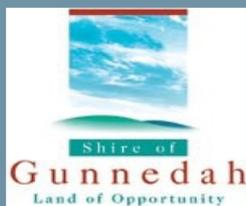


Gunnedah Shire Council Section 94A Contributions Plan



January
2013

Part A – Summary Schedules

The works schedule contained in Appendix A of this plan identifies the public facilities for which section 94A (s94A) levies will be required.

Levies paid to Council will be applied towards meeting the cost of provision or augmentation of new public facilities. Appendix A provides a summary of new public facilities.

Summary schedule for section 94A contributions plan:

Proposed cost of the development	Levy (%)
\$100,000 or less	Nil
\$100,001 – \$200,000	0.5%
More than \$200,000	1.0 %

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1. Administration and Operation

1.1 Name of the Plan

This Plan is called the “Gunnedah Shire Council Section 94A Development Contributions Plan”.

1.2 Land to Which this Plan Applies

This Plan applies to all land within the local government area (LGA) of Gunnedah.

1.3 What is the Purpose of this Contributions Plan?

The primary purposes of this Plan are:

- To authorise the imposition of a condition on certain development consents and complying development certificates requiring the payment of a contribution pursuant to section 94A of the of the *Environmental Planning and Assessment Act 1979* (EP&A Act);
- To assist the Council to provide the appropriate public facilities which are required to maintain and enhance amenity and service delivery within the LGA; and
- To identify publicly the purposes for which the levies are required.

1.4 When Does this Development Contributions Plan Commence?

This Development Contributions Plan takes effect from the date on which public notice was published, pursuant to clause 31(4) of the *Environmental Planning and Assessment Regulation 2000* (EPA Regulation).

This Section 94A Development Contributions Plan was adopted by Council at its Meeting of 19 December 2012 and came into force on 17 January 2013.

1.5 Relationship with Other Development Contribution Plans

This Plan repeals the following plans:

- Gunnedah Shire Council Section 94A Contributions Plan (7 May 2007)

1.6 Savings and Transitional Provisions

If a development application has been made but has not been finally determined before notification of the adoption of this Plan has been published in the local newspaper, the application is to be determined in accordance with the Development Contributions Plan in effect at the time the application was originally made.

1.7 Development to Which This Plan Applies

This Plan applies to all applications for development consent and complying development certificates required to be made by or under Part 4 of the EP&A

Act in respect of development on land to which this plan applies (refer to Appendix C -)

1.8 Are There Any Exemptions to the Levy?

The following Directions under Section 94E of the EP&A Act have been made by the Minister for Planning that require that a Section 94A levy cannot be imposed on development:

- a. for the purpose of disabled access ;
- b. for the sole purpose of affordable housing – (including Granny Flat/Secondary dwelling under 60m²);
- 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 adaptive re-use of an item of environmental heritage (note: the term “item” and “environmental heritage” have the same meaning as in the Heritage Act 1977);
- 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;
- f. Seniors living development under SEPP (Housing for Seniors or People with a Disability) 2004 by a social housing provider; and
- g. Components of school development that is a Building the Education Revolution (BER) project.

In addition, Council may allow for the following exemptions (partial or full):

1. An application for commercial and retail development in the Gunnedah CBD. Refer to Councils Section 94 Plan for further details on this type of development;
2. An application on behalf of the Council for community infrastructure, such as but not limited to libraries, community facilities, child care facilities, recreational areas, recreational facilities or car parks;
3. An application on behalf of the NSW Government for public infrastructure, such as but not limited to hospitals, police stations, fire stations; education facilities and public transport infrastructure;
4. Places of worship, public hospitals, police stations, fire stations, and other emergency services; and
5. Works proposed to be undertaken for charitable purposes by, or on behalf of, a not-for-profit charity (as defined by the ATO) but only in cases where the development is of a small scale, for example a retail outlet operated by the Salvation Army, St Vincent de Paul or similar organisations, and where the Council considers that there will not be an increase in the demand for public works or infrastructure as a result of the development which would warrant the payment of a Section 94A levy.

Those applicants which seek exemption from a levy under this Plan must provide a comprehensive submission to Council, which clearly demonstrates how the proposed development falls within one of the development types

defined above, prior to the Council determining whether such an exemption applies.

In considering any application for an exemption, Council will take into account:

- the extent to which the proposed development comprises or includes the provision, extension or augmentation of public amenities or public services that provide a public benefit, and/or
- whether the applicant is affected by any adverse financial circumstance which will impact on its ability to fund the payment of any levy which is imposed in accordance with this Plan.

