

Cessnock Section 7.12 Levy Contributions Plan 2017

*PLANNING FOR OUR PEOPLE
OUR PLACE OUR FUTURE*

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Document Revision:

Revision	Description	Adoption Dates
Section 94A Levy Contributions Plan 2017	Contributions plan originally adopted by Cessnock City Council	13 December 2017
Section 7.12 Levy Contributions Plan	Updates section references and adds new work schedule item: Pokolbin Cycling Works. Adopted Plans for Branxton Town Centre Public Domain Plan included.	05 February 2020

Administration and Operation

1. What is the name of the Plan?

The Plan is called Cessnock Section 7.12 Levy Contributions Plan 2017.

2. When does this Plan commence?

The Plan was adopted by Council on 13 December 2017 and commences on 20 December 2017.

3. Purposes of this Plan?

The purposes of this Plan are:

- To authorise the Council to impose, as a condition of development consent, a requirement that the applicant pay to the Council a Levy to be determined in accordance with this Plan,
- To enable the Council to require the payment of a Levy 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),
- To preclude the imposition of a condition under S94 of the *Environmental Planning and Assessment Act, 1979* (the Act) in relation to the development to which a Levy under this Plan applies,
- To require a certifying authority (the Council or an accredited certifier) to impose, as a condition of issuing a complying development certificate for development to which this Plan applies, a requirement that the applicant pay to the Council a Levy determined in accordance with this Plan, and
- To govern the application of money paid to the Council under a condition authorised by this Plan.

4. What does Section 7.12 of the Act provide?

Section 7.12 of the Act provides as follows:

7.12 Fixed development consent levies

- (1) *A consent authority may impose, as a condition of development consent, a requirement that the applicant pay a levy of the percentage, authorised by a contributions plan, of the proposed cost of carrying out the development.*
- (2) *A consent authority cannot impose as a condition of the same development consent a condition under this section as well as a condition under section 7.11.*
- (2a) *A consent authority cannot impose a condition under this section in relation to development on land within a special contributions area without the approval of:*
 - a. *the Minister, or*
 - b. *a development corporation designated by the Minister to give approvals under this subsection.*

- (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.*
- (5) *The regulations may make provision for or with respect to levies under this section, including:*
- a. the means by which the proposed cost of carrying out development is to be estimated or determined, and*
 - b. the maximum percentage of a levy.*

5. Land to which this Plan applies

This Plan applies to all land in the Cessnock City Council Local Government Area.

6. Development to which this plan applies

This Plan applies to all forms of development not otherwise covered by an existing development contributions plan or planning agreement such as but not limited to, commercial, industrial, government agencies and mixed-use development. (Note: The reference to planning agreement only relates to those agreements developed for the purpose of being an alternate to applying Section 7.11 contributions).

For the avoidance of doubt, this Plan applies to an application for development consent or a complying development certificate to carry out development to which this Plan applies irrespective of whether the application was pending at the time this Plan commenced.

This Plan does not apply to development identified in any applicable Ministerial directions issued under s7.17 of the Act as exempt from levies under s7.12 of the Act as stated below:

- Development for the purposes of any form of seniors housing as defined in State environmental Planning Policy (Housing for seniors or People with a Disability) 2004 that is provided by a social housing provider as defined in that Policy.
- Development for the sole purpose of disabled access.
- Development for the sole purpose of reducing the consumption of mains-supplied potable water, or reducing the energy consumption of a building.
- Development for the sole purpose of the adaptive re-use of an item of environmental heritage.
- Development other than the subdivision of land, where a condition under section 94 of the Act has been imposed under a previous development consent relating to the subdivision of the land on which the development is proposed to be carried out.

This Plan also does not apply to:

- Development where the proposed cost of carrying out development is \$100,000 or less
- Development for the purpose of a single dwelling on a single allotment where a contribution under Section 7.11 of the Act was paid at subdivision stage
- An application for demolition (where there is no replacement building or development)
- An application for or on behalf of Council for community infrastructure, such as but not limited to, libraries, community facilities, recreation areas, recreation facilities and carparks.

Note: For claims for an exemption to be considered for development referred to above, the development application should include a comprehensive submission detailing the case for exemption. No exemption can be given without a formal Council resolution.

7. Relationship to contributions plans

This Plan repeals the Car parking in the Cessnock Central Business District Section 94 Contributions Plan but does not repeal any other section 94 plans applying in the Cessnock Local Government Area.

8. Council may require payment of the Levy as a condition of a development consent

Subject to this Plan, this Plan authorises the Council to grant consent to development to which this Plan applies subject to a condition requiring the applicant pay Council a Levy in accordance with the following formula:

$$\text{Levy} = \text{PC} \times \text{L\%}$$

Where

Proposed cost of carrying out of the development (PC)	Percentage of Levy (L%)
\$0 to \$100,000	0.0%
\$100,001 to \$200,000	0.5%
More than \$200,000	1.0%

Alternatively, if any relevant Ministerial direction under s7.17 of the Act is in force this Plan authorises the imposition of a condition requiring a Levy subject to and in accordance with that direction to the extent of any inconsistency with the above formula.

This Plan precludes the imposition of a condition under s7.11 of the Act in relation to development to which a Levy under this Plan applies.

9. Certifying authority must require payment of the Levy as a condition of issuing a complying development certificate

Subject to the Act and to any direction of the Minister under section 7.17 of the Act, this Plan requires a certifying authority (the Council or an accredited certifier) to issue a complying development certificate in respect of development, subject to a condition requiring the applicant to pay to the Council a Levy of a percentage of the proposed cost of carrying out the development specified in the Table in clause 8 by the time specified in clause 18 of this Plan.

