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**Section 94A Levy**

**Development Contributions Plan**

**August 2013**

Contents

[Summary Schedules 1](#_Toc378674021)

[1 Administration and Operation of this Plan 2](#_Toc378674022)

[1.1 Introduction 2](#_Toc378674023)

[1.2 Name of this Plan 2](#_Toc378674024)

[1.3 Area to which this Plan Applies 2](#_Toc378674025)

[1.4 Development to which this Plan Applies 2](#_Toc378674026)

[1.5 Purpose of this Plan 3](#_Toc378674027)

[1.6 Commencement of this Plan 3](#_Toc378674028)

[1.7 Exemptions to the Section 94A Levy 3](#_Toc378674029)

[1.8 Definitions 4](#_Toc378674030)

[1.9 Continuation of Existing Section 94 Plans 4](#_Toc378674031)

[1.10 Council May Require Payment of the Levy as a Condition of Development Consent 4](#_Toc378674032)

[1.11 Complying Development and Obligation of Accredited Certifiers 5](#_Toc378674033)

[1.12 Construction Certificates and Obligation of Accredited Certifiers 5](#_Toc378674034)

[1.13 Deferred or Periodic Payments 5](#_Toc378674035)

[1.14 Determining the Proposed Cost of Carrying out Development 6](#_Toc378674036)

[1.15 Indexing the Proposed Cost of Carrying out Development 7](#_Toc378674037)

[1.16 Cost Estimate Reports Must Accompany a Development Application or Application for a Complying Development Certificate 7](#_Toc378674038)

[1.17 Providing a Report for the Purposes of Section 1.16 of this Plan 8](#_Toc378674039)

[1.18 Calculation of the Levy 8](#_Toc378674040)

[1.19 Adjustment of the Levy 8](#_Toc378674041)

[1.20 When is the Levy Payable? 9](#_Toc378674042)

[1.21 How will the Council Apply Money Obtained from the Levy? 9](#_Toc378674043)

[1.22 Pooling of Levies 9](#_Toc378674044)

[1.23 Savings and Transitional Arrangements 9](#_Toc378674045)

[1.24 Revision of Plan 10](#_Toc378674046)

[2 Expected Development and Demand for Public Facilities 11](#_Toc378674047)

[Appendix A Details of Public Facilities to be Funded by this Plan 12](#_Toc378674048)

[Appendix B Section 94A Levy by Category of Development 14](#_Toc378674049)

[Appendix C Development Contributions Cost Summary Report 15](#_Toc378674050)

[Appendix D Development Contributions Registered\* Quantity Surveyor’s Detailed Cost Report 16](#_Toc378674051)

Tables

[Table 1 Summary Schedule – Public Facilities to be Funded by this Plan 1](#_Toc378674052)

[Table 2 Summary Schedule – Section 94A Levy by Category of Development 1](#_Toc378674053)

[Table 3 Section 94A Levy by Category of Development 2](#_Toc378674054)

[Table 4 Plan Amendments 10](#_Toc378674055)

[Table 5 Estimate of Capital Costs for Cultural Centre at Wyong Memorial Hall Site 13](#_Toc378674056)

# Summary Schedules

The following summary schedules are included in this plan:

* Works Schedule (Table 1) and
* Section 94A levy by category of development (Table 2)

Table 1 Summary Schedule – Public Facilities to be Funded by this Plan

| **Public Facilities** | **Estimated Costs** | **Estimated Timeframe** |
| --- | --- | --- |
| **The Art House, Wyong Shire Performing Arts and Conference Centre**  (Contribution towards Capital Works) | $2,500,000 | 2014 |
| **Cycleway Network** | $1,000,000 | 2011 onwards |
| **TOTAL** | **$3,500,000** |  |

Table 2 Summary Schedule – Section 94A Levy by Category of Development

| **Type of Development** | **Levy (%)** | |
| --- | --- | --- |
| **$100,001 - $200,000** | **$200,001 +** |
| Commercial | 0.5% | 1% |
| Tourist | 0.5% | 1% |
| Government Agencies | 0.5% | 1% |
| Industrial | 0.5% | 1% |
| Rural | 0.5% | 1% |
| Residential (Dwellings and Additions) | 0.5% | 1% |

Refer to Section 1.7 for exemptions.

