CITY PLANNING

Randwick City
Draft s7.12 Development Contributions Plan 2024

31 May 2024

Randwick City Council
a sense of community

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Contents

Part 1: Administration & operation

1.1. Overview

Section 7.12 of the *Environmental Planning and Assessment Act 1979* (the Act) authorises the consent authority (i.e. Council) or an accredited certifier to impose as a condition of development consent or complying development certificate, a requirement that the applicant pay a fixed levy based on the percentage of the proposed cost of the development.

The percentage of the levy and the types of development which attract the levy are set out under this Plan. Levies paid to the Council will be applied towards the provision, extension or augmentation of public facilities and infrastructure, or towards recouping the cost of their provision, extension or augmentation.

1.2. What is the name of this Plan?

This Plan is called Randwick City s.7.12 Development Contributions Plan 2024 ('The Plan').

1.3. When did this Plan commence?

This Plan commenced on XXX [to be updated once endorsed]

1.4. What is the purpose of this Plan?

The purposes of this Plan are:

(a) To authorise the imposition of conditions on development consents and complying development certificates requiring that the applicant pay the Council a levy determined in accordance with this Plan
(b) To enable Council to have funds to ensure that adequate public facilities are provided to meet the demand created by development
(c) To assist Council in the provision, extension or augmentation of public facilities
(d) To provide a comprehensive framework for the assessment, collection, expenditure, accounting and indexing of development contributions on an equitable basis; and
(e) Facilitate the relevant desirable outcomes identified in the Randwick City Local Strategic Planning Statement, Informing Strategies and relevant studies.

1.5. Land to which this Plan applies

This Plan applies to all land within the Randwick City Local Government Area with the exception to land covered by the K2K 7.12 Development Contributions Plan 2019 and the Bundock Street Development Contributions Plan.

1.5 Development to which this Plan applies

This Plan applies to development on land to which this Plan applies that requires development consent or complying development certificate under the Environmental Planning and Assessment Act 1979 (the Act).

1.6 Repeal of Randwick City Section 7.12 Contributions Plan 2015

This Plan repeals Randwick City Section 94A Contributions Plan 2015.

1.7 Transitional Provision

This Plan applies to a development application or a complying development certificate made on or after the date on which this Plan was first publicly exhibited and not determined on the day this Plan took effect.

1.8 What does this Plan authorise

1.8.1 Development applications

(a) This Plan authorises the consent authority in respect of a development application to impose a condition on a development consent granted for development to which this Plan applies, requiring the applicant to pay to the Council a levy based on the proposed cost of carrying out the development as set out in the following table:

Table 1: s7.12 levy rate for development applications

Cost of works	Percentage levy
Up to $100,000	Nil
$101,000 to $200,000	0.5%
Over $200,000	1%

1.8.2 Complying development certificates

(a) This Plan authorises the accredited certifier in respect of a complying development certificate to impose a condition for development to which this Plan applies, requiring the applicant to pay to the Council a levy based on the proposed cost of carrying out the development as set out in the following table:

Table 2: s7.12 levy rate for complying development

Cost of works	Percentage levy
Up to $100,000	Nil
$101,000 to $200,000	0.5%
Over $200,000	1%

Conditions authorised by this Plan are subject to any direction given by the Minister under section 7.17: Directions by Minister of the Act from time to time.

1.9 Determining the cost of development

(a) 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:

(i) 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;

(ii) 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;

(iii) 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.

(a) Under Clause 208 of the EP&A Regulation, the following costs and expenses are not to be included in any estimate or determination of the proposed cost of carrying out development:
   (i) the cost of the land on which the development is to be carried out
   (ii) the costs of any repairs to any building or works on the land that are to be retained in connection with the development
   (iii) the costs associated with marketing or financing the development (including interest on any loans)
   (iv) the costs associated with legal work carried out or to be carried out in connection with the development
   (v) project management costs associated with the development
   (vi) the cost of building insurance in respect of the development
   (vii) 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)
   (viii) the costs of commercial stock inventory
   (ix) any taxes, levies or charges (other than GST) paid or payable in connection with the development by or under any law
   (x) the costs of enabling access by people with disability to the development
   (xi) the costs of energy and water efficiency measures associated with the development
   (xii) the costs of development that is provided as affordable housing; and
   (xiii) the costs of development that is the adaptive reuse of a heritage item.

