



# **Guyra Shire Council**

## **Section 94A Development Contributions Plan 2006**



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# Part A

## Executive Summary

This section 94A development contributions plan is called the *Guyra Section 94A Development Contributions Plan 2006*.

The plan has been prepared with the purpose of satisfying the requirements of Part 4, Division 6 of the Act and Part 4 of the accompanying Regulation, and the NSW Department of Planning's *Development Contributions Practice Notes*, and to enable the Council to impose, as a condition of development consent and complying development certificates, a requirement that the applicant pay to the Council a levy determined in accordance with the plan. The levy is set at 1% for different types of development, as set out in Part B of the plan.

The plan is designed to be a stand-alone contributions plan, and to repeal the existing Guyra Section 94 Contributions Plan 1996.

Levies paid to Council will be applied towards meeting the cost of provision or augmentation of new public facilities. Schedule 1 shows detail of the new public facilities which will be provided by the Council, including the cost of these works, staging and priorities for expenditure. Maps showing the specific public facilities proposed to be provided by the Council are included in Part G.



# Part B

## Administration and Operation

### 2.1 WHAT ARE SECTION 94A DEVELOPMENT CONTRIBUTIONS

Section 94A of the Environmental Planning and Assessment Act 1979 provides as follows:

#### Section 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, authorized 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.

### 2.2 WHAT IS THE NAME OF THIS PLAN?

This plan is called the *Guyra Section 94A Development Contributions Plan 2006*. It will hereafter be referred to as “the plan”.

### 2.3 WHEN DOES THE PLAN COMMENCE?

The plan has been prepared pursuant to the provision of Part 4, Division 6 of the Environmental Planning and Assessment Act 1979 and Part 4 of the Environmental Planning and Assessment Regulation 2000, and takes effect from 1 September 2006. Development applications determined on or after this date will be subject to the provisions of the plan.



## 2.4 WHAT IS THE PURPOSE OF THE PLAN?

The plan has been prepared pursuant to the provisions of Part 4, Division 6 of the Act and Part 4 of the accompanying Regulation, and the NSW Department of Planning's *Development Contributions Practice Notes*. The purposes of the plan are:

- To authorise and require a certifying authority (the Council or an accredited certifier) to impose, as a condition of development consent and complying development certificates, a requirement that the applicant pay to the Council a levy determined in accordance with the plan;
- To assist the Council to provide the appropriate public facilities which are required to maintain and enhance amenity and service delivery within the area;
- To publicly identify the purposes for which the levies are required.
- To provide the framework for the efficient and equitable determination, collection and management of development contributions toward the provision of public amenities and services;
- To govern the proper financial management and accountability for the expenditure of development contributions paid to the Council under a condition authorised by the plan;
- To enable Council to recoup funds which it has spent on the provision of amenities and services in preparation for or to facilitate new development; and
- To ensure Council's management of development contributions complies with relevant legislation and guidelines, and achieves best practice in plan format and management.

## 2.5 TO WHAT AREAS DOES THE PLAN APPLY?

The plan applies to all land within the Guyra Shire Council local government area.

## 2.6 TO WHAT DEVELOPMENT DOES THE PLAN APPLY?

The plan applies to all applications for development consent and complying development certificates required to be made by or under Part 4 of the Act in respect of development on land to which the plan applies, with the exception of development for the purpose of modification and/or additions to dwellings, or any development ancillary to a dwelling (i.e. swimming pools, garages, sheds etc).



## 2.7 WHAT IS THE PLAN'S RELATIONSHIP TO OTHER PLANS?

The plan repeals the existing *Guyra Section 94 Contributions Plan 1996*.

## 2.8 HOW DOES THE PLAN OPERATE?

In determining a development application, the Council may impose a condition requiring the applicant to pay to the Council a levy of 1% of the proposed cost of carrying out the development, provided that Council does not also impose on the consent a condition pursuant to section 94 of the Act. The levy is set at 1% for the different types of development subject to the provisions of the plan.

The plan also requires a certifying authority (the Council or an accredited certifier) to issue a complying development certificate in respect of development to which this plan applies subject to a condition requiring the applicant to pay to the Council a levy of 1% of the proposed cost of carrying out the development.