1.9 What Does Section 94A of the Act Provide?

Section 94A of the EP&A Act provides as follows:

94A Fixed development consent levies

(1) A consent authority may impose, as a condition of development consent, a requirement that the applicant pay a levy of the percentage, authorised by a contributions plan, of the proposed cost of carrying out the development.

(2) A consent authority cannot impose as a condition of the same development consent a condition under this section as well as a condition under section 94.

(3) Money required to be paid by a condition imposed under this section is to be applied towards the provision, extension or augmentation of public amenities or public services (or towards recouping the cost of their provision, extension or augmentation). The application of the money is subject to any relevant provisions of the contributions plan.

(4) A condition imposed under this section is not invalid by reason only that there is no connection between the development the subject of the development consent and the object of expenditure of any money required to be paid by the condition.

1.10 Council May Require Payment of the Levy as a Condition of Development Consent

This Plan authorises the Council to impose a condition on a development consent requiring the applicant to pay to Council a levy calculated as per clause 1.11.

1.11 How will the levy be calculated?

The levy will be calculated as follows:

Proposed cost of the development	Levy (%)
\$100,000 or less	Nil
\$100,001 – \$200,000	0.5%
More than \$200,000	1.0 %

The Levy will be calculated as follows:

Levy payable = %C x \$C

Where:

%C is the levy rate applicable

\$C is the proposed cost of carrying out development as determined in accordance with clause 1.12

1.12 How is the Proposed Cost of Carrying out Development Determined?

Clause 25J of the EPA Regulation sets out how the proposed cost of carrying out development is to be determined.

That clause provides as follows:

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

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.”*

1.13 Cost Estimate Reports Must Accompany a Development Application or a Complying Development Certificate

A development application or a complying development certificate is to be accompanied by a report, prepared at the applicant's cost in accordance with this clause, setting out an estimate of the proposed cost of carrying out the development for the purposes of clause 25J of the EPA Regulation.

The following types of report are required:

- where the estimate of the proposed cost of carrying out the development is less than \$1,000,000 - a cost summary report in accordance with Appendix B; and
- where the estimate of the proposed cost of carrying out the development is \$1,000,000 or more – a detailed cost report in accordance with Appendix B.

1.14 Approved Persons for the Provision of Cost Estimate Reports

For the purpose of clause 25J(2) of the EPA Regulation, the following persons are approved by Council to provide an estimate of the proposed cost of carrying out development in the following circumstances:

- where the estimate of the proposed cost of carrying out the development is less than \$1,000,000 – a cost summary report in accordance with Appendix B; and
- where the estimate of the proposed cost of carrying out the development is \$1,000,000 or more – a detailed cost report in accordance with Appendix B.

Upon reviewing a cost summary report or detailed cost report, the Council may, at the applicant's cost, require a further estimate to be provided by a registered quantity surveyor.

1.15 Complying Development Certificates and the obligations of accredited certifiers?

Complying Development Certificates are also subject to the provisions of this plan, and the payment of a Section 94A contribution. The complying development certificate is to include a condition that requires the payment of a Section 94A contribution.

As the construction certificate is issued concurrently, payment is to be made to Council within 7 days of the date of the complying development certificate.

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 EPA Regulation. Failure to follow this procedure may render such a certificate invalid.

1.16 Can Deferred or Periodic Payments be Made?

The Council's policy is to allow deferred or periodic payment of monetary section 94A contributions subject to consideration of a written application made to the Council before the time for payment of the contribution occurs under this plan.

In deciding whether to allow deferred or periodic payment of a monetary section 94 contribution, Council will take into consideration the following matters:

The reasons provided by the applicant requesting a deferred or periodic payment;

- no prejudice will be caused to the community deriving benefit from the services being provided under this plan;
- whether allowing the deferred or periodic payment is likely to prevent the public facility being provided to meet the demands of development in a timely manner;
- whether the applicant has provided the Council with adequate security in relation to the deferred or periodic payment; and
- any other relevant circumstances of the case.

If the Council determines to allow the application, the arrangements relating to the deferred or periodic payment will not take effect until the applicant has entered into a written agreement with the Council reflecting the terms of the Council's approval.

The decision to agree to such a request will be at the complete discretion of Council.

If Council does decide to accept deferred or periodic payment, Council may require the applicant to provide a bank guarantee by a bank for the full amount of the contribution or the outstanding balance on condition that:

- Indexing will be calculated from the date the contribution was due until the date of payment;
- the bank 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 pays 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 work;
- 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 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; 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.