1.10 How is the proposed cost of carrying out development indexed?

In accordance with clause 212(2)(b) 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:

IDC = ODC x 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.

1.11 Cost estimate reports must accompany all applications

A development application or an application for a complying development certificate must be accompanied by a report, prepared at the applicant's cost, setting out an estimate of the proposed cost of carrying out the development.

The following types of report are required:

(a) 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
(b) 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

1.12 Approved persons for the provision of cost estimate reports

(a) The following persons are approved by the Council to provide an estimate of the proposed cost of carrying out development in the following circumstances:
    (i) Where the proposed development cost is less than $500,00 - a person who, in the opinion of the Council, is suitably qualified to provide a cost summary report
    (ii) 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.
(b) 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; and
(c) 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 1.11 of this Plan.

1.13 Exemptions to the levy

1.13.1 Ministerial exemption

(a) Under the provisions of section 7.17 of the Act the Minister for Planning and Public Spaces has specified exemptions from a levy under this Plan to apply to the following development:
    (i) Development applications or complying development located within the Port Botany Lease Area identified in the *State Environmental Planning Policy (Transport and Infrastructure) 2021*.

1.13.2 Development exempted from the levy

An exemption to the payment of the s7.12 levy may be considered by the Council for the following development:

(a) Places of worship, public hospitals, police stations, fire stations, and other emergency services,
(b) 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 with minimal floor space intensification, for example a retail outlet operated by the Salvation Army, St Vincent de Paul or similar organisations, and where 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,
(c) Seniors housing, as defined in the *State Environmental Planning Policy (Housing) 2021* which is undertaken by a social housing provider,

(d) Applications submitted by or on behalf of Randwick City Council.

1.13.3 Exemption application requirements

(a) 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 identified in Clause 1.13.2, prior to the Council determining whether such an exemption applies. In considering any application for an exemption the Council will take into account:

(i) 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

(ii) 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.

1.14 Application of money obtained under this Plan

Monies paid to Council under a condition authorised by this Plan are to be applied by Council towards meeting the cost of one of more public facilities that will be, or have been, provided within the area as listed in Schedule 1.

1.15 Priorities for expenditure

The public facilities listed in Schedule 1 are to be provided in accordance with the staging set out in that schedule.

1.16 Pooling of levies

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.

1.17 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 including a subdivision certificate, construction certificate or complying development certificate.

1.18 Construction certificates and the obligation of certifying authorities

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 the Regulation.

1.19 Complying development and the obligation of certifying authorities

Council may allow deferred or periodic payment of monetary section 7.12 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:
    (i) the guarantee is by an Australian bank for the total or outstanding contribution amount plus interest
    (ii) the guarantee requires the bank to unconditionally pay the guaranteed sum to the Council at the time specified in the agreement
    (iii) the applicant will be required to pay all costs incurred in the establishment, operation, administration or discharge of the bank guarantee; and
    (iv) 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.

1.20 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:

1.20.1 Offer made to 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.

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 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 section 7.12. 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 and may consider matters such as, but not limited to, the following:

(a) 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
(d) 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.

1.20.2 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 section 4.55 of the Act. If the applicant does not wish to pay the levy, the applicant may make an application to the Council under section 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 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.

1.20.3 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 clause 7.4 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.

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 Council agrees to enter into the planning agreement, it may impose a condition of development consent 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.

1.21 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 section 7.12 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 (Housing) 2021

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

the Regulation means the *Environmental Planning and Assessment Regulation 2021*

2. Expected Development and Public Facilities Demand

2.1 Development potential for Randwick City

This part broadly discusses the relationship between the expected types of development in Randwick City and the demand for additional public amenities and services to meet the needs of that development. The relationship is established through current demographic information, and Council prepared strategies and relevant studies.

Section 7.12 levies acquired by condition of consent under this Plan are to be applied to the provision, extension or augmentation of the following categories of public facilities works located across the LGA:

- Cultural and community facilities
- Environmental initiatives
- Parks and open space
- Town centres and public realm; and
- Transport and roads.

