



# BELLINGEN SHIRE COUNCIL S7.12 CONTRIBUTIONS PLAN 2021

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# Bellingen Shire Council s7.12 Contributions Plan 2021

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- Appendix C: Expected development



## Glossary of terms and abbreviations

Words and phrases used in this plan have the same meaning as the terms defined in the *Bellingen Local Environmental Plan 2010*, or the *Environmental Planning and Assessment Act 1979*, except as provided for below.

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

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

**CDC** means complying development certificate.

**Consent authority** has the same meaning as in the EP&A Act but also includes a registered certifier responsible for issuing a complying development certificate.

**Cost summary report** means a report prepared by a suitably qualified person that sets out the proposed cost of carrying out of development as defined in clause 25J of the EP&A Regulation. A standard cost summary report is shown in Appendix B.

**Council** means Bellingen Shire Council.

**DPIE** means the Department of Planning, Industry and Environment.

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

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

**LEP 2010** means the Bellingen Local Environmental Plan 2010.

**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.

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

**Proposed cost of development** means the cost of the development proposed in a development application or a complying development application under the provisions of clause 25J of the EP&A Regulation.

**Social housing provider** has the same meaning as in State Environmental Planning Policy (Affordable Rental Housing) 2009

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



## Plan summary

### Plan overview

The Bellingen Local Government Area (**LGA**) currently has a population of approximately 12,668 residents<sup>1</sup>. Future residential development is expected in the area over the next 16 years.

The development that will accommodate the extra residents will likely be spread throughout the LGA and concentrated in the areas of Dorrigo, Bellingen, and Urunga. Minor increases in new dwellings are anticipated in Mylestom, Repton and Raleigh. This population growth will create additional demand for new and upgraded local infrastructure, including open space and recreation facilities, community facilities and roads. There is also likely to be additional non-residential developments including retail, industrial and tourist accommodation.

Section [7.12](#) of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**) authorises a consent authority to require contributions in the form of a percentage levy of the cost of development toward the provision, extension or augmentation of public services or public amenities, if it has adopted a contributions plan.

This plan authorises the consent authority including Bellingen Shire Council (**Council**), a planning panel or a registered certifier to impose conditions on development consents or complying development certificates (**CDCs**) requiring s7.12 levies from development to which the plan applies.

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 Secretary of the Department of Planning, Industry and Environment (**DPIE**).

### Summary of levy rates

Table 1 Section 7.12 levy rates

Development cost*	Levy rate
Development that has a proposed cost of carrying out the development:	
up to and including \$100,000	Nil
more than \$100,000 and up to and including \$200,000	0.5% of that cost
more than \$200,000	1% of that cost

\*Subject to exemptions provided in Section 1.4.

<sup>1</sup> profile.i.d, Bellingen Shire community profile, accessed 13 July 2020, <<https://profile.id.com.au/bellingen/highlights-2016>>



## Calculating a levy amount

Subject to Section 1.4 of this plan (i.e. exempted development), s7.12 levies shall be required from development with a proposed cost of development of more than \$100,000.

The total s7.12 levy for any individual development is determined by applying the applicable levy rate in **Table 1** to the proposed cost of carrying out the development, that is:

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

Where:

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

**\$C** is the proposed cost of carrying out the development (refer to Section 2.11)

## Plan structure

This plan has been broken up into the following sections to allow easy navigation including by Council staff, applicants and registered certifiers. A brief description of each section is provided below.

### **Section 1 – Is a contribution required and how is it calculated?**

This section describes the types of developments required to make contributions, developments that are exempt from making contributions and provides worked examples on the calculation of contribution amounts for a selection of developments.

### **Section 2 - How is a contribution imposed on a development?**

This section explains how conditions of consent will be used to require levies, and the way in which contribution rates will be adjusted over time to reflect inflation related changes in infrastructure costs. It also describes registered certifiers' obligations to address the requirements of this plan in the issuing of construction certificates and CDCs.

### **Section 3 – How and when can a contribution requirement be settled?**

This section explains how contribution amounts are adjusted over time, how consent conditions requiring the payment of contributions can be settled, typically by cash payment. It also provides Council's requirements for considering alternative means to satisfy contribution requirements under this plan, such as using works-in-kind agreements.

### **Section 4 – Other administration matters**

This section outlines other administrative arrangements applying to the operation of this plan.

## Appendices

The appendices include:





**Appendix A:** the schedule and location maps of the local infrastructure that is to be delivered under the plan.

**Appendix B:** a cost summary report to be used for section 7.12 development cost assessments.

**Appendix C:** the expected development in Bellingen Shire



## 1 Is a contribution required and how is it calculated?

### 1.1 Name and purpose of this plan

This plan is called the Bellingen Shire Council s7.12 Contributions Plan 2021.

