

Hunter's Hill Council



Section 7.12 Local Infrastructure Contribution Plan 2020

Environmental Planning and Assessment Act 1979



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Executive Summary

This Hunters Hill Contribution Plan (Plan) is to assist Council in maintaining and improving the standard of the local infrastructure in Hunters Hill LGA.

Part 7 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) enables Council to levy charges on development to contribute toward the provision of local infrastructure. Pursuant to Section 7.12 (S7.12) of the EP&A Act, a consent or certifying authority may impose a condition requiring payment to Council based on the cost of the development, as follows:

Proposed cost of the development	Maximum percentage of the contribution
Up to and including \$100,000	Nil
\$100,001 - \$200,000	0.5 percent
More than \$200,001	1 percent

The contributions paid under S7.12 are applied toward the provision, extension or augmentation of public facilities or services (or towards the recouping of the cost of their provision, extension or augmentation) for the benefit of the whole community. Unlike a Section 7.11 contribution, no nexus needs to be established. This means that the community infrastructure provided through S7.12 does not have to be directly related to the development funding it.

As no nexus needs to be established with a S7.12 contribution, it is recognised as being well suited to established urban areas experiencing relatively low levels of growth. In these areas, the cost of community infrastructure is spread over time and benefits a dispersed set of contributors.

This Plan provides a 5-year works schedule (Schedule 1) that lists the community infrastructure Council will fund with S7.12 contributions. The criteria used to decide the community infrastructure projects to be included in the work schedule are as follows:

Work Schedule Criteria

1. The work is listed for action in one of Council's existing/ draft management plans and has been identified as a candidate for S7.12 funding by Council. These plans are developed with input from Council Staff, Councillors, Community, Local and where relevant, State Government organisations.
2. An item may also be included in the work schedule if it has been endorsed by Council and satisfies one or more of the following conditions: -
 - A matching grant has been provided for the work.
 - The work is required to satisfy legislation.
 - The work is required to address safety concerns.
 - The work is required, as taking no action is/or will have negative financial impacts.
3. Analysis of demographic data from the Australian Bureau of Statistics (ABS) and housing targets from the NSW Department of Planning, Industry and

Environment (DPIE) the also assist with determining ongoing priorities for infrastructure funding.

This document has been prepared in accordance with the following:

- Part 7 of the *EP&A Act 1979*;
- Part 4 of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation).;
- Development Contribution Practice Notes July 2005;
- Environmental Planning and Assessment Act 1979 – Revocation in force under Section 94E and Direction under Section 7.17 of the Act; and
- Environmental Planning and Assessment (Local Infrastructure Levies) Direction 2015.

Administration and Operation of Plan

1. Plan Framework

1.1 What is the Name of this Plan?

This Plan is named Hunters Hill Section 7.12 Contribution Plan 2019.

1.2 When does this Plan Commence?

This Plan was adopted by Council on 16 December 2019 and came into effect on 15 January 2020.

This Plan has been prepared in accordance with the EP&A Act and the EP&A Regulation.

1.3 Land to which this Plan Applies

This Plan applies to all land within the Hunters Hill Local Government Area (LGA).

1.4 Purpose of this Plan

The primary purposes of this Plan are:

- To provide for Council to levy development contributions, on certain development consents or complying development certificates (CDCs), in accordance with the EP&A Act and apply those funds to the provision, extension or augmentation of key community infrastructure.
- To require the Council or an accredited certifier, to impose a condition of development consent or a CDC, requiring the payment of a developer contribution to Council determined in accordance with this Plan.
- To identify the local infrastructure purposes for which levies are required.
- To assist the Council to maintain and improve the standard of community infrastructure within the Hunters Hill LGA.
- To govern the application of money paid to Council under conditions authorised by this Plan.
- To enable Council to be publicly and administratively accountable in its assessment and administration of development contributions.

1.5 Development to which this Plan Applies

This Plan applies to all applications for development consent or the issue of a CDC on land within Hunters Hill LGA in accordance with Part 7 of the EP&A Act.

NB: If a contribution was required by a development consent or CDC under the provision of the repealed Hunters Hill Contributions Plan 2014, this Plan does not apply as long as the subsequent development is not increasing the demand for infrastructure.

1.6 Relationship to Other Plans

This Plan repeals Hunters Hill Section 94A Developer Contributions Plan 2014, effective 29 October 2014.

This Plan applies to all Development Applications (DAs) or CDCs issued on or after the date on which this Plan comes into effect. Applications made, but not determined before this date, will be considered under the previous Hunters Hill Section 94A Developer Contributions Plan 2014.

1.7 Exemptions to the levy

In accordance with Section 7.17 of the EP&A Act, the Minister has specified a \$7.12 levy does not need to be paid where the development is:

- For the purpose of disabled access.
- For the sole purpose of providing affordable housing.
- For the purpose of reducing the consumption of mains supplied potable water or reducing the energy consumption of the building.
- For the sole purpose of adaptive reuse of an item of environmental heritage listed in Schedule 5 of the *Hunters Hill Local Environmental Plan 2012*.
- For development less than or equal to \$100,000.

Under this Plan, Council may consider full or partial exemptions from the payment of a levy for a development, or components of development that are:

- Applications submitted by or on behalf of Hunters Hill Council.
- Public schools, places of worship, public hospitals, police stations, fire stations, and other emergency services.
- Seniors housing, as defined in the State Environmental Planning Policy (Seniors Living) 2004, which is undertaken by a social housing provider.
- Development that involves rebuilding or repair after natural disasters, for example bushfire or flooding.
- Development by not-for profit charity (as defined by ATO), where an application of this nature will be assessed on an individual basis.

All applications for a Council exemption (full or partial) must be made in writing and will be assessed on an individual basis.

1.8 Refund of Section 7.12

Once a contribution levy, under this Plan, has been collected the only circumstance when a refund will be granted is by a formal surrender or lapsing of the Development Consent or CDC.