## 2.9 HOW IS THE PROPOSED COST OF CARRYING OUT DEVELOPMENT DETERMINED?

### 2.9.1 Cost estimate reports are required

A development application or an application for a complying development certificate must be accompanied by a 'Cost Estimate 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 as follows:

- Where the estimate of the proposed cost of carrying out the development is less than \$500,000; a cost summary report must be prepared in accordance with Schedule 2; or
- Where the estimate of the proposed cost of carrying out the development is \$500,000 or more; a detailed cost report must be prepared in accordance with Schedule 3.

To avoid doubt, the estimated of the proposed cost of carrying out the work is to be determined in accordance with Clause 25J of the Regulation, as set out in Section 2.9.3. A Statutory Declaration is to be submitted with either report declaring that it contains a true and accurate cost of the proposed development.

### 2.9.2 Who may prepare a cost estimate report?

For the purposes of Clause 25J of the Regulation, the plan authorises the following persons to prepare a report of the estimated cost of carrying out development:

- Where the estimate of the proposed cost of carrying out the development is less than \$500,000; a person who, in the opinion of the Council, is suitably qualified to provide a cost estimate report.



- Where the estimate of the proposed cost of carrying out the development is \$500,000 or more; a quantity surveyor who is registered with the Australian Institute of Quantity Surveyors.

Without limitation to the above, upon review of the cost estimate submitted in accordance with this clause, the Council reserves the right to request a further cost estimate to be provided by an independent registered quantity surveyor at the applicant's cost.

### 2.9.3 Clause 25J of the Environmental Planning and Assessment Regulation 2000

Clause 25J of the Regulation (determination of proposed cost of development) sets out how the proposed cost of carrying development is to be determined, and provides as follows:

- (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:
  - 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 an incidental to demolition, excavation and site preparation, decontamination or remediation.
  - 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.
  - 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:
  - The cost of the land on which the development is to be carried out,
  - The costs of any repairs to any building or works on the land that are to be retained in connection with the development,
  - The costs associated with marketing or financing the development (including interest on any loans),
  - The costs associated with legal work carried out or to be carried out in connection with the development,
  - Project management costs associated with the development,



- The cost of building insurance in respect of the development,
- 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),
- The costs of commercial stock inventory,
- Any taxes, levies or charges (other than GST) paid or payable in connection with the development by or under any law.

#### 2.10 ARE THERE ANY EXEMPTIONS TO THE LEVY?

Council may consider requests to exempt developments, or components of developments from the levy, or reduce the levy to a lesser amount. For such requests to be considered, they must be in the form of a comprehensive written submission arguing the case for exemption or reduction, and must satisfy the Council that there are valid reasons for the exemption or reduction. The decision to accept a request to exempt developments from the levy or reduce the levy is at the absolute discretion of the Council.

#### 2.11 WHEN IS THE LEVY PAYABLE?

A levy required to be paid as a condition of development consent must be paid as follows:

- Development applications involving subdivision - prior to the release of any construction certificate related to site works or the release of the subdivision plan, whichever occurs first;
- Development applications involving building work - prior to the release of the construction certificate; and
- Development applications involving both subdivision and building work (e.g. integrated housing developments) - prior to the release of the construction certificate or the release of the subdivision plan, whichever occurs first.
- Development applications where no building approval is required - prior to commencement of use in accordance with the conditions of consent.

If no time is specified, the levy must be paid prior to the first certificate issued in respect of the development under Part 4A of the Act.

From time to time, Council considers requests to defer payments of contributions. Council's policy on deferred payments is detailed in Section 2.14.

Where any self-certification or the like is undertaken the consent shall not operate unless and until the levy required by the consent under this contributions plan is paid to Council.



## 2.12 HOW WILL THE LEVY BE ADJUSTED?

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

The proposed cost of carrying out development will be adjusted at the time of payment in accordance with the following formula:

$$\text{IDC} = \text{ODC} \times \text{CPI 2/CPI 1}$$

Where: IDC = the indexed development cost

ODC = the original development cost accepted or estimated by the Council;

CPI 2 = the Consumer Price Index: All Groups Index for Sydney (as currently available from the Australian Bureau of Statistics at the time of payment); and

CPI 1 = the Consumer Price index: All Groups Index for Sydney which applied at the date the original development cost was estimated or accepted by the Council.

**Note:** Where CPI 2 is less than CPI 1, the indexed development cost will not be less than the original development cost estimated or accepted by the Council.

