

NARROMINE SHIRE COUNCIL ORDINARY MEETING 14 MARCH 2018
COMMUNITY & REGULATORY SERVICES REPORT

1. DEVELOPMENT APPROVALS

Introduction

This report provides information to Council on the approved Development Applications for the month of February 2018.

Background

The approvals for the month of February 2018 bring the total approved Development Applications for the financial year to 57 with a total value of \$6,638,335.

DA No.	Location	LOT/DP	Description	Value	Assessment Time/Days
2017/70	Burraway Street Narromine	4A/416328	Commercial Renovation	\$140,000	24
2017/97	Mitchell Highway Narromine	1000/1229334	Inground Pool	\$58,000	14
2017/101	Belowrie Road Tomingley	4/718920	Shed	\$20,000	22
2017/106	Crossley Drive Narromine	20/1023333	Deck	\$10,000	4
2017/107	Mitchell Highway Narromine	171/868885	Operate Caravan Park	Nil	28
2018/03	Meryula Street Narromine	A/36106	Shed	\$20,000	5
2018/04	Ellengerah Street Narromine	2/758759 Sec 10	Shed	\$19,600	15
2018/05	Mitchell Highway Narromine	99/755124	Shed	\$113,442	15
2018/06	Moss Avenue Narromine	84/790344	Shed	\$6,300	11
2018/08	Temoin Street Trangie	B/369728	Respite Centre	\$350,000	19
2018/09	Bowden Fletcher Drive Narromine	6/1045420	Inground Pool	\$24,100	10
2018/10	Manildra Street Narromine	11/758759 Sec 36	Pool	\$7,000	1
2018/11	Murgah Street Narromine	23/717446	Patio Cover	\$7,450	6

1. **DEVELOPMENT APPROVALS (Cont'd)**

Issues

Council currently has 3 development applications under assessment. Two of these are on hold for reasons such as awaiting additional information and referrals to government agencies.

Council has a statutory obligation to determine development applications within 40 days. The average assessment time for determining applications in February 2018 was 13.39 days.

Assessment

(a) *Legal Implications Including Directives and Guidelines*

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

(b) *Financial Implications/Considerations*

There have been 57 development approvals with a total value of \$6,638,335 for the financial year.

(c) *Strategic Implications*

This report relates to Item 3.1.6 of the Community Strategic Plan and Item 3.1.6.1 of the Delivery Program – Ensure compliance with relevant building codes and regulations

Conclusion

The approvals for the months of February 2018 brings the total approved Development Applications for the financial year to 57 with a total value of \$6,638,335.

RECOMMENDATION

That the report be noted.

2. REFUND OF APPLICATION FEES: TRANGIE COMMUNITY CONNECTION INCORPORATED, TRANGIE RESPITE CENTRE

Introduction

Council has received a request from Trangie Community Connection Incorporated for the refund of Council fees associated with the approval of the Trangie Respite Centre. The development application was received by Council on 1 February 2018 and subsequently approved on 20 February 2018. The proposal consists of the placement of a building containing three (3) respite rooms, one staff room and associated bathrooms with a link to the existing church building and the change of use of the church to kitchen, dining and lounge room.

Background

The initial request was submitted with the development application and a subsequent Application for Financial Assistance was submitted on 16 February following a request by staff to provide further information in regard to the request to refund the fees applicable.

A total of \$5906.00 of fees were paid at the time of lodgement of the relevant application forms. The fee consisted of the following;

Fee Description	Amount \$
Development Application	\$1394.00
Construction Certificate	\$450.00
Inspection Fees	\$499.00
Section 68	\$588.00
Long Service Levy	\$1225.00
S94A Contribution	\$1750.00
Total	\$5906.00

It should be noted that Council does not receive the full amount of the fee applicable;

- \$219.00 is PlanFirst State Government levy.
- Long Service Levy is collected by Council and is payable directly to the NSW Long Service Corporation. An exemption from paying this fee can be obtained directly from the NSW Long Service Corporation.

In consideration of the above, the amount of fees actually collected by Council for this application total \$4462.00

2. REFUND OF APPLICATION FEES: TRANGIE COMMUNITY CONNECTION INCORPORATED, TRANGIE RESPITE CENTRE (Cont'd)

Of the total cost of \$350,000 for the proposed development Trangie Community Connection Incorporated have been able to provide approximately 50% of the funding through;

- fundraising and funded donations \$35,283.68,
- promised donations - \$115,000.

With the remaining money being obtained through grants;

- Stronger Community Program \$20,000,
- Build Better Regions Fund - \$176,000.

Assessment

(a) Legal Implications Including Directives and Guidelines

Council has a legal obligation to apply application fees in accordance with Council's Fees & Charges, including the Plan First fee and Sec94A levy. Council does not have the legal ability to refund the Plan First fee but can choose to donate that fee as part of a refund, which would mean Council would be responsible to pay the fee for the applicant.

(b) Financial Implications/Considerations

Council is in receipt of a total \$5906.00 with \$1444.00 being payable to third parties. The remaining \$4462.00 are fees associated with the application for services provided by Council staff.

There is insufficient funds remaining in the Community Donation allocation for this financial year to allow for the full refund of the fees applicable, however Council can resolve to refund the fees paid from the relevant revenue.

(c) Social Impacts/Considerations

The proposed development will provide a critical respite service to carers of children and adults with disabilities not only for those within Trangie but will also be available for the whole of the Narromine Shire.

The development will also provide employment, training opportunities and a safe place for people with disabilities and their families.

**2. REFUND OF APPLICATION FEES: TRANGIE COMMUNITY CONNECTION
INCORPORATED, TRANGIE RESPITE CENTRE (Cont'd)**

Discussions/Comments

Trangie Community Connection Incorporated is a registered, not for profit organisation that was created four (4) years ago to build a Respite Centre and improve the lives of people with disabilities and those of their carers.

As stated within the application form to support this request the refund of fees from Council would be spent directly on the Respite Centre.

The respite centre will also provide for additional employment opportunities in various roles and will provide a critical service to carers of children and adults with disabilities and their carers not only for those within Trangie but the whole of the Narromine Shire.

Summary/Conclusion

The proposed Respite Centre is a significant provision of a health care service not only to the children and adults who have disabilities but to their carers and as such should be supported where possible.

A division of the vote will be required.

RECOMMENDATION

1. That Council refund Trangie Community Connection Incorporated \$4662.00 being the application fees paid excluding the Plan First fee and the Long Service Levy, which must be paid externally to third parties.

Vas Roberts
Director Community & Regulatory Services