The main purpose of this plan is to authorise:

- the consent authority, when granting consent to an application to carry out development to which this plan applies; or
- the Council or a registered certifier, when issuing a CDC for development to which this plan applies,

to require a fixed development levy under section 7.12 of the EP&A Act to be made towards the provision, extension or augmentation of:

- (a) future local infrastructure required as a consequence of future development in the Bellingen LGA, or
- (b) existing infrastructure that has been provided in anticipation of, or to facilitate, future development.

Other purposes of this plan are to:

- provide the framework for the efficient and equitable determination, collection and management of s7.12 development contributions in the Bellingen LGA.
- Replace Council's existing s94 (s7.11) contribution plans.
- ensure that the broader Bellingen community is not unreasonably burdened by the provision of local infrastructure that is required as a result of development in the Bellingen LGA.
- this plan also authorises that unspent monies collected through previous Section 94 or 94A plans are to be expended on works previously identified in the works schedules, or the Work Schedule included as Appendix A of this Plan, to achieve the same or similar outcomes sought by the previous Section 94 or 94A Plans.
- where works identified in previous Section 94 or 94A Plans are no longer considered necessary, this plan authorises that the unspent money be transferred and spent on the works identified in the Works Schedule of this plan.

### 1.2 What land does this plan apply to?

This plan applies to all land in the Bellingen Local Government Area (**LGA**).



### **1.3 Developments affected by the plan**

Subject to the exemptions listed in Section 1.4, this plan applies to development with a proposed cost of that development of \$100,000 or more.

### **1.4 What development is exempted from contributions or levies?**

This plan DOES NOT apply to the following types of developments:

- Development for the purpose of the adaptive re-use of an item of environmental heritage contained in Council's Environmental Heritage Schedule in the LEP.
- Development for the sole purpose of providing affordable housing or social housing by a social housing provider.
- Dwelling houses that replace an existing dwelling house, or a dwelling house that existed on the land at the date this plan commenced.
- Dwelling houses (including alterations and additions) on land that was the subject of a section 7.11 contribution on the initial subdivision of that land.



- Secondary dwellings.
- Development by a social housing provider for the purposes of seniors housing as defined in *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*
- Alterations and additions to a residential dwelling where the cost of works is less than \$100,000
- Development exempted from section 7.12 levies<sup>2</sup> by way of a direction made by the Minister for Planning. Copies of the current directions are available to download from the Department of Planning, Industry and Environment website.
- Development, public amenities, services and facilities provided by or on behalf of the Council.
- Development that involves rebuilding or repair of damage resulting from declared natural disasters (such as flooding or bushfires) by the NSW State Government.

In the case of CDCs issued by an accredited certifier, Council must first verify any exemptions in writing.

### **Application for exemptions**

Registered charities, not-for-profit organisations or social housing providers seeking exemptions for seniors housing, places of public worship and centre based childcare facilities must provide appropriate documentation from the Australian Taxation Office or other government body for confirmation of their charity, not-for-profit or social housing provider status with the development application.

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<sup>2</sup> or the corresponding sections 94 and 94A of the EP&A Act that existed immediately before the commencement of the Environmental Planning and Assessment Amendment Act 2017



## 1.5 How to calculate a contribution amount

### Calculating a section 7.12 levy for a development

The total levy amount that is imposed on any individual development is calculated by multiplying the applicable contribution rate in **Table 1** by the proposed cost of the development where it is over \$100,000 subject to Section 1.4 (exempted development).

The total s7.12 levy for any individual development is:

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

Where:

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

**\$C** is the proposed cost of carrying out the development (refer to Section 3.3)

#### Worked example 1:

A proposed development in Bellingen comprises a shop with a gross floor area of 250m<sup>2</sup> and a dwelling with a GFA of 200m<sup>2</sup>. The cost of the whole development is \$600,000.

The section 7.12 levy for the development is \$600,000 x 1% = \$6,000.

#### Worked example 2:

A development proposed in Urunga is for a holiday accommodation complex with 20 x 2 bedroom apartments, parking, a landscaped BBQ area and swimming pool. A restaurant is also proposed. The cost of the development is \$3.6 million.

The s7.12 levy for the development is \$3,600,000 x 1% = \$36,000.

#### Worked example 3:

A development proposed in Bellingen is for an extension to a dwelling to add 2 bedrooms. The cost of the development is \$150,000.

The s7.12 levy for the development is \$150,000 x 0.5% = \$750



## 2 How is a contribution imposed on a development?

### 2.1 Section 7.12 levies required as a condition of development consent

This plan authorises the Council, a planning panel, or a private certifier, when determining an application for development or an application for a complying development certificate, and subject to other provisions of this plan, to require the payment of a levy under s7.12 of the EP&A Act for the provision, extension or augmentation of local infrastructure items listed in Appendix A of this plan.

The levy amount that is imposed on a development consent or a complying development certificate shall be the amount calculated by applying the formula included in Section 1.5 of this plan.

In the case of a development application, the requirement shall be effected by way of the Council (or a planning panel) imposing a condition on the development consent to ensure that the correct levy is paid prior to the issue of a construction certificate or subdivision certificate.