2. Calculating S7.12 Contributions

2.1 Contributions are Based on Development Cost

The level of contribution required is dependent on the cost of development as specified in the following table: -

Proposed cost of the development	Maximum percentage of the contribution
Up to and including \$100,000	Nil
\$100,001 - \$200,000	0.5 percent
More than \$200,001	1 percent

2.2 Determining the Cost of Development

Clause 25J of the EP&A Regulation sets out how the proposed cost of carrying out development is to be determined. The clause is as follows: -

- (1) *The proposed cost of carrying out the 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 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.*

2.3 Indexing Cost of Contribution Levy

Clause 25J(4) of the EP&A Regulation, requires that the proposed cost of carrying out the development is to be indexed. Indexing occurs to reflect potential changes in the value of a contribution between the time a consent is used and its payment (which may be up to 5 years). Indexing is to occur before payment to reflect changes in development cost between the date of determination of the proposed cost by the consent or certifying authority and the date the contribution is paid. Indexing is based on the quarterly variations in the All Group Sydney Quarterly Consumer Price Index.

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

$$\mathbf{IDC = ODC \times CP2/CP1}$$

Where:

IDC = the indexed development cost

ODC = the original development cost estimated by the consent authority

CP2 = the quarterly *Consumer Price Index*, All Groups, Sydney, as published by the ABS immediately prior to the date of payment

CP1 = the quarterly *Consumer Price Index*, All Groups, Sydney as published by the ABS immediately prior to the date of imposition of the condition requiring payment of the contribution.

2.4 Cost Estimate Report

Under a S7.12 contribution plan the estimated cost of development affects the amount of levy to be paid to Council and therefore evidence of the costing procedure is necessary.

The following types of reports are required to be submitted at the time the S7.12 levy is being calculated and paid to Council:

- A cost summary report must be completed for works with a value between \$100,001 and \$1,200,000. The report is to be completed by a licensed builder using Council's form (Schedule 3).
- A detailed cost report must be completed for works with a value of \$1,200,001 or greater. The report is to be prepared by a licensed quantity surveyor using Council's form (Schedule 4). The quantity surveyor is to be a registered member of the Australian Institute of Quantity Surveyors or/and the Royal Institute of Chartered Surveyors.

These forms can be found on Council's website at <http://www.huntershill.nsw.gov.au/>.

Without limitation to the above, Council may review the valuation of works and may seek the services of an independent person to verify the costs. In these cases, all costs associated with obtaining such advice will be at the expense of the applicant.

Refer to the following websites for more information:

- Australian Institute of Quantity Surveyors - <https://www.aiqs.com.au/>
- Royal Institute of Chartered Surveyors - <https://www.rics.org/oceania/>
- Licensed Builder Portal - <https://www.service.nsw.gov.au/transaction/check-builder-or-tradesperson-licence>

3. Payment of S7.12 Contributions

3.1 Ministerial Directions under Section 7.17 of the EP&A Act

Conditions authorised by this Plan are subject to any directions given by the Minister under Section 7.17 of the EP&A Act. This Plan authorises the imposition of conditions in accordance with any such direction:

Direction	Date Issued
Environmental Planning and Assessment Act 1979	14 September 2007
<i>Revocation of Direction in force under Section 94E and Direction under Section 7.17 of the current act.</i>	
Environmental Planning and Assessment (Local Infrastructure Levies) Direction 2015.	14 April 2016

Notably, the levy will not apply to development that has been subject to a condition under Section 7.11 of the EP&A Act under a previous development consent relating to the subdivision of land on which the development is to be carried out.

3.2 Obligations of Certifying Authorities

3.2.1 Complying Development Certificates

Where this Plan applies, this Plan requires a Certifying Authority, when issuing a CDC, to include a condition requiring the applicant to pay to Council a S7.12 levy, based on the accurate cost report and calculated in accordance with this Plan (reference is to be made to clauses 9, 10, 11 and 12).

If a Ministerial direction under S7.17 is in force, this Plan authorises the certifying authority to issue a CDC subject to a condition, which is in accordance with that direction.

3.2.2 All Other Certificates

Where there is a condition of development consent requiring a monetary contribution to Council, a certifying authority must not issue a Part 6 certificate listed under Section 6.4 of the EP&A Act until the condition has been complied with.

In particular, the certifier must ensure that the applicant provides a receipt(s) confirming that levies have been fully paid and copies of such receipts must be included with copies of the documents provided to Council in accordance with the following clauses of the EP&A Regulation (whichever is applicable, depending on the certificate being issued):

- Clause 142(2) Procedure for determining application for construction certificate;
 - Clause 151(2) Procedure for determining application for occupation certificate; and
 - Clause 160(2) Procedure for determining application for subdivision certificate.
- Failure to follow this procedure may render a Part 6 certificate invalid.

3.3 No Deferred or Periodic Payment Options

Council does not accept deferred or periodic payments of contributions authorised by this Plan.

3.4 Timing for the Calculation and Making of Payments

Any S7.12 levy must be calculated and paid to Council:

- a) Complying development – before any construction commences.
- b) Development consent – one week prior to the issue of a CC.

As specified above, receipt of payment must be included with copies of the documents provided to Council in accordance with clause 142(2), 151(2) or 160(2) of the EP&A Regulation (whichever is applicable, depending on the certificate which is being issued).

3.5 Alternative Payments

In place of a S7.12 levy, Council may agree to negotiate a Planning Agreement with an applicant. A request to enter into a Planning Agreement must be made in writing to Council by the applicant. The Planning Agreement must be successfully completed between Council and the applicant in conjunction with the determination of a DA.

4. Management of S7.12 Contributions

4.1 How will the Council Apply Contributions

Contribution paid to the Council under this Plan are to be applied by the Council towards meeting the cost of the key community infrastructure listed in Schedule 1. The location of this local infrastructure is shown on the Map provided in Schedule 2.