1.17 Are There Alternatives to Payment of the Levy?

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. The decision to accept such offers is at the sole discretion of the Council.

Council may accept such alternatives in the following circumstances:

a) Offer made to the Council as part of a development application

The applicant may include in the relevant development application or in an application for a modification under section 96 of the EP&A Act, an offer to carry out works or provide a material public benefit towards which the levy is to be applied. The Council will consider the offer as part of its assessment of the development application or as an application for a modification to a development approval under section 96 of the EP&A Act where a levy has been imposed pursuant to this plan. If the Council agrees to the arrangement and grants consent to the application, it will substitute a condition of consent under section 80A or section 96 of the EP&A Act (whichever is relevant) requiring the works to be carried out or the material public benefit to be provided for a condition requiring payment of a levy under section 94A.

In assessing the applicant's offer, the Council will have regard to any relevant requirements of the current Practice Note issued by the NSW Government (DIPNR 2005) and such other matters as the Council considers relevant in the circumstances of the case including, but not limited to:

- 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 the works are handed over to the Council without restriction of limitation; 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.

b) Offer to enter into a voluntary planning agreement

An applicant may offer to enter into a voluntary planning agreement with the Council under section 93F of the EP&A Act in connection with the making of a development application. This offer may include payment of money, dedication of land, the carrying out of works, or another material public benefit for public purposes. Those purposes need not relate to the impacts of the applicant's development nor to the items listed in Appendix A – Works Schedule

The applicant's provision under a planning agreement may be additional to or instead of paying a levy in accordance with a condition of development consent authorised by this plan. This will be a matter for negotiation with the Council. The offer to enter into the 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 the assessment of that application.

If the Council agrees to enter into the planning agreement, it may impose a condition of development consent under section 93I (3) of the EP&A 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 a levy.

Applicants should refer to the Council's Policy on Planning Agreements, which has been prepared having regard to the Practice Note on Planning Agreements (DIPNR 2005).

c) *Legal agreements pertaining to works in kind*

All offers, should they be accepted, to provide Works In Kind, or a material public benefit towards which the levy is to be applied, in lieu (in full or in part) of satisfying a condition of consent relating to payment of a Section 94A contribution will be subject to a legal agreement between Council and the applicant. All agreements will include, but not limited to, the following:

- The works to be undertaken;
- The timing of the works;
- The quality of the works;
- The costs of the works;
- the applicant's rights and responsibilities; and
- Council's rights and responsibilities.

1.18 How will the Council Apply Money Obtained from the Levy?

Money paid to the Council under a condition authorised by this plan is to be applied by the Council towards meeting the cost of the public facilities that will be or have been provided within the area as listed in Appendix A.

1.19 What are the Funding Priorities from Levies Authorised by this Plan?

Subject to section 93E(2) of the EP&A Act and clauses 18 and 20 of this plan, the public facilities listed in Appendix A are to be provided in accordance with the timing set out in that Schedule.

1.20 Pooling of Levies

For the purposes of section 93E(2) of the EP&A Act, this plan authorises money obtained from levies paid in respect of different developments to be pooled and applied by the Council progressively towards the public facilities listed in in accordance with the timing set out in the Works Schedule.

1.21 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 EP&A 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.

1.22 When is the Levy Payable?

A levy must be paid to Council at the time specified in the condition that imposes the levy. If no such time is specified, Council's policy is that the levy is to be paid prior to the issue of a construction certificate, or for development subject to a complying development certificate before any construction works commence on the site.

1.23 How will the Levy be Adjusted?

As the date of the consent may vary to the actual time of payment of the contribution, Clause 25(4) of the EPA Regulation allows council to adjust the contribution to reflect current between the date of the consent and the time of payment. Contributions required as a condition of consent under the provisions of this plan will be indexed quarterly in accordance with movements in the Consumer Price Index (All Groups Index) for Sydney issued by the Australian Bureau of Statistics.

The following formula for indexing contributions is to be used:

$$\text{Contribution at time of payment} = \$C \times (\text{CP2}/\text{CP1})$$

Where:

\$C is the original contribution as set out in the consent

CP1 is the Consumer Price Index (all groups index for Sydney) used in the proceeding indexation calculation

CP2 is the Consumer Price Index (all groups index for Sydney) at the time of indexation

1.24 Are refunds for payments of levies possible?

For a refund of levy payments to be considered, the applicant/landowner must:

Submit a written request to Council:

- As a part of the request, demonstrate that the development that is the subject of the consent has not been commenced
- Formally surrender the consent that applied the levy

In other circumstances considered reasonable by Council at its sole and unfettered discretion, where a formal request is made, part or full refunds may be provided.