In the case of a complying development certificate, the requirement shall be effected by the registered certifier imposing a condition on the certificate and ensuring that the correct levy is paid to the Council prior to the commencement of work. Registered certifiers should also refer to Section 3.4 of this plan as to their obligations in assessing and determining applications.

### 2.2 Planning Agreements

Nothing in this plan prevents the Council and a developer from entering into a planning agreement that requires the developer to provide public infrastructure in relation to a development, or that excludes the operation of s7.12 of the EP&A Act to a development.

### 2.3 Determining the proposed cost of carrying out a development

Section 7.12 levies are calculated as a percentage of the cost of development.

[Clause 25J](#) of the EP&A Regulation sets out how the proposed cost of carrying out development is determined.

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

***25J Section 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.*

### **2.3.1 Cost Summary Report must accompany development application**

Where a section 7.12 levy is required under this plan in relation to a development application or a CDC application, the application is to be accompanied by a Cost Summary Report, prepared at the applicant's cost, setting out the estimated cost of the proposed development.

Sample cost summary reports are provided in Appendix B.



Where the proposed cost of development is likely to be more than \$1,000,000 the report must be prepared by a quantity surveyor registered by the Australian Institute of Quantity Surveyors engaged by or on behalf of the applicant, at the applicant's cost.

For developments where the proposed cost is between \$500,000 - \$1,000,000 the cost estimate should be prepared by a registered architect, licenced builder or civil engineer.

Without limitation, Council may appoint a suitably qualified person to review the estimate of the proposed cost of development. This review is to be undertaken at the applicant's cost.

## **2.4 Obligations of registered certifiers**

### **2.4.1 Complying development certificates**

This plan requires that, in relation to an application made to a registered certifier for a CDC:

- the registered certifier must, if a CDC is issued, impose a condition requiring a levy, if such a levy is authorised by this plan
- the amount of the levy that the registered certifier must so impose is the amount determined in accordance with this section
- the registered certifier must ensure the terms of the condition be in accordance with this section.

This section details the requirements registered certifiers must have regard to and provides draft conditions for a development consent for s7.12 levy contributions either for a development consent or for a CDC.

### **Procedure for determining the s7.12 levy amount for development**

Determine the s7.12 levy in accordance with the Cost Summary Report prepared by or on behalf of the applicant under **Section 2.3** of this plan using the rates included in **Table 1** of this plan and taking into account any exempt development specified in **Section 1.4**.

### **Terms of a section 7.12 condition**

The terms of the condition requiring a section 7.12 levy are as follows:

#### **Contribution**

The developer must make a monetary contribution to Bellingen Shire Council in the amount of \$ [insert amount] for the purposes of the local infrastructure identified in the Bellingen Shire Council s7.12 Contributions Plan 2020.

#### **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:





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

Where:

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

**Current CPI** is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics at the quarter immediately following three (3) months from the date of assessment of the cost of development.

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

### **Time for payment**

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

### **Works-in-kind agreement**

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

## **2.4.2 Construction certificates**

It is the responsibility of a private certifier issuing a construction certificate for building work or a subdivision works certificate for subdivision works 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 development consent.

The private 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.



## 3 How and when can a contribution requirement be settled?

### 3.1 Timing of payments

A levy amount required to be paid by a condition imposed on the development consent in accordance with this plan is to be paid at the time specified in the condition.

The condition will provide for payment as follows:

- For development involving subdivision – the contribution must be paid before the release of the subdivision works certificate or subdivision certificate.
- For development involving construction – the contribution must be paid before the release of a construction certificate.
- For a development involving both construction and subdivision (e.g. dual occupancy) – the contribution must be paid prior to the construction certificate or the subdivision certificate, whichever occurs first
- For development not involving subdivision, but where a construction certificate is required, the contribution must be paid before the release of the construction certificate for any works authorising construction above the floor level of the ground floor
- For other types of development, the contribution must be paid prior to the issue of an occupation certificate
- For works authorised under a CDC, the contributions are to be paid before any work authorised by the certificate commences, as required by [clause 136L](#) of the EP&A Regulation.

### 3.2 Deferred or periodic payments

Council will not accept the deferred or periodic payment of levies imposed under this plan.

### 3.3 Indexing of contribution and levy amounts in consents

Pursuant to Clause 25J(4) of the EP&A Regulation, the proposed cost of carrying out development the subject of a s7.12 levy is to be indexed between the date of the grant of the consent and the date on which the contribution is paid in accordance with annual movements in the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics.

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

Where:

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



**Current CPI** is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics at the quarter immediately following a maximum three (3) months to the date of payment of the levy

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



## 4 Other administration matters

### 4.1 Relationship of this plan to other contributions plans

The following contributions plans are repealed by this plan:

- Community Facilities & Open Space Infrastructure Section 94 Development Contributions Plan 2014
- Local Roads and Traffic Infrastructure Developer Contributions Plan 2015
- S94 Bushfire Services Contributions Plan
- S94 Project Administration Contributions Plan

This plan however does not affect development consents applying to land in the Bellingen LGA containing conditions requiring contributions or levies under the above plans.

