



muswellbrook shire council

Section 94A development contributions plan 2010

Revision	Public exhibition dates	Adoption date	Effective date
Original	23/09/09 - 23/11/09	14/10/2009	1 January 2010

Section 94A development contributions plan for the council of Muswellbrook Shire

Part A – Summary schedules

The following summary schedules are included in this plan:

- Works program
- Completed works
- Summary of levy by category

The works schedule identifies the public facilities for which section 94A levies will be required. Schedule 1 identifies the works schedule adopted in 2009 and a summary of the expenditure on the respective items.

Levies paid to council will be applied towards meeting the cost of provision or augmentation of new public facilities. Schedule 1 provides a summary of new public facilities, which will be provided by Council over the next 10 years, as well as estimated cost or provision and timing.

Schedule 1: New public facilities for which levies will be sought

Public Facilities	Estimated Costs	Estimated Time Frame
Car Parking	\$180,000	3 years
Community	\$300,000	3 years
Drainage	\$350,000	3 years
Footpaths	\$262,000	3 years
Recreationa l	\$150,000	3 years
Roads	\$3,270,000	3 years
Car Parking	\$80,000	7 years
Community	\$70,000	7 years
Drainage	\$350,000	7 years
Footpaths	\$727,500	7 years
Recreationa l	\$460,000	7 years
Roads	\$2,095,000	7 years
Footpaths	\$919,000	10 years
Roads	\$1,850,000	10 years

Schedule 2: Summary schedule for section 94A contributions plan

Type of Development	Estimated cost Levy of development (%)	
Residential accommodation, commercial development, business and retail development,	<\$100,000	0%
tourist and visitor accommodation, industrial and storage premises development, primary production, any project declared to be a project to which Part 3A of the EP & A Act applies, extractive industries, utility installations, subdivisions and all other forms of development not specifically exempted under this plan.	\$100,001 \$200,000	-0.5%
development not specifically exempted under this plan.	>\$200,000	1.0%

Part B – Expected development and demand for public facilities

The relationship between expected development and the demand is established through population and housing profiles

The population and housing profile provides an understanding of the characteristics of the resident population in Muswellbrook and aims to identify trends. The profile assists in projecting residential population growth and determining what facilities will be required to meet the needs of the population resulting from future development. Data has been drawn from the ABS census data held in 1991, 1996, 2001 and 2006 using the Muswellbrook Local Government Area (LGA).

Full details of expected development and demand for public facilities is contained in Appendix C to this plan which provides information on the future residential population of Muswellbrook Shire until 2018. It examines the expected rate and type of development likely to occur in the next ten years and relates this to the need for facilities.

It is difficult to accurately predict in what ways the characteristics of the local population will change and evolve. Over the life of this Plan however, it can be expected that the Muswellbrook population will continue to comprise a high proportion of families, a declining youth population (aged between 20-24) and a relatively low proportion of persons aged over 65. Works schedules for local facilities address these demographic trends.

Beginning with the 2001 and 2006 census dwelling stock, and Council's population projections detailed in the Muswellbrook Social Plan (2004), estimates of dwellings and population to the year 2026 were made based on current trends in development activity. This provides the base year population for the established areas and guides the estimated future resident population. Net growth in dwelling stock from 2008 to 2018 were made based on the assessed dwelling capacity in each area, and occupancy rates.

Agriculture, coal mining and related industries have been the major economic forces behind population increases and land development within Muswellbrook Shire. Additional growth factors, which would contribute to the population growth projected include:

- ▶ Employment opportunities, particularly in the mining sector;
- ▶ Access to relatively cheap residential land and housing;
- ▶ Land Releases in West Denman and South Muswellbrook; and
- ▶ 'Tree changers' looking for a lifestyle change.

Muswellbrook Shire has experienced slow and fluctuating growth over the last 20 years. Urban development has been characterised by predominantly detached residential neighbourhoods in the townships of Muswellbrook and Denman, rural residential development in fringe areas and with concentrated commercial areas in central Muswellbrook.

The Shire Development Strategy and LEP 1985 Review, 2003 found a move away from rural living to a preference now for developments in the townships of Muswellbrook and Denman. The review found a small number of applications for redevelopment or infill development within these two townships. It also found that the subdivision applications were predominantly for rural areas, indicating a move away from traditional rural living, towards a rural residential style of living.

Additionally, the Muswellbrook LEP 2009 provides two urban release areas sited in West Denman and Muswellbrook. The total area of these release areas is

approximately 500.56 hectares. They provide village, general residential and large lot residential lots, reinforcing Muswellbrook's settlement trends towards residential development within existing established urban areas.

The characteristics of development in the Muswellbrook Shire are very much tied to the existing land use and settlement patterns, and attempts to minimise the conflict between rural and urban land use, especially impacts relating to mining activities. Development is also influenced by the presence of the Hunter River and existing road and rail infrastructure. Historically, urban development proceeded around the fertile soils and flood plains. More recently, the pressure has been on existing townships accessed from the New England Highway.

Over the past seven years, records indicate an increase in annual construction certificate approvals in Muswellbrook Shire, whilst fluctuations have generally occurred. A slight decline was experienced in 2005, and a peak in 2007. For the seven year period ending 2007, dwelling construction certificate approvals averaged 20 per annum for rural dwellings and 58 for residential dwellings. This indicates that there is a fluctuating increase demand for new residential development in the area.

In addition to residential development, Council has continued to receive applications for mine and industry related development along with applications for tourist related developments including bed and breakfast facilities and vineyards and wine tasting facilities.

Part C – Administration and operation of the plan

1.1 What is the name of this development contributions plan?

This development contributions plan is called the *Muswellbrook Shire Section 94A Development Contributions Plan 2009*.

1.2 Application of this plan

This plan applies to all land within the local government area of **Muswellbrook Shire Council** as shown on the Map in Appendix C.

Areas excluded from the operation of this plan are identified in Appendix E.

This development contributions plan applies to applications for development consent and applications for complying development certificates under Part 4 (including Part 3A applications) of the *Environmental Planning and Assessment Act 1979*.

In determining a development application, Council may impose a condition of consent requiring the payment of a monetary contribution or dedication of land, in accordance with the provisions of this plan.

The contribution rates for different types of development are set out below:

Type of Development	Estimated cost of development	Levy (%)
Residential accommodation, commercial development, business and retail development,	<\$100,000	0%
tourist and visitor accommodation, industrial and storage premises development, primary production, major projects, extractive industries, utility installations, subdivision and all other forms of development not specifically exempted under this plan.	\$100,001 - \$200,000	0.5%
	>\$200,000	1.0%

1.3 When does this development contributions plan commence?

This contributions plan commences on 1 January 2010.

1.3 Savings and Transitional Arrangements

A development application or complying development application submitted to Muswellbrook Shire Council prior to the adoption of this plan but not determined, shall be determined in accordance with the provisions of the Plan which applied as from the date of the application.

1.4 What is the purpose of this contributions plan?

The primary purposes of this contributions plan are:

- to authorise the imposition of a condition on certain development consents and complying development certificates requiring the payment of a contribution pursuant to section 94A of the *Environmental Planning and Assessment Act 1979*
- to assist the council to provide the appropriate public facilities which are required to maintain and enhance amenity and service delivery within the area
- to publicly identify the purposes for which the levies are required.

1.5 Are there any exemptions to the levy?

The levy will not be imposed in respect of development:

- where the proposed cost of carrying out the development is \$100,000 or less;
- for the purpose of disabled access; or
- for the sole purpose of providing affordable housing; or
- for the purpose of reducing a building's use of potable water (where supplied from water mains) or energy; or
- for the sole purpose of the adaptive reuse of an item of environmental heritage; or
- that has been the subject of a condition under section 94 under a previous development consent relating to the subdivision of the land on which the development is to be carried out.

Council may consider exempting other categories of developments, or components of developments from the requirement for a levy, but only by resolution of Council. There are no additional exemptions at the time of commencement of this plan.

For such claims to be considered, a development application will need to include a comprehensive submission presenting a case and a justified request for exemption. Consideration will be given to requests for exemption for the following types of development:

- works undertaken for charitable purposes or by a registered charity;
- places of worship, public hospitals, police and fire stations;
- childcare facilities;
- libraries;
- other community or educational facilities.

1.6 Pooling of levies

This plan expressly authorises section 94A levies paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes. The priorities for the expenditure of the levies are shown in the works schedule.