# 1 Administration and Operation of this Plan

## Introduction

This plan has been prepared to determine the Section 94A levy that applies to particular development types within Wyong Shire and what public facilities are to be funded by the levy.

This plan has been prepared in accordance with the requirements of the EP&A Act and EP&A Regulation.

In preparing the plan Council has had regard to the most recent (2005) practice notes issued by the NSW Department of Planning in accordance with clause 26(1) of the EP&A Regulation.

Levies paid to Council will be applied towards meeting the cost of provision or augmentation of new public facilities. Appendix A provides a summary of new public facilities which will be provided by Council over the coming years, as well as the estimated cost of provision and timing. In relation to the provision of works, the years shown below are indicative only. The provision of any item will be dependent upon the level of funds collected and other specific requirements of the particular project.

## Name of this Plan

This plan is called the Wyong Shire Section 94A Levy Development Contributions Plan dated August 2013.

## Area to which this Plan Applies

This plan applies to all land within the Wyong Local Government Area.

## Development to which this Plan Applies

This plan applies to development specified in the following table.

Table 3 Section 94A Levy by Category of Development

| **Type of Development** | **Levy (%)** | |
| --- | --- | --- |
| **$100,001 - $200,000** | **$200,001 +** |
| Commercial | 0.5% | 1% |
| Tourist | 0.5% | 1% |
| Government Agencies | 0.5% | 1% |
| Industrial | 0.5% | 1% |
| Rural | 0.5% | 1% |
| Residential (Dwellings and Additions) | 0.5% | 1% |

Refer Section 1.7 for exemptions.

## Purpose of this Plan

The primary purpose of this contributions plan is:

* 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 (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
* to publicly identify the purposes for which the levy is required
* to govern the application of money paid to the Council under a condition authorised by this plan

## Commencement of this Plan

This plan commences on 7 August 2013.

## Exemptions to the Section 94A Levy

In accordance with the Minister’s Direction dated 10 November 2006, a levy will not be imposed on development in the following circumstances:

* where the proposed cost of carrying out the development is $100,000 or less
* for the purpose of disabled access
* for the sole purpose of providing affordable housing
* for the purpose of reducing a building’s use of potable water (where supplied from water mains) or energy
* for the sole purpose of the adaptive reuse of an item of environmental heritage
* that has been the subject of a condition under Section 94 under a previous development consent relating to the subdivision of land on which the development is to be carried out
* where a development is to be funded by the Council from development contributions
* where the Council has previously imposed a condition on the same development requiring the payment of a contribution under a Section 94 plan

## Definitions

In this plan, the following words and phrases have the following meanings:

**ABS**means the Australian Bureau of Statistics

**Council** means Wyong Shire Council

**Development Contributions** means a development contribution required to be paid by a condition of development consent imposed pursuant to section 94 of the Act

**EP&A Act** means the Environmental Planning and Assessment Act 1979

**EP&A Regulation** means the Environmental Planning and Assessment Regulation 2000

**Levy** means a levy under section 94A of the EP&A Act authorised by this plan

**Minister** means the Minister administering the EP&A Act

**Public Facility** means a public amenity or public service

**Section 94 Plan** means a development contributions plan made pursuant to Section 94EA of the Act, which authorises the imposition of a condition of development consent requiring the payment of development contributions.

## Continuation of Existing Section 94 Plans

This plan does not repeal any Section 94 plan applying in the Wyong local government area, and those Section 94 plans continue to apply to all development to which they are stated to apply.

There may be some developments that Council will choose to apply the relevant Section 94 contribution rather than the Section 94A levy. The decision on whether to apply Section 94A or Section 94 rests solely with Council and nothing in this plan commits Council to applying the Section 94A levy in lieu of a Section 94 contribution rate or vice versa.