If a Ministerial direction under s7.17 is in force which requires that a different requirement should be imposed, this Plan authorises the certifying authority to issue a complying development certificate subject to a condition which is in accordance with that direction.

10. How is the proposed cost of carrying out development determined?

Clause 25J of the Regulation sets out how the proposed cost of carrying out development is to be determined. At the date of this Plan that clause provides as follows:

25J Section 7.12 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 7.12 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.

11. How is the proposed cost of carrying out development indexed?

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 All Group Index Number for Sydney prepared by the ABS between the date the proposed cost was determined by the Council and the date the Levy is required to be paid.

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

$$IDC = ODC \times CP2/CP1$$

Where:

IDC = the indexed proposed cost of carrying out development

ODC = the original proposed cost of carrying out development cost estimated by the Council

CP2 = the most recent quarterly *Consumer Price Index All Groups Index Number for Sydney* prepared by the ABS at the time a Levy is paid

CP1 = the most recent quarterly *Consumer Price Index All Group Index Number for Sydney* prepared by the ABS at the date the original development cost was estimated by the Council.

12. Cost estimate reports must accompany a development application or application for a complying development certificate?

A development application or an application for a complying development certificate is to be accompanied by a report, prepared at the applicant's cost in accordance with this clause and clause 13, setting out an estimate of the proposed cost of carrying out the development for the purposes of clause 25J of the Regulation.

The following types of reports are required:

- where the estimate of the proposed cost of carrying out the development is less than \$1,000,000 a cost summary report in accordance with Schedule 2;
- or
- where the estimate of the proposed cost of carrying out the development is \$1,000,001 or more – a detailed cost report in accordance with Schedule 3.

13. Who may provide a report for the purposes of clause 12 of this Plan?

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

- where the proposed development cost is less than \$1,000,000 a person who, in the opinion of the Council, is suitably qualified to provide a cost summary report;

- where the proposed development cost is \$1,000,001 or more - a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors.

The Council may, at the applicant's cost, engage a person referred to in this clause to review a report submitted by an applicant in accordance with clause 12.

14. How will the Council apply money obtained from the Levy?

Money paid to the Council under a condition authorised by this Plan is to be applied by the Council towards the provision, extension or augmentation, or the recoupment of the cost of the prior provision, of such of the Public Facilities listed in the Part A of Schedule 1 as the Council considers appropriate from time to time having regard to its capital works priorities, the public interest, and the amount of funding obtained by the Council and held under this Plan from time to time.

The locations of those Public Facilities are shown on the map/s in Part B of Schedule 1.

15. Are there priorities for the expenditure of money obtained from levies authorised by this Plan?

Subject to s7.3(2) of the Act and clauses 14 and 16 of this Plan, the Public Facilities listed in Schedule 1 are to be provided in accordance with the staging set out in that Schedule.

16. Pooling of levies

For the purposes of s7.3(2) of the Act, this Plan authorises money obtained from Levies paid in respect of different developments to be pooled and applied by the Council progressively towards the Public Facilities listed in Schedule 1 in accordance with the staging set out in that Schedule.

17. Obligation of certifying authorities

Under clause 127 of the Regulation, a council or accredited certifier may require the applicant for a complying development certificate to give the council or accredited certifier any additional information concerning the proposed development that is essential to the council's or accredited certifier's proper consideration of the application. This obligation extends to the provision of cost estimate reports under clause 12 of this Plan.

Pursuant to 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 is satisfied of compliance with any condition requiring the payment of a Levy before work is carried out in accordance with the consent.

The certifying authority must cause the applicant's receipt for payment of the Levy to be provided to the Council at the same time as the other documents required to be provided under clause 142(2) of the Regulation.

18. When is the Levy payable?

A Levy required to be paid by a condition authorised by this Plan must be paid to the Council at the time specified in the condition.

The Council's policy is that the Levy must be paid prior to the first certificate issued in respect of the development under Part 4A of the Act. If no such certificate is required to be issued, then prior to the development or the use commencing, whichever comes first.

Pursuant to clause 27(1A) of the Regulation, and despite anything to the contrary in this Plan, the payment of a Levy in accordance with a condition of a complying development certificate is to be made before the commencement of any building work or subdivision work authorised by the certificate.

19. What is the Council's policy on the deferred or periodic payment of a Levy?

The Council does not allow deferred or periodic payment of a Levy authorised by this Plan, unless specifically approved by resolution following consideration at a Council meeting.

20. Are there alternatives to payment of the Levy?

If an applicant for development consent seeks to make a contribution towards the provision of Public Facilities other than by payment of a Levy, the applicant may adopt one of the following procedures.

Offer made to Council as part of a development application

The applicant may offer to enter into a voluntary planning agreement with the Council under s7.4 of the Act in connection with the making of a development application.

Under the planning agreement, the applicant may offer to pay money, dedicate land, carry out works, or provide other material public benefits for public purposes. Those purposes need not relate to the impacts of the applicant's development nor to the items listed in Schedule 1.

The applicant's provision under a planning agreement may be additional to or instead of paying a Levy in accordance with a condition of development consent authorised by this Plan. This will be a matter for negotiation with the Council.

The offer to enter into the planning agreement together with a copy of the draft agreement should accompany the relevant development application.

The Council will publicly notify the draft planning agreement and an explanatory note relating to the draft agreement along with the development application and will consider the agreement as part of its assessment of that application.

