

# Hawkesbury Section 94A Contributions Plan 2015

Prepared by



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Version: .....

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Signed: .....

Date: 2015 .....

Distribution: .....

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# 1. Introduction and summary of contribution rates

## 1.1 Overview of this Plan

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

Council wishes to promote economic development of the City, but also considers that it is important for new developments to make a reasonable contribution toward 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 authorises the Council or an accredited certifier to impose conditions on development consents or complying development certificates requiring section 94A levies from developments:

- not otherwise subject to a section 94 contributions plan adopted by the Council; and
- with a proposed cost of carrying out the development of \$100,000 or more.

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 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 Infrastructure.

This Plan sets out 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 Hawkesbury City and the Local Infrastructure included in this Plan
- The section 94A levy rates for the anticipated types of development in the area
- The administrative and accounting arrangements applying to contributions that are required by this Plan

## 1.2 Summary of levy 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:	
<ul style="list-style-type: none"> <li>• up to and equal to \$100,000</li> </ul>	Nil
<ul style="list-style-type: none"> <li>• more than \$100,000 and up to and including \$200,000</li> </ul>	0.5% of that cost
<ul style="list-style-type: none"> <li>• more than \$200,000</li> </ul>	1% of that cost

Notes:

\* Also refer to development exclusions identified in Section 2.7

### 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 \$100,000 or more that is not otherwise subject to a section 94 contribution under this Plan.

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

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

Where:

$\%C$  is the contribution percentage rate applicable (refer Table 1.1)

$\$C$  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 Hawkesbury Local Environmental Plan 2012 or the EP&A Act, except as provided for below.

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

**City** means the City of Hawkesbury Local Government Area.

**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.

**Council** means Hawkesbury City Council.

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

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

**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.

**Local Infrastructure Contribution** includes a contribution imposed on a Development Consent by a Consent Authority under section 94 or section 94A of the EP&A Act.

### 2.2 Name of this Plan

This Plan is called the Hawkesbury Section 94A Contributions Plan 2015.

### 2.3 Purposes of this Plan

The primary purpose of the Plan is to authorise:

- the Council, when granting consent to an application to carry out development to which this Plan applies; or
- an accredited certifier, when issuing a complying development certificate for development to which this Plan applies,

to require from the development a monetary contribution (or levy) to be made towards both:

- 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 provide the framework for the efficient and equitable determination, collection and management of section 94A levies;

- to ensure that certain development makes some contribution toward the provision of Local Infrastructure in the local area;
- to reduce the burden on the existing community on having to provide Local Infrastructure, the need for which is generated by new; and
- to describe the Local Infrastructure that will be provided by Council using the levies 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.

## **2.5 Land to which this Plan applies**

This Plan applies to all land within the Hawkesbury LGA.

## **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 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 ordinarily incidental or ancillary to the use of a dwelling, such as swimming pools, garages, sheds, tree applications and the like
- alterations or refurbishment of an existing development, where there is no enlargement, expansion, increase in floor area or intensification of the current land use
- an application by or on behalf of Council for community infrastructure, such as but not limited to libraries, community facilities, recreation areas, recreation facilities and car parks
- an application by or on behalf of the NSW Government for public infrastructure, such as but not limited to police stations, fire stations and public transport infrastructure
- education establishments
- hospitals
- child care centres
- places of public worship
- seniors housing development (other than self-contained dwellings forming part of seniors housing development)
- an application for demolition (where there is no replacement building or development)
- development exempted from section 94 levies by way of a direction made by the Minister for Planning under section 94E of the EP&A Act
- any other development for which Council considers an exemption warranted, where a decision is made by formal ratification of the Council at a public Council meeting.



## **2.8 Relationship to other contributions plans**

This Plan repeals Hawkesbury City Council Section 94A Development Contributions Plan 2006.

This Plan has no effect on any other contributions plan prepared and adopted by the Council.

Section 2.18 of this Plan contains a transitional provision consequent upon the making of this Plan.

## 2.9 Local Infrastructure Contributions may be required as a condition of Development Consent

This Plan authorises 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 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.

A section 94A levy cannot be required in relation to development if a section 94 contribution is required in relation to that same development.

Accredited certifiers should also refer to Section 2.12 of this Plan as to their obligations in assessing and determining applications.

## 2.10 Planning Agreements

Nothing in this Plan prevents the Council and a developer from entering into a Planning Agreement that either / both:

- requires the developer to make monetary contributions, undertake works or provide material public benefits for Local Infrastructure identified in this Plan; and
- 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, 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 check 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 suitably qualified and experienced to review a Cost Summary Report submitted by an applicant.

## 2.11.2 Who may provide a Cost Summary Report?

The following persons may provide an estimate of the proposed cost of carrying out development:

- where the estimate of the proposed cost of carrying out the development is less than \$1,000,000 – the applicant or a person acting on behalf of the applicant
- where the 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 made to an accredited certifier for a complying development certificate:

- the accredited certifier must, if a complying development certificate is issued, impose a condition requiring a levy, if such a levy is authorised by this Plan
- the amount of the levy that the accredited certifier must so impose is the amount determined in accordance with this Section
- 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 Hawkesbury City Council in the amount of \$ [insert amount] for the purposes of the Hawkesbury Section 94A Contributions Plan 2015.*

##### 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:*

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

Where:

*\$Co is the original development cost estimate assessed by Council at the time of determination of the development application*

*Current CPI is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician 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 Statistician 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 may be accepted in certain circumstances and will need to be secured by bank guarantee. Refer to the contributions plan for Council's policy on deferred payments.*

*Works in kind agreement*

*This condition does not need to be complied with to the extent specified in any works in kind agreement 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 or subdivision work to ensure that each condition requiring the payment of a monetary contribution before work is carried out has been complied with in accordance with the complying development certificate.

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 deferred payment arrangement has been agreed 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 required by a condition imposed under this Plan**

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 of the grant of the consent and the date on which the contribution is paid in accordance with quarterly movements in the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics.

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

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

Where:

**\\$Co** is the original development cost estimate assessed by Council at the time of determination of the development application

**Current CPI** is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician 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 Statistician 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 involving subdivision – the contribution must be paid prior to the release of the subdivision certificate (linen plan).
- For development not involving subdivision, but 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

The applicant or any other person entitled to act upon a development consent containing a monetary contribution condition imposed in accordance with this Plan may apply in writing to the consent authority, other than an accredited certifier, under section 96 of the EP&A Act to modify the condition to provide for the deferred or periodic payment of the contribution.

Council may allow payment of contributions to be deferred in the following cases only:

- where the applicant intends to make a contribution by way of a planning agreement, works in kind or land dedication in lieu of a cash contribution and Council and the applicant have a legally binding agreement for the provision of the works and land dedication; or
- there are circumstances justifying the deferred or periodic payment of the contribution.

If it agrees to a deferred or periodic payment request, Council will require the applicant to provide an unconditional bank guarantee by a bank or a financial institution for the full amount of the contribution or the outstanding balance.

Bank guarantees will be accepted on the following conditions:

- The guarantee must carry specific wording, for example 'Section 94A levy for stage 3'.

