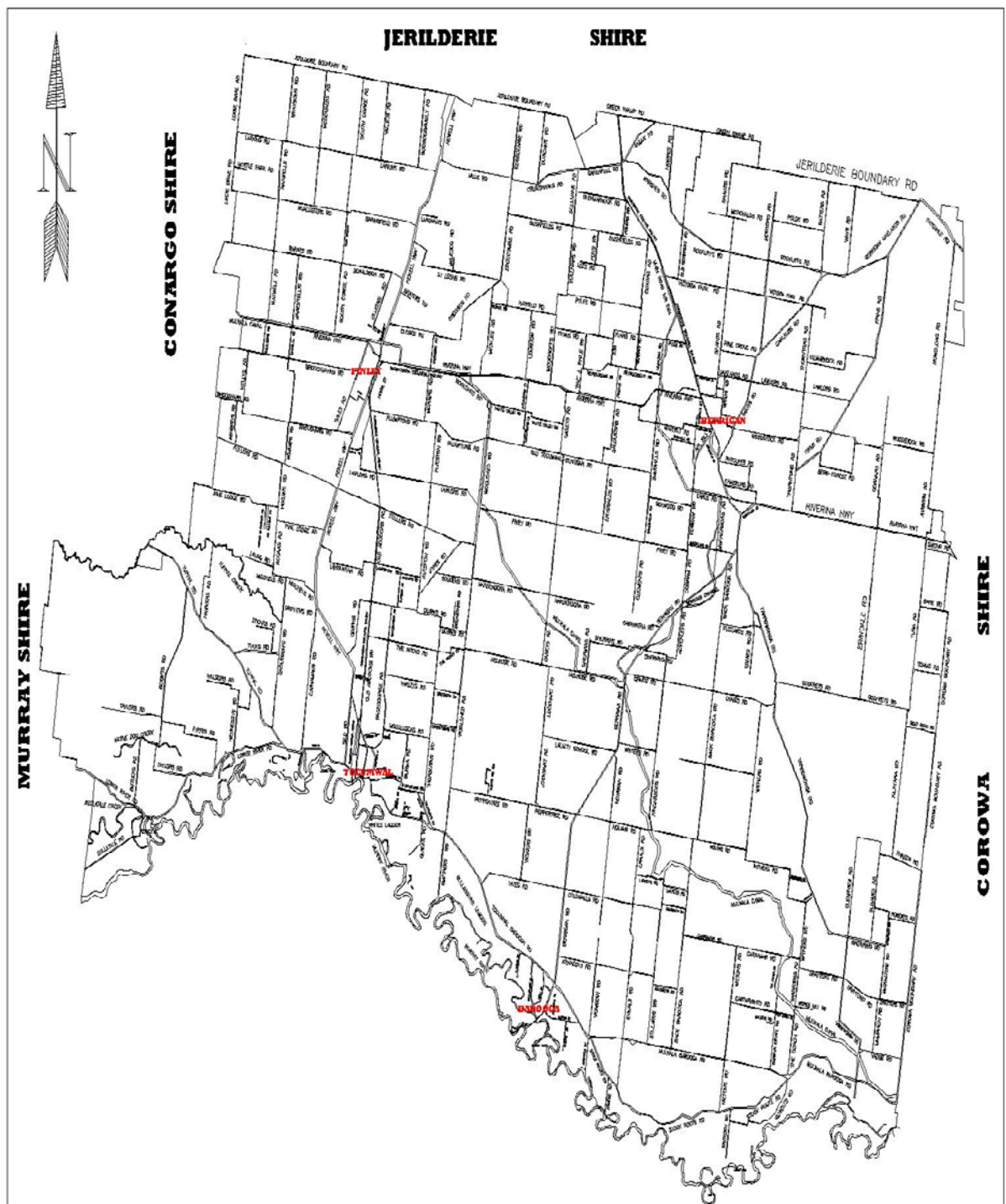
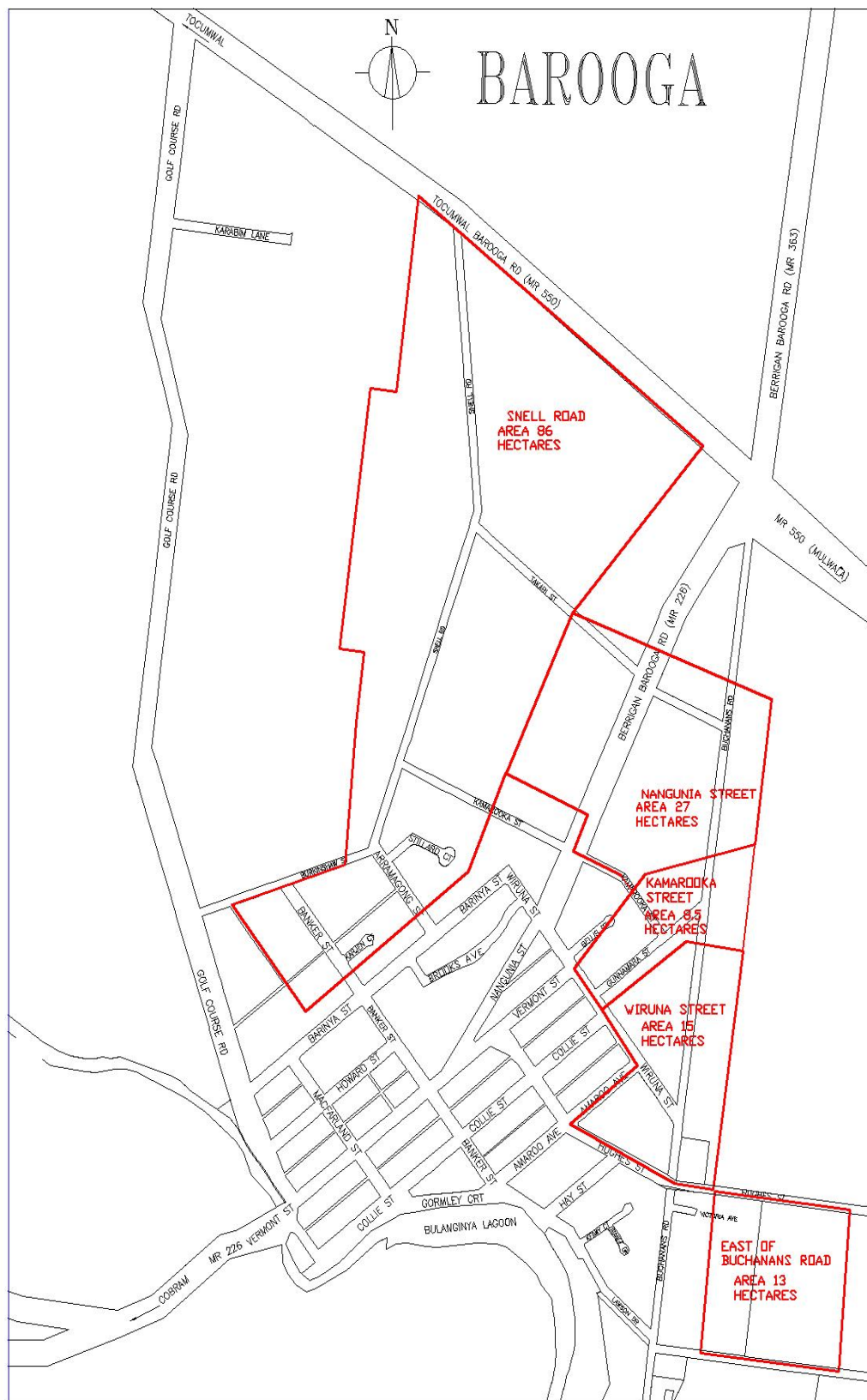


