



**Ashfield  
Council**

## **Ashfield Council Section 94A Development Contributions Plan**

**Adopted by Council :** 22 February 2011  
**Date of Commencement:** 1 March 2011

**Amendments:** 1. 9 June 2015

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## 1 Part A – Summary schedules

The following summary schedules are included in this Plan:

- Works schedule; and
- Summary of levy by category.

The works schedule and accompanying Community Infrastructure Location Maps identify the community infrastructure for which section 94A levies will be required (see **Appendices A and B**).

Levies paid to council will be applied towards meeting the cost of provision of new or augmentation of existing community infrastructure. Schedule 1 provides a summary of community infrastructure that will be provided by Council over the next 25 years and the estimated cost of provision and timing. A more detailed list of the works schedule is provided in **Appendix A**.

### Schedule 1: Works schedule for new community infrastructure for which levies will be sought

Community Infrastructure	Estimated costs
Open Space and Recreation	\$2,223,160
Public Buildings	\$9,131,599
Public Domain Improvements	\$7,300,000
Pedestrian/Bicycle Links	\$2,595,000
Footpaths	\$500,000
Traffic Facilities	\$383,750
Administration of s94A plan	\$25,000
Review of s94A plan	\$40,000
<b>Total value of program</b>	<b>\$22,198,509</b>

Source: Summary of Ashfield Council's Section 94A Works Schedule

### Schedule 2: Summary schedule of levy by category

Type of development	Levy (% of development costs)
Alterations or additions to dwelling houses and new or modified ancillary structures	0% under \$100,000
	0.5 % \$100,001 to \$200,000
	1.0% for all developments over \$200,000
Alterations or additions to multi dwelling housing	Not Applicable
Alterations to commercial and retail development (excluding additional floor space)	0% under \$100,000
	0.5 % \$100,001 to \$200,000
	1.0% for all developments over \$200,000
Industrial development	0% under \$100,000
	0.5 % \$100,001 to \$200,000
	1.0% for all developments over \$200,000
Other forms of development	0% under \$100,000
	0.5 % \$100,001 to \$200,000
	1.0% for all developments over \$200,000

## 2 Part B – Demand for community infrastructure

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

- The population forecasts undertaken on behalf of Council indicate a likely growth in population from 2010 to 2020;
- Continued redevelopment of sites for commercial or retail uses within the Ashfield Town Centre and the Parramatta Road Corridor in particular, expands the workforce population within the LGA;
- The expected development associated with this projected population growth;
- The likely population growth will require the provision of new or embellished community infrastructure; and
- The likely population growth will diminish the enjoyment and standard of community infrastructure for the existing population unless new or embellished infrastructure is provided to meet the additional demand.

The new and embellished community infrastructure to be provided to meet the expected future demand is set out in summary form in Schedule 1 in Part A of this Plan, in the detailed works program at **Appendix A** and on the Community Infrastructure Location Maps at **Appendix B**.

### 3 Part C – Administration and operation of this plan

#### 3.1 What is the name of this development contributions plan?

This development contributions plan is called the Ashfield Section 94A Development Contributions Plan 2009 – Amendment No. 3.

#### 3.2 Application of this plan

This Plan applies to all land within the local government area of Ashfield Council as shown on the **Map (see Figure 1)**.