## 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 EP&A Act, this plan authorises the Council to grant consent to development to which this plan applies subject to a condition requiring the applicant to pay to the Council a Section 94A levy as specified in Table 1, provided that the Council does not also impose on the consent a condition pursuant to Section 94 of the Act.

If a Minister’s direction under Section 94E is in force, this plan authorises the Council to grant consent to development subject to a condition which is in accordance with that direction.

## Complying Development and Obligation of Accredited Certifiers

In accordance with Section 94EC(1) of the EP&A Act:

1. Accredited certifiers must in issuing a complying development certificate impose a condition under Section 94 that requires the payment of monetary contributions calculated in accordance with this development contributions plan. The condition of consent shall also require the payment to be made prior to the commencement of works where building works are involved or prior to the commencement of use where no building works are involved.
2. This plan authorises accredited certifiers to impose such a condition. The condition must include a notation that the contribution amounts are indexed on a quarterly basis.
3. The amount of contributions and timing of payment shall be strictly in accordance with the provisions of this contributions plan.

It is the responsibility of accredited certifiers to:

* accurately calculate the quantum of contributions or alternatively seek advice and assistance directly from Council; and
* apply the Section 94 condition correctly.

## Construction Certificates and Obligation of Accredited Certifiers

In accordance with Clause 146 of the EP&A Regulation, 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 monetary contributions has been satisfied.

In particular, the certifier must ensure that the applicant provides a receipt(s) confirming that contributions 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 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 or dedication of land has been agreed by Council. In such cases, Council will issue a letter confirming that an alternative payment method has been agreed with the developer.

## Deferred or Periodic Payments

Council will generally not accept deferred or periodic payment of contributions required under this plan.

Council has, however formulated a policy in relation to the negotiation and preparation of planning agreements which provides for the consideration of deferred or periodic payments.

Consideration of requests for deferral of contributions will involve careful consideration of community/public infrastructure delivery and financial implications for Council.

## Determining the Proposed Cost of Carrying out Development

Clause 25J of the EP&A 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:
2. 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.
3. 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.
4. 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:

1. The cost of the land on which the development is to be carried out;
2. The costs of any repairs to any building or works on the land that are to be retained in connection with the development;
3. The costs associated with marketing or financing the development (including interest on any loans);
4. The costs associated with legal work carried out or to be carried out in connection with the development;
5. Project management costs associated with the development;
6. The cost of building insurance in respect of the development;
7. 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),
8. The costs of commercial stock inventory;
9. Any taxes, levies or charges (other than GST) paid or payable in connection with the development by or under any law.

## Indexing the Proposed Cost of Carrying out Development

Pursuant to clause 25J(4) of the Regulation, the proposed cost of carrying out development is to be indexed quarterly 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 x Current Index) ÷ Base Index**

Where

**IDC** is the indexed development cost

**ODC** is the original development cost estimated by the Council

**Current Index** is the Consumer Price Index, Australia for Sydney as published by the Australian Bureau of Statisticsavailable at the time a levy is paid

**Base Index** is the Consumer Price Index, Australia for Sydney as published by the Australian Bureau of Statistics at the date the original development cost was estimated by the Council

***Note:*** *In the event that the Current Consumer Price Index is less than the previous Consumer Price Index, the indexed rates will remain the same.*

## 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 section, setting out an estimate of the proposed cost of carrying out the development for the purposes of clause 25J of the EP&A Regulation. The following types of report are required:

* where the estimate of the proposed cost of carrying out the development is less than $1,000,000 – no report
* where the estimate of the proposed cost of carrying out the development is between $1,000,001 and $5,000,000 – a cost summary report in accordance with Appendix C
* where the estimate of the proposed cost of carrying out the development is $5,000,001 or more - a detailed cost report in accordance with Appendix D

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 between $1,000,001 and $5,000,000 generally or in a particular case or class of cases.