## 2.13 WHAT ARE THE OBLIGATIONS OF ACCREDITED CERTIFIERS?

In accordance with section 94EC of the Act and clause 146 of 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 levy has been satisfied.

In particular, the 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 Regulation. Failure to follow this procedure may render such a certificate invalid.

The only exception to this requirement is where an alternative payment arrangement has been agreed by the Council. In such cases, Council will issue a letter confirming that an alternative payment arrangement has been agreed with the applicant.



## 2.14 CAN DEFERRED OR PERIODIC PAYMENTS BE MADE?

Council may accept the deferred or periodic payment of a levy 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 that:

- There are valid reasons for the deferral or periodic payment; and
- The granting of the request will not adversely impact on the administration, operation or cash flows of the plan; and
- The granting of the request will not jeopardise the timely provision of works or land identified within the plan; and
- 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 12 months.

Where Council allows a deferral of contributions or levies 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 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; and
- 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 2.12.

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.



## 2.15 HOW WILL THE COUNCIL APPLY THE MONEY OBTAINED FROM THE LEVY?

Levies paid to the Council as a condition of development consent will be applied towards meeting the cost of provision or augmentation of public facilities. Schedule 1 shows detail of the public facilities which will be provided by Council, including the cost of these works, staging and priorities for expenditure. The locations of the specific public facilities to be provided by the Council are shown on the maps included in Part G. Subject to section 93E(2) of the Act and Section 2.16 of the plan, the public facilities in Schedule 1 are to be provided in accordance with the staging set out in that schedule.

## 2.16 POOLING OF CONTRIBUTIONS?

The Council is satisfied that the pooling and progressive application of contributions funds to the works priorities identified in Schedule 1 will not unreasonably prejudice the carrying into effect, within a reasonable time, of the purposes for which the money was originally paid.

Pursuant to Section 93E(2) of the Act and clause 27 of the Regulation, the plan expressly authorises the levies paid for different purposes to be pooled and applied progressively to the works priorities identified in Schedule 1 of the plan.

## 2.17 FINANCIAL AND PUBLIC ACCOUNTABILITY?

The Council is required to comply with a range of financial accountability and public access to information requirements in relation to section 94 contributions. These are addressed in Division 5 and 6 of Part 4 of the Regulation and include:

- Maintenance of, and public access to, a contributions register;
- Maintenance of, and public access to, accounting records for contributions received and spent;
- Annual financial reporting of contributions; and
- Public access to contributions plans and supporting documents.

## 2.18 ARE THERE ALTERNATIVES TO THE PAYMENT OF THE LEVY?

In determining a development application, the Council may impose a condition requiring the payment of the levy. The normal method of payment of the levy is by way of a monetary contribution; however, if an applicant seeks to make a contribution toward the provision of public facilities other than payment of a monetary contribution, the Council may accept the following:

- A material public benefit or works in kind; or
- A voluntary planning agreement.



### 2.18.1 Material public benefit and works in kind

Council may allow applicants to make a contribution by way of works in kind contributions for works that are identified in the plan's works schedule or by way of a material public benefit for works that are not identified in this plan's works schedule, in lieu of part or all of a levy required under the plan. Material public benefits and works in kind are not works required by any other conditions of consent.

The acceptance of material public benefit or works in kind may be offered as part of a development application, or following the granting of development consent. The decision to accept a works in kind or material public benefit in lieu of payment of a section 94A levy is at the sole discretion of Council.

An offer to provide works in kind or material public benefit is to be made to the Council in writing, preferably in the relevant development application and following extensive liaison with the Council. The offer should clearly state:

- What material public benefit or works in kind is proposed;
- The value of the material public benefit or works in kind, as assessed by a registered quantity surveyor or other appropriate professional;
- The timing of provision of the material public benefit or works in kind;
- What section 94A monetary contributions the works in kind or material public benefit is proposed to offset; and
- If the work has not been identified under the plan (that is, a material public benefit), why it is of an equivalent or greater benefit to the community compared to what has been identified under the plan.
- In determining whether to accept a works in kind or material public benefit in lieu of a levy, Council will have regard to any relevant requirements of the current Practice Note issued by the Department of Planning and any other matters as the Council considers relevant in the circumstances of the case.

Where the value of the works in kind or other material public benefit is over \$150,000, Council may require that the works be the subject of a public tender in order for the Council to comply with the *Local Government Act 1993*.