If the Council agrees to enter into the planning agreement, it may impose a condition of development consent under s7.7(3) of the Act requiring the agreement to be entered into and performed. If the Council does not agree to enter into the planning agreement, it may grant consent subject to a condition authorised by this Plan requiring the payment of a Levy.

Applicants should refer to any current policy of the Council in respect of planning agreements and the Development Contributions Practice Notes.

Offer made to Council following the grant of development consent requiring payment of a Levy.

If development consent has been granted to the carrying out of development subject to a condition authorised by this Plan to pay a Levy, the applicant must comply with the condition unless it is modified under s4.55 of the Act.

If the applicant does not wish to pay the Levy, the applicant may make an application to the Council under s4.55 of the Act to modify the consent by substituting for the condition requiring payment of the Levy for a condition requiring a voluntary planning agreement to be entered into.

If the Council approves the application, the applicant will be bound by the substituted condition and the planning agreement. If the Council does not approve the application, the applicant will remain bound by the condition authorised by this Plan requiring payment of the Levy.

In assessing the s4.55 application, the Council will have regard to the requirements of the current Development Contributions Practice Notes and Council's current planning agreement policy.

21. What definitions apply?

In this Plan unless the context or subject matter otherwise indicates or requires, the following definitions apply:

ABS means the Australian Bureau of Statistics

Act means the *Environmental Planning and Assessment Act 1979*

Council means The Cessnock City Council

Development Contributions Practice Notes means the practice notes titled '*Development Contributions Practice Notes*' published by the Department of Infrastructure Planning and Natural Resources dated July 2005, as amended from time to time

Levy means a levy under s7.12 of the Act authorised by this Plan,

Public Facilities means public amenity or public service

Regulation means the *Environmental Planning and Assessment Regulation 2000*



Part 2

Expected types of development in the Council's area and the demand for Public Facilities to be funded by the Levy

This part of the Plan broadly identifies the expected types of development in the Council's local government area that are linked to the demand for additional public amenities and public services proposed to be funded by Levies. The relationship is based upon current demographic information together with key trends in commercial, industrial and employment generating development expected in the local government area.

Cessnock City Council Local Government Area population is projected to grow by 8.4% by the year 2031. This will take the current population from 58,405 to 76,165 by 2031. This level of growth will continue to put more demand on the existing infrastructure as well as generate the need for additional public infrastructure. As the Section 7.12 Plan will mainly apply to commercial, industrial and mixed-use development it is considered more appropriate to target the works schedule to projects which enhance and promote economic growth and prosperity such as commercial area public domain works. Civil infrastructure facilities have been limited to the Pathways Program which addresses pedestrian and cycleway movement across the network of communities in the LGA. Extending the list of projects will limit the ability of the work to be completed due to low collection rates and long timeframes. Further, Section 7.11 plans will continue to apply to residential development which generally requires more localised infrastructure such as open space, civil works and community facilities.

The proposed levy will enable Council to provide additional public facilities to meet these expected demands. The type of public facilities to be provided is set out in Schedule 1 and explained below:

Public Domain Works

Cessnock Commercial Precinct – the Cessnock Commercial Precinct Project was undertaken in 2016/2017 consisting of a suite of strategic planning documents that provide a long term vision, guidance and coordination for future development. These documents complement the Hunter Regional Plan 2036 in its vision for the City of Cessnock as a regionally significant centre. The Implementation Plan provides a framework for implementing infrastructure upgrades identified in the Public Domain Plan. In combination with the Public Domain Plan, the Implementation Plan will significantly improve Council's ability to secure grant funding in the longer term, while supporting Council's ability to program and coordinate the identified works.

Kurri Kurri and Weston Commercial Masterplans – The Kurri Kurri District Strategy establishes a long term vision for the District including public domain masterplans for both Kurri Kurri and Weston commercial areas. Public domain masterplans for both Kurri Kurri and Weston commercial areas have now been adopted by Council.

The Branxton Sub-regional Land-Use Strategy and Structure Plan aims to guide future development within the Branxton Sub-region (encompassing land within both the Cessnock and Singleton Local Government Areas), through a period of increasing growth and change. The establishment of a new town at Huntlee and opening of the Hunter Expressway in 2014, will see the population of the Sub-region more than double by 2041. This growth will influence the future role and function of the Sub-region's traditional settlements at Branxton and Greta. As part of the Strategy, a Masterplan and Public Domain Plan were developed.

Other village commercial centres – Although these villages do not have individual strategies due to their size it is anticipated that masterplans will be progressively developed in the future to improve the visual amenity of the small commercial or community focal point in the area.

Street Tree Planting – A Street Tree Planting Plan will be required prior to the allocation of any funding from this Plan. However, the benefits of planned street tree planting are many. Street trees not only improve the visual amenity but provide practical benefits such as shade. Street trees play a significant role in the establishment of a positive local character for an area.

Civil Works

Pathways Construction Program – This Program has been developed through the combination of priorities in the Cessnock Cycling Strategy 2016 and the Pedestrian Access and Mobility Plan. Initial work from the 10-year forward works program have been included in the Schedule, however, as more detail and design work is undertaken on the Program, more projects will be included in this Schedule in line with the Council's Delivery Plan.

