



Section 94 A Levy Development Contributions Plan 2006

REVISION (C) 2013

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PART 1 Administration and Operation 4

1.	What is the name of this plan?.....	4
2.	When does this plan commence?.....	4
3.	What are the purposes of this plan?	4
4.	What does Section 94A of the Environmental Planning & Assessment Act provide?.....	4
5.	What land does this plan apply to?	5
6.	What types of development does this plan apply to?.....	5
7.	Development by the public sector and not for profit organisations	5
8.	Continuation of existing s94 plans	5
9.	Council may require payment of the levy as a condition of development consent	5
10.	Certifying authority must require payment of the levy as a condition of issuing a complying development certificate	6
11.	How is the proposed cost of carrying out development determined?.....	6
12.	How is the proposed cost of carrying out development indexed?	7
13.	Cost estimate reports must accompany a development application or application for a complying development certificate	7
14.	Who may provide a report for the purposes of clause 12 of this plan?	8
15.	How will the Council apply money obtained from the levy	8
16.	Are there priorities for the expenditure of money obtained from levies authorised by this plan?.....	8
17.	Pooling of levies	8
18.	Obligation of certifying authorities.....	8
19.	When is the levy payable?.....	8
20.	What is the Council's policy on the deferred or periodic payment of levies?	9
21.	Are there alternatives to payment of the levy?.....	9
22.	What definitions apply?.....	11

PART 2 Expected types of development in the Council's area and the demand for public facilities to be funded by the levy..... 12

Schedule 1	Works Schedule (Clause 14).....	13
Schedule 2	Maps (Clause 14)	23
Schedule 3	Cost Reports (Clause 12)	55
Schedule 4	– Ministerial Directions	57

PART 1 ADMINISTRATION AND OPERATION

1. What is the name of this plan?

This plan is called Maitland City Council Section 94A Levy Development Contributions Plan 2006.

2. When does this plan commence?

This plan commences on 26 June 2013.

3. What are the purposes of this plan?

The purposes of this plan are:

- to authorise the Council to impose, as a condition of development consent, a requirement that the applicant pay to the Council a levy determined in accordance with this plan,
- to require a certifying authority (the Council or an accredited certifier) to impose, as a condition of issuing a complying development certificate, a requirement that the applicant pay to the Council a levy determined in accordance with this plan, if development consent was granted subject to a condition authorised by this plan, and
- to govern the application of money paid to the Council under condition authorised by this plan.

4. What does Section 94A of the Environmental Planning & Assessment Act provide?

Section 94A of the Act provides as follows:

94A Fixed development consent levies

- (1) A consent authority may impose, as a condition of development consent, a requirement that the applicant pay a levy of the percentage, authorised by a contributions plan, of the proposed cost of carrying out the development.
- (2) A consent authority cannot impose as a condition of the same development consent a condition under this section as well as a condition under section 94.
- (3) Money required to be paid by a condition imposed under this section is to be applied towards the provision, extension or augmentation of public amenities or public services (or towards recouping the cost of their provision, extension or augmentation). The application of the money is subject to any relevant provisions of the contributions plan.
- (4) A condition imposed under this section is not invalid by reason only that there is no connection between the development the subject of the development consent and the object of expenditure of any money required to be paid by the condition.

5. What land does this plan apply to?

This plan applies to all land within the Maitland local government area.

6. What types of development does this plan apply to?

This Plan applies to all applications for development consent and complying development certificates required to be made by or under Part 4 of the Act in respect of development for any purpose on land to which this plan applies other than:

- development for the purpose of a new dwelling or dwellings and development for the purpose of alterations and additions to existing dwellings or any development ordinarily incidental or ancillary to the use of a dwelling such as swimming pools, garages, sheds, tree applications and the like, or
- any development, the cost of which is to be funded by the Council from development contributions.

Note: Section 94A(2) of the Act provides that *[A] consent authority cannot impose as a condition of the same development consent a condition under this section as well as a condition under section 94.*

7. Development by the public sector and not for profit organisations

Crown development and development by not for profit organisations where they are carried out with an underlying philosophy of community service in accordance with the Development Contributions Guidelines will not be levied contributions under Section 94A.

8. Continuation of existing s94 plans

This plan does not repeal any s94 plans applying in the Maitland local government area, and those s94 plans continue to apply to all development to which they are stated to apply.

9. Council may require payment of the levy as a condition of development consent

Subject to any direction of the Minister under section 94E of the Act which is in force from time to time, this plan authorises the Council to grant consent to development to which this plan applies subject to a condition requiring the applicant to pay the levy to the Council ***provided that*** the Council does not also impose on the consent a condition pursuant to section 94 of the Act.

The Ministerial Direction issued on 10 November 2006 and currently in force authorises Council to require payment of levies as follows:

- 0.5% of the proposed cost of carrying out development where the cost is between \$100,000 and \$200,000
- 1% of the proposed cost of carrying out the development where the cost is greater than \$200,000

Any Ministerial direction under section 94E of the Act which has been made and is in force from time to time is included in Schedule 4 to this plan.

10. Certifying authority must require payment of the levy as a condition of issuing a complying development certificate

If development consent has been granted to the carrying out of development subject to a condition authorised by this plan, then, subject to any direction of the Minister under section 94E of the Act which is in force from time to time, this plan requires a certifying authority (the Council or an accredited certifier) to issue a complying development certificate in respect of development to which this plan applies subject to a condition requiring the applicant to pay to the Council a levy of 1% of the proposed cost of carrying out the development.

If a Ministerial direction under section 94E is in force, this plan authorises the certifying authority to issue a complying development certificate subject to a condition which is in accordance with that direction.

Any Ministerial direction under section 94E of the Act which has been made and is in force from time to time is included in Schedule 4 to this plan.

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

Clause 25J of the Regulation sets out how the proposed cost of carrying out development is to be determined. That clause provides as follows:

25J Section 94A levy—determination of proposed cost of development

- (1) The proposed cost of carrying out development is to be determined by the consent authority, for the purpose of a section 94A levy, by adding up all the costs and expenses that have been or are to be incurred by the applicant in carrying out the development, including the following:
 - (a) if the development involves the erection of a building, or the carrying out of engineering or construction work—the costs of or incidental to erecting the building, or carrying out the work, including the costs (if any) of and incidental to demolition, excavation and site preparation, decontamination or remediation,
 - (b) if the development involves a change of use of land—the costs of or incidental to doing anything necessary to enable the use of the land to be changed,
 - (c) if the development involves the subdivision of land—the costs of or incidental to preparing, executing and registering the plan of subdivision and any related covenants, easements or other rights.
- (2) For the purpose of determining the proposed cost of carrying out development, a consent authority may have regard to an estimate of the proposed cost of carrying out the development prepared by a person, or a person of a class, approved by the consent authority to provide such estimates.
- (3) The following costs and expenses are not to be included in any estimate or determination of the proposed cost of carrying out development:
 - (a) the cost of the land on which the development is to be carried out,
 - (b) the costs of any repairs to any building or works on the land that are to be retained in connection with the development,
 - (c) the costs associated with marketing or financing the development (including interest on any loans),

- (d) the costs associated with legal work carried out or to be carried out in connection with the development,
- (e) project management costs associated with the development,
- (f) the cost of building insurance in respect of the development,
- (g) the costs of fittings and furnishings, including any refitting or refurbishing, associated with the development (except where the development involves an enlargement, expansion or intensification of a current use of land),
- (h) the costs of commercial stock inventory,
- (i) any taxes, levies or charges (other than GST) paid or payable in connection with the development by or under any law.

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

Pursuant to clause 25J(4) of the Regulation, the proposed cost of carrying out development is to be indexed at least annually before payment to reflect any increase in the *Consumer Price Index All Group Index Number for Sydney* between the date the proposed cost was determined by the Council and the date the levy is required to be paid.

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

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

where:

IDC	=	the indexed development cost
ODC	=	the original development cost estimated by the Council
CP2	=	the <i>Consumer Price Index All Group Index Number for Sydney</i> at the time a levy is paid
CP1	=	the <i>Consumer Price Index All Group Index Number for Sydney</i> at the date the original development cost was estimated by the Council.

If in the event the CPI at the time of the review is less than the previous CPI the indexed rates will remain the same.

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

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

The following types of report are required:

- where the estimate of the proposed cost of carrying out the development is less than \$500,000 - a cost summary report in accordance with Schedule 2;
- where the estimate of the proposed cost of carrying out the development is \$500,000 or more - a detailed cost report in accordance with Schedule 3.

The Council may, by resolution, dispense with the requirement for a cost summary report where the estimate of the proposed cost of carrying out the development is less than \$500,000 generally or in a particular case or class of cases.

14. Who may provide a report for the purposes of clause 12 of this plan?

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

- where the proposed development cost is less than \$500,000 - a person who, in the opinion of the Council, is suitably qualified to provide a cost summary report;
- where the proposed development cost is \$500,000 or more - a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors or a person who can demonstrate equivalent qualifications

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

15. How will the Council apply money obtained from the levy

Money paid to the Council under a condition authorised by this plan is to be applied by the Council towards meeting the cost of one or more of the public facilities that will be or have been provided within the area as listed in Schedule 1.

The locations of those facilities are shown on the maps accompanying this plan in Schedule 2.

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

While there are no priorities stated in Schedule 1, subject to s93E(2) of the Act and clause 16 of this plan, the public facilities listed are to be provided to support the priorities of Council's Delivery Program or in accordance with any Council resolutions.

17. Pooling of levies

For the purposes of s93E(2) of the Act, this plan authorises money obtained from levies paid in respect of different developments to be pooled and applied by the Council progressively towards the public facilities listed in Schedule 1 in accordance with the staging set out in that Schedule.

18. Obligation of certifying authorities

Pursuant to clause 146 of the Regulation, a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it is satisfied of compliance with any condition requiring the payment of a levy before work is carried out in accordance with the consent. The certifying authority must cause the applicant's receipt for payment of the levy to be provided to the Council at the same time as the other documents required to be provided under clause 142(2) of the Regulation.

19. When is the levy payable?

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

If no time is specified, the levy must be paid prior to the first certificate issued in respect of the development under Part 4A of the Act.

20. What is the Council's policy on the deferred or periodic payment of levies?

The Council does not allow deferred or periodic payment of levies authorised by this plan.

21. Are there alternatives to payment of the levy?

If an applicant for development consent seeks to make a contribution towards the provision of public facilities to meet development other than by payment of a levy or development contributions, the applicant may adopt one of the following procedures.

- ***Offer made to the Council as part of a development application***

If an applicant does not wish to pay a levy or development contributions in connection with the carrying out of development, the applicant may include in the relevant development application an offer to carry out works or provide a material public benefit towards which the levy was to be applied.

The Council will consider the offer as part of its assessment of the development application. If the Council agrees to the arrangement and grants consent to the application, it will substitute a condition of consent under s80A of the Act requiring the works to be carried out or the material public benefit to be provided for a condition requiring payment of a levy under s94A. If the Council does not agree to the alternative arrangement, it may grant consent subject to a condition authorised by this plan requiring payment of a levy.

In assessing the applicant's offer, the Council will have regard to the requirements of the current Practice Note issued by the NSW Government in the *Revised Development Contributions Manual* (DIPNR 2005) and may consider matters such as, but not limited to, the following:

- (a) whether the applicant's offer is consistent with the aims and objectives of this Plan and any other relevant planning controls, policies or strategies,
- (b) whether the applicant's offer would allow the purpose for which the public facility is intended to be used, and the intended timing and manner of its provision, to be met in an effective manner,
- (c) whether the applicant has provided the Council with a specification and costings for construction work that are acceptable to the Council.

- ***Offer made to Council following the grant of development consent requiring payment of a levy***

If development consent has been granted to the carrying out of development subject to a condition authorised by this plan to pay a levy, the applicant must comply with the condition unless it is modified under s96 of the Act.

If the applicant does not wish to pay the levy, the applicant may make an application to the Council under s96 of the Act to modify the consent by substituting for the condition requiring payment of the levy a condition requiring the carrying out of works or the provision of a material public benefit towards the public purpose to which the levy was to be applied.

If the Council approves the application, the applicant will be bound by the substituted condition. If the Council does not approve the application, the applicant will remain bound by the condition authorised by this plan requiring payment of the levy.

In assessing the s96 application, the Council will have regard to the requirements of the current Practice Note issued by the NSW Government in the *Revised Development Contributions Manual* (DIPNR 2005) and may consider matters such as, but not limited to, the following:

- (a) whether the applicant's offer is consistent with the aims and objectives of this Plan and any other relevant planning controls, policies or strategies,
- (b) whether the applicant's offer would allow the purpose for which the public facility is intended to be used, and the intended timing and manner of its provision, to be met in an effective manner,
- (c) whether the applicant has provided the Council with a specification and costings for construction work that are acceptable to the Council.

- ***Offer to enter into a voluntary planning agreement***

If an applicant does not wish to pay a levy, the applicant may offer to enter into a voluntary planning agreement with the Council under s93F of the Act in connection with the making of a development application.

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

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

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

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

If the Council agrees to enter into the planning agreement, it may impose a condition of development consent under s93I(3) of the Act requiring the agreement to be entered into and performed. If the Council does not agree to enter into the planning agreement, it may grant consent subject to a condition authorised by this plan requiring the payment of a levy.

Applicants should refer to the Council's *Policy on Planning Agreements*, which has been prepared having regard to the Practice Note on Planning Agreements contained in the *Revised Development Contributions Manual* (DIPNR 2005).

22. What definitions apply?

In this Plan unless the context or subject matter otherwise indicates or requires:

ABS means the Australian Bureau of Statistics,

Act means the Environmental Planning and Assessment Act 1979,

Council means Maitland City Council,

development contributions means development contributions required to be paid by a condition of development consent imposed pursuant to section 94 of the Act,

levy means a levy under s94A of the Act authorised by this plan,

Minister means the Minister administering the Act,

public facility means a public amenity or public service,

Regulation means the *Environmental Planning and Assessment Regulation 2000*,

s94 plan means a contributions plan made pursuant to section 94EA of the Act, which authorises the imposition of conditions of development consent requiring the payment of development contributions.

PART 2 EXPECTED TYPES OF DEVELOPMENT IN THE COUNCIL'S AREA AND THE DEMAND FOR PUBLIC FACILITIES TO BE FUNDED BY THE LEVY

This Part of the Plan broadly identifies the expected types of development in the Maitland Local Government Area linked to the demand for additional public amenities and services. The relationship is based upon current demographic information together with key trends in commercial, industrial and employment generating development expected in the LGA.

Maitland LGA continues to experience one of the highest inland growth rates in NSW. Population growth is currently 2.5% per annum and is expected to continue, if not exceed this rate over the following years. Based upon data from the Australian Bureau of Statistics, the Hunter Valley Research Foundation and Council's own statistical analysis of approved developments, the current population of 60,000 people is expected to increase to 77,000 people by 2015.

Maitland, because of its strategic location, is increasingly being recognised as a key centre in the Lower Hunter Region for employment generating development. Significant employment generation brings with it increasing demands on the local infrastructure network.

The likely population growth, together with new commercial, industrial and other employment generating developments will place increasing pressure on existing public amenities and services as well as creating the demand for new facilities. This additional growth will also diminish the enjoyment and standard of public facilities for the existing population unless additional or augmented facilities are provided to meet the additional demand.

The proposed Section 94A levy will enable Council to provide additional public facilities to meet these expected demands. The types of public facilities to be provided are set out in Schedule 1.

