

Greater Taree Section 94A Contributions Plan 2016

Prepared by



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1. Introduction and summary of levy rates

1.1 Overview of this plan

The Greater Taree area is likely to receive development in the future that impacts on the quality and standard of Local Infrastructure provided by Mid-Coast Council (**Council**). Local Infrastructure includes recreation facilities, roads, public car parks and community facilities.

Council wishes to promote economic development of the Greater Taree area, but also considers that it is important for new developments to make a reasonable contribution towards the provision of new and / or augmented Local Infrastructure to meet the demands of those developments.

Section 94A of the Environmental Planning and Assessment Act 1979 (**EP&A Act**) authorises a consent authority to grant consent to a proposed development subject to a condition requiring the applicant pay a levy of the percentage of the proposed cost of carrying out the development (that is, a section 94A levy).

Money required to be paid by a condition imposed under section 94A is to be applied towards the provision, extension or augmentation of Local Infrastructure (or towards recouping the cost of their provision, extension or augmentation).

Where the consent authority is a council or an accredited certifier, a Local Infrastructure contribution may be imposed on a development only if it is of a kind allowed by and determined in accordance with a contributions plan, such as this plan.

This plan generally authorises the Council or an accredited certifier to impose conditions on development consents or complying development certificates requiring payment of section 94A levies for developments:

- Not otherwise subject to a section 94 contributions plan adopted by the Council, and
- With a proposed cost of carrying out the development in excess of \$200,000.

Other types of development may be subject to other contributions plans adopted, or voluntary planning agreements entered into, by the Council. The reader should consult the Council about whether their development is subject to a development contribution.

This plan operates in conjunction with the Council's section 94 contributions plan. The funds collected from developments paying a levy under this plan will be applied to help meet the balance of the cost of a schedule of works that will not be met by section 94 contributions.

This plan has been prepared in accordance with the EP&A Act and Environmental Planning and Assessment Regulation 2000 (**EP&A Regulation**); and having regard to the latest Practice Notes issued by the NSW Department of Planning and Environment.

This plan includes the following:

- Location maps of the Local Infrastructure items supported by a works schedule setting out an estimate of their cost and staging.
- The relationship between the expected development in the Greater Taree area and the Local Infrastructure included in this plan.
- The section 94A levy rates that will apply to particular types of development in the area.
- The administrative and accounting arrangements applying to levies that are required by and collected under this plan.

1.2 Summary of contribution rates

Table 1 Monetary contribution rates for development

Development type	Levy rate
Development that is not subject to a section 94 contribution under any other contributions plan adopted by the Council under the EP&A Act, and the proposed cost of carrying out the development is:	
(a) up to and equal to \$200,000	Nil
(b) more than \$200,000	1% of the development cost

Note: Where development is deficient of parking in the Taree CBD, the development will be subject to either Council's *Greater Taree Section 94 Contributions Plan 2016* or the *Greater Taree Section 94A Contributions Plan 2016*, whichever contribution payable is greater.

For the sake of clarity:

- Industrial, commercial, tourist and visitor accommodation and all other non residential developments costing more than \$200,000 are subject to this plan, except for:
 - (a) certain extractive industries which are subject to Council's section 94 contributions plan.
 - (b) development that results in an increase in the existing gross floor area on the site of 5 percent or less.
- None of the developments listed in **Section 2.7** are subject to this plan.

1.3 Calculating a contribution under this plan

Subject to **Section 2.7** of this plan (i.e. exempted development), section 94A levies shall apply to development with a proposed cost of development of \$200,000 or more that is not otherwise subject to a section 94 contribution under any other contributions plan adopted by the Council.

The total section 94A levy for any individual development is determined by applying the applicable levy rate in **Table 1** to the proposed cost of carrying out the development, that is:

$$\text{Levy (\$)} = \%C \times \$C$$

Where:

%C is the contribution percentage rate applicable (refer to **Table 1**)

\$C is the proposed cost of carrying out the development

2. Administration and operation of this plan

2.1 Definitions used in this plan

Words and phrases used in this plan generally have the same meaning as the terms defined in Greater Taree Local Environmental Plan 2010 or the EP&A Act, except as provided for below.

In this plan, the following words and phrases have the following meanings:

Consent Authority has the same meaning as in the EP&A Act but also includes an accredited certifier responsible for issuing a complying development certificate.

Cost Summary Report means a report prepared by a suitably qualified person that sets out the proposed cost of carrying out of development as defined in clause 25J of the EP&A Regulation.