1.7 Construction certificates and the obligation of accredited certifiers

In accordance with clause 146 of the EP & A Regulation 2000, a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring the payment of levies has been satisfied.

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 certified plans provided to the council in accordance with clause 142(2) of the of the EP&A Regulation . Failure to follow this procedure may render such a certificate invalid.

The only exceptions to the requirement are where a works in kind, material public benefit, dedication of land or deferred payment arrangement has been agreed by the council. In such cases, council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

1.8 How will the levy be calculated?

The levy will be determined on the basis of the rate as set out in summary schedule. The levy will be calculated as follows:

$$\text{Levy payable} = \%C \times \$C$$

Where

%C is the levy rate applicable

\$C is the proposed cost of carrying out the development

The proposed cost of carrying out the development will be determined in accordance with clause 25J of the EP & A Regulation. The procedures set out in Schedule 1 to this plan must be followed to enable the council to determine the amount of the levy to be paid.

The value of the works must be provided by the applicant at the time of the request and must be independently certified by a Quantity Surveyor who is registered with the Australian Institute of Quantity Surveyors or a person who can demonstrate equivalent qualifications.

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. If the result of a council review indicates the value of the works differ from that provided, council may determine the value of the works to be applied as the basis for any levy payable.

1.9 When is the levy payable?

A levy must be paid to the council at the time specified in the condition that imposes the levy. If no such time is specified, the levy must be paid prior to the issue of a construction certificate or complying development certificate.

1.10 How will the levy be adjusted?

Contributions required as a condition of consent under the provisions of this plan will be adjusted at the time of payment of the contribution in accordance with the following formula:

Contribution at time of payment = \$C_o + A

Where

\$ C_o is the original contribution as set out in the consent

A is the adjustment amount which is =

$$\frac{\$C_o \times ([\text{Current Index} - \text{Base Index}])}{[\text{Base Index}]}$$

Where

Current Index (6401.0 - Consumer Price Index Australia) is the *6401.0 - Consumer Price Index, Australia CPI: Groups, Weighted Average of Eight Capital Cities, Index Numbers and Percentage Changes* as published for the last quarter by the Australian Bureau of Statistics available at the time of review of the contribution rate;

Base Index (6401.0 - Consumer Price Index Australia) *6401.0 - Consumer Price Index, Australia CPI: Groups, Weighted Average of Eight Capital Cities, Index Numbers and Percentage Changes* as published by the Australian Bureau of Statistics published at the date of adoption of this plan which is December 2009.

Note: In the event that the *Current Consumer Price Index, Australia CPI: Groups, Weighted Average of Eight Capital Cities* is less than the *previous Consumer Price Index, Australia CPI: Groups, Weighted Average of Eight Capital Cities*, the *Current Consumer Price Index, Australia CPI: Groups, Weighted Average of Eight Capital Cities* shall be taken as not less than the *previous Consumer Price Index, Australia CPI: Groups, Weighted Average of Eight Capital Cities*.

Contribution amounts payable can be checked with Council by contacting 6549 3745 during office hours.

1.11 Can deferred or periodic payments be made?

Deferred or periodic payments may be permitted in the following circumstances:

- deferred or periodic payment of the contribution will not prejudice the timing or the manner of the provision of public facilities included in the works program,
- in other circumstances considered reasonable by council.

If council does decide to accept deferred or periodic payment, council may require the applicant to provide a bank guarantee by a bank for the full amount of the contribution or the outstanding balance on condition that:

- the bank guarantee be by a bank for the amount of the total contribution, or the amount of the outstanding contribution, plus an amount equal to thirteen (13) months interest plus any charges associated with establishing or operating the bank security
- the bank unconditionally pays the guaranteed sum to the council if the council so demands in writing not earlier than 12 months from the provision of the guarantee or completion of the work
- the bank must pay the guaranteed sum without reference to the applicant or landowner or other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development
- the bank's obligations are discharged when payment to the council is made in accordance with this guarantee or when council notifies the bank in writing that the guarantee is no longer required
- where a bank guarantee has been deposited with council, the guarantee shall not be cancelled until such time as the original contribution and accrued interest are paid.

1.12 Accountability

Financial management and accountability are important components of a contributions plan. Council is responsible for the maintenance of an accurate and up to date register of all contributions. Monetary contributions received under this Plan are kept in a separate account specifically for this plan. Accounting records show the contributions received and expended, including any interest earned on invested funds for each account. These records are updated on a monthly basis.

Separate accounting records are maintained for all Council's Contributions Plans. Information on Section 94 or 94A accounts and funds relating to this plan will be provided in a condensed format within Muswellbrook Shire Council's Annual Reports in accordance with the requirements of the EP & A Regulation. Information is also available in Council's contribution register relating to this plan, which can be inspected at Council during ordinary office hours.

1.13 Offer to enter into a voluntary planning agreement

An applicant may offer to enter into a voluntary planning agreement with the Council under Section 93F of the EP&A Act in connection with the making of a development application, rather than pay a contribution in relation to a development. 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.

The applicant's provision under a planning agreement may be additional to, or instead of paying a contribution in accordance with a condition of development consent authorised by this Plan. This will be a matter for negotiation with the Council, and an approach should be made to council at an early stage in the project (prior to lodgement of any development application) to finalise any negotiations required to avoid delays as part of the development assessment process . The offer to enter into the planning agreement together with a copy of the draft agreement should accompany the relevant development application.

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 Council agrees to enter into the planning agreement, it may impose a condition of development consent under Section 93I(3) of the EP &A Act requiring the agreement to be entered into and performed. If 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 contribution.

Council can assist in a basic outline for a Voluntary Planning agreement to assist in understanding the relevant information to include.

Part C - References

Dictionary

In this plan, unless the context or subject matter otherwise indicates or requires, the definitions provided in the *Environmental Planning and Assessment Act 1979* and *Muswellbrook LEP 2009* apply.

APPENDIX A

Procedure

A cost summary report is required to be submitted to allow council to determine the contribution that will be required. The following should be provided:

- Minor works that are demonstrated to comprise works less than \$50,000 in value do not require a cost report to be completed.
- A cost summary report must be completed for works with a value between \$50,000.00 and **\$500,000.00**
- A Quantity Surveyor's Detailed Cost Report must be completed by a registered Quantity Surveyor for works with a value greater that **\$500,000.00**

To avoid doubt, section 25J of the *Environmental Planning and Assessment Regulation 2000* sets out the things that are included in the estimation of the construction costs 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.

Sample Cost Summary Report

Cost Summary Report
 [Development Cost no greater than \$ 500,000]

DEVELOPMENT APPLICATION No.

REFERENCE:

COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No.

CONSTRUCTION CERTIFICATE No. **DATE:**

APPLICANT'S NAME:

APPLICANT'S 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	\$	Lift services	\$
Wall finishes	\$	External works	\$
Floor finishes	\$	External services	\$
Ceiling finishes	\$	Other related work	\$
Fittings and equipment	\$	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 and Qualifications: _____

Date: _____

(Acknowledgment to City of Sydney for use of the model cost reports)

Sample Quantity Surveyors Report

Registered* Quantity Surveyor's Detailed Cost Report

[Development Cost in excess of \$ 500,000]

*A member of the Australian Institute of Quantity Surveyors

DEVELOPMENT APPLICATION No.

REFERENCE:

COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No.

CONSTRUCTION CERTIFICATE No.