## Providing a Report for the Purposes of Section 1.16 of this Plan

For the purpose of clause 25J(2) of the EP&A 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 between $1,000,001 and $5,000,000 - a person who, in the opinion of the Council, is suitably qualified to provide a cost summary report
* where the proposed development cost is $5,000,001 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 section to review a report submitted by an applicant in accordance with Section 1.16.

## Calculation of the Levy

The levy will be determined on the basis of the rate set out in Table 3. The levy will be calculated as follows:

**Levy Payable = %C x $C**

Where

**%C** is the levy rate applicable

**$C** is the proposed cost of carrying out the development (see Section 1.14)

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. In these cases, all costs associated with obtaining such advice will be at the expense of the applicant and, if found to be higher than the original estimate of proposed cost of carrying out the development, no construction certificate will be issued until such time that the levy based on the revised valuation has been paid.

## Adjustment of the Levy

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:

**$CO + ($CO x [Current Index – Base Index]) ÷ Base Index**

Where:

**$CO** is the original contribution as set out in the consent

**Current Index** is the Consumer Price Index, Australia for Sydney as published by the Australian Bureau of Statisticsavailable at the time of review of the contribution rate

**Base Index** is the Consumer Price Index, Australia for Sydney as published by the Australian Bureau of Statistics used in the preparation of this plan which is 173.1 (February 2011)

## 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 timing of the payment of the levy is as follows:

* development consent involving subdivision only – prior to release of a subdivision certificate
* development consent involving building works – prior to the release of the first construction certificate
* development consent where no building approval is required – prior to or at the time development consent is granted
* complying development certificate involving building works – prior to commencement of works
* complying development certificate where no building works are proposed– prior to occupation

In regard to the last case, the applicant may make a cash levy payment prior to issue of the development consent or alternatively lodge a suitable bank guarantee, also prior to issue of the consent. This bank guarantee will be called up upon issue of the consent.

## 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 the public facilities that will be or have been provided within the area as listed in Appendix A.

## Pooling of Levies

For the purposes of Section 93E(2) of the EP&A Act, this plan authorises money obtained from Section 94A levies paid in respect of different developments to be pooled and applied (progressively or otherwise) for the public facilities listed in Appendix A.

## Savings and Transitional Arrangements

A development application which has been submitted prior to the adoption of this plan but not determined shall be determined in accordance with the provisions of the plan which applied at the date of determination of the application.

## Revision of Plan

This plan may be reviewed and/or amended if the works identified to be funded by this plan are revised.

Review, amendment and updating of the plan (except for the types of amendments specified in clause 32(3) of the EP&A Regulation) will require preparation and public exhibition of a new contributions plan.

Table 4 Plan Amendments

| **Adoption Date** | **Effective Date** | **Nature of Revision** |
| --- | --- | --- |
| 22 June 2011 | 17 August 2011 | No previous versions |
| 24 July 2013 | 7 August 2013 | Insertion of specific clauses relating to complying development and deferred payment (and minor formatting changes) |

# 2 Expected Development and Demand for Public Facilities

The expected types of development to be levied include, but not limited to, the following:

* Commercial
* Tourist
* Government Agencies
* Industrial
* Rural
* Residential (dwellings and dwelling additions)

The relationship between expected development and the demand for new facilities is established through:

* the population of the Wyong LGA as at June 2009 was estimated to be 149,382[[1]](#footnote-1)
* the Central Coast Regional Strategy[[2]](#footnote-2) identifies the following growth targets for the Wyong local government area over the next 20 years (to 2031):
  + an additional 70,000 people
  + 39,500 new dwellings in existing urban and greenfield areas
  + 19,400 new jobs over the next 25 years
  + an additional 27,000 jobs created within Tuggerah-Wyong, various other town, village and neighbourhood centres, and within the area covered by the draft North Wyong Structure Plan (including the WEZ)
* the increased population will require the provision of additional public facilities
* the increased population will place pressure on existing public facilities and reduce the existing population’s enjoyment and standard of public facilities
* the investment in private sector development as a result of the increased population and significant job creation will create community demands and expectations for additional and improved investment in public facilities
* the Section 94A levy will enable Council to provide additional public facilities to meet the expectations of the existing and new residents of the Shire. The public facilities to be funded are set out in Appendix 1