Pokolbin Cycling Works

Pokolbin Cycling Works – The Pokolbin district includes the suburbs of Pokolbin, Nulkaba and parts of Rothbury and Lovedale. The region currently has a limited cycling network with only one off road path. On road conditions are suitable for cycling in some areas, but dangerous in others. Cycling in Pokolbin is very popular with attractive scenery and a number of key destinations including; Hunter Valley Gardens, the Vintage Golf Club and Resort, Cypress Lakes Resort, Crowne Plaza Hunter Valley and the many wineries in the region. These works are identified in Council's Cycling Strategy 20

Public Art

Public Art - Public art should be used as a tool to reflect and promote local identity, enhance buildings and open spaces, support cultural vitality and the creation of a strong and healthy community. It is also a platform from which Cessnock can promote itself regionally, nationally and internationally. The Public Art Policy was adopted by Council on the 15 November 2017. The Policy establishes a framework for managing public art.

Plan Administration

Plan Administration – This allocation covers the administrative costs of managing this Plan. Once the Plan is established, the time spent on administration will be reduced.

Schedule 1 (Clause 14)

Works Schedule

Part A –

Public Facilities for which levies will be sought

Description	Total Facility Cost	Cost anticipated to be funded by this Plan	Cost anticipated to be funded by other funding sources	Time Frame	Priority Low (L) Medium (M) High (H)
Public Domain Works					
Cessnock Commercial Precinct	\$40,000,000	\$1,000,000	\$39,000,000	35	High
Kurri Kurri Commercial Masterplan	\$10,500,000	\$500,000	\$10,000,000	20	High
Weston Commercial Masterplan	\$4,700,000	\$500,000	\$4,200,000	15	High
Branxton Commercial Masterplan	\$6,000,000	\$500,000	\$5,500,000	20	High
Other village commercial centres	\$1,000,000	\$300,000	\$700,000	30	Low
Street Tree Planting	\$1,500,000	\$100,000	\$1,400,000	ongoing	Low
Civil Works					
Pathways Construction Program – See Part C.	\$10,000,000	\$1,079,600	\$8,920,400	ongoing	High
Pokolbin Cycling Improvements – See Part D.	\$14,050,000	-	-	ongoing	Medium
Public Art	\$500,000	\$100,000	\$400,000	15	Low
Plan Administration (salaries, on costs, advice, corporate overheads)	\$150,000	\$10,000,			Ongoing
Total	\$74,150,000	\$4,010,000	\$70,140,000		

Associated mapping is located in Part B of this Plan. Note: Project Total Facility Cost works listed above reflect works to be undertaken in a significantly greater time period than the life of this Plan. Timeframes are dependent on additional funding sources. Further details on projects can be found in Part 2 of this Plan.

Part B –

Maps

Cessnock Public Domain Plan

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Cessnock Public Domain Plan – Open Space and Landscape Framework Plan

16

Branxton Town Centre Public Domain Plan

17

Kurri Kurri Masterplan

18

Weston Masterplan

19

Cessnock Public Domain Plan



Cessnock Public Domain Plan – Open Space and Landscape Framework Plan



Branxton Town Centre Public Domain Plan





















Kurri Kurri Masterplan

LEGEND



Weston Masterplan

LEGEND

	Proposed kerb alignment		Paved laneway plaza with outdoor dining space		Kerb ramp
	Existing kerb alignment		Permeable paving to improve water quality		New bus shelters
	Turf		Large street tree		Bus stop
	Mass planting		Small - medium street tree		Outdoor dining/retail opportunities
	Concrete pedestrian footpath/paving		Secondary street tree		
	Brick paving upgrade		Existing power pole and line		
	Heritage sandstone paving		In-road pavement threshold to slow traffic		



Part C

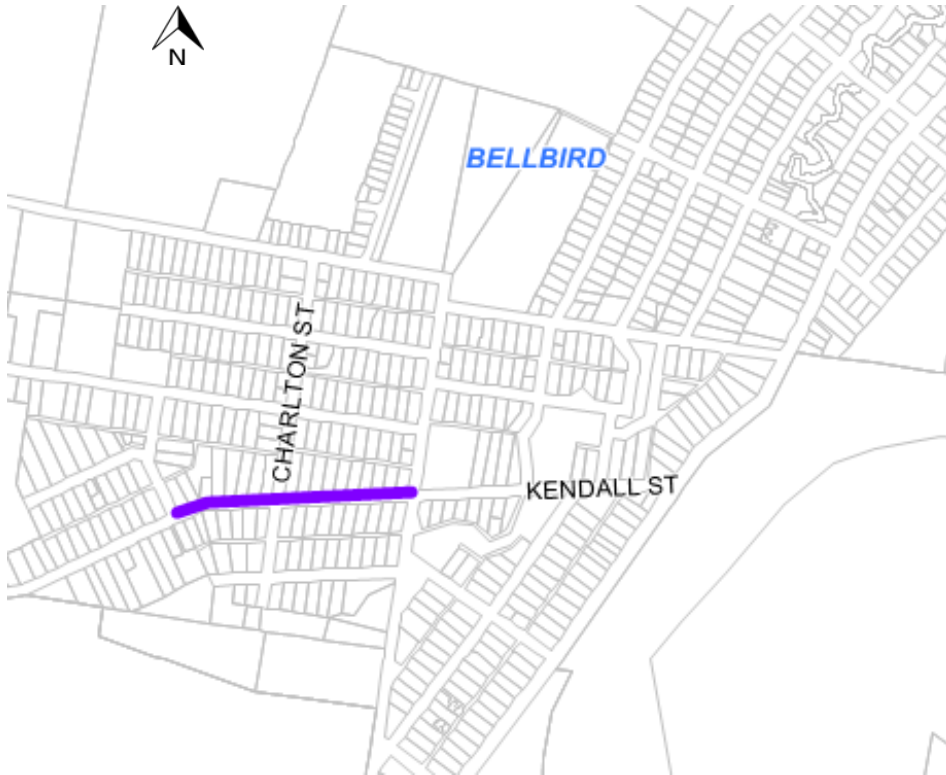
Works Schedule - Pathway Construction Program for which levies will be sought