- If the Council agrees to a works in kind or material public benefit arrangement prior to issue of development consent, the Council may substitute a condition of consent under section 80A of the Act requiring the works in kind or material public benefit to be carried out for a condition requiring the payment of a levy.
- If the works in kind or material public benefit is negotiated following issue of development consent, the applicant may make an application under section 96 of the Act to modify the consent by substituting the condition requiring the payment of a levy with a condition requiring the provision of a works in kind or material public benefit toward the public purpose.



### 2.18.2 Voluntary Planning Agreement

Section 93F of the Act allows for the negotiation of voluntary planning agreements between councils, developers, and/or other planning authorities. Under the planning agreement the applicant may offer to dedicate land free of cost, pay a monetary contribution, provide a material public benefit, or any combination, to be used for or applied toward a public purpose. The Council may also seek to negotiate planning agreements with relevant parties in relation to major or 'one-off' developments that involve a single land owner.

The public purposes are defined in the Act as (without limitation):

- The provision of (or the recoupment of the cost of providing) public amenities or public services;
- The provision of (or the recoupment of the cost of providing) affordable housing;
- The provision of (or the recoupment of the cost of providing) transport or other infrastructure relating to land;
- The funding of recurrent expenditure relating to the provision of public amenities or public services, affordable housing or transport or other infrastructure;
- The monitoring of the planning impacts of development; and
- The conservation or enhancement of the natural environment.

Those purposes may not necessarily relate to the demand of the applicant's development, or the items listed in Schedule 1. The applicant's provision of land free of cost, monetary contribution, or material public benefit may or may not be in addition to a section 94A levy. If the planning authority does not intend to apply the contributions plan, the planning agreement should specifically exclude its application.

A planning agreement negotiated and made under this section shall be subject to any provisions of or Ministerial directions made under the Act or *Environmental Planning and Assessment Act Regulation 2000* relating to planning agreements.

### 2.19 WHAT DEFINITIONS APPLY?

"ABS" means the Australian Bureau of Statistics.

"Act" means the Environmental Planning and Assessment Act 1979.

"Applicant" means the person, company or organisation submitting a development application.

"Contribution" means the dedication of land, the making of a monetary contribution or the provision of a material public benefit, as referred to in Section 94 of the Environmental Planning and Assessment Act.

"Council" means the Guyra Shire Council.



**"Development Contributions Plan"** means a contributions plan referred to in Part 4, Division 6 of the Environmental Planning and Assessment Act.

**"Levy"** means a levy under section 94A of the Act, authorised by the plan.

**"LGA"** means local government area.

**"Material public benefit"** means something provided by an applicant, other than the dedication of land or the payment of a monetary contribution, which does not relate to an item appearing in the works schedule of a contributions plan.

**"Recoupment"** means the payment of a monetary contribution to the Council to offset the cost (plus any interest) which the Council has already incurred in providing public facilities in anticipation of development.

**"Regulation"** means the Environmental Planning and Assessment Regulation 2000.

**"Works in kind"** means the undertaking of a work or provision of a facility by an applicant which is already nominated in the works schedule of a contributions plan.



# Part C

## Expected types of Development

### 3.1 TO WHAT TYPES OF DEVELOPMENT DOES THIS PLAN APPLY?

The expected type of development to which the plan applies is residential in the form of residential land subdivision, detached dwellings and medium density development, and industrial, commercial and retail development, as listed (but not limited to) below:

- Detached dwellings
- Villas, townhouses
- Flats, units or apartments
- Dual occupancies
- Other dwellings
- Seniors Living dwellings
- Subdivisions
- Mixed use development
- Commercial and Retail development
- Industrial development
- Change of use
- Demand for public facilities

### 3.2 DEMAND FOR PUBLIC FACILITIES

This part of the plan broadly identifies the relationship between the expected types of development in the Shire and the demand for public facilities identified in the plan. This information is based on current demographic information, and an assessment of recent development application data, including residential, commercial, industrial and other employment generating development in the LGA.

ABS data shows that the Guyra Shire experienced low or static population growth during the 1991 - 2001 period. However, the Council considers the growth and development of the district as being instrumental in determining the future direction of the Shire and ensuring the prosperity of the Council and the community. The Council has been actively attracting more people, businesses and industries to the area.