DATE:

APPLICANT'S 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	\$ /space
Construction – Commercial	\$	Fit-out – Commercial	\$
Cost per square metre of commercial area	\$ /m ²	Cost per m ² of commercial area	\$ /m ²
Construction – Residential	\$	Fit-out – Residential	\$
Cost per square metre of residential area	\$ /m ²	Cost per m ² of residential area	\$ /m ²
Construction – Retail	\$	Fit-out – Retail	\$
Cost per square metre of retail area	\$ /m ²	Cost per m ² 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 S94A Development Contributions Plan of the council of [insert] 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 and Qualifications: _____

Date: _____

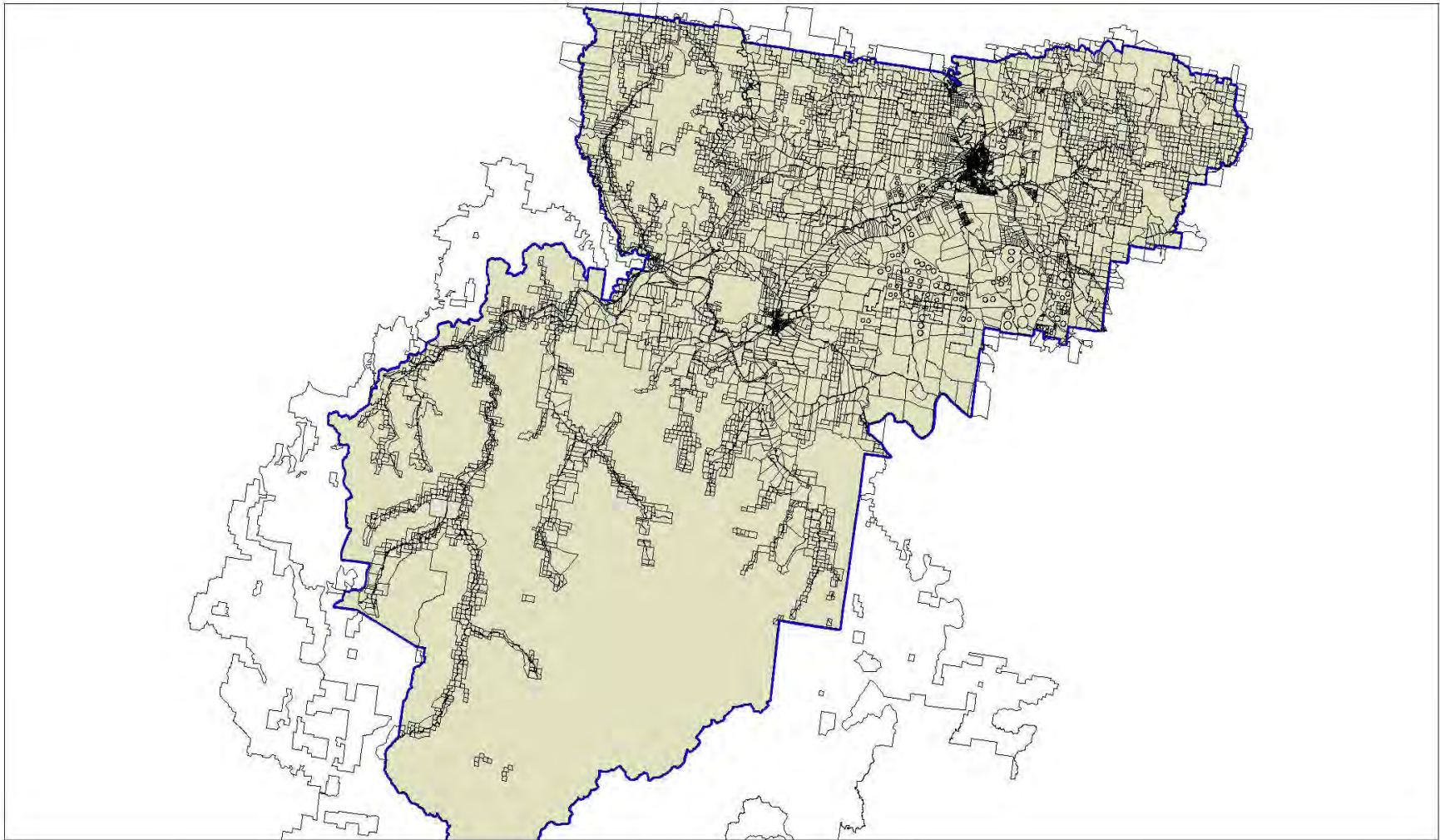
Appendix B - Works Schedule

Priority	Description
Low (L)	Work prioritised and expected to be needed from 7 to 10 years
Medium (M)	Work prioritised and expected to be needed from 3 to 7 years
High (H)	Work prioritised and expected to be needed from 1 to 3 years

Item	Infrastructure Type	Location	Priority	Estimate
1	Roads	New England Hwy/Rutherford Rd intersection	H	\$500,000
2	Roads	New England Hwy/Thompson Street intersection	H	\$500,000
3	Roads	New England Hwy/Haydon St intersection	H	\$40,000
4	Roads	New England Hwy/Hunter St intersection	H	\$500,000
5	Roads	Brentwood Street/Brecht St intersection	H	\$310,000
6	Roads	Bloodwood Rd / Acacia Dr intersection	M	\$25,000
7	Roads	Rutherford Rd / Acacia Dr intersection	M	\$300,000
8	Roads	Skellatar Stock Route – Racecourse Road/Denman Road intersections	L	\$300,000
9	Roads	Skellatar Stock Route	M	\$350,000
10	Roads	Ogilvie Street Railway Crossing	L	\$150,000
11	Roads	Turner Street (both sides) (Ogilvie – Bell)	M	\$160,000
12	Roads	Bell Street (south side) (Turner – Almond)	M	\$60,000
13	Roads	Bell Street (south side) (Almond – Pony Club)	L	\$300,000
14	Roads	Almond Street/Bray Street Intersection	H	\$240,000
15	Roads	Kenilworth Street/Almond Street Intersection	L	\$240,000
16	Roads	Bray Street (north side) (Almond – Turner)	L	\$60,000
17	Roads	Palace St / Crinoline St / SH27 intersection	L	\$300,000
18	Roads	Kenilworth Street / SH 27 intersection	L	\$500,000
19	Roads	Thomas Mitchell Dr	H	\$400,000
20	Roads	Yarrowa Rd	M	\$250,000
21	Roads	Edderton Road – Saddlers Creek crossing	M	\$600,000
22	Roads	Rosemount Rd	H	\$240,000
23	Roads	Wells Gully Road	H	\$180,000
24	Roads	Castlerock Rd	H	\$360,000
25	Roads	Yarraman Rd	M	\$200,000

26	Roads	Giants Creek Rd	M	\$150,000
27	Parks	Simpson Park – CBD Toilet Block	H	\$150,000
28	Recreational	Denman Recreation Area	M	\$60,000
29	Recreational	Muswellbrook Swimming Pool Complex	M	\$350,000
30	Recreational	Denman Swimming Pool	M	\$50,000
31	Footpaths	Turner Street (Ogilvie – Bell)	L	\$50,000
32	Footpaths	Bell Street (Almond – Pony Club)	L	\$80,000
33	Footpaths	Bell Street (Turner – Almond)	L	\$20,000
34	Footpaths	Almond Street (Bell – Bray)	H	\$40,000
35	Footpaths	Almond Street (Bray – Kenilworth)	M	\$35,000
36	Footpaths	Bray Street (Almond – Turner)	L	\$20,000
37	Footpaths	Turner Street (Bray – Kenilworth) incl. railway crossing	M	\$50,000
38	Footpaths	Rosemount Road (Virginia St to Surveyor General Dr)	L	\$50,000
39	Footpaths	Arbor Park (Virginia St to Oglivie St)	M	\$100,000
40	Footpaths	Palace Street (Crinoline St to Merton St)	L	\$120,000
41	Footpaths	Denman Recreation Area (Activity Trail)	H	\$20,000
42	Footpaths	Skellatar Stock Route (Denman Rd to existing)	L	\$359,000
43	Footpaths	Ironbark Road (Adams St to Rutherford Rd)	M	\$95,000
44	Footpaths	Ironbark Road (Rutherford Rd to Yammanie Estate)	M	\$110,000
45	Footpaths	Rutherford Road (Ironbark Rd to Muswellbrook Fair)	H	\$68,000
46	Footpaths	Calgaroo Ave (Ironbark Rd to Beech St)	M	\$94,000
47	Footpaths	Calgaroo Ave (Beech St to southern end)	L	\$20,000
48	Footpaths	Beech St (Calgaroo Ave to Acacia Dr)	M	\$60,000
49	Footpaths	Acacia Dr (Acacia Dr to Goruk Cl)	L	\$5,000
50	Footpaths	Acacia Dr (Rutherford Rd to Bloodwood Rd)	L	\$195,000
51	Footpaths	Bloodwood Rd (Acacia Dr to Coolibah Cl)	M	\$27,000
52	Footpaths	Cassidy Ave – Brennan Park (Rutherford Rd to Kamilaroi St)	H	\$20,000
53	Footpaths	Kamilaroi St (Brennan Park to Thompson Street)	H	\$37,000
54	Footpaths	Thompson St (Kamilaroi St to New England Highway)	H	\$77,000
55	Footpaths	Thompson St (Kamilaroi St to Adams St)	M	\$78,000
56	Footpaths	Thompson St (Adams St to Fitzgerald Ave)	M	\$50,500
57	Footpaths	Fitzgerald Ave (St James Cr to Tindale Ave)	M	\$28,000