1.25 Plan will be Subject to Periodic Review

Council is to undertake periodic reviews of the works included within Appendix A of this plan, including the maintenance of a record of completed works and the introduction of new services and facilities into the works schedule in place of those completed.

1.26 Ministerial Directions under Section 94E of the Act

Conditions authorised by this Plan are subject to any direction given by the Minister under section 94E of the EP&A Act. This Plan authorises the imposition of conditions in accordance with any such direction.

2. Expected Development and Demand for Public Facilities

This part broadly discusses the relationship between the expected types of development in the Council's area and the demand for additional public amenities and services to meet that development. That relationship is established through current demographic information.

The expected types of development are, but not limited to:

- Residential;
- Multi-dwellings development;
- Residential flat buildings;
- Dual occupancies;
- Alterations and additions;
- Aged care development;
- Mixed use development;
- Retail development located outside the CBD;
- Industrial development;
- Recreation and tourism related development;
- Subdivisions; and
- Changes of use.

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

1. The population projections undertaken by Council, as detailed in the Gunnedah Shire Council Section 94 Car Parking and Rural Roads Contribution Plan (2012) estimates the future population utilising low, medium and high growth scenarios. These scenarios are based on growth opportunities within the Shire. For full details please refer to the Gunnedah Shire Council Section 94 Car Parking and Rural Roads Contribution Plan (2012).

Table 1 Population Projections (Estimate)

Year	Low Scenario Population (No.)	Medium Scenario Population (No.)	High Scenario Population (No.)
1976	12658	12658	12658
1981	13173	13173	13173
1986	13426	13426	13426
1991	13331	13331	13331

1996	12,819	12,819	12,819
2001	11,846	11,846	11,846
2006	11,520	11,520	11,520
2011	12,066	12,066	12,066
2016	13,572	13,690	13,821
2021	14,060	14,306	14,581
2026	14,566	14,949	15,383
2031	15,091	15,622	16,229
2036	15,634	16,325	17,121
Increase from 2011 to 2036	3,568		

Source: ABS Census 2006 and 2011 Time Series Profile

2. The likely population growth will diminish the enjoyment and standard of public facilities for the existing population unless additional facilities are provided to meet the additional demand.
3. The likely growth will require the provision of additional public facilities to meet additional demands.

Council is committed to promoting sustainability across all areas of the community. Council defines this as delivering, social, cultural and environmental systems that operate in harmony for the benefit and wellbeing of all residents. The objective is to enable residents to enjoy a good quality of life in an active and vibrant community. Council's role in the provision of community and recreation facilities and civil infrastructure all contribute to the collective and individual wellbeing. Council aims to provide access and equity to all services and facilities for all members of the community.

The section 94A levy will enable Council to provide high quality and diverse public facilities to meet the expectations of the existing and new businesses and residents of Gunnedah. The additional public facilities to be provided to meet the expected future development are set out in Appendix A.

2.1 Rationale for Development Levy

There are a number of factors that have traditionally influenced the ability of Council to deliver community facilities in a manner that matches demand using a traditional Section 94 approach:

- difficulties defining and maintaining the nexus between who contributes toward the cost developing community facilities and who the users of the facilities are. The ability to apportion the costs of new community facilities strictly to new populations is increasingly difficult in regional LGAs such as Gunnedah. The users of community facilities are increasingly willing to travel to any part of Gunnedah to access community services, placing an undue burden on specific development to contribute toward their provision; and

- low apportionments under a traditional Section 94 model. The proportion of works funded by development contributions can only match the proportion of new population into this area. Accordingly, new populations moving into established areas cannot be expected to fund the entire cost of these upgraded or augmented facilities that are enjoyed by the entire community. Employing this approach again through a new development contributions plan will not enable Council to collect the funds required to deliver community facilities at a rate that matches demand.

These problems are overcome through the adoption of a levy of 1% of total development cost as the method of collection of development contribution under section 94A of the EP&A Act. Funds collected under this system are pooled in a single reserve and are used to fully fund the provision of new public facilities and services in locations where Council has identified demand, through the ongoing residential and non-residential growth. This demand has led to the inclusion of specific projects within the Schedule of Works of this Plan.