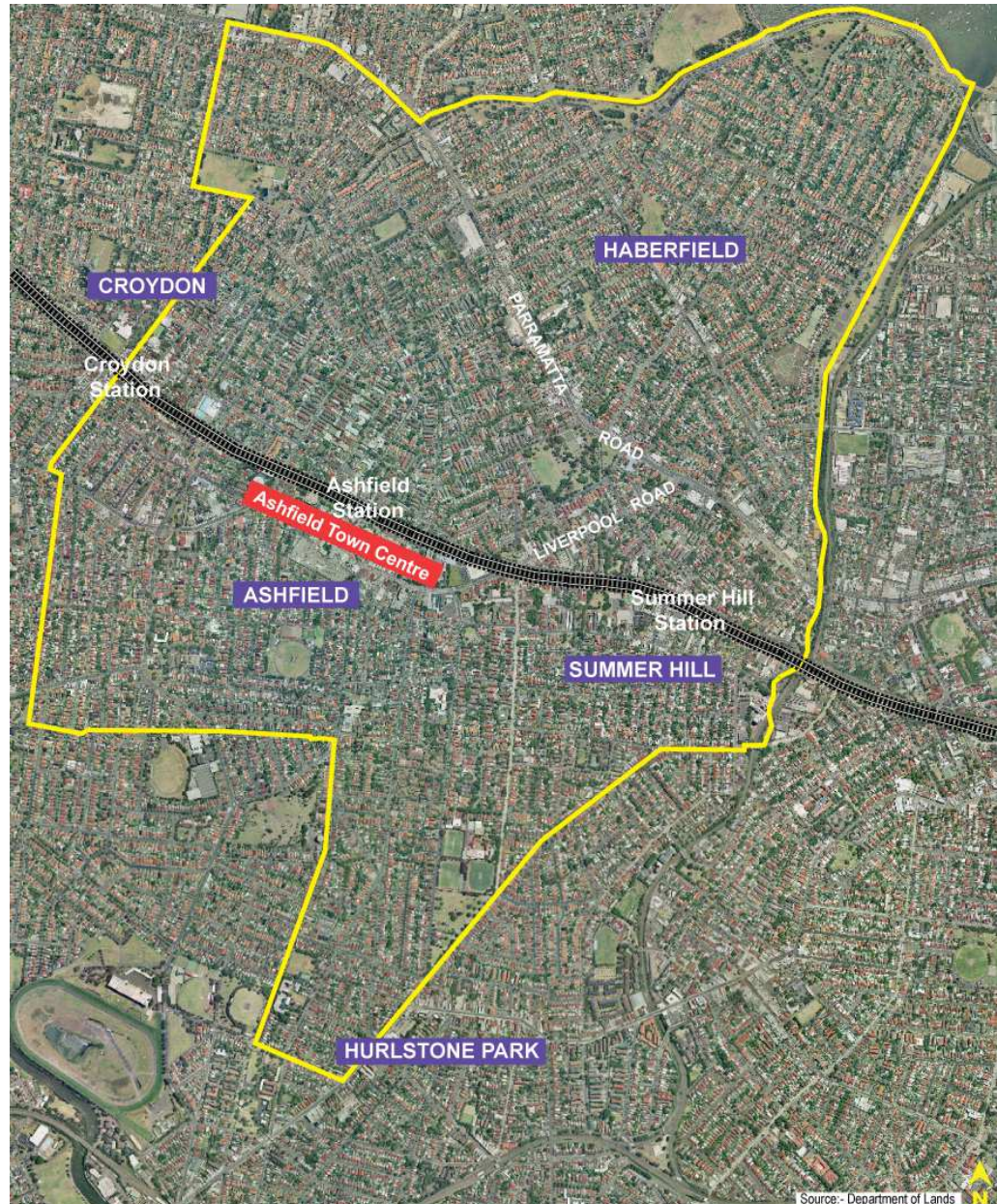


Figure 1: Map – where this contributions plan applies.

This Plan applies to applications for development consent and applications for complying development certificates under Part 5B of the *Environmental Planning and Assessment Act 1979* (Act).

### 3.3 When does this development contributions plan commence?

This Plan commences on the date upon which a public notice was published pursuant to the Regulation.

### 3.4 Savings and transition provisions

If a development application has been made before the commencement of this Plan in relation to land to which this Plan applies and the application has not been finally determined before that commencement, the application is to be determined in accordance with the provisions of this Plan.

### 3.5 What is the purpose of this contributions plan?

The primary purposes of this Plan are:

- To authorise the imposition of a condition on certain development consents and complying development certificates requiring the payment of a contribution pursuant to section 94A of the Act.
- To assist the council to provide the appropriate community infrastructure required to maintain and enhance amenity and service delivery within the area.
- To publicly identify the purposes for which the levies are required.

### 3.6 Are there any exceptions to the levy?

The levy will not be imposed in respect of development:

- where the proposed cost of carrying out the development is \$100,000 or less;
- for the purpose of 'seniors housing' as defined in *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*, which is undertaken by a 'social housing provider';
- for the purpose of a school (as defined by the *Education Act 1990*) that is a project under the *Building the Education Revolution (BER)* program;
- for the purpose of residential development which would result in the creation of additional private lots/dwellings (including dual occupancy style development) or in the case of non-private residential development, additional beds;
- for the purpose of retail, bulk goods retail or commercial development which would result in the creation of additional floor space;
- for the purpose of disabled access;
- for the sole purpose of providing affordable housing;
- for the purpose of reducing a building's use of potable water (where supplied from water mains) or energy;
- for the sole purpose of the adaptive reuse of an item of environmental heritage;
- that has been the subject of a condition under section 94 under a previous development consent relating to the subdivision of the land on which the development is to be carried out.

### 3.7 Pooling of levies

This Plan expressly authorises section 94A levies paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes. The priorities for the expenditure of the levies are shown in the works schedule.



### 3.8 How will contributions be imposed?

In accordance with the Act, development contributions under this Plan will be imposed as a condition of development consent (see **Appendix C**) or as a condition on a Complying Development Certificate (see **Appendix D**).

The Act provides that such a condition is not invalid by reason only that there is no connection between the development the subject of the development consent and the object of expenditure of any money required to be paid by the condition.

### 3.9 Construction certificates and the obligation of accredited certifiers

In accordance with clause 146 of the *Environmental Planning and Assessment Regulation 2000* (Regulation), a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring the payment of levies has been satisfied.

In particular, the certifier must ensure that the applicant provides a receipt(s) confirming that levies have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the council in accordance with clause 142(2) of the Regulation. Failure to follow this procedure may render such a certificate invalid.

The only exception to this requirement is where an alternative payment method has been agreed by Council. In such cases, Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

### 3.10 Complying development and the obligation of accredited certifiers

In accordance with the Act, accredited certifiers must impose a condition on a Complying Development Certificate, requiring a monetary contribution to be paid to the Council in accordance with this Plan for all types of development.

The condition imposed must be consistent with Council's standard condition for Complying Development Certificates (see **Appendix D**) and be strictly in accordance with this Plan.

An accredited certifier must not issue a complying development certificate until such time as the monetary contribution levied under this Plan has been received by the Council.

The certifier must ensure that the applicant provides a receipt(s) confirming that the contribution has been fully paid and a copy of such receipt(s) must be included with the copies of the certified plans provided to Council in accordance with the Regulation. Failure to follow this procedure may render such a certificate invalid.

It is the professional responsibility of accredited certifier to ensure that the contribution has been calculated in accordance with Clause 3.10 of this Plan by an appropriately qualified person and to apply the development contribution condition correctly.

### 3.11 How will the levy be calculated?

The levy will be determined on the basis of the percentage rate as set out in Schedule 2 and 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 as certified.

The proposed cost of carrying out the development will be determined in accordance with clause 25J of the Regulation. The procedures set out in **Appendix E** to this plan must be followed to enable the council to determine the amount of the levy to be paid.

The value of the works must be provided by the applicant at the time of the request and must be independently certified by a Quantity Surveyor who is registered with the

Australian Institute of Quantity Surveyors or a person who can demonstrate equivalent qualifications.

Without limitation to the above, council may review the valuation of works and may seek the services of an independent person to verify the costs. In these cases, all costs associated with obtaining such advice will be at the expense of the applicant and no construction certificate or complying development certificate will be issued until such time that the levy has been paid.

### 3.12 When is the levy payable?

A levy must be paid to the council at the time specified in the condition that imposes the levy. If no such time is specified, the levy must be paid prior to the issue of a construction certificate or complying development certificate.

### 3.13 How will the levy be adjusted?

Contributions required as a condition of consent under the provisions of this plan will be determined in accordance with section 3.11. A certified cost report is taken to be accurate on the day it was certified.

The contribution required is to be adjusted at the time of payment of the contribution in accordance with the following formula:

$$\text{Contribution at time of payment} = \$C_0 + A$$

where

$\$C_0$  is the original contribution as determined in accordance with section 3.8.

$A$  is the adjustment amount which is =

$$\frac{\$C_0 \times ([\text{Current CPI} - \text{Base CPI}])}{[\text{Base CPI}]}$$

where:

- **Current Index** is the Sydney All Groups Consumer Price Index as published by the Australian Bureau of Statistics and available at the time of review of the contribution rate.
- **Base Index** is the Sydney All Groups Consumer Price Index as published by the Australian Bureau of Statistics at the date of certification of the cost report.

Note: In the event that the Current CPI is less than the previous CPI, the Current CPI shall be taken as not less than the previous CPI.

### 3.14 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 public facilities included in the works program will not be prejudiced;
- (d) the works 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 \$5,000;
- (f) the maximum period of deferred payment of the contribution is two years from the standard payment date; and



- (g) the maximum period for payment by instalments is five years from the standard payment date;
- (h) deferred payments and payments by instalments are subject to interest charges equivalent to that applied to overdue rates and an administration charge equivalent to the bank guarantee lodgement fee for subdivision related matters as stated in Council's Fees and Charges.

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 Ashfield Council;
- The Bank Guarantee(s) must have no end date, be unconditional and irrevocable, and be in favour of the Ashfield 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, accrued interest and other charges are paid; and
- An administration fee may apply to utilise the bank guarantee option as stated in Council's Fees and Charges.

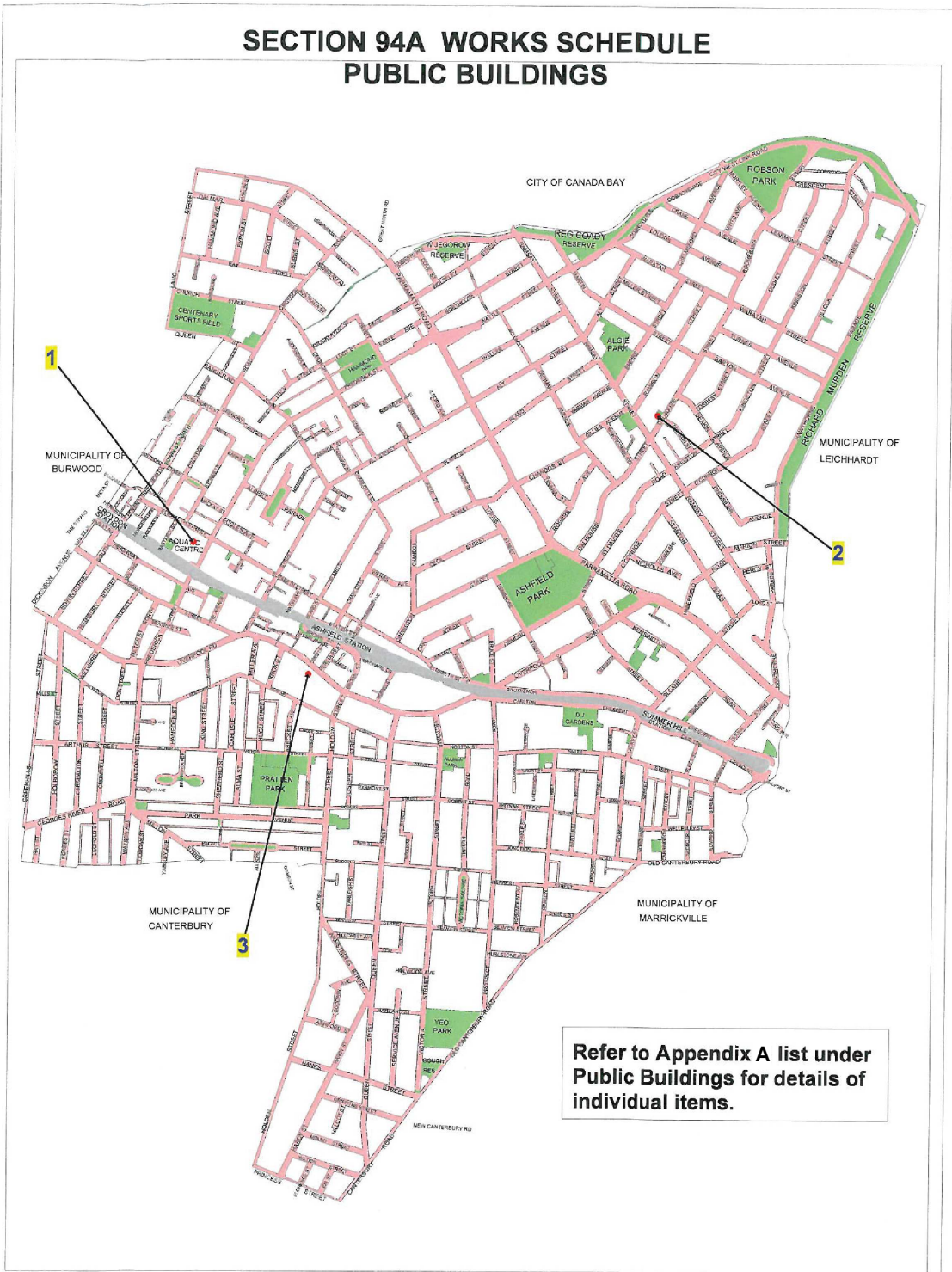
## Appendix A – Detailed works program

Item No.	Description	Est Cost (\$)	Priority
<b>OPEN SPACE &amp; RECREATION</b>			
1	Centenary Sports – Embellishment	\$180,000	M
2	Drainage - various locations	\$150,000	M
3	General upgrades & embellishment - various locations	\$200,000	H
4	Irrigation upgrades - various locations	\$210,000	M
5	Lewis Herman Reserve – new park	\$823,160	M
6	Lighting upgrades - various locations	\$240,000	H
7	Pathways - various locations	\$140,000	M
8	Signage - various locations	\$80,000	M
9	Yeo Park – Landscaping and embellishment	\$200,000	L
<b>PUBLIC BUILDINGS</b>			
1	Ashfield Aquatic Centre Upgrade	\$8,231,599	M
2	Haberfield Library Upgrade	\$400,000	L
3	Multi-Purpose Arts Space/Centre	\$500,000	L
<b>PUBLIC DOMAIN IMPROVEMENTS</b>			
1	Ashfield Town Centre Upgrade	\$5,000,000	H
2	Summer Hill Village Centre Upgrade	\$1,500,000	M
3	Outdoor Dining Embellishment	\$800,000	H
<b>PEDESTRIAN/ BICYCLE LINKS</b>			
1	Battle Bridge (Hawthorne Canal) – Southern section	\$1,050,000	L
2	Dobroyd Canal – Church St to Reg Coady Reserve	\$795,000	L
3	Parramatta Road Underpass/Bridge	\$750,000	L
<b>FOOTPATHS</b>			
1	New paving at various locations throughout Council area	\$500,000	M
<b>TRAFFIC FACILITIES</b>			
1	Alt St – Traffic medians, pram ramps	\$15,000	H
2	Church St – Traffic calming devices	\$80,000	H
3	Dickson St – Angled parking	\$10,000	L
4	Hardie Ave – One-way treatment	\$10,000	L
5	Queen St – Intersection improvements (Armstrong/Hardy)	\$93,750	H
6	Queen St – Traffic signals (Arthur)	\$175,000	M
<b>ADMINISTRATION OF S94A PLAN</b>		\$25,000	L
<b>REVIEW OF S94A PLAN</b>		\$40,000	L
<b>TOTAL</b>		<b>\$22,198,509</b>	

Appendix B – Community Infrastructure Location Maps



### SECTION 94A WORKS SCHEDULE PUBLIC BUILDINGS



Refer to Appendix A list under  
Public Buildings for details of  
individual items.