Council means Mid-Coast Council.

EP&A Act means the Environmental Planning and Assessment Act 1979.

EP&A Regulation means the Environmental Planning and Assessment Regulation 2000.

Greater Taree area means that land shown in **Figure 1** of this plan.

LGA means local government area.

Local Infrastructure means public amenities and public services that are traditionally the responsibility of local government, excluding water supply or sewerage services.

Social Housing Provider has the same meaning as in State Environmental Planning Policy (Affordable Rental Housing) 2009.

2.2 Name of this plan

This plan is called the Greater Taree Section 94A Contributions Plan 2016.

2.3 Purposes of this plan

The primary purpose of the plan is to authorise:

- The Council, when granting consent to an application for development to which this plan applies, or
- An accredited certifier, when issuing a complying development certificate for development to which this plan applies,

to impose a condition or requirement for a section 94A levy for:

- The provision, extension or augmentation of Local Infrastructure to be provided by Council, and
- The recoupment of the previous costs incurred by Council in providing existing Local Infrastructure.

Other purposes of the plan are:

- To update and replace Council's previous section 94A contributions plan.

- To provide the framework for the efficient and equitable determination, collection and management of section 94A levies by Council.
- To ensure that certain development that is not otherwise levied a nexus-based 'section 94' contribution makes some contribution towards the provision of Local Infrastructure in the local area.
- To reduce the burden on the existing community on having to provide Local Infrastructure needed at least partly by new development.
- To describe the Local Infrastructure that will be provided by Council using the contributions collected under this plan.

2.4 Commencement of this plan

This plan commenced on the date on which public notice of its adoption by Council appeared in a local newspaper or the effective date advised on the public notice.

2.5 Land to which this plan applies

This plan applies to all land within the Greater Taree area as shown in **Figure 1**. This area correlates to the former Greater Taree LGA that existed immediately prior to the amalgamation of Greater Taree, Great Lakes and Gloucester Shire Councils to form Mid-Coast Council on 12 May 2016.