3. Definitions

In this plan unless the context or subject matter otherwise indicates or requires:

ABS means the Australian Bureau of Statistics,

Council means the Council of the Gunnedah Shire,

CPI means Consumer Price Index

development contributions means a development contribution required to be paid by a condition of development consent imposed pursuant to section 94 of the EP&A Act,

EP&A Act means *Environmental Planning and Assessment Act, 1979, as amended*

levy means a levy under s94A of the EP&A Act authorised by this plan,

Minister means the Minister administering the EP&A Act,

public facility means a public amenity or public service,

EPA Regulation means the *Environmental Planning and Assessment Regulation 2000*,

S94A plan and **contributions plan** mean a contributions plan made pursuant to section 94B of the EP&A Act,

total development cost means the cumulative cost of all factors listed in clause 25J of the Regulations and Part 1 of this plan.

Appendix A - Work Program

Appendix A - Works Program

Project		Location	Total Cost (\$)	Location on Map	Timing
Public Domain Strategy					
CBD Upgrade Program	Upgrade including paving improvements, street furniture and signage and associated costs.	Adjoin and adjacent Streets including Little Conadilly, Chandos Street	350,000	1	Short to Medium Term
Community Services Strategy					
Civic Centre Redevelopment	A multipurpose cultural and community facility at the Civic Centre	Chandos Street	6,310,000	2	Medium to Long Term
Gunnedah Memorial Pool	New swimming pool and associated works	Gunnedah Memorial Pool	8,000,000	3	Medium Term
Open Space Strategy					
Pocket Parks Improvement program	Complete upgrade including landscaping, paving and pathways, entrance treatments, lighting, fencing, playground and park furniture	Gunnedah LGA	450,000	5	Short to Long Term
Wolseley Park	Flood lighting	Wolseley Park	40,000	6	Short Term
Wolseley Park	Recreation facilities improvements including shade shelters	Wolseley Park	40,000	7	Medium to Long Term
Traffic and Transport					
Cycleway Improvement Program	Signage, lane marking, surface treatments, pedestrian crossing	Wandobah Road	250,000	8	Short to Medium Term

		New Street	140,000	9	Short to Medium Term
		Riverine (Urban Precinct)	200,000	10	Short to Medium Term
		Riverine (Stormwater Precinct)	320,000	11	Short to Medium Term
Pedestrian Mobility Improvement program	Upgrades including pedestrian thresholds, paving and pathways, lighting and signage	Gunnedah CBD	250,000	12	Short to Long Term
	Road shoulder upgrade	Conadilly Street	782,000	13	Short to Long Term
Roads Improvement Program	Resealing of Car parks – Main Pool Area, Kepreotis, Athol Gallen	Gunnedah LGA	50,000	14	Short to Medium Term
	Zanitotis Car Park Purchase	Gunnedah CBD	315,000	15	Short to Medium Term
	Kerb & guttering	Pearson Street/George Street (123m)	55,000	16	Short to Medium Term
	Kerb & guttering	South Street (45m)	20,000	17	Short to Medium Term
	Kerb & guttering	Carroll Street (110m)	40,000	18	Short to Medium Term
Inter-allotment/ Stormwater Drainage	George Street Stormwater Drainage	Blackjack Creek to Links Road	555,000	19	Short to Medium Term
	Stock Road Inter-allotment	Stock Road	130,000	20	Short

Plan Preparation and Administration					
Plan Preparation and Administration	Account for contribution receipts and expenditure		40,000	N/A	Short to Long Term
	Coordinate the implementation of contributions plans and works, including involvement in negotiating works in kind and material public benefit agreements.		40,000	N/A	Short to Long Term
Total			18,377,000		

Appendix B – Cost Summary Report

Appendix B - Cost Summary Report

Cost Report Summary

A cost summary report is required to be submitted to allow council to determine the contribution that will be required. The items and components of the following form should be used as a guide in determining the total cost of a development, for the purpose of determining the s94A levy that applies.

Sample Cost Summary Report

Cost Summary Report

[Development Cost no greater than \$1,000,000]

DEVELOPMENT APPLICATION No. _____ REFERENCE: _____

COMPLYING DEVELOPMENT CERTIFICATE APPLICATION NO. _____

CONSTRUCTION CERTIFICATE No. _____ DATE: _____

APPLICANT'S NAME: _____

APPLICANT'S ADDRESS: _____

DEVELOPMENT NAME: _____

DEVELOPMENT ADDRESS: _____

ANALYSIS OF DEVELOPMENT COSTS:

Demolition and alterations	\$	Hydraulic services	\$
Structure	\$	Mechanical services	\$
External walls, windows and doors	\$	Fire services	\$
Internal walls, screens and doors	\$	Lift services	\$
Wall finishes	\$	External works	\$
Floor finishes	\$	External services	\$
Ceiling finishes	\$	Other related work	\$
Fittings and equipment	\$	Sub-total	\$

Sub-total above carried forward	\$
Preliminaries and margin	\$
Sub-total	\$
Consultant Fees	\$
Other related development costs	\$
Sub-total	\$
Goods and Services Tax	\$
TOTAL DEVELOPMENT COST	\$

I certify that I have:

- ▶ inspected the plans the subject of the application for development consent or construction certificate.
- ▶ calculated the development costs in accordance with the definition of development costs in clause 25J of the *Environmental Planning and Assessment Regulation 2000* at current prices.
- ▶ included GST in the calculation of development cost.