4.2 Are there Priorities for the Expenditure of Contributions?

The key community infrastructure listed in Schedule 1 is to be provided, where practicable, in accordance with the staging set out in that schedule.

4.3 Accounting

- (1) Council will maintain accounting records that allow contributions, and any additional amounts earned from their investment, to be distinguished from all other money held by the Council.
- (2) Council's accounting records for this Plan will indicate the following:
 - (a) The various kinds of public amenities or services for which expenditure is authorised by the Plan,
 - (b) The monetary contributions received under the Plan, by reference to the various kinds of public amenities or services for which they have been received,

- (c) The amounts spent in accordance with the Plan, by reference to the various kinds of public amenities or services for which they have been spent.
- (3) Council will disclose the following information relating to this Plan in the notes to its annual financial report:
- (a) The opening and closing balances of money held by Council for the accounting period covered by the report,
 - (b) The total amounts received by way of contributions during that period, by reference to the various kinds of public amenities or services for which they have been received,
 - (c) The total amounts spent in accordance with the Contributions Plan during that period, by reference to the various kinds of public amenities or services for which they have been spent,
 - (d) The outstanding obligations of Council to provide public amenities or services, by reference to the various kinds of public amenities or services for which contributions have been received during that or any previous accounting period.

4.4 Contributions Register

Pursuant to the provisions of Clause 34 of the EP&A Regulation, Council will maintain a contributions register recording the following details:

- (a) Particulars sufficient to identify each development consent for which a condition requiring payment of a contribution under this Plan has been imposed,
- (b) The nature and extent of the contribution required by any such condition, imposed under this Plan for each public amenity or service,
- (c) The Contributions Plan under which any such condition was imposed,
- (d) The date on which any contribution required by any such condition was received, and its nature and extent.

4.5 Pooling of Contributions and Unspent S7.12 Monies

This Plan authorises money obtained from the repealed Hunters Hill Council S94A Developer Contributions Plan 2014 and previous Hunters Hill Section 94A Developer Contribution Plans to be pooled and applied progressively towards the community infrastructure listed in Schedule 1 of this Plan.

This plan also expressly authorises that unspent monies collected through previous Section 7.12 plans are to be expended on works identified in those plans where those works have been carried across to the Works Schedule in this plan.

4.6 Review of S7.12 Contributions Plan

Council will review this Plan on a periodic basis to assess factors influencing priorities for the delivery of nominated infrastructure items, rates of receipt of contributions and increases in cost of infrastructure items.

Expected Development and Required Infrastructure

The relationship between expected development and the type of community infrastructure required to maintain and improve amenity has been established through an analysis of:

- Estimates of future population growth and profile;
- District housing targets; and
- Hunters Hill Management Plans and Draft Management Plans.

Population forecasts derived from the ABS and the NSW DPIE indicate that the LGA will continue to experience moderate growth.

5. Demographic Information

5.1 Age Structure - Service Age Groups

The residential age structure of Hunters Hill LGA provides key insights and indicators to Council's current and future services, facilities and needs.

Each service age group reflects a typical life stage. Each stage requires specific services, whose demand will change over time, as individuals' progress to the next stage (Hunters Hill LGA Age Structure by Service Age Groups demographic table on page 16).

5.2 Dominant Service Age Groups

According to the 2016 Census Data, Hunters Hill LGA when compared to Greater Sydney (GS), showed higher proportions of people in:

- Younger age groups aged between 0 and 19 years (27.3% versus 24.6% GS), and
- Older groups aged 60 years and over (21.5% versus 13.8% GS).

The major differences between the age structure of Hunters Hill LGA and Greater Sydney were:

- A marginally larger percentage of 'Primary and early secondary schoolers' (5 to 14 years) (13.9% compared to 13.1%);
- A smaller percentage of 'Parents and homebuilders' (35 to 45 years) (12.2% compared to 13.6%);
- A smaller percentage of 'Empty nesters and retirees' (55 to 64 years) (11.8% compared to 12.7%); and
- A larger percentage of 'Seniors' (65 to 74 years), (10.2% compared to 8.2%).

5.3 Emerging Service Age Groups

From 2011 to 2016, Hunters Hill LGA's population moderately increased by 785 people.

The largest changes in the age structure in this area between 2011 and 2016 were in the age groups:

- Seniors (65 to 74) (+345 people);
- Primary and early secondary schoolers (5 to 14) (+198 people);
- Older workers and pre-retirees (45 to 54) (+180 people);
- Elderly aged (85 and over) (+100 people); and
- Parents and homebuilders (35 to 44) (-99 people).

5.4 Hunters Hill LGA Age Structure by Service Age Groups

Hunters Hill Municipality	2011			2016			Change
	Number	%	Greater Sydney %	Number	%	Greater Sydney %	
Service age groups (years)							2011 to 2016
Babies and pre-schoolers (0 to 4)	772	5.8	6.8	718	5.1	6.4	-54
Primary and early secondary schoolers (5 to 14)	1743	13.1	12.4	1,941	13.9	12.2	+198
Mid to late Secondary schoolers (15 to 19)	1,134	8.6	6.3	1,162	8.3	6.0	+28
Tertiary education and independence (20 to 24)	651	4.9	7.0	686	4.9	7.1	+35
Young workforce (25 to 34)	1,065	8.0	15.5	1,135	8.1	16.0	+70
Parents and homebuilders (35 to 44)	1,797	13.6	14.9	1,698	12.2	14.5	-99
Older workers and pre-retirees (45 to 54)	1,821	13.8	13.5	2,001	14.3	13.0	+180
Empty nesters and retirees (55 to 64)	1,674	12.7	10.8	1,643	11.8	10.8	-31
Seniors (65 to 74)	1,077	8.2	6.7	1,422	10.2	7.7	+345
Seniors to Elderly aged (75 to 85)	837	6.3	4.2	850	6	4.2	+13
Elderly aged (85 and over)	646	4.9	1.8	746	5.3	2.0	+100
Total Population	13,217	100.0	100.0	14,002	100.0	100.0	+785

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016

5.5 Population Projections to 2036 and Housing Projections to 2023

Population forecasts indicate the LGA will continue to grow at a similar moderate average growth rate of 0.2%- 0.6% per year until 2036. The DPIE forecast a population increase of 1,750 by 2036, with a total population of 14,600 in 2021, 14,800 by 2026, 15,150 by 2031 and 15,750 by 2036.