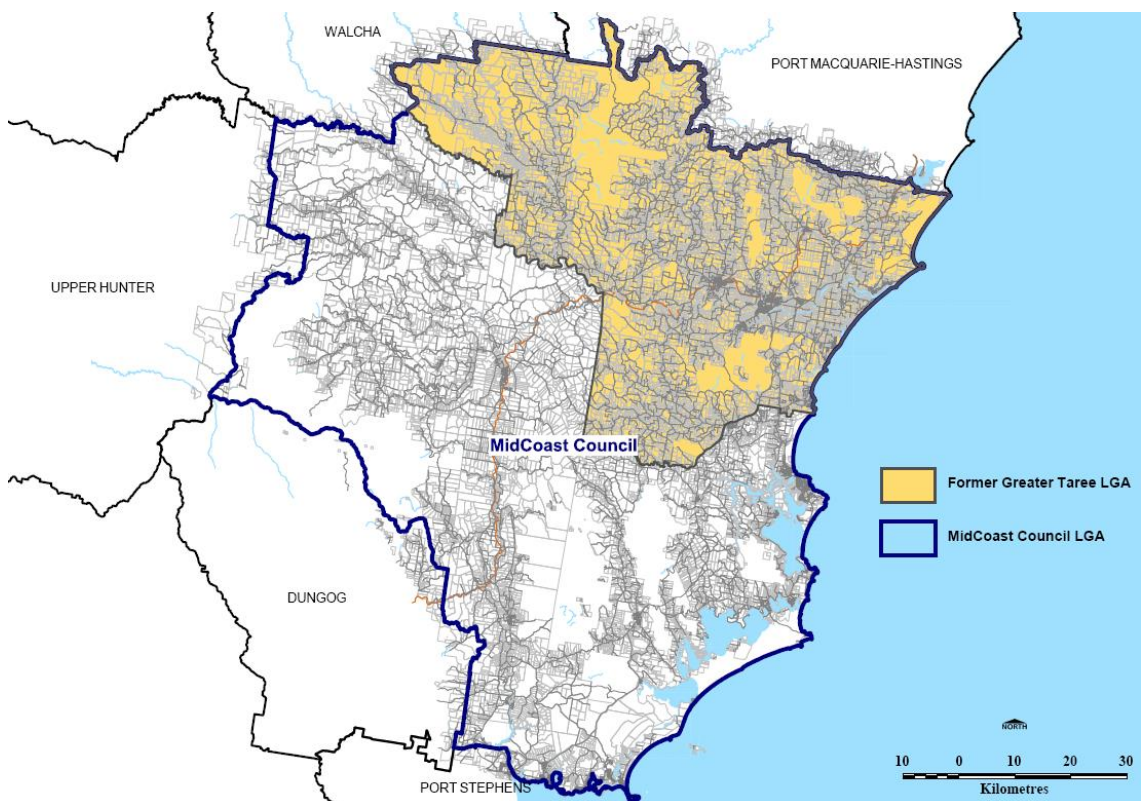


Figure 1 Land to which this plan applies

2.6 Development to which this plan applies

Except as provided for by **Section 2.7**, this plan applies to the types of development listed in column 1 of **Table 1** of this plan.

2.7 Development exempted from contributions under this plan

This plan does not apply to the following types of developments:

- Development proposed by or on behalf of the Council.
- Development for the purpose of affordable housing or housing provided by a Social Housing Provider¹.
- Residential development involving alterations or additions to, or the replacement of, an existing or approved dwelling.
- Non residential development that, if carried out, would result in an increase in the existing gross floor area on the site of 5 percent or less.
- Development for the sole purpose of the subdivision of land.
- Development exempted from section 94A levies by way of a direction made by the Minister for Planning under section 94E of the EP&A Act.

2.8 Relationship to other contributions plans

This plan does not affect the operation of any other contributions plan adopted by the Council and that is in force.

This plan operates in conjunction with the Council's section 94 contributions plan. The funds collected from developments paying a levy under this plan will be applied to help meet the balance of the cost of a schedule of works that will not be met by section 94 contributions.

2.9 Section 94A levy may be required as a condition of development consent

This plan authorises the Council or an accredited certifier, when determining an application for development or an application for a complying development certificate, and subject to other provisions of this plan, to impose a condition on that development requiring a levy under section 94A of the EP&A Act on that approval for:

- The provision, extension or augmentation of Local Infrastructure to be provided by Council, and / or
- The recoupment of the previous costs incurred by Council in providing existing Local Infrastructure.

In the case of a development application, the requirement shall be effected by way of the Consent Authority imposing a condition on the development consent.

In the case of a complying development certificate requirement shall be effected by the accredited certifier imposing a condition on the certificate and ensuring that the correct levy is paid to Council prior to the commencement of work. Accredited certifiers should also refer to **Section 2.12** of this plan as to their obligations in assessing and determining applications.

¹ If the development has a mix of uses, only the affordable housing/social housing component will be excluded.

2.10 Planning agreements

Nothing in this plan prevents the Council and a developer from entering into a planning agreement that:

- Requires the developer to make monetary contributions, undertake works or provide material public benefits for Local Infrastructure identified in this plan, and / or
- Excludes the operation of section 94A of the EP&A Act to the development.

2.11 Determining the proposed cost of carrying out development

Section 94A levies are calculated as a percentage of the cost of development.

Clause 25J of the EP&A Regulation sets out how the proposed cost of carrying out development is determined.

An extract of this clause as it existed at the time this plan was made, is shown below:

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.

2.11.1 Cost Summary Report must accompany development application

A development application or application for a complying development certificate shall be accompanied by a Cost Summary Report, prepared at the applicant's cost, setting out an estimate of the proposed cost of carrying out the development.

The Cost Summary Report shall be in accordance with **Appendix A**.

Council will validate all Cost Summary Reports before they are accepted using a standard costing guide or other generally accepted costing method. Should the costing as assessed by Council be considered inaccurate, Council may, at its sole discretion and at the applicant's cost, engage a person referred to in clause 2.11.2 to review a Cost Summary Report submitted by an applicant.

2.11.2 Who may provide a Cost Summary Report?

The following persons are approved by the Council to provide an estimate of the proposed cost of carrying out development:

- Where the applicant's initial estimate of the proposed cost of carrying out the development is less than \$1,000,000 – any building industry professional, or
- Where the applicant's initial estimate of the proposed cost of carrying out the development is \$1,000,000 or more – a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors.

2.12 Obligations of accredited certifiers

2.12.1 Complying development certificates

This Plan requires that, in relation to an application being made to an accredited certifier for a complying development certificate the accredited certifier must:

- If a complying development certificate is issued, impose a condition on that certificate requiring a levy, if such a levy is authorised by this plan
- Determine the amount of the levy that must be imposed is in accordance with this Section
- Ensure that the terms of the condition be in accordance with this Section.