This has resulted in recent high demand for residential allotments, a corresponding high level of dwelling and subdivision applications, and new retail, commercial and industrial development either establishing in or relocating to the area. Council expects this growth to continue, and is jointly funding a regional environmental plan with aims including the identification of suitable locations for the sustainable expansion of residential and rural residential areas, and employment generating development.

Guyra Shire Council is committed to enhancing the well being of the community through the provision of an efficient and effective range of local government works, services and facilities that fulfill the needs and expectations of the community. Council has developed a five year management plan to provide a program of works and services to improve the facilities available to residents and visitors, and to meet the demand of new development.

The likely population growth and new retail, commercial and industrial development in the area will diminish the enjoyment and standard of public facilities for the existing population unless additional or upgraded facilities are provided to meet the additional demand. Thus the likely population growth and new development will require the provision of additional public facilities.



# Part D

## Schedule 1 - Works Schedules

The following work schedules give details of the specific public facilities proposed to be provided by the Council, together with an estimate of their cost and staging. To provide a strategy for the implementation of public facilities levied for in the plan, the staging is expressed as a threshold in years. Council's ability to forward fund these facilities is very limited, so their provision is dependant on the collection of sufficient funds and availability of funds from other sources.

### 4.1 COMMUNITY FACILITIES

Item No.	Project Description	Estimate	Threshold (Years)
1	Library Resources - purchase of new bookstock	\$21,000	2
2	Upgrading Library Computer and office equipment	\$3,000	2
3	Community Hall - Reabilitate hall & install new equipment	\$10,000	2
4	Library Resources - purchase of new bookstock	\$21,000	3
5	Upgrading Library Computer and office equipment	\$3,000	3
6	Library Resources - purchase of new bookstock	\$21,000	4
7	Upgrading Library Computer and office equipment	\$3,000	4
8	Construct new library	\$1,000,000	5
		\$82,000	

### 4.2 OPEN SPACE AND RECREATION

Item No.	Project Description	Estimate	Threshold (Years)
9	Fence small swimming pool to improve safety (completed)	\$4,000	0
10	Replace swimming pool filtration system to increase capacity (completed)	\$70,000	0
11	Upgrade Rotary Park (inc. tables, chairs, BBQ, playground, seating and signage)	\$200,000	2
12	Provide cover to small pool	\$80,000	3



#### 4.3 LOCAL ROADS - RESHEETING

Item No.	Project Description	Estimate	Threshold (Years)
13	Schumans Rd, Jones Rd, Moredum Dams Rd, Junction Rd and Hilton Rd	\$173,750	3
14	Briabrook Rd, Brushy Cr Rd, Essington Rd and Westbrook Rd	\$173,750	4
Total Estimated Cost		\$347,500	

#### 4.4 LOCAL ROADS - REHABILITATION

Item No.	Project Description	Estimate	Threshold (Years)
15	New Valley Rd from Tingha to Green Valley Farm	\$330,000	3
16	Tom's Gully Rd from Black Mtn Rd to Shire Boundary	\$230,400	3
17	Moredun Rd from Ben Lomond	\$96,000	3
18	Lagoon Rd from Sandon St to end of bitumen	\$273,000	4
19	Moredun Rd from Guyra Road towards Whites Rd	\$160,000	5
20	Old Mill Rd (entire length)	\$210,000	5
Total Estimated Cost		\$1,299,400	

#### 4.5 LOCAL ROADS - BRIDGE REPLACEMENT

Item No.	Project Description	Estimate	Threshold (Years)
21	Dettmans	\$210,000	1
22	Walkers	\$185,000	2
23	Pinkett Rd	\$240,000	3
24	Tenterden	\$200,000	4
25	Lagoon Rd, Boorolong ck	\$60,000	5
26	Old Armidale Rd, Laura Ck	\$160,000	5
27	Mount Mitchell, Mitchell river	\$85,000	5
28	Streeters Rd, Mann River	\$34,000	5
29	Kookabookra Rd	\$55,000	5
30	Wongwibinda Rd	\$30,000	5
Total Estimated Cost		\$1,259,000	



#### 4.6 LOCAL ROADS - URBAN IMPROVEMENT

Item No.	Project Description	Estimate	Threshold (Years)
31	Bradley Street Upgrade	\$160,000	4
32	Ollera Street Beautification	\$450,000	5
Total Estimated Cost		\$610,000	

