

Section 7.12

Development Contributions Plan: Kensington and Kingsford Town Centres- Draft



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1. Introduction

Section 7.12 of the *Environmental Planning and Assessment Act 1979* [the Act] allows councils to impose, as a condition of development consent or as a condition of a complying development certificate, a requirement that the applicant pay a levy of a fixed percentage of the cost of the proposed development. Levies collected are applied towards the provision, extension and augmentation of public facilities and infrastructure required to maintain and enhance the amenity and service delivery within a specific area. The Act requires that a development contribution levy imposed under s7.12 be in accordance with a development contributions plan.

This 7.12 Development Contributions Plan (the Plan) applies to the Kensington and Kingsford town centres. It authorises Randwick City Council to require the payment of a fixed levy based on the cost of works for development located within the Kensington and Kingsford town centres as a condition of development consent or complying development certificate. The quantity of the levy and the types of development which attract the levy are set out in this Plan.

The Kensington and Kingsford town centres are expected to undergo substantial urban renewal and projected to accommodate an estimated additional floor space of 24,900m² for employment and 103,700m² for residential over the next 15 years. The main catalyst for this growth is Government investment in the City to South East Light Rail network and increased density and development capacity to be provided by proposed amendments to the RLEP 2012 for both town centres, as outlined in the Kensington and Kingsford town centres planning strategy and planning proposal.

The growth in residential population and employment will generate demand for the provision and augmentation of public infrastructure and amenities, as well as continued need for maintenance and upgrades of the existing public domain setting of both town centres. Future redevelopment and revitalisation of the Kensington and Kingsford town centres is also contingent on the right type of public facilities and infrastructure to provide the environment for continued growth and investment to occur.

A list of infrastructure items needed to support growth in the town centres over the next 15 years are provided in Schedule 1. These include, amongst other things, essential public domain works such as footpath widening and the undergrounding of overhead powerlines to accommodate the light rail infrastructure and improve carrying capacity, Council owned carparks upgrades, and the provision of open space and street furniture to improve the amenity of the town centres.

Council has received in principle approval from the Department of Planning, Industry and Environment for a fixed levy on the cost of development of up to 3% to fund the required infrastructure to support the growth in the Kensington and Kingsford town centres. Following exhibition of this plan, the Department of Planning, Industry and Environment will make their final recommendation to the Minister for Planning and Public Spaces, to consider an amendment to the Environmental Planning and Assessment regulations to allow an exception to the maximum rate payable under s7.12 from 1% to 3% for the Kensington and Kingsford town centres.

2. Administration and Operation

1. What is the name of this Plan?

This Plan is called the *Randwick City 7.12 Development Contributions Plan 2019 – Kensington and Kingsford Town Centres- draft*

2. Date of commencement

This Plan commences on **(insert date)**

3. What is the purpose of this Plan?

The purposes of this Plan are to:

(3.1) authorise the imposition of a condition on certain development consent and complying development certificates, requiring the payment of a contribution pursuant to section 7.12 of the *Environmental Planning and Assessment Act 1979*

(3.2) to provide the framework for funding towards the provision, augmentation or extension of public amenities and services identified by Randwick City as necessary to support the expected growth and urban renewal of the Kensington and Kingsford town centres

(3.3) to publicly identify the purposes for which development contributions levies are required. The main public amenities which the development contributions are required and priorities for expenditure are set out in Schedule 1.

4. Land to which this Plan applies

This Plan applies to all land zoned B2 Local Centre within the Kensington and Kingsford town centres. The Kensington and Kingsford town centres are identified on the land application maps (Figures 1 and 2).

5. Development to which this Plan applies

This Plan applies to development on land to which this Plan applies that requires development consent or a complying development certificate within the Kensington and Kingsford town centres.



