

Byron Shire Council - Section 94 Development Contributions Plan 2005 (incorporating Amendment No. 1)

Developer charges are adjusted quarterly by the Consumer Price Index (CPI, All Groups Sydney) on the date that the CPI is published by the Australian Bureau of Statistics. Developer charges may also be adjusted on 1 July each year based on land value increases, the capital costs of administration of the Plan or through changes in the costs of studies used to support the Plan.

The following rates were adjusted on: 26-October-2011 for the Sep - 2011 quarter
The next adjustment is due: 25-January-2012 for the Dec - 2011 quarter

Table 2.3 Schedule of Contributions by Area and by Category

Catchment	Community	Open Space	Roads	Car Parking	Cycleways	Civic & Urban	Shire Support Facilities		Administration
	Per person	Per person	Per trip	Per space	Per person	Per person	Rural Fire Per person	Lifesaving Per person	Per person
Byron Bay/Suffolk Park	\$671.92	\$3,936.85	\$823.89	\$63,801.64	\$298.62	\$699.86	n/a	\$11.39	\$315.47
Mullumbimby	\$660.00	\$2,305.65	\$823.89	\$17,726.16	\$298.62	\$611.26	n/a	\$11.39	\$315.47
Brunswick Heads	\$617.32	\$2,870.03	\$823.89	\$57,801.43	\$298.62	\$629.18	n/a	\$11.39	\$315.47
Bangalow	\$686.37	\$2,318.17	\$823.89	\$26,386.56	\$298.62	\$632.39	n/a	\$11.39	\$315.47
Ocean Shores/ New Brighton / Sth Golden Bch	\$915.25	\$3,131.05	\$823.89	n/a	\$298.62	\$463.04	n/a	\$11.39	\$315.47
Rural North	\$504.00	\$1,509.79	\$823.89	n/a	\$298.62	\$256.29	\$369.60	n/a	\$315.47
Rural South	\$573.22	\$1,451.80	\$823.89	n/a	\$298.62	\$302.46	\$369.60	n/a	\$315.47

Table 2.4 Schedule of Contribution Rates by Development Type and by Area

Contribution Rates	Byron Bay (per SDU)	Mullumbimby (per SDU)	Brunswick (per SDU)	Bangalow (per SDU)	Ocean Shores (per SDU)	Rural North (per SDU)	Rural South (per SDU)	
Community Facilities	\$1,747.00	\$1,716.00	\$1,605.03	\$1,784.56	\$2,379.65	\$1,310.39	\$1,490.38	
Open Space	\$10,235.80	\$5,994.70	\$7,462.08	\$6,027.25	\$8,140.74	\$3,925.46	\$3,774.67	
Roads	\$7,414.99	\$7,414.99	\$7,414.99	\$7,414.99	\$7,414.99	\$8,238.88	\$8,238.88	
Car Parking	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Cycleways	\$776.41	\$776.41	\$776.41	\$776.41	\$776.41	\$776.41	\$776.41	
Civic & Urban Improvements	\$1,819.62	\$1,589.28	\$1,635.86	\$1,644.20	\$1,203.91	\$666.37	\$786.40	
Rural Fire Services	n/a	n/a	n/a	n/a	n/a	\$960.97	\$960.97	
Surf Lifesaving	\$29.62	\$29.62	\$29.62	\$29.62	\$29.62	n/a	n/a	
Administration	\$820.23	\$820.23	\$820.23	\$820.23	\$820.23	\$820.23	\$820.23	
TOTAL	\$22,843.67	\$18,341.22	\$19,744.22	\$18,497.27	\$20,765.55	\$16,698.71	\$16,847.94	
Residential Development								
Residential flats/medium density	Occupancy Rate	Byron Bay	Mullumbimby	Brunswick	Bangalow	Ocean Shores	Rural North	Rural South
1-bedroom dwelling	1.4 persons/dw	\$12,300.44	\$9,876.04	\$10,631.50	\$9,960.07	\$11,181.45	\$8,991.61	\$9,071.97
2-bedroom dwelling	1.7 persons/dw	\$14,936.24	\$11,992.34	\$12,909.68	\$12,094.37	\$13,577.47	\$10,918.38	\$11,015.96
3 or more bedroom dwelling	2.6 persons/dw	\$22,843.67	\$18,341.22	\$19,744.22	\$18,497.27	\$20,765.55	\$16,698.71	\$16,847.94
Detached dwelling	2.6 persons/dw	\$22,843.67	\$18,341.22	\$19,744.22	\$18,497.27	\$20,765.55	\$16,698.71	\$16,847.94
Subdivision	2.6 persons/dw	\$22,843.67	\$18,341.22	\$19,744.22	\$18,497.27	\$20,765.55	\$16,698.71	\$16,847.94
Tourist Accommodation								
Per Single Person Bed	1 person	\$8,786.03	\$7,054.32	\$7,593.93	\$7,114.33	\$7,986.75	\$6,422.58	\$6,479.98
Other Development	Contributions to be assessed in accordance with the Section 94 Plan based on the rates identified in table 2.3							

Notes:

- As from 30 April 2009 development consents for residential development are not to require section 94 contributions the sum of which exceed the amount determined by multiplying the number of dwellings (or residential lots) to be created by \$20,000.
- The advice in note 1 does not apply to section 94 contribution conditions imposed before 30 April 2009.