#### 4.7 TOWN DRAINAGE

Item No.	Project Description	Estimate	Threshold (Years)
33	Ryanda Street (east) - construct table drain and new inlet	\$5,800	1
34	White Street (west) - construct table drain and stormwater pipes	\$6,150	1
35	White Street (west) - reshape existing table drain, replace pipes with table drain	\$2,400	1
36	O'Donnell Avenue - construct detention basin and overland flow path	\$12,325	1
37	Wirruna Street - construct new pipes and pits	\$24,125	1
38	O'Donnell Avenue - upgrade existing pits	\$4,000	2
39	White Street - upgrade existing pipes	\$48,000	2
40	Sole Street - upgrade existing pipes and construct overland flow path	\$65,150	3
41	White Street (east) - construct new pipes and pits	\$118,100	4
42	Youman Street - upgrade existing pipes	\$76,900	5
Total Estimated Cost		\$362,950	



# Part E

## Schedule 2 - Cost Summary Report

[On next page]





## Section 94A Cost Summary Report

[For proposed cost of development less than \$500,000]

### APPLICANT DETAILS

Name (or Company):

Postal Address:

Phone No. (Daytime):

Postcode:

Mobile:

### APPLICATION DETAILS

Development Application No.

Construction Certificate No.

Complying Development Application No.

Date

Development Address:

Lot (s):

Section:

DP:

### DESCRIPTION OF PROPOSED DEVELOPMENT

### ANALYSIS OF DEVELOPMENT COSTS

Demolition and site preparation	\$	Fittings and equipment	\$
Excavation	\$	Hydraulic services	\$
Decontamination or remediation	\$	Mechanical services	\$
Structure	\$	Fire Services	\$
External wall, windows and doors	\$	Lift services	\$
Internal walls, screens and doors	\$	External works	\$
Wall finishes	\$	External services	\$
Floor finishes	\$	Other related work	\$
Ceiling finishes	\$	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 hereby certify that I have:

- Inspected the plans the subject of the application for development consent.
- Calculated the proposed cost of carrying out the development in accordance with clause 25J of the Environmental Planning and Assessment Regulation 2000 at current prices.
- Included the GST in the estimate of the proposed cost of carrying out the development.

Signed:

Date:

Name:

Position and Qualifications:



# Statutory Declaration

"I, (Full Name) \_\_\_\_\_

Of (Address) \_\_\_\_\_ Post Code: \_\_\_\_\_

(Occupation) \_\_\_\_\_ in the State of New South Wales, do solemnly

and sincerely declare that the attached Section 94A Cost Summary Report is a true and accurate estimate of the proposed cost of the development as described below:

## APPLICATION DETAILS

Development Application No: \_\_\_\_\_ Construction Certificate No: \_\_\_\_\_

Complying Development Application No: \_\_\_\_\_ Date: \_\_\_\_\_

Development Address: \_\_\_\_\_

Lot(s): \_\_\_\_\_ Section: \_\_\_\_\_ DP: \_\_\_\_\_

## DESCRIPTION OF PROPOSED DEVELOPMENT

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the *Oaths Act, 1900*.

Declared at \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_ 200 \_\_\_\_\_

Before me:

Declarant (Signature) \_\_\_\_\_

This must only be signed in the presence of the JP)

\_\_\_\_\_  
(Signature of JP)

\_\_\_\_\_  
(Print Full Name of JP)

\_\_\_\_\_  
(NSW Registration Number)

### Penalties for False Statutory Declarations

The *Oaths Amendment Act 1996* provides that if a Statutory Declaration is made to gain material benefit and the offence is dealt with by indictment the penalty is up to 7 years imprisonment. If dealt with summarily then the penalty is up to 2 years imprisonment and/or a fine of 100 penalty units (\$11,000). If the offence is swearing a false declaration that does not involve material benefit, the penalty is up to 12 months imprisonment and/or a fine of 50 penalty units (\$5,500).



# Section F

## Schedule 3 - Detailed Cost Report

[On next page]



## Section 94A Detailed Cost Report

Registered\* Quantity Surveyor's Detailed Cost Report

[For proposed cost of development of \$500,000 or more]

\* A member of the Australian Institute of Quantity Surveyors

### APPLICANT DETAILS

Name (or Company):

Postal Address:

Phone No. (Daytime):

Postcode:

Mobile:

### APPLICATION DETAILS

Development Application No.

