



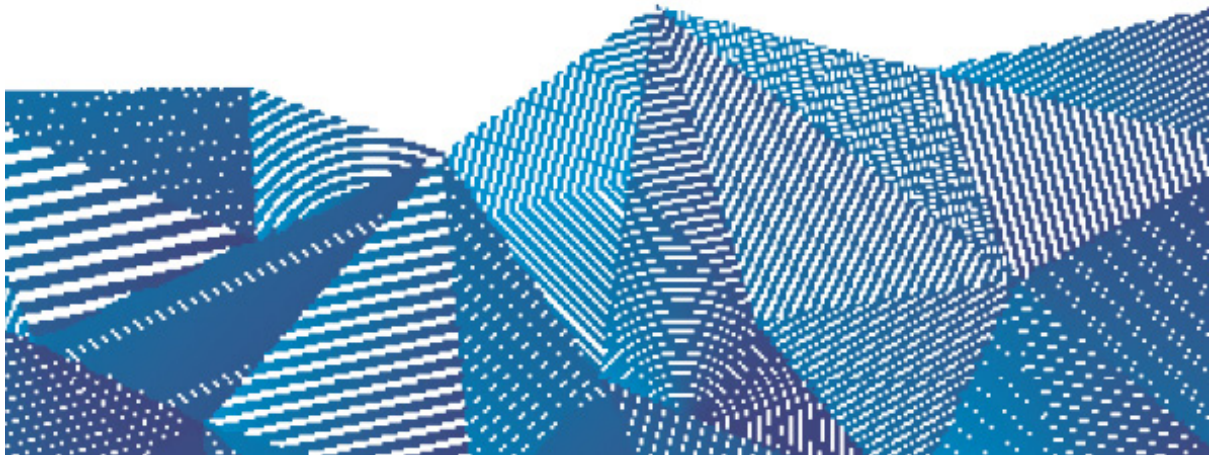
Lake Macquarie City Council

Section 7.12 Contributions Plan - Citywide 2019

Reference: F2019/00145

Adopted by Council: 11 June 2019

Plan commencement: 1 July 2019



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Part 1 Administration and Operation of the Plan

1.1 What is the name of this development contributions plan?

This Plan is named “The Lake Macquarie City Council Section 7.12 Contributions Plan – Citywide 2019” (the Plan).

1.2 What land does this Plan apply to?

This Plan applies to all land within the Lake Macquarie City Local Government Area as shown in Schedule A.

This Plan repeals the Lake Macquarie Section 94 Contributions Plan No.6, 2007 – Hillsborough Road.

This Plan does not repeal any other section 7.11 Plan applying within the Lake Macquarie City Local Government Area.

1.3 What development does this Plan apply to?

This Plan applies to non-residential development, and certain mixed-use development and tourist and visitor accommodation and movable dwellings identified in clause 1.3(a).

This Plan does not apply to any non-residential development that in Council’s opinion, generates a Road Haulage Levy under the applicable Section 7.11 Plan.

Any existing section 7.11 Plan will no longer apply to development to which this Plan applies.

(a) Mixed-use development

Mixed-use development will be levied in the following way, where it contains residential development:

Table 1.1 Mixed-use development – Residential

Development Type	Plan to apply
Mixed-use development that includes 1 dwelling	This Plan
A Mixed use development that includes 2 or more dwellings	The relevant 7.11 Plan applicable to the development site

Mixed-use development will be levied in the following way, where it contains tourist and visitor accommodations and movable dwellings:

Table 1.2 Tourist and visitor accommodation (VA) and movable dwellings (MD)

Development Type	Plan to apply
Mixed-use development that includes 2 or less VA and/or MD	This Plan
Mixed-use development that includes 3 or more VA and/or MD	The relevant 7.11 Plan applicable to the development site

1.4 Application of Section 7.12 levies

This Plan authorises Council to grant consent to development to which this Plan applies subject to a condition requiring this payment of a 7.12 levy as specified in the following table:

Table 1.3 Summary schedule

Proposed cost of the development	Percentage % of the levy
Less than and including \$100,000	Nil
More than \$100,000 and up to and including \$200,000	0.5%
More than \$200,000	1.0%

1.5 When does this Plan commence?

This Plan takes effect from the date specified within the public notice under clause 31(4) of the *Environmental Planning and Assessment Regulation 2000* (the Regulation).

The Lake Macquarie City Council Section 7.12 Contributions Plan – Citywide 2019 was approved by Council on 11 June 2019 and came into effect on 1 July 2019.

1.6 What is the purpose of this Plan?

To authorise the imposition of a condition on certain development consents and complying development certificates requiring the payment of a contribution under section 7.12 of the *Environmental Planning and Assessment Act 1979*.

This Plan aims to enable Council to provide the appropriate public amenities or public services which are required to maintain and enhance amenity and service delivery within the area. It will also publicly identify the purposes for which the levies are required and to govern the application of money paid to the Council under a condition authorised by this Plan

1.7 Are there any exemptions to the levy?

The following directions under the former section 94E (now section 7.17(1)(d)) of the *Environmental Planning and Assessment Act 1979* have been made by the Minister for Planning and therefore a section 7.12 levy cannot be imposed on development:

Table 1.4 Exemptions

If a development contribution under section 7.11 of the Act has been required in respect of the subdivision of land (initial subdivision), a levy under section 7.12 of that act may not be required in respect of any other development on the land, unless that other development will, or is likely to, increase the demand for public amenities or public services beyond the increase in demand attributable to the initial subdivision

Seniors under *State Environmental Planning Policy (Housing for Seniors or People with a Disability)2004* by a social housing provider

Council also does not impose a Section 7.12 levy on the following development:

Table 1.5 Additional exemptions by Council

An application on or behalf of Council for community infrastructure, such as but not limited to libraries, community facilities, recreation areas, recreation facilities and car parks

1.8 Pooling of levies

For the purposes of section 7.3(2) of the Act, this Plan authorises money obtained from levies paid in respect of different developments to be pooled and applied by the Council progressively towards the recoupment and provision of the public services and public amenities listed in Schedules B.1 and B.2.

1.9 Construction certificates and the obligations of accredited certifiers

Clause 146 of the Regulation provides that 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 a levy has been satisfied.