In repealing the above plans, Council will allocate the income generated under the S94 Bushfire Services Contributions Plan to the maintenance/upgrade of existing community halls and/or neighbourhood safe places.

### 4.2 Transitional arrangements

This plan applies to a development application or application for a CDC that was submitted but not yet determined on the date this plan commenced.

### 4.3 Pooling of levy funds

This plan authorises monetary contributions paid for different purposes in accordance with development consent conditions authorised by this plan and any other contributions plan approved by the Council 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 of this plan in **Appendix A**.

### 4.4 Review and update of plan

This plan will be reviewed every 5 years to ensure the plan's works schedules respond to the evolving infrastructure needs of the Bellingen Shire population.

Pursuant to clause 32(3) of the EP&A Regulation, Council may make certain minor adjustments or amendments to the plan without prior public exhibition and adoption by Council. Minor adjustments could include minor typographical corrections.

### 4.5 Accountability and access to information

Accounting records will be maintained for s7.12 levies imposed and collected under this plan. They will contain details about the contribution amounts received and expended, including interest.



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

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



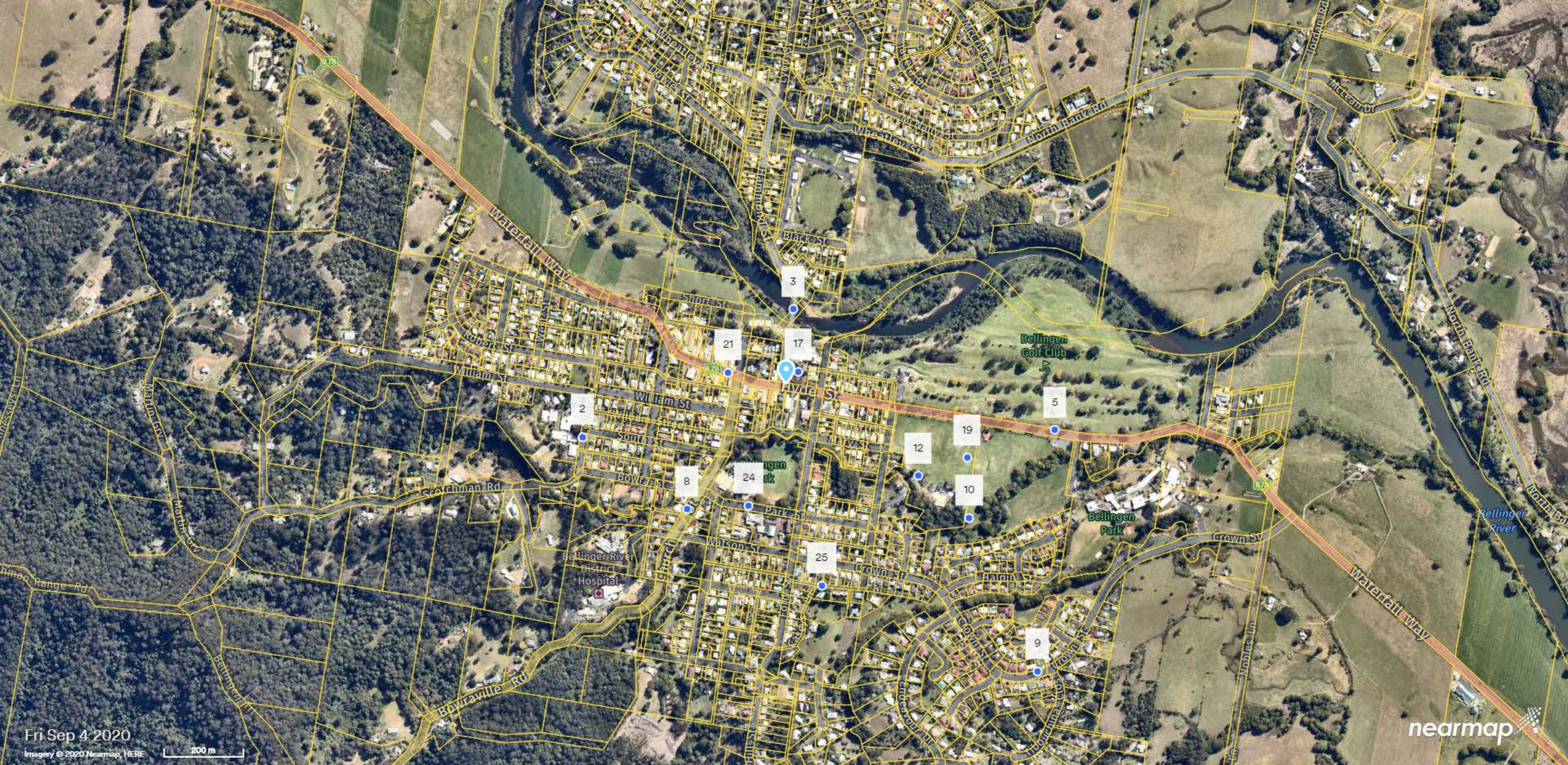
# APPENDIX A: INFRASTRUCTURE SCHEDULE AND LOCATION MAPS

## Bellingen Shire s7.12 Plan Works Schedule

Map Ref	Item description	Project reference	Total works cost	Staging/priority
<b>Foot and shared pathways</b>				
1	Shared paths Dorrigo to Dangar Falls Shared Path, Dorrigo	Capital works	\$ 650,000	2020-2021
2	Shared paths Bowra Lane to William Street, Bellingen	Capital Works	\$ 110,000	2021-2022
3	Footpath Bellingen: Lavenders Bridge - Pedestrian Safety Upgrade to Footpath	Capital works	\$ 95,000	2021-2022
4	Footpath Urunga: Newry Island Drive - Pedestrian Access Upgrade Bridge to Marshall Place	Capital works	\$ 75,000	2021-2022
5	Shared paths Upgrade Waterfall Way between Prince Street and Doepel Street, Bellingen	Capital works	\$ 172,500	2022-2023
6	Shared paths Cudgery Street - High School to CBD	Capital works	\$ 110,000	2022-2023
7	Shared paths Hungry Head cycleway - Stage 5, Urunga	Capital works	\$ 230,000	2022-2024
8	Shared paths Church Street - Watson Street to Hyde Street, Bellingen	Capital works	\$ 187,000	2022-2025
9	Shared paths Crown Street - Endeavour Drive to High School	Capital works	\$ 292,000	2024-2028
