



WAVERLEY  
COUNCIL

WAVERLEY COUNCIL

# Development Contributions Plan

2006

(Amendment No. 9)



## Waverley Council

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## **PART 1 ADMINISTRATION AND OPERATION**

### **1 Name of this Plan**

This Plan is named *Waverley Council Development Contributions Plan 2006*.

### **2 Commencement of this Plan**

This Plan has been prepared in accordance with Section 7.12 of the *Environmental Planning and Assessment Act 1979* (Act) and the *Environmental Planning and Assessment Regulation 2021* (Regulation). Amendment No. 9 to the *Waverley Development Contributions Plan 2006* was adopted on 7 March 2023 and came into force on 29 March 2023.

### **3 Purpose(s) of this Plan**

The purpose of this Plan is to:

- Authorise Waverley Council ('Council') to impose, as a condition of development consent, a requirement that the applicant pay to Council a levy determined in accordance with this Plan.
- Require a certifying authority to impose, as a condition of issuing a complying development certificate or a construction certificate, a requirement that the applicant pay to Council a levy determined in accordance with this Plan.
- Enable Council to be both publicly and financially accountable in its assessment and administration of this Plan.
- Provide a comprehensive framework for the assessment, collection, expenditure, accounting and indexing of development contributions on an equitable basis.
- Govern the application of money paid to Council under conditions authorised by this Plan for the provision, extension or augmentation of public facilities, or towards recouping the cost of their provision, extension or augmentation to meet the demand created by developments.

### **4 Section 7.12 of the Act**

Section 7.12 of the Act provides that a consent authority may impose a condition of development consent as authorised by a contributions plan, that the applicant pay a levy of a percentage of the proposed cost of carrying out the development. The money required to be paid by a condition imposed under section 7.12 is to be applied towards the provision, extension or augmentation of public amenities or public services (or towards recouping the cost of their provision, extension or augmentation). The application of the money is subject to any relevant provisions of the contributions plan.

### **5 Land to which this Plan applies**

This Plan applies to all land within the Waverley Local Government Area (LGA).

### **6 Development to which this Plan applies**

This Plan applies to all applications for development consent and complying development certificates required to be made by or under Part 4 of the Act with respect to development on land to which this Plan applies.

### **7 Application of Section 7.12 levies**

This Plan authorises a consent authority to grant consent to development to which this Plan applies subject to a condition requiring the applicant pay Council a levy as specified in the following table:

<b>Proposed cost (\$AUD) of the development</b>	<b>Maximum percentage (%) of the levy</b>
\$0 to \$100,000	Nil
\$100,001 – \$200,000	0.5 percent (%)
More than \$200,000	1.0 percent (%)

## **8 Section 4.55 modifications and changes to Section 7.12 levies**

Should an applicant propose amendments to the development, subject to Section 4.55 of the Act, that result in amendments to the proposed development cost, the Section 7.12 levy should be adjusted accordingly.

## **9 Payment of Section 7.12 levy**

This Plan requires a certifying authority (Council or an accredited certifier) to require applicants for a complying development certificate or a construction certificate to pay Council a levy prior to issue of the certificate in accordance with Clause 7 of this Plan.

A levy required to be paid by a condition authorised by this Plan must be paid to Council at the time specified in the condition. If no time is specified, the levy must be paid prior to the construction certificate or complying development certificate being issued in respect of the development under Part 4A of the Act.

## **10 Determination of proposed cost of development**

An application for a complying development certificate or a construction certificate is to be accompanied by a cost estimate report, prepared at the applicant's cost in accordance with this clause, setting out an estimate of the proposed cost of carrying out the development for the purposes of Clause 208 of the Regulations.

The following type of report(s) is required:

- Where the estimate of the proposed cost of carrying out the development is less than \$500,000 – Cost Summary Report in accordance with Attachment 1 of this Plan; or
- Where the estimate of the proposed cost of carrying out the development is \$500,000 or more – Detailed Cost Report in accordance with Attachment 2 of this Plan, or a Building Contract or similar.

