



Development Contributions

When and where do they apply?

WATER & SEWER HEADWORKS

Applies to all land within the Bathurst City area (including Eglinton, Raglan and Perthville) with reticulated water and sewer mains.

Monies paid to Council fund upgrading of its water treatment and sewerage treatment plants and associated infrastructure.

This development contribution is applicable to the following types of developments as they impact on the capacity of the water treatment and sewerage treatment plants and associated infrastructure:

- Residential or Rural Residential Subdivision (on a per lot basis);
- Commercial or Industrial Subdivision (on a per lot basis);
- Multi dwelling housing;
- Secondary dwellings (granny flats);
- Dual occupancies; and
- Residential, Commercial or Industrial development where the number of fittings and fixtures is increased.

ROADWORKS – NEW RESIDENTIAL SUBDIVISIONS

Applies to certain land within the Eglinton, Windradyne, Llanarth and West Bathurst areas.

Monies paid to Council fund road infrastructure improvements within the vicinity of the development area.

This development contribution is applicable to the following types of developments as they will lead to increased usage of roads:

- Residential Subdivision;
- Secondary dwellings (granny flats);
- Dual Occupancies; and
- Other developments which have the potential to generate additional traffic.

ROBIN HILL ROAD AND DRAINAGE CONSTRUCTION

Applies to certain land within the Robin Hill area.

Monies paid to Council fund stormwater drainage works and road infrastructure improvements within the development area.

This development contribution is applicable to the following types of developments as they will lead to increased stormwater runoff and increased usage of roads:

- Rural Residential Subdivision.

STORMWATER DRAINAGE MANAGEMENT

Sawpit Creek (East) – Applies to certain land within the Windradyne, Llanarth, Robin Hill areas.

Raglan Creek – Applies to certain land within the Kelso and Raglan areas.

Jordan Creek – Applies to certain land within the Bathurst, West Bathurst and Robin Hill areas.

Monies paid to Council fund stormwater drainage infrastructure improvements within the relevant catchment area.

These development contributions are applicable to the following types of developments as they will lead to increased stormwater runoff:

- Residential or Rural Residential Subdivision;
- Dual occupancies;
- Commercial or Industrial Subdivision; and
- Commercial or Industrial development where the impervious area is increased.

COMMUNITY FACILITIES AND SERVICES

Applies to all land within the former Bathurst City Council Local Government Area (LGA).

Monies paid to Council fund community services, community buildings and community land within the Bathurst Region.

This development contribution is applicable to the following types of developments as they lead to increased usage of community services, buildings and land:

- Residential or Rural Subdivision (where additional dwelling entitlements are created);
- Multi dwelling housing;
- Secondary dwellings (granny flats);
- Dual occupancies; and
- Second rural dwellings.

RURAL ROADS

Applies to all land within the former Evans Shire Council Local Government Area (LGA).

Monies paid to Council fund road infrastructure improvements within the vicinity of the development site.

This development contribution is applicable to the following types of developments as they will lead to increased usage of rural roads:

- Village or Rural Subdivision (where additional dwelling entitlements are created);
- Secondary dwellings (granny flats);
- Dual occupancies;
- Second rural dwellings; and
- Other developments which have the potential to generate additional traffic.

HEREFORD STREET

Applies to certain land within the Kelso area.

Monies paid to Council fund the reconstruction of Hereford Street and the low level bridge over the Macquarie River.

This development contribution is applicable to the following types of developments as they lead to increased usage of Hereford Street and the low level bridge:

- Residential Subdivision;
- Secondary dwellings (granny flats);
- Dual occupancies; and
- Other developments which have the potential to generate additional traffic.

CENTRAL CAR PARKING STRATEGIES

Applies to certain land within the Bathurst CBD area.

Monies paid to Council fund future car parks with the CBD.

Council may accept this development contribution only when car parks required by the Bathurst Regional Development Control Plan 20214 for commercial development on certain lands within the CBD cannot be accommodated on the development site. This contribution is in lieu of the deficit car parks. Acceptance of such a contribution is at the discretion of Council.

OPEN SPACE

Applies to certain land within the Kelso, Laffing Waters, Perthville, Abercrombie and Windradyne areas.

Monies paid to Council fund the purchase of open space land to meet the recreation, access and drainage needs of a growing population.

This development contribution is applicable to the following types of development as they lead to increased demand for public open space and/or drainage corridors:

- Residential subdivision;
- Commercial subdivision in the Gateway Enterprise Park;
- Multi dwelling housing;
- Secondary dwellings (granny flats); and
- Dual occupancies.