Schedule 1 Works Schedule (Clause 14)

Public facilities for which levies will be sought

Item	Asset Type	Location	Estimate
603	Buildings	Amenity Buildings - Various	\$200,000
600	Buildings	Community Halls - Various	\$300,000
599	Buildings	District Buildings - Various	\$500,000
602	Buildings	Grand Stands - Various	\$500,000
601	Buildings	Libraries - Various	\$300,000
604	Buildings	Recreation Storage Buildings - Various	\$200,000
489	Carpark	Beryl Humble Sports Complex	\$120,000
368	Carpark	Carpark - Avery Rutherford - At Rutherford Oval	\$90,000
373	Carpark	Carpark - Bligh Telarah - Coronation Oval near Soccer field	\$100,000
399	Carpark	Carpark - Card East Maitland - East Maitland pool	\$42,000
381	Carpark	Carpark - Cathedral Maitland - At end Cathedral Street	\$50,000
383	Carpark	Carpark - Council Admin Building	\$150,000
397	Carpark	Carpark - Drainsfield Maitland - Drainsfield Lane	\$10,500
370	Carpark	Carpark - Dunkley Rutherford - Norm Chapman Oval	\$69,000
380	Carpark	Carpark - Elgin Maitland - Between Elgin & Albion	\$84,000
369	Carpark	Carpark - Fairfax Rutherford - Tennis courts at rear of Norm Chapman	\$21,000
400	Carpark	Carpark - Fry Maitland - At rear Polish Hall	\$25,000
389	Carpark	Carpark - George East Maitland - bounded by George & High	\$69,000
387	Carpark	Carpark - Grant East Maitland - Opposite Henny Penny	\$25,000
403	Carpark	Carpark - High East Maitland - no 89 High St	\$30,000
395	Carpark	Carpark - Kingfisher Woodberry - Between Lawson Ave and shops	\$27,000
396	Carpark	Carpark - Kookaburra Pde Woodberry	\$30,000
393	Carpark	Carpark - Lark Woodberry - At Woodberry community hall	\$39,000
392	Carpark	Carpark - Lawson Woodberry - Fred Harvey sporting complex	\$45,000
394	Carpark	Carpark - Lawson Woodberry1 - Between Lawson and Kookaburra	\$90,000
378	Carpark	Carpark - Little Hunter Maitland - Left side, leased from Presbyterian	\$48,000
398	Carpark	Carpark - Maize Tenambit - Tenambit shops	\$45,000
386	Carpark	Carpark - Nillo Lorn - Lorn park	\$100,000
401	Carpark	Carpark - Queens Wharf Morpeth - Near boat ramp	\$50,000
382	Carpark	Carpark - Railway St Maitland	\$72,000
374	Carpark	Carpark - Sempill Maitland - at Courthouse	\$120,000
375	Carpark	Carpark - Sempill Maitland - at Levee Bank	\$35,000
402	Carpark	Carpark - Shamrock Hill - Murphy Circuit	\$33,000
372	Carpark	Carpark - South Telarah - Coronation Oval near Bowling club	\$120,000
379	Carpark	Carpark - St Andrews Maitland - Leased from Presbyterian Church	\$45,000
376	Carpark	Carpark - St Andrews St Maitland	\$120,000
388	Carpark	Carpark - Stockade Hill - Brisbane St East Maitland	\$50,000
385	Carpark	Carpark - Sun Maitland - At end of Sun Street	\$40,000
391	Carpark	Carpark - Taylor Thornton - Pat Hughes hall	\$78,000
377	Carpark	Carpark - The Avenue Lorn - At rear shops	\$45,000
384	Carpark	Carpark - Town Hall	\$100,000
390	Carpark	Carpark - Waller E Maitland - at Victoria St station north side	\$45,000
371	Carpark	East Mall Rutherford - A- Arthur To North Mall	\$180,000
488	Carpark	Maitland Sportsground	\$120,000
487	Carpark	Morpeth Oval	\$120,000
490	Carpark	Ray Lawler Reserve	\$120,000
500	Cemeteries	Morpeth Cemetery	\$100,000
498	Cemeteries	Campbell's Hill Cemetery	\$200,000
499	Cemeteries	East Maitland Cemetery	\$150,000
493	Cemeteries	Glebe Cemetery	\$40,000
495	Cemeteries	Hiland Crescent Cemetery	\$40,000
496	Cemeteries	Louth Park (Jewish) Cemetery	\$100,000
494	Cemeteries	Oakhampton Cemetery	\$40,000

Item	Asset Type	Location	Estimate
497	Cemeteries	Oswald Cemetery	\$40,000
501	Cemeteries	Rutherford Cemetery	\$100,000
502	Cemeteries	Various lone graves within Council reserves	\$20,000
571	Floodlighting	Allan & Don Lawrence Sports	\$80,000
594	Floodlighting	Beryl Humble Sports Complex	\$100,000
572	Floodlighting	Bolwarra No.1 Oval	\$50,000
595	Floodlighting	Chelmsford Drive Oval	\$50,000
573	Floodlighting	Coronation Oval	\$80,000
574	Floodlighting	Fieldsend Oval	\$80,000
575	Floodlighting	Gillieston Heights Oval	\$120,000
576	Floodlighting	John Sullivan Field	\$80,000
577	Floodlighting	King Edward Park Oval	\$80,000
578	Floodlighting	Largs Oval	\$30,000
579	Floodlighting	Lochinvar No1 Sports Field	\$80,000
580	Floodlighting	Lorn Park	\$80,000
581	Floodlighting	Maitland Park Outer Fields	\$80,000
582	Floodlighting	Max McMahon Oval	\$80,000
583	Floodlighting	Metford Recreation Area	\$80,000
584	Floodlighting	Morpeth No.1 Oval	\$80,000
585	Floodlighting	Morpeth No.2 Oval	\$80,000
596	Floodlighting	Morpeth Training Field	\$50,000
586	Floodlighting	No.1 Sportsground	\$150,000
597	Floodlighting	No.2 Sportsground	\$50,000
587	Floodlighting	Norm Chapman Oval	\$80,000
588	Floodlighting	Shamrock Hill Oval	\$120,000
589	Floodlighting	Smythe Field	\$80,000
590	Floodlighting	Somerset Park Sports Fields	\$100,000
598	Floodlighting	Telarah Netball Courts	\$30,000
592	Floodlighting	Tenambit Oval	\$80,000
591	Floodlighting	Thornton Oval	\$80,000
593	Floodlighting	Woodberry No. 1 Oval	\$80,000
206	Footpath	Albion St. Maitland - A- Ken Tubman To Moore	\$34,200
207	Footpath	Albion St. Maitland - A- Ken Tubman To Moore	\$27,000
346	Footpath	Arthur St. Rutherford - East Mall to No 7	\$20,800
342	Footpath	Arthur St. Rutherford - Hew England Highway to Hillview	\$8,200
344	Footpath	Arthur St. Rutherford - Hew England Highway to Hillview	\$5,800
345	Footpath	Arthur St. Rutherford - Hillview to East Mall	\$16,800
343	Footpath	Arthur St. Rutherford - Hillview to Woodberry	\$40,600
273	Footpath	Banks St East Maitland - New England highway to Lawes	\$46,600
277	Footpath	Banks St East Maitland - New England highway to Lawes	\$42,400
278	Footpath	Banks St East Maitland - New England highway to Lawes	\$29,000
174	Footpath	Belmore road - Bridge to High	\$17,200
425	Footpath	Belmore Road - High St to Belmore Bridge	\$18,600
365	Footpath	Belmore Road Lorn - 27-29	\$7,200
364	Footpath	Belmore Road Lorn - Brisbane St to Lorn St	\$33,600
366	Footpath	Belmore Road Lorn - The Avenue to Lorn St	\$34,400
363	Footpath	Belmore Road Lorn - The Esplanade to Brisbane St	\$30,200
367	Footpath	Belmore Road Lorn - The Esplanade to The Avenue St	\$19,000
222	Footpath	Bourke St. Maitland - A- Ken Tubman To High	\$31,200
223	Footpath	Bourke St. Maitland - A- Ken Tubman To High	\$31,000
322	Footpath	Brisbane St East Maitland - Mitchell to Garnett	\$17,000
217	Footpath	Bulwer St. Maitland - C- Ken Tubman To Mall	\$31,400
218	Footpath	Bulwer St. Maitland - C- Ken Tubman To Mall	\$32,600
190	Footpath	Caroline Pl. Maitland - A- Church To St Andrews	\$18,000
191	Footpath	Caroline Pl. Maitland - A- Church To St Andrews	\$17,000
296	Footpath	Chelmsford Dr. Metford - G- Metford To New England	\$66,000
336	Footpath	Chisholm Rd. East Maitland - A- New England Hwy To Molly Morgan	\$26,200
250	Footpath	Church St. Maitland - A- Roundabout To Roundabout	\$9,000
251	Footpath	Church St. Maitland - A- Roundabout To Roundabout	\$11,400
252	Footpath	Church St. Maitland - B- Roundabout To Olive	\$17,400

Item	Asset Type	Location	Estimate
253	Footpath	Church St. Maitland - B- Roundabout To Olive	\$20,600
198	Footpath	Church St. Maitland - C- Olive To Ken Tubman	\$48,600
199	Footpath	Church St. Maitland - C- Olive To Ken Tubman	\$50,200
192	Footpath	Church St. Maitland - D- Ken Tubman To High	\$19,200
193	Footpath	Church St. Maitland - D- Ken Tubman To High	\$61,000
194	Footpath	Church St. Maitland - D- Ken Tubman To High	\$39,200
358	Footpath	East Mall Rutherford	\$19,800
361	Footpath	East Mall Rutherford	\$12,800
247	Footpath	Elgin St. Maitland - C- End To Olive	\$18,400
248	Footpath	Elgin St. Maitland - C- End To Olive	\$13,200
249	Footpath	Elgin St. Maitland - C- End To Olive	\$41,000
245	Footpath	Elgin St. Maitland - D- Olive To Ken Tubman	\$50,200
246	Footpath	Elgin St. Maitland - D- Olive To Ken Tubman	\$43,800
212	Footpath	Elgin St. Maitland - E- Ken Tubman To High	\$47,600
213	Footpath	Elgin St. Maitland - E- Ken Tubman To High	\$34,600
214	Footpath	Elgin St. Maitland - E- Ken Tubman To High	\$16,000
320	Footpath	Garnett Rd. East Maitland - A- Mitchell To Alfred	\$68,600
321	Footpath	Garnett Rd. East Maitland - B- Alfred To Brisbane	\$39,200
294	Footpath	George St. East Maitland - E- Bridge To Lawes	\$22,200
295	Footpath	George St. East Maitland - E- Bridge To Lawes	\$32,600
283	Footpath	George St. East Maitland - Lawes to Carpark	\$8,000
297	Footpath	Glenwood Dr. Thornton - J- Thornton To End	\$15,800
168	Footpath	Hannan St Maitland - High to No 13	\$14,400
424	Footpath	Hannan St Maitland - High to No 13	\$15,800
285	Footpath	High St East Maitland - Lawes to Railway	\$38,800
286	Footpath	High St East Maitland - Lawes to Railway	\$27,600
175	Footpath	High St Maitland - Belmore Rd to Mall	\$6,600
254	Footpath	High St. Maitland - A- Victoria Bridge To High	\$158,800
243	Footpath	High St. Maitland - D- Bridge To Abbott	\$79,600
244	Footpath	High St. Maitland - D- Bridge To Abbott	\$19,800
238	Footpath	High St. Maitland - E- Abbott To Rose	\$10,800
239	Footpath	High St. Maitland - E- Abbott To Rose	\$21,200
240	Footpath	High St. Maitland - E- Abbott To Rose	\$28,400
241	Footpath	High St. Maitland - E- Abbott To Rose	\$20,600
242	Footpath	High St. Maitland - E- Abbott To Rose	\$16,000
233	Footpath	High St. Maitland - F- Rose To Victoria	\$29,400
234	Footpath	High St. Maitland - F- Rose To Victoria	\$11,000
235	Footpath	High St. Maitland - F- Rose To Victoria	\$33,000
236	Footpath	High St. Maitland - F- Rose To Victoria	\$31,200
237	Footpath	High St. Maitland - F- Rose To Victoria	\$14,200
229	Footpath	High St. Maitland - G- Victoria To Ken Tubman	\$28,800
230	Footpath	High St. Maitland - G- Victoria To Ken Tubman	\$19,600
231	Footpath	High St. Maitland - G- Victoria To Ken Tubman	\$28,600
232	Footpath	High St. Maitland - G- Victoria To Ken Tubman	\$18,000
224	Footpath	High St. Maitland - H- Ken Tubman To Bourke	\$48,600
225	Footpath	High St. Maitland - H- Ken Tubman To Bourke	\$43,200
185	Footpath	High Street - Church St to Elgin St	\$20,400
170	Footpath	High Street - Roundabout to Belmore Road	\$20,600
171	Footpath	High Street - Roundabout to Belmore Road	\$10,800
172	Footpath	High Street - Roundabout to Belmore Road	\$19,400
173	Footpath	High Street - Roundabout to Belmore Road	\$17,600
176	Footpath	High Street - Roundabout to Belmore Road	\$14,400
177	Footpath	High Street - Roundabout to Belmore Road	\$17,000
183	Footpath	High Street - St Andrews to Church St	\$21,600
180	Footpath	High Street - St Andrews to Stillsbury Ln	\$9,800
184	Footpath	High Street - Stillsbury lane to Elgin St	\$35,600
290	Footpath	High Street East Maitland - 120 to Lawes	\$6,800
289	Footpath	High Street East Maitland - 123 to Lawes	\$16,000
165	Footpath	High Street Maitland - 542 to Roundabout	\$44,000
166	Footpath	High Street Maitland - 542 to Roundabout	\$28,400
169	Footpath	High Street Maitland - 542 to Roundabout	\$7,600

Item	Asset Type	Location	Estimate
338	Footpath	High Street Maitland - Mait. Hospital Round-a-bout to Long	\$116,600
340	Footpath	High St Maitland - Mait. Hospital Round-a-bout to Regent St	\$59,600
339	Footpath	High Street Maitland - Regent St to Long Bridge	\$13,800
347	Footpath	Hillview St Rutherford - Arthur to West mall	\$20,400
348	Footpath	Hillview St Rutherford - West mall to Alexandra	\$47,400
349	Footpath	Hillview St Rutherford - West mall to Alexandra	\$18,600
226	Footpath	Ken Tubman Dr. Maitland - A- High To Roundabout	\$24,600
227	Footpath	Ken Tubman Dr. Maitland - A- High To Roundabout	\$23,400
228	Footpath	Ken Tubman Dr. Maitland - A- High To Roundabout	\$9,000
219	Footpath	Ken Tubman Dr. Maitland - B- Roundabout To Bulwer	\$26,400
220	Footpath	Ken Tubman Dr. Maitland - B- Roundabout To Bulwer	\$67,000
221	Footpath	Ken Tubman Dr. Maitland - B- Roundabout To Bulwer	\$39,600
200	Footpath	Ken Tubman Dr. Maitland - C- Bulwer To Church	\$12,000
201	Footpath	Ken Tubman Dr. Maitland - C- Bulwer To Church	\$9,800
202	Footpath	Ken Tubman Dr. Maitland - C- Bulwer To Church	\$25,400
215	Footpath	Ken Tubman Dr. Maitland - C- Bulwer To Church	\$16,400
216	Footpath	Ken Tubman Dr. Maitland - C- Bulwer To Church	\$19,200
195	Footpath	Ken Tubman Dr. Maitland - D- Church To Roundabout	\$16,000
196	Footpath	Ken Tubman Dr. Maitland - D- Church To Roundabout	\$7,400
197	Footpath	Ken Tubman Dr. Maitland - D- Church To Roundabout	\$15,000
269	Footpath	King St. East Maitland - D- Lawes To New England	\$76,400
270	Footpath	King St. East Maitland - D- Lawes To New England	\$76,600
276	Footpath	Lawes St. East Maitland - Banks to Melbourne	\$24,000
287	Footpath	Lawes St. East Maitland - D- Victoria To High	\$9,800
288	Footpath	Lawes St. East Maitland - D- Victoria To High	\$23,000
282	Footpath	Lawes St. East Maitland - E- High To George	\$24,000
284	Footpath	Lawes St. East Maitland - E- High To George	\$23,800
280	Footpath	Lawes St. East Maitland - F- George To King	\$36,200
281	Footpath	Lawes St. East Maitland - F- George To King	\$15,000
279	Footpath	Lawes St. East Maitland - G- King To William	\$48,400
267	Footpath	Lawes St. East Maitland - H- William To Melbourne	\$22,400
268	Footpath	Lawes St. East Maitland - H- William To Melbourne	\$12,000
304	Footpath	Maize St. Tenambit - D- Tyrrell To View	\$51,800
306	Footpath	Maize St. Tenambit - D- Tyrrell To View	\$16,000
305	Footpath	Maize St. Tenambit - Outside shops	\$23,400
256	Footpath	Melbourne St East Maitland- A- New England to Day St	\$19,400
257	Footpath	Melbourne St East Maitland- A- New England to Day St	\$29,400
258	Footpath	Melbourne St East Maitland- A- New England to Day St	\$25,600
259	Footpath	Melbourne St East Maitland- A- New England to Day St	\$77,200
262	Footpath	Melbourne St. East Maitland - C- New England Hwy To Brisbane	\$67,600
260	Footpath	Melbourne St. East Maitland - Lawes to Day	\$30,600
261	Footpath	Melbourne St. East Maitland - Lawes to Day	\$25,400
335	Footpath	Mitchell Dr. East Maitland - A- New England Hwy To roundabout	\$22,600
324	Footpath	Mitchell Dr. East Maitland - B- Start Seal To Stronach	\$56,600
331	Footpath	Mitchell Dr. East Maitland - B- Start Seal To Stronach	\$47,800
323	Footpath	Mitchell Dr. East Maitland - C- Stronach To Brisbane	\$44,400
326	Footpath	Mitchell Dr. East Maitland - C- Stronach To Brisbane	\$54,600
325	Footpath	Mitchell Dr. East Maitland - Roundabout to No 11	\$10,000
332	Footpath	Mitchell Dr. East Maitland - Roundabout to No 11	\$29,200
333	Footpath	Molly Morgan Dr. East Maitland - B- Verdant To Mitchell	\$79,600
334	Footpath	Molly Morgan Dr. East Maitland - B- Verdant To Mitchell	\$64,800
203	Footpath	Moore St. Maitland - A- Elgin To Church	\$23,000
204	Footpath	Moore St. Maitland - A- Elgin To Church	\$11,200
205	Footpath	Moore St. Maitland - A- Elgin To Church	\$6,800
255	Footpath	New England Highway East Maitland - 104-Melbourne St	\$30,200
271	Footpath	New England Highway East Maitland - King to Edgeworth	\$26,400
272	Footpath	New England Highway East Maitland - King to Edgeworth	\$17,200
263	Footpath	New England Highway East Maitland - Melbourne to Mill	\$6,400
264	Footpath	New England Highway East Maitland -103 to 107	\$6,800
265	Footpath	New England Highway East Maitland -129 to Melbourne	\$18,200
350	Footpath	New England Highway Rutherford - Across BP servo	\$16,600