This map has been produced using the Ashfield Municipal Council Geographic Information System. It is not to be reproduced without prior consent.

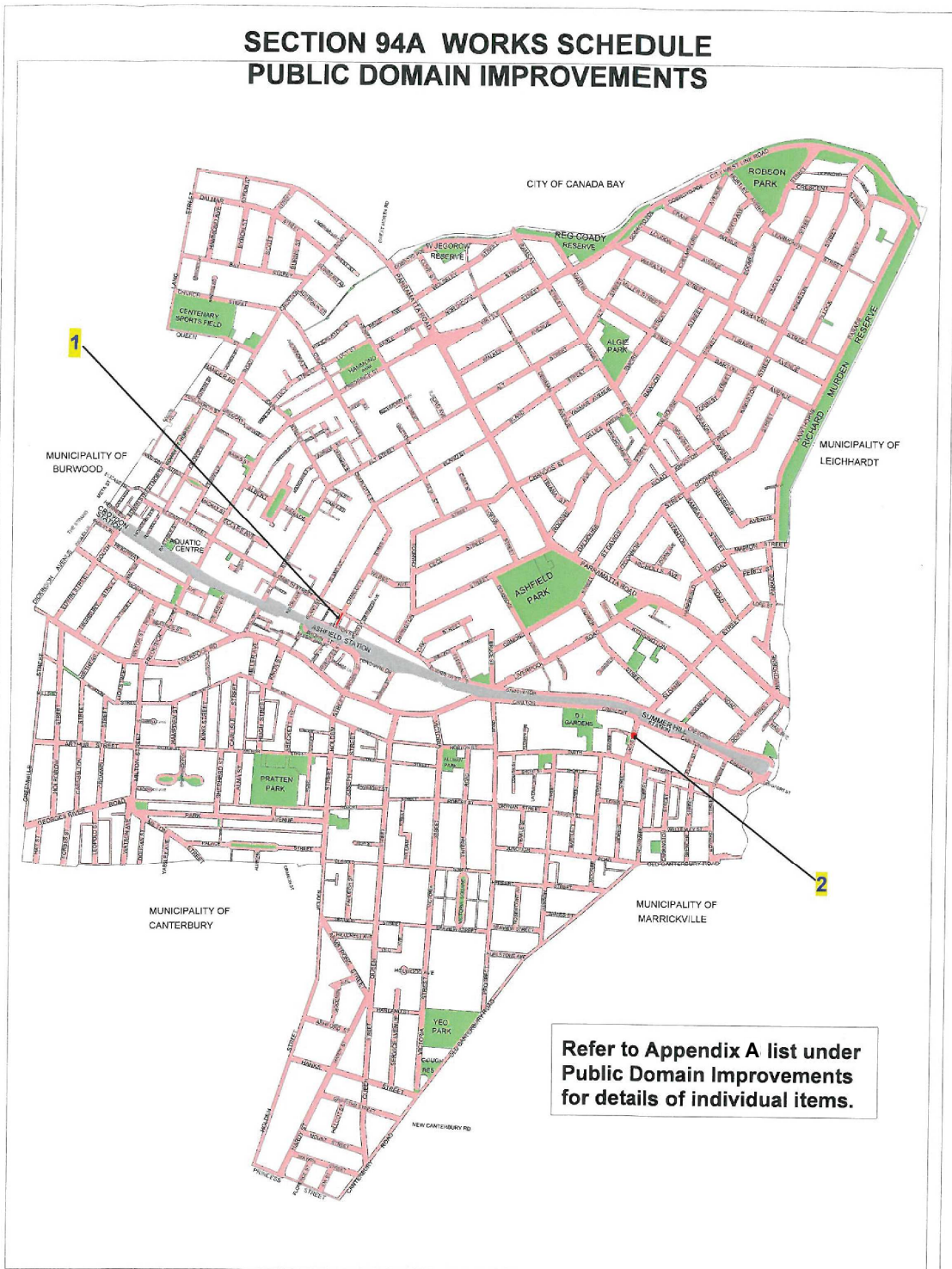


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### SECTION 94A WORKS SCHEDULE PUBLIC DOMAIN IMPROVEMENTS



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### SECTION 94A WORKS SCHEDULE PEDESTRIAN/BICYCLE LINKS



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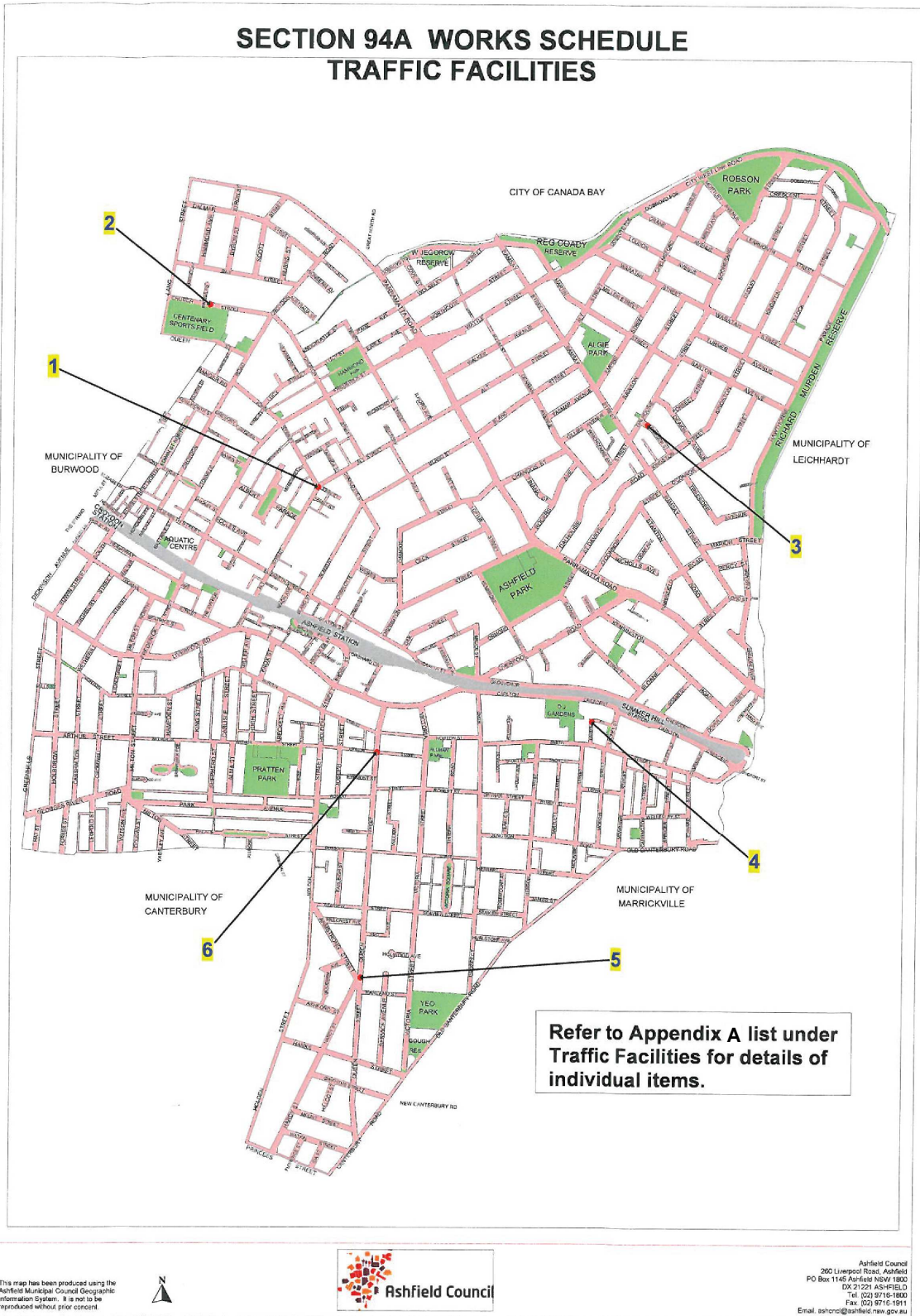


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### SECTION 94A WORKS SCHEDULE TRAFFIC FACILITIES





**Appendix C – Pro forma Condition of Development Consent**

- (a) In accordance with Section 80A(1) of the *Environmental Planning and Assessment Act 1979* and the Ashfield Council Section 94A Development Contributions Plan, **\$(INSERT FIGURE)** shall be paid to Council to cater for the increased demand for community infrastructure resulting from the development.
- (b) If the contributions are not paid within the financial quarter that this consent is granted, the contributions payable will be adjusted in accordance with the provisions of the Ashfield Council Section 94A Development Contributions Plan and the amount payable will be calculated at the time of payment in the following manner:

$$\mathbf{\$C_{PY}} = \frac{\mathbf{\$C_{DC} \times CPI_{PY}}}{\mathbf{CPI_{DC}}}$$

Where:

- \$C<sub>PY</sub>** is the amount of the contribution at the date of Payment
- \$C<sub>DC</sub>** is the amount of the contribution as set out in this Development Consent
- CPI<sub>PY</sub>** is the latest release of the Consumer Price Index (Sydney – All Groups) at the date of Payment as published by the ABS.
- CPI<sub>DC</sub>** is the Consumer Price Index (Sydney – All Groups) for the financial quarter at the date of this Development Consent.