For the purpose of Clause 208(3) of the Regulations, the following persons are approved by Council to provide an estimate of the proposed cost of carrying out development in the following circumstances:

- Where the proposed development cost is less than \$500,000 – a person who, in the opinion of Council, is suitably qualified to provide a Cost Summary Report;
- 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.

Upon reviewing a Cost Summary Report, Council may require a further estimate or review of a report to be provided by a registered quantity surveyor at the applicant's cost.

## **11 Circumstances where the Section 7.12 levy may be waived**

### **(a) Development exempted by Ministerial Direction**

Conditions authorised by this Plan are subject to any direction given by the Minister of the Department of Planning and Environment under Section 7.17 of the Act (refer to Schedule 2 in this Plan). This Plan authorises the imposition of conditions in accordance with any such direction. Under Section 7.17 the Minister has directed Council to exempt development from a levy under this Plan as follows:

- Where the proposed cost of carrying out the development is \$100,000 or less;
- For the purposes of disabled access;
- For the sole purpose of providing affordable housing;
- For the purpose of reducing the consumption of mains supplied potable water, or reducing the energy consumption of a building;
- For the sole purpose of the adaptive reuse of an item of environmental heritage;
- Other than the subdivision of land, where a condition under section 7.11 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;
- Seniors housing, as defined in the *State Environmental Planning Policy (Housing) 2021*, which is undertaken by a social housing provider; or
- Any other Ministerial Direction released following the adoption of this plan.

**(b) Other development exempted from the levy**

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

- The applicant is a registered charity (as defined by ATO), but only in cases where the development is of small scale (e.g. retail outlet) and where there will not be an increase in the demand for public works or infrastructure as a result of a development which would warrant the payment of a Section 7.12 levy;
- The operation provides a public benefit and is in the public interest;
- Applications submitted by or on behalf of Waverley Council;
- An application for or on behalf of NSW Government for public infrastructure such as hospitals, police stations, fire stations, education facilities and public transport infrastructure;
- An application for privately funded community infrastructure such as education facilities, universities, private hospitals;
- The NSW Government introduces new laws mandating completion of specific works relating to existing developments that have a public benefit; or
- Any other development for which Council considers an exemption is warranted, where the decision is made by formal resolution of Council at a Council meeting.

**12 Application of Section 7.12 levy**

Money paid to Council under a condition in accordance with this Plan is to be applied by Council towards meeting the cost of public facilities that will be, or have been provided towards works outlined in the Waverley Long Term Financial Plan which is updated annually. The Waverley Capital Works Program is provided in Schedule 1.

**13 Priorities for expenditure of Section 7.12 levies authorised by this Plan**

Subject to Section 7.3(2) of the Act and this Plan, the public facilities listed in Schedule 1 are to be provided, in accordance with the staging set out in Schedule 1 of this Plan. The list, timing and costs detailed in Schedule 1 are provided in accordance with Council's Capital Works Program.

#### **14 Pooling Section 7.12 levies**

For the purposes of Section 7.3(2) of the Act, this Plan authorises money obtained from Section 7.12 levies paid in respect of different developments to be pooled and applied by Council progressively towards public facilities listed in Schedule 1. Funds acquired under repealed Section 7.11 and Section 7.12 Plans may be pooled in order to achieve the objectives and projects nominated within this Plan.

#### **15 Obligations of certifying authorities**

Clause 20 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021* provides that a certifying authority 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 consent. The certifying authority must provide receipt to Council that the applicant has paid the levy, at the same time as other documents required to be provided under Clause 13(2) of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.

#### **16 Deferred or periodic payment of Section 7.12 levies**

Council may consider deferred payment of a monetary contribution through periodic payments (i.e. payment by installments). The development application must involve staged construction and be of a public benefit. This can only occur if the applicant, or any other person entitled to act upon the relevant consent, makes a written request satisfying to Council that non-compliance with the payment provisions is justified. Acceptance of any request for periodic payment is entirely at the discretion of the Council. Periodic payments will generally only be accepted in exceptional circumstances and will be assessed on a case-by-case basis.