Signed: _____

Name: _____

Position and Qualifications: _____

Date: _____

Sample Quantity Surveyors Report

Registered* Quantity Surveyor's Detailed Cost Report

[Development Cost in excess of \$[1,000,000]

*A member of the Australian Institute of Quantity Surveyors

DEVELOPMENT APPLICATION No. _____

REFERENCE: _____

CONSTRUCTION CERTIFICATE No. _____ DATE: _____

APPLICANT'S NAME: _____

APPLICANT'S ADDRESS: _____

DEVELOPMENT NAME: _____

DEVELOPMENT ADDRESS: _____

DEVELOPMENT DETAILS:

Gross Floor Area – Commercial	m ²	Gross Floor Area – Other	m ²
Gross Floor Area – Residential	m ²	Total Gross Floor Area	m ²
Gross Floor Area – Retail	m ²	Total Site Area	m ²
Gross Floor Area – Car Parking	m ²	Total Car Parking Spaces	
Total Development Cost	\$		
Total Construction Cost	\$		
Total GST	\$		

ESTIMATE DETAILS:

Professional Fees	\$	Excavation	\$
% of Development Cost	%	Cost per square metre of site area	\$/m
% of Construction Cost	%	Car Park	\$
Demolition and Site Preparation	\$	Cost per square metre of site area	\$/m ²
Cost per square metre of site area	\$/m ²	Cost per space	\$/space
Construction – Commercial	\$	Fit-out – Commercial	\$
Cost per square metre of site area	\$/m ²	Cost per m2 of commercial area	\$/m ²
Construction – Residential	\$	Fit-out – Residential	\$

Cost per square metre of residential area	\$ /m ²	Cost per m2 of residential area	\$ /m ²
Construction – Retail	\$	Fit-out – Retail	\$
Cost per square metre of retail area	\$ /m ²	Cost per m2 of retail area	\$ /m ²

I certify that I have:

- ▶ inspected the plans the subject of the application for development consent or construction certificate.
- ▶ prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.
- ▶ calculated the development costs in accordance with the definition of development costs in the S94A Development Contributions Plan of the Council of Gunnedah Shire at current prices.
- ▶ included GST in the calculation of development cost.
- ▶ measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1, Appendix A2.

Signed: _____

Name: _____

Position and Qualifications: _____

Date: _____

Appendix C – Land Subject to this Plan

Gwydir (A)

Narrabri (A)

Tamworth Regional (A)

Gunnedah (A)

Warrumbungle Shire (A)

Liverpool Plains (A)

Upper Hunter Shire (A)

Upper Hunter Shire (A)

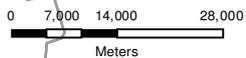
Legend

 Land to Which This Plan Applies

1:1,000,000 (at A4)