- (c) The monetary contributions shall be paid to Council:
- (i) prior to the issue of the Subdivision Certificate where the development is for subdivision; or
  - (ii) prior to the issue of the first Construction Certificate where the development is for building work; or
  - (iii) prior to issue of the Subdivision Certificate or first Construction Certificate, whichever occurs first, where the development involves both subdivision and building work; or
  - (iv) prior to the works commencing where the development does not require a Construction Certificate or Subdivision Certificate.

**It is the professional responsibility of the Principal Certifying Authority to ensure that the monetary contributions have been paid to Council in accordance with the above timeframes.**

The Ashfield Council Section 94A Development Contributions Plan may be viewed at [www.ashfield.nsw.gov.au](http://www.ashfield.nsw.gov.au) or a copy may be inspected at Council's Administration Centre during normal business hours.

**Appendix D – Pro forma Complying Development Certificate Condition**

- (a) In accordance with Section 85A(6) of the *Environmental Planning and Assessment Act 1979* and the Ashfield Council Section 94A Development Contributions Plan, **\$(INSERT FIGURE)** shall be paid to Council to cater for the increased demand for community infrastructure resulting from the development.
- (b) If the contributions are not paid within the financial quarter that this complying development certificate is granted, the contributions payable will be adjusted in accordance with the provisions of the Ashfield Council Section 94A Development Contributions Plan and the amount payable will be calculated at the time of payment in the following manner:

$$\mathbf{\$C_{PY}} = \frac{\mathbf{\$ C_{CDC} \times CPI_{PY}}}{\mathbf{CPI_{CDC}}}$$

Where:

**\$C<sub>PY</sub>** is the amount of the contribution at the date of Payment.

**\$C<sub>CDC</sub>** is the amount of the contribution as set out in this Complying Development Certificate.

**CPI<sub>PY</sub>** is the latest release of the Consumer Price Index (Sydney – All Groups) at the date of Payment as published by the ABS.

**CPI<sub>CDC</sub>** is the Consumer Price Index (Sydney – All Groups) for the financial quarter at the date of this Complying Development Certificate.

- (c) The monetary contributions shall be paid to Council:
- (i) prior to the works commencing where the development requires building works;
  - (ii) prior to occupation or the issue of an interim occupation certificate or issue of a final occupation certificate, whichever occurs first, where no works are required.

**It is the professional responsibility of an Accredited Certifier to ensure that the monetary contributions have been paid to Council prior to authorising works to commence.**

The Ashfield Council Section 94A Development Contributions Plan may be viewed at [www.ashfield.nsw.gov.au](http://www.ashfield.nsw.gov.au) or a copy may be inspected at Council's Administration Centre during normal business hours.

### Appendix E – Procedure for determining cost of proposed development

A report specifying the cost of the proposed development is required to be submitted to allow Council to determine the contribution that will be required. The following should be provided:

- A [Cost Summary Report](#) must be completed for works with a value of \$3,000,000 or less.
- A [Quantity Surveyor's Detailed Cost Report](#) must be completed by a registered Quantity Surveyor for works with a value greater than \$3,000,000.

To avoid doubt, section 25J of the Environmental Planning and Assessment Act 1979 provides:

- “(1) The proposed cost of carrying out development is to be determined by the consent authority, for the purpose of a section 94A levy, by adding up all the costs and expenses that have been or are to be incurred by the applicant in carrying out the development, including the following:*
- (a) 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,*
  - (b) 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,*
  - (c) if the development involves the subdivision of land—the costs of or incidental to preparing, executing and registering the plan of subdivision and any related covenants, easements or other rights.*
- (2) For the purpose of determining the proposed cost of carrying out development, a consent authority may have regard to an estimate of the proposed cost of carrying out the development prepared by a person, or a person of a class, approved by the consent authority to provide such estimates.*
- (3) The following costs and expenses are not to be included in any estimate or determination of the proposed cost of carrying out development:*
- (a) the cost of the land on which the development is to be carried out,*
  - (b) the costs of any repairs to any building or works on the land that are to be retained in connection with the development,*
  - (c) the costs associated with marketing or financing the development (including interest on any loans),*
  - (d) the costs associated with legal work carried out or to be carried out in connection with the development,*
  - (e) project management costs associated with the development,*
  - (f) the cost of building insurance in respect of the development,*
  - (g) 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),*
  - (h) the costs of commercial stock inventory,*
  - (i) any taxes, levies or charges (other than GST) paid or payable in connection with the development by or under any law,*
  - (j) the costs of enabling access by disabled persons in respect of the development,*
  - (k) the costs of energy and water efficiency measures associated with the development,*
  - (l) the cost of any development that is provided as affordable housing,*
  - (m) the costs of any development that is the adaptive reuse of a heritage item.*
- (4) The proposed cost of carrying out development may be adjusted before payment, in accordance with a contributions plan, to reflect quarterly or annual variations to readily accessible index figures adopted by the plan (such as a Consumer Price Index) between the date the proposed cost was determined by the consent authority and the date the levy is required to be paid.”*