<b>Subtotal</b>			<b>\$ 1,921,500</b>	
<b>Open space, recreation and community facilities</b>				
10	Bellingen Connell Park Footbridge upgrade	Capital works	\$ 115,000	2021-2022
11	Dorrigo Recreational Reserve footbridge upgrade	Capital works	\$ 172,500	2021-2022
12	Bellingen Connell Park Playground - Stage 3	Capital Works	\$ 150,000	2022-2023
13	Mylestom Tidal Pool - Upgrade of deck and dredging	Capital works	\$ 100,000	2022-2023
14	Urunga Senior Citizenship Hall Upgrade	Capital Works	\$ 150,000	2023-2025
15	Bushfire Services Upgrade of Emergency Operations Centre - IT and communications	Capital Works	\$ 120,000	2021-2022
16	Dorrigo Community Centre Upgrades	Capital works	\$ 400,000	2021-2025
17	Bellingen Madam Gayung Park Redevelopment	Capital Works	\$ 380,000	2022-2026
18	Dorrigo Recreation Reserve Upgrade	Capital Works	\$ 100,000	2023-2026
19	Bellingen Connell Park Masterplan Upgrades	Capital Works	\$ 1,500,000	2022-2028

20	Mylestom	Alma Doepel Reserve Amenities Upgrades	Capital Works	\$	450,000	2023-2028
			<b>Subtotal</b>	<b>\$</b>	<b>3,637,500</b>	
	<b>Roads</b>					
21	Bellingin	Pedestrian Refuge, traffic island and pram ramp upgrades - CBD	DIAP / PAMP	\$	150,000	2021-2036
22	Urunga	Pedestrian Refuge, traffic island and pram ramp upgrades - CBD	DIAP / PAMP	\$	125,000	2021-2036
23	Dorrigo	Pedestrian Refuge, traffic island and pram ramp upgrades - CBD	DIAP / PAMP	\$	100,000	2021-2036
24	Bellingin	Park Street Lane Upgrade	Capital Works	\$	138,000	2021-2022
25	Bellingin	Casey Lane Upgrade	Capital Works	\$	78,500	2022-2023
26	Urunga	Yellow Rock Road / Kylie Street intersection upgrade	Capital works	\$	287,500	2021-2023
27	Roads works	Include rehabilitation, patching, shoulder re-sheeting allowance of \$1.4 million per year over life of the plan	LTFP	\$	2,240,000	2021-2036
28	Kerb and gutter	Renewals and new allow \$75K per year over the life of the plan	LTFP	\$	1,120,000	2021-2036
29	Footpaths	Renewals and new allow \$25K per year over the life of the plan	LTFP	\$	400,000	2021-2036
30	Urunga	Fitzroy Street Intrsection with rail bridge - pedestrian safety upgrade	Capital works	\$	287,500	2022-2026
31	Repton	Bailey Street and Mylestom Drive - Intersection realignment	Capital works	\$	250,000	2023-2026
32	Urunga	Increase car parking in town centre assume 20 spaces @ \$12,000	Capital works	\$	240,000	2025-2030
33	Urunga	Hungry Head Road & Hungry Head Beach access - upgrade to roundabout	Capital works	\$	587,500	2026-2030
34	Repton	Perrys Road and Tuckers Road - Upgrade intersection	Capital works	\$	393,750	2026-2030
			<b>Subtotal</b>	<b>\$</b>	<b>6,397,750</b>	
<b>Total works costs</b>				<b>\$</b>	<b>11,956,750</b>	