Figure 1: Kensington Town Centre
Source: Randwick City Council

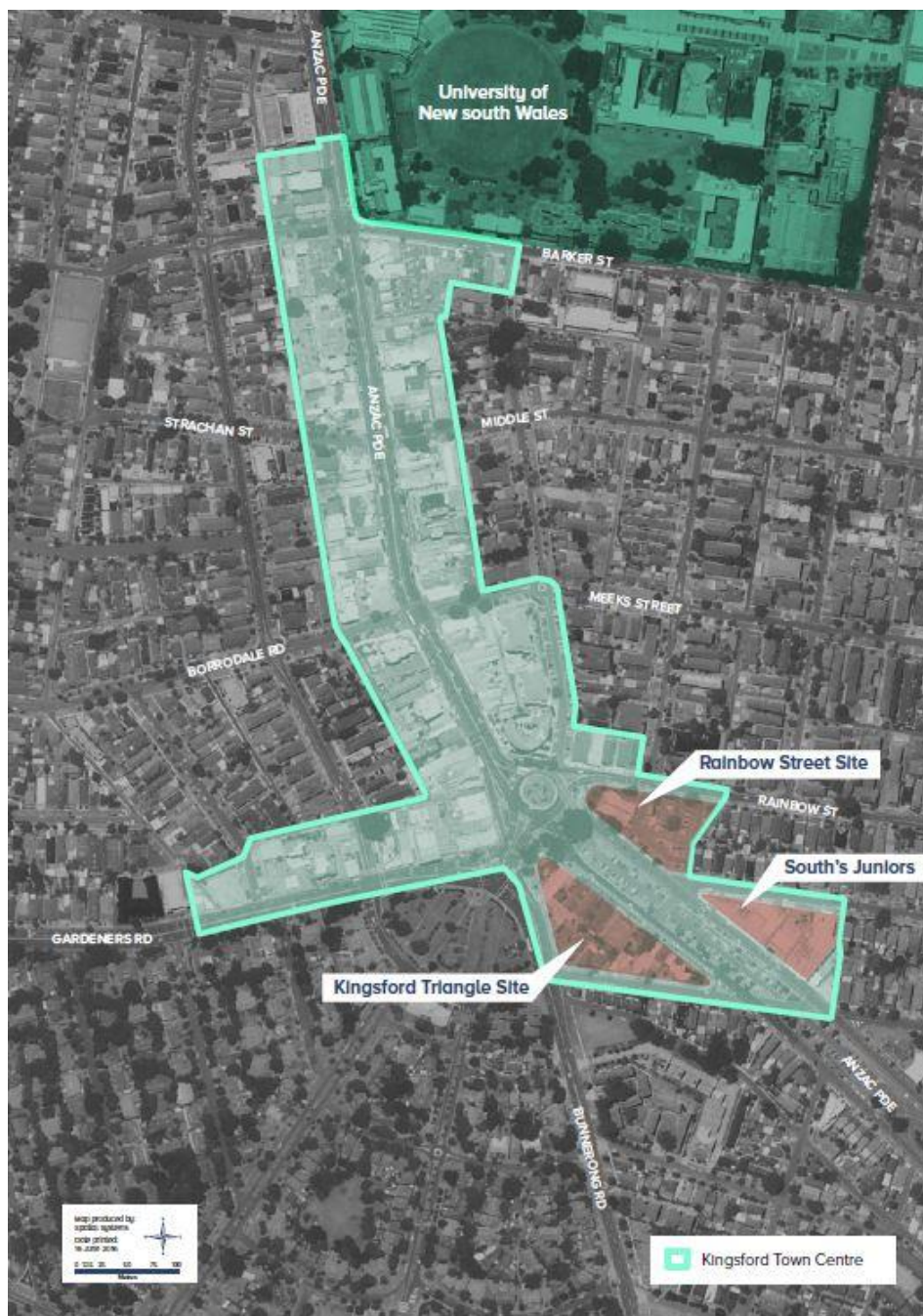


Figure 2: Kingsford Town Centre
Source: Randwick City Council

6. What is the relationship with other contributions plans?

This Plan repeals any other Contributions Plans (s7.12 Plans) in so far as they apply to this land.