It is anticipated that development within the town centre of Gladesville and the villages of Hunters Hill and Boronia Park will accommodate the majority of this growth. Additional development will be spread across the LGA under the HHLEP and where relevant State Environmental Planning Policies relating to low and medium density development. Development will respond to the general ageing population, seen with the increase in Seniors (aged 65 to 74 years).

The North District Plan, prepared by the Greater Sydney Commission in 2018, outlines the 5-year housing supply target for Hunters Hill LGA. Consistent with the DPIE's projections, the target is 150 new dwellings between 2018 to 2023.

Based on Hunters Hill population forecast and changing demographic profile until 2036, the Council has developed a 5-year work schedule for key community infrastructure. It focuses on improving or upgrading Hunters Hill Council's open spaces, facilities and public domain areas, with priority given to the areas of high pedestrian concentration. This decision is aimed to provide better mobility, connectivity and safety for the whole community.

Council will continue to maintain, improve and augment its community infrastructure using its management plans as the reference for developing ongoing S7.12 works schedules. All Plans are developed with input from Council staff, Councillors, community and Local and where relevant State Government organisations.

Schedule 1 – Work Schedule for Key Community Infrastructure

This Works Schedule identifies the local infrastructure to be funded through the contribution levies. Collected levies will be applied to the cost of providing or augmenting the identified local infrastructure.

Local Infrastructure Works Schedule				
Part A - Section 94A Contribution Plan 2014 – projects carried from former plan				
Year 1 2020-21 (including January to June from 2019-20)				
No.	Infrastructure Group	Description	Location	Est. Cost
1	Commercial Centres Public Infrastructure	Gladesville Urban Design Improvements Footpaths - Victoria Street	Gladesville	\$150,705
2	Other Public infrastructure: bus shelters, sea walls, street lighting etc	Bus shelter improvement program and PAMP improvements	LGA	\$30,000
3	Other Public infrastructure: bus shelters, sea walls, street lighting etc	Sea walls improvements	LGA	\$100,000
4	Open Spaces and Recreation Facilities	Woolwich Baths - replace rotting piers & shark net	Woolwich	\$31,300
5	Open Spaces and Recreation Facilities	Playing fields improvements	Bedlam Bay	\$6,300
6	Open Spaces and Recreation Facilities	Implement recommendations of Sport & Recreation Plan - general	LGA	\$37,320
7	Open Spaces and Recreation Facilities	Boronia Park improvements	Boronia Park	\$60,500
8	Playgrounds	Playground improvements - Gladesville Reserve	Gladesville Reserve	\$33,000
9	Playgrounds	Implement recommendations of Playground Improvement Plan - Replace playground equipment at Harding Memorial Playground	Gladesville	\$30,000
10	Community Facilities	Capital upgrades of community facilities (buildings)	LGA	\$100,000
Part A – TOTAL				\$579,125
Part B - Section 94A Contribution Plans other – pooled funds from former plans				
Year 1 2020-21 (including January to June from 2019-20)				
1	LGA/ Municipality studies	Assets Conditions Assessment and Audit – Building, Stormwater, Seawalls, Parks & Recreation	LGA	\$250,000
2	Other Public infrastructure: bus shelters, sea walls, street lighting etc	Survey & Design for upgrade of Stormwater - Alexandra Street, between D'Aram Street & Ady Street	Hunters Hill	\$50,000
3	Other Public infrastructure: bus shelters, sea walls, street lighting etc	Footpaths - Renewal of footpaths sections identified as high priority, including Earl Street, Woolwich Road, Ferry Street	Hunters Hill	\$352,746