An accredited certifier who issues a construction certificate for building work or subdivision work is to ensure that the applicant provides a receipt(s) confirming that required levy has been fully paid and copies of such receipts are to be included with the information required to be provided to Council in accordance with clause 142(2) of the Regulation.

1.10 Complying development and the obligation of accredited certifiers

In accordance with section 7.21 of the Act, an accredited certifier must impose a condition under section 7.12 on a complying development certificate, requiring monetary contributions for development in accordance with this Plan. The conditions imposed must be consistent with Council's standard condition for complying development certificates and be in accordance with this Plan.

Accredited certifiers must contact Council for a copy of the current consent condition requirements.

It is also the professional responsibility of an accredited certifier to ensure that any applicable monetary contributions have been fully paid to Council prior to authorising works to commence.

1.11 How is the levy to be calculated?

The Levy is determined on the basis of the rate as set out in clause 1.2. The Levy will be calculated as follows:

$$\text{Levy payable} = \%C \times \$C$$

Where

%C is the levy rate applicable

\$C is the proposed cost of carrying out the development

1.12 What is the levy payable?

The proposed cost of needs to be determined in order to calculate the levy. The applicant must provide Council with information on the proposed cost so that it can make an accurate determination of the cost. This requirement also applies to complying development.

(a) Determining the items to include or exclude from the development cost

The proposed cost of carrying out the development is to be determined by the consent authority, for the purpose of a section 7.12 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 that are necessary to make the site or building or premise suitable for its intended use. When considering the proposed development cost, a project is considered in its entirety, irrespective of whether an individual component or components may not otherwise require development consent.

Some examples of items to include in the development cost are listed in the Table 1.6.

Table 1.6 Examples of items to *include* in the development cost

1. Preliminaries , e.g. scaffolding, hoarding, fencing, site sheds, delivery of materials, waste management
2. Internal fit out , e.g. flooring, wall finishing, fittings, fixtures, bathrooms and equipment
3. Demolition works including cost of removal from the site and disposal
4. Professional fees as part of the design e.g. architects and consultant fees
5. Site preparation , e.g. clearing vegetation, decontamination or remediation
6. Change of use of land including the costs of or incidental to doing anything necessary to enable the use of the land to be changed
7. Subdivision of land including the costs of or incidental to preparing, executing and registering the plan of subdivision and any related covenants, easements or other rights
8. Excavation or dredging including shoring, tanking, filling and waterproofing
9. Internal services , e.g. plumbing, electrics, air conditioning, mechanical, fire protection, plant, lifts
10. External services , e.g. gas, telecommunications, water, sewerage, drains, electricity to mains
11. Building construction and engineering , e.g. concrete, brickwork, plastering, steelwork / metal works, carpentry /joinery, windows and doors, roofing
12. Other structures , e.g. landscaping, retaining walls, driveways, parking, boating facilities, loading area, pools
13. GST
14. Other related work including any other items not expressly excluded below

Some examples of items to exclude are listed in Table 1.7.

Table 1.7 Examples of items to *exclude* from the development cost

1. Cost of land on which the development is carried out
2. Marketing expenses, except display suites
3. Project management costs associated with the development
4. Finance expenses (including interest on any loans)
5. Building insurance after completion
6. Commercial stock inventory
7. Taxes, levies or charges (other than GST) paid or payable in connection with the development under any law
8. Loose furniture and drapery
9. Stamp duty
10. Minor maintenance of existing retained fixtures (patching or repainting)
11. Loose equipment and loose electrical appliances

(b) What information must applicants provide?

Applicants must provide the Council with the following information to assist with determining the costs of carrying out the development:

- Where the estimate of the proposed cost of carrying out the development is up to and including \$1,000,000, the application must be accompanied by a Cost Summary Report in accordance with Schedule C.1. This must be completed by a suitably qualified person such as a Project Architect or Project Manager, and must be submitted to Council no more than 4 weeks from the date the costs on the form are originally estimated.
- Where the estimate of the proposed cost of carrying out the development is more than \$1,000,000, a Detailed Cost Report in accordance with Schedule C.2. A Quantity Surveyor registered with the Australian Institute of Quantity Surveyors or a person who can demonstrate an equivalent qualification. The report must be submitted to Council no more than 4 weeks from the date the costs on the form are originally estimated.

Where more than 6 months has passed since the report has been submitted to Council, or where the applicant has amended the scope of the development that relates to the application, the Council may require a new report to be submitted.

The Council may, at the applicants cost, engage a person referred to in this clause to review a report submitted by an applicant in accordance with clause 1.12.

Copies of the Cost Summary Report and Detailed Cost Report are also available from Council's website at www.lakemac.com.au.

1.13 When is the levy payable?

- In cases where a construction certificate is required – prior to the issue of the first construction certificate
- In cases where a complying development certificate is required – where works are proposed – prior to any works commencing; or where no works are proposed – prior to occupation or the issue of an interim occupation certificate or issue of a final occupation certificate, whichever occurs first.

It is the responsibility of the accredited certifier to ensure that a condition is imposed on a complying development certificate in accordance with this Plan and that the levy has been fully paid to Council prior to authorising works to commence.

1.14 How will the Levy be adjusted?

Under clause 25J(4) of the Regulation, the proposed cost of carrying out development is to be adjusted before payment to reflect any change in the Producer Price Index (Non-residential building construction – NSW) (PPI) at 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:

$$\text{IDC} = \text{ODC} \times \text{PP2}/\text{PP1}$$

Where:

IDC = indexed development cost

ODC = original development cost estimated by the Council

PP2 = Producer Price Index (Non-residential building construction – NSW) at the time a levy is paid

PP1 = Producer Price Index (Non-residential building construction – NSW) at the date the original development cost was estimated by the Council.

If in the event the PPI at the time of the review is less than the previous PPI the indexed rates will remain the same.

1.15 Refunds

Refunds will only be considered where:

- The development to which consent has been granted has not had any construction certificates issued, and where no construction certificate is required, prior to any building works commencing; and
- The applicant surrenders the development consent to the Council in the same financial year as the levy was paid.

The Council commits levy payments received to Schedule of Works items (Schedule B.1 and B.2) on a periodic basis. An applicant seeking a refund on a surrendered consent must apply in writing to the Council. The Council will not refund a levy payment if the development to which the application

relates has commenced or the Council has expended or committed the levy payment to works under recoupment or to works scheduled in this Plan to be delivered. An applicant seeking a refund on a surrendered consent must apply in writing.