Map Ref	Category	Project Details		Completion Date				Notes
		Location	Works	2018/19	2019/20	2020/21	2021/22	
1	PAMP	Bellbird Kendall Street - from intersection of Doyle St to Mary St	Pathway	\$113,500				
2	Opens Space and Recreation	Bridge Street Cycleway Stage 1 - investigation and design	Cycleway	\$50,000				
3	PAMP	Cessnock Buckland Ave and View St - pram ramps and extension of path	Pathway	\$10,000				
4	PAMP	Cessnock Rawson St - pathway from Quarrybylong Street to Brandis Street	Pathway	\$60,000				
5	PAMP	Kearsley Caledonia St from Allandale St to Tomalpin St	Pathway	\$30,000				
6	Opens Space and Recreation	Bridge Street Cycleway Stage 2 construction	Cycleway		\$268,000			Connect existing shared pathway to proposed mixed traffic zone on Cessnock Road
7	PAMP	Abermain Melbourne St - construct path from Goulburn St to car parking	Pathway			\$10,000		
8	PAMP	Cessnock Alfred St - children's school crossing	Pathway			\$16,000		
9	PAMP	Cessnock Cumberland Street from Cooper St to Hall St	Pathway			\$55,000		
10	PAMP	Cessnock Hall St - (intersection with Darwin St)	Pathway			\$5,000		

Map Ref	Category	Project Details		Completion Date				Notes
		Location	Works	2018/19	2019/20	2020/21	2021/22	
11	PAMP	Cessnock Maitland Rd - intersection with Gallagher St	Pathway			\$10,000		
12	PAMP	Cessnock Quarrybylong St - replace a section of existing path	Pathway			\$5,000		
13	PAMP	Kurri Kurri Merthyr St - from Lang St to Barton St (both sides)	Pathway			\$79,100		
14	PAMP	Kurri Kurri Mitchell Ave - pathway from Lang Street to Maitland Street	Pathway			\$20,000		
15	PAMP	Weston First St - kerb ramp and pedestrian refuge	Pathway			\$10,000		
16	PAMP	Weston First St - from Station St to Hall St	Pathway			\$63,000		
17	Opens Space and Recreation	Cessnock - Church Street	Shared path				\$275,000	Shared pathway connecting Wine Country Drive to Manning Park and forming part of the connection to Maitland Road.
			Total	\$263,500	\$268,000	\$273,100	\$275,000	

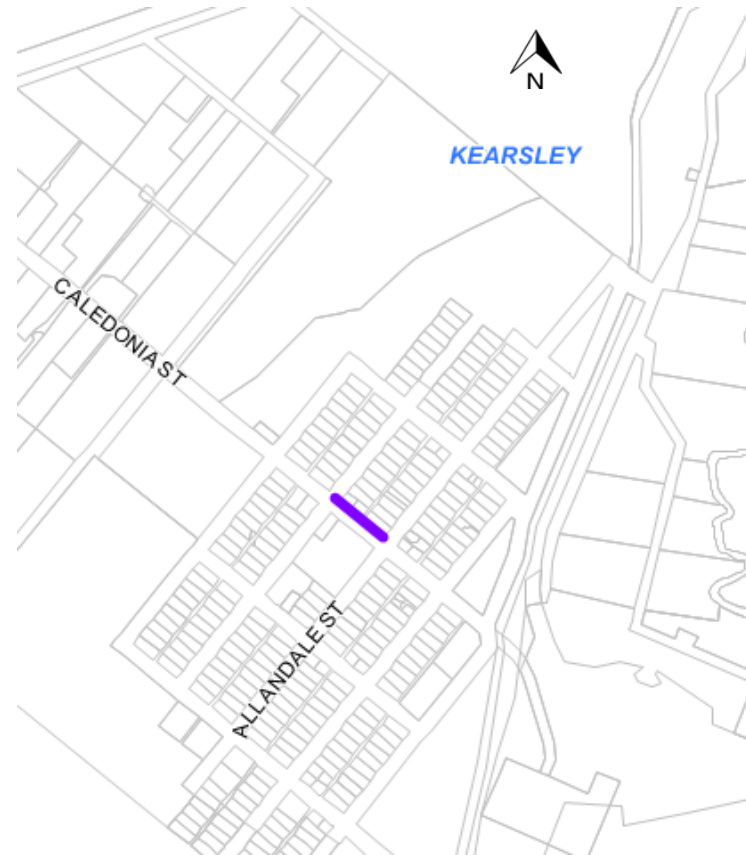
Section 94A Plan – Bellbird and Kearsley

Pathway Construction Program



Disclaimer:

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LEGEND

Pathway
Construction
Project

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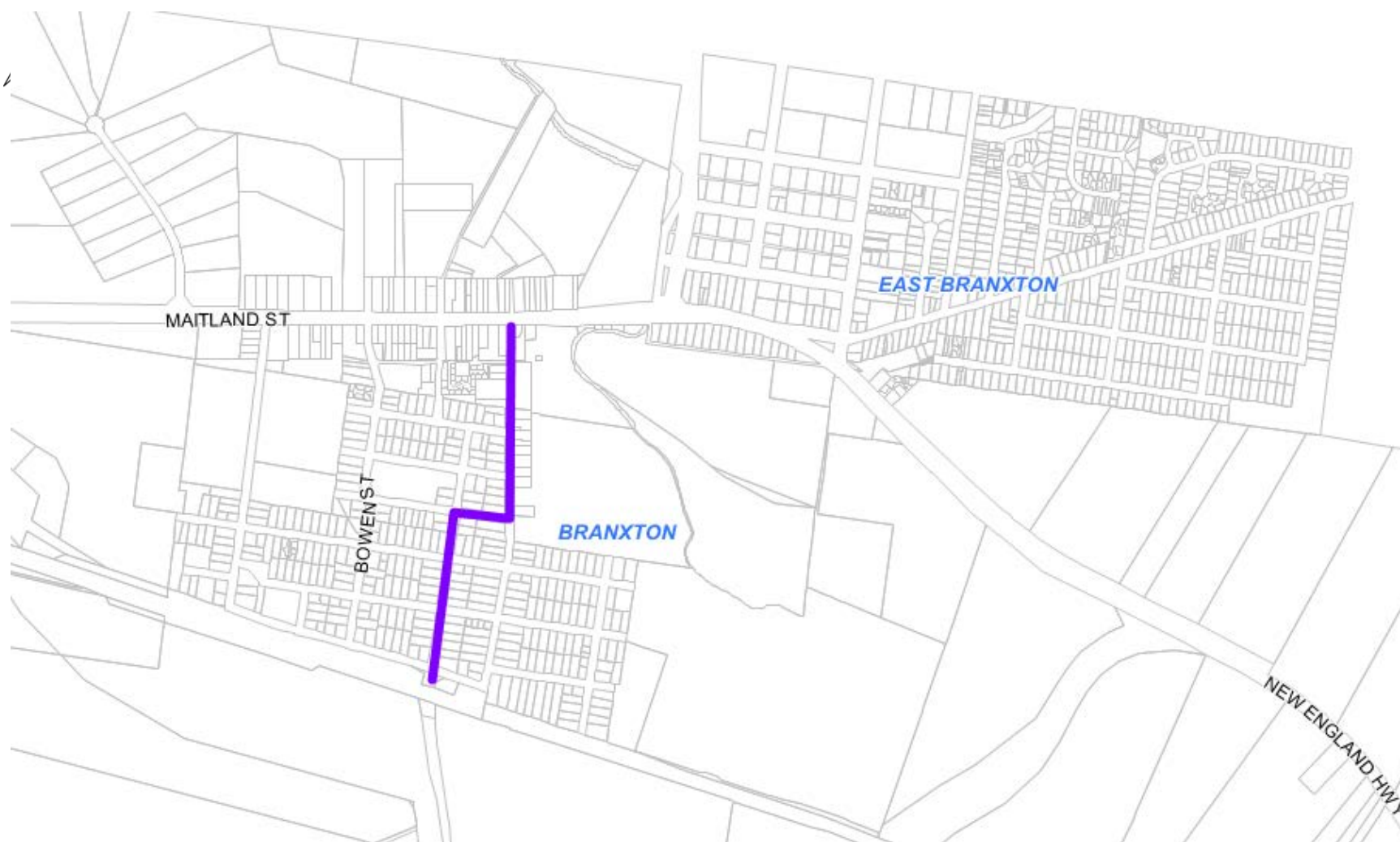
Map Grid of
Australia (MGA)
Datum 94, Zone
56

Date:
7 November 2017

NOT TO SCALE

Section 94A Plan - Branxton

Pathway Construction Program



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LEGEND

Pathway
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Project

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(2017)