58	Car Parking	Muswellbrook CBD	H	\$180,000
59	Car Parking	Denman CBD	M	\$80,000
60	Community	Child Care Centre Skellatar St (building improvements)	M	\$50,000
61	Drainage	Palace St – Crinoline St to Merton St	H	\$350,000
62	Drainage	Merton St	M	\$350,000
63	Community	Bushfire Services – Facilities Improvements	M	\$20,000
64	Community	Skateboard Park – Brennan Park	H	\$300,000
65	Recreational	Playground equipment - Muswellbrook	H	\$150,000
66	Drainage	Bell Street, Denman	L	\$100,000
67	Drainage	Kenilworth Street, Denman	L	\$200,000
68	Community	Muscle Creek Rehabilitation	M	
69	Drainage	Possum Gully, Muswellbrook	L	



LOGO

Scale: 1:5km

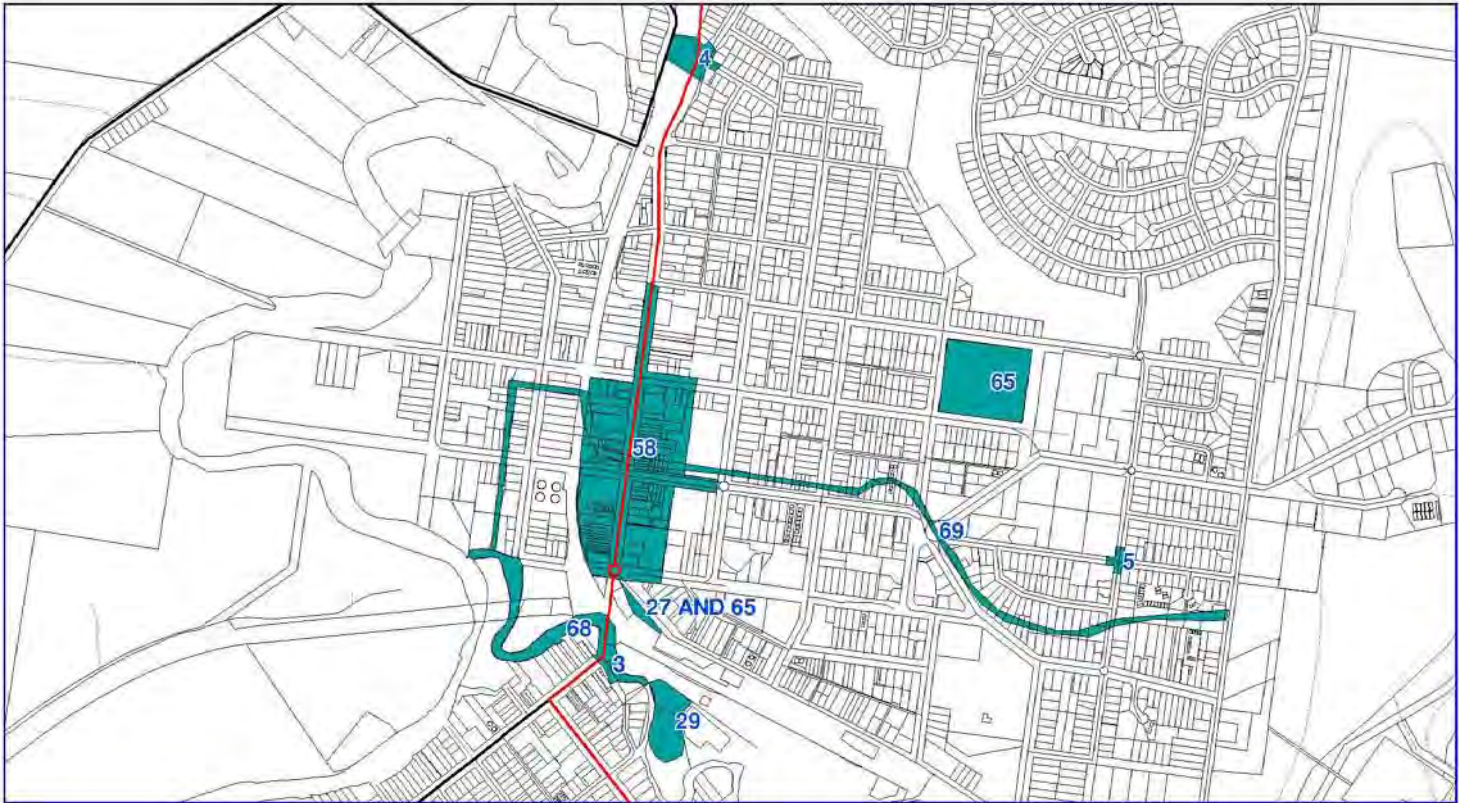


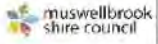

Copyright Muswellbrook Shire Council 2009
Copyright Department of Lands 2008

Map of Muswellbrook LGA Area

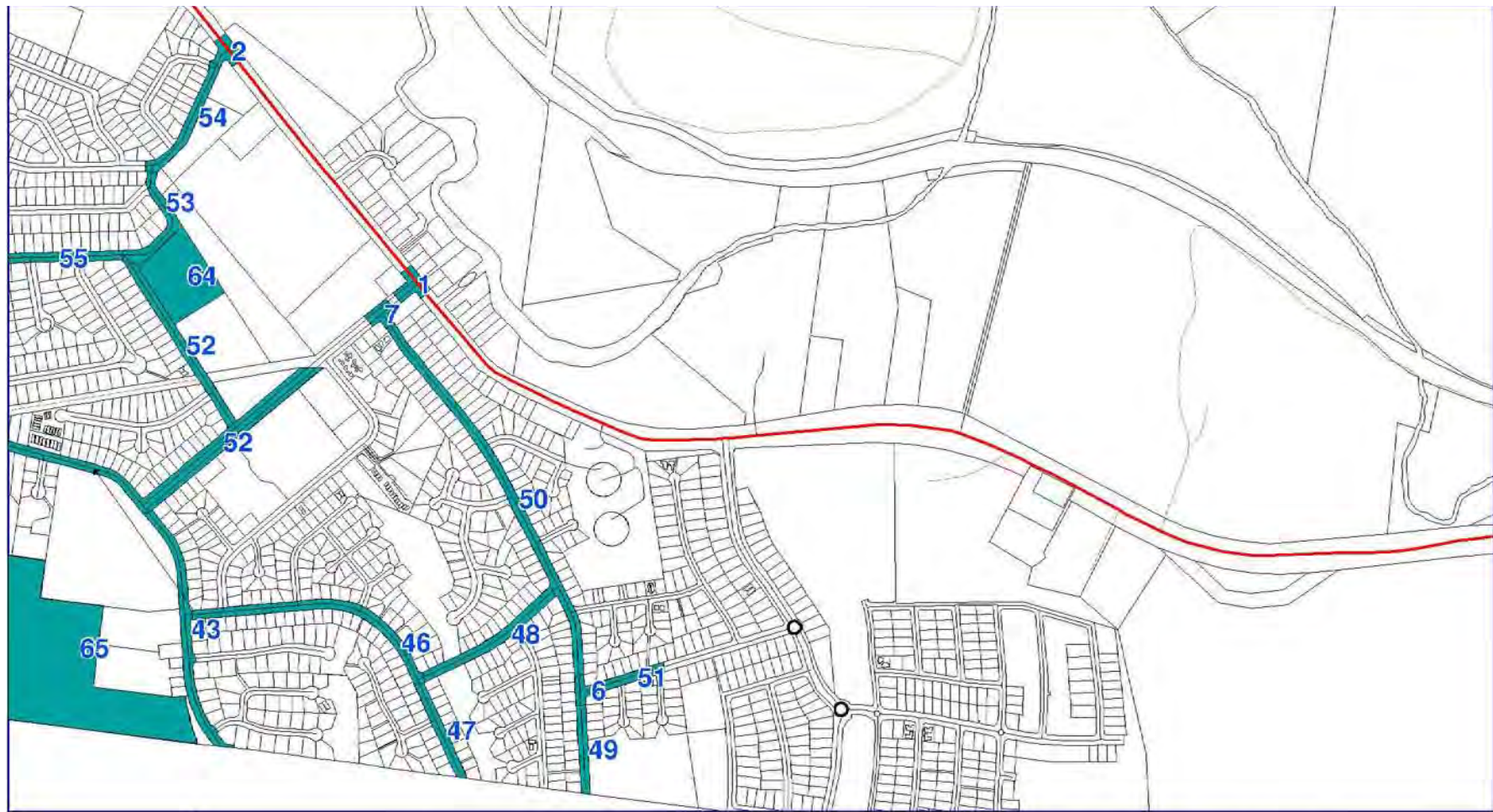
Section 94A Levy
Development Contributions Plan
2009 Edition

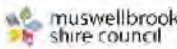

This map has been prepared on the basis of information available to Council at the date of issue. However, that information may be subject to change over a limited time and should be verified with Muswellbrook Shire Council.