1.15.1 Refunds where an application has been modified

If a development is modified under section 4.55 of the Act, the levy will be based on the cost of carrying out the development (as modified). If a development is modified and the levy increases but the applicant has previously paid the levy, credit will be given for the previous levy payment with only the difference needing to be paid. If the levy decreases, the applicant may apply for a refund for the difference subject to the requirements for refunds in clause 1.13 of this Plan. This includes the requirement for applicants seeking a refund to apply for the refund in the same financial year as the levy was paid.

1.16 Can deferred or periodic payments be made?

Deferred payment of development contributions may be permitted in certain circumstances in accordance with the criteria outlined below:

- (a) An application for deferred payment or payment by instalments is to be made in writing to Council explaining the circumstances of the request;
- (b) The decision to allow deferred payment will be at the sole discretion of Council;
- (c) The timing or the manner of the provision of the public amenities and public services included in the works program will not be prejudiced;
- (d) The works project to which the request applies does not relate to public safety or health;
- (e) The amount of the contribution or outstanding balance is not less than \$50,000;
- (f) Where the applicant intends to make a contribution by way of a planning agreement, in lieu of a cash contribution;
- (g) The maximum period of deferred payment of the contribution is two years from the standard payment date; and
- (h) The maximum period for payment by instalments is two years from the standard payment date;
- (i) Deferred payments and payments by instalments are subject to indexation. If Council does decide to accept deferred payment or payment by instalments, Council will require the applicant to provide a bank guarantee with the following conditions:
 - The bank guarantee(s) must be in Australian Dollars from a major Australian Trading Bank and in the name of Lake Macquarie City Council;
 - The bank guarantee(s) must have no end date, be unconditional and irrevocable, and be in favour of Lake Macquarie City Council;
 - The sum of the bank guarantee(s) will be the amount due to Council at the date of issue, plus an additional amount specified by Council to make provision for any anticipated indexation during the life of the bank guarantee until the estimated date of release;
 - The bank unconditionally pays the guaranteed sum to Council if Council so demands in writing;
 - The bank must pay the guaranteed sum without reference to the applicant or landowner or other person who provided the guarantee, and without regard to any

dispute, controversy, issue or other matter relating to the development consent or the carrying out of development;

- The bank's obligations are discharged when payment to Council is made in accordance with this guarantee or when Council notifies the bank in writing that the guarantee is no longer required;
- Where a bank guarantee has been deposited with Council, the guarantee shall not be cancelled until such time as the original contribution, indexation and other charges are paid;
- An administration fee may apply to use the bank guarantee option

1.17 Savings and transitional arrangements

Where a development application or an application for a complying development certificate has been made but not finally determined before the commencement of this Plan in relation to development on land to which this Plan applies, the application shall be determined in accordance with the provisions of this Plan.

1.18 Life of the Plan, accountability and review

- (a) The Plan shall operate until (i) all of the contributions for works projects listed in Appendix B to this Plan have been collected from relevant development approvals, or (ii) the date this Plan is repealed by the Council.
- (b) The Council is accountable for the administration of this Plan in the following ways:
 - Maintaining public access to a contributions register and a planning agreements register;
 - Maintaining public access to accounting records for levy receipts and expenditure;
 - Annual financial reporting of contributions;
 - Maintaining public access to this Plan and supporting information; and
 - Periodically reviewing this Plan and seeking public input as part of the review.
- (c) Council will review this Plan in consultation with the community periodically to ensure the Plan addresses community needs, contemporary strategic planning directions and priorities, integrated community facilities planning, Council's capital works program, and legislative requirements.

1.19 Definitions

Table 1.8 Definitions

ABS means the Australian Bureau of Statistics

Act means the Environmental Planning and Assessment Act 1979

Council means Lake Macquarie City Council

Levy means a levy under section 7.12 of the Act authorised by Part 1 of this Plan

Movable Dwelling means

(a) any tent, or any caravan or other van or other portable device site (whether on wheels or not), used

for human habitation, or

(b) a manufactured home, or

(c) any conveyance, structure or thing of a class or description prescribed by the regulations (under the Local Government Act 1993) for the purposes of this definition.

Non-residential development means a building or place that is not used predominantly as a place of residence, and is not Tourist and Visitor Accommodation or a Movable Dwelling

Plan means Lake Macquarie City Council Section 7.12 Contributions Plan – Citywide 2019

PPI means Producer Price Index

Regulation means Environmental Planning and Assessment Regulation 2000

Road Haulage Levy is a contribution sought in accordance with the applicable section 7.11 Plan, which seeks a contribution from developments that generate heavy vehicle movements as a significant and integral component of their operations. Examples include heavy vehicles used to haul large quantities of goods or materials, such as those associated with mines, extractive industries, or agricultural industries.

Section 7.11 Plan means a contributions plan made pursuant to section 7.11 of the Act

Social Housing Provider has the same meaning as contained in clause 3 of the *State Environmental Planning Policy (Housing for Seniors or People with a Disability)2004*

Tourist and Visitor Accommodation means a building or place that provides temporary or short-term accommodation on a commercial basis, and includes any of the following:

(a) backpackers accommodation,

(b) bed and breakfast accommodation,

(c) eco-tourist facilities;

(d) farm stay accommodation,

(e) hotel or motel accommodation,

(f) services apartments,

but does not include:

(g) camping grounds, or

(h) caravan parks.

Part 2 Expected development and demand for public amenities and public services

2.1 Population growth

Significant growth is expected within both Lake Macquarie City Local Government Area and the Hunter Region over the next 20 years. The Hunter Regional Plan 2036 (NSW Government, October 2016) states that the Greater Newcastle area, which is currently home to around 475,000 people, is expected to grow to around 600,000. In Lake Macquarie City Local Government Area, it is estimated that this will result in a population increase of around 24,450 from 2016 to 2026, and a projected 11,741 additional jobs.

Table 2.1 Anticipated increases in population and jobs, 2016-2036

Population		Employment	
2016	2036	2016	2036
202,350	226,800	66,860	78,601
<i>Growth +24,450</i>		<i>Growth +11,741</i>	

Source: Hunter Regional Plan 2036 – p65

Part 3 Summary of schedules

The works schedules identify the public amenities and public services for which a levy will be required. Schedule B.1 and B.2 identifies the works schedules adopted in 2019, a summary of expenditure on the respective items, and Schedule B.3 details maps of their location.