Procedure for determining the levy amount

1. Ensure that the development is not subject to a section 94 contribution under any other section 94 contributions plan adopted by the Council and that remains in force.
2. Determine the section 94A levy in accordance with the Cost Summary Report prepared by or on behalf of the applicant under **Section 2.11.2** of this plan; the levy rates included in **Table 1** of this plan; and taking into account any exempt development specified in **Section 2.7**.

Terms of a section 94A condition

The terms of the condition required by this Section are as follows:

Contribution

The developer must make a monetary contribution to Greater Taree City Council in the amount of \$ [insert amount] for the purposes of the Greater Taree Section 94A Contributions Plan 2016.

Indexation

The monetary contribution is based on a proposed cost of carrying out the development of \$ [insert amount]. This cost (and consequently the monetary contribution) must be indexed between the date of this certificate and the date of payment in accordance with the following formula:

$$\text{Indexed development cost (\$)} = \frac{\$Co \times \text{Current CPI}}{\text{Base CPI}}$$

Where:

\$Co is the original development cost estimate assessed at the time of the issue of the complying development certificate

Current CPI is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics at the quarter immediately prior to the date of payment

Base CPI is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics at the quarter ending immediately prior to the date of imposition of the condition requiring payment of a contribution

Time for payment

The contribution must be paid prior to any work authorised by this complying development certificate commences, as required by clause 136L of the Environmental Planning and Assessment Regulation 2000. Deferred payments of contributions will not be accepted.

Works in kind agreement

This condition does not need to be complied with to the extent specified, if a works in kind agreement is entered into between the developer and the Council.

2.12.2 Construction Certificates

It is the responsibility of an accredited certifier issuing a construction certificate for building work to ensure that each condition requiring the payment of a monetary contribution under this contributions plan has been complied with.

The accredited certifier must ensure that the applicant provides a receipt (or receipts) confirming that contributions 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 EP&A Regulation. Failure to follow this procedure may render such a certificate invalid and expose the certifier to legal action.

The only exceptions to the requirement are where a work in kind, material public benefit, dedication of land and/or a deferred payment arrangement has been agreed to by the Council. In such cases, the Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

2.13 Indexation of levies

Pursuant to Clause 25J(4) of the EP&A Regulation, the proposed cost of carrying out development is to be indexed to reflect quarterly variations in the Consumer Price Index (All Groups Index) for Sydney between the date the proposed cost was determined by Council and the date the levy is required to be paid.

The proposed cost of carrying out a development the subject of a condition of development consent imposed in accordance with this plan will be indexed between the date on which consent was granted and the date on which the contribution is paid in accordance with the as published by the Australian Bureau of Statistics.

The formula governing indexation of the proposed cost of carrying out development is as follows:

$$\text{Indexed development cost (\$)} = \frac{\$Co \times \text{Current CPI}}{\text{Base CPI}}$$

Where:

\$Co is the original development cost estimate assessed by Council or the accredited certifier at the time of determination of the development application or the issue of the complying development certificate

Current CPI is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics at the quarter immediately prior to the date of payment

Base CPI is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics at the quarter ending immediately prior to the date of imposition of the condition requiring payment of a contribution

2.14 Timing of payment of monetary contributions

A monetary contribution required to be paid by a condition imposed in accordance with this plan is to be paid at the time specified in the condition.

Generally, the condition will provide for payment as follows:

- For development where a construction certificate is required, the contribution must be paid prior to the release of the construction certificate.
- For works authorised under a complying development certificate, the contributions are to be paid prior to any work authorised by the certificate commences, as required by clause 136L of the EP&A Regulation.

2.15 Policy on deferred or periodic payments

Council may accept the deferred or periodic payment of a monetary contribution required under this plan if the applicant, or any other person entitled to act upon the relevant consent, makes a written request and can satisfy the Council of non-compliance with the payment provisions. Council must be satisfied that:

- There are valid reasons for the deferral or periodic payment
- The granting of the request will not adversely impact on the administration, operation or cash flows of the plan
- The granting of the request will not jeopardise the timely provision of works or land identified within the plan
- The proposed arrangement remains consistent with the purpose of the plan.

The decision to accept a deferred or periodic payment of a monetary contribution is at the sole discretion of Council. Any deferral will generally be limited to a period of no more than 24 months.

Where Council allows a deferral of contributions, an appropriate bank guarantee shall be secured for the amount of contributions to be deferred. The conditions under which the Council may accept deferred settlement by way of lodgement of a bank guarantee are that:

- The bank guarantee be by an Australian bank for the amount of the total contribution, or the amount of the outstanding contribution, plus an amount equal to thirteen (13) months interest
- The bank unconditionally pays the guaranteed sum to the Council if the Council so demands in writing not earlier than twelve (12) months from the provision of the guarantee or completion of the work whichever occurs first
- 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 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.