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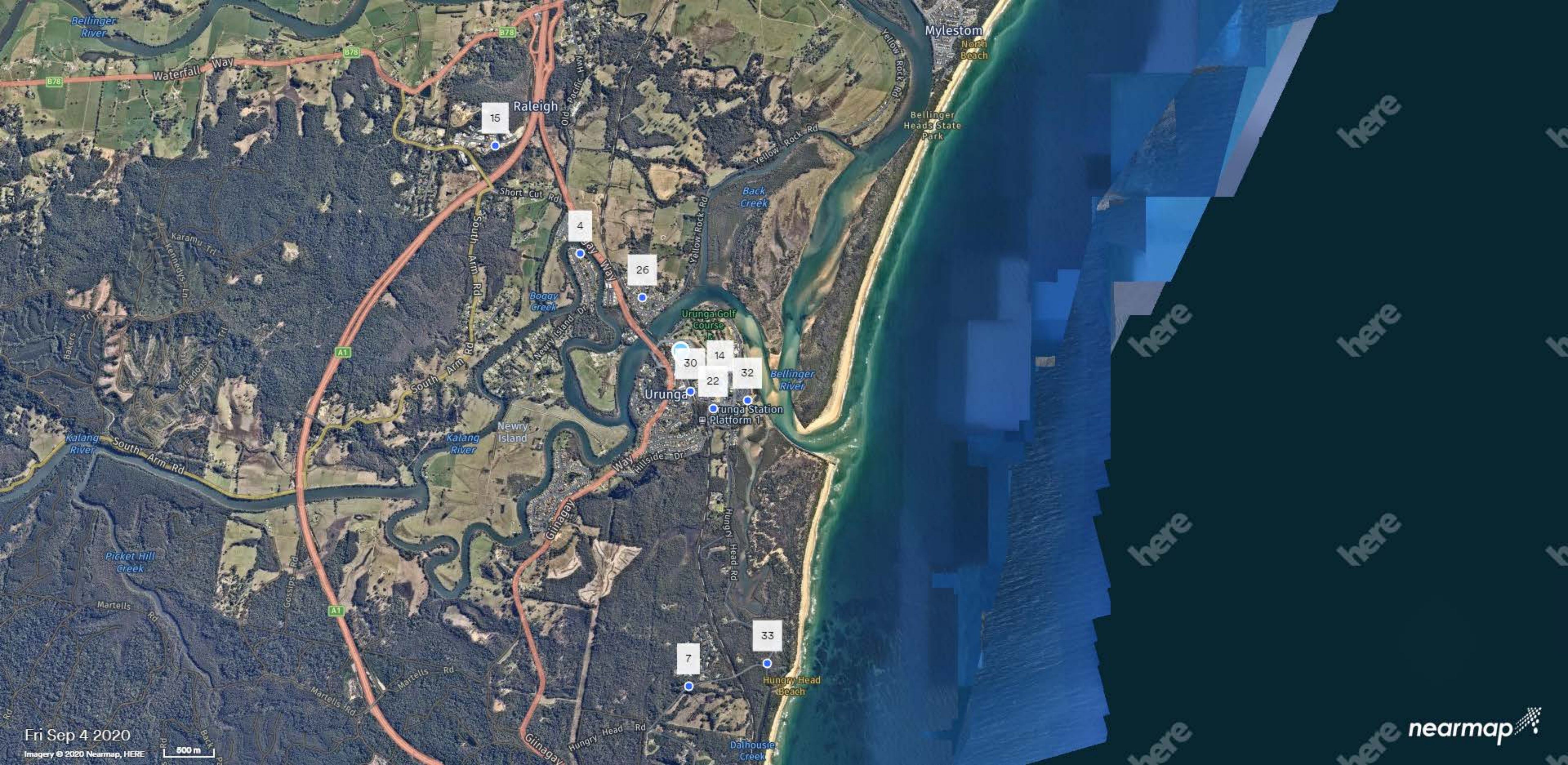
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