Construction Certificate No.

Complying Development Application No.

Date

Development Address:

Lot (s):

Section:

DP:

### DESCRIPTION OF PROPOSED DEVELOPMENT

### DEVELOPMENT DETAILS

Site area	m <sup>2</sup>	Gross Floor Area - Car Parking	m <sup>2</sup>
Gross Floor Area - Commercial	m <sup>2</sup>	Gross Floor Area - Other	m <sup>2</sup>
Gross Floor Area - Retail	m <sup>2</sup>	Total Gross Floor Area	m <sup>2</sup>
Gross Floor Area - Industrial	m <sup>2</sup>	Total number of car parking spaces	
Gross Floor Area - Residential	m <sup>2</sup>		

### ESTIMATE DETAILS

Demolition and site preparation	\$	Cost / m <sup>2</sup> of site area	\$
Excavation	\$	Cost / m <sup>2</sup> of site area	\$
Decontamination or remediation	\$	Cost / m <sup>2</sup> of site area	\$
Construction - Retail	\$	Cost / m <sup>2</sup> of gross floor area	\$
Construction - Commercial	\$	Cost / m <sup>2</sup> of gross floor area	\$
Construction - Industrial	\$	Cost / m <sup>2</sup> of gross floor area	\$
Construction - Residential	\$	Cost / m <sup>2</sup> of gross floor area	\$
Car Park	\$	Cost per space	\$
Fit out - Retail	\$	Cost / m <sup>2</sup> of retail area	\$
Fit out - Commercial	\$	Cost / m <sup>2</sup> of commercial area	\$
Fit out - Industrial	\$	Cost / m <sup>2</sup> of industrial area	\$
Fit out - Residential	\$	Cost / m <sup>2</sup> of residential area	\$
Professional Fees	\$	% of Construction Cost	%
<b>Total Construction Cost</b>	\$		
Other related development costs	\$		
<b>Sub - total</b>	\$		
Goods and Services Tax	\$		
<b>TOTAL DEVELOPMENT COST</b>	\$		

I hereby 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 proposed cost of carrying out the development in accordance with clause 25J of the Environmental Planning and Assessment Regulation 2000 at current prices.
- Included the GST in the estimate of the proposed cost of carrying out the development.
- Measured gross floor area in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Vol. 1, App. 2.

Signed:

Date:

Name:

Position:

AIQS Membership grade and ID No.

CPD Certificate No.



# Statutory Declaration

"I, (Full Name) \_\_\_\_\_

Of (Address) \_\_\_\_\_ Post Code: \_\_\_\_\_

(Occupation) \_\_\_\_\_ in the State of New South Wales, do solemnly

and sincerely declare that the attached Section 94A Detailed Cost Report is a true and accurate estimate of the proposed cost of the development as described below:

## APPLICATION DETAILS

Development Application No: \_\_\_\_\_ Construction Certificate No: \_\_\_\_\_

Complying Development Application No: \_\_\_\_\_ Date: \_\_\_\_\_

Development Address: \_\_\_\_\_

Lot(s): \_\_\_\_\_ Section: \_\_\_\_\_ DP: \_\_\_\_\_

## DESCRIPTION OF PROPOSED DEVELOPMENT

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the *Oaths Act, 1900*.

Declared at \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_ 200 \_\_\_\_\_

Before me:

\_\_\_\_\_  
Declarant (Signature)

This must only be signed in the presence of the JP)

\_\_\_\_\_  
(Signature of JP)

\_\_\_\_\_  
(Print Full Name of JP)

\_\_\_\_\_  
(NSW Registration Number)