Any deferred or outstanding component of the monetary contribution will be adjusted in accordance with **Section 2.13** of this plan.

The applicant will be required to pay any charges associated with establishing or operating the bank guarantee. Council will not cancel the bank guarantee until the outstanding contribution as indexed and any accrued charges are paid.

2.16 Pooling of monetary contributions

Monetary contributions paid for different purposes in accordance with the conditions of development consents authorised by this plan and any other contributions plan approved by the Council from time to time (whether or not such a plan is in force) are to be pooled and applied progressively for those purposes.

The priorities for the expenditure of pooled monetary contributions under this plan are the priorities for works as set out in the **Section 4** of this plan.

2.17 Accountability and access to information

Accounting records will be maintained for section 94A levies imposed and collected under this plan. They will contain details concerning monetary contributions received and expended, including interest.

The records are held at Council and may be inspected upon request.

In accordance, with the EP&A Act and EP&A Regulation a contributions register will be maintained by Council and may be inspected upon request.

2.18 Savings and transitional arrangements

This Plan applies to both:

- A development application or application for a complying development certificate submitted on or after the date on which this plan took effect, and
- A development application or application for a complying development certificate submitted, but not yet determined, on or before the date on which this plan took effect.

3. Local Infrastructure demands

Section 94 levies are requirements imposed on the developers of land. They are monetary contributions imposed on developments to meet the extra demand on Local Infrastructure resulting from new development.

Council has designed its development contributions system (including this plan) in a way that responds to the locations, types, and scale of expected development in the Greater Taree area in the future, and the particular impacts those developments will likely have on Local Infrastructure.

Council has prepared another contributions plan – a section 94 contributions plan - that addresses the infrastructure impacts of certain developments that include:

- Residential accommodation development that results in a net increase in the number of dwellings
- Non-residential development in the Taree CBD area that results in a deficiency of on-site car parking
- Heavy haulage development.

This section 94A contributions plan addresses the infrastructure impacts of all other development anticipated to occur in the Greater Taree area that has a development costs in excess of \$200,000.

The reason for this dual approach is that the demand for infrastructure generated by some types of development (or the nexus between the development and the infrastructure upgrades) is more easily quantified. In such cases, it is appropriate to impose a nexus-based or section 94 contribution on such development.

In other cases, the likely type, scale and location of development is more difficult to determine, and a flat rate development levy such as a section 94A levy is more appropriate.

The Greater Taree area is a predominantly rural area, with some residential, industrial and commercial land use. It encompasses a total land area of 3,752 square kilometres, of which a large proportion is State Forest and National Park, including beaches, coastline, waterways and mountains. Much of the rural area is used for timber getting and agriculture, with dairy and beef production being the main agricultural pursuits.²

The Greater Taree area has two main townships with many small villages and localities. The largest town is Taree, followed by Wingham, with other major population centres being Old Bar, Harrington and Hallidays Point. New development is likely to be focused on these areas, as well as the Brimbin New Town located north-east of Taree which has been rezoned to permit development including residential and employment.³

These expected developments, and the retail, commercial and employment-related developments that will service the growing population, will increase the demand for public amenities and services in the local area. This plan is to allow Council to receive monetary contributions for the Local Infrastructure upgrades that will be required to meet those demands.

² Profile.id (undated), Greater Taree City Community Profile 2011, <http://profile.id.com.au/greater-taree>, accessed on 21 October 2015

³ *ibid.*

4. Works program

The following pages include:

- A Local Infrastructure works schedule containing costs and staging details
- Maps showing the location of the Local Infrastructure items that will be provided using contributions received from developers under this plan.