**Cost Summary Report**

[Development Cost of \$3,000,000 or less]

DEVELOPMENT APPLICATION No.	<input type="text"/>	REFERENCE:	<input type="text"/>
COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No.			<input type="text"/>
CONSTRUCTION CERTIFICATE No.	<input type="text"/>	DATE:	<input type="text"/>

APPLICANT'S NAME: .....

APPLICANT'S ADDRESS: .....

DEVELOPMENT NAME: .....

DEVELOPMENT ADDRESS: .....

**ANALYSIS OF DEVELOPMENT COSTS:**

Demolition and alterations	\$	Hydraulic services	\$
Structure	\$	Mechanical services	\$
External walls, windows and doors	\$	Fire services	\$
Internal walls, screens and doors	\$	Lift services	\$
Wall finishes	\$	External works	\$
Floor finishes	\$	External services	\$
Ceiling finishes	\$	Other related work	\$
Fittings and equipment	\$	Sub-total	\$

Sub-total above carried forward	\$
Preliminaries and margin	\$
Sub-total	\$
Consultant Fees	\$
Other related development costs	\$
Sub-total	\$
Goods and Services Tax	\$
<b>TOTAL DEVELOPMENT COST</b>	<b>\$</b>

I certify that I have:

- inspected the plans the subject of the application for development consent, complying development certificate 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: .....

**Registered\* Quantity Surveyor's Detailed Cost Report**

[Development Cost greater than \$3,000,000]

\*A member of the Australian Institute of Quantity Surveyors

DEVELOPMENT APPLICATION No.  REFERENCE:

COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No.

CONSTRUCTION CERTIFICATE No.  DATE:

APPLICANT'S NAME: .....

APPLICANT'S ADDRESS: .....

DEVELOPMENT NAME: .....

DEVELOPMENT ADDRESS: .....

**DEVELOPMENT DETAILS:**

Gross Floor Area – Commercial	m <sup>2</sup>	Gross Floor Area – Other	m <sup>2</sup>
Gross Floor Area – Residential	m <sup>2</sup>	Total Gross Floor Area	m <sup>2</sup>
Gross Floor Area – Retail	m <sup>2</sup>	Total Site Area	m <sup>2</sup>
Gross Floor Area – Car Parking	m <sup>2</sup>	Total Car Parking Spaces	
<b>Total Development Cost</b>	<b>\$</b>		
<b>Total Construction Cost</b>	<b>\$</b>		
<b>Total GST</b>	<b>\$</b>		

**ESTIMATE DETAILS:**

<b>Professional Fees</b>	<b>\$</b>	<b>Excavation</b>	<b>\$</b>
% of Development Cost	%	Cost per m <sup>2</sup> of site area	\$/m <sup>2</sup>
% of Construction Cost	%	Car Park	\$
<b>Demolition and Site Preparation</b>	<b>\$</b>	<b>Cost per m<sup>2</sup> of site area</b>	<b>\$/m<sup>2</sup></b>
Cost per m <sup>2</sup> of site area	\$/m <sup>2</sup>	Cost per space	\$/space
<b>Construction – Commercial</b>	<b>\$</b>	<b>Fit-out – Commercial</b>	<b>\$</b>
Cost per m <sup>2</sup> of commercial area	\$/m <sup>2</sup>	Cost per m <sup>2</sup> of commercial area	\$/m <sup>2</sup>
<b>Construction – Residential</b>	<b>\$</b>	<b>Fit-out – Residential</b>	<b>\$</b>
Cost per m <sup>2</sup> of residential area	\$/m <sup>2</sup>	Cost per m <sup>2</sup> of residential area	\$/m <sup>2</sup>
<b>Construction – Retail</b>	<b>\$</b>	<b>Fit-out – Retail</b>	<b>\$</b>
Cost per m <sup>2</sup> of retail area	\$/m <sup>2</sup>	Cost per m <sup>2</sup> of retail area	\$/m <sup>2</sup>

I certify that I have:

- inspected the plans the subject of the application for development consent, complying development certificate or construction certificate.
- prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.
- calculated the development costs in accordance with the definition of development costs in the Ashfield Council Section 94A Development Contributions Plan 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: .....