Item	Asset Type	Location	Estimate
341	Footpath	New England Highway Rutherford - Across KFC	\$9,200
362	Footpath	North Mall Rutherford - East Mall to East Mall	\$12,800
359	Footpath	North Mall Rutherford - West Mall to East Mall	\$21,400
360	Footpath	North Mall Rutherford - West Mall to Weblands	\$38,000
299	Footpath	Railway Ave. Thornton - Glenroy to Rockleigh	\$20,400
298	Footpath	Railway Ave. Thornton - Karuah to Glenroy	\$20,200
155	Footpath	Regiment Rd. Rutherford - J- Buffier To New England Hwy	\$9,800
156	Footpath	Regiment Rd. Rutherford - J- Buffier To New England Hwy	\$18,200
157	Footpath	Regiment Rd. Rutherford - J- Buffier To New England Hwy	\$16,600
158	Footpath	Regiment Rd. Rutherford - J- Buffier To New England Hwy	\$7,400
159	Footpath	Regiment Rd. Rutherford - J- Buffier To New England Hwy	\$9,800
557	Footpath	RIVERSIDE WALK	\$300,000
307	Footpath	Sinclair St Tenambit - Maize to Kenneth	\$13,800
308	Footpath	Sinclair St Tenambit - Maize to Kenneth	\$9,000
178	Footpath	St Andrews St - High to River bank	\$17,000
179	Footpath	St Andrews St - High to River bank	\$16,800
181	Footpath	St Andrews St. Maitland - B- High To Caroline	\$5,000
182	Footpath	St Andrews St. Maitland - B- High To Caroline	\$6,000
187	Footpath	St Andrews St. Maitland - B- High To Caroline	\$30,800
188	Footpath	St Andrews St. Maitland - B- High To Caroline	\$20,600
189	Footpath	St Andrews St. Maitland - C- Caroline To Ken Tubman	\$42,200
329	Footpath	Stronach Ave. East Maitland - C- Martin To Boulevard	\$52,800
330	Footpath	Stronach Ave. East Maitland - C- Martin To Boulevard	\$45,600
327	Footpath	Stronach Ave. East Maitland - D- Boulevard To Mitchell	\$26,000
328	Footpath	Stronach Ave. East Maitland - D- Boulevard To Mitchell	\$15,400
311	Footpath	Swan St Morpeth - Tank St to Morpeth Bridge	\$69,800
312	Footpath	Swan St Morpeth - Tank St to Morpeth Bridge	\$23,600
313	Footpath	Swan St Morpeth - Tank St to Morpeth Bridge	\$28,000
314	Footpath	Swan St Morpeth - Tank St to Morpeth Bridge	\$15,200
319	Footpath	Swan St. Morpeth - C- George To Robert	\$67,000
315	Footpath	Swan St. Morpeth - D- Robert To Northumberland	\$67,600
316	Footpath	Swan St. Morpeth - D- Robert To Northumberland	\$12,800
317	Footpath	Swan St. Morpeth - D- Robert To Northumberland	\$17,200
318	Footpath	Swan St. Morpeth - D- Robert To Northumberland	\$33,400
301	Footpath	Taylor Ave. Thornton - A- Government To Thomas Coke	\$98,200
302	Footpath	Taylor Ave. Thornton - A- Government To Thomas Coke	\$92,400
303	Footpath	Thomas Coke Dr. Thornton - F- John Arthur To Taylor	\$44,400
309	Footpath	Tyrrel St Tenambit - Maize to Kenneth	\$9,800
310	Footpath	Tyrrel St Tenambit - Maize to Kenneth	\$6,400
351	Footpath	West Mall Rutherford - A- Hillview To Alexandra	\$49,800
353	Footpath	West Mall Rutherford - A- Hillview To North Mall	\$41,000
352	Footpath	West Mall Rutherford - North Mall To Alexandra	\$11,600
354	Footpath	West Mall Rutherford - Within Rutherford Shops	\$91,000
355	Footpath	West Mall Rutherford - Within Rutherford Shops	\$200,000
356	Footpath	West Mall Rutherford - Within Rutherford Shops	\$25,000
357	Footpath	West Mall Rutherford - Within Rutherford Shops	\$36,000
504	Parks	Allan & Don Lawrence Sports Centre	\$100,000
505	Parks	Anzac Park	\$80,000
470	Parks	Anzac Park East Maitland	\$36,000
506	Parks	April Circuit	\$80,000
507	Parks	Ashtonfield Reserve	\$30,000
508	Parks	Beckett Street	\$30,000
509	Parks	Benshulla Drive	\$30,000
510	Parks	Beryl Humble Sporting Complex	\$80,000
478	Parks	Bligh Street Telarah	\$36,000
511	Parks	Bolwarra Lookout	\$10,000
479	Parks	Bolwarra Lookout	\$60,000
472	Parks	Bolwarra Oval	\$36,000
512	Parks	Bolwarra Sporting complex	\$100,000
513	Parks	Brooklyn Park	\$80,000
466	Parks	Brooklyn Park	\$60,000

Item	Asset Type	Location	Estimate
461	Parks	Casuarina Circuit	\$36,000
514	Parks	Cecily Reserve	\$50,000
515	Parks	Centennial Park	\$50,000
471	Parks	Centennial Park	\$60,000
516	Parks	Chelmsford Drive Oval	\$100,000
482	Parks	Chisholm Road	\$60,000
517	Parks	Cooks Square/Stockade Hill Heritage Park	\$100,000
518	Parks	Cooney Park	\$80,000
481	Parks	Cooney Park	\$60,000
519	Parks	Coronation Oval/Hartcher Field	\$100,000
520	Parks	Eckford Reserve	\$30,000
521	Parks	Enterprise Park	\$80,000
522	Parks	Fern Place	\$30,000
523	Parks	Fieldsend Oval	\$100,000
469	Parks	Fred Harvey Reserve	\$36,000
524	Parks	Fred Harvey Sports Centre	\$100,000
525	Parks	Gillieston Heights Oval	\$50,000
477	Parks	Gillieston Heights Oval	\$60,000
526	Parks	Goodhugh Street	\$30,000
484	Parks	Goodhugh Street	\$36,000
457	Parks	Green Hills Gardens	\$60,000
485	Parks	Heritage Park	\$60,000
527	Parks	Illalang Park	\$100,000
528	Parks	Johnson Reserve	\$100,000
529	Parks	King Edward Park	\$100,000
476	Parks	King Edward Park	\$36,000
530	Parks	Kleeberg Park	\$30,000
531	Parks	Korbel Street	\$50,000
532	Parks	Lantry Close	\$30,000
480	Parks	Lantry Close	\$60,000
464	Parks	Largs Oval	\$60,000
533	Parks	Largs Park and Oval	\$100,000
534	Parks	Lawes Street – Ron Stewart	\$30,000
535	Parks	Lena O'Brien Park	\$80,000
536	Parks	Lochinvar Oval	\$100,000
467	Parks	Lorn Avenue LORN	\$60,000
483	Parks	Lorn Oval LORN	\$60,000
537	Parks	Lorn Park	\$100,000
462	Parks	Maitland Park Accessible	\$180,000
538	Parks	Maitland Park	\$300,000
460	Parks	Maitland Park (South)	\$60,000
539	Parks	Maitland Sportsground	\$300,000
540	Parks	Max McMahon Oval	\$100,000
541	Parks	Metford Recreation Area	\$100,000
542	Parks	Ministers Park	\$100,000
543	Parks	Morpeth Boat ramp & Park	\$100,000
544	Parks	Morpeth Park/Ray Lawler Reserve/Wildfires	\$100,000
459	Parks	No. 1 Sportsground Maitland	\$36,000
545	Parks	Noel and Daphne Unicombe Morpeth	\$100,000
475	Parks	Norfolk Street Ashtonfield	\$36,000
546	Parks	Norm Chapman Oval	\$100,000
468	Parks	Porter Place Lochinvar	\$60,000
556	Parks	Rathluba Lagoon	\$200,000
547	Parks	Rotary Park	\$100,000
548	Parks	Shamrock Hill Oval	\$100,000
486	Parks	Somerset Park Thornton	\$60,000
549	Parks	Sophia Jane Avenue Woodberry	\$50,000
456	Parks	Sophie Jane Avenue Woodberry	\$60,000
473	Parks	Swallow Avenue Woodberry	\$36,000
465	Parks	Swan Street Morpeth	\$60,000
550	Parks	Tenambit Oval	\$100,000

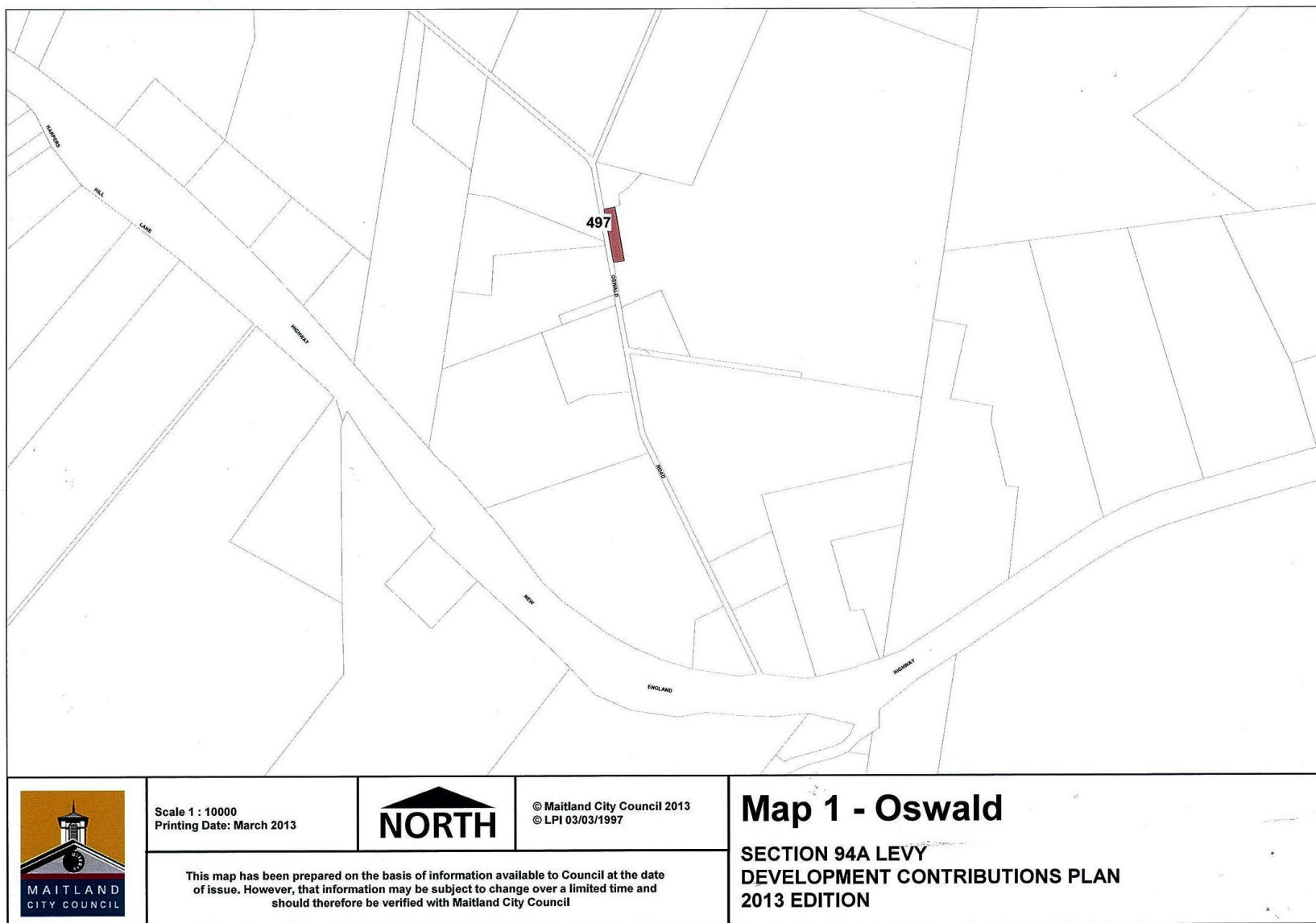
Item	Asset Type	Location	Estimate
551	Parks	Thornton Park	\$100,000
463	Parks	Tom Lantry Park Tenambit	\$60,000
552	Parks	Turner Park	\$200,000
553	Parks	Verge Street	\$100,000
554	Parks	Victoria Street	\$100,000
555	Parks	Walka Water Works	\$300,000
458	Parks	Woodberry Hall Woodberry	\$36,000
470	Playgrounds	Anzac Park East Maitland	\$72,000
478	Playgrounds	Bligh Street Telarah	\$72,000
472	Playgrounds	Bolwarra Oval Bolwarra	\$72,000
466	Playgrounds	Brooklyn Park Ashtonfield	\$120,000
471	Playgrounds	Centennial Park East Maitland	\$120,000
482	Playgrounds	Chisholm Road	\$120,000
469	Playgrounds	Fred Harvey Reserve Woodberry	\$72,000
477	Playgrounds	Gillieston Heights Oval Gillieston Heights	\$120,000
484	Playgrounds	Goodhugh Street Tenambit	\$72,000
457	Playgrounds	Green Hills Gardens East Maitland	\$120,000
485	Playgrounds	Heritage Park East Maitland	\$120,000
464	Playgrounds	Largs Oval Largs	\$120,000
503	Playgrounds	Lions Park - James Street	\$120,000
467	Playgrounds	Lorn Avenue Lorn	\$120,000
483	Playgrounds	Lorn Oval Lorn	\$120,000
462	Playgrounds	Mait. Park Accessible Maitland	\$360,000
460	Playgrounds	Maitland Park (South) Maitland	\$120,000
459	Playgrounds	No. 1 Sportsground Maitland	\$72,000
468	Playgrounds	Porter Place Lochinvar	\$120,000
486	Playgrounds	Somerset Park Thornton	\$120,000
456	Playgrounds	Sophie Jane Avenue Woodberry	\$120,000
473	Playgrounds	Swallow Avenue Woodberry	\$72,000
465	Playgrounds	Swan Street Morpeth	\$120,000
463	Playgrounds	Tom Lantry Park Tenambit	\$120,000
605	Pools	East Maitland Pool	\$500,000
606	Pools	Maitland Pool	\$500,000
2	Road	Access Road off New England highway and Regiment Road Rutherford	\$36,000
209	Road	Albion St. Maitland - A- Ken Tubman To Moore	\$40,500
107	Road	Alfred Cl. East Maitland - A- Garnett To End	\$193,050
153	Road	Alvira Cl. Rutherford - A- Regiment To End	\$50,400
125	Road	Arthur St. Rutherford - A- Weblands To New England Hwy	\$175,500
211	Road	Bank Arc. Maitland - A- Elgin To End	\$15,750
426	Road	Banks St East Maitland - New England Highway to Lawes	\$244,800
130	Road	Belmore Road Lorn - The Esplanade to Lorn St	\$126,000
77	Road	Bonville Thornton - A- Huntingdale To Sandringham	\$74,250
79	Road	Bonville Thornton - B- Sandringham to End	\$74,250
43	Road	Bourke St. Maitland - A- Ken Tubman To High	\$70,200
10	Road	Bradmill Ave. Rutherford - A- Racecourse To End	\$162,000
568	Road	Brisbane Street - Banks to Melbourne	\$150,000
567	Road	Brisbane Street - High to Park	\$200,000
38	Road	Bulwer St. Maitland - C- Ken Tubman To Mall	\$81,000
569	Road	Bulwer Street - Elgin to Ken Tubman	\$300,000
27	Road	Bungaree St. Telarah - A- Roundabout To Ledsam	\$86,400
18	Road	Burlington Pl. Rutherford - A- Racecourse To End	\$62,100
210	Road	Caroline Pl. Maitland - A- Church To St Andrews	\$24,255
8	Road	Cavalry Ave. Rutherford - A- Racecourse Road To End	\$27,000
63	Road	Chelmsford Dr. Metford - G- Metford To New England	\$252,000
115	Road	Chisholm Rd. East Maitland - A- New England Hwy To Start Of Seal	\$67,500
46	Road	Church St. Maitland - B- Roundabout To Olive	\$48,600
34	Road	Church St. Maitland - D- Ken Tubman To High	\$135,000
117	Road	Courtlands St. East Maitland - A- Mill To Emerald	\$23,400
447	Road	Denton Park Drive - New England to Fairfax	\$135,000
49	Road	Elgin St. Maitland - C- End To Olive	\$124,200