Levies paid to Council will be applied towards meeting the cost of provision or augmentation of new public amenities and public services. Schedule B.1 and B.2 provides a summary of new public amenities and public services to be provided by Council, which are to be funded wholly or partly through the payment of the levy over the next 5 to 30 years, as well as estimate of timing.

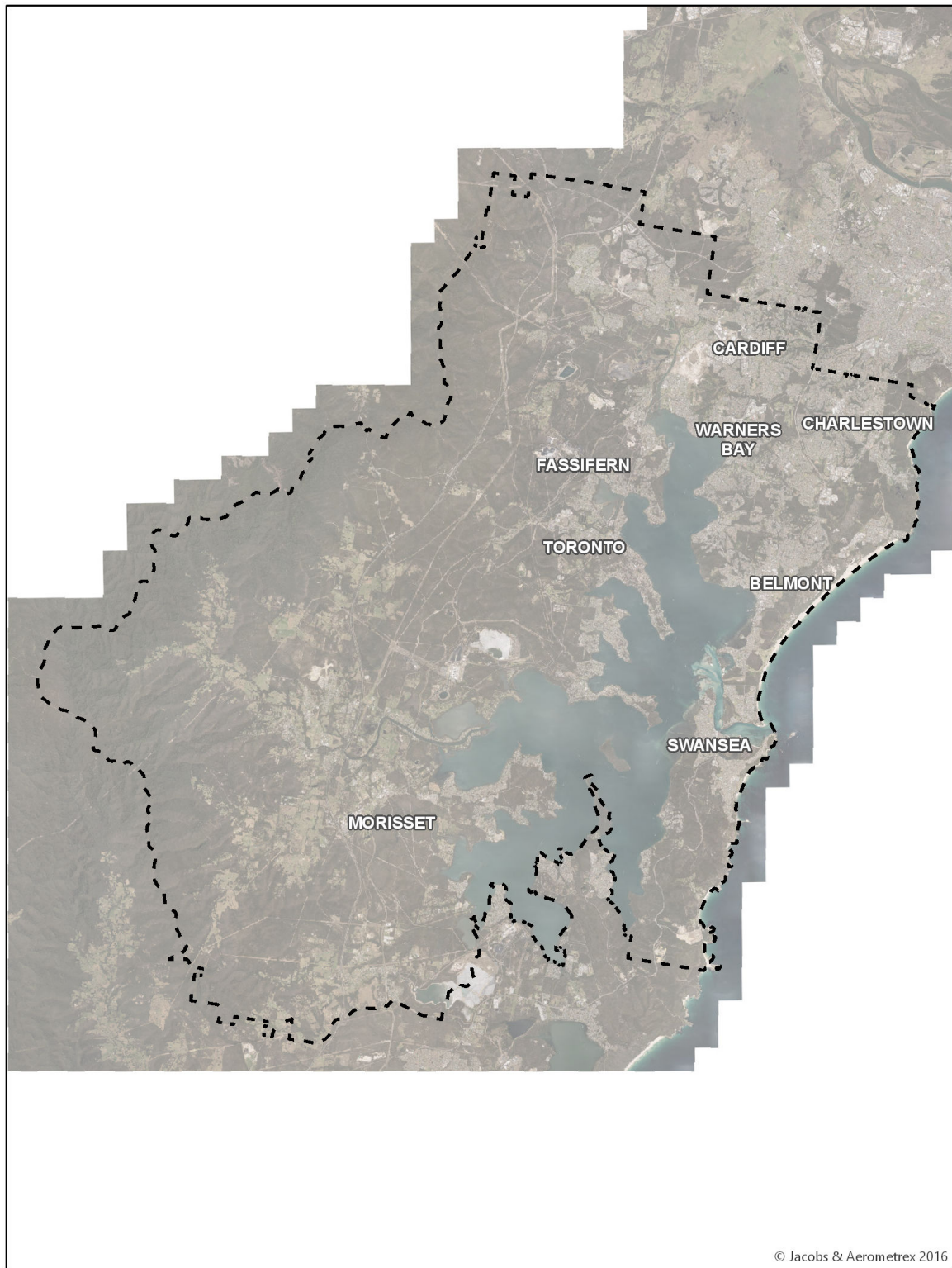
3.1 Substitution of works items

This Council may amend this Plan to alter, remove or substitute items in the Schedule of Works to reflect relevant changes such as population forecasts, demand, and strategic initiatives at a local or state level. Council can only allocate Levy funds to works if they are listed in the works schedule. If Council allocates levy funds to a works item that is subsequently removed from the works schedule, the funds will be reallocated to the amended works schedule. Any alteration, removal or substitution of an item from the works schedule does not (i) reduce an applicant's liability to pay the applicable levy, and (ii) require Council to provide a refund to the applicant.

3.2 Commitment to levy funds

Council will commit income from the Levy, to the works under recoupment and to anticipated future works in Schedule B.1 and B.2 respectively. The Council may spend more or less on a works item than the amount specified in the Schedule. For example, Council may modify the scope of a particular works item with an associated cost increase or decrease. If the cost increases, Council will fund the cost increase through other sources so that the Levy does not increase and remains at no more than 1% of the costs of carrying out the development. If the cost of the works item decreases, Council will allocate the excess funds to other items in the Schedule, and is not required to refund the difference between the actual cost and the amount specified in this Plan.

