

# Northern Beaches Council Contributions Plan

2018



northern  
beaches  
council

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## PART 1: Introduction

### What is a Section 7.12 Development Contributions Plan?

Section 7.12 (s7.12) of the *Environmental Planning and Assessment Act 1979* (the Act), allows Council to levy a flat rate contribution towards, or recoup the capital cost of providing or extending facilities, infrastructure and services necessary to meet the increased demand created by new development in its area.

S7.12 of the Act provides as follows:

#### **S7.12 Fixed Development Consent levies**

- (1) *A consent authority may impose, as a condition of Development Consent, a requirement that the applicant pay a levy of the percentage, authorised by a contributions plan, of the proposed cost of carrying out the development.*
- (2) *A consent authority cannot impose as a condition of the same Development Consent a condition under this section as well as a condition under section 7.11.*
- (2A) *A consent authority cannot impose a condition under this section in relation to development on land within a special contributions area without the approval of:*
  - (a) *the Minister, or*
  - (b) *a development corporation designated by the Minister to give approvals under this subsection.*
- (3) *Money required to be paid by a condition imposed under this section 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.*
- (4) *A condition imposed under this section 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.*
- (5) *The regulations may make provision for or with respect to levies under this section, including:*
  - (a) *the means by which the proposed cost of carrying out development is to be estimated or determined, and*
  - (b) *the maximum percentage of a levy.*

The *Northern Beaches Council Section 7.12 Plan 2017* (the Plan) is the mechanism by which the entitlements under s7.12 of the Act are implemented and accounted for by Council. The Plan also includes a Works Program (Part 5) outlining when and where the new works will be provided.

The Plan is implemented through the development process by attaching conditions to any Development Consents or Complying Development Certificates that meet the requirements of this Plan.

Council's S7.12 Plan is updated annually. The Plan incorporates funds collected between 2001 and 2006 under the *Warringah Section 94 Development Contributions Plan 2001* and funds collected since 2006 under the 'Fixed' development consent levies system under S7.12 of the Environmental Planning and Assessment Act 1979.

Areas within the former Manly and Pittwater Local Government Areas are subject to separate Section 7.11 Development Contribution Plans. Those plans are not referenced in this document and should be consulted independently to determine their applicability to development in the Northern Beaches Council Local Government Area.

## **PART 2: Administration and Operation**

### **1 What is the name of this Plan?**

This development contributions plan is called *Northern Beaches Council Section 7.12 Plan 2017*.

### **2 What is the purpose of the Plan?**

The primary purposes of the Plan are:

- (1) to authorise the imposition of a condition on certain development consents and complying development certificates requiring the payment of a contribution pursuant to section 7.12 of the *Environmental Planning and Assessment Act 1979*
- (2) To assist the Council to provide the appropriate public facilities which are required to maintain and enhance amenity and service delivery within the area
- (3) To publicly identify the purposes for which the levies are required
- (4) To include a revised Section 7.11 Works Program to enable the expenditure of Council's remaining s7.11 reserves.

### **3 When does this Plan commence?**

1 July 2017.

### **4 What plans does this Plan repeal?**

This Plan repeals *Northern Beaches S94A Development Contributions Plan 2016* adopted by Council on 7 July 2016 and in operation on 16 July 2016.