Item	Asset Type	Location	Estimate
44	Road	Elgin St. Maitland - D- Olive To Ken Tubman	\$117,180
35	Road	Elgin St. Maitland - E- Ken Tubman To High	\$108,000
116	Road	Emerald St. East Maitland - A- New England To Courtlands	\$46,440
14	Road	Farrier Pl. Rutherford - Shipley to End	\$97,200
69	Road	Fieldsend St. East Maitland - A- Metford To Turton	\$183,600
83	Road	Firebrick Dr. Thornton - A- Glenwood Drive To End	\$65,250
78	Road	Firebrick Dr. Thornton - B- Huntingdale To End	\$27,000
20	Road	Gardiner St. Rutherford - A- Kyle To End	\$437,400
105	Road	Garnett Rd. East Maitland - A- Mitchell To Alfred	\$135,000
106	Road	Garnett Rd. East Maitland - B- Alfred To Brisbane	\$58,500
61	Road	George St. East Maitland - E- Bridge To Lawes	\$121,500
88	Road	Glenwood Dr. Thornton - A- Thornton Road To Waterloo Avenue	\$59,850
89	Road	Glenwood Dr. Thornton - B- Waterloo Avenue To Pipeclay Avenue	\$72,450
85	Road	Glenwood Dr. Thornton - C- Pipeclay Avenue To Firebrick Avenue	\$107,100
86	Road	Glenwood Dr. Thornton - D- Firebrick Avenue To No 59	\$113,400
87	Road	Glenwood Dr. Thornton - E- No 59 To No 71	\$81,900
72	Road	Glenwood Dr. Thornton - F- No 71 To End	\$313,200
94	Road	Glenwood Dr. Thornton - J- Thornton To End	\$78,300
122	Road	Green St. Telarah - C- Lismore To Taree	\$72,000
121	Road	Green St. Telarah - D- Taree To Wollombi	\$145,800
167	Road	Hannan St Maitland - High to No 13	\$21,600
446	Road	Hartley Road Thornton	\$216,000
293	Road	High St East Maitland - Lawes to Railway	\$121,500
53	Road	High St. Maitland - A- Victoria Bridge To High	\$351,000
52	Road	High St. Maitland - D- Bridge To Abbott	\$219,375
51	Road	High St. Maitland - E- Abbott To Rose	\$124,200
50	Road	High St. Maitland - F- Rose To Victoria	\$148,500
41	Road	High St. Maitland - G- Victoria To Ken Tubman	\$118,800
42	Road	High St. Maitland - H- Ken Tubman To Bourke	\$108,000
30	Road	High St. Maitland - J- Elgin To Belmore	\$167,400
29	Road	High Street - C- 10115 - Long Bridge to Belmore Bridge	\$145,800
28	Road	High Street Maitland - 542 to Roundabout	\$97,200
128	Road	Hillview St. Rutherford - A- Arthur To Alexandra	\$126,000
11	Road	Hinkler Ave. Rutherford - A- Hinkler To Bdy 20/26	\$143,100
13	Road	Hinkler Ave. Rutherford - No 23 to Shipley	\$94,500
75	Road	Huntingdale Thornton - A- Thornton To Pipeclay	\$94,050
76	Road	Huntingdale Thornton - B- Pipeclay To Bonville	\$121,275
25	Road	John St. Rutherford - B- New England To End	\$72,000
26	Road	Johnson St. Maitland - A- Roundabout To Start Of Seal	\$221,400
40	Road	Ken Tubman Dr. Maitland - A- High To Roundabout	\$45,900
39	Road	Ken Tubman Dr. Maitland - B- Roundabout To Bulwer	\$156,600
37	Road	Ken Tubman Dr. Maitland - C- Bulwer To Church	\$124,200
36	Road	Ken Tubman Dr. Maitland - D- Church To Roundabout	\$70,200
101	Road	Kenneth Ln. Tenambit - A- Tyrrel To Sinclair	\$40,500
81	Road	Kestrel Ave. Thornton - B- End to Sandringham	\$29,700
58	Road	King St. East Maitland - D- Lawes To New England	\$259,200
444	Road	Kingfisher Ln. Woodberry	\$22,500
443	Road	Kookaburra Pde Woodberry	\$99,000
73	Road	Krestral Ave. Thornton - A- Glenwood To End	\$129,600
21	Road	Kyle St. Rutherford - A- New England To H / No 62	\$356,400
442	Road	Lark St. Woodberry	\$22,500
292	Road	Lawes St. East Maitland - D- Victoria To High	\$113,400
62	Road	Lawes St. East Maitland - E- High To George	\$83,025
60	Road	Lawes St. East Maitland - F- George To King	\$121,500
59	Road	Lawes St. East Maitland - G- King To William	\$148,500
57	Road	Lawes St. East Maitland - H- William To Melbourne	\$222,750
441	Road	Lawson Ave. Woodberry	\$162,000
124	Road	Lismore Ave. Telarah - A- Wentworth To Greta	\$28,800
123	Road	Lismore Ave. Telarah - B- Greta To Green	\$32,400
56	Road	Melbourne St. East Maitland - C- New England Hwy To Brisbane	\$279,000
55	Road	Melbourne St. East Maitland - Lawes to Day	\$117,000

Item	Asset Type	Location	Estimate
67	Road	Metford Rd. Metford - A- Chelmsford To Depot	\$263,250
68	Road	Metford Rd. Metford - B- Depot To Fieldsend	\$182,250
111	Road	Mitchell Dr. East Maitland - A- New England Hwy To Start Seal	\$117,000
110	Road	Mitchell Dr. East Maitland - B- Start Seal To Stronach	\$198,000
109	Road	Mitchell Dr. East Maitland - C- Stronach To Brisbane	\$207,000
112	Road	Molly Morgan Dr. East Maitland - B- Verdant To Mitchell	\$280,125
208	Road	Moore St. Maitland - A- Elgin To Church	\$27,000
120	Road	MR 101 - High Street - A- 10105 - Mait. Hospital Round-a-bout to Long	\$243,000
54	Road	MR102 - Melbourne St - A- New England to Day St	\$315,000
102	Road	MR102 - Swan St - G- Tank St to Morpeth Bridge	\$148,500
291	Road	MR104 - High Street - A- 10480 - New England Hwy to Railway	\$50,625
611	Road	Mustang Drive – Anambah to Sabre	\$150,000
126	Road	North Mall Rutherford - A- Weblands To West Mall	\$76,500
12	Road	Paddock Pl. Rutherford - A- Hinkler To End	\$57,240
84	Road	Pipeclay Ave. Thornton - A- Glenwood Drive To End	\$63,000
74	Road	Pipeclay Ave. Thornton - B- No 10 To Huntingdale	\$113,850
3	Road	Racecourse Rd. Rutherford - A- New England Hwy To Culvert	\$162,000
7	Road	Racecourse Rd. Rutherford - D- Shipley Drive To Cavalry Avenue	\$102,600
9	Road	Racecourse Rd. Rutherford - E- Cavalry Avenue To Kyle	\$264,600
96	Road	Railway Ave. Thornton - A- Bridge To Rockleigh	\$148,500
48	Road	Railway St. Maitland - A- Elgin To Roundabout	\$59,400
154	Road	Regiment Rd. Rutherford - J- Buffier To New England Hwy	\$78,750
612	Road	Sabre Close	\$75,000
80	Road	Sandringham Ave. Thornton - A- No 62 To No 36	\$138,600
82	Road	Sandringham Ave. Thornton - No 35 to Bonville	\$175,725
17	Road	Shipley Dr. Rutherford - A- Racecourse Rd To End	\$116,100
16	Road	Shipley Dr. Rutherford - Hinkler to End	\$59,400
15	Road	Shipley Dr. Rutherford - No 17 to Hinkler	\$132,300
1	Road	South St. Telarah - C- Green To Bligh	\$49,500
610	Road	Spitfire Place	\$120,000
31	Road	St Andrews St. Maitland - A- River Bank To High St	\$37,800
32	Road	St Andrews St. Maitland - B- High To Caroline	\$72,000
33	Road	St Andrews St. Maitland - C- Caroline To Ken Tubman	\$81,000
114	Road	Stronach Ave. East Maitland - C- Martin To Boulevard	\$279,000
113	Road	Stronach Ave. East Maitland - D- Boulevard To Mitchell	\$67,500
104	Road	Swan St. Morpeth - C- George To Robert	\$222,750
103	Road	Swan St. Morpeth - D- Robert To Northumberland	\$128,250
97	Road	Taylor Ave. Thornton - A- Government To Thomas Coke	\$283,500
98	Road	Thomas Coke Dr. Thornton - F- John Arthur To Taylor	\$102,600
91	Road	Thornton Rd. Thornton - A- New England Hwy To Bridge	\$520,200
64	Road	Turton St. East Maitland - A- Chelmsford To End Of Kerb	\$97,200
65	Road	Turton St. East Maitland - B- End Of Kerb To Chifley	\$94,500
66	Road	Turton St. East Maitland - C- Chifley To Fieldsend	\$135,000
100	Road	Tyrrel St. Tenambit - B- Clarence To Maize	\$51,300
119	Road	Villa St. East Maitland - A- Mill To End	\$48,600
90	Road	Waterloo Ave. Thornton - A- Glenwood Drive To Boundary Lot 301/302	\$64,800
95	Road	Waterloo Ave. Thornton - B- Boundary Lot 301/302 To End	\$94,500
127	Road	West Mall Rutherford - A- Hillview To Alexandra	\$99,000
445	Road	Woodberry Rd. Woodberry	\$129,600
93	Road	Woodford Pl. Thornton - A- Hartley To End	\$54,450
70	Road	Young St. East Maitland - A- Turton To Young	\$153,000
145	Roundabout	Aberglasslyn/Alexandra	\$75,000
146	Roundabout	Alexandra/Weblands	\$75,000
609	Roundabout	Anambah/Mustang	\$75,000
151	Roundabout	Brisbane/Victoria	\$75,000
136	Roundabout	Chelmsford/Metford	\$75,000
132	Roundabout	Chisholm/South Seas	\$75,000
131	Roundabout	Chisholm/Worcester	\$75,000
149	Roundabout	Chisholm/Worcester	\$75,000

Item	Asset Type	Location	Estimate
144	Roundabout	Church/Railway/Allan Walsh	\$75,000
139	Roundabout	Edwards/Somerset	\$75,000
135	Roundabout	Ferraby/Schanck	\$75,000
152	Roundabout	Green/Wollombi/Regiment	\$75,000
440	Roundabout	High/Anlaby	\$75,000
143	Roundabout	High/Ken Tubman	\$75,000
142	Roundabout	Ken Tubman	\$75,000
141	Roundabout	Ken Tubman/Allan Walsh	\$75,000
613	Roundabout	Kyle/NEH	\$850,000
134	Roundabout	Lowe/Ferraby	\$75,000
147	Roundabout	Mitchell/Molly Morgan	\$75,000
148	Roundabout	Mitchell/Stronach	\$75,000
138	Roundabout	Railway/Edwards/Eurimbla	\$75,000
140	Roundabout	Somerset/Thomas Coke/Government	\$75,000
133	Roundabout	South Seas/Stronach	\$75,000
137	Roundabout	Thornton/Glenwood	\$75,000
150	Roundabout	Wilton/Turnbull	\$75,000
565	Shopping Precincts	Greenhills	\$300,000
607	Shopping Precincts	Largs	\$150,000
608	Shopping Precincts	Lochinvar	\$200,000
560	Shopping Precincts	Lorn	\$200,000
561	Shopping Precincts	Maitland CBD	\$400,000
558	Shopping Precincts	Melbourne Street	\$300,000
562	Shopping Precincts	Metford	\$100,000
563	Shopping Precincts	Morpeth	\$300,000
566	Shopping Precincts	Rutherford	\$200,000
559	Shopping Precincts	Telarah	\$200,000
564	Shopping Precincts	Thornton	\$200,000
438	Toilet Blocks	Banks St East Maitland - Stockade Hill Heritage Park	\$150,000
448	Toilet Blocks	Bolwarra Lookout - Toilet	\$150,000
429	Toilet Blocks	Chelmsford Drive Metford	\$150,000
434	Toilet Blocks	Edwards St Morpeth - Morpeth Park	\$150,000
453	Toilet Blocks	Elgin St Maitland	\$150,000
433	Toilet Blocks	Hinder St East Maitland - Centennial Park	\$150,000
436	Toilet Blocks	Houston Ave Tenambit - Tenambit Sport Centre	\$150,000
430	Toilet Blocks	Largs Ave Largs - Largs Park	\$150,000
455	Toilet Blocks	Lawes St East Maitland	\$150,000
491	Toilet Blocks	Maitland Park	\$200,000
492	Toilet Blocks	Maitland Sportsground	\$200,000
435	Toilet Blocks	Maize St Tenambit - Tenambit Oval	\$150,000
432	Toilet Blocks	Morpeth Boat Ramp	\$150,000
437	Toilet Blocks	Mount Pleasant St Maitland - Johnson Reserve	\$150,000
450	Toilet Blocks	Ron Stewart - Banks St East Maitland	\$150,000
451	Toilet Blocks	Rotary Park East Maitland Blaxland Street	\$150,000
454	Toilet Blocks	Smythe Oval Maitland	\$150,000
428	Toilet Blocks	Swan St Morpeth - Morpeth Common	\$150,000
430	Toilet Blocks	Taree Ave Telarah	\$150,000
452	Toilet Blocks	Tenambit Reserve - maize Street	\$150,000
449	Toilet Blocks	Victoria St East Maitland - tennis courts	\$150,000

Schedule 2 Maps (Clause 14)





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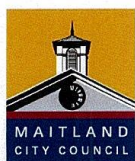
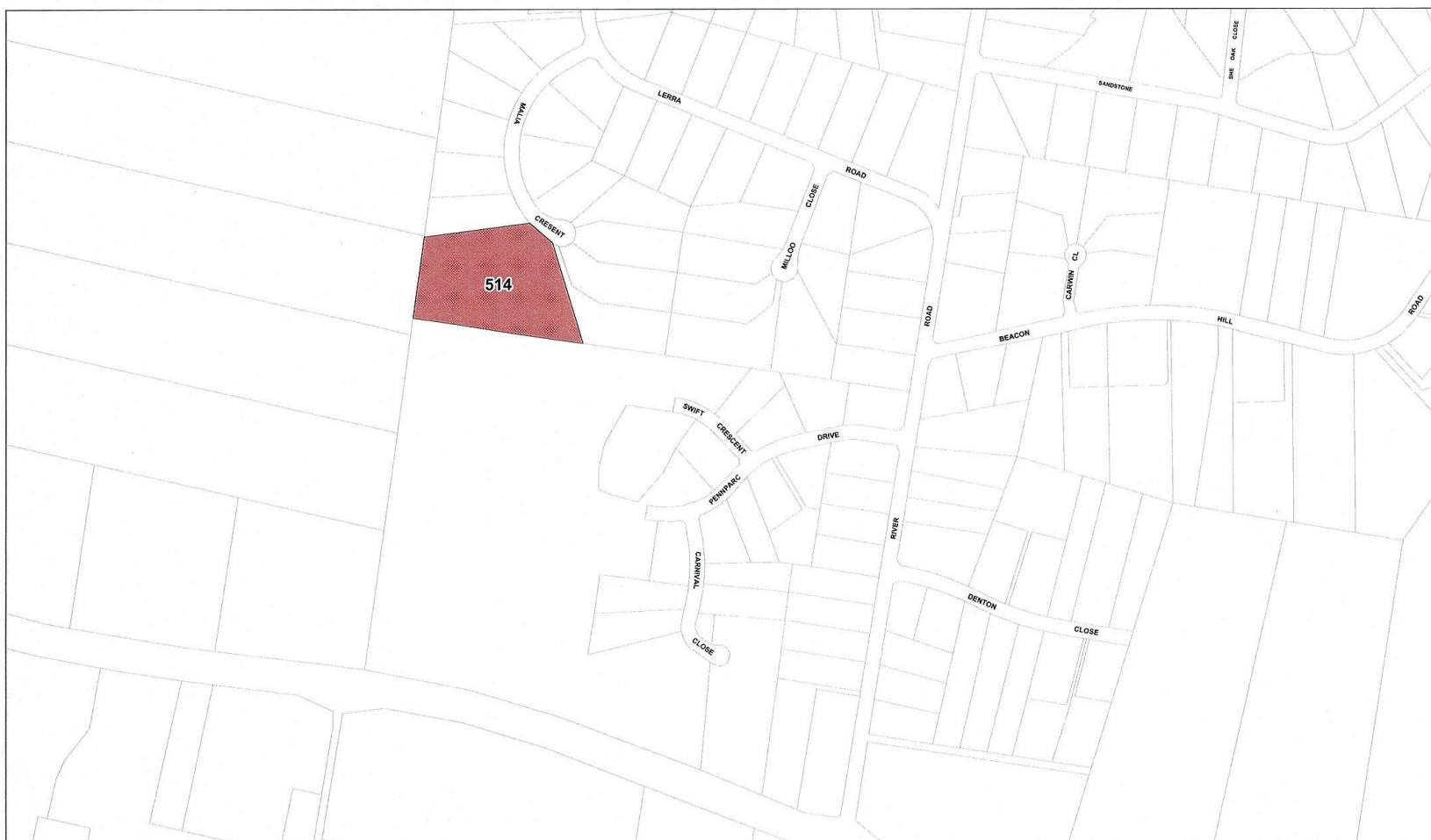


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Map 2 - Lochinvar

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Map 3 - Windella

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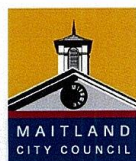


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Map 4 - Rutherford

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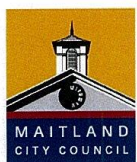
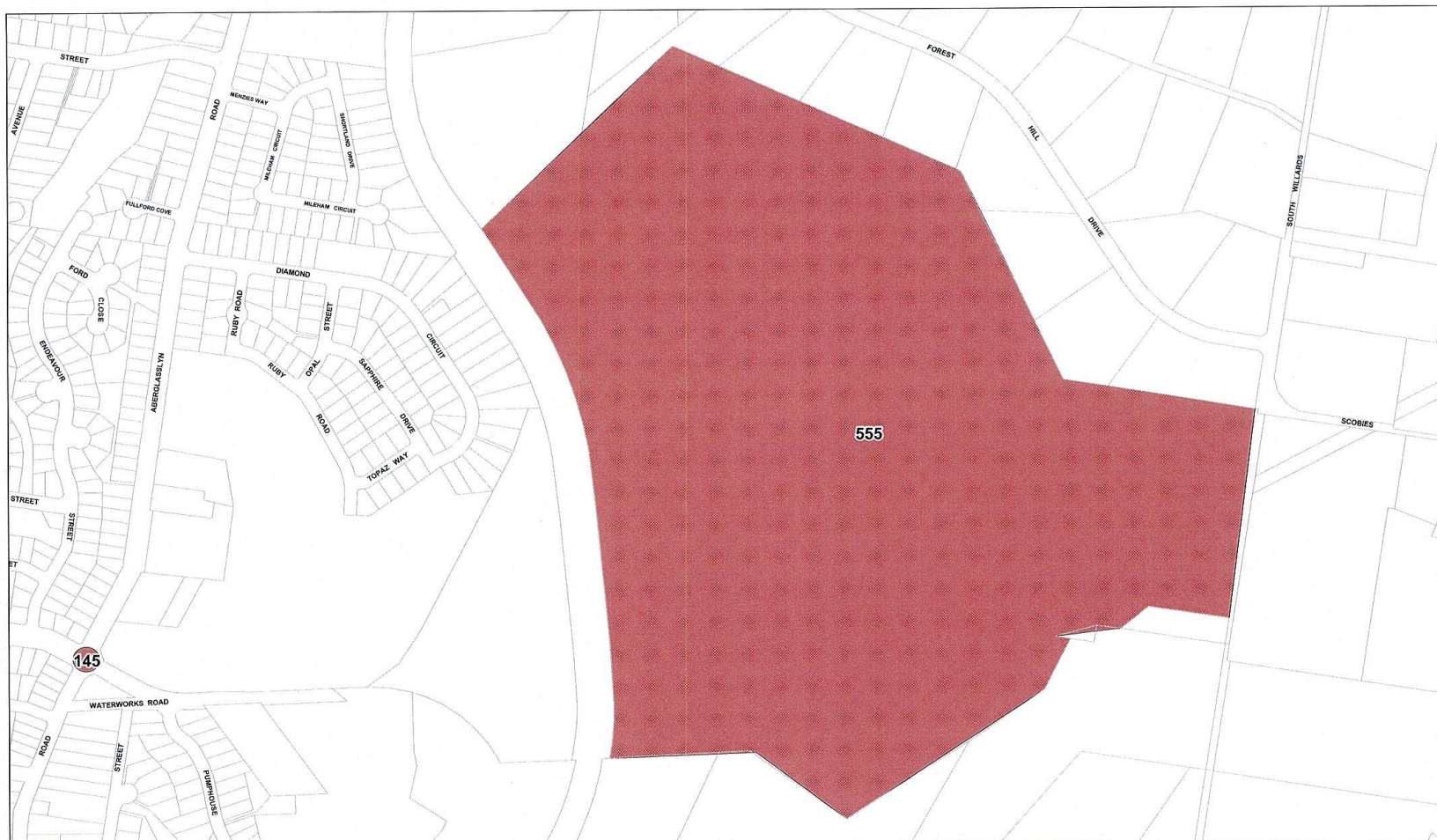


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Map 5 - Rutherford

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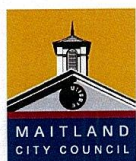


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Map 7 - Oakhampton Heights

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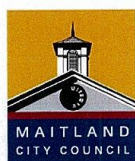


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Map 8 - Bolwarra

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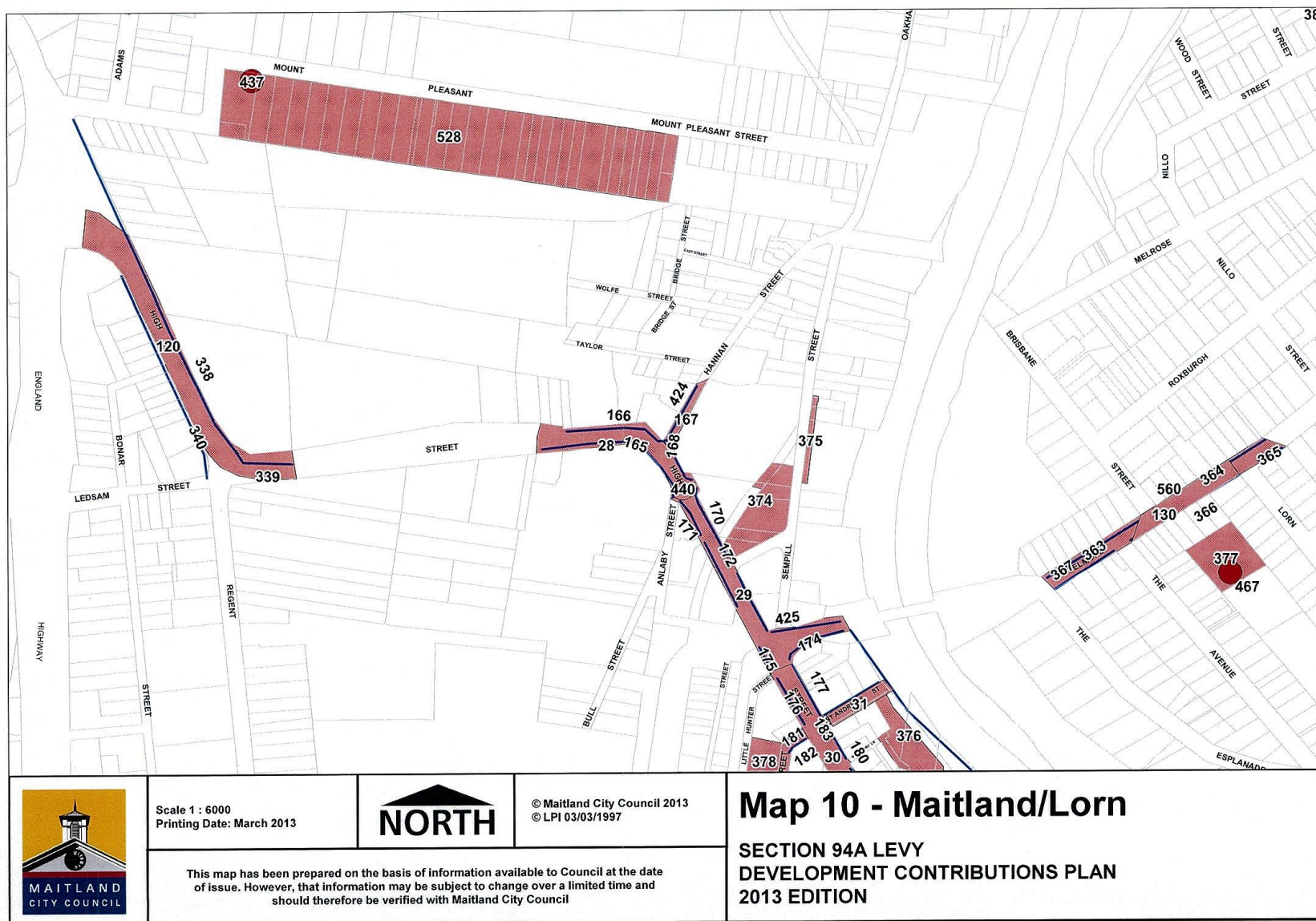


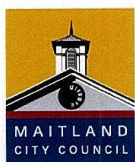
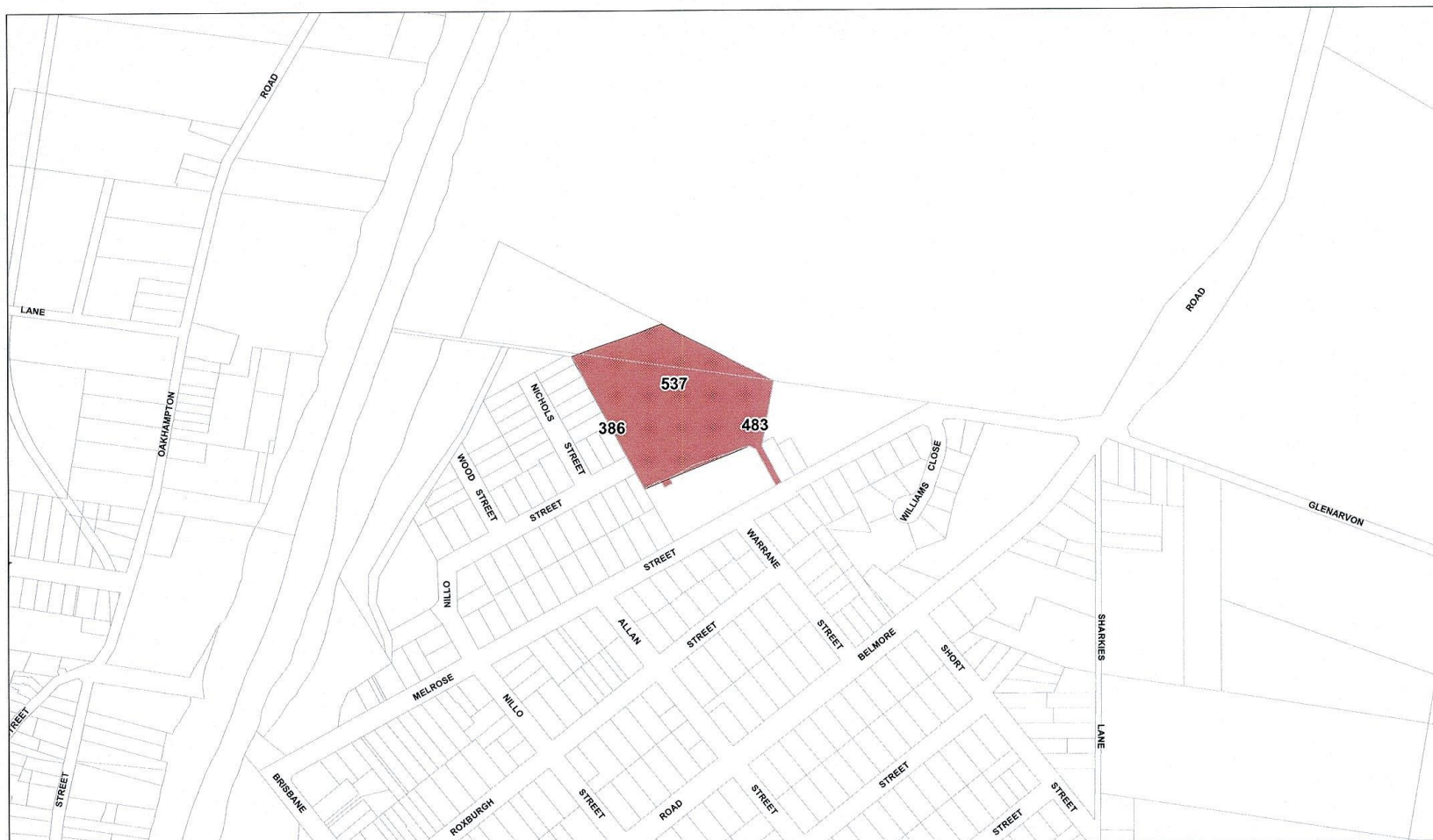
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Map 9 - Largs

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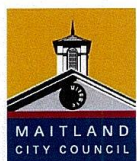
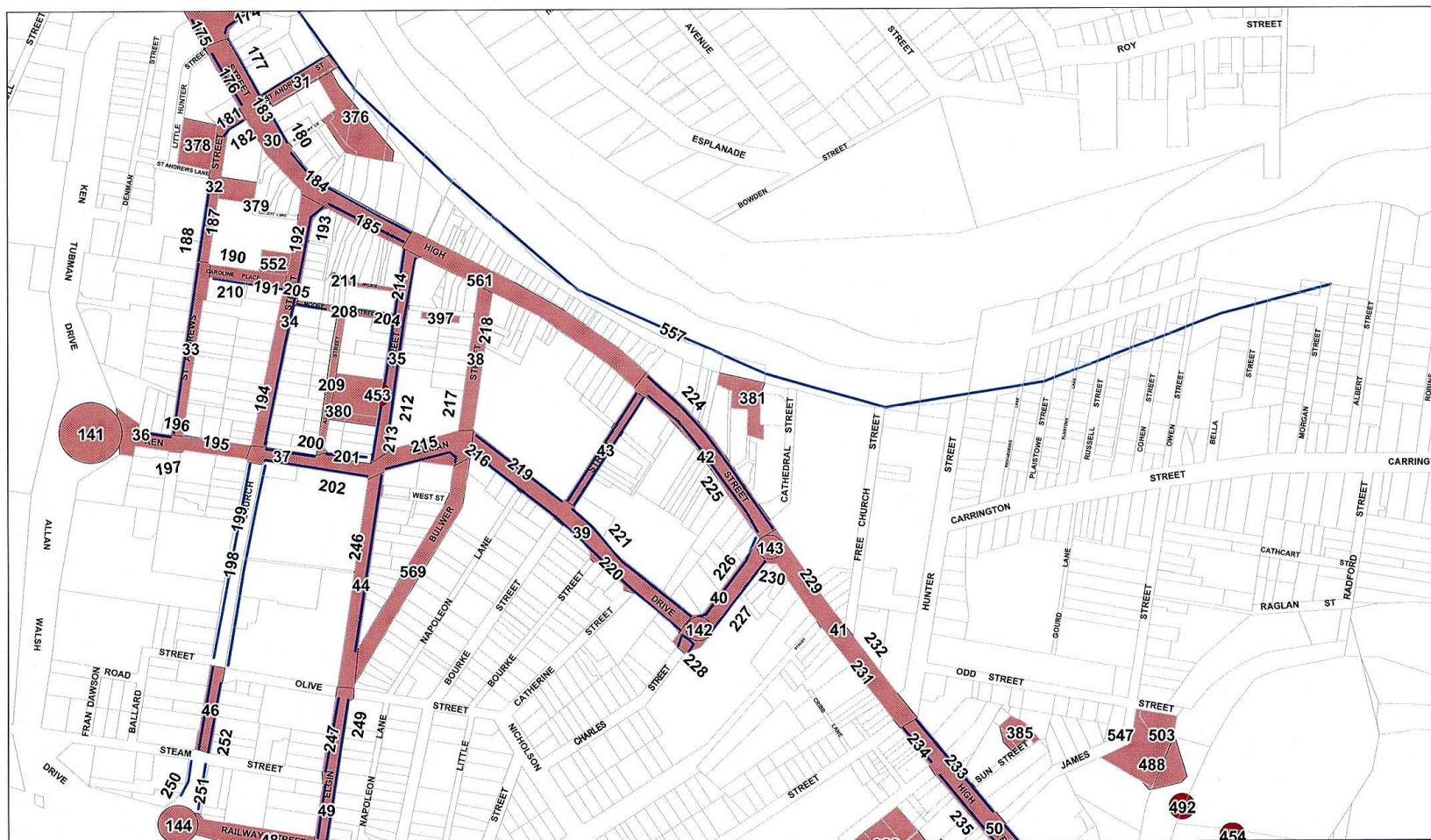


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Map 11 - Lorn

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Map 12 - Maitland

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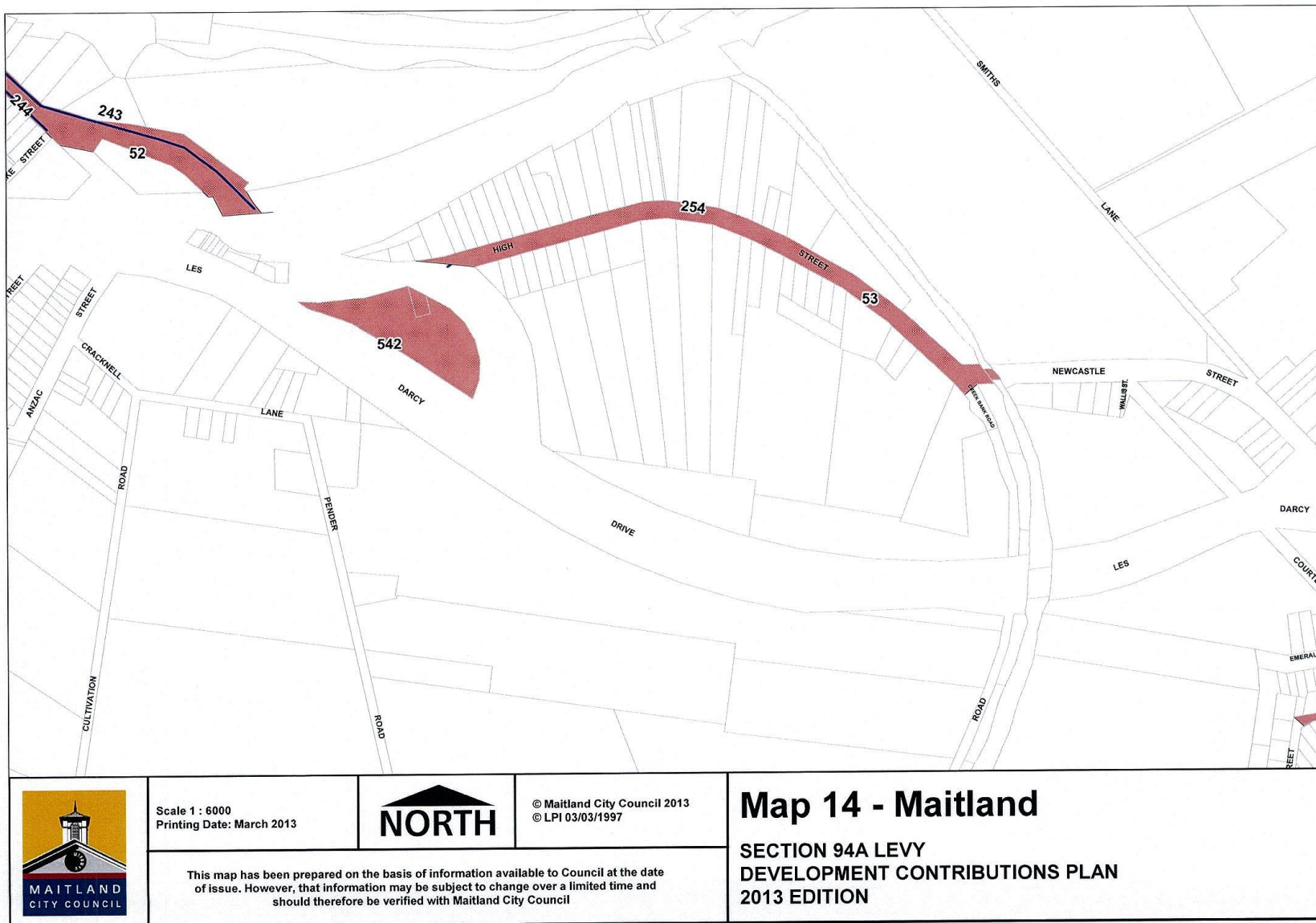


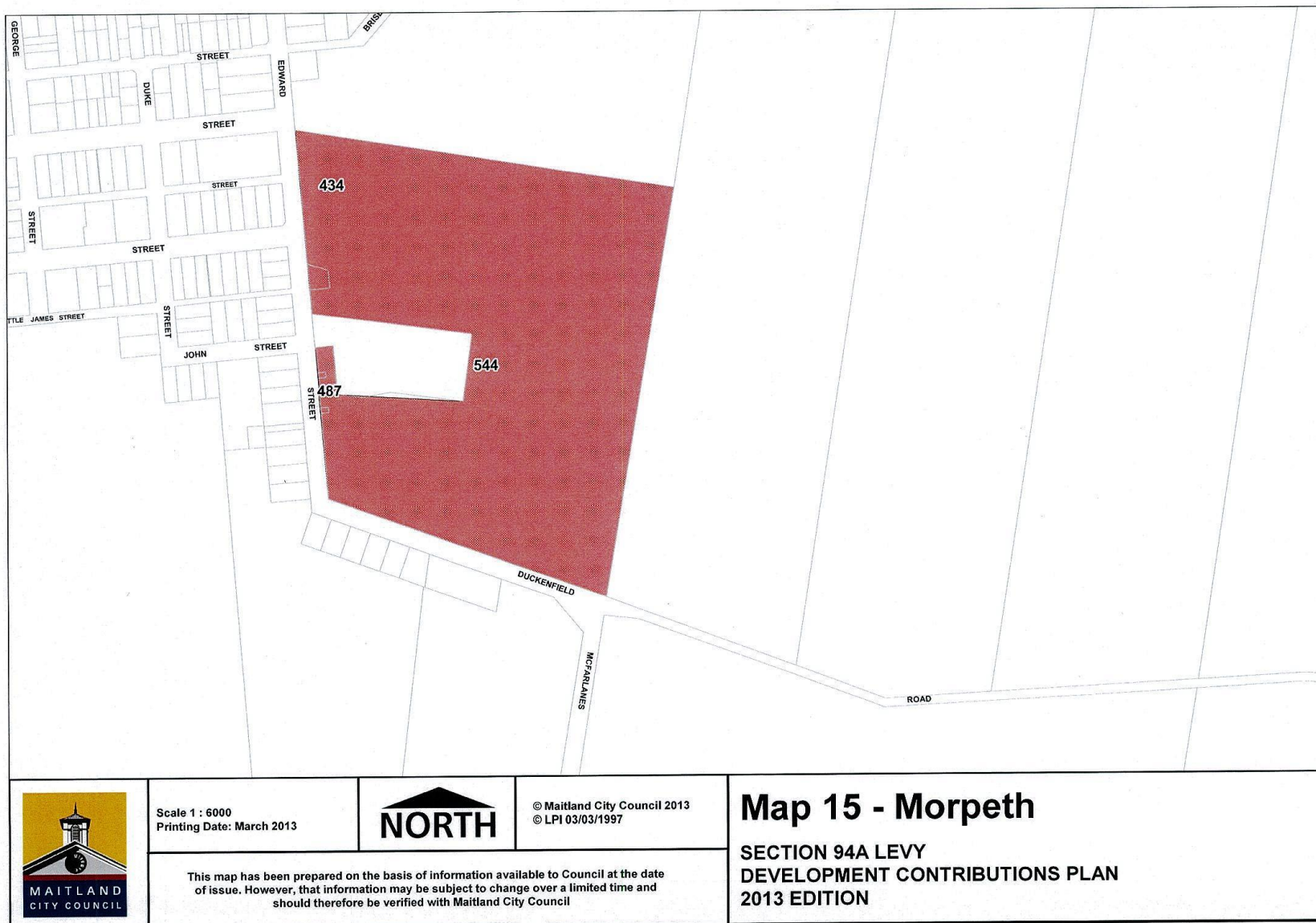
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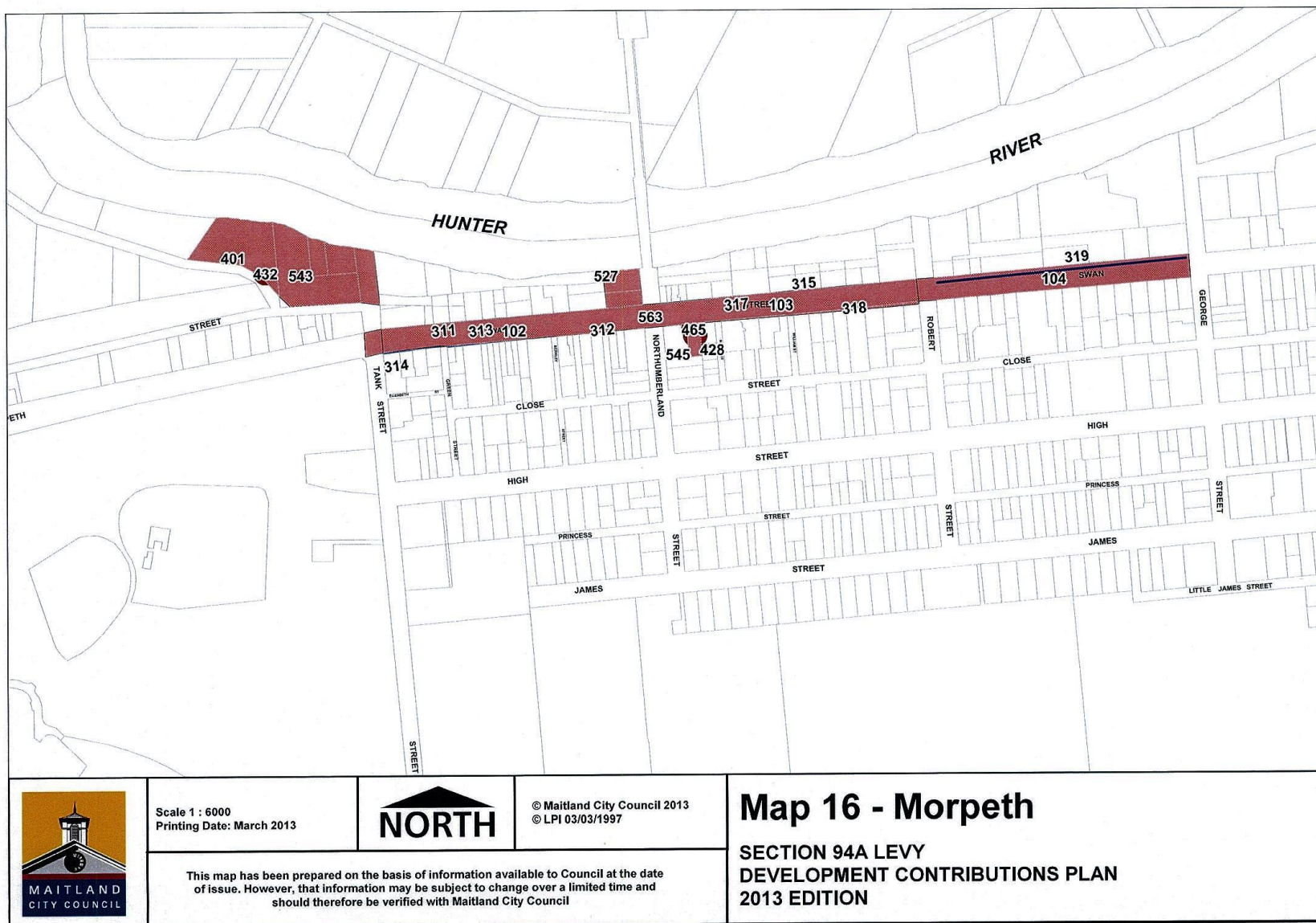
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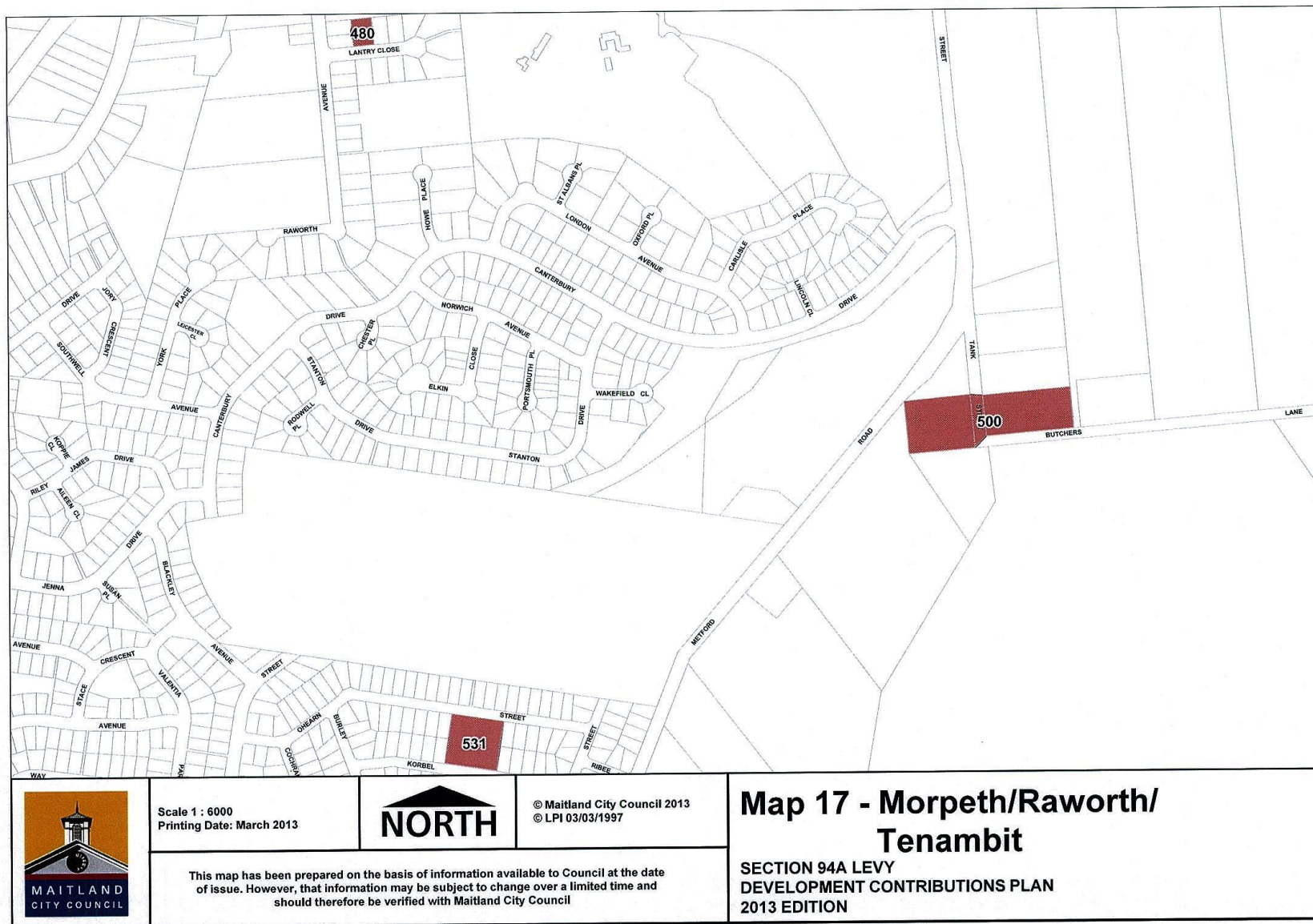
Map 13 - Maitland

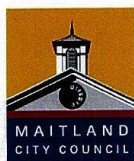
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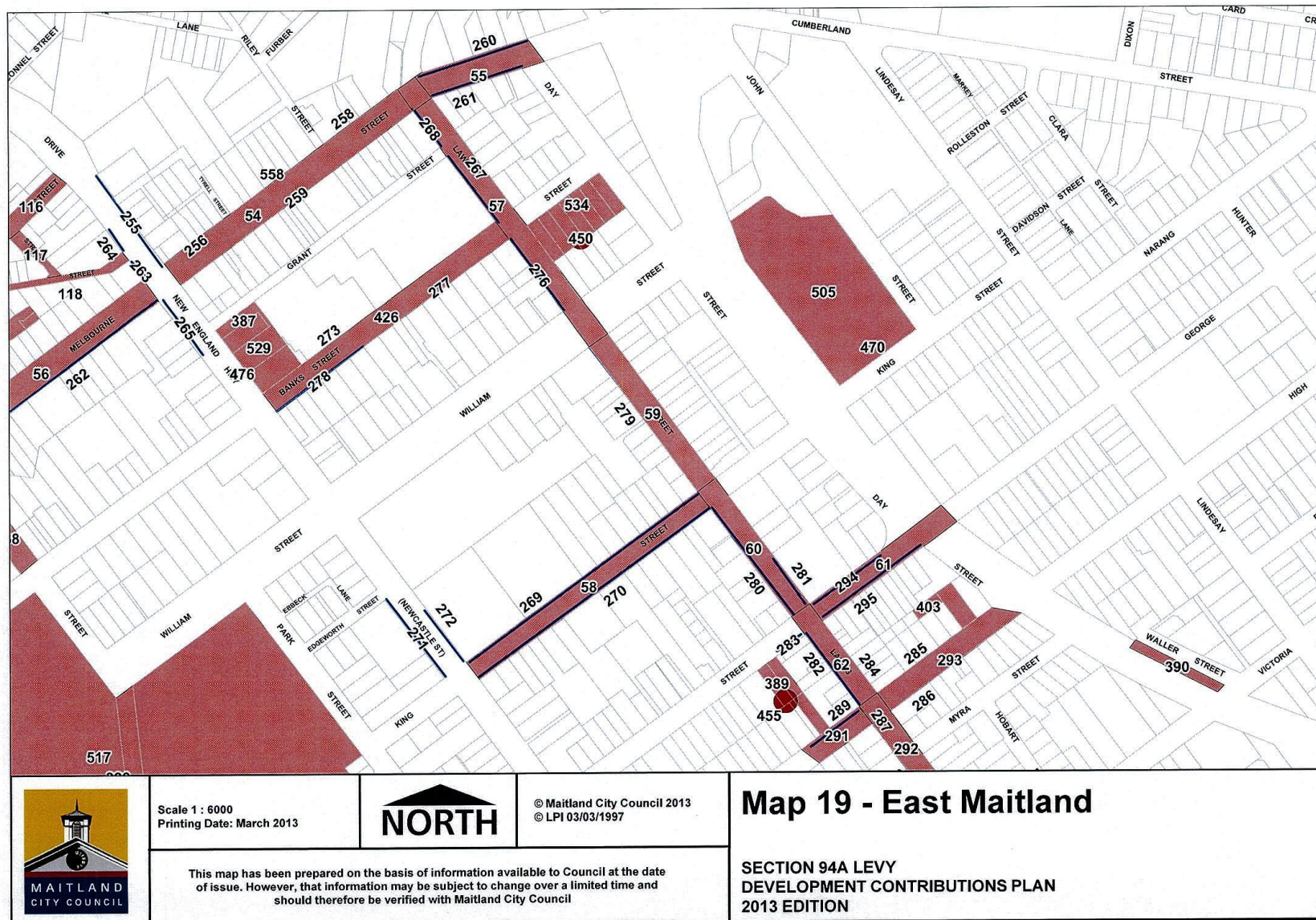


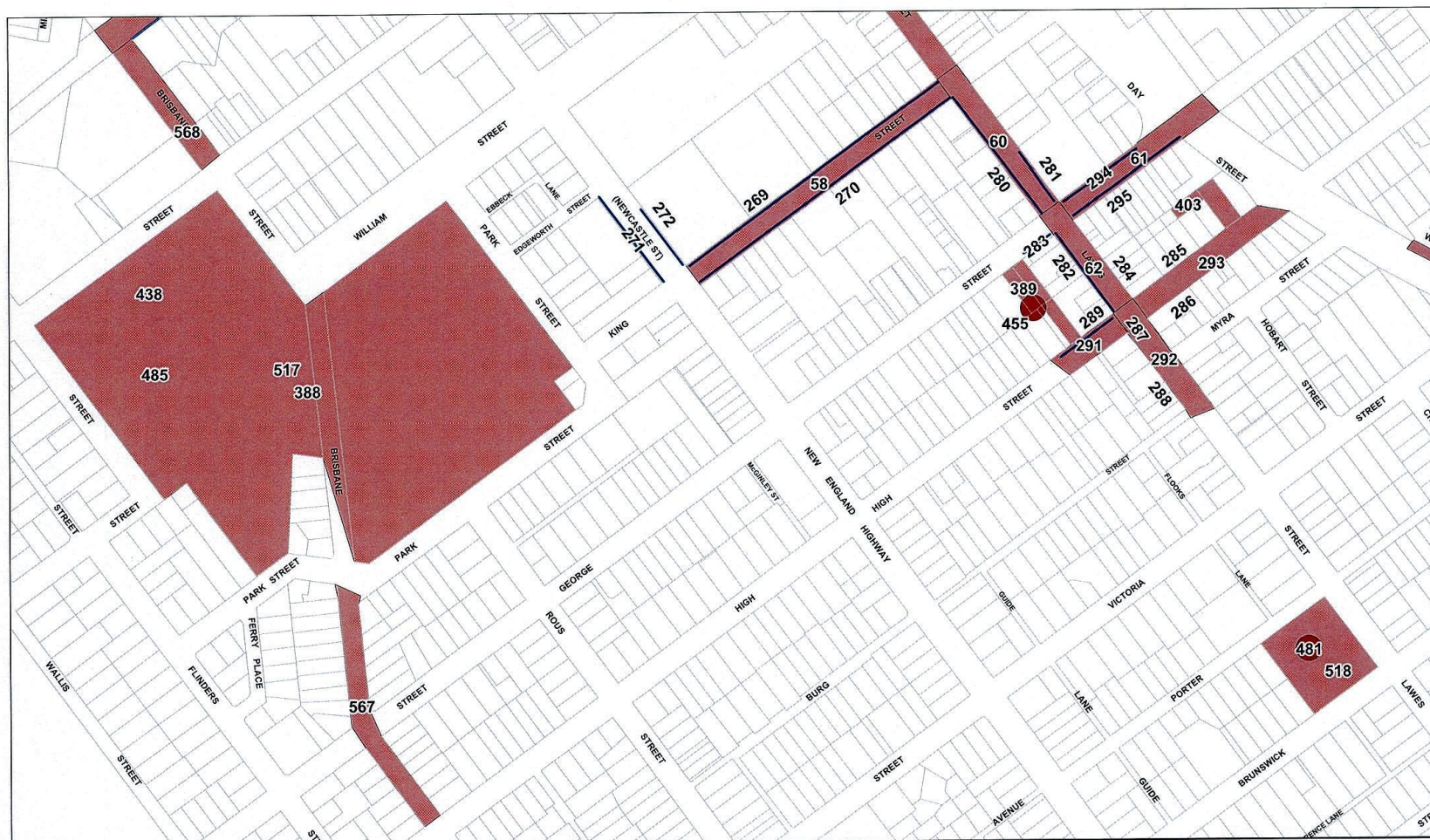
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Map 18 - East Maitland/ Tenambit

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Map 20 - East Maitland

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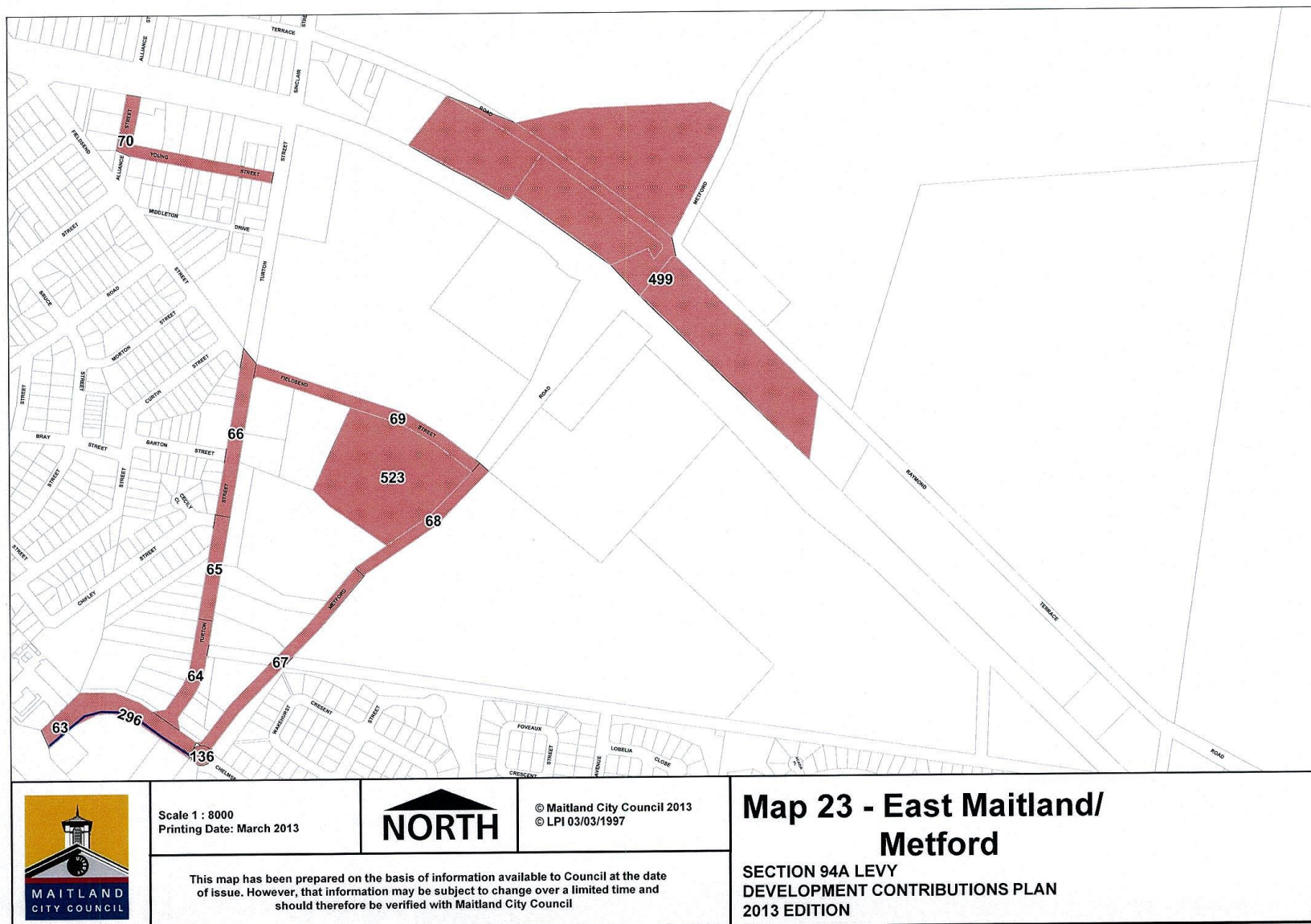