Schedule A – Map of the land to which the Plan applies



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Projection: GDA 1994
MGA Zone 56

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--- LGA Boundary



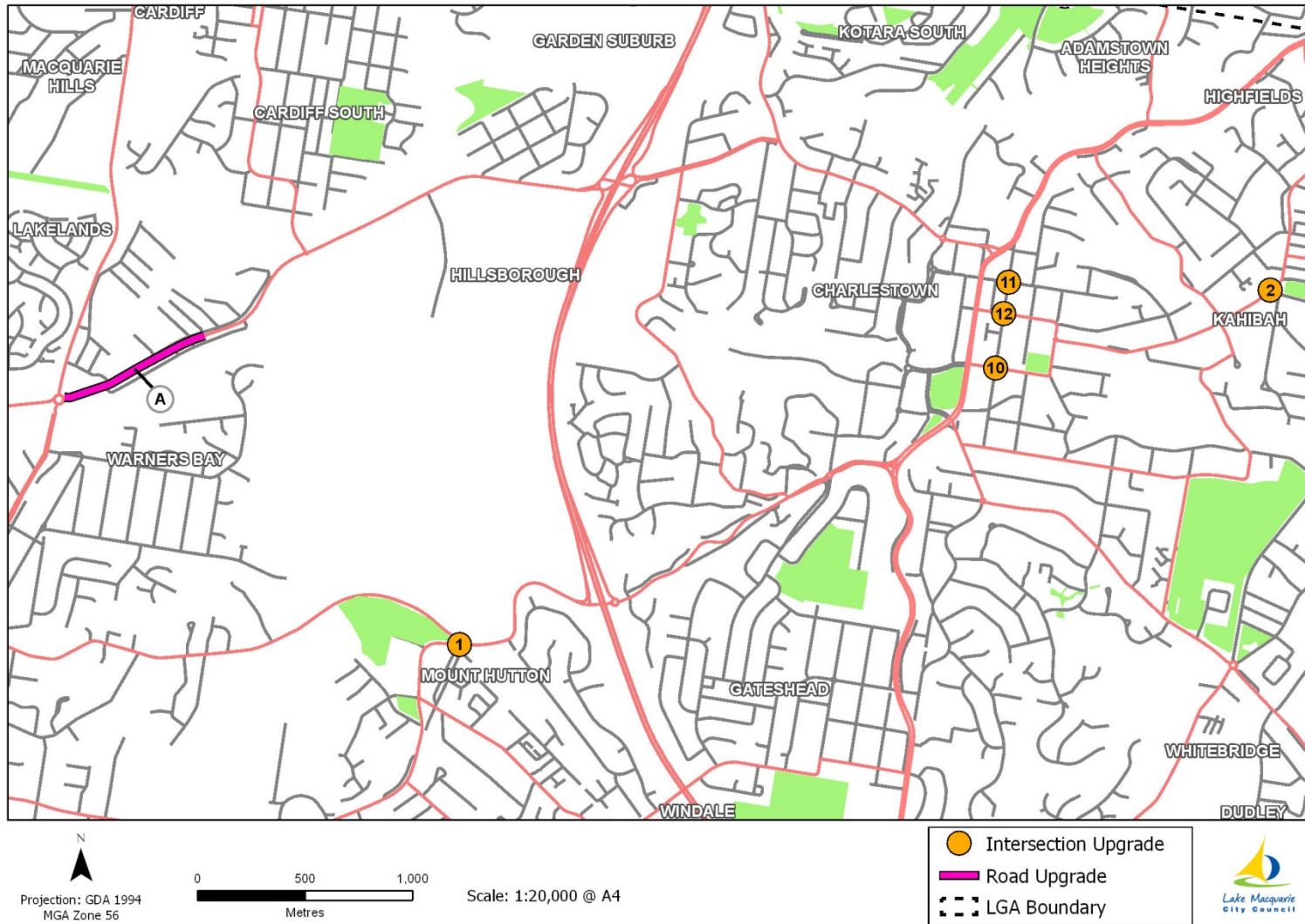
Schedule B.1 – Completed works under recoupment

Map Ref	Facility	Completion date	Cost
A	Recoupment of Works - Hillsborough Road	2008	\$ 169,685.85
B	Intersection Upgrade - Cameron Park - Minmi Rd/Northlakes Dr	2016	\$ 417,177.51
TOTAL			\$ 586,863.36

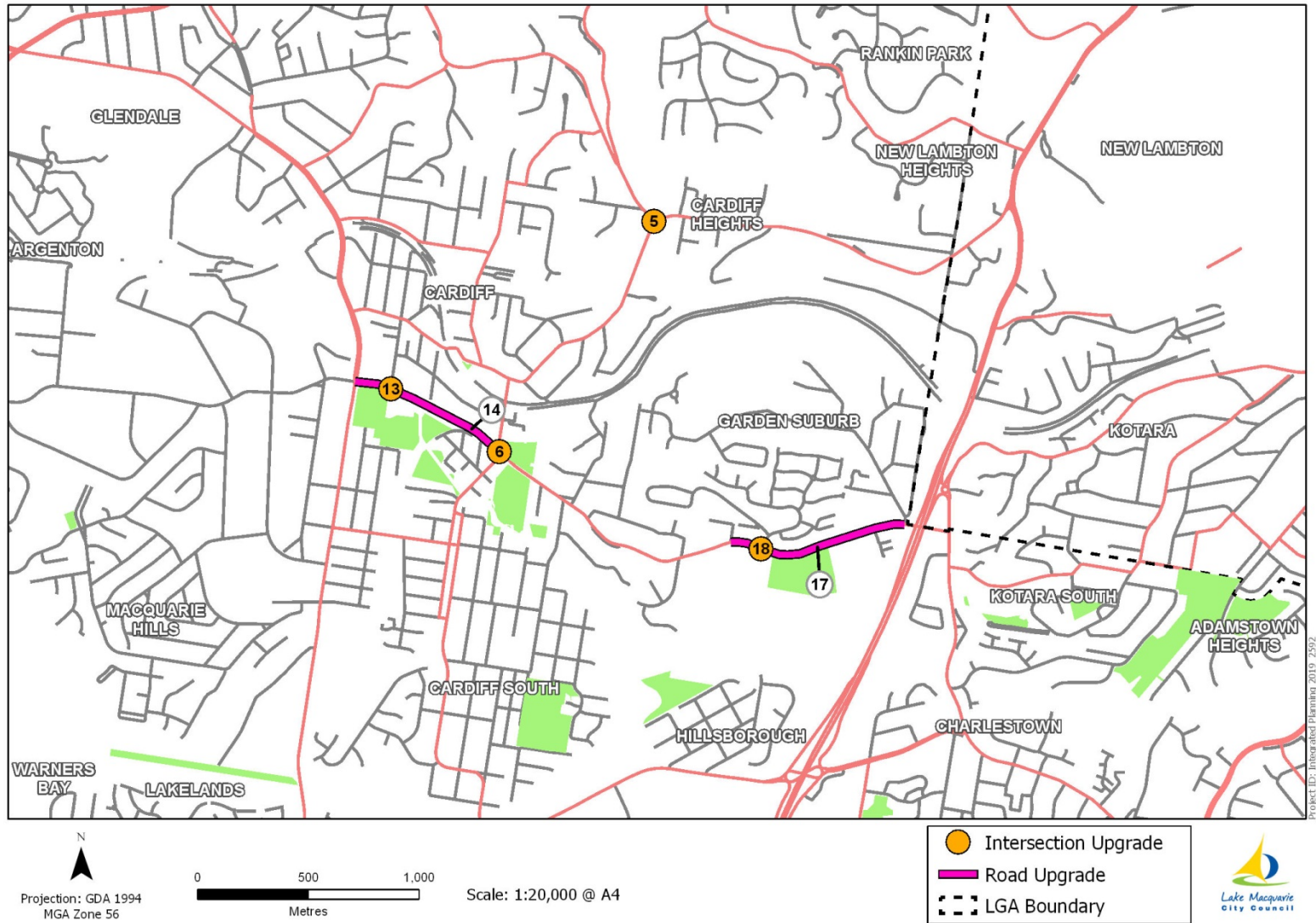
Schedule B.2 – Anticipated works to be funded