# Appendix A Details of Public Facilities to be Funded by this Plan

#### The Art House, Wyong Shire Performing Arts and Conference Centre ($2,500,000 contribution towards capital works)

*A Cultural Plan for Wyong Shire* *2005* identified a lack of cultural facilities in the Shire for a broad range of activities such as performance, rehearsal, workshops, outdoor performance, collection management and exhibitions. This will become more acute as the population of the Shire increases. This view was expressed both by practitioners (community groups, individual artists etc) and by people who are the audience for arts and entertainment. Whilst there are several small district level facilities in the Shire, (eg. Toukley Arts Centre and a dance studio at Wadalba Public School) there is no cultural facility of a shire wide nature.

The *Cultural Plan for Wyong Shire* *2005* recommended, in addition to district level facilities for arts and culture, that Council “establish and resource a Performing Arts Facility [now referred to as The Art House]… to provide a focus for community cultural activity, community pride and to nurture youth performing arts activity.” It is appropriate for such a facility to be funded by future development across the Shire as all residents potentially benefit from the existence of such a facility.

In 2005 Council commissioned a feasibility study that recommended a performing arts centre to support a diversity of arts programming and that included a main theatre of up to 400 seat capacity and a smaller “black box” studio space for performance, workshops and exhibitions. Such a facility would be of shire wide significance.

In 2006 Council undertook to develop a detailed business plan and concept design informed by the feasibility study.

The outcomes of the feasibility study and project plan were developed into a concept business plan in 2007 and further refined in 2008. The business plan was based on a general design configuration of the proposed centre for the purposes of establishing projected construction and operational costs. The 2008/09 Management Plan included funds to progress the survey, investigation and design component of the Cultural Centre ready for lodgement of a development application.

The following provides an outline of what is proposed. It is proposed to build a 3,800m² (building area) Arts Centre on the Memorial Hall site in Wyong Township. The Arts Centre will contain the following core facilities:

* main auditorium seating 500 people
* a studio auditorium with 120 retractable seats for intimate and other performances (community programs, smaller travelling shows, recitals), able to serve also as a rehearsal/exhibition space
* box office/bar
* meeting room(s)
* office
* generous foyer space to accommodate functions and displays
* an exhibitions gallery as an extension to the foyer
* foyer bar/café
* administration, backstage and service facilities
* a rehearsal/dance studio/storage area
* under-stage pit and Orchestra pit – sufficient to accommodate up to 30 musicians

The Arts Centre is proposed as a local facility servicing Wyong Shire residents and visitors, developed to address the existing need for accessible cultural facilities in this area of the Central Coast. The longer term need for a regional facility is to be addressed in the Regional Cultural Strategy.

Sketch design work has been completed and the project has been granted a DA by the Regional Planning Panel. This stage involved a capital cost estimate. The following table indicates the current estimate of capital costs for the proposed Arts Centre.

Table 5 Estimate of Capital Costs for Cultural Centre at Wyong Memorial Hall Site

| **Capital Cost Estimates** | **Cost Estimate** |
| --- | --- |
| Building including:  Demolition, site preparation, construction and contingencies | $17M |
| Other costs including:  Design fees, authority fees, public art, furniture and equipment | $3.5M |
| Cost Escalation – over 4 years at 3% p.a. | $1.9M |
| Car Parking Contributions – under Section 94 | $2M |
| **TOTAL COST (in 2012 $)** | **$24.4M** |

Funds collected through a Section 94A levy will contribute $2.5million to this project.