7. Payment of a levy as a condition of development consent?

This Plan authorises Council to grant consent to development to which this Plan applies, subject to a condition requiring the applicant to pay a levy based on the proposed cost of carrying out the development, as outlined in Table 1 below.

Conditions authorised by this Plan are subject to any direction given by the Minister for Planning and Public Places under s 7.17 of the Act. This Plan authorises the imposition of conditions which are in accordance with any such direction. Any direction given by the Minister under s 7.17 of the Act and in force from time to time may be attached to this Plan, but does not form part of this Plan for the purposes of the Act.

Table 1: s7.12 Levy for Development Applications

Proposed cost of carrying out the development	Maximum percentage of the levy
Up to \$100,000	Nil
\$100,001 - \$200,000	0.5 percent
More than \$200,000 – up to and including \$250,000	1.0 percent
More than \$250,000	3%

8. Payment of a levy as a condition of issuing a Complying Development Certificate

This Plan authorises 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 the Council a levy based on the proposed cost of carrying out the development, as outlined in Table 2 below.

Conditions authorised by this Plan are subject to any direction given by the Minister for Planning and Public Places under section 7.17 of the Act from time to time, and this Plan authorises the imposition of conditions which are in accordance with any such direction. Any direction given by the Minister under section 7.17 of the Act and in force from time to time may be attached to this Plan, but does not form part of this Plan for the purposes of the Act.

Table 2: s7.12 Levy for Complying Development

Proposed cost of carrying out the development	Maximum percentage of the levy
Up to \$100,000	Nil
\$100,001 - \$200,000	0.5 percent
More than \$200,000 – up to and including \$250,000	1.0 percent
More than \$250,000	3%

9. Determination of proposed cost of development

Clause 25J of the *Environmental Planning and Assessment Regulation 2000* (“the Regulation”) sets out how the proposed cost of carrying out development is to be determined. That clause provides as follows:

- (9.1) The proposed cost of carrying out development is to be determined by Council, for the purposes of this Plan, by finding the sum of all the costs and expenses that have been or are to be incurred by the applicant in carrying out the development, including the following:
 - (9.1.1) 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,
 - (9.1.2) 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,
 - (9.1.3) 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.
- (9.2) The following costs and expenses are not to be included in any estimate or determination of the proposed cost of carrying out development:
 - (9.2.1) the cost of the land on which the development is to be carried out,
 - (9.2.2) the costs of any repairs to any building or works on the land that are to be retained in connection with the development,
 - (9.2.3) the costs associated with marketing or financing the development (including interest on any loans),
 - (9.2.4) the costs associated with legal work carried out or to be carried out in connection with the development,
 - (9.2.5) project management costs associated with the development,
 - (9.2.6) the cost of building insurance in respect of the development,
 - (9.2.7) 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),
 - (9.2.8) the costs of commercial stock inventory,
 - (9.2.9) any taxes, levies or charges (other than GST) paid or payable in connection with the development by or under any law.

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

In accordance with clause 25J(4) of the Regulation and, for the purposes of this Plan, the proposed cost of carrying out development is to be indexed to reflect quarterly variations in the Consumer Price Index, All Group Index Number for Sydney between the date the proposed cost was determined by Council and the date the levy is paid.

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

$$\text{IDC} = \text{ODC} \times \text{CP2/CP1}$$

Where:

- IDC** = the indexed development cost
- ODC** = the original development cost determined by the Council
- CP2** = the Consumer Price Index, All Groups, Sydney, as published by the ABS in respect of the quarter ending immediately prior to the date of payment
- CP1** = the Consumer Price Index, All Groups, Sydney as published by the ABS in respect of the quarter ending immediately prior to the date of imposition of the condition requiring payment of the levy

11. Cost estimate reports must accompany all applications

A development application or an application for a complying development certificate is to be accompanied by a report, prepared at the applicant's cost, 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:

- (11.1) 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,
- (11.2) 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.

