

Narrandera



Section 94A Development Contributions Plan

February 2014

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Part A Preamble

1.0 Expected development and demand for public facilities

Narrandera Shire's community profile prepared as part of the recent local study for the Narrandera comprehensive standard instrument LEP (Narrandera Local Environmental Plan 2013) indicated that Narrandera receives significant migration from surrounding areas. The Shire historically also receives an influx of itinerant workers at certain times of the year.

The Shire, particularly the Narrandera township, also experiences significant tourism visitation due to attractions such as Lake Talbot, and also derives constant passing trade and accommodation needs due to its location at the junction of the Newell and Sturt Highways.

The Council believes that unless additional facilities are provided and existing facilities maintained to high standards then existing residents will experience a decline in their satisfaction with the facilities. Quality facilities are also required to attract visitation and Shire tourism.

This contributions plan comprises a comprehensive review of current and proposed public facilities in each of the Shire's main settlements of Narrandera, Barellan and Grong Grong, Binya and the Kamarah locale. The plan reflects the public works and priorities set out in the land use and community studies accompanying the local environmental plan and the Council's Community Strategic Plan 2012-2030.

Part B Administration and operation of this Plan

2.0 What is the name of this Plan?

This Plan is the Narrandera Shire Council Section 94A Development Contributions Plan (*month*) 2014.

2.1 Application of this Plan

This Plan applies to all land within the local government area of Narrandera, but does not apply to the Land excluded from this Plan in the Pine Hill area of the Narrandera township (see Schedule 1).

This Plan applies to applications for development consent and applications for complying development certificates under Part 4 of the Environmental Planning and Assessment Act 1979 (the Act).

If a development application has been made but not finally determined before this Plan comes into effect, the application will be determined in accordance with this Plan.

2.2 Repeal of other contributions plans applying to the land

This plan repeals the Narrandera Shire Council Section 94A Development Contributions Plan dated July 2007.

2.3 When does this Plan commence?

This Plan was adopted by the Council on (*day*) (*month*) 2014 and commenced on (*day*) (*month*) 2014.

2.4 What are the purposes of this Plan?

The purposes of this contributions plan are:

- a) 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 Act.
- b) To assist the council to provide the appropriate public facilities which are required to maintain and enhance amenity and service delivery within the area.
- c) To publicly identify the purposes for which the levies are required.

2.5 Are there any exemptions to the development contribution?

This Plan does not impose development contributions in respect of development:

- a) For a dwelling house or alterations and additions to a dwelling house.
- b) For the sole purpose of (Building Code of Australia) Class 10 structures.
- c) For the purpose of disabled access.
- d) For the purpose of providing affordable housing (including part of a development).
- e) For the purpose of reducing a building's use of potable water (where supplied from water mains) or energy.
- f) For the sole purpose of the adaptive reuse of an item of environmental heritage.

- g) Internal alterations and additions to an industrial building.
- h) Where the proposed cost of carrying out the development is \$100,000 or less.

2.6 Pooling of development contributions

For the purposes of s93E(2) of the Act, this plan authorises contributions paid for different purposes to be pooled and applied by the Council progressively or otherwise towards the public facilities listed in Schedule 4, in accordance with the priorities set out in that Schedule.

2.7 Complying Development Certificates and the obligation of accredited certifiers

In accordance with the Environmental Planning and Assessment Regulation 2000 (the Regulation) a certifying authority must not issue a Complying Development Certificate unless it includes a condition that a development contribution required under this Plan is to be paid to the Council prior to commencement of work.

2.8 Construction Certificates and the obligation of accredited certifiers

In accordance with the Regulation 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 a development contribution under this Plan has been satisfied.

2.9 When is the development contribution payable?

A development contribution authorised by this Plan and required by a condition of a development consent (not including a Complying Development Certificate) must be paid to the Council at the time specified in the condition. If no time is specified, the contribution must be paid prior to the first certificate issued in respect of the development under Part 4A of the EP&A Act. This includes a Subdivision Certificate.

A development contribution authorised by this Plan and required by a condition of a Complying Development Certificate must be paid to the Council prior to the commencement of work, as required by the Regulation.

2.10 How will development contributions be calculated?

The development contribution will be calculated as follows:

Development contribution = A x B

Where:

- A**
- I. If the cost of works is \leq \$100,000 is 0 (zero)
 - II. If the cost of works is $>$ \$100,001 but \leq \$200,000 is 0.5% (half a percent)
 - III. If the cost of works is $>$ \$200,001 is 1% (one percent)
- B** is the cost of the development*

*The cost of the development is determined in accordance with clause 25J of the Regulation, which is included at Schedule 2 (as at the date of this Plan).

In the absence of errors, the development contribution amount will be calculated based on the cost of works information relied upon at the time of determination (see section 2.11 below).

2.11 Cost summary reports must accompany development applications or applications for complying development certificates

A development application or application for a complying development certificate must be accompanied by a Summary Cost Report (where the development cost is less than \$750,000) or Quantity Surveyors Report (where the development cost is more than \$750,000) that provides the cost of development in accordance with clause 25J of the Regulation.