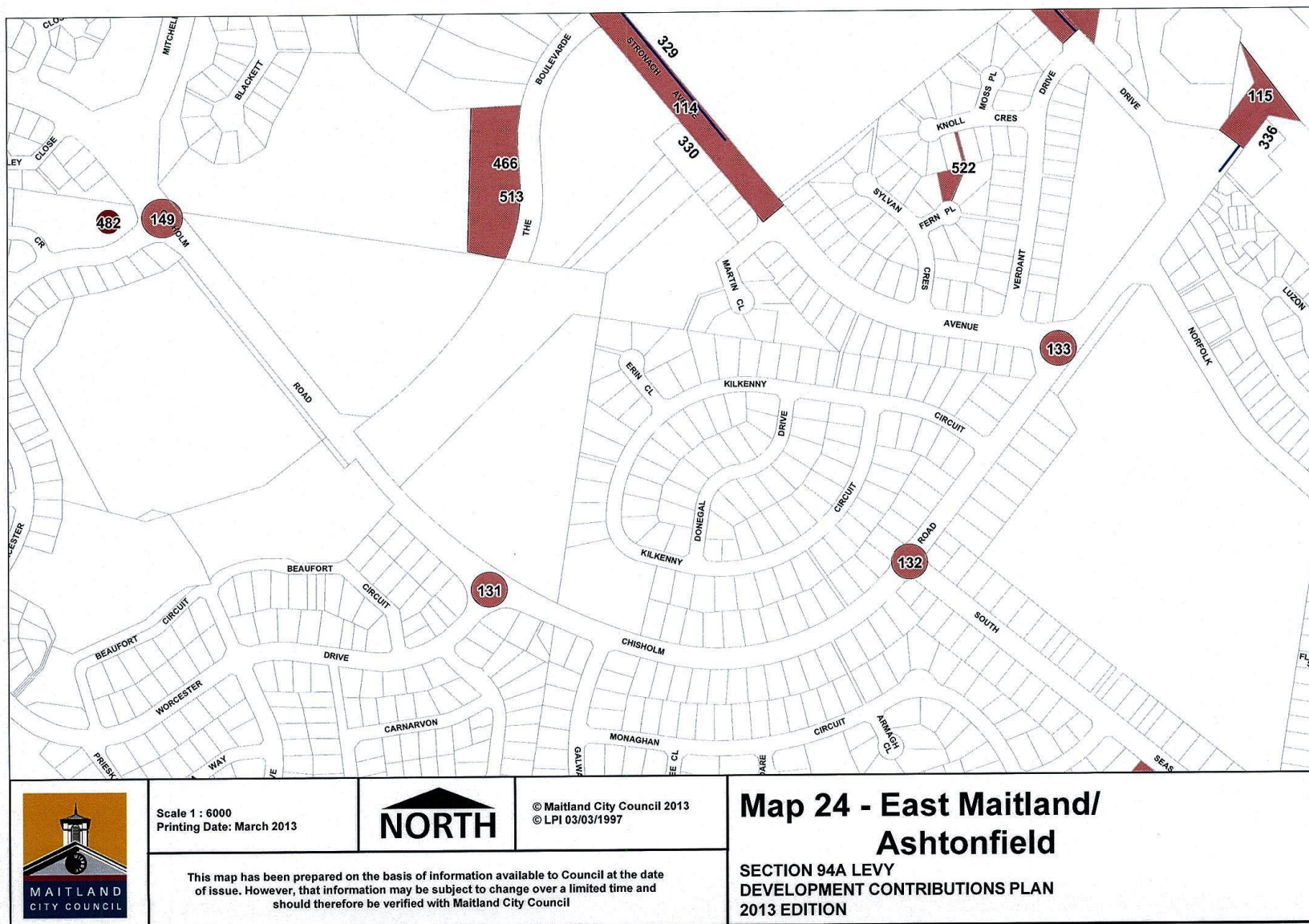
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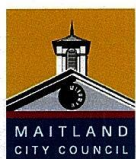
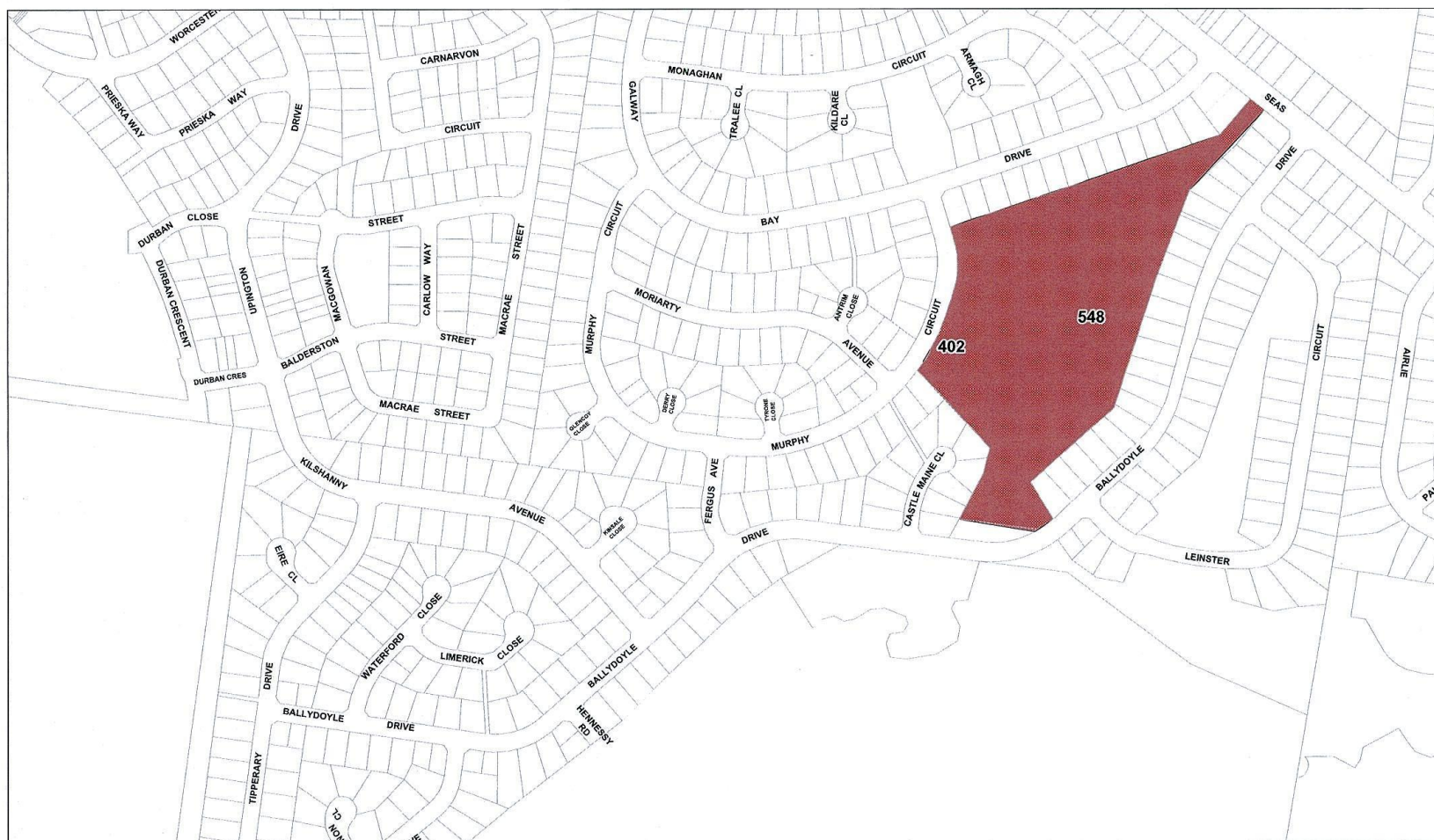
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Map 22 - East Maitland

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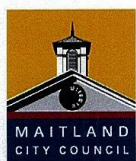
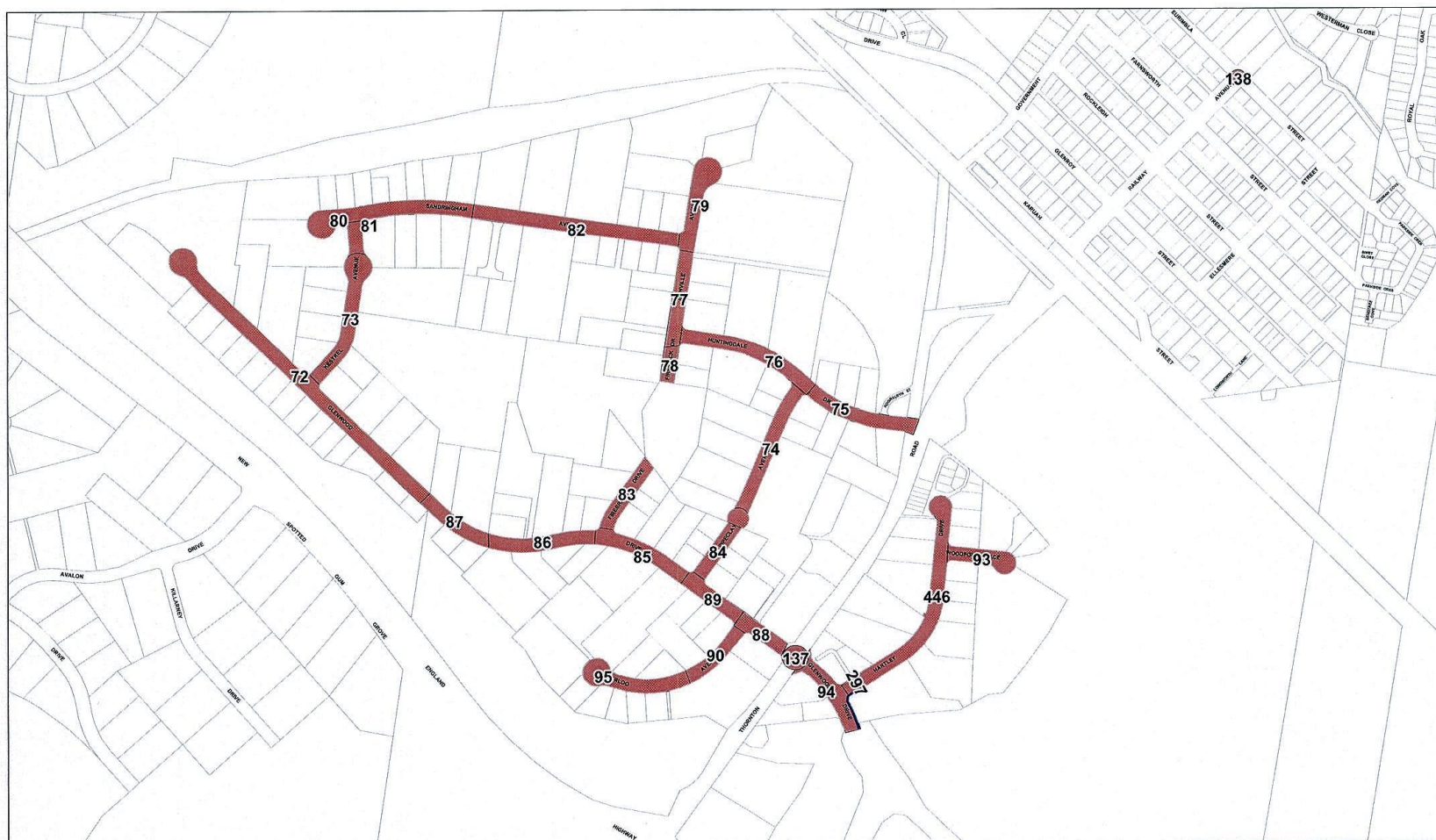


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Map 25 - Ashtonfield

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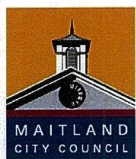


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Map 27 - Thornton

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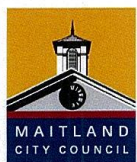


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Map 30 - Gillieston Heights

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Map 31 - Anambah

SECTION 94A LEVY
DEVELOPMENT CONTRIBUTIONS PLAN
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Schedule 3 – Cost Reports



Section 94A Cost Summary Report

Development Cost between \$100,000 and \$500,000

Development Application No: _____

Complying Development Certificate No: _____

Construction Certificate No: _____ Date: _____

Applicant's Name: _____

Applicant's Address: _____

Development Type: _____

Development Address: _____

Development Cost: _____

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	\$

Subtotal above carried forward	\$
Preliminaries and margin	\$
Subtotal	\$
Consultant Fees	\$
Other related development costs	\$
Subtotal	\$
Goods & Services Tax (GST)	\$
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 costs.

Signed: _____ Date: _____

Name: _____

Position and Qualifications: _____

S94A Registered* Quantity Surveyor's Detailed Cost Summary Report

Development Cost in excess of \$500,000

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

Development Application No: _____
 Complying Development Certificate No: _____
 Construction Certificate No: _____ Date: _____
 Applicant's Name: _____
 Applicant's Address: _____
 Development Type: _____
 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 m ² of site area	\$ /m ²
% of Construction Cost	%	Car Park	\$
Demolition and Site Preparation	\$	Cost per m ² of site area	\$ /m ²
Cost per m ² of site area	\$ /m ²	Cost per space	\$
Construction—Commercial	\$	Fit out—Commercial	\$
Cost per m ² of commercial area	\$ /m ²	Cost per m ² of commercial area	\$ /m ²
Construction Residential	\$	Fit Out Residential	\$
Cost per m ² of residential area	\$ /m ²	Cost per m ² of residential area	\$ /m ²
Construction—Retail	\$	Fit Out—Retail	\$
Cost per m ² 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 Clause 25J of the Environmental Planning and Assessment Regulation 2000 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: _____

Schedule 4 – Ministerial Directions

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

DIRECTION UNDER SECTION 94E

I, the Minister for Planning, under section 94E of the *Environmental Planning and Assessment Act 1979* ("the Act"), direct consent authorities that:

- (1) The maximum percentage of the levy for development under section 94A of the Act, having a proposed cost within the range specified in the Table to Schedule A, is to be calculated in accordance with that Table.
- (2) Despite subclause (1), a levy under section 94A of the Act cannot be imposed on development:
 - a) for the purpose of disabled access,
 - b) for the sole purpose of affordable housing,
 - c) for the purpose of reducing the consumption of mains-supplied potable water, or reducing the energy consumption of a building,
 - d) for the sole purpose of the adaptive reuse of an item of environmental heritage, or
 - e) other than the subdivision of land, where a condition under section 94 of the Act has been imposed under a previous development consent relating to the subdivision of the land on which the development is proposed to be carried out.

In this direction words and expressions used have the same meaning as they have in the Act. The term "item" and "environmental heritage" have the same meaning as in the *Heritage Act 1977*.

This direction does not apply to development applications and applications for complying development certificates finally determined before 1 December 2006.



FRANK SARTOR, M.P.,
Minister for Planning,
Sydney.

[Dated: 10 November 2006]

SCHEDULE A

Proposed cost of the development	Maximum percentage of the levy
Up to \$100,000	Nil
\$100,001–\$200,000	0.5 percent
More than \$200,000	1.0 percent

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

DIRECTION UNDER SECTION 94E

I, the Minister for Planning ('Minister'), being the Minister administering the *Environmental Planning and Assessment Act 1979* ('the Act'), pursuant to s94E of the Act, direct consent authorities that:

- (1) A condition pursuant to section 94A of the Act cannot be imposed in respect of any component of a school development that is a BER Project.
- (2) There are no public amenities or public services in relation to which a condition pursuant to section 94 of the Act may be imposed in respect of any component of a school development that is a BER Project.

Notes do not form part of this Direction.

Definitions:

- (1) Words and expressions used in this Direction have the same meaning as in the Act, except where otherwise indicated.
- (2) The following definitions apply in this Direction:

"BER Project" means a Building the Education Revolution project undertaken pursuant to the Building the Education Revolution program and funded by the Commonwealth under the *Nation Building and Jobs Plan, Appropriation (Nation Building and Jobs) Act (No.1) 2008 - 2009* and the *Appropriation (Nation Building and Jobs) Act (No.2) 2008 - 2009*.

"School" means a government school or non-government school within the meaning of the *Education Act 1990*.



Minister for Planning

Dated 7 September 2009

Notes:

1. Section 94E(1A) of the Act provides as follows:

The imposition of a condition by an accredited certifier as authorised by a contributions plan is subject to compliance with any directions given under section 94E (1) (a), (b) or (d) with which a council would be required to comply if issuing the complying development certificate concerned.