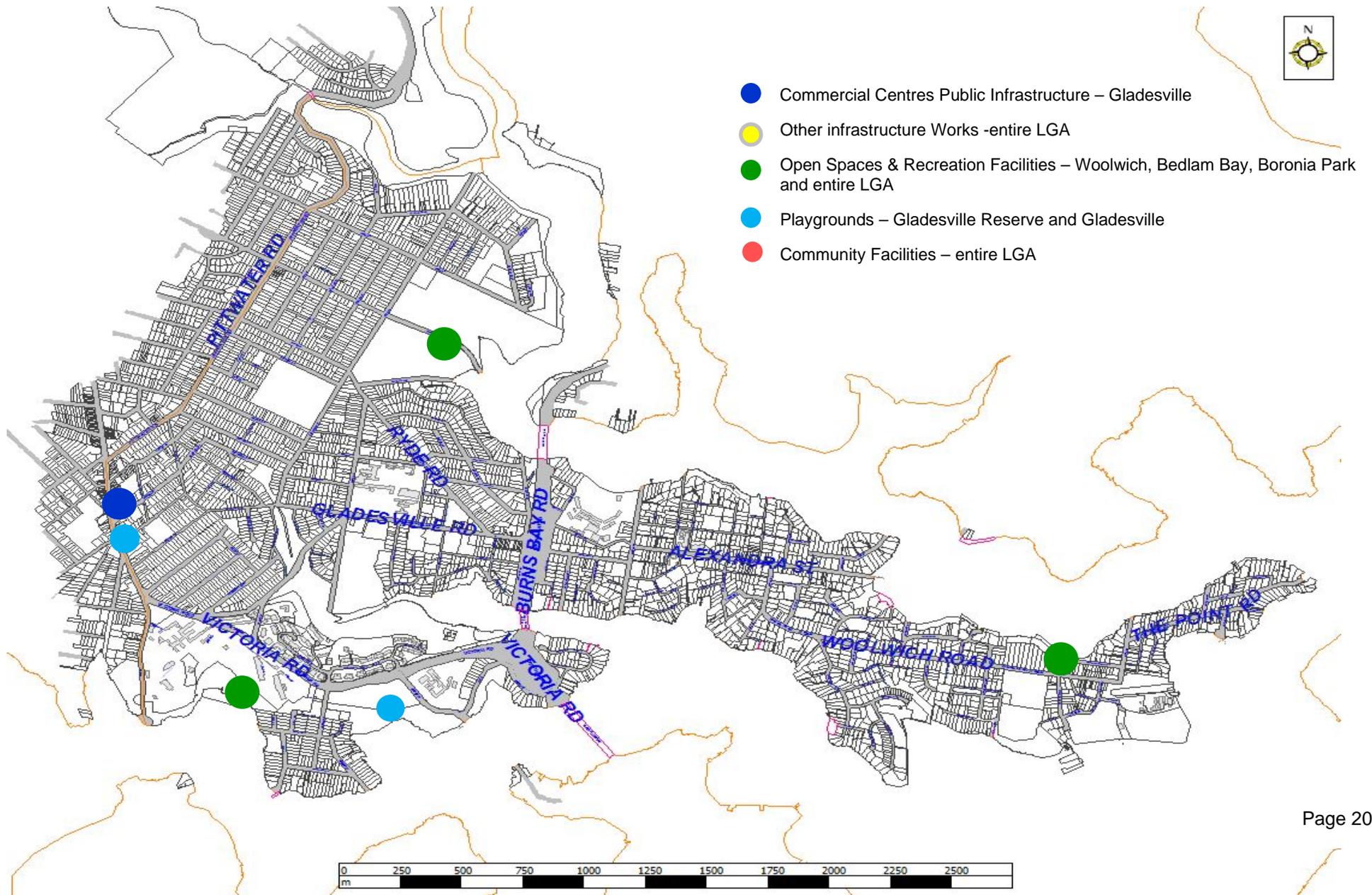
4	Other Public infrastructure: bus shelters, sea wall, street lighting etc	Upgrade Stromwater Network at 1 Hillcrest Avenue, Gladesville	Gladesville	\$100,000
5	Other Public infrastructure: bus shelters, sea walls, street lighting etc	Asset. Footpaths - Renewal of paved footpath along Alexandra Street & Ferry Street	Hunters Hill	\$200,000
6	LGA/ Municipality studies	Hunters Hill LGA Bicycle Plan - prepare	LGA	\$100,000
Part B - TOTAL				\$1,052,746
Part C - Section 7.12 Contribution Plan – new projects				
Year 1 2020-21 (including January to June from 2019-20)				
1	Commercial Centres Public Infrastructure	Implement PAMP - Gladesville Paving Victoria Road Stage 2 - between Massey & Cowell Streets	Gladesville Town centre	\$150,000
2	Commercial Centres Public Infrastructure	Implement PAMP - Hunters Hill	Hunters Hill Village	\$90,000
3	Other Public infrastructure: bus shelters, sea walls, street lighting etc	Seawall Improvements - Footpath improvement, hand rail, pavement improvement, line marking	Woolwich	\$200,000
4	LGA/ Municipality studies	S7.12 Contribution Plan – Preparation & Administration	LGA	\$55,000
Sub-Total				\$495,000
Year 2 2021-22				
1	Commercial Centres Public Infrastructure	Joubert St Crossing & safety improvements - Investigation, design, community consult, RMS approvals, specifications, tender documents	Hunters Hill Village	\$30,000
2	Commercial Centres Public Infrastructure	Implement PAMP - Gladesville Footpath upgrade Batemans Road to Sunnyside Road Stage 3 - footpath, kerb & gutter, drainage, traffic facilities, pavement works, line marking (bus lane)	Gladesville Town Centre	\$250,000
3	Commercial Centres Public Infrastructure	Implement PAMP – Gladesville Kerb ramps new - investigation, design, construct	Gladesville Town Centre	\$30,000
4	Playgrounds	Implement recommendations of Playground Improvement Plan - equipment replacement, including -Harding Memorial Playground	Harding Memorial Park, Gladesville, LGA	\$30,000
Sub-Total				\$400,000
Year 3 2022-23				
1	LGA/ Municipality studies	Flood Study Stage 3-5 - undertake	LGA	\$120,000
2	LGA/ Municipality studies	Parking Strategy - undertake	LGA	\$40,000
3	LGA/ Municipality studies	Plan of Management - Parks & Reserve and Sporting Facilities - Review and Update	Woolwich & Gladesville	\$45,000

		- Clarkes Point Reserve POM - Gladesville Reserve POM		
4	Other Public infrastructure: bus shelters, sea walls, street lighting etc	Stormwater upgrade - replace non- functioning pipes (design & construct) - Valentia Street, Woolwich - The Point Road to end of Valentia St	Woolwich	\$350,000
Sub-Total				\$455,000
Year 4 2023-24				
1	Other Public infrastructure: bus shelters, sea walls, street lighting etc	Upgrade Stormwater asset - 39 Ryde Road, Hunters Hill	Hunters Hill	\$150,000
2	Other Public infrastructure: bus shelters, sea walls, street lighting etc	Renewal Stormwater assets – Asset Management Plan – general	LGA	\$150,000
3	Other Public infrastructure: bus shelters, sea walls, street lighting etc	Renewal of Footpath assets - Assets Management Plan - general	LGA	\$100,000
Sub-Total				\$400,000
Year 5 2024-25				
1	Other Public infrastructure: bus shelters, sea walls, street lighting etc	Renewal of Stormwater assets - Assets Management Plan - general	LGA	\$150,000
2	Other Public infrastructure: bus shelters, sea walls, street lighting etc	Renewal of Footpath assets - Assets Management Plan – general	LGA	\$100,000
3	Community Facilities	Renewal of Community Buildings assets program - Asset Management Plan – general	LGA	\$100,000
4	LGA/ Municipality studies	Plan of Management - Crown Land Reserves - Prepare	LGA	\$30,000
5	Playgrounds	Implement recommendations of Playground Improvement Plan	Boronia Park	\$50,000
6	Open Spaces and Recreation Facilities	Implement recommendations of Plans of Management - Clarkes Point Reserve POM - Gladesville Reserve POM - Riverglade POM - Boronia Park POM - Figtree Park POM	LGA	\$50,000
7	Community Facilities	Sustainability/ Energy Efficiency - Weil Park - upgrade existing lighting to energy efficient LEDs	Woolwich	\$40,000
Sub-Total				\$520,000
Part C - TOTAL				\$2,270,000
TOTAL – All Parts				\$3,901,871