12. Approved persons for the provision of cost estimate reports

- (12.1) For the purpose of clause 25 J(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:
 - (12.1.1) 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,
 - (12.1.2) 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 to provide a detailed cost report.
- (12.2) upon reviewing a cost summary report or detailed cost report, the Council may, at the applicant's cost, require a further estimate to be provided by a registered quantity surveyor,
- (12.3) 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 11.

13. Exemptions to the levy

(13.1) Development exempted by Ministerial direction

Under the provisions of s7.17 of the Act the Minister for Planning and Public Places has specified exemptions from a levy under this Plan to apply to the following development:

- (13.1.1) where the proposed cost of carrying out the development is \$100,000 or less
- (13.1.2) for the purpose of disabled access
- (13.1.3) for the sole purpose of providing affordable housing
- (13.1.4) for the purpose of reducing the consumption of mains supplied potable water, or reducing the energy consumption of a building
- (13.1.5) for the sole purpose of the adaptive reuse of an item of environmental heritage,
- (13.1.6) 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.

(13.2) Other development exempted from the levy

Other exemptions from a levy under this Plan may be considered by the Council for the following development, or components of development:

- (13.2.1) Places of worship, public hospitals, police stations, fire stations, and other emergency services
- (13.2.2) Works proposed to be undertaken for charitable purposes by, or on behalf of, a not-for-profit charity (as defined by the ATO) but only in cases where the development is of a small scale, for example a retail outlet operated by the Salvation Army, St Vincent de Paul or similar organisations, and where the Council considers that there will not be an increase in the demand for public works or infrastructure as a result of the development which would warrant the payment of a Section 7.12 levy
- (13.2.3) Seniors housing, as defined in the *State Environmental Planning Policy (Housing For Seniors or People with a Disability) 2004* which is undertaken by a social housing provider
- (13.2.4) Applications submitted by or on behalf of Randwick City Council

- (13.3) Those applicants which seek exemption from a levy under this Plan must provide a comprehensive submission to the Council, which clearly demonstrates how the proposed development falls within one of the development types defined above, prior to the Council determining whether such an exemption applies.

In considering any application for an exemption the Council will take into account:

- (13.3.1) the extent to which the proposed development comprises or includes the provision, extension or augmentation of public amenities or public services that provide a public benefit, and/or
- (13.3.2) whether the applicant is affected by any adverse financial circumstance which will impact on its ability to fund the payment of any levy which is imposed in accordance with this Plan.

14. Application of money obtained under this plan

Monies paid to the Council under a condition authorised by this Plan are to be applied by 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.

15. Priorities for expenditure

Subject to section s7.3 of the Act and clause 17 of this Plan, the public facilities listed in Schedule 1 are to be provided in accordance with the staging set out in that schedule.

16. Pooling of levies

For the purpose of section s7.3 of the Act, this Plan authorises monies 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.

17. Timing of payments

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 4 of the Act including a subdivision certificate, construction certificate or complying development certificate.

18. Construction certificates and the obligation of certifying authorities

For the purpose of clause 146 of the Regulation, a certifying authority (the Council or Accredited Certifier) must not issue a construction certificate for building work or subdivision work under a development consent unless it is satisfied of compliance with each condition requiring the payment of a levy before work is carried out in accordance with the condition of consent.

The certifying authority must cause the applicant's receipt for payment of the levy to be provided to Council concurrent to the provision of other documents required under clause 142(2) of the Regulation.

19. Complying development and the obligation of certifying authorities

In accordance with s7.21 of the Act, where a certifying authority (the council or an accredited certifier) issues a complying development certificate in respect of development to which this Plan applies, the certificate must be subject to a condition requiring the applicant to pay to the Council the levy in accordance with this Plan.