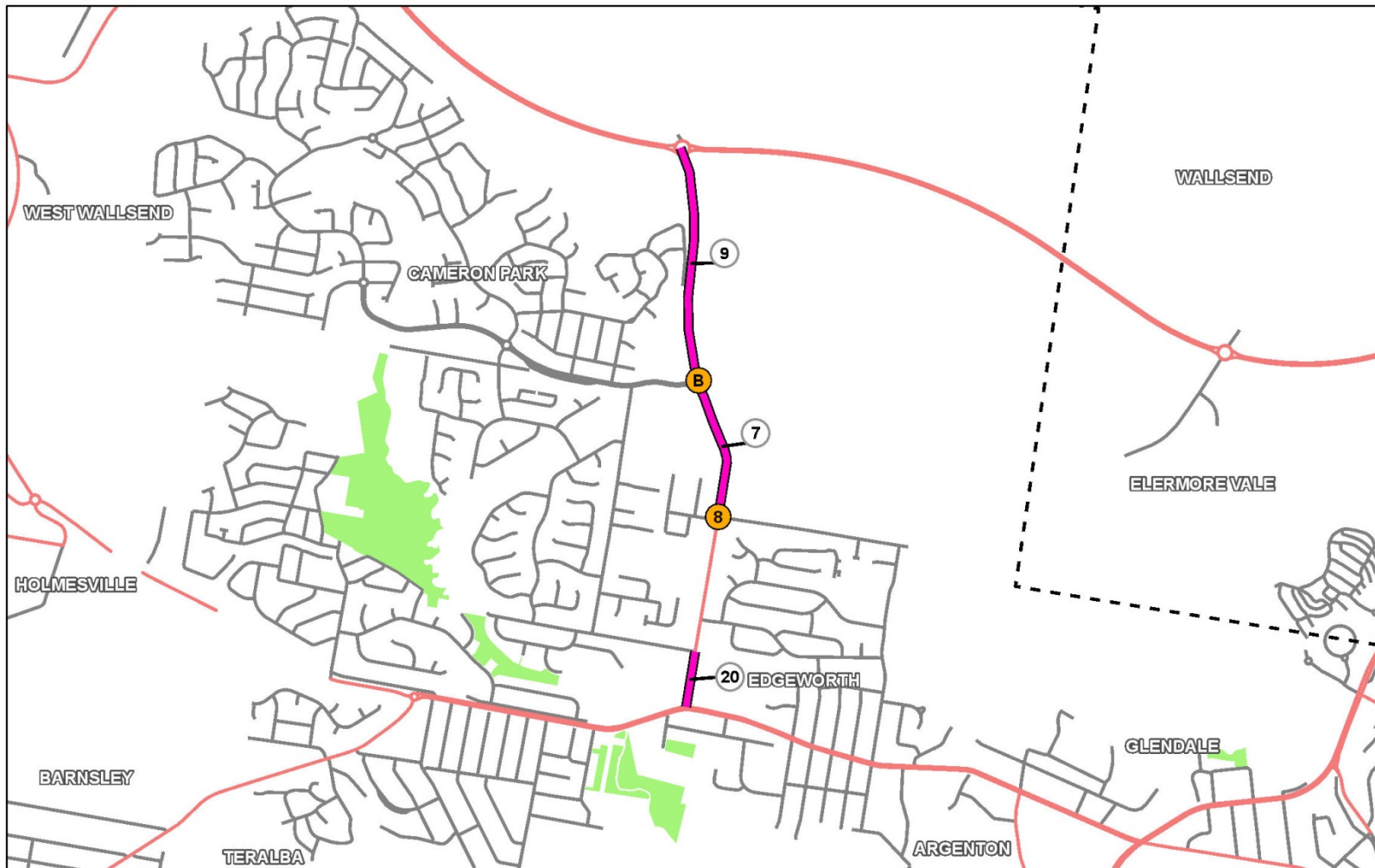
Map ref	Facility	Cost estimate	Priority	Timing
1	Intersection upgrade - Warners Bay Rd/Dunkley Pde/Bayview Rd	\$ 434,604.00	HIGH	2020-2025
2	Intersection upgrade - Kahibah Road/Hexham St/Wallsend Rd	\$ 690,722.00	HIGH	2020-2025
3	Installation of traffic signals at former rail viaduct between Tucker Cl & Wallsend Rd, Fassifern	\$ 130,282.00	HIGH	2020-2025
4	M17 new roundabout - Wyee Rd - Alliance Ave	\$ 996,006.00	HIGH	2022-2027
5	Intersection upgrade - Cardiff Heights - Main Rd/Wallsend Rd	\$ 250,113.00	HIGH	2022-2027
6	Intersection upgrade - Cardiff - Myall Rd/Newcastle St	\$ 271,746.00	MEDIUM	2022-2027
7	Road upgrade - Edgeworth - widen Minmi Rd - bwn Northlakes Dr and Transfield Ave	\$ 239,347.00	MEDIUM	2025-2030
8	Intersection upgrade to roundabout - Edgeworth - Motherwell Pl/Transfield Ave	\$ 142,415.00	MEDIUM	2025-2030
9	Road upgrade - Cameron Park - widen Minmi Rd - bwn Northlakes Dr & Newcastle Link Rd	\$ 1,047,863.41	MEDIUM	2025-2030
10	Intersection upgrade - Smith St/Frederick St	\$ 497,818.00	MEDIUM	2022-2027
11	Intersection upgrade - Smith St/Ridley St	\$ 497,818.00	LOW	2030-2035
12	Intersection upgrade - Smith St/Smart St	\$ 497,818.00	LOW	2030-2035
13	Intersection upgrade - Cardiff - Myall Rd/Harrison St	\$ 149,964.00	LOW	2030-2035
14	Road upgrade - Cardiff - widen Myall Rd bwn Macquarie Rd & Newcastle St	\$ 2,103,514.00	LOW	2032-2036
15	M19 new roundabout - Newcastle St & Doyalson St	\$ 249,531.00	LOW	2032-2036
16	M05 T-Intersection upgrade - Kahibah/Wyong/Doyalson St	\$ 418,879.00	LOW	2032-2036
17	Road upgrade - Garden Suburb - widen Myall Rd bwn Prospect Rd & Reserved Rd	\$ 2,623,904.00	LOW	2032-2036
18	Intersection upgrade - Garden Suburb - Gynea Av/Myall Rd	\$ 995,498.00	LOW	2032-2036
19	M23 new roundabout - Freemans Dve – Awaba St	\$ 396,748.00	LOW	2032-2036
20	Upgrade to Minmi Rd - Oakville Rd to Main Rd 527	\$ 169,010.00	LOW	2032-2036
21	15 Bus shelters or shelter upgrades to be provided along local and collector roads	\$ 249,086.00	PROGRESSIVELY	2020-2036
TOTAL		\$ 13,052,686		