The following circumstances need to be addressed when requesting a periodic payment:

- Compliance with *Clause 15 Obligations of Certifying Authorities* is unreasonable or unnecessary in the circumstances of the case;
- Deferred or periodic payment of the contribution will not prejudice the cost, timing or efficiency of implementation of the public facilities and services included in the works programs;
- No detriment will be caused to the community, Council or other developers;
- Details of staging of construction;
- How the existing/new development is considered to be of a public benefit; and
- There are circumstances justifying the deferred or periodic payment of the contribution.

If Council does decide to accept periodic payments, the arrangements relating to the 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. If approved, a condition relating to the periodic payment will be placed on the development consent.

#### **17 Alternatives to payment options**

If an applicant for development consent seeks to make a development contribution towards the provision of public facilities to off-set a development impact other than by payment of a levy pursuant this Plan, the applicant may adopt one of the following procedures to the satisfaction of, and at the discretion of Council:



**(a) Offer as part of a development application**

If an applicant does not wish to pay a levy in connection with the 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.

Council will consider the offer as part of its assessment of the development application. If Council agrees to the offer and grants consent to the application, it will substitute a condition of consent under Section 4.17 of the Act requiring the works to be carried out or the material public benefit to be provided for a condition requiring payment of a levy under Section 7.12. If Council does not agree to the proposed 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, Council will have regard to the requirements of the current Practice Note issued by the NSW Government in the *Development Contributions Practice Note* (DIPNR 2005) and may consider matters such as, but not limited to, the following:

- Council must be satisfied that the public benefit is of equal or greater value than the monetary contribution that would otherwise be required; and
- In situations where the material public benefits that are proposed involve works-in-kind, Council will only accept such an offer where the works are constructed by the developer to Council's standards and transferred to Council.

**(b) Offer 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 Section 4.55 of the Act.

If the applicant does not wish to pay the levy, the applicant may make an application to Council under Section 4.55 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 Council approves the application, the applicant will be bound by the substituted condition. If Council does not approve the application, the applicant will remain bound by the condition authorised by this Plan requiring payment of the levy.

In assessing the Section 4.55 application, Council will have regard to the requirements of the current Practice Note issued by the NSW Government in the *Development Contributions Practice Note* (DIPNR 2005) and may consider matters such as, but not limited to, the following:

- Council must be satisfied that the public benefit is of equal or greater value than the monetary contribution that would otherwise be required, and
- In situations where the material public benefits that are proposed involve works-in-kind, Council will only accept such an offer where the works are constructed by the developer to Council's standards and transferred to Council.

**(c) Offer to enter into a Planning Agreement (PA)**

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 Planning Agreement (PA) with Council

under Section 7.4 of the Act in connection with the making of a development application. Under the PA, 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 nor items listed in Schedule 1. The applicant's provision under a PA 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 Council. Should an applicant be wishing to enter a PA, it is necessary to consider Section 7.4 of the Act, the Regulations and Council's Planning Agreement Policy.

## **PART 2      EXPECTED TYPES OF DEVELOPMENT**

This part broadly discusses the relationship between the expected types of development in the LGA and demand for additional public amenities to meet that development.

The expected types of development which will generate demand for additional public services or upgrades to amenities include, but are not limited to:

- Commercial development
- Residential development (including alterations and additions)
- Mixed use development
- Recreational or tourism related development
- Subdivisions

The development types identified above are forecasted to generate demand for the facilities detailed in Schedule 1 of this Plan. A section 7.12 levy will enable Council to provide quality and diverse public facilities and services to meet the expectations of the community. Although the Waverley Local Government Area (LGA) has a slight increase in predicted population growth, Waverley LGA experiences significant visitation from outside of the LGA and tourism. This visitation, as well as the level of expectation for services from the local community, places ongoing pressure on existing public facilities which are ageing and in need of upgrades. The *Waverley Community Strategic Plan* provides the overarching strategies for these services and facilities which Council provides for the general community.