- The guarantee will be for the contribution amount plus the estimated amount of compound interest foregone by Council for the anticipated period of deferral, (refer to formula below).
- Council may call up the guarantee at any time without reference to the applicant, however the guarantee will generally be called up only when cash payment has not been received, land is not dedicated or material public benefit not provided by the end of the period of deferral.
- The period of deferral will be as agreed where land is to be dedicated or a material public benefit is to be provided. In merit cases, the period of deferral will be as approved by Council. The period of deferral may be extended subject to providing a renewed bank guarantee, which includes anticipated future interest.
- Council will discharge the bank guarantee when payment is made in full by cash payment, land transfer or by completion of works in kind.

### **Formula for Bank Guarantee**

The following formula will be applied to all bank guarantees for section 94 contributions:

$$\text{GUARANTEE AMOUNT} = P + P(\text{CI} \times Y)$$

where:

P is the contribution due

CI is the compound interest rate comprised of Council's estimate over the period plus 3% (allowance for fluctuations)

Y is the period of deferral (years)

## **2.16 Pooling of monetary contributions**

This Plan authorises 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 one that is repealed by this Plan) 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 works schedule to 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's Administration Office 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:

**Hawkesbury Section 94A Contributions Plan 2015**

- a development application or application for a complying development certificate submitted 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

Local Infrastructure Contributions are requirements imposed on the developers of land. They can be contributions of land, money or works that are required from developers 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 Hawkesbury LGA 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:

- Development in the Pitt Town catchment
- Heavy haulage development

This section 94A contributions plan addresses the infrastructure impacts of all other development anticipated to occur in the City of Hawkesbury.

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.

Hawkesbury City had an estimated resident population of 64,592 residents in 2012.<sup>1</sup>

Hawkesbury City is predominantly comprised of national parks, with some residential, commercial, industrial and military land use. The City encompasses a total land area of about 2,800 square kilometres, of which more than 70% is National Park. The main population centres are Windsor, Richmond and North Richmond, with urban areas also in many small townships and localities. The majority of the population live in the south eastern section of the City.<sup>2</sup>

In 2011, there were 19,953 separate houses in the area, 2,928 medium density dwellings, and 134 high density dwellings. Some 85.4% of all dwellings were therefore separate houses.<sup>3</sup>

The value of annual development approved is significant, as is evidenced by the following graph. For example, the total value of building approvals for residential and non-residential development in 2012/2013 was approximately \$140 million.

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<sup>1</sup> Profile.id (undated), Hawkesbury City Community Profile 2011, page 7

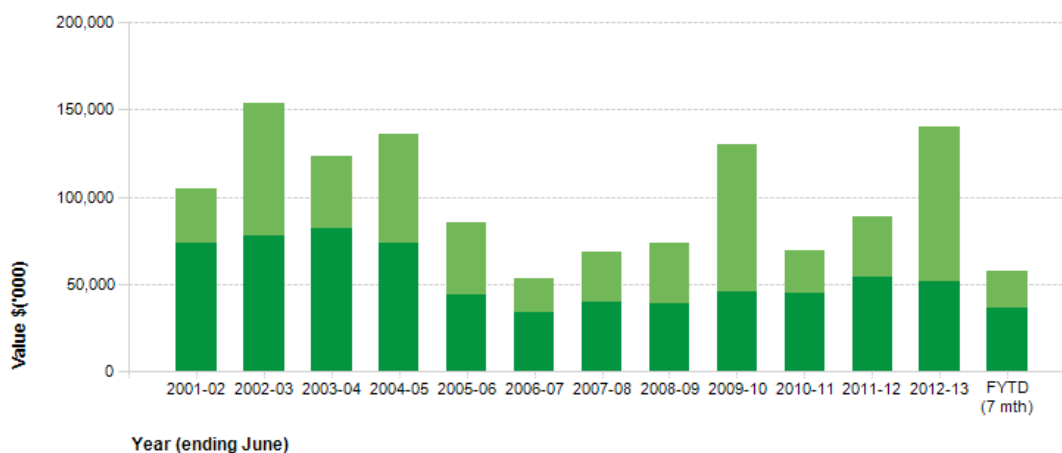
<sup>2</sup> ibid. p8

<sup>3</sup> ibid. p65

## Value of total building approvals

Hawkesbury City

Residential Non-residential



Source: National Institute of Economic and Industry Research (NIEIR) ©2013



Council's Hawkesbury Residential Land Strategy 2011 identified an additional dwelling target of 6,000 dwellings between 2006 and 2031, split as follows:

- 5,400 dwellings to be infill, or the greenfield expansion of, existing urban and village areas;
- 600 dwellings to be located in the remaining localities<sup>4</sup>

Employment within the LGA is focussed on key sectors such as education, defence, industrial, agricultural and pastoral industries. In addition, key employment is also provided through commercial and retail businesses within the key centres. Future urban development is to locate within existing or proposed centres to maximise collocation with employment sectors within the LGA.<sup>5</sup>

These expected developments 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.

<sup>4</sup> Hassell (2011), Hawkesbury Residential Land Strategy 2011, page IV

<sup>5</sup> ibid. page V

## 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

no	Description	Location
1	Windsor Town Centre - Public Domain Improvements (Stages 1 to 3)	Area bounded by Hawkesbury Valley Way, Macquarie St, Rickaby's Creek and Palmer St.
2	Windsor Foreshore Parks - Park Improvements	Deerubbin Park
		Howe Park
		Windsor Wharf Reserve
		Macquarie Park
		Governor Phillip Park
3	North Richmond Community Precinct - Upgrade/Refurbishment of Community Facilities	Hollands Paddock
		Chas Perry Hall
4	Richmond Town Centre - Public Domain Improvements (Stages 1 and 2)	Elizabeth St Pre-School
		North Richmond Community Centre
5	North Richmond Shared Pathway Extension	Area Bounded by Bourke St, Francis St, Chapel St, Bosworth St, and Lennox St
5a	Bligh Park - South Windsor Shared Pathway Extension	Area Bounded by Pecks Rd, Campbell St Grose Vale Rd and Bells Line of Road (Route to be determined)
6	Glossodia Community Precinct- Upgrade/Refurbishment of Community Facilities	Route as designated between Rifle Range Rd Bligh park to Drummond St. South Windsor
		Glossodia Shopping Centre
		Glossodia Community Centre
7	Wilberforce Community Precinct - Public Domain Improvements	Woodbury Reserve (including Child Care Centre)
		Wilberforce Shopping Centre
8	Richmond-Windsor Shared Pathway Extension	Wilberforce Child Care Centres
		Hawkesbury valley Way (from Rickaby's Creek to Macquarie St)
9	Riverside Parks (Various) - Facility Improvements (Stages 1 and 2)	Cumberland Reach Reserve
		Charles Kemp Reserve Ebenezer
		Argyle Bailey Memorial Reserve Ebenezer
		The Breakaway Freemans Reach
		Terrace Park (Streeton Lookout)
		Hanna Park North Richmond
		Hawkesbury Park North Richmond
		Navua Reserve Grose Wold
Yarramundi Reserve Yarramundi		
10	North Richmond Town Centre - Public Domain Improvements	Area Bounded by Beaumont Av, The Terrace, Grose Vale Rd, Riverview St and Pitt Lane
11	North Richmond Oval - Park Improvements	North Richmond Park, Beaumont St Nth Richmond
12	Tamplin Field Hobartville Upgrade	Tamplin Field Laurence St Hobartville
13	Hobartville Public Domain Improvements	Hobartville Pre-School
		Laurence St Reserve
14	South Windsor Public Domain Improvements	Area bounded by Bell St, Cox St, Drummond St and Macquarie St.