Schedule B.3 – Maps of public amenities and public services



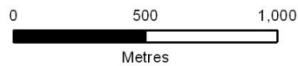
Lake Macquarie City Council Section 7.12 Contributions Plan – Citywide 2019








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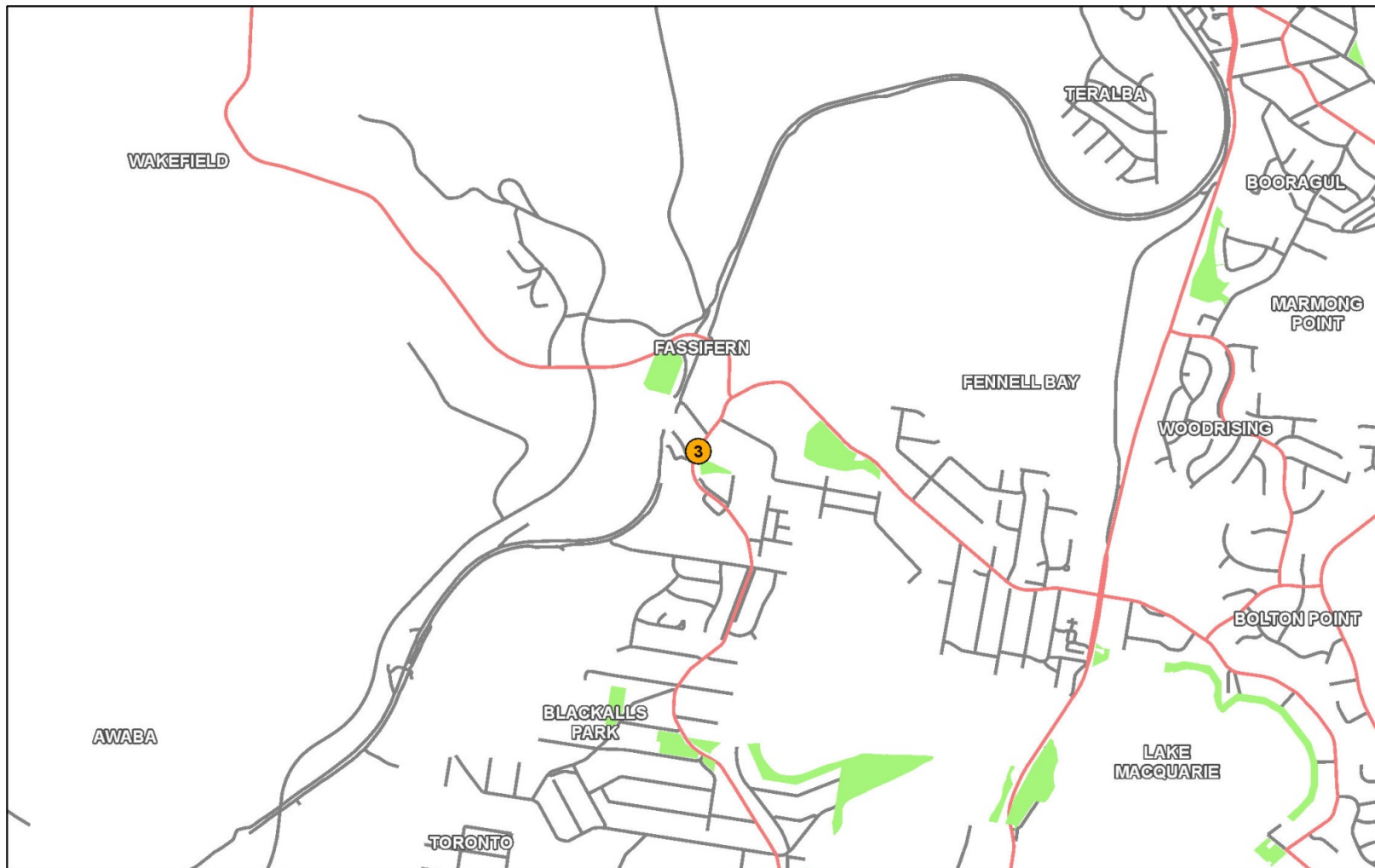

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 MGA Zone 56



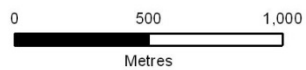
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-  Intersection Upgrade
-  Road Upgrade
-  LGA Boundary





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MGA Zone 56



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- Intersection Upgrade
- Road Upgrade
- - - LGA Boundary