Ref	Item	Location	Description	Works cost	Land acquisition cost	Total land and works cost	Priority	Staging/timing
GT1	Harrington foreshore shared pathway	Bowling Club to park (first house)	400m x 2.6m wide concrete shared pathway includes raised boardwalk	\$ 400,000	\$ -	\$ 400,000	Medium	2026-31
GT2	Harrington foreshore shared pathway	Breakwall to first house on Beach Street	300m x 2.6m wide concrete shared pathway	\$ 150,000	\$ -	\$ 150,000	High	2016-21
GT4	Crowdy Head cycleway	Harrington Big 4 Caravan Park to Crowdy Head Harbour via old tram line	Off road shared pathway - 3m wide and 6km long	\$ 2,300,000	\$ -	\$ 2,300,000	Low	After 2031
GT5	Wingham Road upgrade	Cedar Party Creek bridge and Combined Street / Wynter Street intersection	Two lane concrete bridge on same alignment adjacent to existing bridge and with improved flood proofing.	\$ 5,000,000	\$ -	\$ 5,000,000	High	2016-21
GT6	Taree CBD car parking	Between art gallery and Connell Place car park	Purchase of land and extension of Connell Place car park across church grounds to connect with the upgraded art gallery car park.	\$ 200,000	\$ 750,000	\$ 950,000	Low	2026-31
GT7	Traffic upgrades - Taree CBD	Manning Street and Albert Street intersection	Traffic lights at intersection	\$ 950,000	\$ -	\$ 950,000	Medium	2021-26
GT8	Traffic upgrades - Taree CBD	Commerce Street and High Street intersection	Traffic lights at intersection	\$ 1,150,000	\$ -	\$ 1,150,000	Low	2026-31
GT9	Taree Recreation Ground	Keith Coleman Drive off Manning River Drive, Taree	Stadium	\$ 7,000,000	\$ -	\$ 7,000,000	Low	After 2031
GT10	Wingham Sporting Complex expansion	Coglan Avenue, Wingham	Expansion and upgrade will include change rooms and amenity buildings.	\$ 3,000,000	\$ -	\$ 3,000,000	Low	After 2031
GT11	Manning Regional Art Gallery	Macquarie Street, Taree	Expansion of the carpark and provision of an art market space.	\$ 304,000	\$ -	\$ 304,000	High	2016-21
GT12	Taree Recreation Ground	Keith Coleman Drive off Manning River Drive, Taree	Grandstand with overhanging roof	\$ 2,000,000	\$ -	\$ 2,000,000	Low	After 2031

Ref	Item	Location	Description	Works cost	Land acquisition cost	Total land and works cost	Priority	Staging/timing
GT17	Intersection lighting	Various The Lakes Way Talabah Close intersection(F) Bluedell Place intersection(F) Tallwood Drive intersection(F) Chelmsbrook Drive Intersection(F) Red Oak Road Intersection(F) Spicers Road Intersection (F) Blackhead Road Federation Drive Intersection(F) Old Bar Road Malcolms Road intersection(M) Crows Nest Road Intersection(F) Pampoolah Road intersection(M) Half Chain Road intersection(F) Metz Road intersection(F) Berady Lane intersection(F) Wingham Road Kolodong Road(East) intersection(M) Youngs Road intersection(F) Harrington Road Christies Lane intersection(F) Industrial Road intersection(F) Longworths Road intersection(F)	Installation of street lighting at intersections along major roads. Flag light(F) at minor intersections and Major intersection lighting(M) in accordance with Australian standards.	\$ 600,000	\$ -	\$ 600,000	Medium	When funds are available
GT20	Taree Park	Macquarie, Albert, Florence and Wynter	Installation of flood lighting	\$ 350,000	\$ -	\$ 350,000	Medium	2021-26
GT22	Manning Entertainment Centre cultural precinct	Manning River Drive	Upgrading the Manning Entertainment Centre to ensure that the centre can accommodate larger conferences /events, act as a multi-purpose facility and accommodate the future growth of the LGA. It will provide a bigger cultural space for subsidiary groups of the Manning Entertainment Centre.	\$ 2,500,000	\$ -	\$ 2,500,000	Medium	2026-31



Appendix A

Cost Summary Report

COST SUMMARY REPORT

DEVELOPMENT APPLICATION / COMPLYING
DEVELOPMENT CERTIFICATE NO.

APPLICANT'S NAME:

APPLICANT'S ADDRESS:

LOCATION OF PROPOSED DEVELOPMENT:

ANALYSIS OF DEVELOPMENT COSTS:

Demolition and excavation	\$
Decontamination and remediation	\$
Site preparation	\$
Building construction	\$
Hydraulic, mechanical or fire services	\$
External works and services	\$
Sub-total carried forward	\$
Preliminaries and margin	\$
Sub-total	\$
Consultant fees	\$
Other related development costs	\$
Sub-total	\$
Good and Services Tax	\$
TOTAL PROPOSED COST OF DEVELOPMENT	\$

I CERTIFY THAT I HAVE:

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

Signed: _____

Name: _____

Position and Qualifications: _____

Date: _____