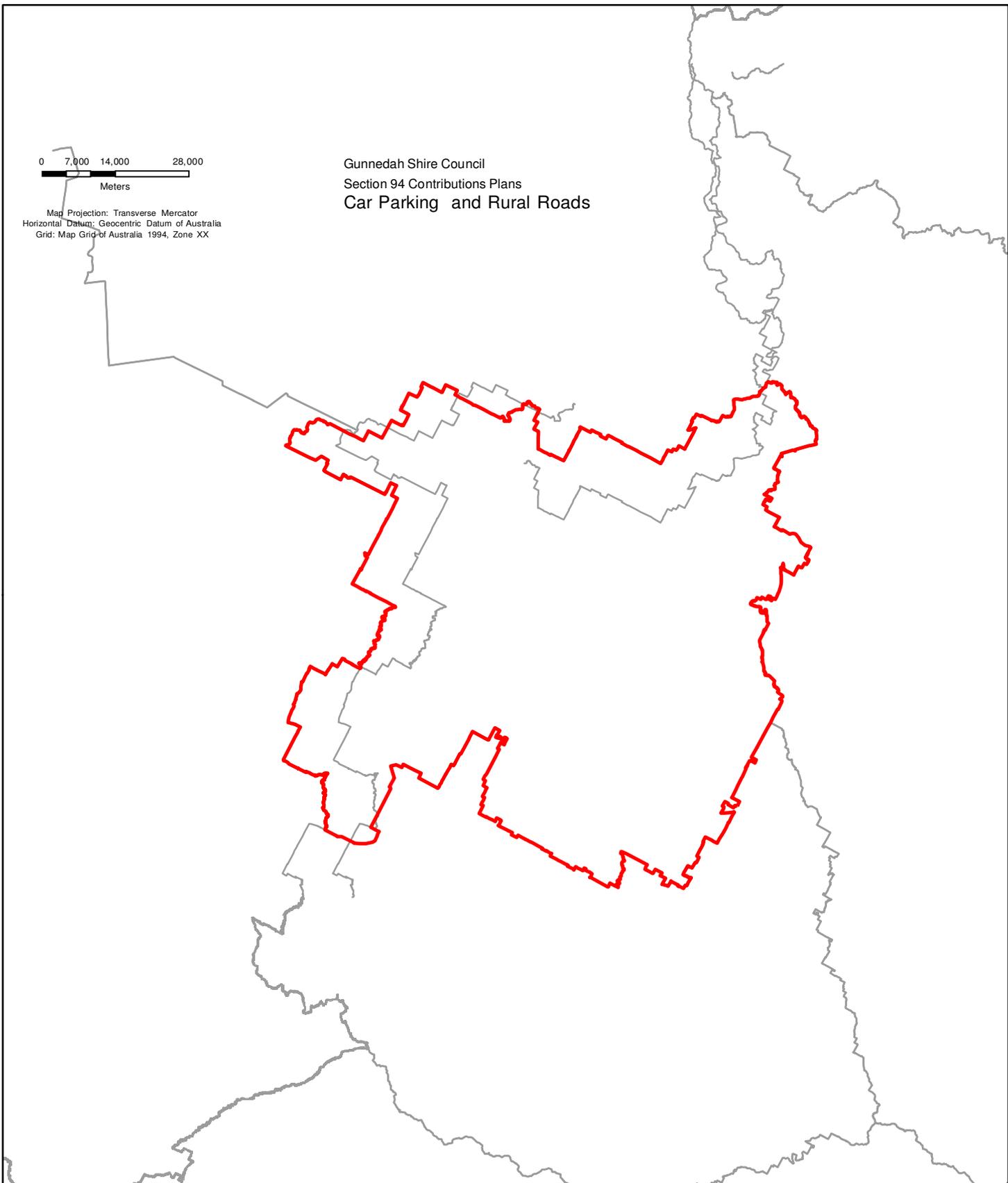
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Figure 1