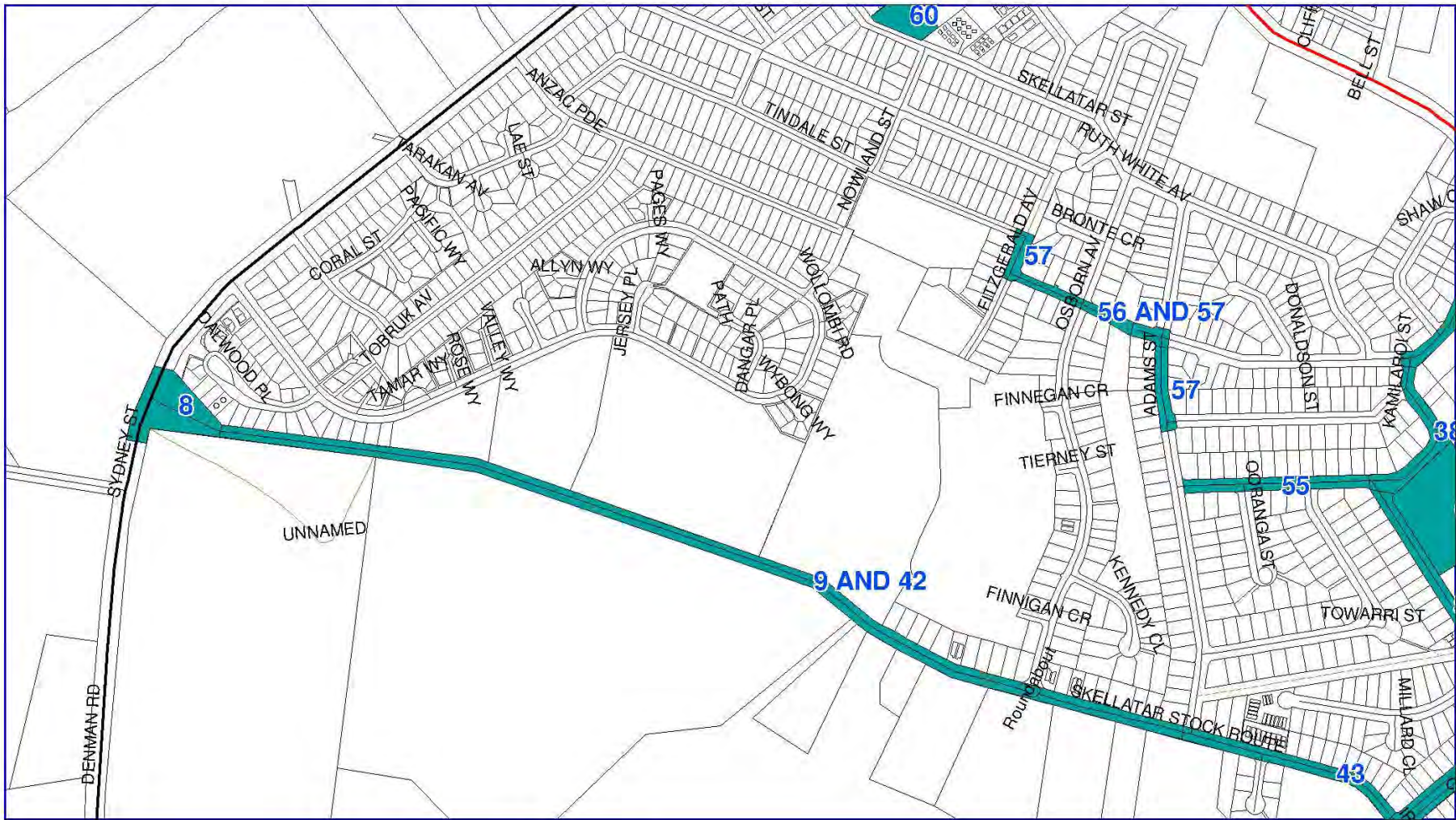


	<p>Scale: 1cm:12500cm</p> <p>Printing Date: 12 November 2009</p>	<p>N</p> 	<p>Copyright Muswellbrook Shire Council 2009</p> <p>Copyright Department of Lands 2008</p>	<p>Figure 1 - Muswellbrook North</p>
<p>This map is for indicative purposes and has been prepared on the basis of information available to Council at the date of issue. However, that information may be subject to change over a limited time and should be verified with Muswellbrook Shire Council.</p> <p>There may be other lands outside of the areas identified on this map that are subject to Council's 2001 Section 94 Contributions Plan which Section 94A contributions for new single dwellings will not be applied.</p>				

Section 94A Levy
Development Contributions Plan
2009 Edition



	<p>Scale: 1cm:11000cm</p> <p>Printing Date: 12 November 2009</p>		<p>Copyright Muswellbrook Shire Council 2009 Copyright Department of Lands 2008</p>	<h2>Figure 2 - Muswellbrook South East</h2>
<p>This map is for indicative purposes and has been prepared on the basis of information available to Council at the date of issue. However, that information may be subject to change over a limited time and should be verified with Muswellbrook Shire Council.</p> <p>There may be other lands outside of the areas identified on this map that are subject to Council's 2001 Section 94 Contributions Plan which Section 94A contributions for new single dwellings will not be applied.</p>				<p>Section 94A Levy Development Contributions Plan 2009 Edition</p>



Scale: 1cm:8000cm
 Printing Date: 12 November 2009



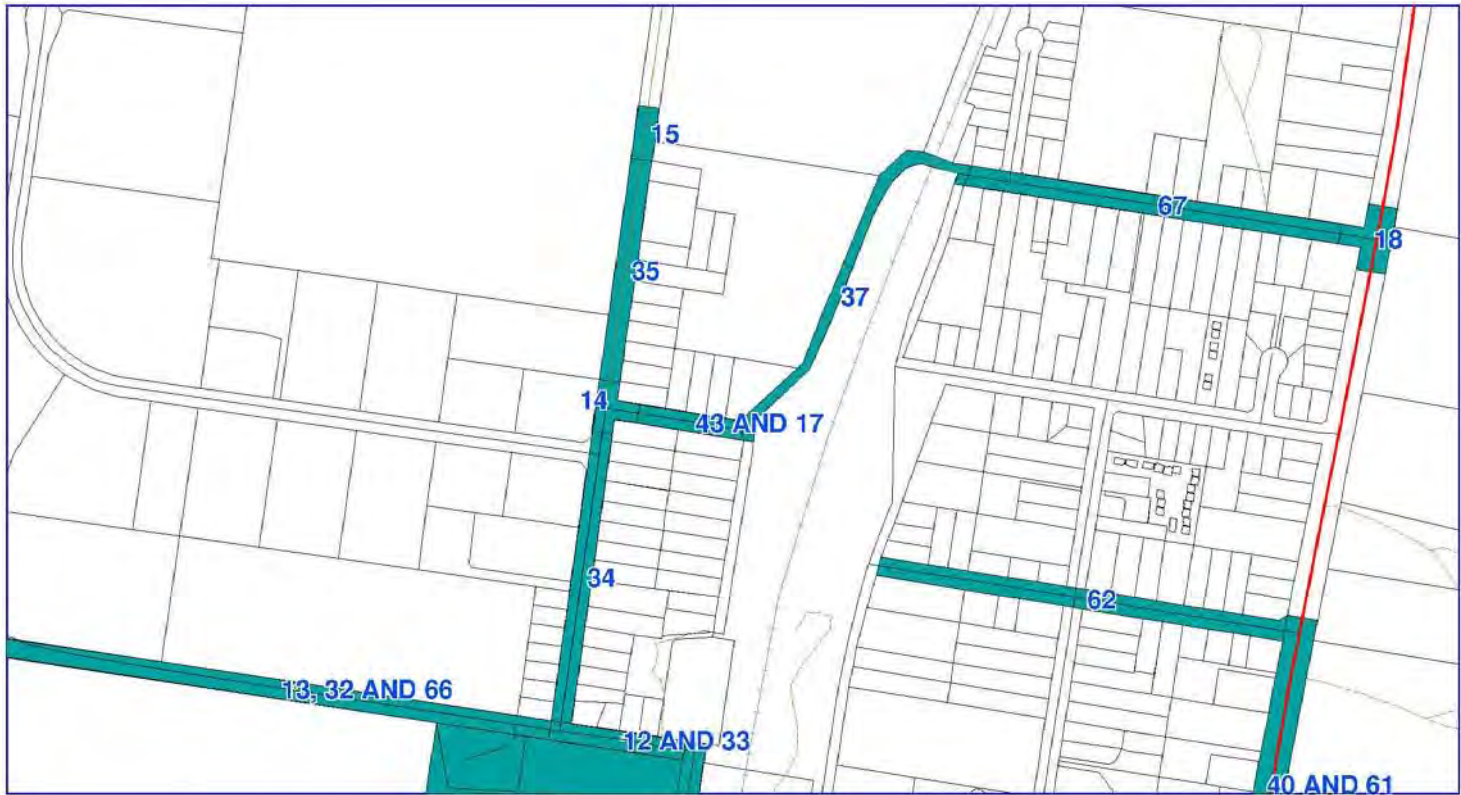
Copyright Muswellbrook Shire Council 2009
 Copyright Department of Lands 2008