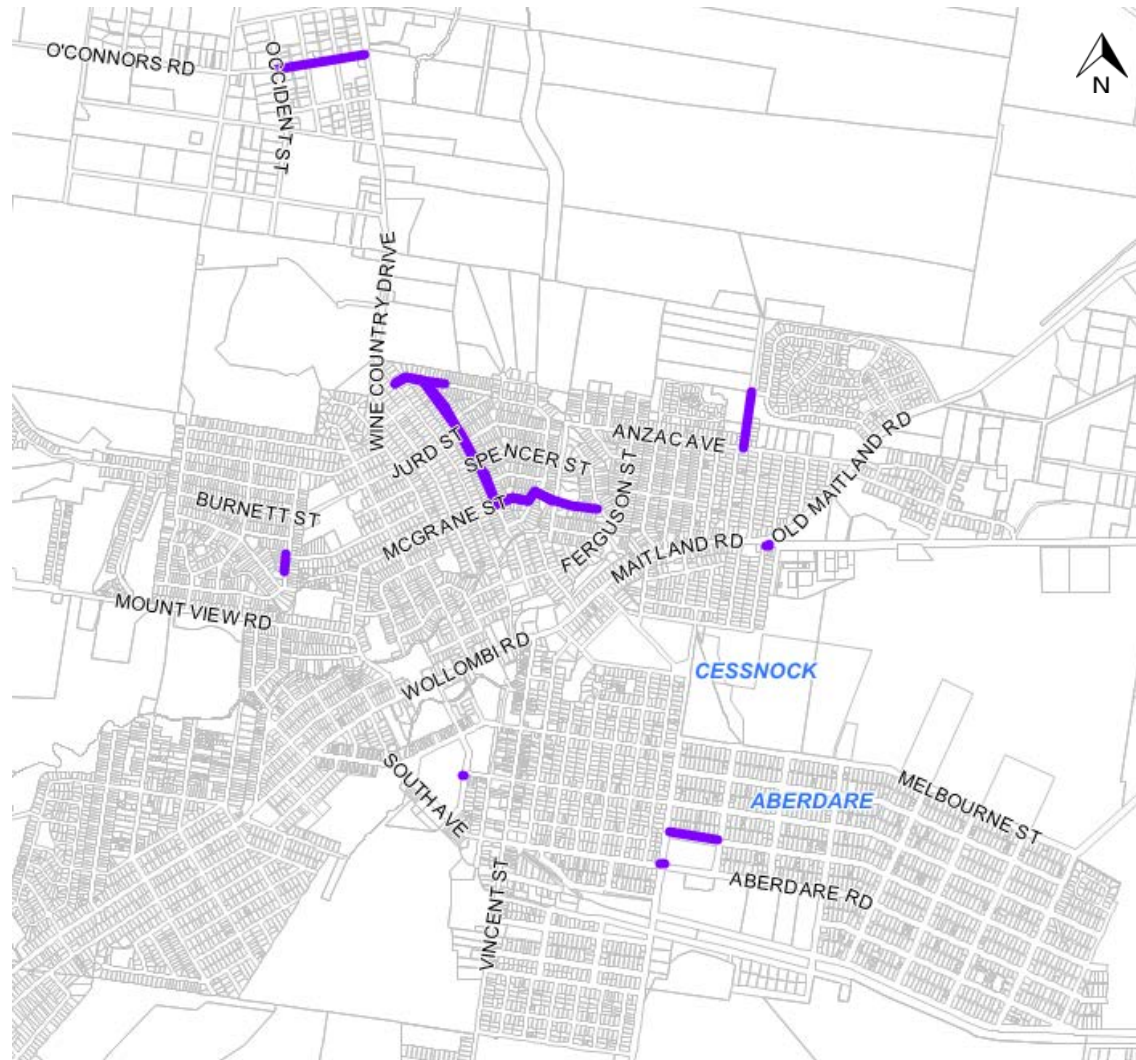
Map Grid of
Australia (MGA)
Datum 94, Zone
56

Date:
7 November 2017

NOT TO SCALE

Section 94A Plan - Cessnock, Aberdare and Nulkaba

Pathway Construction Program



Disclaimer:

This map has been produced to assist individuals in determining land details within the City of Cessnock. The information contained herein is supplied in good faith, on the basis that Council and its Staff are not liable (whether by reason of negligence, lack of care or otherwise) to any person for any damage or loss whatsoever which has occurred, or may occur, in relation to that person taking or not taking (as the case may be) action in respect of any representation, statement or advice referred to above.

LEGEND

Pathway
Construction
Project

Created by:
Cessnock City
Council GIS
Section

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Cessnock City
Council (2017)
Land & Property
Information
(2017)

Map Grid of
Australia (MGA)
Datum 94, Zone
56

Date:
7 November 2017

NOT TO SCALE

Section 94A Plan - Weston and Kurri Kurri

Pathway Construction Program



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LEGEND

Pathway
Construction
Project

Created by:
Cessnock City
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Council (2017)
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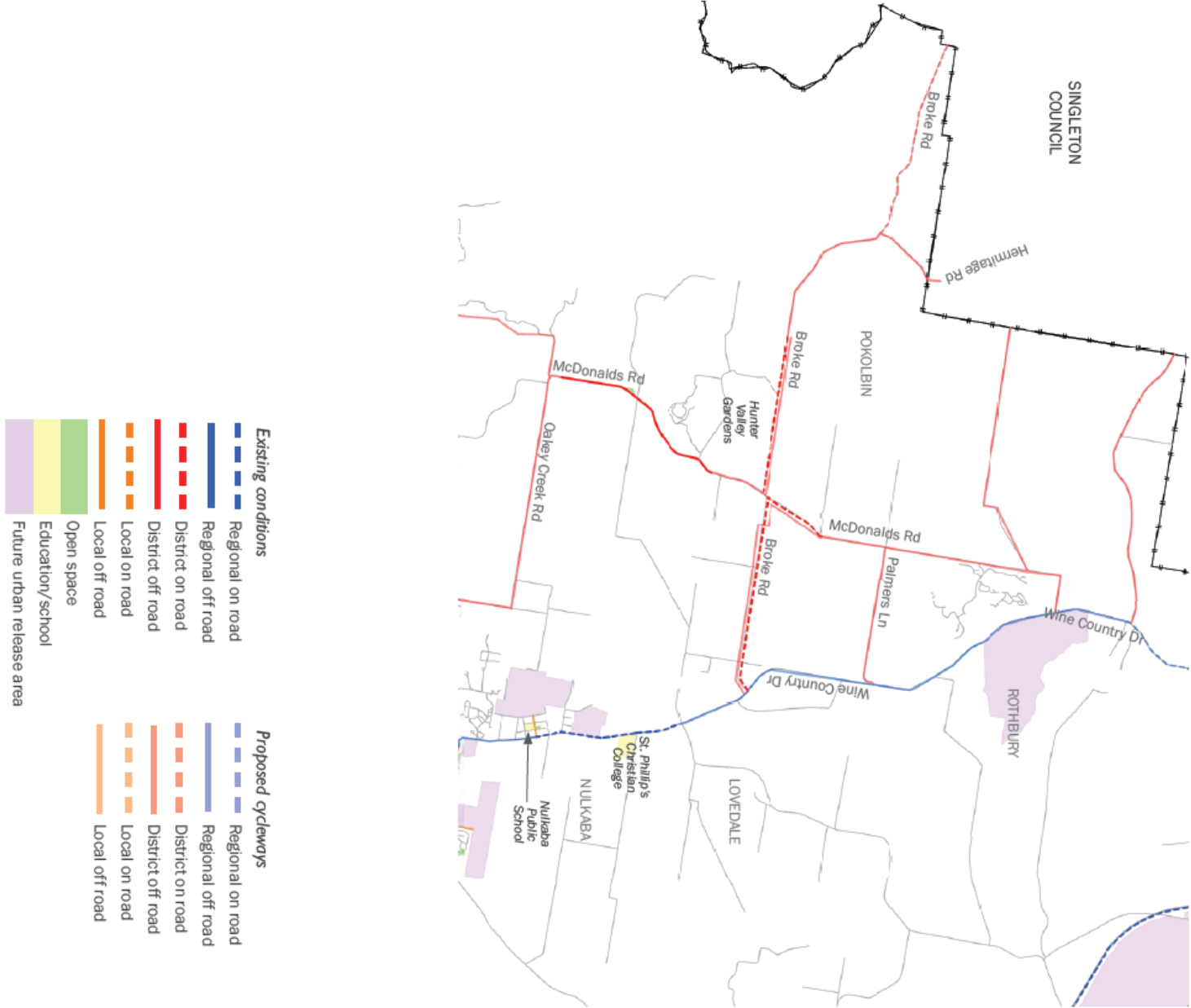
NOT TO SCALE