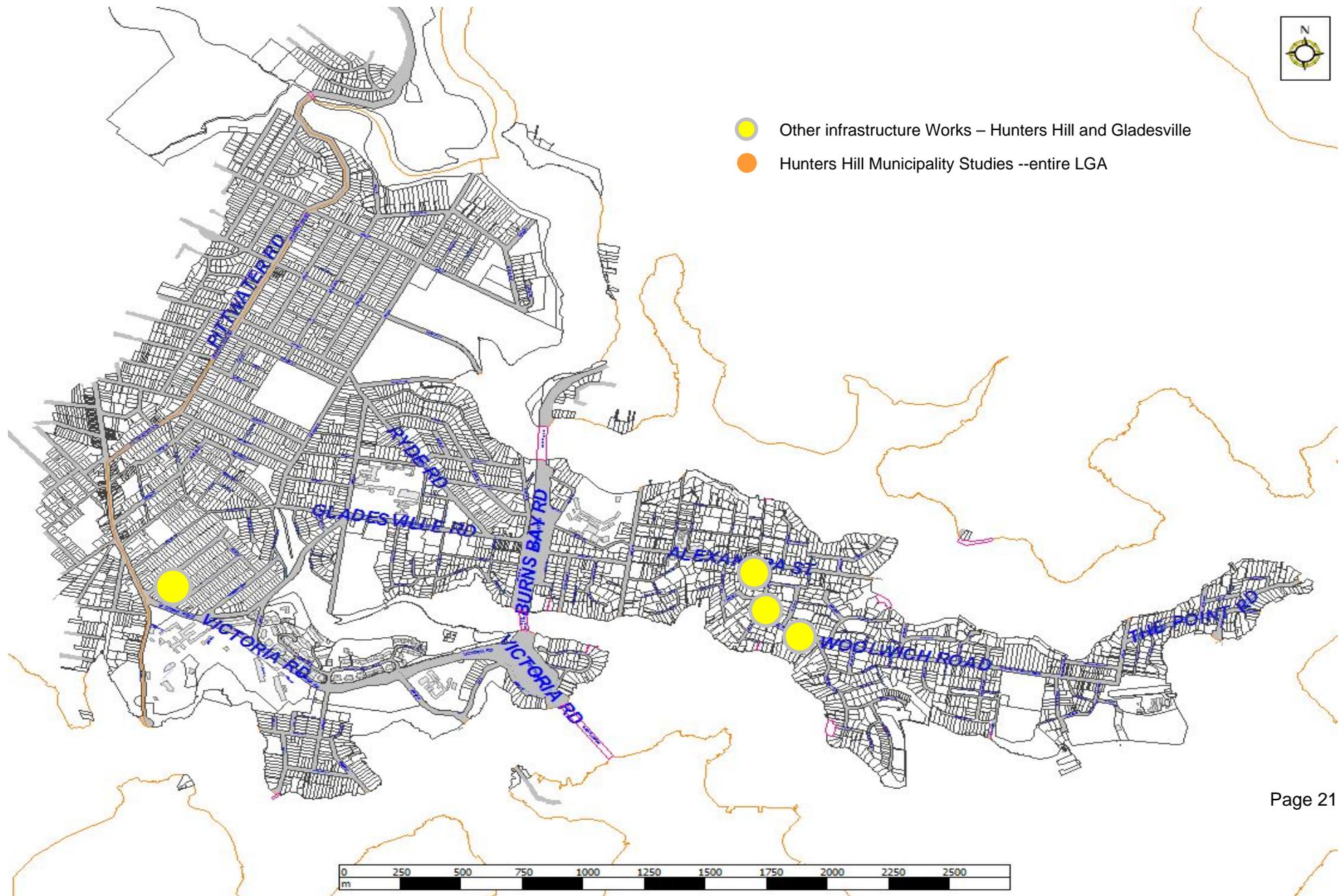
*Location of key community infrastructure mapped on page 21 to 23.