This map is for indicative purposes and has been prepared on the basis of information available to Council at the date of issue. However, that information may be subject to change over a limited time and should be verified with Muswellbrook Shire Council.

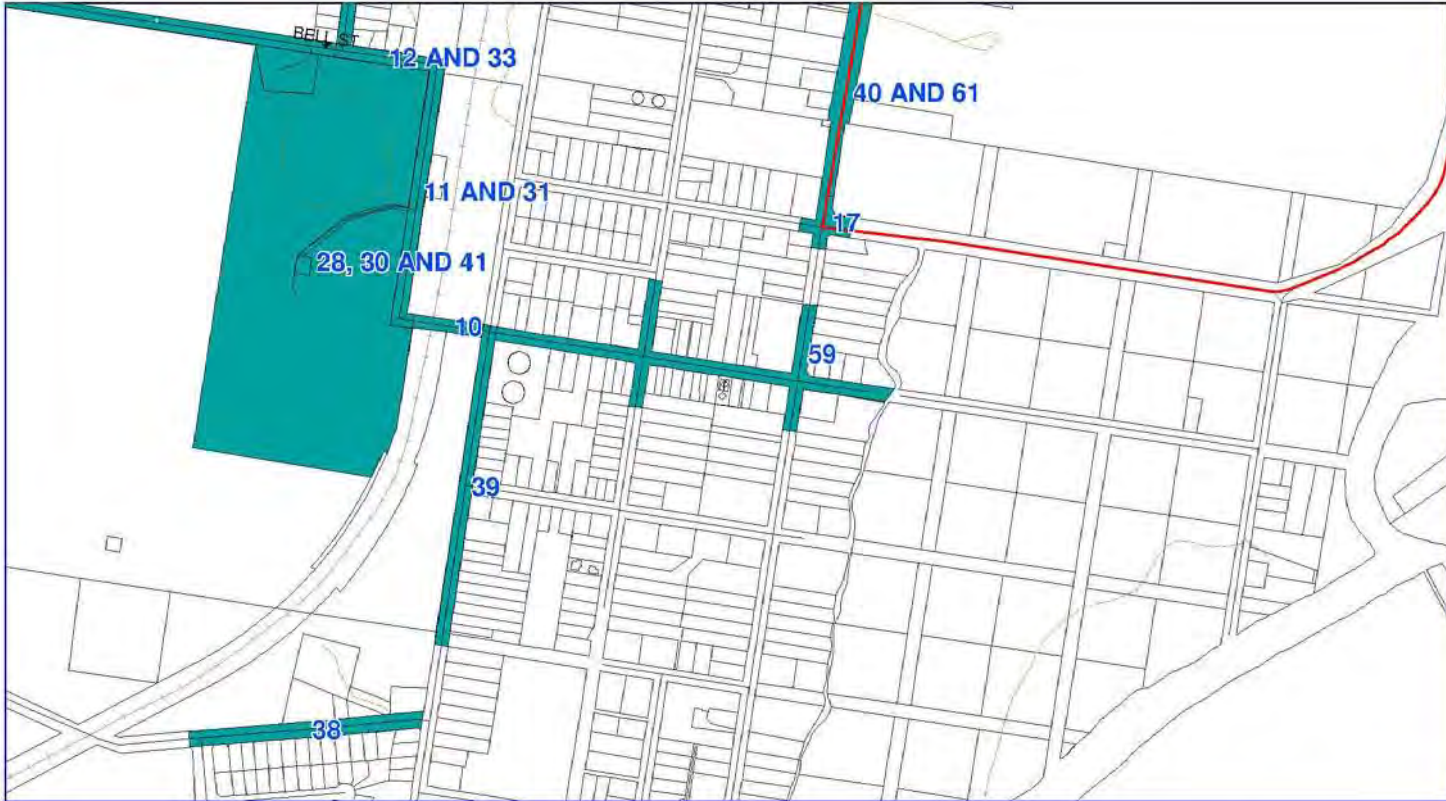
There may be other lands outside of the areas identified on this map that are subject to Council's 2001 Section 94 Contributions Plan which Section 94A contributions for new single dwellings will not be applied.

Figure 3 - Muswellbrook South West

**Section 94A Levy
 Development Contributions Plan
 2009 Edition**



	<p>Scale: 1cm:5300cm Printing Date: 12 November 2009</p>		<p>Copyright Muswellbrook Shire Council 2009 Copyright Department of Lands 2008</p>	<h3>Figure 4 - NORTH DENMAN</h3> <p>Section 94A Levy Development Contributions Plan 2009 Edition</p>
<p>This map is for indicative purposes and has been prepared on the basis of information available to Council at the date of issue. However, that information may be subject to change over a limited time and should be verified with Muswellbrook Shire Council.</p> <p>There may be other lands outside of the areas identified on this map that are subject to Council's 2001 Section 94 Contributions Plan which Section 94A contributions for new single dwellings will not be applied.</p>				