Part D

Works Schedule – Pokolbin Cycling Improvements

Ref	Item	Distance	Hierarchy	Priority	Cost Estimate
Pokolbin's cycling environment					
3.1.1	Extension of McDonalds Road cycleway to Oakey Creek Road	0.246km	District	Medium	\$\$
3.1.2	New off-road path on Oakey Creek Road - McDonalds Road to Mount View Road	5.790km	District	Low	\$\$\$
3.1.3	New off-road path on Palmers Lane - McDonalds Road to Wine Country Drive	2.037km	District	Low	\$\$\$
3.1.4	New off-road path on Broke Road - McDonalds Road to Hermitage Road	5.640km	District	Medium	\$\$\$
3.1.5	New off-road path on Hermitage Road - Broke Road to Deasys Road	1.220km (Cessnock Council section)	District	Low	\$\$\$
3.1.6	New off-road path on Broke Road - Wine Country Drive to McDonalds Road	3.616km	District	High	\$\$\$
3.1.7	New off-road path on McDonalds Road - Broke Road to Wine Country Drive	6.255km	District	Medium	\$\$\$
3.1.8	New off-road path on Deasy's Road - McDonalds Road to Hermitage Road	5.400km	District	Low	\$\$\$
3.1.9	New off-road path on Old North Road - Wine Country Drive to Hermitage Road	8.700km	District	Low	\$\$\$
3.1.10	New off-road path on McDonalds Road - McDonalds Road cycleway to Broke Road	1.000km	District	High	\$\$\$
3.2.1	New on-road connection on Broke Road - Hermitage Road to Singleton	1.500km	District	Low	\$
Sub-total of high priority works					\$1,625,000
Sub-total of medium priority works					\$4,274,000
Sub-total of low priority works					\$8,151,000
TOTAL for Pokolbin Environment					\$14,050,000

Map of Pokolbin's cycling environment and identified missing links



Cost Summary Report*

(Development Cost less than \$1,000,000)

DEVELOPMENT
APPLICATION
NUMBER:
CONSTRUCTION
CERTIFICATE
NUMBER:

COMPLYING
DEVELOPMENT
NUMBER:
DATE:

APPLICANTS NAME:

APPLICANT'S
ADDRESS:

DEVELOPMENT
NAME:

DEVELOPMENT
ADDRESS:

ANALYSIS OF DEVELOPMENT COSTS:

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

Other related work	\$
Sub-total	\$

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

I certify that I have:

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

Signed:

Name: _____

Position _____
Qualifications: & _____

Date: _____

*Acknowledgment to City of Sydney for use of the Cost Summary Report

Detailed Cost Report*

Registered* Quantity Surveyor's Detailed Cost Report

(Development cost equal or greater than \$1,000,001)

***A member of the Australian Institute of Quantity Surveyors**

DEVELOPMENT
APPLICATION
NUMBER:

COMPLYING
DEVELOPMENT
NUMBER:

CONSTRUCTION
CERTIFICATE NUMBER:

DATE:

APPLICANTS NAME:

APPLICANT'S ADDRESS:

DEVELOPMENT NAME:

DEVELOPMENT
ADDRESS:

DEVELOPMENT DETAILS:

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

ESTIMATE DETAILS:

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

I certify that I have:

- inspected the plans the subject of the application for development consent or construction certificate.
- prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.
- calculated the development costs in accordance with the definition of development costs in the Cessnock City Council S7.12 Levy Contributions Plan 2016 at current prices.
- included GST in the calculation of development cost.
- measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1, Appendix A2.

Signed:

Name:

Position & Qualifications:

Date:

*Acknowledgment to City of Sydney for use of the Detailed Cost Report



62-78 Vincent Street
Cessnock, NSW
Australia



Contact:
tel:0249934300
tel:0249934100



Online help:
council@cessnock.nsw.gov.au
<http://www.cessnock.nsw.gov.au>