The imposition of a condition on a complying development certificate issued by a certifying authority as authorised by this Plan is subject to compliance with any Ministerial directions given under section s7.17 of the Act.

20. Deferred or periodic payments

The Council may allow deferred or periodic payment of monetary s7.12 contributions for staged development applications only, subject to consideration of a written application made to the Council.

The decision to accept a deferred or periodic payment is at the sole discretion of the Council, which will consider:

- a) The reasons provided by the applicant requesting a deferred or periodic payment,
- b) Whether the applicant has provided the Council with adequate security in relation to the deferred or periodic payment,
- c) Any other relevant circumstances of the case.

If the Council determines to allow the application, the arrangements relating to the deferred or periodic payment will not take effect until the applicant has entered into a written agreement with the Council reflecting the terms of the Council's approval.

The Council may, as a condition of accepting deferred or periodic payment, require the provision of a bank guarantee where:

- a) The guarantee is by an Australian bank for the total or outstanding contribution amount plus interest.
- b) The guarantee requires the bank to unconditionally pay the guaranteed sum to the Council at the time specified in the agreement.
- c) The applicant will be required to pay all costs incurred in the establishment, operation, administration or discharge of the bank guarantee.

The bank's obligations are discharged when payment to the Council is made in accordance with the guarantee, or when the Council notifies the bank in writing that the guarantee is no longer required, or if the related consent lapses.

21. Alternative payments

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

(21.1) Offer made to the Council as part of a development application

If an applicant does not wish to pay a levy 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 s 4.17 of the Act requiring the works to be carried out or the material public benefit to be provided in-lieu of a condition requiring payment of a levy under s7.12. 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, with updates 2006) and may consider matters such as, but not limited to, the following:

(21.1.1) The Council must be satisfied that the land so dedicated or the material public benefit is of equal or greater value than the monetary contribution that would otherwise be required, and

(21.1.2) in situations where the material public benefits that are proposed involve works-in-kind, the Council will only accept such an offer where the works are constructed by the developer to the Council's standards and then transferred to Council.

(21.2) Offer made to the 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 s4.55 of the Act.

If the applicant does not wish to pay the levy, the applicant may make an application to the Council under section 96 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.

(21.3) Offer to enter into a voluntary planning agreement

If an applicant does not wish to pay a levy in connection with the carrying out of development, the applicant may offer to enter into a voluntary planning agreement with the Council under s7.4 of the Act in connection with the making of a development application.

Under a 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 or 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 a 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 s 7.7 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.

Definitions

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

ABS means the Australian Bureau of Statistics

Council means Randwick City Council

Levy means a levy under s7.12 of the Act authorised by this plan

LGA means the local government area

Minister means the Minister administering the *Environmental Planning and Assessment Act 1979*

Public facility means a public amenity or public service,

Randwick LEP is the *Randwick Local Environmental Plan 2012*

Staging as in schedule 1 means: Short Term 1-2 years Medium Term 3 -4 years Long Term 5-10 years
Ongoing, continuing works

Social Housing Provider has the same meaning as Social Housing Provider under the *State Environmental Planning Policy for Seniors or People with a Disability 2004*

the Act means the *Environmental Planning and Assessment Act 1979*

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

22. Development potential for Randwick City

This part broadly discusses the relationship between the expected types of development the Kensington and Kingsford town centres and the subsequent demand for additional public amenities and services. The relationship is established through current demographic information.

Demand for public amenities and infrastructure

Additional capacity afforded by revised planning controls for the Kensington and Kingsford town centres is anticipated to result in 24,900m² commercial and retail floor space and 103,700m² residential floor space, translating into an increase of population and jobs over the next 15 years. The growth in residential population, employment and visitors will require and generate demand for new, extended and augmented public facilities and infrastructure.

The RLEP 2012 provisions for Kensington and Kingsford town centres capitalise on the key drivers that make these centres attractive for new housing and business- proximity to the University of NSW, NIDA and Randwick Hospitals Campus and the Sydney CBD, and improved accessibility from the Sydney CBD to South East light rail.