#### Cycleway Network ($1,000,000 contribution)

Council has a program for the continued extension of the Shire’s cycleway network to meet the demands of both the existing and future population. Currently a total of 110 kilometres of off-road cycleway has been constructed, with a further 400 kilometres proposed over the next twenty years.

This plan seeks to collect contributions for new works only.

The proposed works are based upon providing linkages to key attractors and generators as detailed in Council’s 2010 *Bicycle and Shared Pathway Strategy.* Annual expenditure for cycleways is included in Council’s Annual Plan.

The current population has supplied the existing cycleway network within the Shire. It is therefore considered reasonable for the future population to supply the remainder of cycleway network.

Funds collected through a Section 94A levy (expected to be $1 million) will be spent annually in conjunction with Council’s normal cycleway expenditure programme as identified in the Roads and Stormwater Business Plan and Council’s Annual Plan and 4-year Delivery Plan.

# Appendix B Section 94A Levy by Category of Development

See Summary Schedules for a summary of levies sought through this plan.

# Appendix C Development Contributions Cost Summary Report

#### (Development Cost between $1,000,001 and $5,000,000)

|  |  |  |  |
| --- | --- | --- | --- |
| **Development Application No:** |  | **Reference:** |  |
| **Complying Development Certificate Application No:** |  | **Date:** |  |
| **Construction Certificate No:** |  |  |  |

|  |  |
| --- | --- |
| **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)

# Appendix D Development Contributions Registered\* Quantity Surveyor’s Detailed Cost Report

#### (Development Cost $5,000,001 or more)

\*A member of the Australian Institute of Quantity Surveyors

|  |  |  |  |
| --- | --- | --- | --- |
| **Development Application No:** |  | **Reference:** |  |
| **Complying Development Certificate Application No:** |  | **Date:** |  |
| **Construction Certificate No:** |  |  |  |

|  |  |
| --- | --- |
| **APPLICANT’S NAME:** |  |
| **APPLICANT’S ADDRESS:** |  |
| **DEVELOPMENT NAME:** |  |
| **DEVELOPMENT ADDRESS:** |  |

**Development Details:**

|  |  |  |  |
| --- | --- | --- | --- |
| Gross Floor Area – Commercial | m2 | Gross Floor Area – Other | m2 |
| Gross Floor Area – Residential | m2 | Total Gross Floor Area | m2 |
| Gross Floor Area – Retail | m2 | Total Site Area | m2 |
| Gross Floor Area – Car Parking | m2 | Total Car Parking Spaces |  |
| **Total Development Cost** | **$** |  |  |
| **Total Construction Cost** | **$** |  |  |
| **Total GST** | **$** |  |  |

**Estimate Details:**

|  |  |  |  |
| --- | --- | --- | --- |
| **Professional Fees** | **$** | **Excavation** | **$** |
| % of Development Cost | % | Cost per m2of Site Area | $ /m2 |
| % of Construction Cost | % | **Car Park** | **$** |
| **Demolition and Site Preparation** | **$** | Cost per m2of Site Area | $ /m2 |
| Cost per m2of Site Area | $ /m2 | Cost per Space | $ /m2 |
| **Construction - Commercial** | **$** | **Fit-out – Commercial** | **$** |
| Cost per m2 of Commercial Area | $ /m2 | Cost per m2 of Commercial Area | $ /m2 |
| **Construction – Residential** | **$** | **Fit-out – Residential** | **$** |
| Cost per m2of Residential Area | $ /m2 | Cost per m2 Residential Area | $ /m2 |
| **Construction – Retail** | **$** | **Fit-out – Retail** | **$** |
| Cost per m2of Retail Area | $ /m2 | Cost per m2 of Retail Area | $ /m2 |

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 Wyong at current prices
* included GST in the calculation of the 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:** |  |

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

1. Cat 3218.0 - Regional Population Growth, Australia, 2008-09, Australian Bureau of Statistics [↑](#footnote-ref-1)
2. Central Coast Regional Strategy 2006-31, NSW Department of Planning 2008 [↑](#footnote-ref-2)