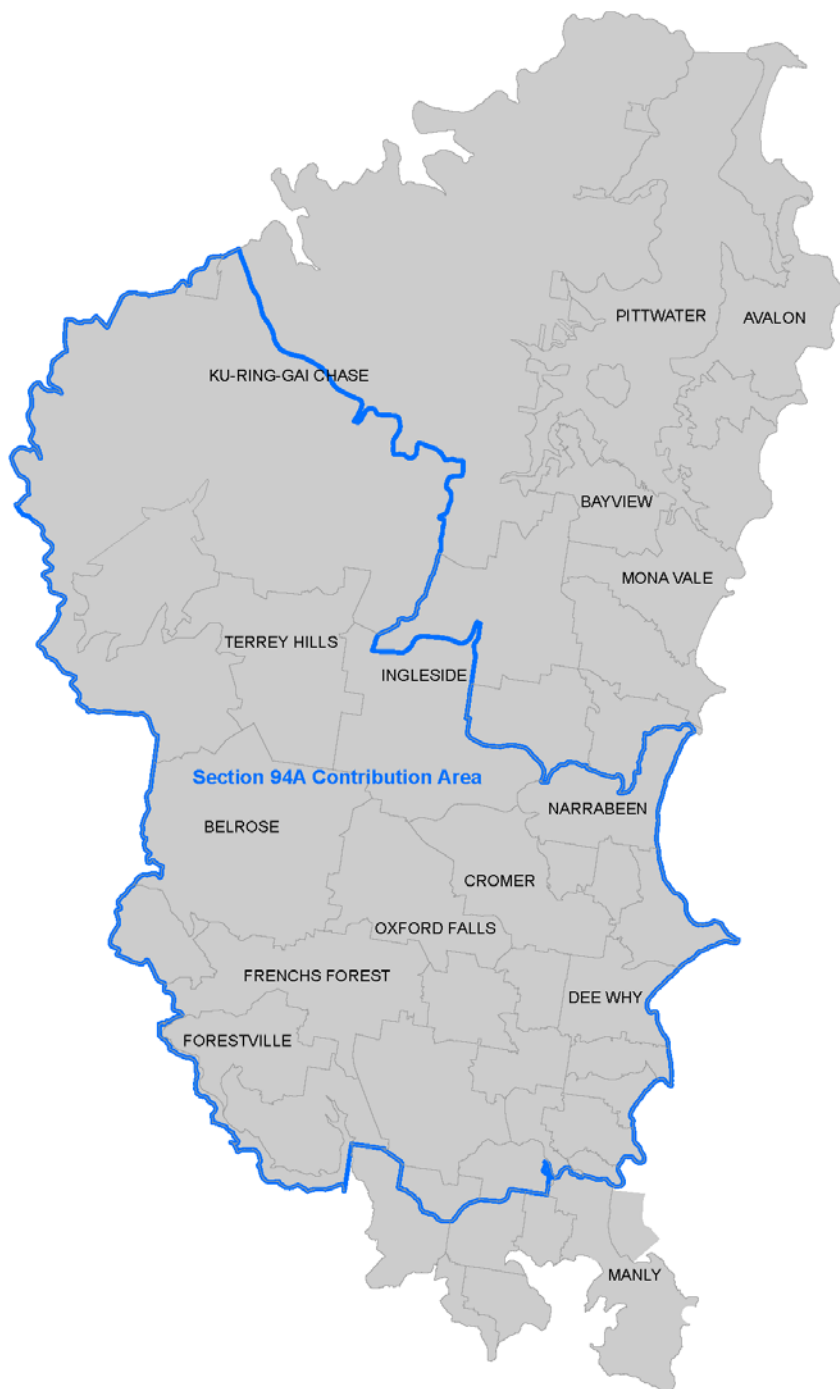
All remaining funds collected under the *Warringah Section 94 Development Contributions Plan 2001* are to be applied toward completing the revised Section 7.11 (Formerly s94) Works Schedule included within Part 6 of this Plan. Upon completion of the works associated with each Section 7.11 reserve, any remaining funds are to be pooled into the development contributions reserve established as part of this Plan (clause 18) and used upon works listed in Part 5.

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

This Plan applies to land identified in Figure 1 (the former Warringah Local Government Area).

This Plan does not apply to land within the Northern Beaches Council area comprising the former Manly and Pittwater Local Government Areas.

**Figure 1: Where This Plan Applies**



**Part 5 Section 7.12 Funded Projects**

- Suburbs
- Section 94A Contribution Area
- Northern Beaches Council

**NORTHERN BEACHES COUNCIL**

Document Path: O:\GIS\Work\MapDocs\Planning\Section94A\2016\Section94A\_NBC.mxd

**Scale (A4) - 1:116,000**  
GDA 94 MGA Zone 56



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Produced By: Spatial Information

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

This Plan applies to all Development Applications or applications for Complying Development Certificates where the proposed cost of carrying out the development is more than \$100,000.

The 'total development cost' is determined having accounted for each of the contributing cost factors set out within clause 25J of the *Environmental Planning & Assessment Regulation 2000* (the Regulation). It is provided to Council through the full and accurate completion (to the satisfaction of Council) of the Cost Summary Sheet lodged with the Development Application or application for a Complying Development Certificate.

Conditions authorised by this Plan are subject to any direction given by the Minister under Section 7.17 of the Act. This Plan authorises the imposition of conditions in accordance with any such direction.

## **7 Exemptions to the levy**

Development that satisfies any one (or more) of the following criteria are exempt from this Plan and from payment of the s7.12 levy:

- (1) Exempt development
- (2) Development Applications and applications for Complying Development Certificates where the proposed cost of carrying out the development is up to and including \$100,000
- (3) Applications lodged under Section 4.55 of the *EP&A Act 1979* to modify conditions of an existing consent
- (4) Development Applications and applications for a Complying Development Certificates for public purposes as proposed by:
  - a) Council, that involve the use of land classified as Community or Operational under the *Local Government Act 1993* or as Crown Land under the *Crown Lands Act 1989*
  - b) Non-profit organisations, as defined by the Australian Taxation Office, on behalf of, or in partnership with Council
  - c) Government agencies
  - d) Public utility providers.
- (5) Development which complies with the Ministerial Direction under section 7.17 of the *Environmental Planning and Assessment Act 1979*, dated 14<sup>th</sup> April 2016. This Direction provides a prohibition on a levy where a s7.11 contribution was initially required, specifically:

- a) If a development contribution under section 7.11 of the *Environmental Planning and Assessment Act 1979* has been required in respect of the subdivision of land (**initial subdivision**), a levy under section 7.12 of that Act may not be required in respect of any other development on the land, unless that other development will, or is likely to, increase the demand for public amenities or public services beyond the increase in demand attributable to the initial subdivision.