In addition, the Eastern City District Plan has identified that redevelopment of Kensington and Kingsford town centres will help support the adjoining Randwick Collaboration Area comprising the University of NSW and Randwick Hospitals Campus- an important strategic centre delivering substantial economic benefits to the Eastern District and wider Metropolitan Sydney. The town centres' location in relation to the Randwick Collaboration Centre means they have an important role in providing housing, employment and services for workers, residents and visitors.

Demand for public infrastructure has been identified in the Kensington and Kingsford Town Centre Planning Strategy (endorsed by Council in December 2016) and supplementary feasibility studies and investigations. These studies have demonstrated that adequate public facilities and infrastructure is needed to maintain and grow the town centres' capacity to accommodate employment, economic development and housing. Unless there is adequate investment in public facilities and infrastructure, the levels of service and amenity for existing and future residents, workers and visitors will further decline.

The Kensington and Kingsford Town Centre Planning Strategy has identified a number of community infrastructure and public domain improvements to cater for expected growth in demand. These include:

- Widened footpaths, urban plazas, new laneways and pedestrianised streets in the vicinity of light rail stops and the light rail terminus
- Undergrounding of overhead powerlines
- Traffic calming and parking reconfiguration measures

The additional or improved public facilities to be provided to meet the expected future development are set out in Schedule 1.

In order to fund the necessary works, Council has sought approval from the Minister for Planning to apply a section 7.12 levy of up to 3% on development which is yet to be finalised. This is based on the understanding that additional capacity afforded under the RLEP 2012 for Kensington and Kingsford town centres would require an appropriate level of investment in public infrastructure and services.

Development Form and Potential

The Kensington and Kingsford Town Centre Planning Strategy together with the RLEP 2012, provide opportunities for additional development that will generate demand for key community and local infrastructure.

The expected development which will generate the demand for key community and local infrastructure include:

- Shop top Housing
- Mixed Use development
- Commercial development including retail, business and office premises
- Student housing/boarder houses

- Alterations and additions to mixed use and commercial development
- Changes of use

The relationship between expected development and the demand for community and local infrastructure is established through:

- the likely population and employment growth previously identified in this Plan that will require the provision of additional public facilities to meet additional demand.
- the likely population and employment growth that will diminish the enjoyment and standard of public facilities for the existing population unless additional facilities are provided to meet the additional demand.
- the resulting increased investment in private sector developments including rebuilding and expansion of developments that will create community demands and expectations for increased and improved investment in public facilities.
- The expected increase in visitation to the centres resulting from improved access created by the light rail infrastructure and improvements.

The Kensington and Kingsford Town Centre 7.12 levy will assist Council in providing high quality and diverse public facilities of the existing and new residents, workers, businesses and visitors in the Kingsford and Kensington town centres, to realise the outcomes of the Kensington and Kingsford Town Centre Planning Strategy.

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23. Works Schedule

The works listed in this schedule may be funded from a mix of sources, including contributions collected from this Plan.

Staging as in this schedule means:

Short Term 1–2 years

Medium Term 3–4 years

Long Term 5–10 years

Ongoing, continuing works

Kingsford Town Centre				
Map Ref No	Item	Public facility and/or works	Expenditure (\$)	Staging
*	a	Public art	1,250,000	Short
1	b	Improvements to Council owned carpark in Middle Lane/Meeks St	1,000,000	Medium/Long
2	c	Improvements to Council owned carparks in Houston Lane and Houston Road carparks	1,000,000	Short
3	d	Undergrounding of overhead power lines	2,000,000	Short/Medium
4	e	Multifunctional poles/smart poles	1,120,000	Short
*	f	Night time economy support measures	1,000,000	Medium
6	g	Kensington Park improvements	1,600,000	Medium
*	h	Pneumatic waste collection	7,600,000	Long
7	i	Contributions planning management and studies	250,000	Ongoing
Total			16,820,000	