## **PART 3      REFERENCES**

### **Definitions and Abbreviations**

<b><i>ABS</i></b>	means the Australian Bureau of Statistics.
<b><i>Act</i></b>	means the <i>Environmental Planning and Assessment Act 1979</i> .
<b><i>Council</i></b>	means Waverley Council.
<b><i>Levy</i></b>	means a levy under s7.12 of the Act authorised by this Plan.
<b><i>Material Public Benefit</i></b>	does not include the payment of a monetary contribution or the dedication of land free of cost.
<b><i>Minister</i></b>	means the Minister administering the Act.
<b><i>Public benefit</i></b>	is the benefit enjoyed by the public as a consequence of a development contribution.
<b><i>Public facility</i></b>	means a public amenity or public service.
<b><i>Regulation</i></b>	means the <i>Environmental Planning and Assessment Regulation 2021</i> .

## SCHEDULE 1 – SCHEDULE OF WORKS

The works listed in this schedule may be funded from a mix of sources, including contributions collected from this Plan. Within the schedule, works are arranged under themes, however some works fall into a number of themes while only being listed once in the schedule of works.

It is noted that the Capital Works Program is updated regularly, and that the below list is not an exhaustive list and is indicative of the current works planned by Council. For detailed and up to date information, refer to the Capital Works Program available on Council's website.

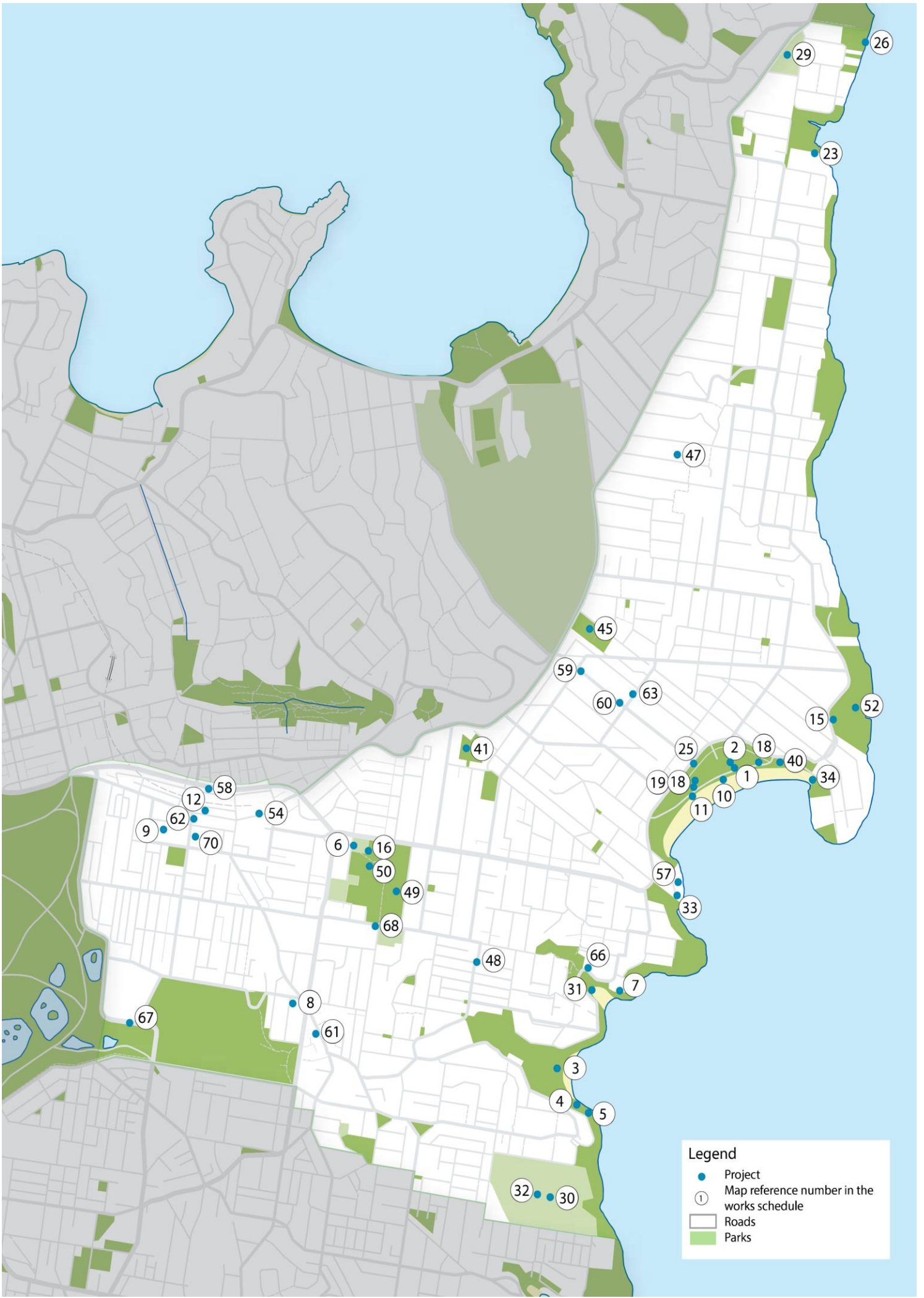
Staging as in this schedule means:

- Short Term 1-2 years
- Medium Term 3-4 years
- Long Term 5-10 years
- Ongoing, continuing works

Map Ref	Project Number	Public facility works	Estimated time (Short / Medium / Long / Ongoing)	Estimated cost
<b>1. Buildings</b>				
1	C0004	Bondi Bathers SLSC	Medium	\$100,000
2	C0006	Bondi Pavilion Conservation & Restoration	Complete	\$1,250,000
3	C0007	Bronte Surf Club & Community Facilities	Medium	\$100,00
4	C0125	South Bronte (Community Centre) Toilet	Ongoing	\$18,000
5	C0289	Bronte Pump House Upgrade and Pump Replacement	Short	\$40,000
6	C0547	Council Chambers Upgrade	Medium	\$1,800,000
7	C0688	Tamarama SLSC – Building Upgrade	Short	\$2,000,000
8	C0712	2A Edmund Street (Social Housing) Redevelopment	Short	\$2,580,350
9	C0726	Boot Factory Restoration and Mill Hill Upgrade	Short	\$4,000,000
10	C0867	Bondi Lifeguard Facilities Upgrade	Short	\$165,500
11	C0879	SAMP5 Tunnel 1 Feasibility Study and design	Short	\$50,000
12	C0980	Rowe Street Development	Medium	\$456,400
13 (LGA wide)	C1027	Integriti access control system	complete	\$28,000
14 (LGA wide)	C1034	Short Term Office Accommodation	Short	\$200,000
15	C1038	Bondi Diggers/Waverley Sub-Depot	Long	\$150,000
<b>2. Public Domain</b>				
Lighting / Electrical Equipment				
16	C0565	Waverley Park Landscape Lighting	Short	\$800,000
17 (LGA wide)	C0848	SAMP5 Lighting & Electrical Infrastructure Renewal	Ongoing	\$150,000
18	C0851	SAMP5 Bondi Park Lighting	Medium	\$1,000,000
19	C1075	SAMP5 Bondi Park CCTV upgrades	Medium	\$1,000,000
Water Equipment				

20 (LGA wide)	C0849	SAMP5 Water Equipment Renewal	Ongoing	\$60,000
<b>Street Furniture</b>				
21 (LGA wide)	C0845	SAMP5 - Bus Shelters, Seats and Benches, bike furniture, bin	Ongoing	\$300,000
22 (LGA wide)	C0850	Waverley signage strategy Implementation	Ongoing	\$100,000
<b>Structures</b>				
23	C0581	Cliff Walk Remediation	Short	\$3,743,100
24 (LGA wide)	C0811	Safety by design in public places	Short	\$800,000
25	C0847	SAMP5 Park Drive South & QED Retaining Wall Upgrade	Ongoing	\$500,000
26	C0865	Coastal Fencing Renewal - Clarke Reserve	Complete	\$17,000
27 (LGA wide)	C0883	SAMP5 - Other: Fences, Stairs, Edging, walls / Retaining wal	Ongoing	\$300,000
28 (LGA wide)	C0944	Rockfall remediation	Ongoing	\$300,000
29	C0972	South Head Cemetery Retaining wall reconstruction	Complete	\$34,000
30	C0973	Waverley Cemetery Contemplation Shelters Renewal and Enhance	Short	\$50,000
31	C1039	SAMP Promenade Sea Walls	Ongoing	\$100,000
32	C1040	Waverley Cemetery Renewal and enhancements	Ongoing	\$425,000
33	C1071	Notts Ave Boardwalk - Remediation Works	Complete	\$400,000
34	C1072	North Bondi Promenade - Remediation Works	Complete	\$100,000
<b>3. Sustainability Infrastructure</b>				
<b>Renewable energy</b>				
35 (LGA wide)	C0438	Installation of EV charging stations	Short	\$70,000
36 (LGA wide)	C0812	SAMP5 Renewal of Solar Energy Infrastructure	Short	\$5,300
37 (LGA wide)	C0978	Facilities Sustainable Energy upgrades (Social Housing Solar)	Short	\$40,000
<b>Stormwater &amp; Groundwater</b>				
38 (LGA wide)	C0813	SAMP5 Renewal of SQID's & Harvesting Systems	Short	\$39,000
39 (LGA wide)	C0943	SAMP5 Renewal of Tanks and Pumps	Short	\$2,800
40	C0977	North Bondi GPT	Short	\$30,000
<b>4. Open space, trees, and living infrastructure</b>				
<b>Living infrastructure</b>				
41	C0041	Thomas Hogan Environmental Restoration Action Plan regeneration	Ongoing	\$30,000
42 (LGA wide)	C0882	Greening Steep Slopes	Ongoing	\$20,000
43 (LGA wide)	C0186	Planting Street Trees (SAMP 11)	Ongoing	\$200,000
44 (LGA wide)	C0263	Turf improvement program	Ongoing	\$300,000
<b>Recreational &amp; Public Space</b>				

45	C0562	Barracluff Park + Playground	Complete	\$10,000
46 (LGA wide)	C0714	Public Art Commissions	Ongoing	\$250,000
47	C0854	Onslow Park and Playground	Complete	\$7,700
48	C0884	Belgrave Street Reserve Park and Playground Upgrade - Design	Complete	\$165,000
49	C0885	Waverley Park Slope Stabilisation and Path to Netball Court	Medium	\$2,600
50	C0886	Waverley Park Playground and Fitness Station Upgrade	Short	\$1,931,000
51 (LGA wide)	C0975	SAMP5 Park & Playground Planning & Design	Ongoing	\$220,000
52	C1032	Williams Park Walking Track	Short	\$260,000
53 (LGA wide)	C1042	SAMP5 Park & Playground Renewal and Upgrades	Ongoing	\$200,000
<b>5. Road Infrastructure</b>				
Transport				
54	C0021	Bondi Junction Cycle Way / Street Scape Upgrade	Complete	\$2,000,000
55 (LGA wide)	C0716	40km/hr speed zone review	Short	\$184,000
56 (LGA wide)	New	40km/hr speed zone review - signage	Short	\$262,000
57	C0718	Coastal Path Improvements - Notts Ave	Short	\$13,000
58	C0949	Syd Einfeld Drive Bike Parking	Short	\$220,000
59	C0725	Cycleway Infrastructure – Curlewis St	Short	\$1,000,000
60	C0891	2020/21 - RC - Curlewis Street - Campbell Pde to Wellington	Short	\$1,000,000
Streetscape Upgrade				
61	C0717	Charing Cross Streetscape Upgrade	Short	\$300,000
62	C1043	Oxford St Mall Refresh	Short	\$500,000
63	C0889	2020/21 - RC - Glenayr Avenue - Blair St to Hall St	Short	\$1,684,720
Traffic Infrastructure				
64 (LGA wide)	C0654	SAMP Street Signage and Linemarking	Ongoing	\$70,000
65 (LGA wide)	C0807	SAMP5 Renewal Roundabouts / Speedhumps Traffic Islands/ Line	Ongoing	\$350,000
66	C0952	Tamarama Marine Drive	Short	\$330,130
67	C1029	York Road Slip Lane	Complete	\$961,000
68	C1030	Birrell Street Pedestrian Crossing - Henrietta Street	Complete	\$101,000
69 (LGA wide)	C1033	Streets as shared spaces	Ongoing	\$800,000
Car Park Infrastructure				
70	C0843	Car Park Access Infrastructure Upgrade	Complete	\$360,500
<b>6. Unplanned Works</b>				
71 (LGA wide)	E0005	2022 April Storm Damage	Short	\$400,000



**Legend**

- Project
- ① Map reference number in the works schedule
- ▭ Roads
- ▭ Parks



## SCHEDULE 2 – MINISTERIAL DIRECTIONS

The current Ministerial Directions and their application are outlined in the following table.

For more information, refer to the website of the Department of Planning & Environment:

[www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)

Direction	Purpose	Date Issued	Applies to this plan
Environmental Planning and Assessment (Local Infrastructure Contributions) Amendment Direction 2021	Permit infrastructure contributions up to the \$30,000 threshold for urban release areas in Shoalhaven.	7 December 2021	No
Environmental Planning and Assessment (Levies – City of Sydney) Direction 2021	To stage the introduction of the maximum 3% Section 7.12 levy under the Central Sydney Development Contributions Plan. The Ministerial Direction manages the transitional arrangements between the maximum 2% and 3% levy rates prior to 1 July 2022 when the maximum 3% levy will apply.	26 November 2021	No
Environmental Planning and Assessment (Local Infrastructure Contributions) Further Amendment Direction 2020	Further amendment to the Environmental Planning and Assessment (Local Infrastructure Contributions) Direction 2012.	18 December 2020	No
Environmental Planning and Assessment (Local Infrastructure Contributions – Timing of Payments) Direction 2020	To temporarily defer the payment of local infrastructure contributions and levies until the issuing of an occupation certificate for certain types of development. The direction expires on the last day of the prescribed period within the meaning of section 10.17 of the EP&A Act. The prescribed method has been extended to 31 March 2022.	25 June 2020	Yes
Environmental Planning and Assessment (Local Infrastructure Contributions) Amendment Direction 2020	The amendment makes special provision for Blacktown and The Hills local government areas for the 6 month period starting on 1 July 2020, to cap local infrastructure contributions at \$50,000 per dwelling or per residential lot.	18 June 2020	No
Environmental Planning and Assessment (Local Infrastructure Contributions – Information) Direction 2020	Requests certain councils to provide information relating to the delivery of public amenities and public services specified in local contributions plans, including the staging of works.	18 May 2020	No
Environmental Planning and Assessment (Local Infrastructure Contributions – Pooling of Contributions) Direction 2020	Facilitates the consolidation (pooling) of infrastructure contributions to accelerate the delivery of local infrastructure.	18 May 2020	Yes
Environmental Planning and Assessment (Local Infrastructure Contributions) Further Amendment Direction 2019	Further amendment to the Environmental Planning and Assessment (Local Infrastructure Contributions) Direction 2012.  Initial 2012 direction is amended by 2013, 2016, 2017, 2018 and 2019 directions. A consolidated version of the direction is available for information only.	20 December 2019	No

Environmental Planning and Assessment (Local Infrastructure Levies) Direction 2015	Prohibition on s7.12 levy where a s7.11 contribution is required	14 April 2016	<b>Yes</b>
Environmental Planning and Assessment (Local Infrastructure Contributions – Warriewood Valley) Revocation Direction 2015	Environmental Planning and Assessment (Local Infrastructure Contributions – Warriewood Valley) Revocation Direction 2015	22 February 2015	No
Environmental Planning and Assessment (Local Infrastructure Contributions – Port Botany and Port Kembla) Direction 2013	Exemption from payment of a contribution for land within the lease areas of Port Botany and Port Kembla	6 December 2013	No
Environmental Planning and Assessment (Local Infrastructure Contributions – Port of Newcastle) Direction 2014	Exemption from payment of a contribution for land within the lease area of the Port of Newcastle	10 October 2014	No
Environmental Planning and Assessment (Local Infrastructure Contributions – Hawkesbury City Council) Direction 2013	Pitt Town Residential Precinct (Hawkesbury Council) – exclusion of certain items from contributions levied	24 September 2013	No
Environmental Planning and Assessment Act 1979 Revocation of Direction in force under section 94E and Direction under section 94E	Exemption from payment of a contribution for development carried out under the Seniors Living SEPP where undertaken by a social housing provider	14 September 2007	<b>Yes</b>

# ATTACHMENT 1 – COST SUMMARY REPORT

Please note that the Cost Summary Report template is available for download at Council’s website.

## COST SUMMARY REPORT

FOR DEVELOPMENT COST OF \$500,000 OR LESS



**APPLICANT DETAILS** *(It is important that we are able to contact you if more information is needed)*

Name (or Company): \_\_\_\_\_

Postal Address: \_\_\_\_\_

\_\_\_\_\_ Postcode: \_\_\_\_\_

Phone No. (Daytime): \_\_\_\_\_ Mobile No.: \_\_\_\_\_

E-mail: \_\_\_\_\_ Contact Person (If a Company): \_\_\_\_\_

**APPLICATION DESCRIPTION** *(This will help us to correctly identify the subject property)*

Development Application No.: \_\_\_\_\_ Date Approved (if relevant) : \_\_\_\_\_

Development Address: \_\_\_\_\_

DEVELOPMENT DETAILS			
Site Area:	sqm	Gross Floor Area – Residential:	sqm
Gross Floor Area – Retail:	sqm	Gross Floor Area – Other:	sqm
Gross Floor Area – Commercial:	sqm	Total Gross Floor Area:	sqm

ESTIMATE DETAILS	
Analysis of Development Cost	\$
Demolition and Site Preparation	
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	
<b>SUB TOTAL</b>	\$
Consultant Fees	\$
Other related development costs	\$
<b>SUB TOTAL</b>	\$
Goods and Services Tax (GST)	\$
<b>TOTAL DEVELOPMENT COST</b>	\$

I certify that I have:

- Inspected the plans the subject of the application for development consent;
- Calculated the development costs in accordance with the definition of development costs in clause 25J of the Environmental Planning and Assessment Regulations 2000 at current prices;
- Included GST in the calculation of development cost.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Position and Qualifications: \_\_\_\_\_

## ATTACHMENT 2 - DETAILED COST REPORT

Please note that the Detailed Cost Report template is available for download at Council's website.

### REGISTERED\* QUANTITY SURVEYOR'S DETAILED COST REPORT

FOR DEVELOPMENT COST OF \$500,000 OR MORE



\* A member of the Australian Institute of Quantity Surveyors

#### APPLICANT DETAILS *(It is important that we are able to contact you if more information is needed)*

Name (or Company) \_\_\_\_\_

Postal Address: \_\_\_\_\_

\_\_\_\_\_ Postcode: \_\_\_\_\_

Phone No. (Daytime): \_\_\_\_\_ Mobile No.: \_\_\_\_\_

E-mail: \_\_\_\_\_ Contact Person (If a Company): \_\_\_\_\_

#### APPLICATION DESCRIPTION *(This will help us to correctly identify the subject property)*

Development Application No.: \_\_\_\_\_ Date Approved *(if relevant)*: \_\_\_\_\_

Development Address: \_\_\_\_\_

#### DEVELOPMENT DETAILS

Site Area:	sqm	Gross Floor Area – Residential:	sqm
Gross Floor Area – Retail:	sqm	Gross Floor Area – Other:	sqm
Gross Floor Area – Commercial:	sqm	Total Gross Floor Area:	sqm
Gross Floor Area – Parking:	sqm	Total Number of Car Parking Spaces	

#### ESTIMATE DETAILS

Area of Work	Cost of Construction (\$)	Cost (\$)
Demolition and Site Preparation		/sqm of site area
Excavation		/sqm of site area
Construction - Retail		/sqm of retail area
Construction – Commercial		/sqm of commercial area
Construction – Residential		/sqm of residential area
Fitout – Retail		/sqm of retail area
Fitout – Commercial		/sqm of commercial area
Fitout - Residential		/sqm of residential area
Carpark		/sqm of parking area /car space
Professional Fees	\$	% of construction cost
TOTAL CONSTRUCTION COST	\$	% of development cost
TOTAL GST	\$	
TOTAL DEVELOPMENT COST	\$	

I certify that I have:

- Inspected the plans the subject of the application for development consent;
- 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 and Assessment Regulations 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.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Position and Qualifications: \_\_\_\_\_