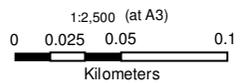
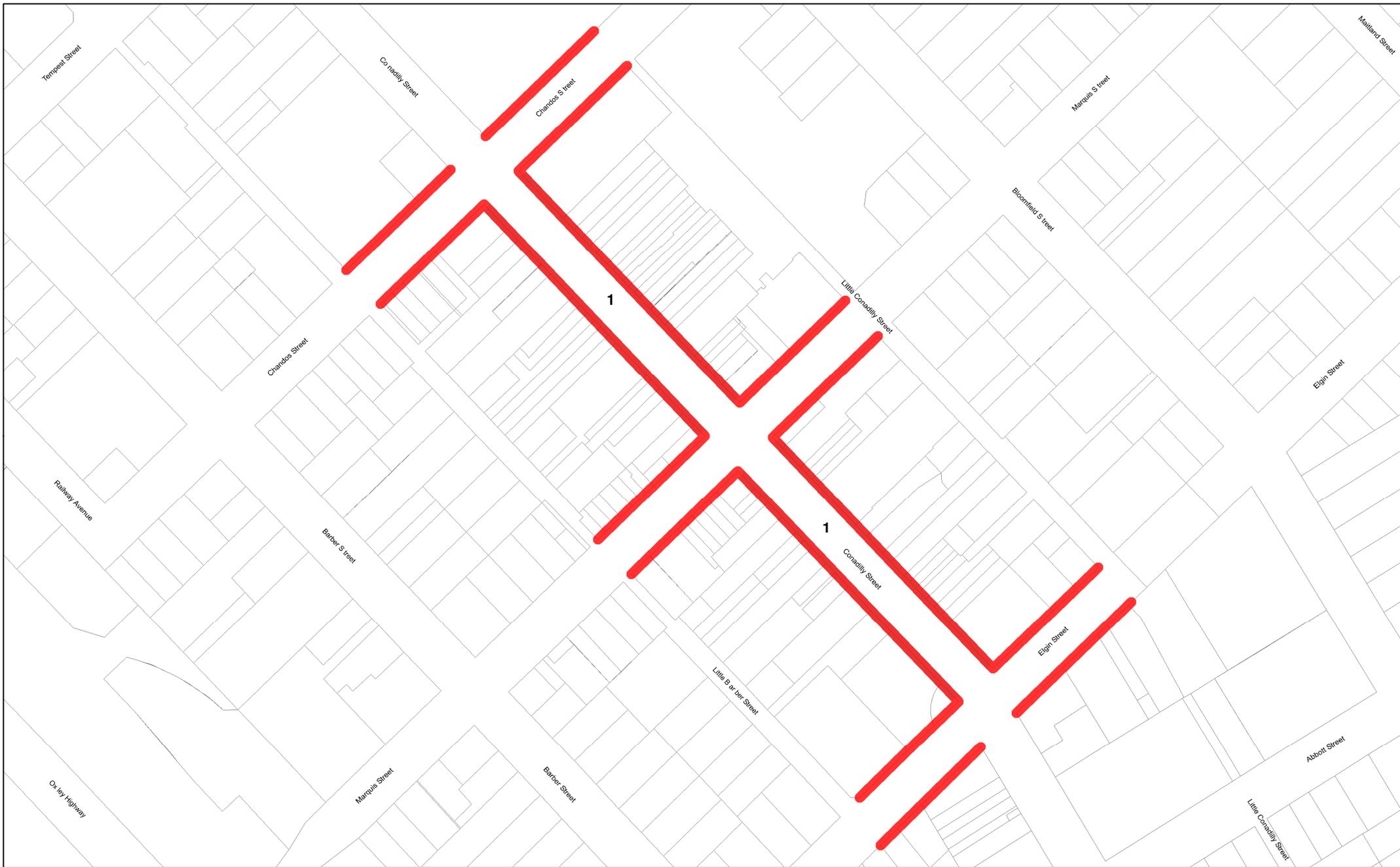


Map Projection: Transverse Mercator
Horizontal Datum: Geocentric Datum of Australia
Grid: Map Grid of Australia 1994, Zone XX

Gunnedah Shire Council
Section 94 Contributions Plans
Car Parking and Rural Roads



Appendix D – Location of Works



Map Projection: Transverse Mercator
 Horizontal Datum: Geocentric Datum of Australia 1994
 Grid: Map Grid of Australia, Zone 56

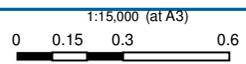


Gunnedah Shire Council
 Section 94a Contributions Plans

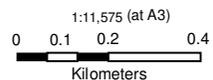
Job Number	22-16447
Revision	A
Date	December 2012

Public Domain Strategy Location of Works

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Open Space Strategy
Location of Works



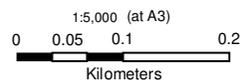
Map Projection: Transverse Mercator
 Horizontal Datum: Geocentric Datum of Australia 1994
 Grid: Map Grid of Australia, Zone 56



Gunnedah Shire Council
 Section 94a Contributions Plans

Job Number	22-16447
Revision	A
Date	December 2012

Cycleway Improvement Program Location of Works



Map Projection: Transverse Mercator
 Horizontal Datum: Geocentric Datum of Australia 1994
 Grid: Map Grid of Australia, Zone 56

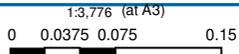


Gunnedah Shire Council
 Section 94a Contributions Plans

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Road Improvements Program Location of Works

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Kilometers



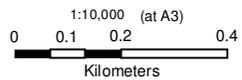
Map Projection: Transverse Mercator
Horizontal Datum: Geocentric Datum of Australia 1994



Gunnedah Shire Council Job Number 22-16447

Section 94a Contributions Plans Revision Date A December 2012

Roads Improvements Program
Location of Works



Map Projection: Transverse Mercator
 Horizontal Datum: Geocentric Datum of Australia 1994
 Grid: Map Grid of Australia, Zone 56



Gunnedah Shire Council
 Section 94a Contributions Plans

Job Number	22-16447
Revision	A
Date	December 2012

Inter-Allotment/Stormwater Drainage Location of Works

GHD

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Coffs Harbour NSW 2450

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Document Status

Rev No.	Author	Reviewer		Approved for Issue		
		Name	Signature	Name	Signature	Date
0	K.Burbidge	S.Lawer		S.Lawer		Dec 12