Schedule 2 - Map Showing Location of Key Community Infrastructure

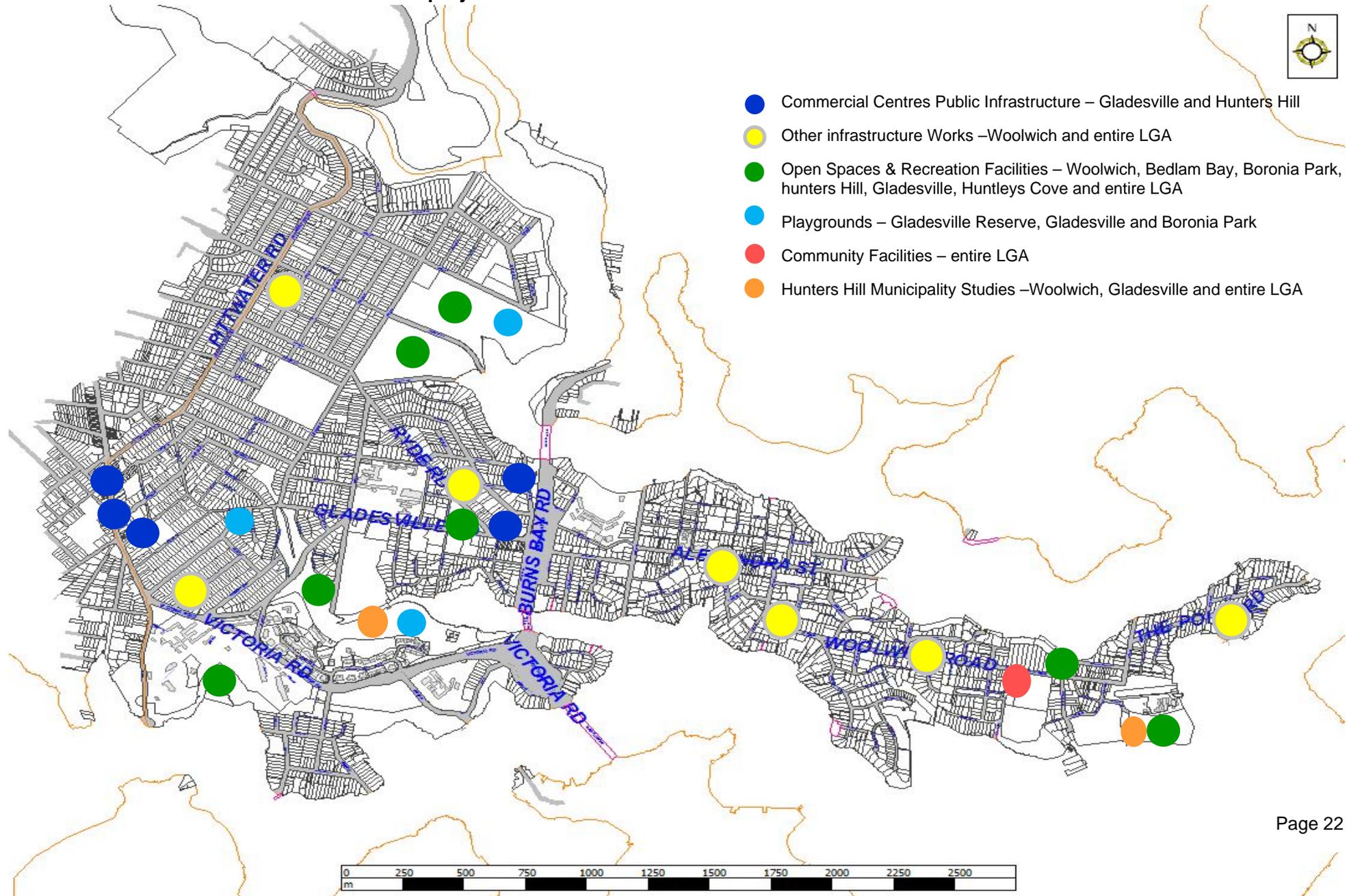
Part A - Section 94A Contribution Plan 2014 – projects carried forward from this plan



Part B - Section 94A Contribution Plans other – pooled funds carried from former plans



Part C - Section 7.12 Contribution Plan – new projects



Schedule 3 – Cost Summary Report



Schedule 3

COST SUMMARY REPORT. Licensed Builder Development Cost between \$100,001 and \$1,200,000

Hunters Hill Local Infrastructure Contribution Plan 2020 (Section 7.12 Contribution Plan)

Lodgement & Payment of a Cost Summary Report Application to Hunter's Hill Council

Email: council@huntershill.nsw.gov.au

At Council: 22 Alexandra Street, Hunters Hill. NSW 2110. 8.30am-4.30pm, Monday-Friday – **Payment by CASH, CHEQUE OR CARD (Cash or Credit)**

Mail: PO Box 21 Hunters Hill NSW 2110 – **Payment by CHEQUE ONLY**

Notes:

1. An application will **NOT** be processed until **FULL** payment is received by Council. If paying by CREDIT CARD, an additional 0.53% processing fee will apply.
2. If lodging an application by email, a tax invoice will be sent by email and payment **MUST** be made within three (3) working days of receipt of an invoice. If paying by credit card, payment details will be included on the tax invoice.

DVELOPMENT DETAILS

Development Application No. _____ Reference: _____

Complying Development Certificate Application No. _____

Construction Certificate No. _____ Date: _____

Development Name: _____

Development Address: _____

APPLICANT DETAILS

Applicant(s)/ Owners Name: _____

Business/ Company Name (+ ABN/ ACN): _____

Applicant(s)/ Business/ Company Address: _____

Note: 1. An applicant includes an individual, strata plan body corporate, business or other business entity eg. trust.

For all business entities, ABN/ ACN details are to be provided. Council makes use of the ABN Look Up at <https://abr.business.gov.au/> to check details.

Privacy Notice

Council is bound by the provisions of the Privacy and Personal Information Protection Act 1998, in the collection, storage and utilisation of personal information provided in this form. The personal information will only be utilised for the purposes for which it was obtained and may be available for public access and/ or disclosure under various NSW Government legislation.

ANALYSIS OF DEVELOPMENT COSTS

Description of works: _____

Demolition & Alterations	\$	Hydraulic services	\$
Structure	\$	Mechanical services	\$
External walls, windows, doors	\$	Fire Services	\$
Internal walls, screens, doors	\$	Lift Services	\$
Wall finishes	\$	External works	\$
Floor finishes	\$	External services	\$
Ceiling finishes	\$	Other related work	\$
Fittings & equipment	\$	Sub-total: Works	\$

Sub-total: Works carried forward	\$
Preliminaries & margins	\$
Sub- total: Works + P&M	\$
Consultant Fees	\$
Other related development costs	\$
Sub-total: Works + P&M + CF/ Other Costs	\$
GST	\$
TOTAL DEVELOPMENT COST- ALL	\$

DECLARATION. I certify that I have:

- Inspected the plans for the application for development consent or a complying development certificate.
- Calculated the estimated 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 costs.
- Prepared and attached the Cost Summary Report for the application.