2.1.1 Demand for public amenities and infrastructure

The demand for public facilities and infrastructure in Randwick City is related to expected residential, commercial, retail and other forms of non-residential development due to population growth trends and additional capacity afforded by revised controls under the Comprehensive Randwick Local Environmental Plan 2012 (Amendment 9).

Specific public facilities and infrastructure required to meet community needs has been identified in a series of supporting documents which includes, but is not limited to the following:

- Randwick City Local Strategic Planning Statement
- Arts and Culture Strategy
- Economic Development Strategy
- Environment Strategy
- Housing Strategy
- Inclusive Randwick Strategy
- Integrated Transport Strategy; and
- Open Space and Recreation Strategy

These studies have demonstrated that adequate public facilities and infrastructure are needed to maintain and grow Randwick City's capacity to accommodate housing and employment. 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.

Based on the Australian Bureau of Statistics (ABS) Estimated Residential Population data, the population of Randwick City in 2022 was 135,686 persons.

The population is projected to increase by up to 170,115 people in the period from 2022 and 2041 with an annual growth rate of approximately 0.47% to 2041(NSW Department of Planning, Housing and Infrastructure Projections 2022). By way of comparison, the annual growth rate projection for Metropolitan Sydney for the same period is 1.03%. This projection is based on fertility rates, migration and current major redevelopment sites.

The likely population growth and subsequent development required to cater for this growth will create demand for new facilities and infrastructure and improvements to existing facilities and infrastructure. Public facilities and infrastructure required to meet residential development demands include: parks, open space and recreational facilities, community and cultural facilities, public domain and town centre improvements, transport, access and mobility improvements such as for walking, cycling, public transport and private vehicles, as well as environmental improvements.

Non residential developments such as commercial/retail development will raise demands for public facilities, primarily for public domain and town centre improvements, cultural facilities, and transport, access and mobility improvements.

Mixed use developments and recreation and tourism related developments raise similar demands for public facilities as both residential and commercial development.

Public facilities required to meet the demands of industrial development primarily include transport, access and mobility improvements and environmental improvements.

2.1.2 Expected residential development

As identified in the LSPS, Informing Strategies and other supporting documentation, residential development is expected across the LGA in the residential, business and some special uses zones. Types of residential development include: dwelling-houses, dual occupancies, multi dwelling housing, manor houses, residential flat buildings, boarding houses, secondary dwellings, attached dwellings and mixed use development with a residential component.

Residential development will occur in the form of new development and alterations and additions to existing development.

2.1.3 Expected commercial, retail and other non -residential development

As identified in the LSPS, Informing Strategies and other supporting documentation, the majority of commercial, retail and other non-residential development is expected mainly in the business zones throughout the LGA including local and town centres.

Development is also expected in the Special Use Zones, such as education and hospital sites as well as the Industrial zone.

Development that will occur will be in the form of new development and alterations and additions to existing development.

The section s7.12 levy will enable Council to provide high quality and diverse public amenities and services to meet the expectations of the existing and future residents of the Randwick City.

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

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. Staging as in this schedule means:

- Short Term 1–2 years
- Medium Term 3–4 years
- Long Term 5–10 years
- Ongoing: continuing work

New projects are highlighted in red [highlighting to be removed once endorsed].

