



DIRECTOR SUSTAINABLE DEVELOPMENT SERVICES REPORT

July 12 2005

**DSDS4 VOCATIONAL COLLEGE – LOTS 4, 5 AND 6
DP 262433 CNR QUEEN AND REGINALD
WARD STREETS, SOUTH KEMPSEY
FILE: T6-03-713**

SUMMARY:

Reporting that Council has received a request to refund Development Application fees and contributions applicable to the Vocational College.

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Applicant: Macleay Valley Work Place Learning Centre Incorporated
Subject Property: Lots 4, 5 and 6 DP 262433 Cnr Queen and Reginald Ward Street, South Kempsey
Zone: 4(a)

Description of Proposal

Council approved the Development Consent for the Macleay Vocational College on the 12th March 2004 and the Construction Certificate was issued on the 14th June 2005. The development consists of nine (9) multi purpose learning units, and is nearing completion.

Applicants Request

The applicant has requested that Council refund Development Application Fees. [\(Appendix M\)](#)

Council fees associated with the proposed development are as follows: -

Type of Fees	Amount	Charged By
Long Service Levy	\$2,860	State Government
PLAN First	\$411	State Government
Building Inspection	\$720	Council
Development Application	\$3,140	Council
Rural Fire Referral	\$110	Council
Advertising	\$60	Council
Construction Certificate	\$2420	Council
Bond	\$1200	Council
Connect to Sewer	\$546	Council
Dispose Waste into Sewer	\$275	Council
Dispose Waste into Sewer	\$275	Council
Total	\$12017	

A breakdown of the charges revealed that \$3,271 of the fees are State Government Agency charges.

Council development charges equates to \$8,746 of which \$1,200 was taken as a bond and will be returned on completion of the development.

The assessment and technical advice provided by Council through out this project has demanded a significant amount of staff resources.

Council's Policy lists community organisations to which donations and/or subsidies are made. The Policy states:

"2 That all other applications for subsidies, grants or donations by Council in favour of public, charitable, sporting or other organisations be considered on their merits, as and when received throughout any year, taking into account the circumstances of each case, the availability of funds provided in the Estimates from time to time, and the relevant provisions of the Local Government Act, 1993, or any other Act or Acts authorising the Council to provide grants, subsidies or donations".

Council's advice is sought as to whether it is prepared to refund the associated development fees.

REPORT IMPLICATIONS:

- *Environmental*

Nil

- *Social*

It should be noted that Council has not previously made such donations to any educational establishments.

- *Economic (Financial)*

Loss of income.

RECOMMENDATION:

- A** That Council advise whether it is prepared to waive the associated development application fees.
- B** That the applicant be advised of Council's decision.

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K J Ward
ACTING DIRECTOR SUSTAINABLE DEVELOPMENT SERVICES