

1. REQUEST TO REDUCE SEWER AND HEADWORKS CHARGES FOR TIMBREBONGIE AGED DEVELOPMENT

Author Director Community and Economic Development
Responsible Officer General Manager
Link to Strategic Plans CSP – 1.1.4 Promote services and provide facilities that foster healthy lifestyles
CSP - 1.2.7 Plan for high quality aged care that enables older people to be integrated and active in the community

“A growing community with lots of jobs and opportunities for more in aged care and lifestyle retirement blocks for people coming from out west”

Executive Summary

This report is presented to Council to further consider the reduction in fees attributed to sewer and headworks charges for the Timbrebongie Aged Residential Development.

Report

At the Council meeting on the 11th November 2020 a report was tabled outlining a request from Timbrebongie House Limited seeking the waiver of headworks charges to be attributed to the Timbrebongie House aged care development.

The Chairman of Timbrebongie House requested the fee reduction to be considered:

“Our Committee would seek that the amount payable be levied on the planned freehold blocks with no amount charged for the first stage of the Aged Care development. This would bring the amount payable to 16 lots by \$6,255=\$100,080. (for water and sewer headworks)”.

Timbrebongie House are developing additional aged care residential options for the Narromine and wider community. The aged care development aligns with the other types of accommodation offered by the Timbrebongie House committee which includes aged care and hostel style accommodation.

The Timbrebongie House Committee have an approved Development Application that outlines the development of 31 by 2 bedroom units as well as 16 freehold allotments.

The Notice of Determination for Development Application DA 2019/70, condition 18 outlines the Sewer and Water Headworks Charges to be:

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Sewer and Water headworks are levied per additional Lot upon subdivision. Council's current fees and charges require the following payment which shall be paid to Council in stages with releases of subdivision plans:

Narromine Sewerage \$3,805 per additional Lot

Narromine Water Supply \$2,450 per additional Lot

Total payable: 17 Lots (minus one credit for existing lot)

= 16 x \$6,255 = \$100,080

and

31 by 2 bedroom Equivalent Tenements (ET) levied as per NSW Water Directorate Guidelines for determining ET figures (self care retirement units):

Narromine Sewerage \$3,805 per additional ET= .75*31=\$88,466

Narromine Water Supply \$2,450 per additional ET= .60*31 =\$45,570

Note: *This levy may change with CPI or an amendment to Council's Developer Servicing Plan.*

The Council resolved (2020/270) at the Council Meeting of November 11, 2020:

1. That Council agree to the request to reduce the sewer and headworks charges for DA 2019/70 to be:

16 x \$6,255 = \$100,080 for the freehold allotments and the amount payable for the 31 two-bedroom aged care units be reduced to zero.

2. That 28 days' public notice of Council's proposal to pass the resolution be undertaken prior to final consideration by Council.

Public Notification commenced on the 11th of November with the public invited to make a submission in regards to the proposed resolution. Submissions remained open until 5pm on the 9th of December 2020.

Note that there were no submissions made from the public.

Financial Implications

It is recommended that this request for a fee reduction be granted. If resolved this would reduce the amount payable from \$234,116 to \$100,080. A reduction in the headworks charge of \$134,036.

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Legal and Regulatory Compliance

Local Government Act 1993 (incl. S.64 and S.356)
Environmental Planning and Assessment Act 1979

Risk Management Issues

Risk Management issues are considered to be minimal in regards to this report and subsequent resolution.

Internal/External Consultation

Timbrebongie House Committee
Public Notification provisions (Local Government Act 1993. S.356)

RECOMMENDATION

1. That Council agree to the request to reduce the sewer and headworks charges for DA 2019/70 to be:
16 x \$6,255 = \$100,080 for the freehold allotments and the amount payable for the 31 two-bedroom aged care units be reduced to zero.
2. That this be enacted by Council staff under delegation, through an approval process pursuant to Section 4.55, once formally requested by the applicant.

2. DEVELOPMENT APPROVALS

Author	Director Community and Economic Development
Responsible Officer	Director Community and Economic Development
Link to Strategic Plans	CSP – 3.1.6 – Encourage developers to consider energy efficiency and sustainable building design options in new developments DP – 3.1.6.1 - Ensure compliance with relevant building codes and regulations

Executive Summary

This report provides information to Council on the approved Development Applications for the month of February 2021.

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2. DEVELOPMENT APPROVALS Cont'd

Report

The approvals for the month of February bring the total approved Development Applications for the financial year to 56 with a total value of \$14,129,499.00.

DA No.	Location	LOT/DP	Description	Value	Assessment Time/Days
2020/54	Birch St, Narromine	73/810143	Carport	\$9,800	26
2020/12.2	Weemabah Rd, Trangie	31/755108	RFS Shed	\$20,000	3
2020/49	Temoin St, Trangie	2/8/758993	Alterations & Additions	\$40,000	30
2021/03	Dandaloo St, Narromine	2/588753	Change of Use	\$0	33
2021/04	Burraway St, Narromine	13/588410	Dog wash	\$4,000	22
2021/05	Garden Ave, Narromine	51/810143	Carport/Patio	\$33,340	22
2021/08	Meringo St, Narromine	1/304726	Shed	\$17,000	15
2021/09	Algalah St, Narromine	12/3510	Alterations & Additions	\$151,800	14
2021/10	Red Gum Pl, Narromine	4/1083159	Shed	\$9,500	22
2021/12	Terangion St, Narromine	A/371416	Shed	\$8,950	18
2021/14	George St, Narromine	2022/1234675	Transportable Home	\$229,616	16
2021/16	Algalah St, Narromine	10A/383869	Shed	\$9,990	17
2021/62	Dubbo-Collie Rd, Burroway	230/1216283	Dwelling	\$80,000	34

There are currently 11 applications under assessment.

2. DEVELOPMENT APPROVALS Cont'd

Legal and Regulatory Compliance

Environmental Planning and Assessment Act 1979
Environmental Planning and Assessment Regulation 2000

Risk Management Issues

Nil

Internal/ external Consultation

Nil

Attachments

Nil

RECOMMENDATION

That the information be noted.

Phil Johnston
Director Community and Economic Development