This information is to be provided at the time of lodgement of the application.

Schedule 3 outlines the matters to address in the preparation of cost estimates.

2.12 How will the development contribution be adjusted?

The development contribution will be adjusted in accordance with the following.

Adjusted Development Contribution = A + B

Where:

A is the original development contribution required by the development consent.

B is the adjustment amount which is:

$\$A \times [\text{Current CPI} - \text{Base CPI}] / (\text{Base CPI})$

The Current CPI is the Sydney All Groups Consumer Price Index as published by the Australian Bureau of Statistics at the time of the review of the development contribution.

The Base CPI is the Sydney All Groups Consumer Price Index as published by the Australian Bureau of Statistics as at the date of commencement of this plan - (*month*) 2014.

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

Schedule 1 Land excluded from this Plan

This Plan applies to all land within the Narrandera local government area except that land shown in Figure 1.

Figure 1 Land excluded from this Plan

(map to be inserted)

Schedule 2 Clause 25J of the Environmental Planning and Assessment Regulation 2000

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,
 - (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.

Schedule 3 Forms for cost reports

Cost Summary Report (by a suitably qualified person)

[Development Cost less than \$750,000]

DEVELOPMENT APPLICATION No.
 REFERENCE:

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 EP&A Regulation 2000 at current prices
- Included GST in the calculation of development cost

Signed: _____

Name: _____

Position and Qualifications: _____

Date: _____

Registered* Quantity Surveyor's Detailed Cost Report

[Development Cost in excess of \$750,000]

*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	m2	Gross Floor Area – Other	m2
Gross Floor Area – Residential		Total Gross Floor Area	
Gross Floor Area – Retail		Total Site Area	
Gross Floor Area – Car Parking		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	\$ /m2
% of Construction Cost	%	% Car Park	
Demolition and Site Preparation	\$	Cost per square metre of site area	\$ /m2
Cost per square metre of site area	\$ /m2	Cost per space	/space
Construction – Commercial	\$	Fit-out – Commercial	\$
Cost per square metre of site area	\$ /m2	Cost per m2 of commercial area	\$ /m2
Construction – Residential	\$	Fit-out – Residential	
Cost per square metre of residential area	\$ /m2	Cost per m2 of residential area	\$ /m2
Construction – Retail	\$	Fit-out – Retail	\$
Cost per square metre of retail area	\$ /m2	Cost per m2 of retail area	\$ /m2

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 section 94A Development Contributions Plan of the council of the City of Wollongong 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: _____

Schedule 4.0 Detailed works and priority program – Narrandera township

Work	Estimated cost	Priority	Timeframe
Environment & tourism			
Rocky Waterhole bike track	\$25,000	Medium	2016
Lake Talbot escarpment main bike track and share path	\$25,000	Medium	2014
Lake Talbot escarpment shelter and BBQ facility	\$20,000	Medium	2021
Lake Talbot escarpment walking tracks	\$15,000	Medium	2015
Wiradjuri Memorial Wall improvement	\$10,000	High	2014
Public domain			
Town Centre CCTV	\$10,000	High	2018
Ururqi Friendship Gate	\$10,000	High	2014
Grade pedestrian rail crossing to North Narrandera park	\$30,000	Medium	2022
Construct pedestrian bridge over Main Channel to access Brewery Flats from East St	\$50,000	Low	2023
Recreation and park facilities			
Play equipment and shade cover for two park sites	\$30,000 each	Medium	2016
Lake Talbot Pool play equipment/shade	\$150,000	High	2016
Toilet block – Narrandera sportsground	\$80,000	Low	2020
Narrandera Park Oval fencing	\$50,000	Medium	2018
Narrandera Park skate park upgrade	\$40,000	High	2015
North Narrandera water tower park and playground	\$60,000	Low	2019

Schedule 4.1 Detailed works and priority program – Barellan

Work	Estimated cost	Priority	Timeframe
Public domain			
Burley Griffin Way public domain strategy	\$10,000	Medium	2018
Burley Griffin Way public domain upgrade	\$50,000	Low	2020
Recreation and park facilities			
Play equipment and shade cover for one park site	\$30,000	Medium	2017
Construct new change rooms at Sports Ground	\$50,000	Low	2015

Schedule 4.2 Detailed works and priority program – Grong Grong

Work	Estimated cost	Priority	Timeframe
Environment & tourism			
Grong Grong 'wild play' Newell Highway tourist stop	\$35,000	Low	2021
Public domain			
Grong Grong 'high street' public domain upgrade	\$30,000	Low	2020
Recreation and park facilities			
Sportsground toilet/shower/kiosk block	\$120,000	Medium	2022
Play equipment and shade cover for one park site	\$30,000	Medium	2016

Schedule 4.3 Detailed works and priority program – Kamarah locale

Work	Estimated cost	Priority	Timeframe
Recreation and park facilities			
Kamarah sportsground electricity	\$12,000	Low	2016
Kamarah sportsground toilets	\$15,000	Low	2018