* Subject to project identification and scoping



Kensington Town Centre				
Map Ref No	Item	Public Facility and/or works	Expenditure	Staging
*	a	Public art	1,250,000	Short
1		Future open space acquisition (general)	12,000,000	Long
2	c	Anzac Parade footpath embellishments	2,000,000	Short/Medium
3	d	Other public realm works, upgrades and general landscape improvements	3,000,000	Short/Medium
4	e	Footpath widening/separated cycleway along Todman Ave and Kensington Public School	1,000,000	Short/Medium
*	f	Night time economy support measures	1,000,000	Short/Medium
6	h	Council car park upgrade Addison St/Anzac Pde	1,200,000	Medium
7	i	Undergrounding of overhead powerlines	2,625,000	Short/Medium
8	j	Multi-functional pole/smart poles	1,200,000	Short
*	k	Pneumatic Waste Collection	6,400,000	Long
9	l	Contributions planning management and studies	250,000	Ongoing
Total			31,925,000	

* Subject to project identification and scoping



Figure 4: Capital works in Kensington town centre

Cost Summary Report

[Development cost of less than \$500,000]

Development Application No: _____ Complying Development Application No: _____
Date: _____ Development Name: _____
Applicant's Name: _____ Development Address: _____
Applicant's Address: _____

ESTIMATE DETAILS

(\$)

Demolition and alterations: _____
Structure: _____
External walls, windows and doors: _____
Internal walls, screens and doors: _____
Wall finishes: _____
Floor finishes: _____
Ceiling finishes: _____
Fittings and equipment: _____
Hydraulic services: _____
Mechanical services: _____
Fire services: _____
Electrical services: _____
Lift services: _____
External works: _____
External services: _____
Other related work: _____
Sub-total: \$ _____
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 for a complying development certificate;
- Calculated the development costs in accordance with the definition of development costs in Clause 25J of the Environmental Planning & Assessment Regulation 2000 at current prices;
- Included GST in the calculation of development cost.

Signed: _____

Name: _____

Position and Qualifications: _____

Date: _____

Registered Quantity Surveyor's Detailed Cost Report

[Development cost of \$500,000 or more]

Development Application No: _____ Complying Development Application No: _____

Date: _____ Development Name: _____

Applicant's Name: _____

Development Address: _____

Applicant's Address: _____

DEVELOPMENT DETAILS

GFA – Commercial (m²): _____ GFA – Parking (m²): _____

GFA – Residential (m²): _____ GFA – Other (m²): _____

GFA – Retail (m²): _____ Total GFA (m²): _____

Total Development Cost: _____ Total Site Area (m²): _____

Total Construction Cost: _____ Total Car Parking Spaces: _____

Total GST: _____

ESTIMATE DETAILS

Professional Fees (\$): _____ Construction (Commercial): _____

% of Construction Cost: _____ Total Construction Cost: _____

% of Demolition Cost: _____ \$/m² of Site Area: _____

Demolition & Site Preparation: _____ Construction: _____

(Residential) Total Construction Cost: _____ Total Construction Cost: _____

\$/m² of Site Area: _____ \$/m² of Site Area: _____

Fitout (Residential): _____ Fitout: _____

(Commercial) Total Construction Cost: _____ Total Construction Cost: _____

\$/m² of Site Area: _____ \$/m² of Site Area: _____

Fitout (Retail): _____ Parking: _____

Total Construction Cost: _____ \$/m² of Site Area: _____

\$/m² of Site Area: _____ \$/space: _____

I certify that I have:

- Inspected the plans the subject of the application for development consent or for a complying development 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 & Assessment Regulation 2000 at current prices;
- Included GST in the calculation of development cost; and
- Measured Gross Floor Areas in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual Volume 1, Appendix A2.

Signed: _____

Name: _____

Position and Qualifications: _____

Date: _____

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