Scale: 1cm:7500cm

Printing Date: 12 November 2009



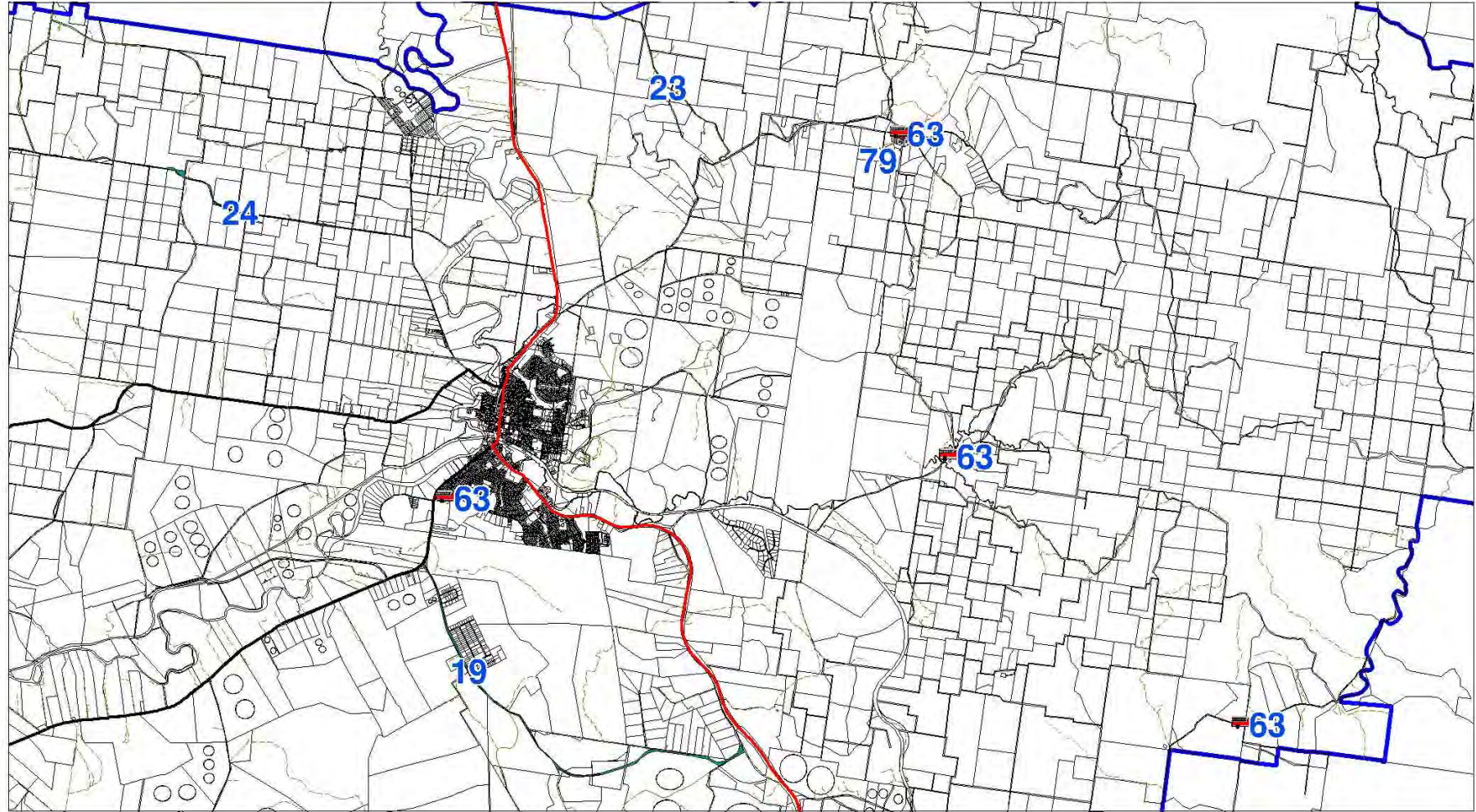
Copyright Muswellbrook Shire Council 2009
Copyright Department of Lands 2008

This map is for indicative purposes and has been prepared on the basis of information available to Council at the date of issue. However, that information may be subject to change over a limited time and should be verified with Muswellbrook Shire Council.

There may be other lands outside of the areas identified on this map that are subject to Council's 2001 Section 94 Contributions Plan which Section 94A contributions for new single dwellings will not be applied.

Figure 5 - SOUTH DENMAN

Section 94A Levy
Development Contributions Plan
2009 Edition



Scale: 1cm:1.2km

Printing Date: 12 November 2009



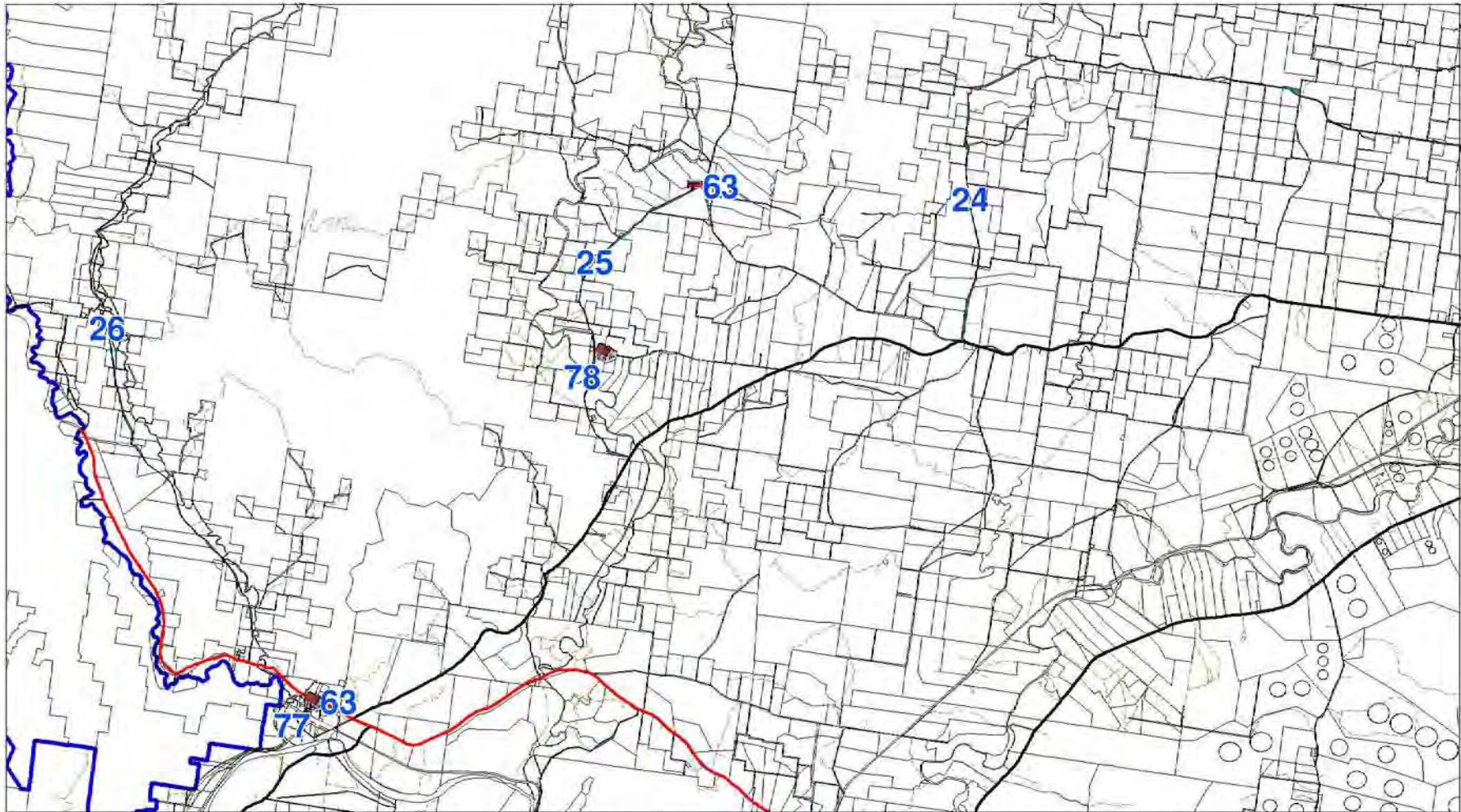
Copyright Muswellbrook Shire Council 2009
Copyright Department of Lands 2008

This map is for indicative purposes and has been prepared on the basis of information available to Council at the date of issue. However, that information may be subject to change over a limited time and should be verified with Muswellbrook Shire Council.

There may be other lands outside of the areas identified on this map that are subject to Council's 2001 Section 94 Contributions Plan which Section 94A contributions for new single dwellings will not be applied.