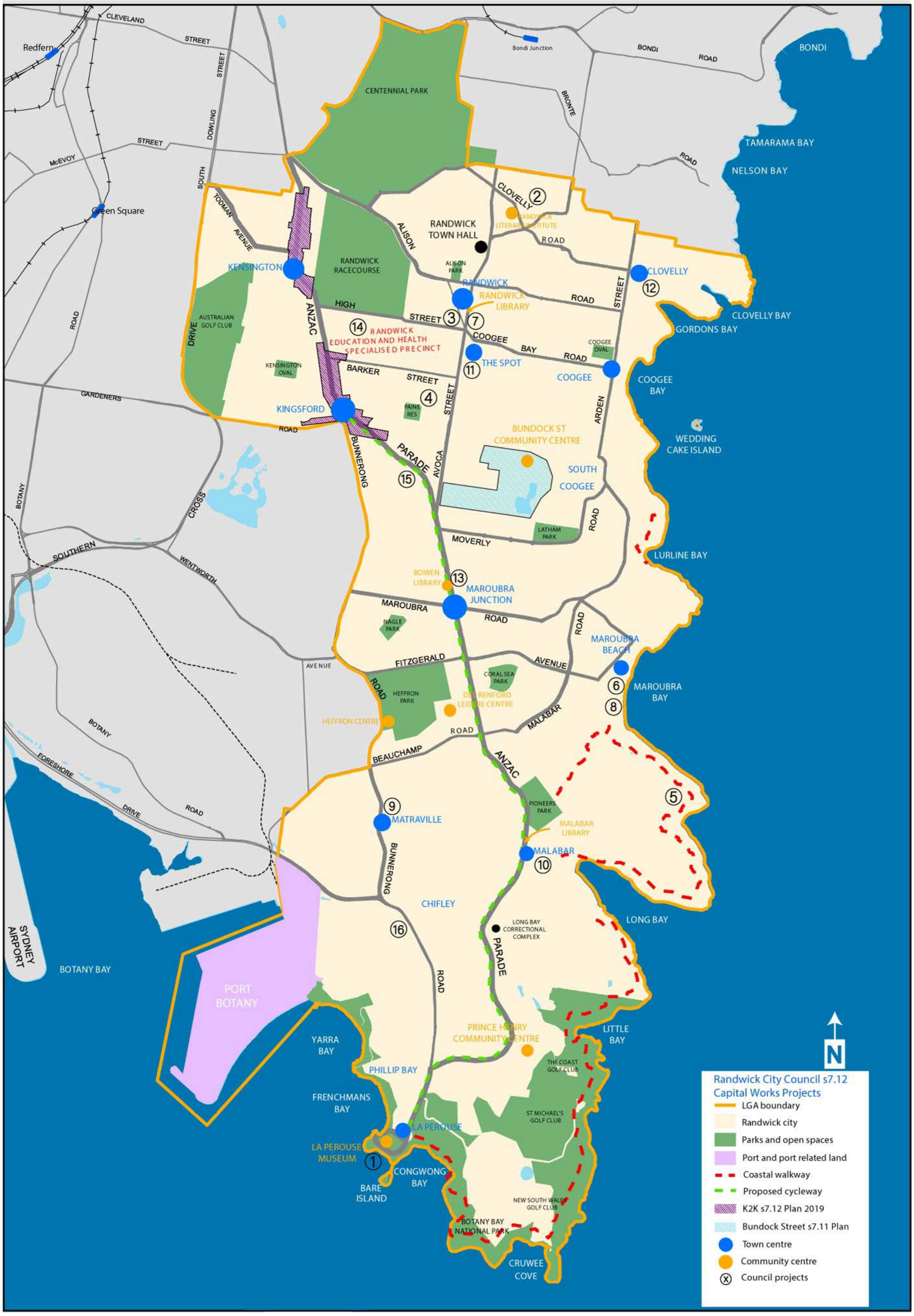
Map Ref	Item	Public Facility	Comments	Allocation Draft 2024 Plan	Staging draft 2024 Plan
1.0	**Cultural and Community Facilities**				
*	1.1	Public art	Projects distributed across LGA/various sites.	$570,000	Ongoing
1	1.2	La Perouse Museum	Upgrade and repairs to building interior.	$1,100,000	Medium
2	1.3	Randwick Literary Institute	Upgrades to building (kitchen, bathrooms, painting, flooring).	$1,000,000	Medium
*	1.4	Library upgrades and improvements	Works include general upgrades, refurbishment and expansion of Council Libraries.	$2,030,000	Ongoing
*	1.5	Youth facility	New project. Youth facility and recreational space. Site to be investigated and scoped.	$1,500,000	Medium – long
3	1.6	Blenheim House	New project. Transform building into a creative space with arts studios, exhibition spaces and an accessible studio at rear.	$200,000	Short
4	1.7	Newmarket Big Stables Upgrade	New project. New community facility. Fit out and upgrades required to comply with building regulations	$350,000	Short
2.0	**Environmental Initiatives**				
5	2.1	Coastal walkway	Concept design and construction	$1,100,000	Short to medium
*	2.2	Remnant bushland restoration	Works include increasing planting of native and indigenous vegetation, reducing weed density and undertaking bushland management.	$200,000	Ongoing
*	2.3	Green corridor planting and street trees (urban tree canopy)	Improve connectivity to key bushland areas primarily adjacent to Anzac Parade and Bunnerong Road.	$500,000	Ongoing
*	2.4	Blackwater and storm water harvesting	Installation and upgrading of stormwater harvesting systems.	$600,000	Medium
*	2.5	Wetlands Creation	Rename to wetlands protection initiatives and transfer to New Plan. Works include new infrastructure to implement and upgrade gross pollutant traps.	$230,000	Medium
*	2.6	Water sensitive urban design	New project. Installation of garden beds and swales in town centres to capture/treat storm	$550,000	Ongoing

Map Ref	Item	Public Facility	Comments	Allocation Draft 2024 Plan	Staging draft 2024 Plan
			water and assist in flood mitigation.		
3.0	**Parks and Open Space**				
*	3.1	Park improvements	Works include adventure playgrounds, pump tracks and outcomes from the Open Space and Recreational Needs Study.	$3,300,000	Ongoing
*	3.2	Smart City Initiatives*	New Project. Smart City infrastructure to address public safety, environmental monitoring and other place based technology solutions.	$800,000	Ongoing
6	3.3	Maroubra Beach masterplan projects	New project. New facilities, upgrade and embellishment of public domain.	$950,000	Short
4.0	**Town Centres and Public Realm**				
*	4.1	Night time economy initiatives	New project. Public realm improvements to support the night time economy and improve safety including smart lighting, creative lighting, public realm activations and power upgrades.	$210,000	Ongoing
7	4.2	Randwick Junction Commercial Centre	New project. Public realm improvements in line with the Randwick Junction Urban Design Plan/Town Centre Strategy. Streetscape improvements and laneway activations in accordance with the Randwick Junction Town Centre Strategy/ Urban Design Guidelines.	$1,140,000	Short-Medium
8	4.3	Maroubra Beach Local Centre	Improvements to pedestrian areas including signalisation.	$100,000	Short
9	4.4	Matraville Local Centre	New project. Public realm works in accordance with Matraville Masterplan.	$450,000	Medium - long
10	4.5	Malabar Local Centre	Landscape improvements.	$50,000	Short
11	4.6	The Spot Local Centre	Streetscape and landscaping works including undergrounding of powerlines, lighting and paving.	$400,000	Short
12	4.7	Clovelly Local Centre	Public realm works in line with Clovelly Road Masterplan.	$100,000	Medium
13	4.8	Maroubra Junction Commercial Centre	New project. Streetscape upgrades along Anzac Parade in accordance with Maroubra Junction Masterplan.	$450,000	Medium - long
14	4.9	Randwick Collaboration Area/ Strategic Centre including Botany Street	Public domain works to enhance connectivity, streetscape improvements, enhanced pedestrian safety and access around UNSW.	$3,000,000	Ongoing
*	4.10	Wayfinding signage	New project. Installation of signage to improve connectivity between town centres, coastal locations and other attractions.	$150,000	Short
5.0	**Transport and Roads**				

Map Ref	Item	Public Facility	Comments	Allocation Draft 2024 Plan	Staging draft 2024 Plan
*	5.1	Laneway widening	Improvements to road reserves following dedication of private land earmarked for laneway widening.	$900,000	Medium
*	5.2	Mobility improvements	City wide including bike plan implementation, pram ramps, walkways, pedestrian/cycle improvements including industrial areas, lighting, signage.	$3,050,000	Ongoing
15	5.3	Anzac Parade walking and cycling path	New project. Walking and cycling pathway project along Anzac Parade.	$500,000	Short
16	5.4	Bunnerong/ Military Road traffic signal upgrade.	New project. Signal upgrade/ public realm works to address safety with heavy vehicle movements to Port/ Industrial area.	$350,000	Short-medium
*	5.5	Local Traffic Management Schemes	New project. Integrate pedestrian and bicycle facilities into new traffic calming treatment to enhance connectivity and accessibility.	$1,250,000	Medium
6.0	**Development Contributions Management**				
	6.1	Development contribution planning management and studies	Spent. Include in new Plan.	$1,200,000	Ongoing

* Projects distributed across LGA/various sites dependant on prioritisation

** Subject to project identification



Randwick City Council s7.12
Capital Works Projects
LGA boundary
Randwick city
Parks and open spaces
Port and port related land
Coastal walkway
Proposed cycleway
K2K s7.12 Plan 2019
Bundock Street s7.11 Plan
Town centre
Community centre
Council projects
N
CENTENNIAL PARK
RANDWICK RACECOURSE
RANDWICK TOWN HALL
KENSINGTON
KINGSFORD
RANDWICK
RANDWICK LIBRARY
RANDWICK EDUCATION AND HEALTH SPECIALISED PRECINCT
THE SPOT
COOGEE
CLOVELLY
BUNDOCK ST COMMUNITY CENTRE
SOUTH COOGEE
MAROUBRA JUNCTION
BOWEN LIBRARY
MAROUBRA BEACH
HEFFRON CENTRE
MATRAVILLE
MALABAR
MALABAR LIBRARY
CHIFLEY
PHILLIP BAY
LA PEROUSE
LA PEROUSE MUSEUM
PRINCE HENRY COMMUNITY CENTRE
PORT BOTANY
BOTANY BAY
SYDNEY AIRPORT
YARRA BAY
FRENCHMANS BAY
CONGWONG BAY
BARE ISLAND
CRUWEE COVE
LITTLE BAY
LONG BAY
MAROUBRA BAY
LURLINE BAY
WEDDING CAKE ISLAND
COOGEE BAY
GORDONS BAY
CLOVELLY BAY
TAMARAMA BAY
NELSON BAY
BONDI
Bondi Junction
Redfern
Green Square

Schedule 2: Cost Summary Report Template

DETAILED COST REPORT

REGISTERED* QUANTITY SURVEYOR'S DETAILED COST REPORT

[Development cost of $500,000 or more]

Applicant/Application Details			
Development Application No		Complying Development Application No	
Date		Development Name	
Development Address			
Applicant's Name			
Applicant's Address			

Development Details			
GFA – Commercial (m^2)		GFA – Parking (m^2)	
GFA – Residential (m^2)		GFA – Other (m^2)	
GFA – Retail (m^2)		Total GFA (m^2)	
Total Car Parking Spaces		Total Site Area (m^2)	
Total Development Cost			
Total Construction Cost			
Total GST			

Estimate Details			
Professional Fees ($)		Construction (Commercial)	
% of Construction Cost		Total Construction Cost	
% of Demolition Cost		$/$m^2$ of Site Area	
Demolition & Site Preparation		Construction	
Total Construction Cost (Residential)		Total Construction Cost	
$/$m^2$ of Site Area		$/$m^2$ of Site Area	
Fitout (Residential)		Fitout	
Total Construction Cost (Commercial)		Total Construction Cost	
$/$m^2$ of Site Area		$/$m^2$ of Site Area	
Fitout (Retail)		Parking	
Total Construction Cost		$/$m^2$ 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 208 (4) of the Environmental Planning & Assessment Regulation 2021 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: ______________________________

Schedule 3: Detailed Cost Report

COST SUMMARY REPORT

[Development cost of less than $500,000]

Development/Applicant Details	
Development Application No:	
Complying Development Application No	
Date:	
Development Name:	
Development Address:	
Applicant's Name:	
Applicant's Address	

Estimate of Development costs			
Demolition and alterations	$	Hydraulic services	$
Structure	$	Mechanical services	$
External walls, windows and doors	$	Fire services	$
Internal walls, screens and doors	$	Electrical services	$
Wall finishes	$	Lift services	$
Floor finishes	$	External works	$
Ceiling finishes	$	External services	$
Fittings and equipment	$	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 208 (2) of the Environmental Planning & Assessment Regulation 2021 current prices.*

- *Included GST in the calculation of development cost.*

Signed: ______________________________

Name: ______________________________

Position and Qualifications: ______________________________

Date: ______________________________

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