## **8 How is the total development cost determined?**

Clause 25J of the Regulation sets out how to determine the total cost of development:

### **25J Section 7.12 levy—determination of proposed cost of development**

- (1) *The proposed cost of carrying out development is to be determined by the consent authority, for the purpose of a section 7.12 levy, by adding up all the costs and expenses that have been or are to be incurred by the applicant in carrying out the development, 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.*

## **9 Cost summary reports must accompany Development Applications or applications for Complying Development Certificates**

A Development Application or application for a Complying Development Certificate is to be accompanied by a Cost Summary Report that addresses the matters set out in clause 25J of the Regulation.

For development where the proposed cost of carrying out the development is more than \$100,000, a Cost Summary Report (addressing the matters contained in Appendix A) is to be completed and certified by a person who is considered to be suitably qualified in the opinion of Council.

Council may request the provision of an independent Cost Summary Report (addressing the matters contained within Appendix A) that is certified by a registered quantity surveyor for larger developments or where a major discrepancy in a Cost Summary Report is detected.

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.

## **10 Complying Development Certificates and the obligations of Certifying Authorities**

In accordance with clause 7.17 (1) (a) of the Act, this Plan specifies that a Certifying Authority (the Council or Accredited Certifier) must, if a complying development certificate issued, impose a condition under section 7.12. The condition must require the applicant to pay to the Council a levy in accordance with this Plan (see clause 12 for determining the levy amount).

## **11 Construction Certificates and the obligation of Certifying Authorities**

In accordance with clause 146 of the Regulation, a Certifying Authority (the Council or Accredited Certifier) must not issue a Construction Certificate for building work or subdivision work under a Development Consent unless it has verified that each condition requiring the payment of levies has been satisfied.

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

The only exceptions to the requirement are where Council has agreed to works in kind, material public benefit or dedication of land as alternatives to payment of the s7.12 levy. In such cases, Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

## **12 How will the levy be calculated?**

The levy will be determined on the basis of the rate as set out in the Summary Schedule, contained within Part 3 of this Plan. The levy will be calculated as follows:

$$\text{Levy payable (O)} = C \times D$$

Where:

**C** = the levy rate applicable

**D** = the proposed cost of carrying out the development

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 A to this Plan must be followed to enable Council to determine the amount of the levy to be paid.

## **13 When is the levy payable?**

A levy must be paid to 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 Subdivision Certificate, Construction Certificate or Complying Development Certificate.

#### **14 How will the levy be adjusted?**

Contributions required as a condition of consent under the provisions of this Plan will be adjusted at the time of payment in accordance with the latest Consumer Price Index (CPI), for Sydney – All Groups, as published quarterly by the Australian Bureau of Statistics (ABS).

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

$$\text{Contribution at time of payment} = C \times \text{CP1} / \text{CP2}$$

Where:

C = The original contribution amount as shown on the development consent.

CP1 = The CPI (Sydney – All Groups) as published by the ABS for the financial quarter at the time of payment.

CP2 = The CPI (Sydney – All Groups) as published by the ABS for the financial quarter at date of issue of development consent.

#### **15 Can deferred or periodic payments be made?**

Council does not permit deferred or periodic payments of the s7.12 levy under this Plan.

#### **16 How are credits for existing development addressed in this Plan?**

Credits for existing developments will only be considered in circumstances where a contribution has been paid on a site and the Development Consent or Complying Development Certificate has been superseded by another application/contribution. Credits may also be considered where a contribution has been paid on a site and the development consent has lapsed. In both cases a notice of voluntary surrender of development consent must be provided to Council.

Any applications for credits will be assessed on a case by case basis. Reference will be made to the relevant legislation and Practice Notes.

#### **17 Are there alternatives to the payment of the s7.12 levy?**

An applicant may only elect to forgo to the payment of monetary contributions upon effected development through the following means:

- 1) By Council accepting an offer by an applicant to satisfy the contribution by carrying out works in kind, but only where the facility is identified in the works program and it is constructed by the developer to Council's standards and then transferred to Council. In these circumstances, Council will only transfer paid contributions on receipt of invoices not exceeding the amount already collected or committed by the fund.

## **18 Pooling of levies**

This Plan expressly authorises s7.12 levies paid for different purposes to be pooled and applied progressively for the delivery of the community facilities and infrastructure listed in the Schedule of Works in Part 5 of this Plan. The priorities for the expenditure of the levies are shown in this Schedule of Works.

## **19 How will Council use collected contributions?**

Council is to use the funds collected under this Plan toward meeting the cost of providing the community facilities listed in the Schedule of Works of this Plan (Part 5). Subject to s7.3(2) of the Act and clause 18 of this Plan, the community facilities listed in Part 5 are to be provided in accordance with the identified staging. These community facilities may only be located within the area identified in Figure 1.