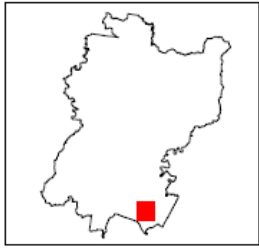
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<b>by 2018</b>	<b>\$</b>
Windsor Town Centre - Public Domain Improvements* (Stage 1)	450,000
Windsor Foreshore Parks - Park Improvements	300,000
North Richmond Community Precinct - Upgrade/Refurbishment of Community Facilities	350,000
Richmond Town Centre - Public Domain Improvements (Stage 1)	250,000
North Richmond Shared Pathway Extension	250,000
Bligh Park - South Windsor Shared Pathway Extension	250,000
<b>sub -TOTAL</b>	<b>1,850,000</b>
<b>by 2020</b>	<b>\$</b>
Windsor Town Centre - Public Domain Improvements (Stage 2)	250,000
Glossodia Community Precinct- Upgrade/Refurbishment of Community Facilities	350,000
Richmond Town Centre - Public Domain Improvements (Stage 2)	250,000
Wilberforce Community Precinct - Public Domain Improvements	250,000
Richmond-Windsor Shared Pathway Extension	250,000
Riverside Parks (Various) - Facility Improvements	200,000
<b>sub -TOTAL</b>	<b>1,550,000</b>
<b>by 2025</b>	<b>\$</b>
Windsor Town Centre - Public Domain Improvements (Stage 3)	250,000
North Richmond Town Centre - Public Domain Improvements	400,000
North Richmond Oval - Park Improvements	250,000
Tamplin Field Hobartville Upgrade	250,000
Hobartville Public Domain Improvements	250,000
South Windsor Public Domain Improvements	250,000
Riverside Parks (Various) - Facility Improvements	200,000
<b>sub-TOTAL</b>	<b>1,850,000</b>
<b>TOTAL</b>	<b>5,250,000</b>
* Public Domain Improvements = Landscaping, Street Furniture, Lighting, Pathways, Directional and Interpretive Signage, Public Art	



# HAWKESBURY CITY COUNCIL

PO Box 146, Windsor NSW 2756  
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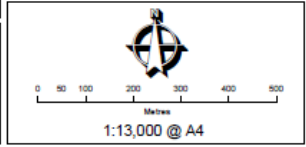


**PROJECT NO. 1  
 WINDSOR TOWN CENTRE PUBLIC DOMAIN  
 IMPROVEMENTS (STAGES 1 TO 3)**

Date: 17/07/2015

Legend	
	Section94A Works Program Area
	Creeks & Rivers
	Land Parcels
	Roads

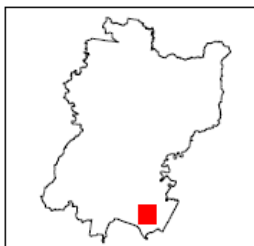
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


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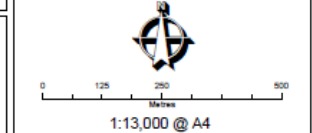


**PROJECT NO. 2  
 WINDSOR FORESHORE PARKS -  
 PARK IMPROVEMENTS**

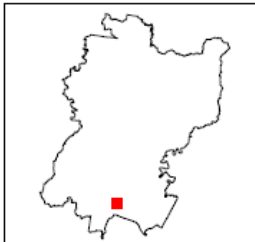
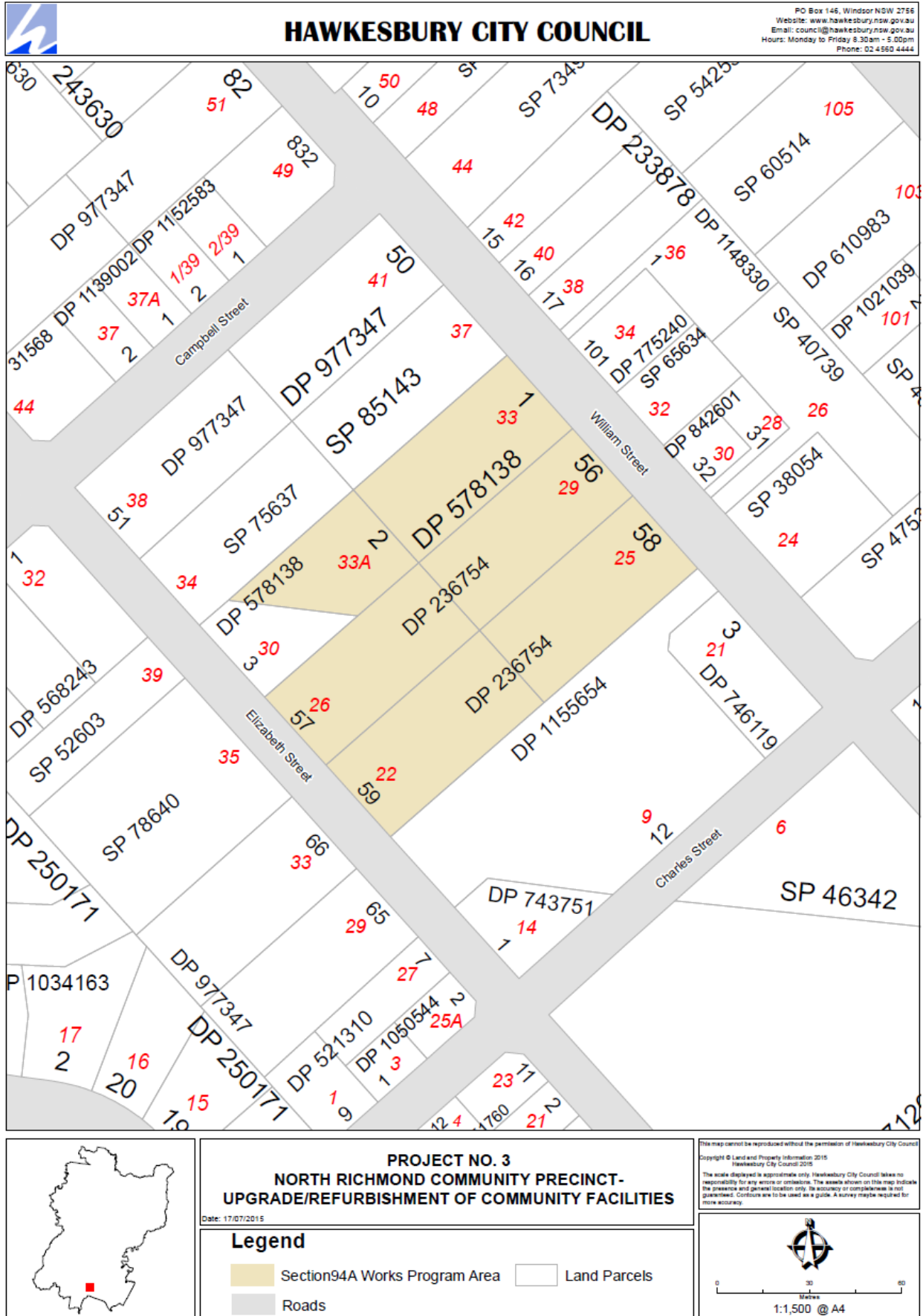
Date: 17/07/2015

Legend	
	Section94A Works Program Area
	Creeks & Rivers
	Land Parcels
	Roads

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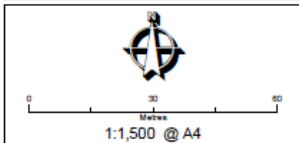