Figure 6 - Rural Areas North East

Section 94A Levy
Development Contributions Plan
2009 Edition



Scale: 1cm:1.219km

Printing Date: 12 November 2009



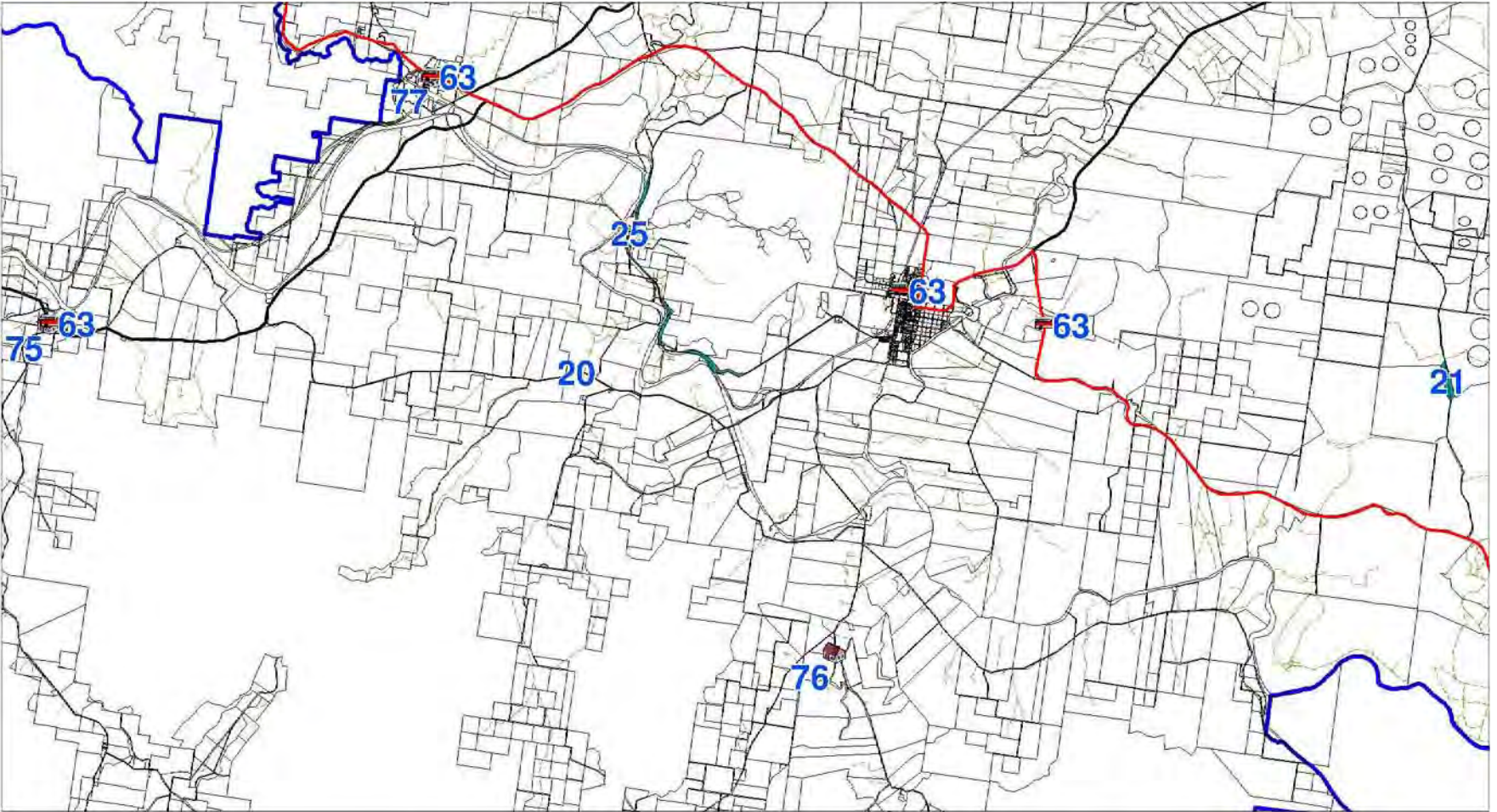
Copyright Muswellbrook Shire Council 2009
Copyright Department of Lands 2008


This map is for indicative purposes and has been prepared on the basis of information available to Council at the date of issue. However, that information may be subject to change over a limited time and should be verified with Muswellbrook Shire Council.

There may be other lands outside of the areas identified on this map that are subject to Council's 2001 Section 94 Contributions Plan which Section 94A contributions for new single dwellings will not be applied.

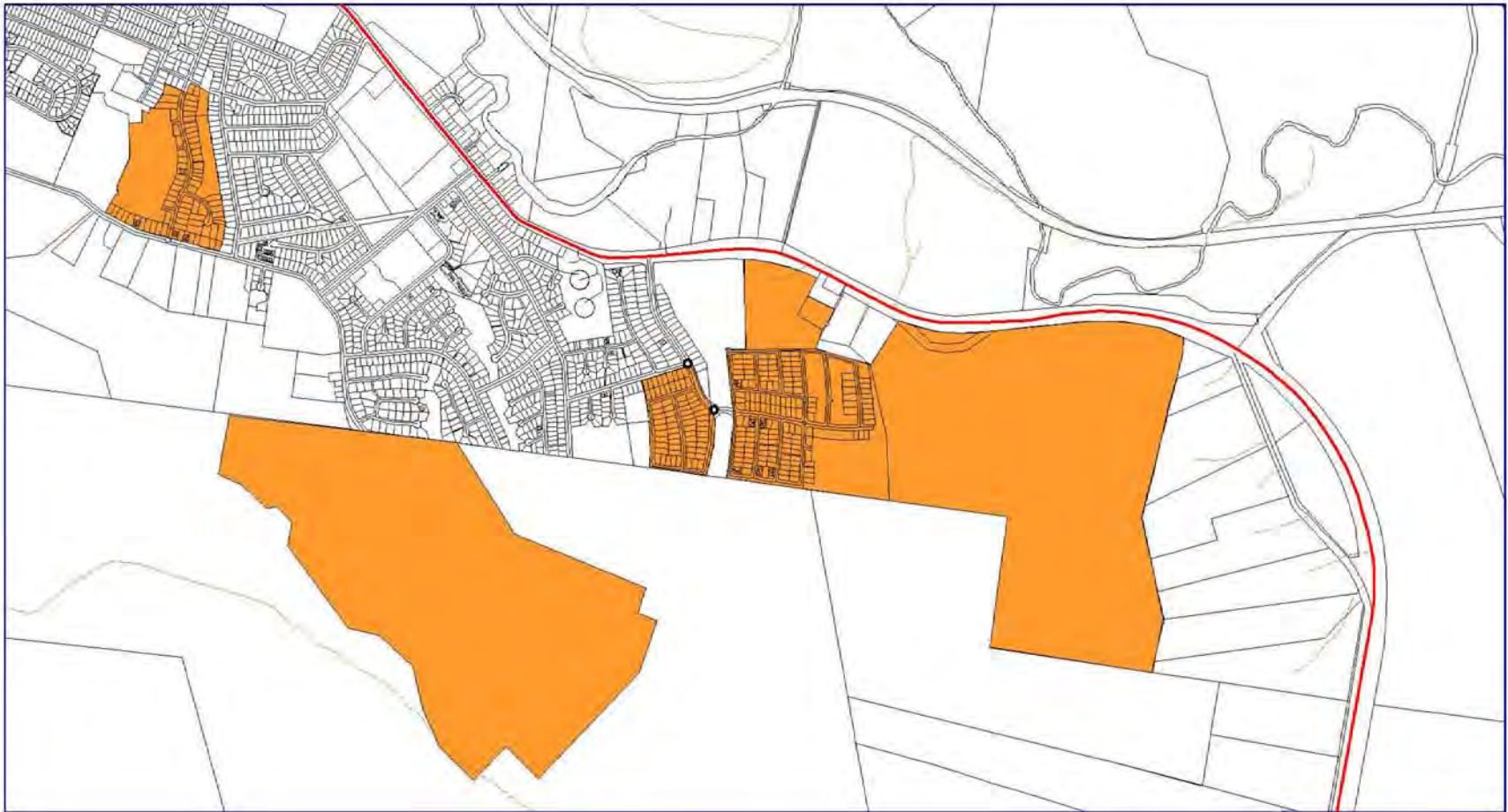
Figure 7 - Rural Areas North West

Section 94A Levy
Development Contributions Plan
2009 Edition



	<p>Scale: 1cm:1.3km</p> <p>Printing Date: 12 November 2009</p>		<p>Copyright Muswellbrook Shire Council 2009 Copyright Department of Lands 2008</p>	<h2 style="text-align: center;">Figure 8 - Rural Areas South</h2> <p style="text-align: center;">Section 94A Levy Development Contributions Plan 2009 Edition</p>
<p>This map is for indicative purposes and has been prepared on the basis of information available to Council at the date of issue. However, that information may be subject to change over a limited time and should be verified with Muswellbrook Shire Council.</p> <p>There may be other lands outside of the areas identified on this map that are subject to Council's 2001 Section 94 Contributions Plan which Section 94A contributions for new single dwellings will not be applied.</p>				

Appendix E – Subdivisions subject to s.94 contributions for single dwelling development of lots created under previous development consent



	<p>Scale: 1cm:20000cm Printing Date: 12 November 2009</p>		<p>Copyright Muswellbrook Shire Council 2009 Copyright Department of Lands 2008</p>	<p>Previously Approved Subdivisions (land not subject to S.94A Levy for new single dwellings approved under consent prior to 1 January 2010)</p> <p>Section 94A Levy Development Contributions Plan 2009 Edition</p>
<p>This map is for indicative purposes and has been prepared on the basis of information available to Council at the date of issue. However, that information may be subject to change over a limited time and should be verified with Muswellbrook Shire Council.</p> <p>There may be other lands outside of the areas identified on this map that are subject to Council's 2001 Section 94 Contributions Plan which Section 94A contributions for new single dwellings will not be applied.</p>				