

Norwest Innovation

SECTION 7.12 CONTRIBUTIONS PLAN

Sydney's Garden Shire
THE HILLS

www.thehills.nsw.gov.au



The Hills Shire Council

3 Columbia Court, Norwest NSW 2153

PO Box 7064, Norwest 2153 Phone (02) 9843 0555

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Amendment No.	Description	Date Amendment Came into Force

Introduction

Section 7.12 of the *Environmental Planning and Assessment Act 1979* (the Act) contains provisions that allow Council to impose, as a condition of development consent or as a condition of a complying development certificate, a requirement that the applicant pay a levy of the percentage of the proposed cost to carry out the development.

For Council to impose a condition under section 7.12, a contributions plan that complies with clause 27(1) of the *Environmental Planning and Assessment Regulation 2000* (the Regulation) must be in place.

The Norwest Innovation Section 7.12 Contributions Plan authorises Council to impose a condition of development consent or a complying development certificate to require the payment of a fixed levy.

The quantity of the levy and the types of development application which attract the levy are set out in the clauses of this plan.

Levies paid to Council will be applied towards the provision, extension or augmentation of public facilities, or towards recouping the cost of their provision, extension or augmentation.

Nothing in this Plan is intended to limit Council's power to impose a condition under section 4.17 of the Act or section 97 of the *Local Government Act 1993*.

PART A: Summary Schedule

This plan is called the Norwest Innovation Section 7.12 Contributions Plan (Contributions Plan).

The works program contained in Schedule 3 of this Contributions Plan identifies the public facilities and/or infrastructure for which Section 7.12 levies will be required.

Levies paid to Council will be applied towards the provision, extension or augmentation of public facilities, or towards recouping the cost of their provision, extension or augmentation.

The following table provides a summary of the rates applicable to development under this Contributions Plan:

Land which is subject to a Floor Space Ratio Standard under The Hills Local Environmental Plan of up to 1:1

Proposed cost of the development	Maximum percentage of the levy
Up to \$100,000	Nil
\$100,001 - \$200,000	0.5%
More than \$200,000	1%

Land which is subject to a Floor Space Ratio Standard under The Hills Local Environmental Plan of *more* than 1:1

Proposed cost of the development	Maximum percentage of the levy
Up to \$100,000	Nil
\$100,001 - \$200,000	0.5%
\$200,001 - \$1,000,000	1%
More than \$1,000,000	2.8%

PART B: Administration and Operation of the Plan

1. Name of this plan

This plan is called The Norwest Innovation Section 7.12 Contributions Plan (Contributions Plan).

2. Purpose of this plan

The purpose of this Contributions Plan is:

- 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 (the Act);
- To assist Council to provide the appropriate public facilities which are required to maintain and enhance amenity and service delivery within the area; and
- To publicly identify the purposes for which the levies are required.

3. Land to which this plan applies

This plan applies to the Norwest Innovation Precinct as set out in Figure 1.

4. Repeal of other contributions plans applying to the land

This plan does not repeal any other Section 7.11 or 7.12 plans applying in the Hills Shire Council Local Government Area, therefore those plans continue to apply.

For any land which is subject to both this plan and The Hills Section 7.12 Contributions Plan, this plan shall prevail and be applied for the purpose of levying development for the collection of contributions toward local infrastructure.

5. Development to which this plan applies

This plan applies to all applications for development consent and complying development certificates required to be made by or under Part 4 of the Act in respect of development on land to which this plan applies, other than applications made by or on behalf of Council.



Figure 1
Land to which this Plan applies

6. Section 7.12 of the Act

Section 7.12 of the Act provides as follows:

7.12 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.*

7. Council may require payment of the levy as a condition of development consent

This plan authorises Council to grant consent to development to which this plan applies subject to a condition requiring the applicant to pay to Council a levy of the proposed cost of carrying out the development, provided that Council does not also impose on the consent a condition pursuant to section 7.11 of the Act. The rate of the levy is to be calculated as follows:

Land which is subject to a Floor Space Ratio Standard under The Hills Local Environmental Plan of up to 1:1

Proposed cost of the development	Maximum percentage of the levy
Up to \$100,000	Nil
\$100,001 - \$200,000	0.5%
More than \$200,000	1%

Land which is subject to a Floor Space Ratio Standard under The Hills Local Environmental Plan of more than 1:1

Proposed cost of the development	Maximum percentage of the levy
Up to \$100,000	Nil
\$100,001 - \$200,000	0.5%
\$200,001 - \$1,000,000	1%
More than \$1,000,000	2.8%

8. Exemptions to the levy

The only exemptions allowed are:

1. Those the subject of a Direction from the Minister for Planning under Section 7.17 of the EP&A Act.
2. The repair or replacement of a dwelling or structure damaged or destroyed by natural forces and unpreventable events such as fires, floods, earthquakes, lightning and cyclones, where the applicant demonstrates that the new development does not increase the total Gross Floor Area by greater than 20% of the existing dwelling or structure. Requests must be made in writing and clearly demonstrate compliance with the forgoing requirement.

9. Construction certificates and the obligations of accredited certifiers

In accordance with clause 146 of the Regulations, 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 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 in writing to a works in kind, material public benefit or dedication of land. In such cases, Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

10. Calculation of proposed cost of development

Clause 25J of the Regulation sets out how the proposed cost of carrying out development is to be determined. That clause provides as follows:

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.
 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.
 5. To avoid doubt, nothing in this clause affects the determination of the fee payable for a development application.

11. Indexation of development costs

Contributions required as a condition of consent or complying development certificate under the provisions of this plan will be adjusted at the time of payment of the contribution in accordance with the following formula:

$$\mathbf{IDC = ODC \times (CP2/CP1)}$$

Where

IDC = the Indexed Development Cost.

ODC = the Original Development Cost estimated by Council.

CP2 = the Consumer Price Index All Group Index Number for Sydney at the time a levy is paid.

CP1 = the Consumer Price Index All Group Index for Sydney at the date the original development cost was submitted to Council.

Note: In the event that 'CP2' (CPI at the time the levy is paid) is less than 'CP1' (CPI at the time the original development cost was submitted to Council), 'CP2' shall be taken as not less than the Previous CPI and no adjustment will occur.

12. Cost estimate reports must accompany an application for a complying development certificate or a construction certificate

An application for a development application or a complying development certificate is to be accompanied by a report, prepared at the applicant's cost in accordance with this clause, setting out an estimate of the proposed cost of carrying out the development for the purposes of clause 25J of the Regulation.

The following types of report are required:

- Where the estimate of the proposed cost of carrying out the development is less than \$3,000,000 - a cost summary report in accordance with Schedule 1; or
- Where the estimate of the proposed cost of carrying out the development is \$3,000,000 or more - a detailed cost report in accordance with Schedule 2.

13. Preparation of cost estimates reports

For the purpose of clause 25J (2) of the Regulation and clause 12 of this plan, the following persons are approved by Council to provide an estimate of the proposed cost of carrying out development in the following circumstances:

- Where the proposed development cost is less than \$3,000,000 - a person who, in the opinion of Council, is suitably qualified to provide a cost summary report; or
- Where the proposed development cost is \$3,000,000 or more - a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors.

Upon reviewing a cost summary report, Council may require a further estimate to be provided by a registered quantity surveyor at the applicant's cost. Council may, at the applicant's cost, engage a person referred to in this clause to review a report submitted by an applicant.

14. How will Council apply the money obtained by the levy?

Money paid to Council under a condition authorised by this plan is to be applied by Council towards meeting the cost of public facilities that will or have been provided within areas listed in Schedule 3.

15. Funding priorities

Subject to s7.3 of the Act, the public facilities listed in Schedule 3 are to be provided in accordance with the indicative staging set out in that Schedule.

16. Pooling of levies

For the purposes of s7.3(2) of the Act, this plan authorises money to be obtained from levies paid in respect of different developments to be pooled and applied by Council progressively towards the public facilities listed in Schedule 3 in accordance with the indicative staging set out in that Schedule.

17. Timing of payment

A levy to be paid by a condition authorised by this plan must be paid to Council at the time specified in the condition. If no time is specified, the levy must be paid prior to the first certificate issued in respect of the development under Part 6 of the Act.

18. Payment of the Levy as a Condition

Certifying authority (Council or accredited certifier) must require payment of the levy as a condition of issuing a complying development certificate.

If development consent has been granted to the carrying out of development subject to a condition authorised by this plan, then this plan requires a certifying authority (the Council or an accredited certifier) to issue a complying development certificate in respect of development to which this plan applies subject to a condition requiring the applicant to pay to the Council a levy in accordance with this plan.

If a Ministerial direction under s7.17 is in force, this Plan authorises the certifying authority to issue a complying development certificate subject to a condition which is in accordance with that direction.

19. Deferred or periodic payments

Council will only permit deferred or periodic payment where development is staged. The stages of development and relevant contribution payment for each stage must be clearly documented in the conditions of consent. In this regard a Section 4.55 modification of consent is required if proposed staging of development is not reflected in the original consent.

For development which is staged, the total s7.12 contribution shall be calculated based on the overall cost of the development. The contribution per stage will reflect the proportional cost of each stage as a percentage of the cost of the total development.

20. Alternatives to payment

If an applicant for development consent seeks to make a contribution towards the provision of public facilities to meet development other than by payment of a levy or development contributions, the applicant may adopt one of the following procedures.

a) Offer made to Council as part of a development application

If an applicant does not wish to pay the s7.12 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 works to which the levy was to be applied.

Council will consider the offer as part of its assessment of the development application. If Council agrees to the arrangement and grants consent to the application, it will substitute a condition requiring payment of a levy under s7.12 for a condition of consent under s4.17 of the Act requiring the works to be carried out or the material public benefit to be provided. If 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, Council will have regard to the requirements of the current Practice Notes issued by the NSW Department of Planning, Industry and Environment.

b) Offer made to 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 s4.55 of the Act.

If the applicant does not wish to pay the levy, the applicant may make an application to Council under s4.55 of the Act to modify the consent by substituting the condition requiring payment of the levy with a condition requiring the carrying out of works or the provision of a material public benefit towards the public purpose to which the levy was to be applied.

If Council approves the application, the applicant will be bound by the substituted condition. If Council does not approve the application, the applicant will remain bound by the condition authorised by this plan requiring payment of the levy.

In assessing the s4.55 application, Council will have regard to the requirements of the current Practice Notes issued by the NSW Department of Planning, Industry and Environment.

c) 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 Council under s7.4 of the Act in connection with the making of a development application.

Under the 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 nor to the items listed in Schedule 3.

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 Council.

The offer to enter into the 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 under s7.7 of the Act requiring the agreement to be entered into and performed. If 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.

21. How to Make a Payment

Payment of levies may be made by cash, personal cheque, bank cheque or credit card. A surcharge of 1% applies if a credit card is used.

Payments may be made in person at Council's Administration Building or payments by cheque may be made by post.

22. Savings and Transitional Arrangements

A development application which has been submitted prior to the adoption of this plan but not determined shall be subject to the provisions of this plan.

23. Review and Monitoring Process

This contribution plan will be reviewed every five (5) years, in accordance with the provisions of the EP&A Regulation and the requirements of the Section 7.12 Fixed Development Consent Levies Practice Note.

PART C: Expected Development and Demand for Public Facilities

This part broadly discusses the relationship between the expected types of development in Council's area and the demand for additional public amenities and services to meet that development.

The total area of the Norwest Innovation sub-precinct is approximately 77.3ha. Of this, around 52.9ha is considered to have capacity to redevelop into higher density forms of commercial development. It is anticipated that redevelopment activity within the Norwest Innovation sub-precinct is likely to comprise of 640,000m² of Gross Floor Area (around 21,300 jobs), with an anticipated cost of development of approximately \$2 billion.

While a portion of this growth would occur by 2036, the development horizon for this Plan is in excess of 30 years.

A works schedule has been prepared to identify the new and upgraded infrastructure required to support future development potential within the Norwest Innovation sub-precinct. The infrastructure list has been informed by the technical studies completed by the NSW Government as part of the precinct planning for the Bella Vista Employment Area and the supporting material and assessment undertaken with respect to the Circa Commercial Precinct planning proposal.

The total value of infrastructure within the works schedule is \$56.6 million, comprising the following:

- Upgrade of Lexington Drive – Widen road reservation by up to 3 metres, to allow for 2 metres of additional carriageway and 1 metre of extra verge width (to accommodate 2 bus lanes, 2 traffic lanes and a wider verge width for pedestrians and cyclists);
- Upgrade of Elizabeth Macarthur Drive – Widen road reservation by up to 2 metres, to allow for 2 metres of additional carriageway (2 traffic lanes in each direction);
- Local contribution towards signals at Lexington Drive and Norwest Boulevard;
- Intersection expansion works at Lexington Drive, Irvine Place and Woolworths Way (roundabout or signalisation to be determined through detailed design and consultation with TfNSW);
- Intersection expansion works at Lexington Drive and Meridian Place (roundabout or signalisation to be determined through detailed design and consultation with TfNSW);
- Pedestrian bridge over Norwest Boulevard, providing greater pedestrian connectivity between Circa Commercial Precinct, Bella Vista Employment Area and Bella Vista Station;
- Upgrade of left-turn lanes from Norbrik Drive onto Old Windsor Road and Elizabeth Macarthur Drive;
- Embellishment of a new 2,000m² urban plaza within Circa Commercial Precinct (capital cost only. Land to remain in private ownership);
- A new 5,600m² local park and through-site link connecting Norbrik Drive to Bella Vista Farm;
- Cycleway and pedestrian connectivity improvements throughout the precinct; and

- Provision of 40 “smart poles” throughout the precinct featuring WIFI, CCTV, power outlets and signage.

The Hills Shire Council is committed to a sustainable local government area, safeguarding the economic, social, cultural and environmental well-being of current and future generations. The s7.12 levy will enable Council to provide high quality and diverse public facilities to meet the expectations of future landowners and workers within the Norwest Innovation sub-precinct. As the landforms part of the broader Norwest Strategic Centre, the identified infrastructure will be essential in ensuring that the Strategic Centre achieves its intended function as specified within the Central City District Plan and The Hills Local Strategic Planning Statement.

The additional public facilities to be provided to meet the expected future development are set out in Schedule 3 – Works Schedule.

PART D: References, Definitions & Schedules

24. References

The following reference documents have been utilised in the preparation of this Section 7.12 Plan:

- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2000
- The Hills Local Environmental Plan 2019
- Hills Future 2036 Local Strategic Planning Statement 2019
- Hills Future Community Strategic Direction
- Department of Planning, Industry and Environment Practice Note 'Section 7.12 fixed development consent levies' – February 2021

25. Definitions

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

- **ABS** means the Australian Bureau of Statistics;
- **Act** means the Environmental Planning and Assessment Act 1979;
- **Council** means The Hills Shire Council;
- **Levy** means a levy under s7.12 of the Act authorised by this plan; and
- **Regulation** means the Environmental Planning and Assessment Regulation 2000.

Schedule 1 – Cost Summary Report

The Hills Shire Council		PO Box 7064 Norwest NSW 2153 Phone: 9843 0555 Fax: 9843 0409
Cost Summary Report No.1 Development Cost Less Than \$3,000,000		

Development Application No.

Complying Development Certificate No.

Construction Certificate No. Date

Applicant's Name: _____

Applicant's Address: _____

Development Address _____

Description of Development: _____

Analysis of Development Costs:

Description of Cost	Genuine Cost Estimate
Demolition and alteration	\$
Excavation	\$
Structure	\$
External wall, windows and doors	\$
Internal walls, screens and doors	\$
Wall finishes	\$
Floor finishes	\$
Ceiling finishes	\$
Fittings and equipment (only applicable where intensifying use)	\$
Hydraulic services	\$
Mechanical services	\$
Fire services	\$
Lift services	\$
External works	\$
External services	\$
Change of use	\$
Other related work	\$
Total GST	\$
TOTAL (incl. GST)	\$

Note: if works do not form part of your application, insert "N/A"

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 costs.

Signed: _____

Name: _____

Position and Qualifications: _____

Date: _____

Schedule 2 – Detailed Cost Report

The Hills Shire Council		PO Box 7064 Norwest NSW 2153 Phone: 9843 0555 Fax: 9843 0409
Cost Summary Report No.2 - Registered* Quantity Surveyor's Detailed Cost Summary Report Development Cost of \$3,000,000 or More		

Development Application No.

Complying Development Certificate No.

Construction Certificate No. Date

Applicant's Name: _____

Applicant's Address: _____

Development Address _____

Description of Development: _____

Development Details:		
Gross Floor Area – Commercial		m ²
Gross Floor Area – Residential		m ²
Gross Floor Area – Retail		m ²
Gross Floor Area – Car Parking		m ²
Total Gross Floor Area – Other		m ²
Total Gross Floor Area		m ²
Total Site Area		m ²
Total Car Parking Spaces		
Total GST	\$	
Total Development Cost (incl. GST)	\$	
Estimate Details:		
Excavation	\$	
Cost per square metre of site area	\$	/m ²
Demolition and Site Preparation	\$	
Cost per square metre of site area	\$	/m ²
Construction – Commercial	\$	
Cost per square metre of commercial area	\$	/m ²
Construction – Residential	\$	
Cost per square metre of residential area	\$	/m ²
Construction – Retail	\$	
Cost per square metre of retail area	\$	/m ²
Car Park	\$	
Cost per square metre of site area	\$	/m ²
Cost per space	\$	/space
Fit-out – Commercial	\$	
Cost per square metre of commercial area	\$	/m ²
Fit-out – Residential	\$	
Cost per square metre of residential area	\$	/m ²
Fit-out – Retail	\$	
Cost per square metre of retail area	\$	/m ²

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 S7.12 Development Contributions Plan of the Council of The Hills at current prices.
- Included GST in the calculation of development costs.
- Measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume, Appendix A2.

Name: _____ Signed: _____

Position and Qualifications: _____ Date: _____

* Must be a member of the Australian Institute of Quantity Surveyors

Schedule 3 – Work Schedule

Item I.D.	Project	Estimated Cost*	Priority
Open Space			
1	Embellishment of 2,000m ² urban plaza on Norbrik Drive	\$1,848,000	A
2	Contribution to Shared Pedestrian Path from Old Windsor Road to new local park between Norbrik Drive and Bella Vista Farm	\$87,210	B
3	Park Embellishment – Bella Vista Farm	\$1,000,000	A
	Park from Mulpha (5,600m ²)	\$5,600,000	
4	Cycleway & Pedestrian Connectivity Improvements	\$19,462	A
Road and Transport			
5	Elizabeth Macarthur Drive - Norbrik Drive Right Turn Lane	\$1,000,000	A
6	Contribution to Old Windsor Road – Norbrik Drive Left Turn Upgrade and associated Norbrik Dr upgrades for the ultimate layout of the signalised intersection of Norbrik Dr / Entertainment Lane under a 4-leg configuration	\$1,000,000	A
7	Contribution to Active Transport Solutions at-near Norwest / Lexington / Elizabeth Macarthur Intersection	\$3,700,000	A
8	Intersection expansion Lexington/Irvine/Woolworths Way	\$1,500,000	A
9	Intersection expansion Lexington/Meridian Place	\$1,500,000	A
10	Contributions to signals for Lexington/Norwest Boulevard (Existing item within The Hills Section 7.12 Contributions Plan – to be transferred)	\$5,340,412	A
11	Road Upgrade – Lexington Drive, including widening, bus lanes and public domain (land)	\$10,208,160	A
	Road Upgrade – Lexington Drive, including widening, bus lanes and public domain (capital)	\$8,154,093	
12	Road Upgrade – Elizabeth Macarthur Drive, including carriageway widening (land)	\$5,172,000	A
	Road Upgrade – Elizabeth Macarthur Drive, including carriageway widening (capital)	\$8,427,852	
Other			
13	40 x smartpoles featuring WIFI, CCTV, power outlets and signage (consistent with those funded around Norwest Lake)	\$2,000,000	B
	Total	\$56,557,188	

Notes:

* Estimated costs within the Works Schedule are for indicative purposes only. Identification of an item and associated cost within the Works Schedule does not necessarily mean that the item will be completely funded by Council. Further negotiation may be required

between Council and State Government agencies to determine the apportionment of funding responsibilities for individual items.

Priority	Delivery
A	Up to 10 Years
B	Beyond 10 Years

Schedule 4 – Work Schedule Map