**PROJECT NO. 3  
NORTH RICHMOND COMMUNITY PRECINCT-  
UPGRADE/REFURBISHMENT OF COMMUNITY FACILITIES**

Date: 17/07/2015

Legend	
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<span style="display:inline-block; width:20px; height:10px; background-color:lightgrey; border:1px solid black;"></span> Roads	

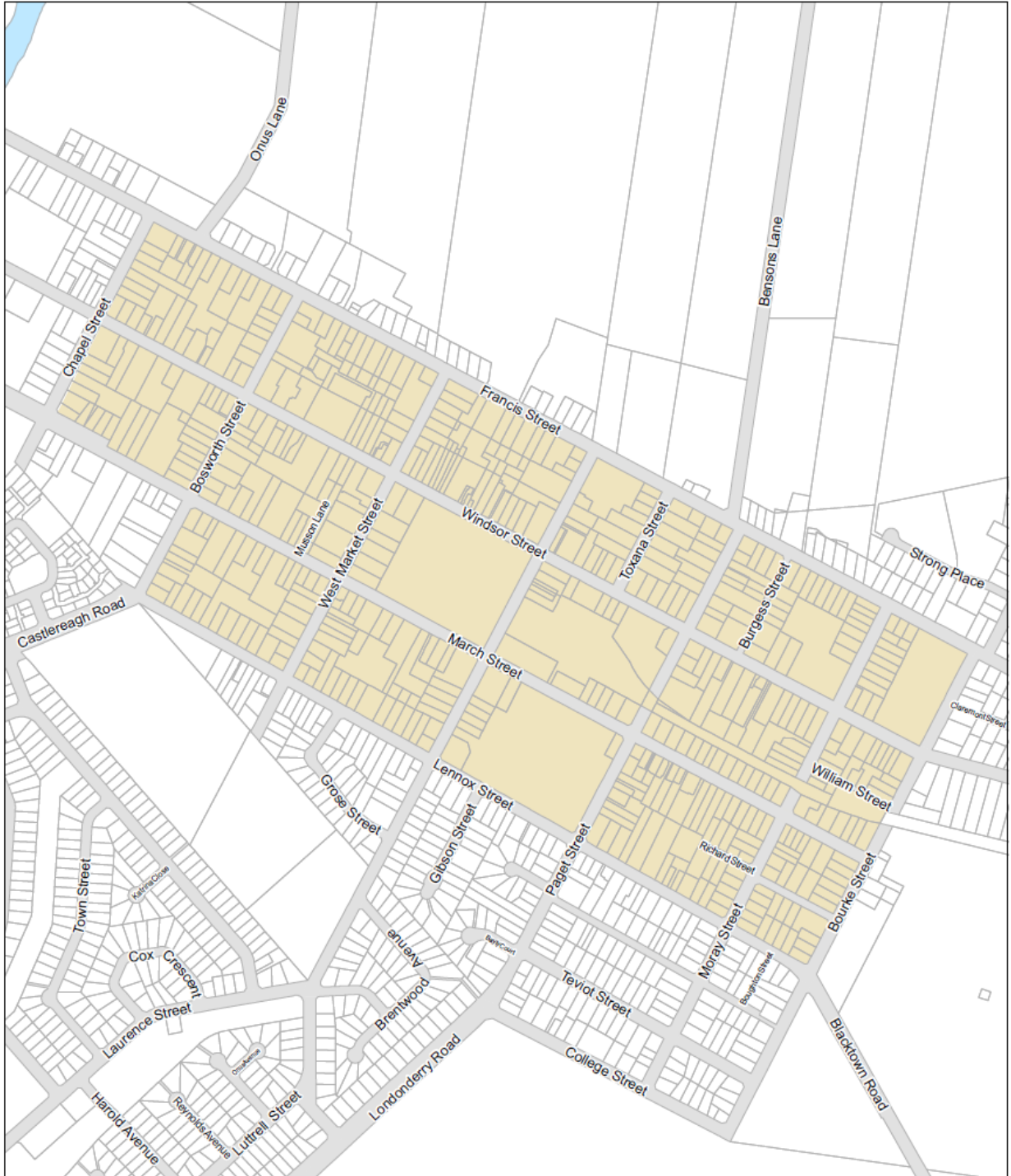
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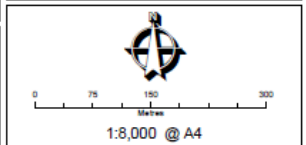
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**PROJECT NO. 4  
 RICHMOND TOWN CENTRE -  
 PUBLIC DOMAIN IMPROVEMENTS (STAGES 1 AND 2)**  
 Date: 17/07/2015

Legend	
Section94A Works Program Area	Land Parcels
Creeks & Rivers	Roads

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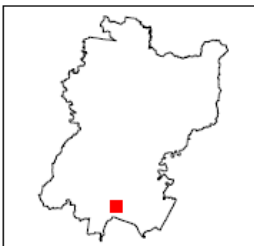
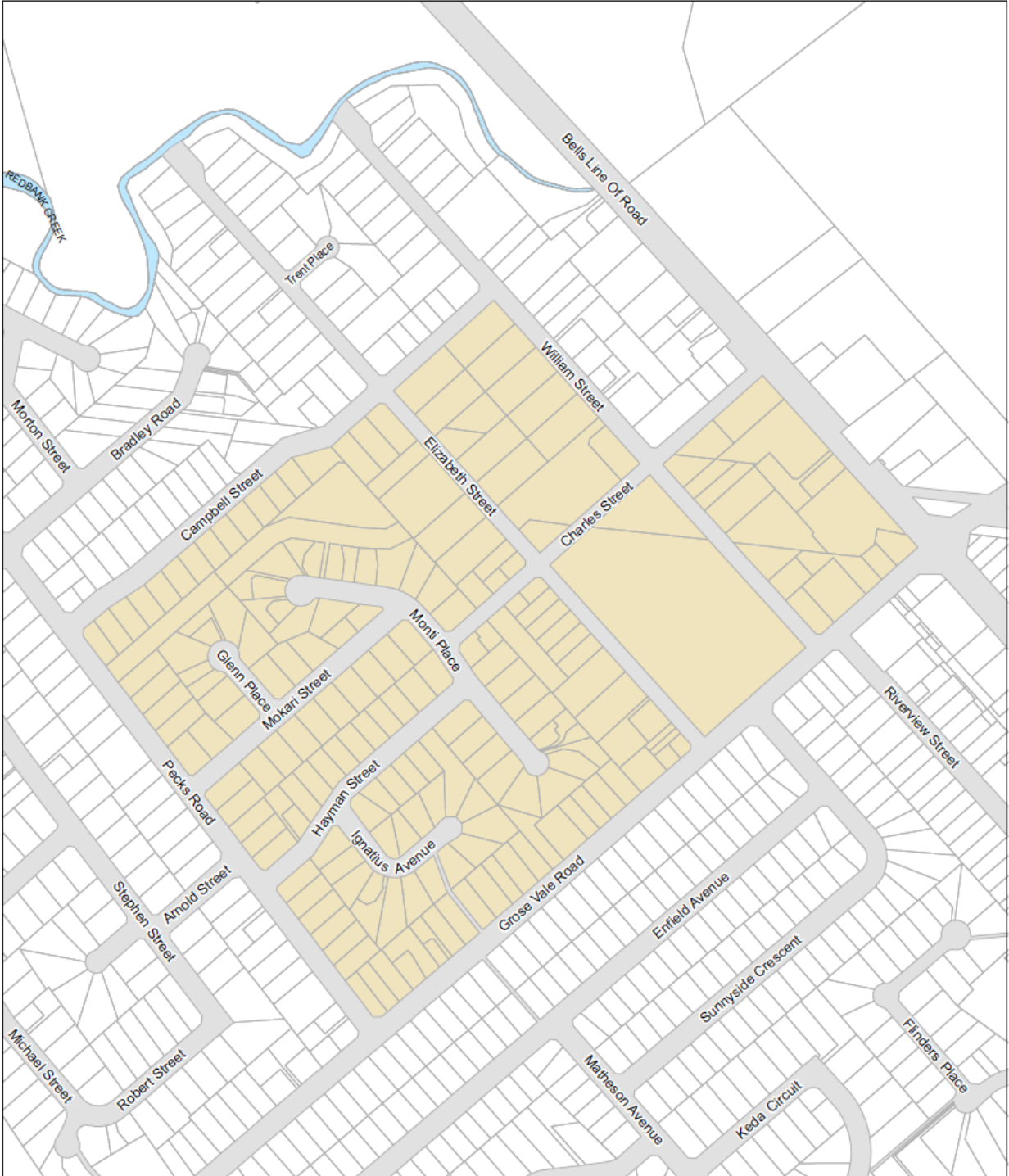






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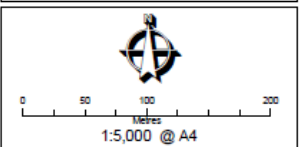
**PROJECT NO. 5  
 NORTH RICHMOND SHARED  
 PATHWAY EXTENSION**

Date: 17/07/2015

**Legend**

Section94A Works Program Area	Land Parcels
Creeks & Rivers	Roads

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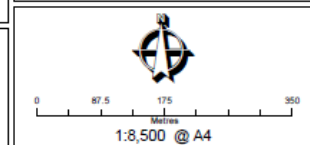
## PROJECT NO. 5a BLIGH PARK TO SOUTH WINDSOR SHARED PATHWAY EXTENSION

Date: 18/08/2015

### Legend

- Shared Pathway Extension
- Creeks & Rivers
- Land Parcels
- Roads

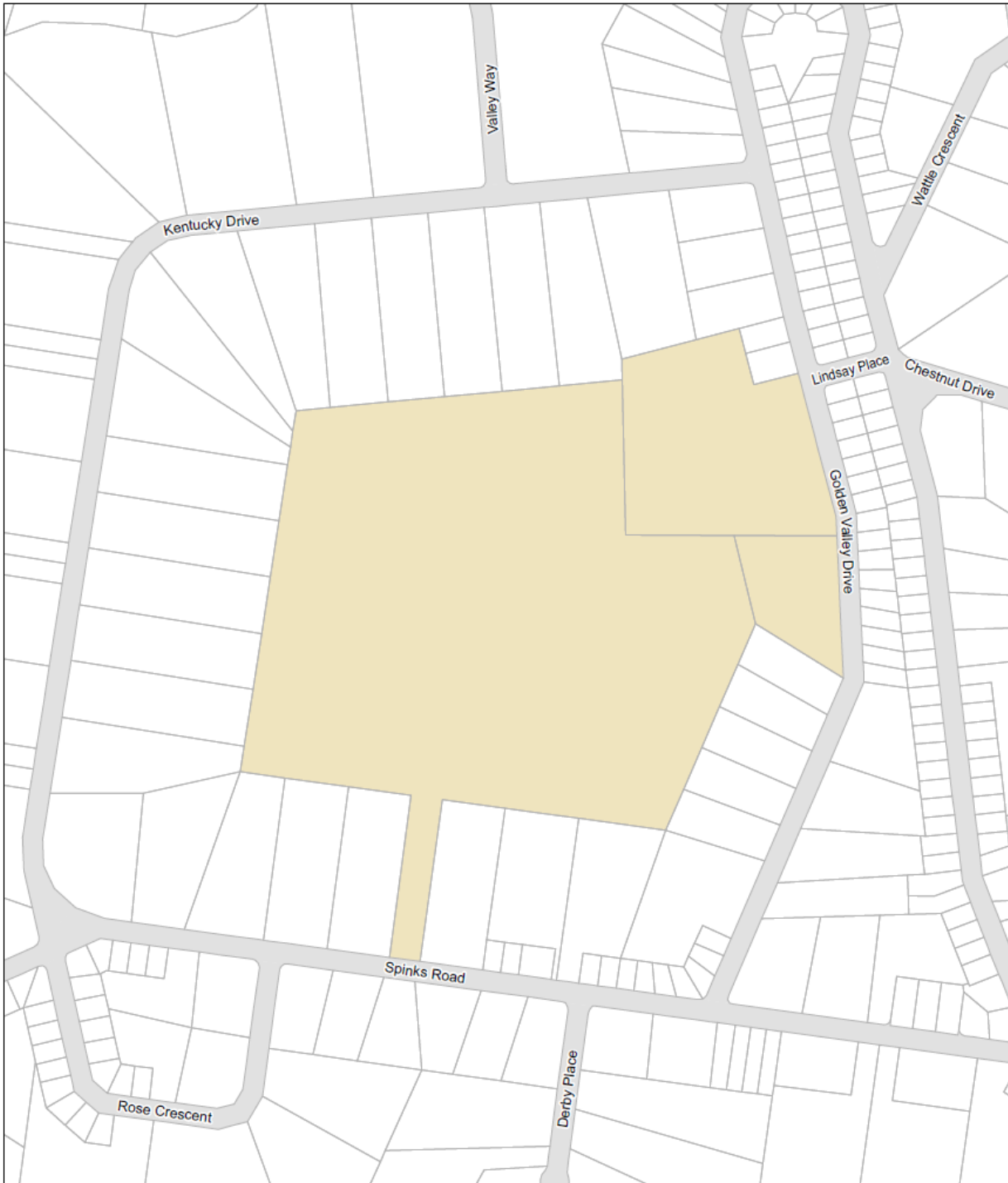
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
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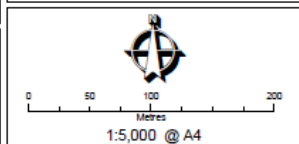


**PROJECT NO. 6**  
**GLOSSODIA COMMUNITY PRECINCT-**  
**UPGRADE/REFURBISHMENT OF COMMUNITY FACILITIES**  
 Date: 17/07/2015

**Legend**

	Section94A Works Program Area		Land Parcels
	Roads		

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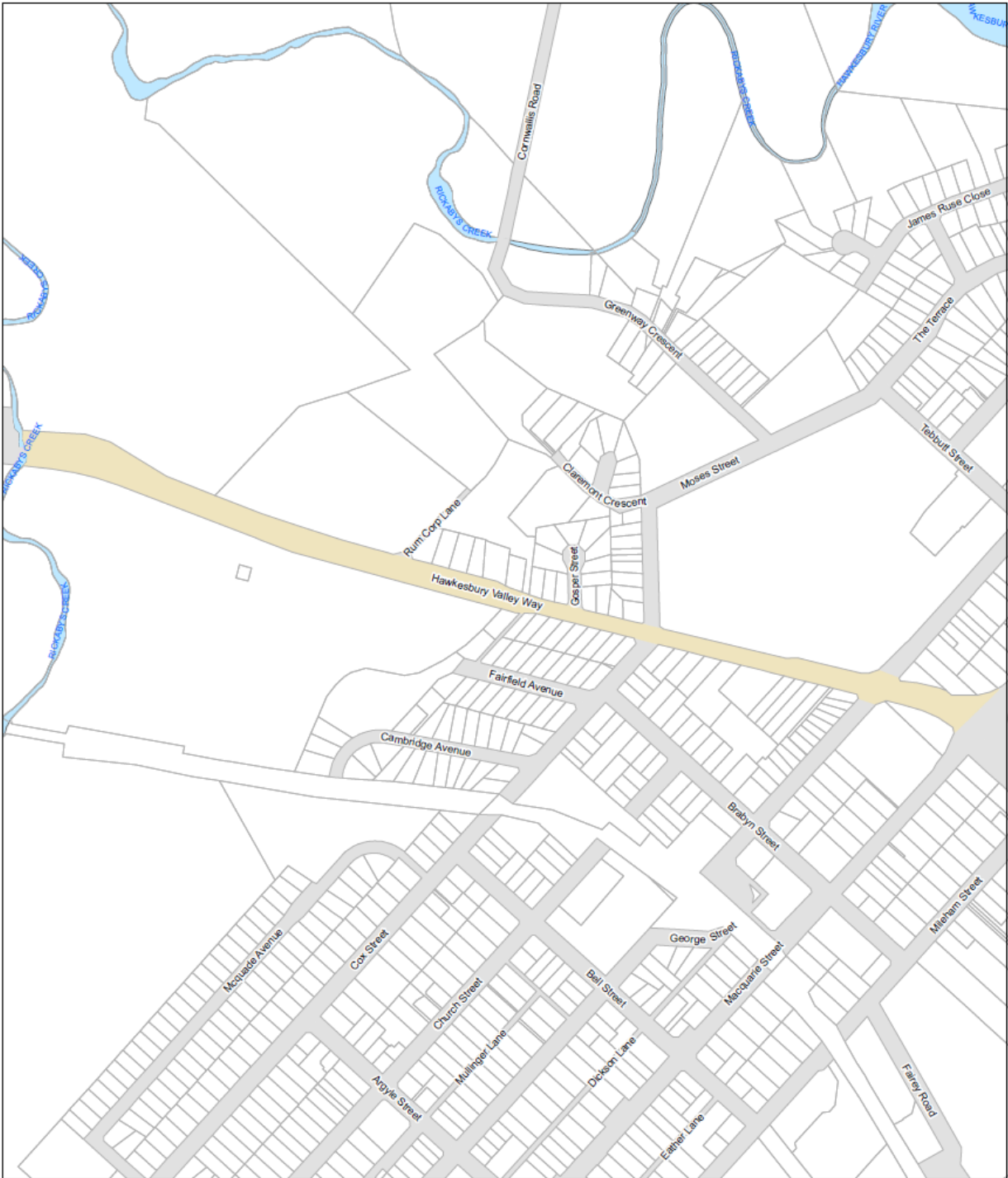






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**PROJECT NO. 8  
 WINDSOR - RICHMOND SHARED  
 PATHWAY EXTENSION**

Date: 17/07/2015

**Legend**

Section94A Works Program Area	Land Parcels
Creeks & Rivers	Roads

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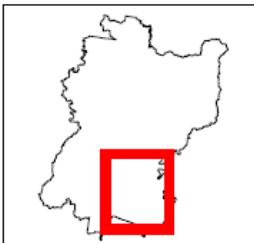
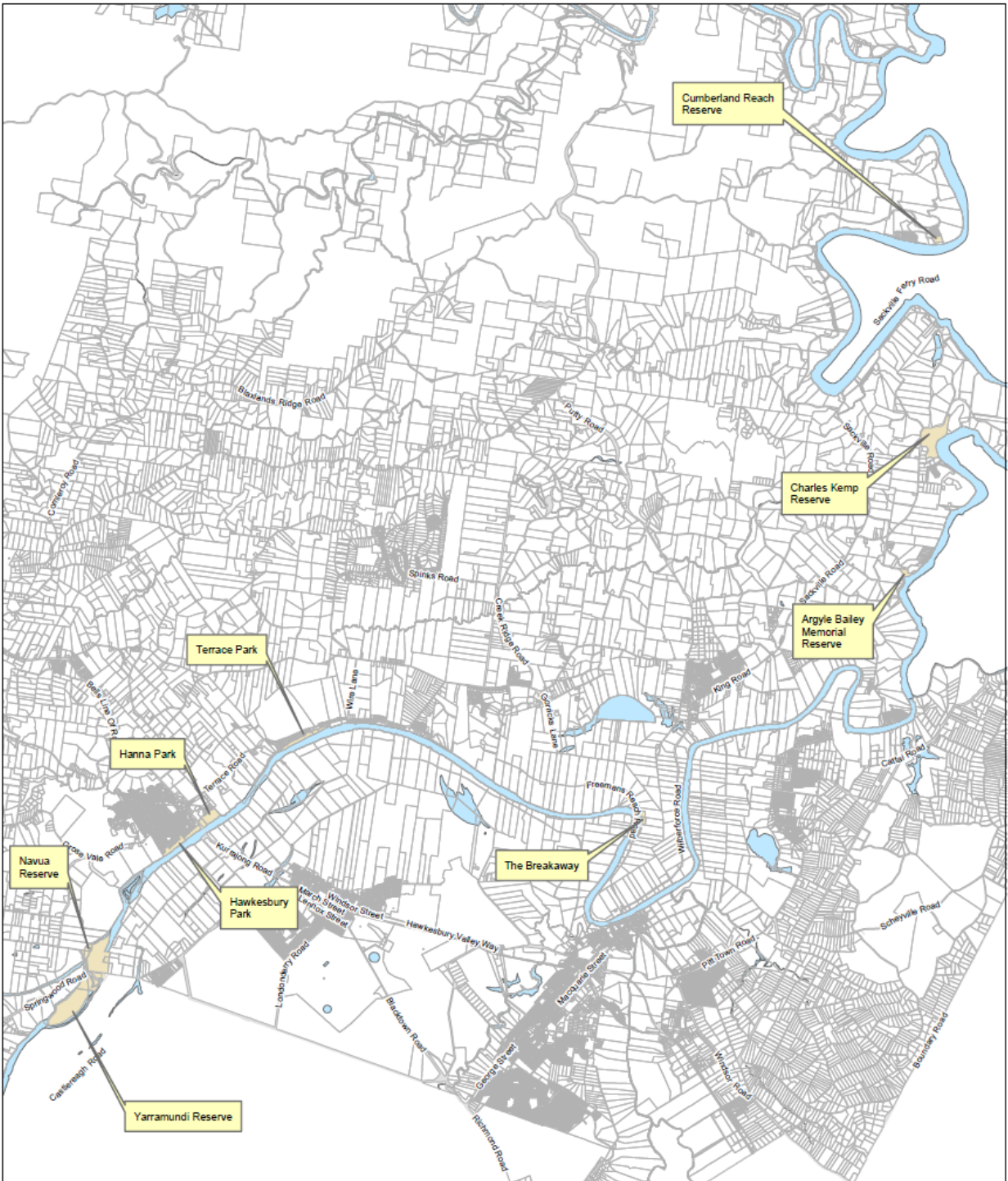
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1:6,000 @ A4



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**PROJECT NO. 9  
 RIVERSIDE PARKS (VARIOUS) - FACILITY  
 IMPROVEMENTS (STAGE 1 AND 2)**

Date: 17/07/2015

**Legend**

Section94A Works Program Area	Land Parcels
Creeks & Rivers	Roads

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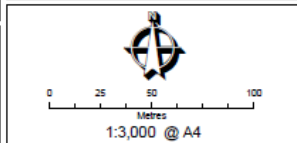


**PROJECT NO. 10**  
**NORTH RICHMOND TOWN CENTRE -**  
**PUBLIC DOMAIN IMPROVEMENTS**

Date: 17/07/2015

Legend	
	Section94A Works Program Area
	Creeks & Rivers
	Land Parcels
	Roads

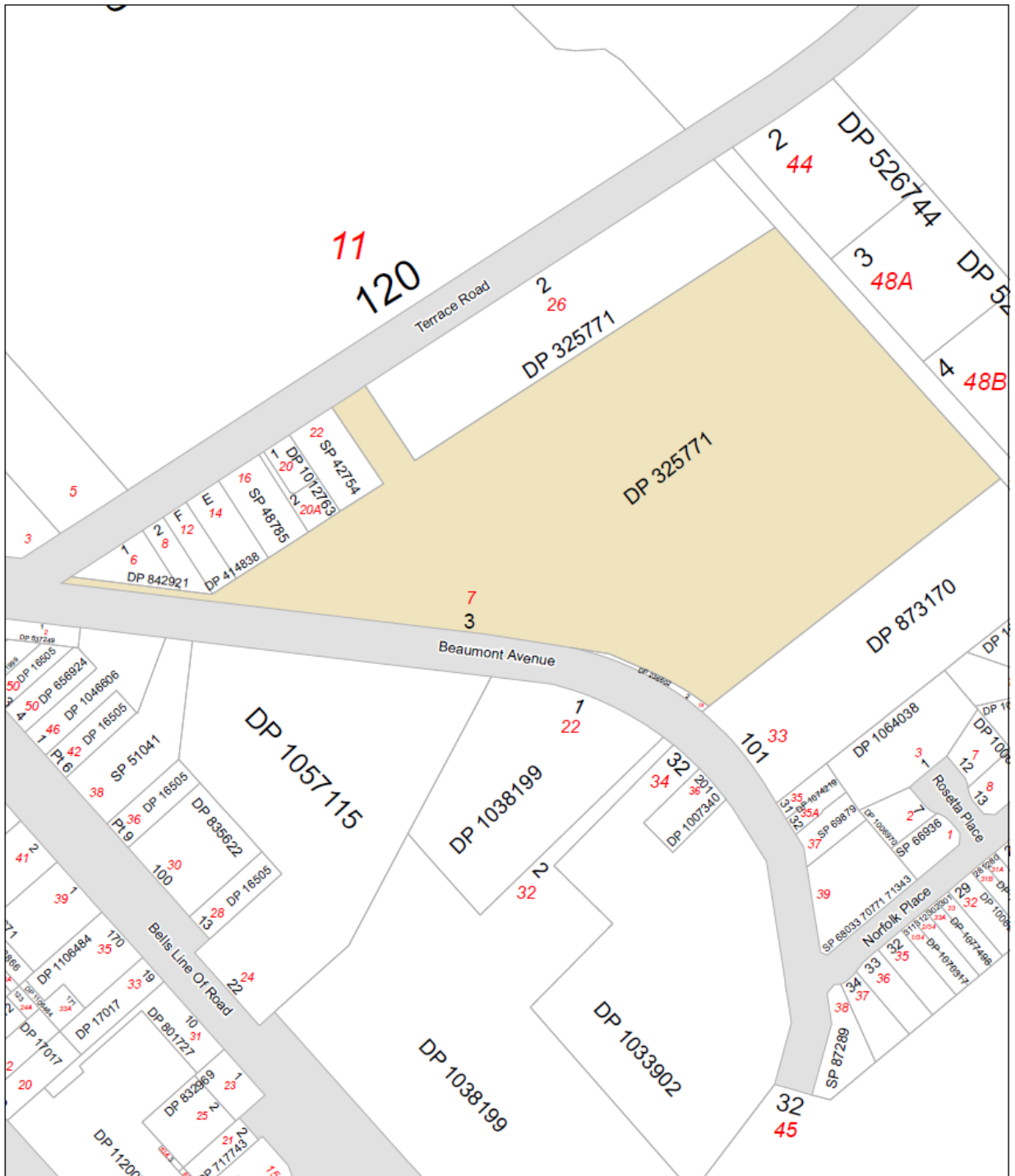
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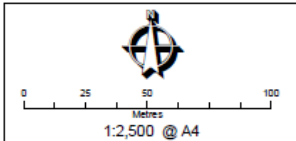
## PROJECT NO. 11 NORTH RICHMOND OVAL - PARK IMPROVEMENTS

Date: 17/07/2015

### Legend

- |                               |              |
|-------------------------------|--------------|
| Section94A Works Program Area | Land Parcels |
| Creeks & Rivers               | Roads        |

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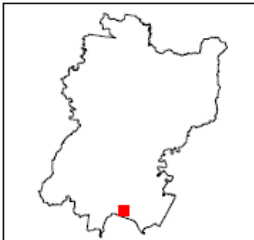
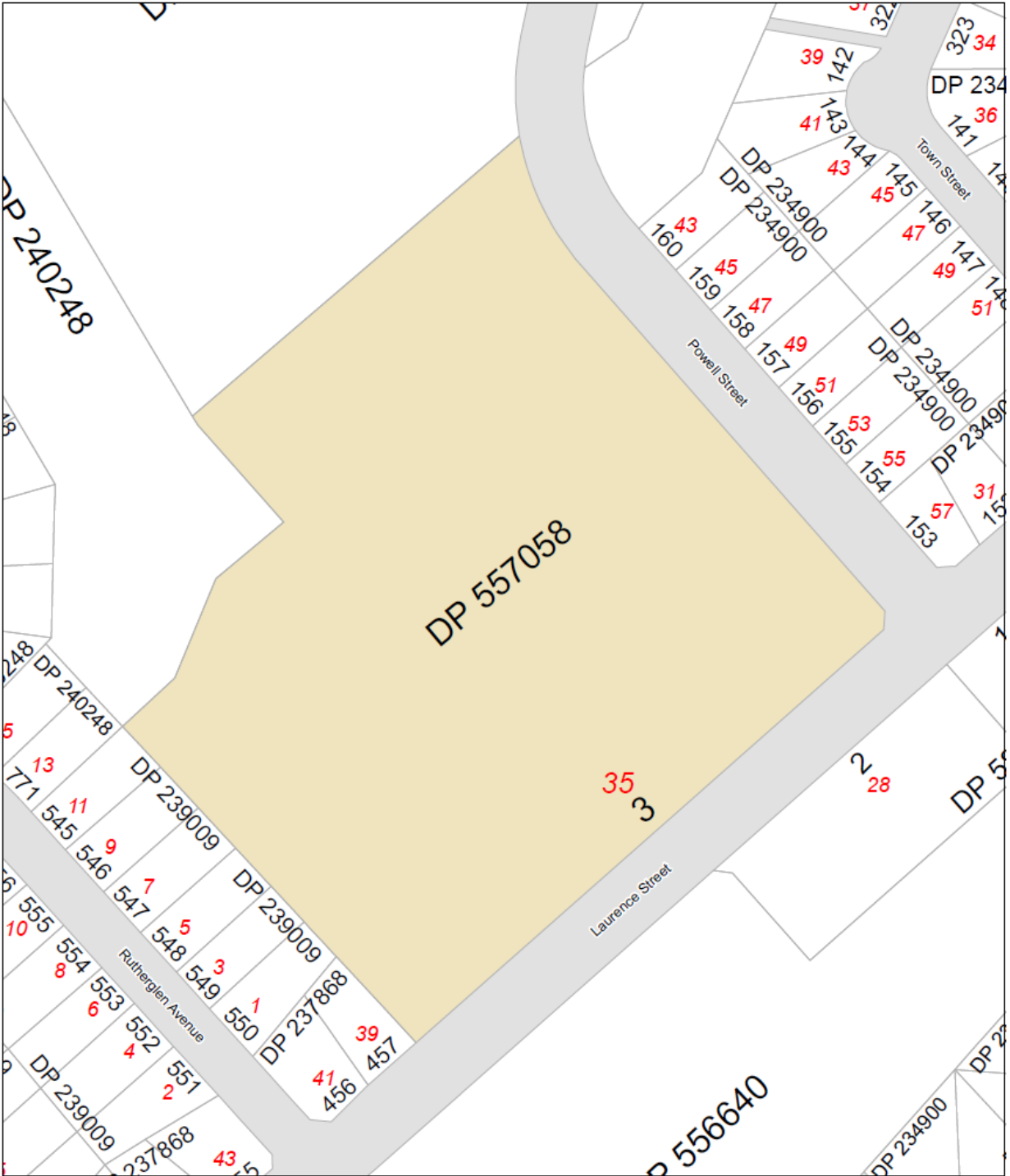