A proportion of all funds collected (0.05% of costs as identified in Appendix A) will be pooled in a separate Council account for use toward ongoing forward planning and administration of development contribution funds. Funds collected in this account will be used to:

- (1) Periodically engage consultants and staff to undertake forward planning studies informing the use and management of development contributions.
- (2) To fund the employment of a Strategic Planner and Development Infrastructure Officers within Council.
- (3) To fund 30% of the costs of a Management Accounting position within Council.

## **20 In what circumstances are s7.12 levies to be refunded?**

Levies collected from a developer under this Plan will only be refunded upon the formal surrender or lapsing of the relevant Development Consent or Complying Development Certificate to which the contribution was applied.

## **21 Is a contributions register kept?**

Council maintains a register of all developer contributions collected and the details of all Voluntary Planning Agreements enacted through a condition of Development Consent or Complying Development Certificate. The Contributions Register can be inspected at Council's offices and contains the following information:

- (1) Each Development Consent or Complying Development Certificate which levied contributions for facilities
- (2) The address to which the Development Consent or Complying Development Certificate was issued, date when contributions are received and the amount

- (3) A detailed account of the monetary contribution, land dedication or other material public benefit negotiated and signed off through any Voluntary Planning Agreement, including a full copy of the agreement.

## **22 Plan will be subject to annual review**

Council is to undertake an annual review of the works included in the Schedule of Works within this Plan, including the maintenance of a record of completed works and the introduction of new community facilities in place of those completed.

## PART 3: Summary Schedule

The Schedule of Works contained in Part 5 of the Plan identifies the public facilities for which a S7.12 levy will be required.

Levies paid to Council (in accordance with the rates set out in the Summary Schedule below) will be applied towards meeting the cost of provision or augmentation of these public facilities in the identified financial years.

Type of Development	Levy
All Development Applications and applications for Complying Development Certificates where the proposed cost of carrying out the development is up to and including \$100,000	Nil
All Development Applications and applications for Complying Development Certificates where the proposed cost of carrying out the development is more than \$100,000 and up to and including \$200,000 (excluding development described in Part 7 – Exemptions to the Levy)	0.5 per cent
All Development Applications and applications for Complying Development Certificates where the proposed cost of carrying out the development is more than \$200,000 (excluding development described in Part 7 – Exemptions to the Levy) )	1.0 per cent

## **PART 4: Expected Development and Demand for Public Facilities**

This part broadly discusses the relationship between the expected types of development in the former Warringah local government area and the demand for additional public amenities and services to meet that development.

Expected development in the former local government area comprises:

1. "Infill" development within established urban areas
2. Development associated with the Dee Why Town Centre Masterplan
3. New development associated with the Northern Beaches Hospital Precinct

Development contributions for the Northern Beaches Hospital Precinct will be subject to a separate Development Contribution Plan to be implemented with amendments to Council's Local Environmental Plan. Council is also currently preparing a separated Why Town Centre s7.11 Plan to support the growth of the centre under the Dee Why Town Centre Masterplan.

This Plan will capture developer contributions for 'infill' development for the entire former Warringah local government area. Currently, the Warringah area comprises established urban areas with significant restrictions on additional subdivision.

Development contributions collected under this Plan will be used to fund new public facilities and services and augmentations to existing community facilities in locations where Council has identified demand, through the ongoing residential and non-residential growth. This demand for public facilities has been established through:

- Population projections undertaken for Council. In 2016, the population forecast for the Warringah area was 156,142, with an expected increase of over 7,000 to 163,599 to 2021. This is based on an increase of approximately 3,000 households during the period, with the average number of persons per household falling from 2.67 to 2.65. The population of the Warringah area in the last census (2011) was estimated to be 148,420 persons.
- Employment capacity projections detailed in the Warringah Employment Study prepared by SGS Economics and Planning in 2013 and studies undertaken by the State Government. It is projected that the former Warringah area will provide for an additional 13,400 jobs between 2016 and 2036 (BTS, 2014).
- The likely increase in population and new jobs will require the provision of additional public facilities to meet additional demand.

The above demand has led to the inclusion of specific projects within the Schedule of Works in this Plan for the 2017/18 financial year.

## Future Planning

Future planning for the Northern Beaches Council area will be influenced by District Planning undertaken by the Greater Sydney Commission (GSC). The GSC is charged under the *Greater Sydney Commission Act 2015* to develop District Plans for all Districts declared in the Greater Sydney Region.

The Northern Beaches Council is one of nine (9) Local Government Areas in the North District.

On 18 March 2018, the GSC released the North District Plan which provides a 20 year framework to deliver the essential housing stock and job requirements within the context of protecting the District's significant natural environment and resources and delivering the essential infrastructure.

The North District Plan sets out expected development in the Northern Beaches including a proposed:

- 5 year housing supply target of 3,400 new dwellings.
- Affordable Rental Housing Target of 5% to 10% for new urban renewal or greenfield areas (e.g. the Northern Beaches Hospital Precinct and Ingleside).
- 20 year residential dwelling target to be informed by a Local Housing Strategy to be developed by local government in partnership with State Government and the GSC.
- Employment targets for specific centres within the LGA as follows:

Centre	2036 Baseline Target
Northern Beaches Hospital and surrounding industrial area	12,000
Brookvale – Dee Why	23,000
Manly	6,000
Mona Vale	5,000

The North District Plan targets will influence the expected development and demand for public facilities. Development contributions associated with these targets will be the subject of future developer contribution plans.