Name: _____ Signature: _____

Position & Qualifications (+ Builders Licence No): _____

Contact details (phone/ email): _____

Schedule 4– Detailed Cost Report



Schedule 4

DETAILED COST REPORT. Registered* Quantity Surveyor's Development Cost \$1,200,001

Hunters Hill Local Infrastructure Contribution Plan 2020 (Section 7.12 Contribution Plan)

*A member of the Australian Institute of Quantity Surveyors or Royal Institute of Chartered Surveyors

Lodgement & Payment of a Cost Summary Report Application to Hunter's Hill Council

Email: council@huntershill.nsw.gov.au

At Council: 22 Alexandra Street, Hunters Hill. NSW 2110. 8.30am-4.30pm, Monday-Friday – **Payment by CASH, CHEQUE OR CARD (Cash or Credit)**

Mail: PO Box 21 Hunters Hill NSW 2110 – **Payment by CHEQUE ONLY**

Notes:

1. An application will **NOT** be processed until **FULL** payment is received by Council. If paying by **CREDIT CARD**, an additional 0.53% processing fee will apply.
2. If lodging an application by email, a tax invoice will be sent by email and payment **MUST** be made within three (3) working days of receipt of an invoice. If paying by credit card, payment details will be included on the tax invoice.

DEVELOPMENT DETAILS

Development Application No. _____ Reference: _____

Complying Development Certificate Application No. _____

Construction Certificate No. _____ Date: _____

Development Name: _____

Development Address: _____

APPLICANT DETAILS

Applicant(s)/ Owners Name: _____

Business/ Company Name (+ ABN/ ACN): _____

Applicant(s)/ Business/ Company Address: _____

Note: 1. An applicant includes an individual, strata plan body corporate, business or other business entity eg. trust.

For all business entities, ABN/ ACN details are to be provided. Council makes use of the ABN Look Up at <https://abr.business.gov.au/> to check details.

Privacy Notice

Council is bound by the provisions of the Privacy and Personal Information Protection Act 1998, in the collection, storage and utilisation of personal information provided in this form. The personal information will only be utilised for the purposes for which it was obtained and may be available for public access and/ or disclosure under various NSW Government legislation.

DEVELOPMENT DETAILS

Description of works: _____

Gross Floor Area – Commercial I	Sq.m	Gross Floor Area – Other	Sq.m
Gross Floor Area – Residential	Sq.m	Total Gross Floor Area	Sq.m
Gross Floor Area – Retail	Sq.m	Total Site Area	Sq.m
Gross Floor Area- Car Parking	Sq.m	Total car Parking Spaces	
Total Development Cost	\$		
Total Construction Cost	\$		
Total GST	\$		

Estimate details:

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

DECLARATION. I certify that I have:

- Inspected the plans for the application for development consent or a complying development certificate.
- Calculated the estimated development costs in accordance with the definition of development costs in clause 25J of the Environmental Planning and Assessment Regulation 2000 at current prices, and any provisions of the Hunter’s Hill Local Infrastructure Contribution Plan (S7.12 Plan).
- Prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the AIQS.
- Included GST in the calculation of development costs.
- Measured gross floor areas in accordance with the Method of Measurement of Buildings Area in the AIQS Cost Management Manual Volume 1, Appendix A2.

Name: _____ Signature: _____

Position & Qualifications (+ Registered Surveyors No): _____

Contact details (phone/ email): _____

Schedule 5 – Definitions and References

Definitions

ABS means Australian Bureau of Statistics

Accredited Certifier means the holder of a certificate of accreditation as an accredited certifier under the *Buildings Professionals Act 2005*

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

Complying development certificate means a complying development certificate referred to in Section 4.27 of the *Environmental Planning Assessment Act 1979*.

Consumer Price Index means the All Group Sydney Quarterly Consumer Price Index

Contribution, for this Contribution Plan, means a contribution under Section 7.12 of the *Environmental Planning Assessment Act 1979*

Council means Hunters Hill Council

Development Applications means an application for consent under Part 4 to carry out development but does not include an application for a complying development certificate

Levy means a contribution under Section 7.12 of the *Environmental Planning Assessment Act 1979* authorised by this plan

LGA means the local government area

Local Infrastructure means public amenities and services within the LGA.

Minister means the Minister administering the *Environmental Planning Assessment Act 1979*

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

Section 7.11 Plan means a Contribution Plan made pursuant to Section 7.11 of the *Environmental Planning Assessment Act 1979*

Voluntary Planning Agreement means an agreement entered into by a planning authority such as Hunters Hill Council and a developer. Under the agreement a developer agrees to provide or fund: public amenities and public service, affordable housing or other infrastructure. Contributions can be made through: dedication of land, monetary contributions, construction of infrastructure or provision of a material public benefit.

References

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Census QuickStats 2011, Australian Bureau of Statistics, viewed 18 June 2019, <https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2011/quickstat/LGA14100>.

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Department Planning and Environment Housing Supply Forecast Data, NSW Government, viewed 18 June 2019, <<https://www.planning.nsw.gov.au/Research-and-Demography/Sydney-housing-supply-forecast/Forecast-data>>.

Ku-ring-gai Council Section 94A Development Contribution Plan 2015, Ku-ring-gai Council, viewed 1 June 2019, <http://www.kmc.nsw.gov.au/Plans_regulation/Building_and_development/Development_Contributions/Ku-ring-gai_s94A_Contributions_Plan_2015_Section_94A>.

Mosman Section 7.12 Contribution Plan 2018, Mosman Council, viewed 1 June 2019, <<https://mosman.nsw.gov.au/planning-and-development/planning-controls/contribution-plans>>.

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