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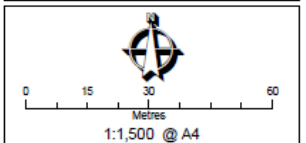


**PROJECT NO. 12  
 TAMPLIN FIELD HOBARTVILLE UPGRADE**

Date: 17/07/2015

Legend	
Section94A Works Program Area	Land Parcels
Creeks & Rivers	Roads

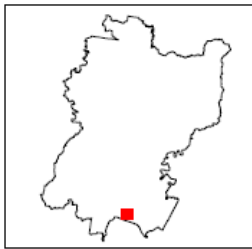
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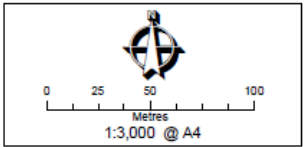


**PROJECT NO. 13**  
**HOBARTVILLE PUBLIC DOMAIN IMPROVEMENTS**  
 Date: 17/07/2015

**Legend**

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<span style="display:inline-block; width:20px; height:10px; background-color:grey; border:1px solid black;"></span> Roads	

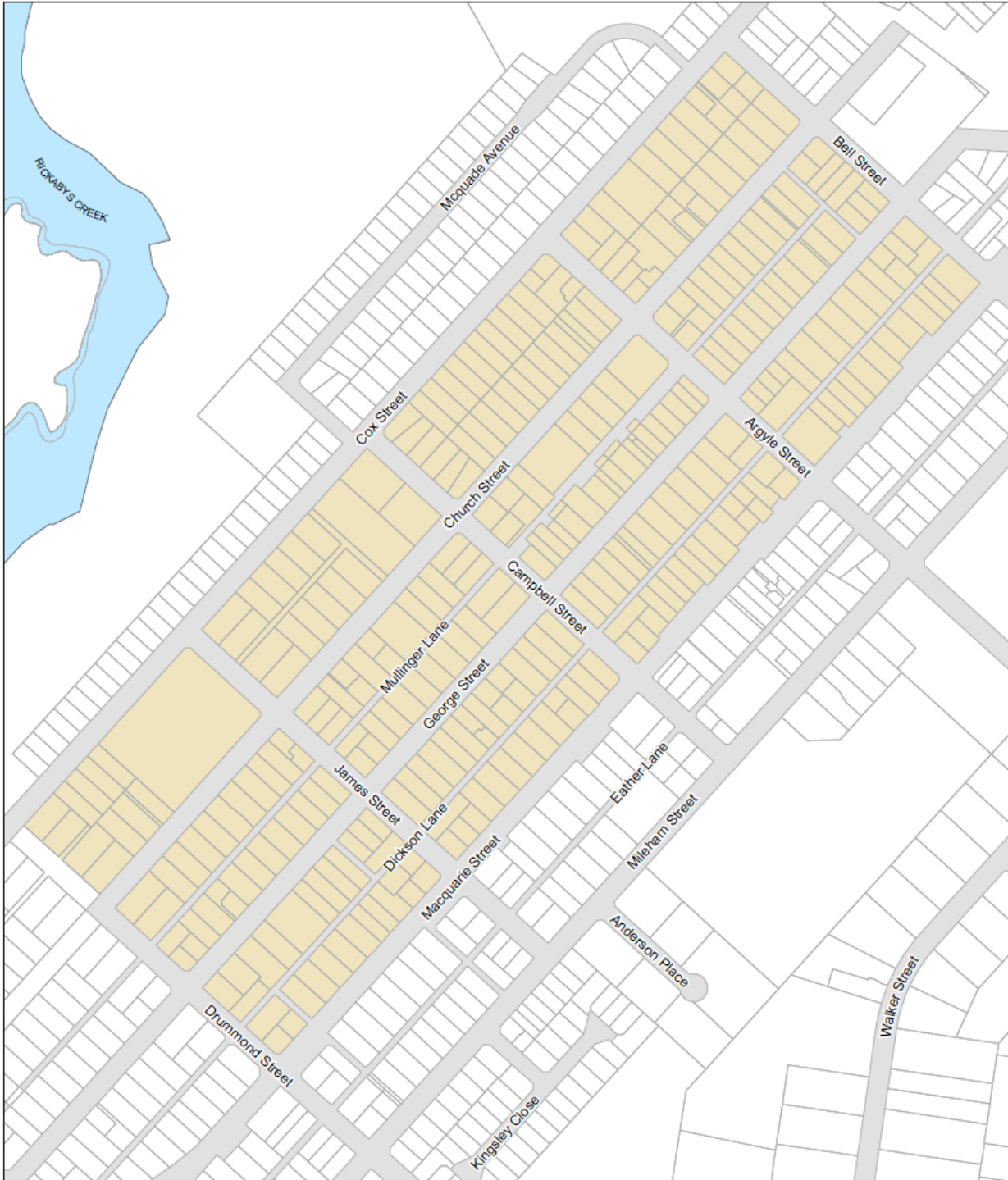
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





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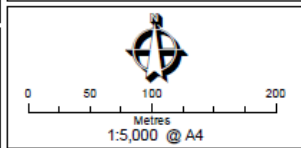
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**PROJECT NO. 14**  
**SOUTH WINDSOR PUBLIC DOMAIN IMPROVEMENTS**  
 Date: 17/07/2015

Legend	
	Section94A Works Program Area
	Creeks & Rivers
	Land Parcels
	Roads

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**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	\$
<b>Sub-total</b>	\$
Consultant fees	\$
Other related development costs	\$
<b>Sub-total</b>	\$
Good and Services Tax	\$
<b>TOTAL PROPOSED COST OF DEVELOPMENT</b>	\$

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: \_\_\_\_\_