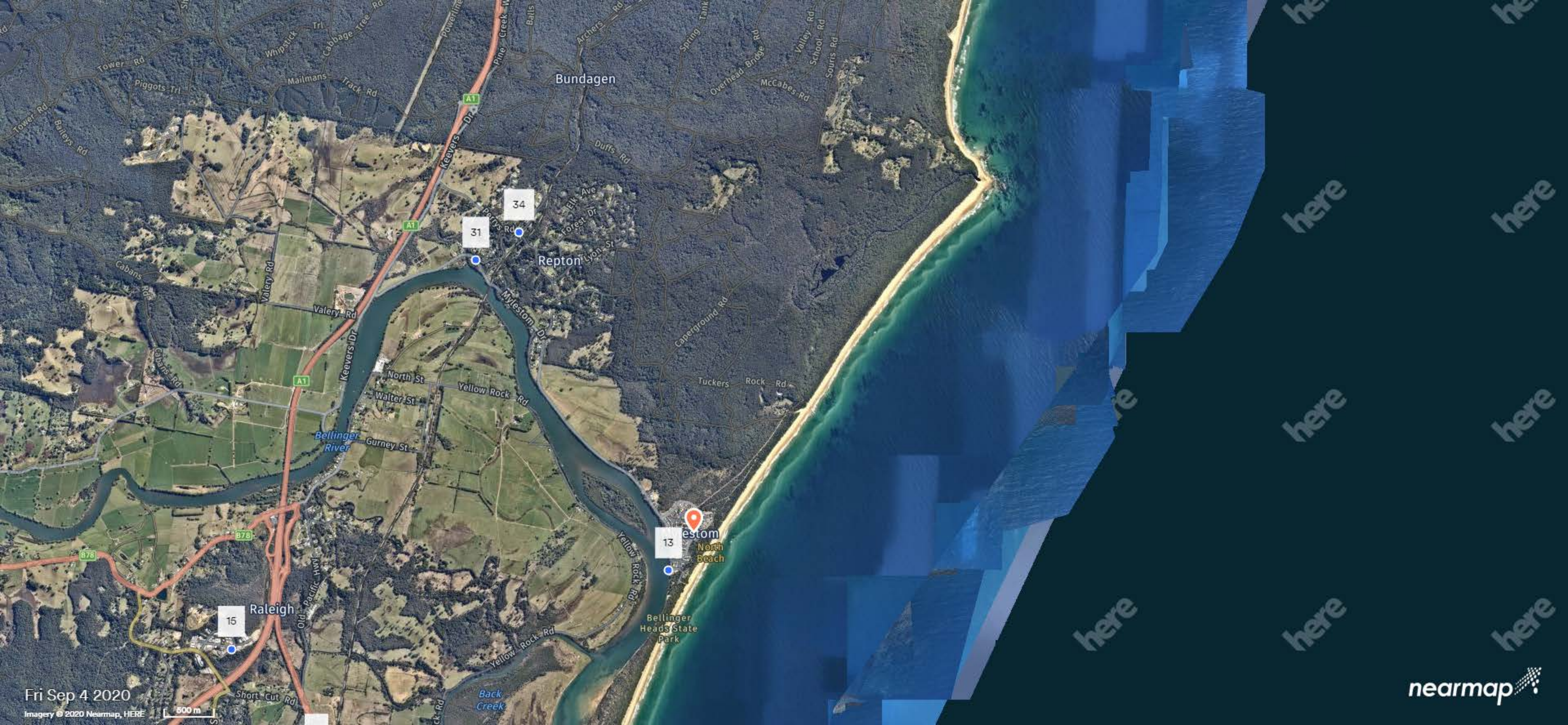
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# APPENDIX B: COST SUMMARY REPORTS

## COST SUMMARY REPORT

Development Cost no greater than \$1,000,000

DEVELOPMENT APPLICATION No: \_\_\_\_\_ Reference: \_\_\_\_\_

COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No: \_\_\_\_\_

CONSTRUCTION CERTIFICATE No: \_\_\_\_\_ Date: \_\_\_\_\_

APPLICANTS NAME: \_\_\_\_\_

APPLICANTS ADDRESS: \_\_\_\_\_

DEVELOPMENT NAME: \_\_\_\_\_

DEVELOPMENT ADDRESS: \_\_\_\_\_

### ANALYSIS OF DEVELOPMENT COSTS:

Demolition and alterations	
Hydraulic services	
Structure	
Mechanical services \$	
External walls, windows and doors	
Fire services \$	
Internal walls, screens and doors	
Demolition and alterations	
Lift services	
Wall finishes	
External works	
Floor finishes	
External services	
Ceiling finishes	
Other related work	
Fittings and equipment	
Preliminaries and margin	
<b>Subtotal</b>	
Consultant fees	
Other related development costs	
Goods and services Tax	
<b>TOTAL DEVELOPMENT COST</b>	

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 costs.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_

Position and Qualifications: \_\_\_\_\_

## DETAILED COST SUMMARY REPORT

### REGISTERED\* QUANTITY SURVEYOR'S DETAILED COST REPORT

Development Cost in excess of \$1,000,000

\*A member of the Australian Institute of Quantity Surveyors

DEVELOPMENT APPLICATION No: \_\_\_\_\_ Reference: \_\_\_\_\_

COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No: \_\_\_\_\_

CONSTRUCTION CERTIFICATE No: \_\_\_\_\_ Date: \_\_\_\_\_

APPLICANTS NAME: \_\_\_\_\_

APPLICANTS ADDRESS: \_\_\_\_\_

DEVELOPMENT NAME: \_\_\_\_\_

DEVELOPMENT ADDRESS: \_\_\_\_\_

#### DEVELOPMENT DETAILS:

Gross Floor Area – commercial	m <sup>2</sup>	Gross Floor Area – other	m <sup>2</sup>
Gross Floor Area – residential	m <sup>2</sup>	Total Gross Floor Area	m <sup>2</sup>
Gross Floor Area – retail	m <sup>2</sup>	Total site area	m <sup>2</sup>
Gross Floor Area – car parking	m <sup>2</sup>	Total car parking spaces	
<b>Total development cost</b>	\$		
<b>Total construction cost</b>	\$		
<b>Total GST</b>	\$		

#### ESTIMATE DETAILS:

<b>Professional Fees</b>	\$	<b>Excavation</b>	\$
% of development cost		Cost per m <sup>2</sup> of site area	
% of construction cost		<b>Car Park</b>	
<b>Demolition and Site Preparation</b>		Cost per m <sup>2</sup> of site area	
Cost per m <sup>2</sup> of site area		Cost per space	
<b>Construction Commercial</b>		<b>Fit out – Commercial</b>	
Cost per m <sup>2</sup> commercial area		Cost per m <sup>2</sup> of commercial area	
<b>Construction Residential</b>		<b>Fit-out - Residential</b>	
Cost per m <sup>2</sup> of residential area		Cost per m <sup>2</sup> of residential area	
<b>Construction Retail</b>		Fit out - Retail	
Cost per m <sup>2</sup> of retail area		Cost per m <sup>2</sup> of retail area	



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 Bellingen Shire s7.12 Contributions Plan at current prices.
- Included GST in the calculation of development costs.
- 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: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_

Position and Qualifications: \_\_\_\_\_



# APPENDIX C: EXPECTED DEVELOPMENT

## 1 Expected development and local infrastructure demand

Bellingen Shire is part of the Mid North Coast region. It shares local government boundaries with Coffs Harbour to the North, Nambucca to the south and Armidale to the west.

The Bellingen LGA has an area of approximately 1,602 square kilometres. It is known for its world heritage rainforest area, national parks and the scenic Waterfall Way. Its major settlements are Bellingen, Urunga and Dorrigo.

The Shire's economy has traditionally been based on farming, education and tourism.

Bellingen will continue to accommodate moderate levels of residential development. The development is primarily in the form of medium to large sized lots that are further subdivided for dwelling houses. There is also moderate medium and higher density residential development.

Table 1 below shows trends of growth in the number of private dwellings and residential lots in Bellingen LGA for a period of four years to 2019. This data was compiled by Council.

Table 1 Recent growth in dwellings and lots 2015-2019

Dwelling type	Total dwellings
Detached dwelling	120
Dual occupancy	1
Secondary dwelling	43
Multi-dwelling housing	0
Subdivision	51

Source: Compiled by Bellingen Shire Council

The data shows that the average number of private dwellings constructed has averaged 24 new dwellings per year.

Table 2 Forecast residents growth, 2021-2036

Area	2021	2036	Change	
	No.	No.	No.	%
Bellingen	13,050	13,150	100	0.8

Source: NSW Department of Planning, Industry and Environment, Bellingen Shire Council 2019 Population Projections, <https://www.planning.nsw.gov.au/-/media/Files/DPE/Factsheets-and-faqs/Research-and-demography/Population-projections/2019-Bellingen.pdf>

Council's Housing Strategy anticipates an additional 846 new lots (or dwellings) and up to 1015 infill dwellings to 2040. Table 3 below shows the proposed dwelling growth in the sub-areas in each centre. The Housing Strategy demonstrates that there is ample capacity for new growth to be accommodated within the LGA.

Table 3 Anticipated dwelling growth under Council's LSPS, 2020 - 2040

Greenfield Area	Total estimated lot yield	% uptake projection over life of strategy	Projected additional lots over life of strategy 2040	Average lots per year 2020-2040
Dorrigo east	240	30%	80	4
Dorrigo south	60	30%	20	1
Dorrigo total	300	30%	100	5
Urunga south	508	80%	06	20
Bellingen north	187	80%	150	7.5
Bellingen south	110	100%	110	5.5
Bellingen E4 proposal	80	100%	80	4
Bellingen total	377	-	340	17
Total Greenfield lots estimate	1185	-	846	42

Source: Bellingen Local Housing Strategy 2020-2040

New and augmented local infrastructure will be required to support the forecast development and associated population increase in the area. Development in the form of additional residential lot subdivision is anticipated mainly in Urunga South and Bellingen north.

A range of local infrastructure including road works, community facilities and active transport will need to be provided by Council to satisfy the extra demands to be generated by the expected development.

A works schedule with specific items, their estimated costs and staging, and location maps are included in **Appendix A**.