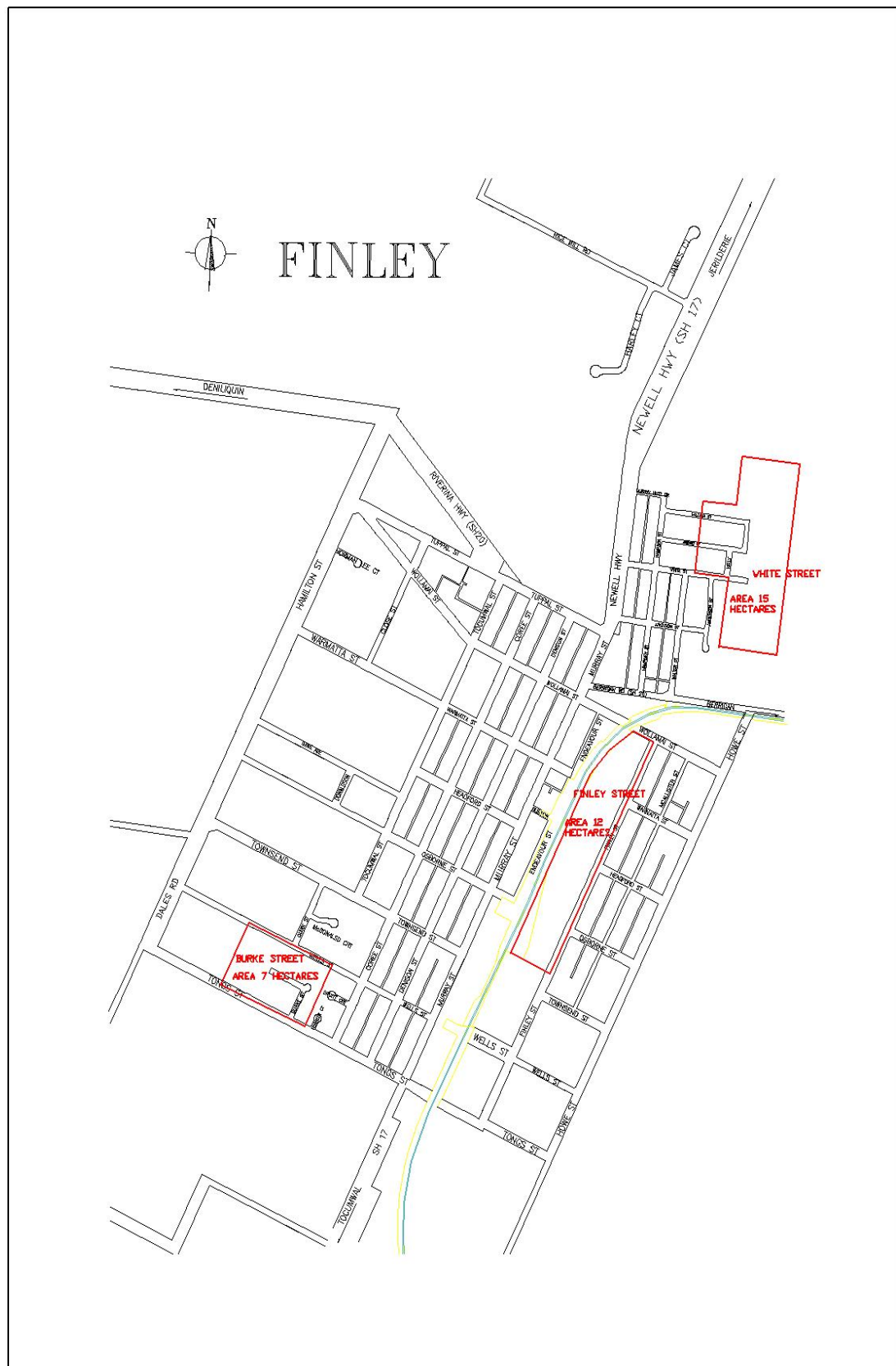
Figure 5.2 – Barrooga Town Catchment Areas



**BERRIGAN SHIRE – DRAINAGE CONTRIBUTIONS PLAN
BAROOGA**

Catchment	Area ha	Cost of Works to Date (Inc Interest) \$	Estimated cost of Future Works \$	Total Cost \$	Existing Tenements No.	Future Tenements No.	Total Tenements No.	Cost per Tenement \$/Tenement 2017/2018	Project Income Future Tenements \$	Cost Attributed to Existing Tenements \$
Snell Road	86		661,763	661,763	94	336	430	1,664	517,098	144,664
Nangunia Street	27		110,250	110,250	18	162	180	661	99,225	11,025
Kamarooka Street	8.5	39,593	8,000	47,593	31	34	65	785	25,028	22,565
Wiruna Street	15		37,800	37,800	35	80	115	354	26,334	11,466
East of Buchanans Road	13				23	107	130			

Figure 5.3 Finley Town Catchment Areas



**BERRIGAN SHIRE – DRAINAGE CONTRIBUTIONS PLAN
FINLEY**

Catchment	Area ha	Cost of Works to Date (Inc Interest) \$	Estimated cost of Future Works \$	Total Cost \$	Existing Tenements No.	Future Tenements No.	Total Tenements No.	Cost per Tenement \$/Tenement 2017/2018	Project Income Future Tenements \$	Cost Attributed to Existing Tenements \$
Finley Street	12		198,429	198,429	38	54	92	2,325	116,742	81,687
Burke Street	7		128,898	128,898	33	21	54	2,589	49,902	78,996
Berrigan Road	15		142,758	142,758	35	65	100	1,544	92,793	49,965

Figure 5.4 Tocumwal Town Catchment Areas



**BERRIGAN SHIRE – DRAINAGE CONTRIBUTIONS PLAN
TOCUMWAL**

Catchment	Area ha	Cost of Works to Date (Inc Interest) \$	Estimated cost of Future Works \$	Total Cost \$	Existing Tenements No.	Future Tenements No.	Total Tenements No.	Cost per Tenement \$/Tenement 2017/2018	Project Income Future Tenements \$	Cost Attributed to Existing Tenements \$
North of Bruton Street	45		372,834	372,834	110	236	346	1,164	254,356	118,478
South of Bruton Street	22	50,000	131,913	181,913	44	125	169	1,162	134,615	47,297
Riley Court Area	42	140,000	73,675	213,675	134	189	323	713	125,051	88,624