### Penalties for False Statutory Declarations

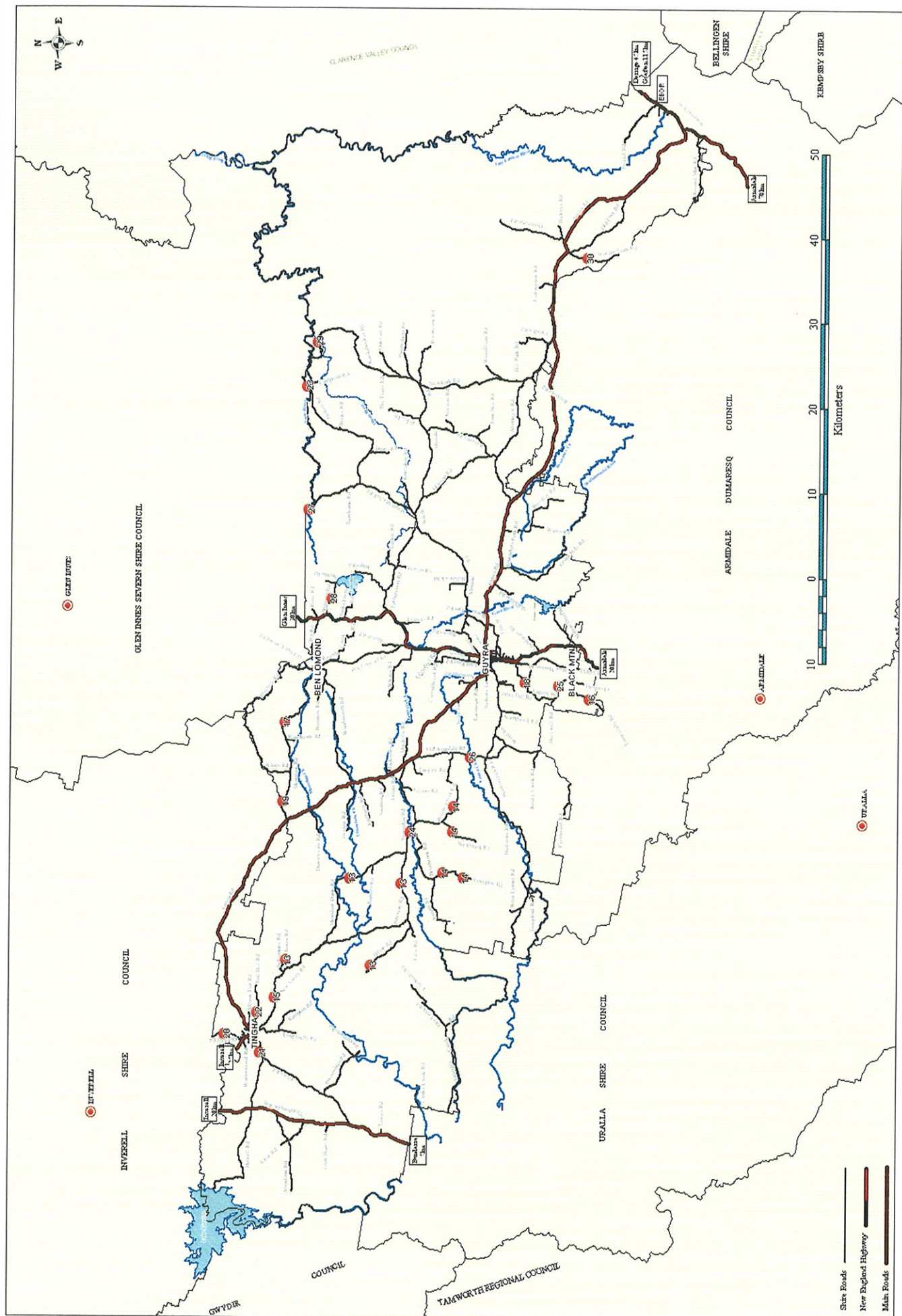
The *Oaths Amendment Act 1996* provides that if a Statutory Declaration is made to gain material benefit and the offence is dealt with by indictment the penalty is up to 7 years imprisonment. If dealt with summarily then the penalty is up to 2 years imprisonment and/or a fine of 100 penalty units (\$11,000). If the offence is swearing a false declaration that does not involve material benefit, the penalty is up to 12 months imprisonment and/or a fine of 50 penalty units (\$5,500).

# Part G

## Appendix 1 - Maps

[On next page]









GUYRA  
TOWN

Guyra Rd

1, 2, 4, 5, 6, 7, 8

SOUTH  
GUYRA

Lagoon Rd

Black Mt Rd

Sinden St

Harding St



# Part H

## Appendix 2 - References

- Australian Bureau of Statistics Census of Population and Housing 1991, 1996 and 2001.
- Guyra Shire Council Community Social Plan 2004.
- Guyra Shire Council 2005/06 Management Plan.
- NSW Department of Planning's *Development Contributions Practice Notes*.
- Acknowledgement to City of Sydney for use of the Cost Summary and Detailed Cost Reports.