## PART 5: Section 7.12 Schedule of Works

This Part lists the works to be funded by contributions collected under the provisions of this Plan. It has been compiled based upon the former Warringah Council's Community Strategic Plan, Plans of Management and the Dee Why Town Centre Masterplan. The works are to be completed using funds collected under this Plan. Projects within this Schedule have been assessed by Council as being a high priority on the basis of community need, safety and risk to Council.

This Schedule of Works is to be progressively updated to reflect the completion of the listed works and to add new projects as the Schedule nears completion. Where applicable, the location of these projects has been mapped at Appendix C and D.

### 2018 S7.12 Schedule of Works

Bid Number	Job Name	Description	2018/19 S7.12 Allocation	Estimated Total Project Cost*	Estimated Completion
BN01003	Allambie Oval – New Works	New inclusive playground, multi-use half court and pathway connections delivered as part of the Open Space Strategy.	\$260,000	\$300,000	2019
BN01011	New Traffic Facilities	Design and construction of new traffic facilities including Maxwell Parade, Frenchs Forest to improve road user safety.	\$400,000	\$600,000	2019
BN01016	Dee Why Town Centre - Design	Concept, preliminary and detailed designs for upgrades in Dee Why Town Centre including Oaks Avenue, Howard Avenue, Pittwater Road, St David's Pocket Park and the Howard Avenue shared path.	\$580,000	\$870,000	2020
BN01017	Dee Why Town Centre – Construction – Phase 1	Construction and delivery of streetscape upgrades in Dee Why Town Centre including Oaks Avenue, Howard Avenue, Pittwater Road, St David's Pocket Park and the Howard Avenue shared path.	\$4,074,970	\$16,000,000	2021
BN01028	Bike Plan Implementation - New	Design and construct new path links at various locations and provide end of trip facilities.	\$30,000	\$130,000	2019
BN01056	Narrabeen Lagoon Trail – Aquatic Boardwalk	Design and construction of a new boardwalk section of the Narrabeen Lagoon Trail to circumvent the pinch point close to Wakehurst Parkway.	\$500,000	\$1,800,000	2019
BN01130	Forestville War Memorial Fields Masterplan	Construction of new netball courts, additional lighting, upgrade to existing courts and new car parking.	\$500,000	\$770,000	2019
Total			\$6,344,970		

\*Estimated Total Project Costs column includes s7.12 and other sources of funding.

## PART 6: Section 7.11 Schedule of Works

This Part lists the works to be funded by existing 7.11 (formerly S94) contributions collected under the former Warringah Council's *Section 94 Development Contributions Plan 2001*.

The projects listed within the Section 7.11 Schedule of Works, and the allocation of funds for these projects, reflect the intent under which the funds were originally collected.

The location of each project has been mapped in Appendix E. However please note that these maps are only indicative and are subject to more specific detailed plans.

Bid Number	Job Name	Description	2018/19 S7.11 Allocation	Estimated Total Project Cost*	Estimated Completion
BN01017	Dee Why Town Centre – Construction – Phase 1	Construction and delivery of streetscape upgrades in Dee Why Town Centre including Oaks Avenue, Howard Avenue, Pittwater Road, St David's Pocket Park and the Howard Avenue shared path.	\$3,345,034	\$16,000,000	2021
Total			\$3,345,034		

\*Estimated Total Project Costs column includes 7.11 and other sources of funding.

## PART 7: References

This Plan has been compiled with reference to the guidelines provided from the following key documents:

- *Bureau of Transport Statistics (BTS), State Government employment forecasts, 2014*
- *Department of Infrastructure Planning and Natural Resources, Development Contributions – Practice Note, 2005*
- *Greater Sydney Commission, North District Plan, March 2018*
- *Department of Planning, Metropolitan Plan for Sydney, 2036*
- *Department of Planning, Metropolitan Strategy for Sydney, 'City of Cities – A Plan for Sydney's Future' 2005*
- *Department of Planning, Draft North East Subregional Strategy 2007*
- *Department of Planning and Environment, A Plan for Growing Sydney, 2014*
- *Department of Planning and Infrastructure, Draft Metropolitan Strategy for Sydney to 2031, March 2013*
- *GLN Planning, Dee Why Town Centre Section 94A Levy, 2015*
- *ID Consulting, Warringah Council Community Profile, 2015*
- *SHOROC Regional Employment Study, March 2008*
- *Warringah Council, Warringah Local Environmental Plan 2011*
- *Warringah Council, Warringah Community Strategic Plan 2013*
- *Warringah Council, Warringah Council Section 94 Development Contributions Plan 2001*
- *Warringah Council, Warringah Local Environmental Plan 2000*
- *Warringah Bike Plan 2010*
- *Warringah Pedestrian Access and Mobility Plan 2011*
- *Warringah Playground Strategy 2007*

## Dictionary

In this Plan, unless the context or subject matter otherwise indicates or requires the following definitions apply:

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

**Council** means Northern Beaches Council.

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

**Total development cost** means the cumulative cost of all factors listed in clause 25J of the Regulations and clauses 6 and 7 of this Plan.

**Public purpose** includes (without limitation) any of the following:

- (a) the provision of (or the recoupment of the cost of providing) public amenities or public services,
- (b) the provision of (or the recoupment of the cost of providing) affordable housing,
- (c) the provision of (or the recoupment of the cost of providing) transport or other infrastructure relating to land,
- (d) the funding of recurrent expenditure relating to the provision of public amenities or public services, affordable housing or transport or other infrastructure,
- (e) the monitoring of the planning impacts of development,
- (f) the conservation or enhancement of the natural environment.

## APPENDIX A: Procedure for determination of an S7.12 levy

A cost summary report is required to be submitted to allow council to determine the contribution that will be required.

To avoid doubt, section 25J of the *Environmental Planning and Assessment Act 1979* sets out the items that are included in the estimation of the construction costs 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:

- 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,
- 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,
- 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.

The items and components of the following form should be used as guide in determining the total cost of a development, for the purpose of determining the s7.12 levy that applies.

## APPENDIX B: Sample Cost Summary Report

### Cost Summary Report

DEVELOPMENT APPLICATION No.  REFERENCE

CONSTRUCTION CERTIFICATE No.  DATE

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

I certify that I have:

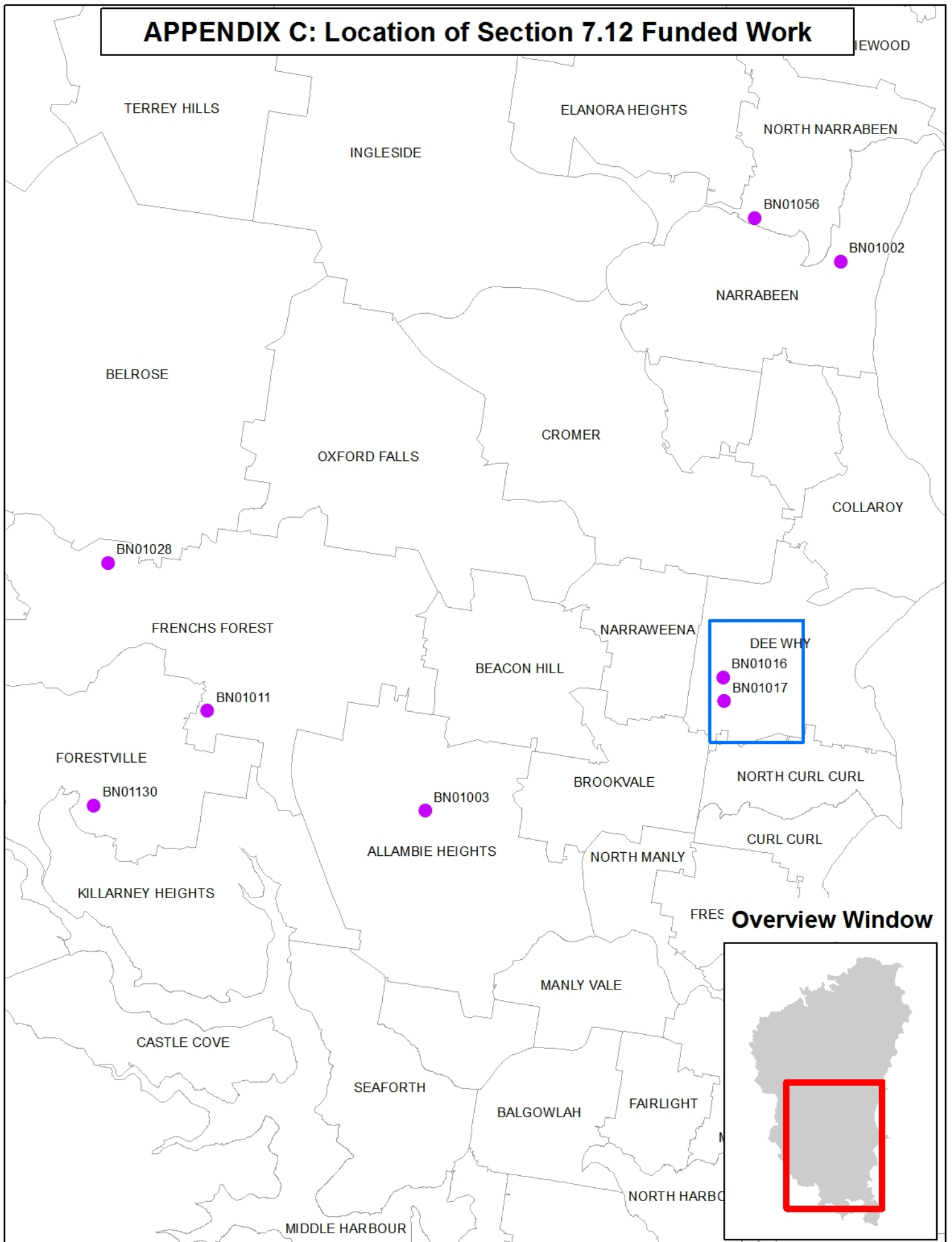
- inspected the plans the subject of the application for Development Consent or construction certificate.
- calculated the development costs in accordance with the definition of development costs in the S94A Development Contributions Plan of Northern Beaches Council at current prices.
- included GST in the calculation of development cost.

Signed:

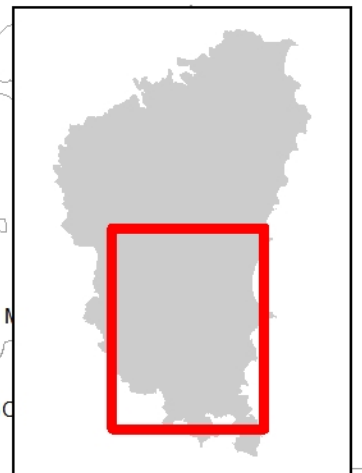
Name: \_\_\_\_\_ Position and

Qualifications: \_\_\_\_\_ Date: \_\_\_\_\_

# APPENDIX C: Location of Section 7.12 Funded Work



## Overview Window



### Section 7.12 Funded Work



- Project
- Dee Why Town Centre Insert
- Suburbs

Scale (A4) - 1:50,206  
GDA 94 MGA Zone 56



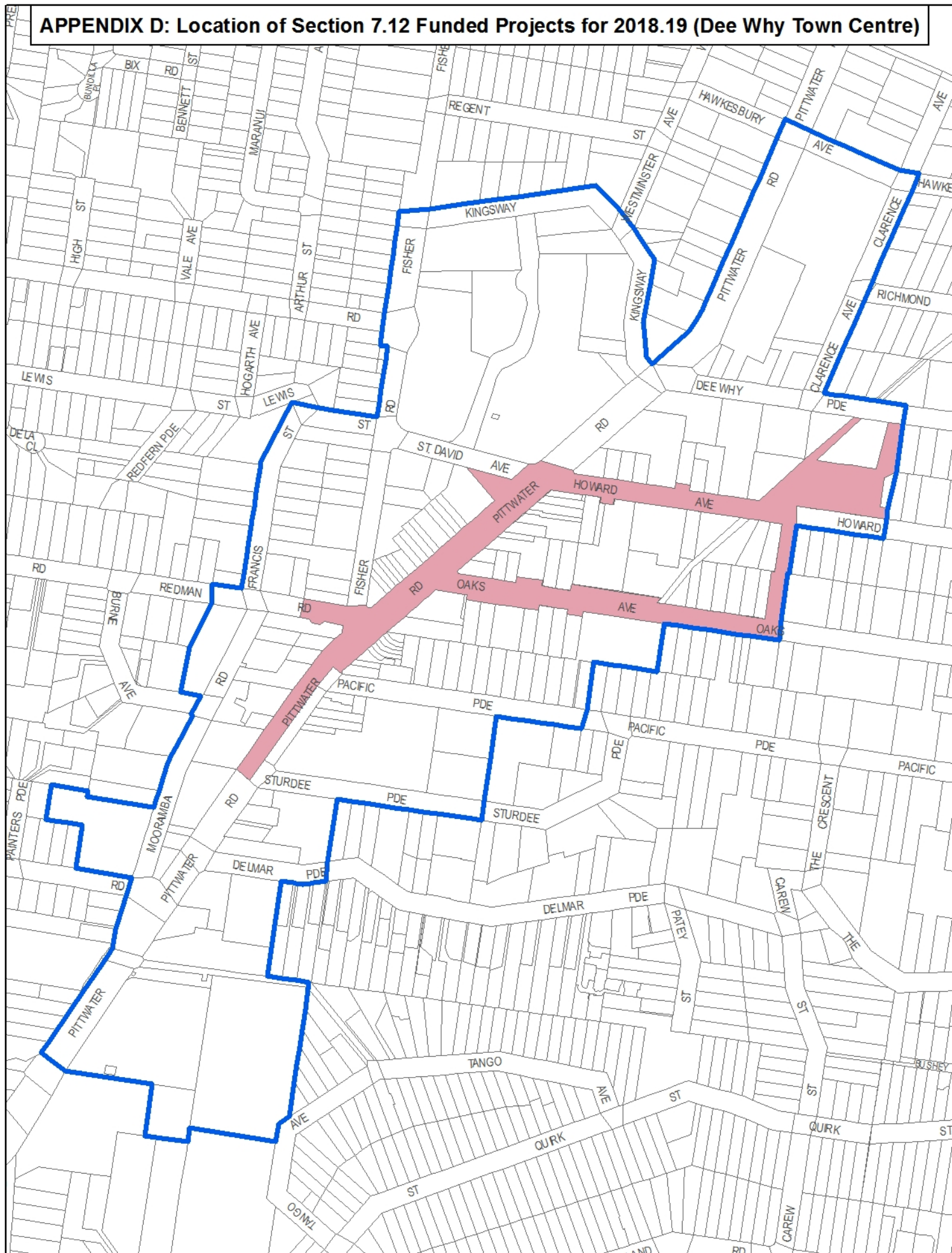
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0 235 470 940 Meters

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# APPENDIX D: Location of Section 7.12 Funded Projects for 2018.19 (Dee Why Town Centre)



## Section 7.12 Funded Projects (Dee Why Town Centre)

- Dee Why Town Centre Dee Why Town Centre - Construction
- Design & Phase 1 Construction - BN01016 & BN01017



Scale (A4) - 1:5,000  
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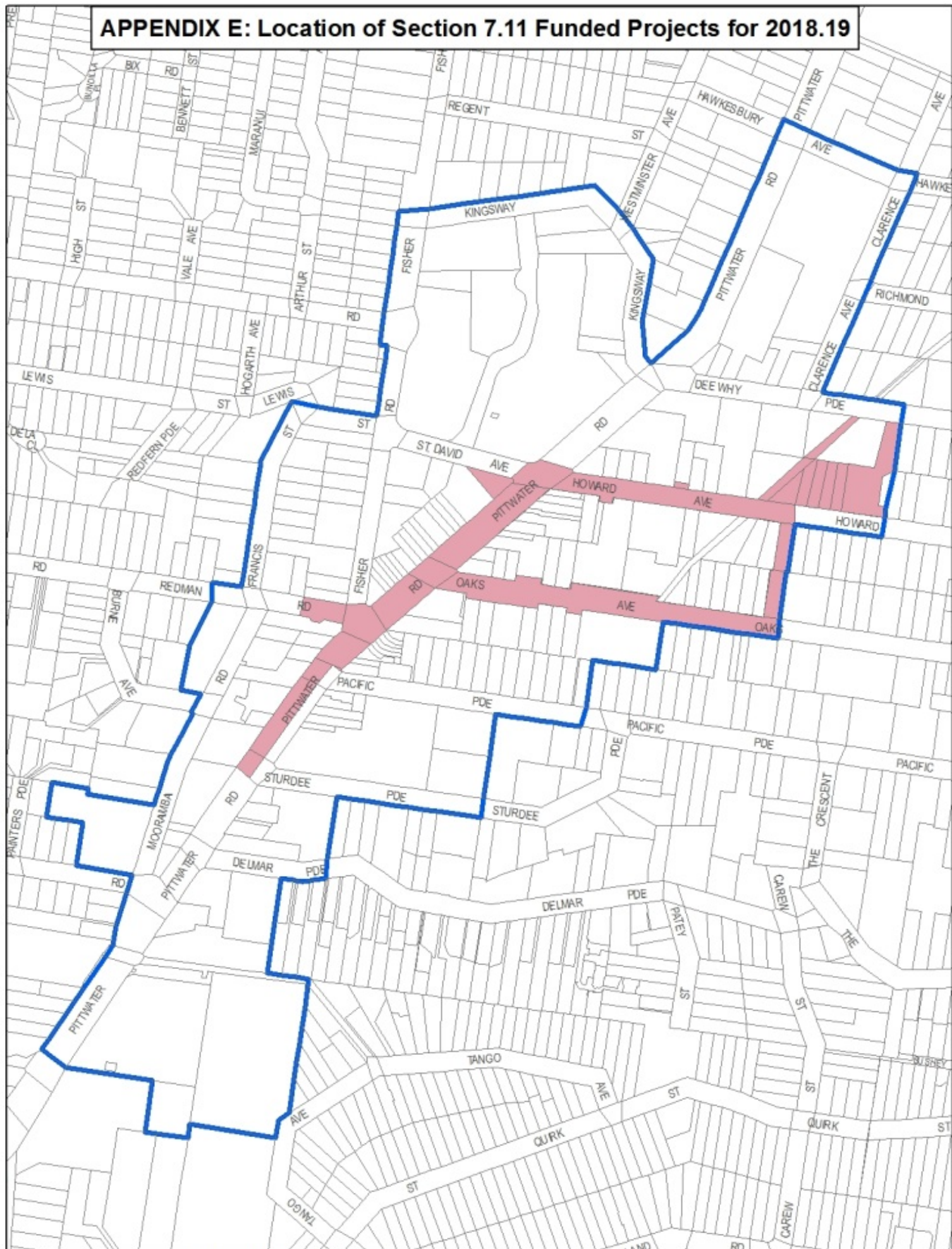
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# APPENDIX E: Location of Section 7.11 Funded Projects for 2018.19



## Section 7.11 Funded Projects

- Dee Why Town Centre - Construction
- Phase 1 Construction - BN01017



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