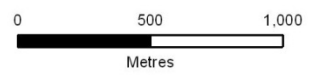


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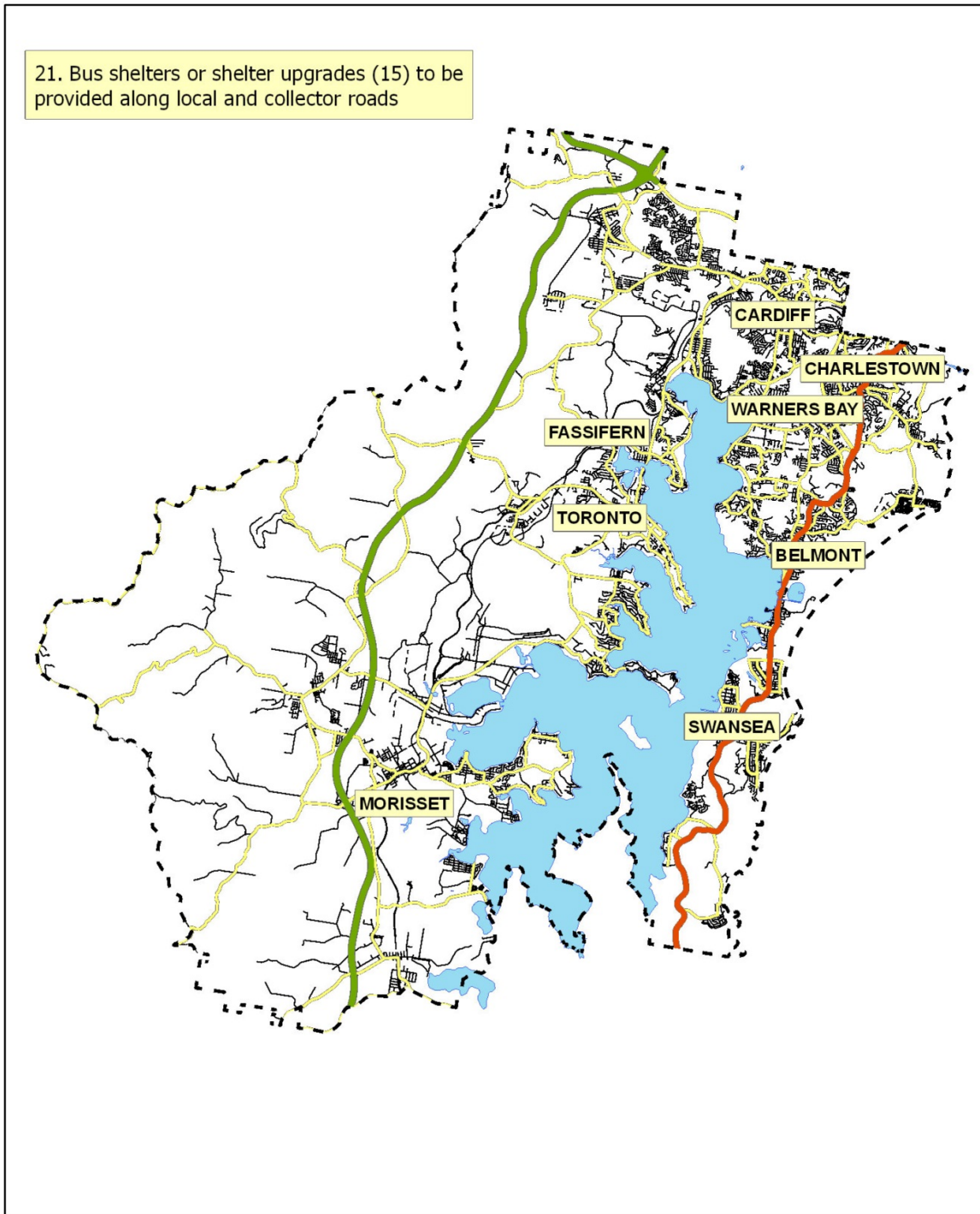


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- Intersection Upgrade
- Road Upgrade
- LGA Boundary



21. Bus shelters or shelter upgrades (15) to be provided along local and collector roads



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- LGA Boundary
- Motorway
- Highway
- Arterial - Distributor Road
- Local Road
- Crown Road



Schedule C.1

Cost Summary Report Development no greater than \$1,000,000



Development Application No: Date:

Complying Development Application No:

Applicant's Name:

Applicant's Address:

Development Details:

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 works	\$
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: Contact Number:

Schedule C.2

Registered Quantity Surveyor's* Detailed Cost Report Development Cost in excess of \$1,000,000



*A member of the Australian Institute of Quantity Surveyors or a person who can demonstrate equivalent qualifications

Development Application No: Date:

Complying Development Application No:

Applicant's Name:

Applicant's Address:

Development Details:

Development Address:

Estimate Details

Professional Fees	\$	Excavation	\$
% of Development Cost	%	Cost per m ³ or tonne of excavated area	\$ /m ³
% of Construction Cost	%	Car Park	\$
Demolition and Site Preparation	\$	Cost per square metre of carpark area	\$ /m ²
Cost per square metre of site area	\$ /m ²	Cost per Space	\$ /space
Construction – Commercial	\$	Fit-out – Commercial	\$
Cost per square metre of floor area	\$ /m ²	Cost per m ² of commercial area	\$ /m ²
Construction – Residential	\$	Fit-out – Residential	\$
Cost per square metre of residential area	\$ /m ²	Cost per m ² of residential area	\$ /m ²
Construction – Retail	\$	Fit-out – Retail	\$
Cost per square metre of retail area	\$ /m ²	Cost per m ² of retail area	\$ /m ²
Construction – Industrial	\$	Fit-out – Industrial	\$
Cost per square metre of floor area	\$ /m ²	Cost per m ² of industrial area	\$ /m ²

Development Details

Gross Floor Area – Commercial	m ²	Gross Floor Area - Other	m ²
Gross Floor Area – Residential	m ²	Total Gross Floor Area	m ²
Gross Floor Area – Retail	m ²	Total Site Area	m ²
Gross Floor Area – Car Parking	m ²	Total Car Parking Spaces	
Total Development Cost	\$		
Total GST	\$		

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 prepared generally in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors, and that I am a member of the Australian Institute of Quantity Surveyors or a person who can demonstrate equivalent qualifications.
- 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
- 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:

Contact Number: