

Queanbeyan–Palerang Regional Council S7.12 Rural Development Contributions Plan 2026



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Acknowledgment of Country



We acknowledge the traditional custodians of the Queanbeyan-Palerang area and pay our respects to Elders past, present and emerging.

We acknowledge the stories, traditions and living cultures of First Nations Peoples on this land and commit to building a brighter future together.

Design includes artwork by Lynnice Letty Church.

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Glossary

Act – The Environmental Planning and Assessment Act 1979, as amended.

Applicant – The person, company or organisation submitting a DA or CDC.

Complying Development Certificate (CDC) – A certificate issued under the EP&A Act by a registered certifier that authorises development as “complying development.”

Construction Certificate (CC) – A certificate issued by Council or a registered certifier that authorises construction work to commence under a development consent.

Council – Queanbeyan-Palerang Regional Council.

Development Application (DA) – An application made to Council for consent to carry out development under Part 4 of the EP&A Act.

Exempt Development – Development that is specifically excluded from paying contributions under this plan (e.g., development costing under \$100,000, social housing, demolition-only applications, Council works, etc.).

Infrastructure – The public amenities, services and facilities to be funded by contributions under this plan. May include community facilities, open space, drainage, roads, and other works.

Indexation – The adjustment of contribution rates and works costs to reflect changes in construction and land values, using the Producer Price Index (Building Construction, NSW) or other approved index.

LGA – Local government area.

Material public benefit – Something provided by an applicant, other than the dedication of land or the payment of a monetary contribution, which does not relate to an item appearing in the works schedule of a contributions plan.

Ministerial Direction – A direction issued under Section 7.17 of the EP&A Act by the Minister for Planning that restricts or regulates the application of contributions under the Act.

Occupation Certificate (OC) – A certificate that authorises the occupation or use of a building (interim or final).

Plan – Queanbeyan-Palerang Regional Council S7.12 Rural Development Contributions Plan 2025.

Planning Agreement – An agreement entered into under Section 7.4 of the EP&A Act between a developer and Council (and/or the Minister) under which the developer provides or funds public benefits.

Pooling of Funds – The ability for Council to combine monetary contributions collected for different projects or categories and apply them progressively to deliver the identified infrastructure.

Proposed Cost of Development – The proposed cost of carrying out development, as determined in accordance with Clause 208 of the EP&A Regulation. This includes all costs of materials, services, labour, GST, but excludes fittings, furnishings, project management, and certain other items as outlined in the Regulation.

Regulation – The Environmental Planning and Assessment Regulation 2021, as amended.

Section 7.12 Contribution (Levy) – A monetary contribution required under Section 7.12 of the EP&A Act, calculated as a percentage of the estimated cost of development.

Works Schedule – A schedule in the contributions plan that identifies the public infrastructure to be provided, including estimated costs and timing.

Works-in-Kind Agreement (WIKa) – An agreement entered into between a developer and Council to allow the developer to deliver infrastructure identified in a contributions plan, in lieu of making a monetary payment.

Queanbeyan–Palerang Regional Council

Contributions plan

This contributions plan sets out how new development in the rural areas of Queanbeyan – Palerang Regional Council will pay for the share of the demand it creates towards the cost of local infrastructure such as roads, parks, drainage, and community facilities.

Development growth

The rural areas of QPRC will undergo new growth between now and 2041.



Dwellings

526



Residents

1,015



Workers

3,769

Demand for infrastructure

This growth will contribute to the demand for new infrastructure.

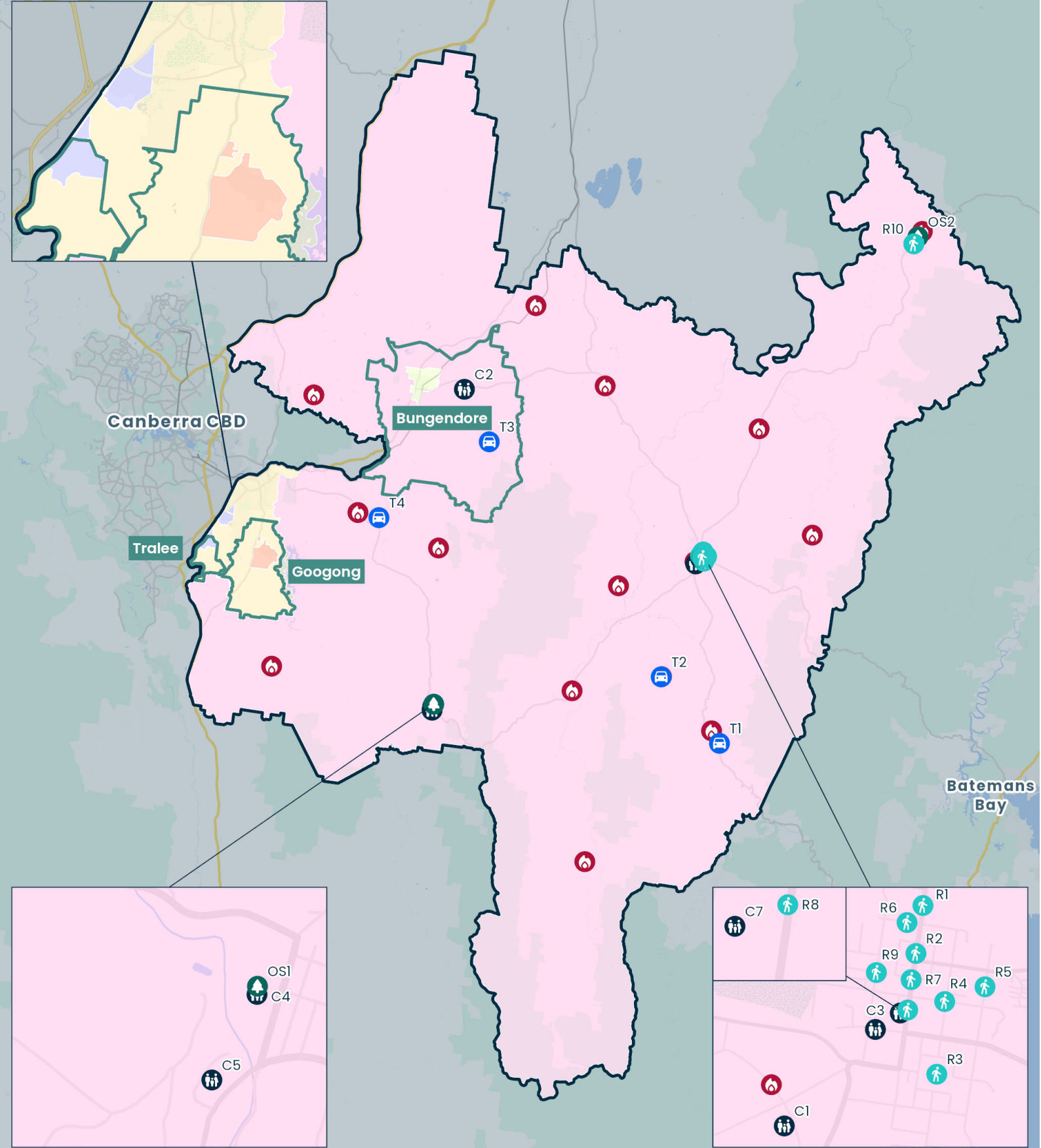
Costs of infrastructure

	<i>Roads & Transport</i>	\$4.53M
	<i>Parks and open spaces</i>	\$0.3M
	<i>Community facilities</i>	\$7.48M
		Total = \$12.3M

Rates

New development will pay the following rates as a contributions towards new or improved infrastructure.

Cost of development	<\$100,000	\$100,000.01 – \$200,000	>\$200,000.01
Contribution rate	0	0.5% of development cost	1% of development cost



Rural areas of QPRC

QPRC s7.12 Rural Development Contributions Plan

QPRC s7.12 Rural Contribution Plan Area

Existing Urban Contribution Plans

Bungendore s7.11

Googong s94

Queanbeyan s7.12

South Jerrabomberra s7.11

Queanbeyan Local Government Area

Suburbs

Community Facilities

Open Space

Pedestrian

Traffic and Transport

Rural Fire Service



This plan applies to all development that needs a DA/CDC, with cost \$100,000 or more with exemptions on certain development. ¹



Cost summary report

Cost of development	Who has to fill it out
\$50k – \$750k	Suitably Qualified Person ²
>\$750k	Person registered with Australian Institute of Quantity Surveyors

If development cost > \$50,000, applicants must provide a completed cost summary report with DA or CDC.

Cost Summary Report template can be found from the development contributions section of Council website.



Paying the contribution

Timing

Development	Payment timing
DAs involving building work	Prior to issue of first Construction Certificate
DAs involving Subdivision	Prior to issue of first Subdivision Certificate
DAs involving building work and subdivision	Prior to issue of first Construction Certificate / Subdivision Certificate, whichever occurs first
CDCs	Prior to commencement of work

How to pay



Online

Step 1: When the applicant is ready to pay their contribution, they email Council at: council@qprc.nsw.gov.au to confirm the indexed contribution payable and/or to receive an updated schedule of contributions payable.

Step 2: The applicant then pays their contribution online (using BPay) or in person at any of Council's Customer Service Offices.

Offices:

Queanbeyan – 257 Crawford Street, Queanbeyan
Bungendore – 13 Gibraltar Street, Bungendore
Braidwood – 144 Wallace Street, Braidwood

Indexation

Council will index the contribution in accordance with quarterly updates to the Producer Price Index (Building Construction) for NSW using the formula in Plan. ³

Imposing the contribution

If a contribution is payable on the development, Council will include a condition in the development consent or complying development certification which identifies how obligations under this plan are to be satisfied.

Footnotes

¹ Refer to section 1.7 of Plan.

² A suitably qualified person is a builder who is licensed to undertake the proposed works, a registered architect, a qualified and accredited building designer, a registered quantity surveyor or a person who is licensed and has the relevant qualifications and proven experience in costing of development works at least to a similar scale and type as is proposed.

³ Refer to section 2.2.2 of Plan.



Steps in determining and paying contribution *under this plan*

1. Application

The applicant lodges a development application with Council or a complying development application with a registered certifier.

If the development cost is over \$50,000, a cost summary report must be completed in accordance with Section 2.1.3 of this Plan.

2. Determination

Council determines the development cost.

If the development cost is determined to be more than \$100,000, the Council or the accredited certifier will impose a condition in the consent or complying development certificate requiring the contribution calculated as a percentage of the development cost in accordance with this plan.

3. Indexation

When applicants are ready to pay their contribution, Council will index the contribution for inflation in accordance with section 2.2.2 of this Plan.

Applicants should contact the Council's Customer Service Line on 1300 735 025 to obtain the indexed contribution amount prior to payment.

4. Payment

Applicants can pay their contribution online on the Council website or in person at the Council's Customer Service centre and obtain a payment receipt.

For development applications, applicants must pay their contribution before obtaining a construction certificate. For complying development, applicants must pay their contribution before commencing the complying development work.

1

Application and Administration

1 Application and Administration

This section describes the Plan's purpose and the land and type of development to which it applies. It also outlines how Council will use the development contributions collected under this Plan.

1.1 Name of Plan

The Plan is called the Queanbeyan–Palerang Regional Council Section 7.12 Rural Development Contributions Plan 2025.

1.2 Commencement of Plan

The Plan comes into effect on the day the Council's decision to approve the plan is published on the Council's website, or a later date specified in the notice.

1.3 Purpose of the Plan

This Plan allows Council to collect contributions from new developments in Land specified in **Section 1.4** within the Queanbeyan–Palerang LGA. These contributions will form a part of the funding Council needs to provide local infrastructure needed to support future growth and maintain the area's amenity.

The Plan provides a framework for collecting development contributions, enabling Council to deliver necessary community infrastructure without burdening the existing community. Between 2026 and 2041, an estimated 526 additional dwellings and 3,769 additional workers are expected in the specified rural areas.

Although rural areas in the Queanbeyan–Palerang LGA are not expected to see high growth, new developments will still create incremental demand for infrastructure and services. Each new dwelling or worker adds to the need for safe roads, open spaces, community facilities, and utilities.

Infrastructure in low-growth rural areas is often delivered in smaller increments over longer periods, posing funding challenges. Projects like road upgrades or community spaces must still be fully funded, even if only a few new developments contribute financially.

By applying a Section 7.12 contributions levy, Council ensures new developments fairly contribute to the infrastructure they rely on, avoiding placing the full cost burden on the existing community. Contributions collected under this Plan will help maintain the quality, safety, and functionality of local infrastructure, ensuring rural areas remain sustainable and resilient as they grow.

1.4 Land to which this Plan applies

This Plan applies to land within the rural areas of Queanbeyan–Palerang LGA as shown in pink in **Figure 1**. The land to which this Plan applies shows the rural catchment within the Queanbeyan–Palerang LGA. Applicants undertaking development in all other catchments, as represented in **Figure 1**, should refer to the relevant Contributions Plan available on Council’s website, to determine the applicable development contributions.

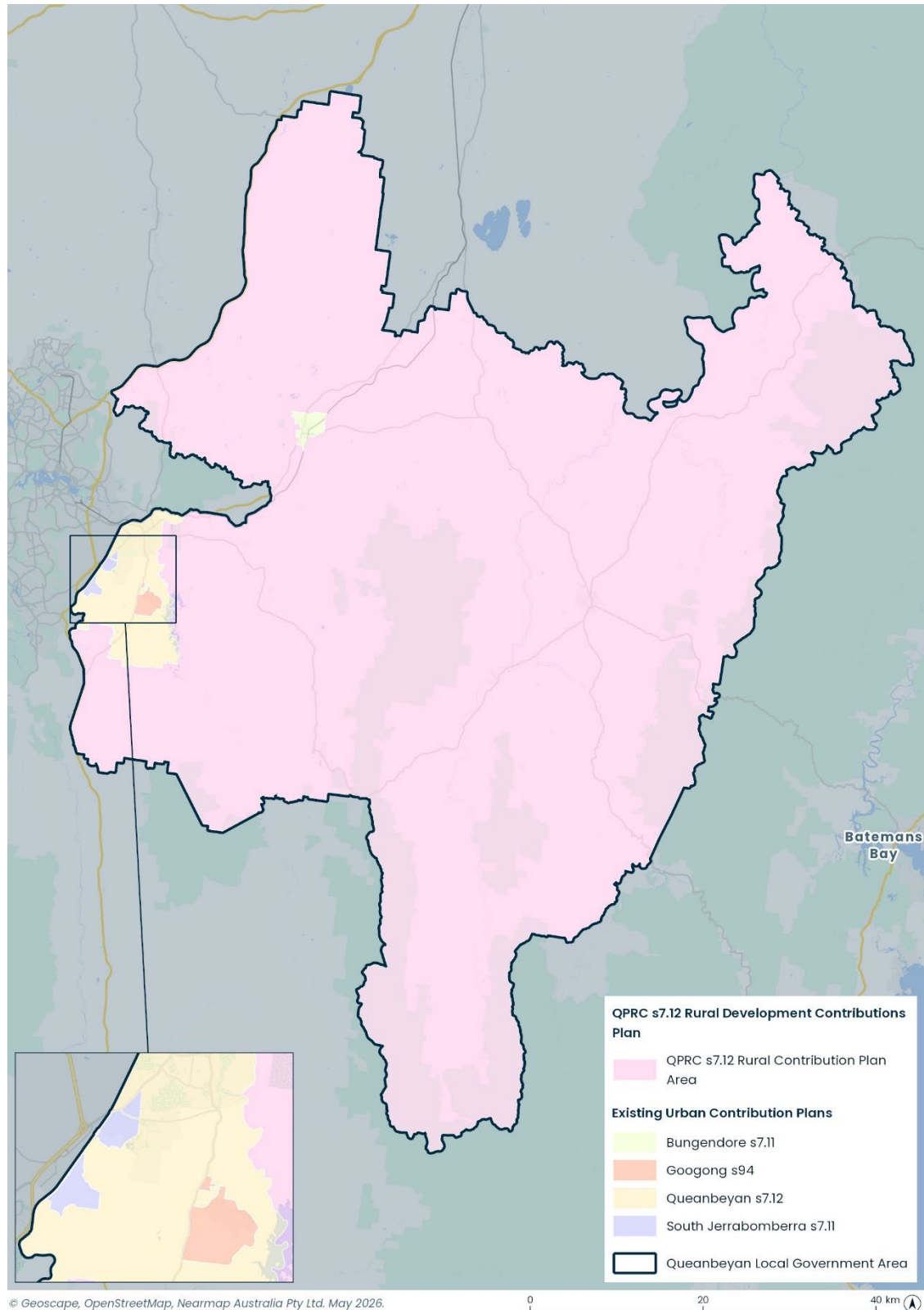


Figure 1: Queanbeyan–Palerang Regional Council S7.12 Rural Development Contributions Plan Area

1.5 Development to which this Plan applies

This Plan applies to all development on land covered by this Plan (Figure 1), for which the proposed cost of development in accordance with **Section 2.1.2** of this Plan is greater than \$100,000.

The following types of development are exempt from contributions under this Plan:

Exemptions

- Development costing less than \$100,000. For development costing over \$50,000, applicants must still provide a Cost Summary Report in line with **Section 2.1.3**.
- Development excluded by a Ministerial direction under section 7.17 of the Act.
- Development carried out by, or on behalf of, Council.
- Housing for seniors, or people with a disability, provided by a registered social housing provider or an Australian registered not-for-profit organisation. For mixed-use projects, this only applies to the exempt component.
- Repair or replacement of buildings damaged by natural disasters or events outside the applicant's control (e.g. fire, flood, hail, lightning), where the replacement is substantially the same use and scale as the damaged building.
- Alterations and additions to dwelling houses, or structures incidental to a dwelling such as garages, pools, sheds, or similar, where no additional demand or use is demonstrated.
- Applications for demolition where no replacement building or development is proposed.

Applicants should clearly state in their DA why their project qualifies for an exemption. An exemption will be provided if Council agrees with a request made in accordance with this Plan.

Interaction of Section 7.11 and 7.12

- Section 7.12 levies cannot be imposed where a Section 7.11 contribution has already been charged for a subdivision, unless the new development increases demand beyond that created by the original subdivision.
- In all other cases, Section 7.12 levies may be charged multiple times on the same land for different developments. For example, if an existing building is demolished and replaced with a new one, a Section 7.12 levy can apply even if the original building previously paid one.
- This Plan precludes the imposition of a condition under section 7.11 of the EP&A Act on development to which this Plan applies. Council will not impose both a section 7.11 contribution and a section 7.12 contribution on the same development consent.

1.6 Legislative Requirements

This Contributions Plan has been prepared under Section 7.12 of the Act. Section 7.12 allows councils to impose a levy, as a condition of development consent, based on a percentage of the proposed cost of carrying out development. The levy must be authorised by an adopted contributions plan.

Councils can only impose a Section 7.12 levy if the plan is prepared in line with the requirements of the Regulation. These requirements are listed in **Appendix C**, together with where they can be found in this Plan.

This Plan therefore satisfies all statutory requirements under the Act and Regulation. Each legislative requirement is explicitly addressed in the relevant section.

1.7 Administration of this Plan

1.7.1 Relationship to Previous Plans

This Plan repeals the following existing development contributions plans in the Queanbeyan-Palerang LGA:

Table 1: Existing Contribution Plans in QPRC LGA

Name of the Plan	Date Adopted
Cooma-Monaro Section 94 Contributions Plan (Roads & Open Space)	Adopted 1992 (Amended 2003)
Gunning Section 94 Contributions Plan for Provision of Public Amenities and Services	Adopted 1995 (Revised 2000)
Mulwaree Section 94 Development Contributions Plan 2003–2008	Originally Adopted 2004 (Amended)
Queanbeyan City Council – Section 94 Contributions Plan 2012	Adopted 2012
Tallaganda Section 94 Plan No.4 – Bush Fire Control and Suppression	N/A
Tallaganda Section 94 Contributions Plan No.3 – Roadworks 3	Adopted 2003
Yarrowlumla Council Section 94 Contribution Plan (No. 2) for Provision of Access Roads	Originally Adopted 1994 (Amended)
Yarrowlumla Section 94 Plan No.3 – Provision of Community Facilities	Adopted 1998

As further detailed in Section 1.7.2, Council will pool the contributions collected under these plans and apply them towards the infrastructure priorities identified in **Appendix A**.

1.7.2 Other Administrative Matters

Council manages all contributions collected under this Plan in accordance with the requirements of the Regulation and other relevant legislation.

All money collected is recorded, invested until needed, and can only be used to deliver the infrastructure projects listed in this Plan. Contributions for different projects can be pooled, which helps Council deliver works when they are most needed.

Key provisions include:

- **Transitional arrangements:** This Plan applies to all DAs and CDCs approved on or after the date of adoption. Applications approved before this date are assessed under the contributions plan that was in force at the time.
- **Accounting and reporting:** Separate accounting records and a contributions register are maintained. Council publishes contributions account details annually as part of its audited financial statements.
- **Pooling of funds:** Contributions paid for different purposes may be pooled and spent progressively on those purposes. Pooling applies both to contributions under this Plan and under other contributions plans adopted by Council. Contributions paid under earlier contributions plans (listed in **Table 1**) may also be pooled and applied towards the infrastructure identified in the works schedule of this Plan.

- **Use of contributions:** Contributions received under this Plan will be allocated to the infrastructure projects listed in the works schedule in **Appendix A**. The priorities for expenditure and delivery follow the timing and staging identified in that works schedule.
- **Investment of funds:** Contributions received are invested until required, with all interest earned retained in the contributions account and applied to the purposes of this Plan.
- **Use of other funding sources:** The works schedule includes the total cost for each item of infrastructure that is intended to be funded by this Plan. If alternative funding becomes available (e.g. other plans, grants), the project costs under this Plan may be adjusted.
- **Goods and Services Tax (GST):** At the time of preparing this Plan, development contributions are exempt from GST. If legislative changes require GST to apply in future, contribution amounts will be adjusted accordingly.
- **Plan review:** Council will review this Plan approximately every five years to ensure it remains current, reflects community needs, responds to changes in development patterns, and aligns with Council's priorities and legislation.

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How to use this Plan

2 How to use this Plan

This section describes how to calculate and pay a development contribution under this Plan. This includes how to index the contribution and when it needs to be paid.

2.1 Calculating the Contribution

2.1.1 Calculation of Contribution Amount

Section 7.12 contributions are calculated as a percentage of the cost of development. Council will calculate the contribution rate as follows:

Table 2: Section 7.12 Contribution Levy Rates – EP&A Regulation 2021

Proposed cost of the Development	Contribution Levy
Up to and including \$100,000	Nil
\$100,000.01 to \$200,000	0.5% of development cost
More than \$200,000.01	1% of development cost

The Section 7.12 contribution will be determined based on the rate as set out below.

$$\text{Contribution Amount} = \text{Development Cost} \times \text{Contribution Levy}$$

Where:

- Contribution Levy = The applicable Contribution Levy in Table 2
- Development Cost = The proposed cost of development as specified in **Section 2.1.2**.

2.1.2 Proposed Cost of Development

Section 208 of the Regulation sets out how the proposed cost of carrying out development is determined. An extract of this section, as it existed at the time this Plan was made, is provided within **Appendix D**.

2.1.3 Cost Summary Reports

Council reserves the right to require a Cost Summary Report at the time of lodging the DA or CDC. This is to enable Council to determine the development cost for the purpose of calculating the contribution required, if any.

The Cost Summary Report must address matters set out in section 208 of the Regulation, as outlined in the previous subsection. Applicants can download a Cost Summary Report from the development contributions section of the Council's website and a version is also provided in **Appendix E**.

- Where the initial estimated development cost is between \$50,000 and \$750,000, the Cost Summary Report must be completed by a suitably qualified person.
 - A suitably qualified person is a builder who is licensed to undertake the proposed works, a registered architect, a qualified and accredited building designer, a registered quantity surveyor or

a person who is licensed and has the relevant qualifications and proven experience in costing of development works at least to a similar scale and type as is proposed.

- Where the development cost is more than \$750,000, the cost summary report must be completed by a qualified quantity surveyor who is a member of AIQS or RICS, or another person approved by Council.

The \$50,000 threshold at which the form needs to be completed is less than the \$100,000 threshold at which a contribution is required. This is so the consent authority can verify if the development cost is more or less than \$100,000.

In all cases, the determination of the Development Cost by the consent authority is final.

2.2 Paying the Contribution

2.2.1 Timing of Payment

Applicants must pay the contribution required in a development consent or CDC in accordance with the timing outlined in **Table 3**.

Table 3: Required timing of payment for development

Development	Payment Timing
DAs involving building work	Prior to issue of construction certificate.
DAs involving subdivision	Prior to the issue of the subdivision works certificate or subdivision certificate, whichever occurs first.
DAs involving building work and subdivision	Prior to the issue of the construction certificate or subdivision certificate, whichever occurs first.
CDCs	Prior to the commencement of the building work or subdivision work.

2.2.2 Indexation

The Regulation authorises Council, at the time of payment, to index the contribution in accordance with yearly updates to the *Producer Price Index (Building Construction)* for NSW using the formula below.

If the current PPI is less than the previous yearly indexed PPI, the value of the previous PPI will be taken as current.

$$C_{\text{payment}} = \frac{C_{\text{consent}} \times PPI_{\text{payment}}}{PPI_{\text{consent}}}$$

C_{payment} = development contribution amount required at time of payment (indexed)
 C_{consent} = original development contribution required by the development consent.
 PPI_{payment} = Producer Price Index (Building Construction) for NSW as published by the Australian Bureau of Statistics at the time of payment.
 PPI_{consent} = Producer Price Index (Building Construction) for NSW as published by the Bureau of Statistics at the time of consent.

2.2.3 How to Pay

Online:

Online payments can be made through the steps below.

- **Step 1:**
When the applicant is ready to pay their contribution, they email Council at: council@qprc.nsw.gov.au to confirm the indexed contribution payable and/or to receive an updated schedule of contributions payable.
- **Step 2:**
The applicant then pays their contribution online (using BPay) or in person at any of Council's Customer Service Offices.

Offices:

In-Person payments can be made at the following Council offices.

- Queanbeyan – 257 Crawford Street, Queanbeyan
- Bungendore – 13 Gibraltar Street, Bungendore
- Braidwood – 144 Wallace Street, Braidwood

2.2.4 Deferred or Periodic Payment of Contributions

Contributions must normally be paid in full, up front. Deferred or periodic payments are not allowed, except where Council decides, at its absolute discretion, that there are genuine financial hardship or exceptional circumstances that justify deferral.

- **If Council allows a deferral:**
 - 50% of the contribution must be paid before Council issues a construction certificate, complying development certificate, or subdivision certificate (as relevant).
 - The remaining 50% must be paid before Council issues an occupation certificate (interim or final), or at another time determined by Council.
- **Security requirement:**
Before any construction, complying development, or subdivision certificate is issued, the applicant must provide Council with a bank guarantee for the unpaid balance.
- **Indexation:**
Any unpaid balance will continue to be indexed yearly in line with the ABS Producer Price Index (Building Construction) for NSW.

2.3 Imposing the Contribution

If a development is subject to contributions under this Plan, the consent authority will include a condition in the development consent or complying development certification which identifies how the obligations under this Plan are to be satisfied. The development shall comply with the following conditions authorised by this Plan, subject to any direction given by the Minister under section 7.17 of the Act.

2.4 Registered Certifier Obligations

Issuing a Complying Development Certificate (CDC) under the Regulation

- Under Clause 156 of the Regulation, a CDC must be issued with a condition requiring the payment of the Section 7.12 levy in accordance with this Plan, as specified in **Section 2.3**.

- Under Clause 158 of the Regulation, as a precondition to works authorised by the CDC commencing, the certifier must confirm with the applicant that the levies have been paid in full by providing a copy of the Council – issued receipt.
- Copies of such receipts shall be retained and included with the certified plans provided to Council in accordance with section 141(4) of the Regulation.

Failure to follow this procedure may result in the CDC being invalid and compliance action being taken.

Issuing a construction certificate under the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021

Under Section 20 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, certifiers must not issue a Construction Certificate unless:

- All conditions of consent requiring contributions, including Section 7.12 levies, have been met.
- The applicant provides Council's receipt confirming the full payment of the contribution.
- A copy of the receipt is included in the documents lodged with Council.

Issuing an Occupation Certificate or Subdivision Certificate under the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021

- Under Section 67 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, a principal certifier for building work or subdivision work to be carried out on a site must ensure that all preconditions of the development consent or the CDC have been satisfied before issuing an occupation certificate or a subdivision certificate.
- The certifier must ensure the applicant confirms the levies have been paid in full by providing a copy of the Council – issued receipt.
- Copies of such receipts shall be retained and included with the certified plans provided to Council in accordance with section 39(2) of the Regulation.
- Where a development has a proposed cost exceeding \$10 million, the additional matters in section 37(3) also apply.

Failure to follow this procedure may result in the CDC being invalid.

Exceptions

The only exceptions to the above requirements occur where Council has agreed to:

- A Works-in-Kind (WIK) Agreement,
- A Voluntary Planning Agreement (VPA) involving land dedication or material public benefit, or
- A Deferred Payment Arrangement.

In these cases, Council will issue formal correspondence confirming the alternative arrangement. Certifiers must obtain and retain a copy of this letter on record. This is discussed in the following subsection.

2.5 Alternatives to paying the levy – Planning Agreements

If a developer wants to deliver infrastructure listed in this Plan on Council's behalf, they can offer to enter into a Planning Agreement under section 7.4 of the Act. Through this agreement, they may build works, pay money, dedicate land, or provide another type of material public benefit.

The contributions offered under a Planning Agreement can be in addition to, or instead of, the contributions required by this Plan and the Act. The offer, along with a draft agreement and explanatory note, must be

lodged with the relevant development application, planning proposal or with any application to modify a consent.

Council has complete discretion to decide whether or not to accept a Planning Agreement offer.

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Appendix A

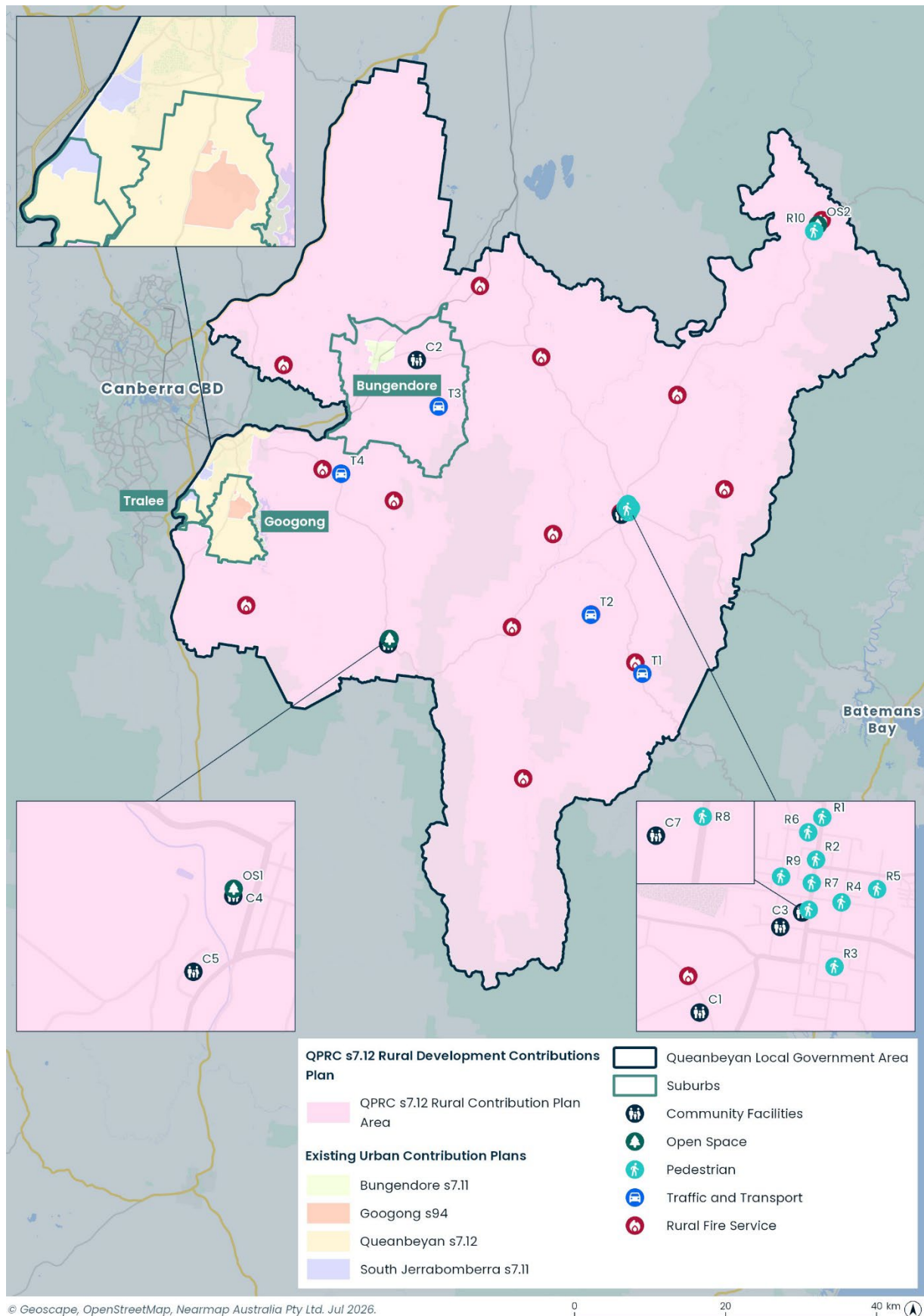
Works Schedule

This appendix contains a works schedule listing the works items Council will provide using contributions under this Plan, the estimated cost of each item, and when Council will provide them.

ID	Item/ Description	Estimated Cost	Timing/ Priority
T1	Araluen Bus Shelter	\$121,900	0-5 Years
T2	Majors Creek Bus Shelter	\$121,900	0-5 Years
T3	Butmaroo Road Bus relocation and culvert upgrades	\$209,500	0-5 Years
T4	Briars Sharrow Bridge Upgrade (additional to grant funding)	\$600,000	0-5 Years
R1	Footpath along Kings Highway between McKellar Street and the Braidwood Colonial (F1)	\$190,600	0-5 Years
R2	Footpath along Wallace Street between Park Lane and Wilson Street (F6)	\$76,300	0-5 Years
R3	Shared path link across the Braidwood Recreation Ground (S1)	\$714,700	0-5 Years
R4	Shared path along Duncan Street between Wallace Street and Monkittee Street (S3)	\$667,100	0-5 Years
R5	Shared path along Monkittee Street between Wilson Street and Duncan Street (S7)	\$349,400	0-5 Years
R6	Refuge island on McKellar Street west of Wallace Street (PR1)	\$110,000	0-5 Years
R7	Refuge island on Wallace Street north of Duncan Street (PR2)	\$110,000	0-5 Years
R8	Refuge island on Wallace Street north of Lascelles Street (PR3)	\$110,000	0-5 Years
R9	Shared path between Duncan and Wallace – along Ryrrie (S5)	\$1,000,600	0-5 Years
R10	Footpaths x5 different segments	\$150,000	5-10+ years
C1	Braidwood Saleyards Upgrades	\$1,955,300	0-5 Years
C2	Rural QPRC – Mobile Library	\$110,000	10+ years
C3	Library Locker – Braidwood	\$20,000	5-10+ years
C4	Captains Flat Toilet Upgrade	\$3,157,100	5-10+ years
C5	Captains Flat Community Hall Upgrade	\$1,885,500	5-10+ years
C6	Rural Fire Suppression Asset Upgrades	\$200,000	1-10+ years
C7	88 Wallace Street – Building Works	\$150,000	0-5 Years
OS1	Upgrade Winchester Oval Captains Flat	\$100,000	5-10+ years
OS2	Nerriga toilet water supply and storage upgrade	\$200,000	5-10 years
Total		\$12,309,900	

Appendix B

Works Map



Appendix C

Legislative Requirements

Legislative Requirement	Section in Plan
Purposes of the Plan	1.3
Land to which Plan applies	1.4
The development to which the Plan applies and the relationship between the expected types of development and the demand for additional infrastructure	1.5
A map showing the specific public amenities and services proposed	Appendix B
A works schedule that contains an estimate of the costs and staging	Appendix A
The priorities for the expenditure if pooling and progressively applying funds	1.7.2 / Appendix A
The percentage of the development levy for each type of development	2.1.1
How the cost of development will be indexed from the granting of consent to when the levy is paid	2.2.2
The timing of payment and the policy on considering deferred or periodic payments	2.2.1/2.2.4
A section specifying the type of development or area that the plan applies to and that it precludes a Section 7.11 condition from being applied to that same type or area	1.5
Information for registered certifiers about when a contribution is required for complying development certificates and how the amount can be obtained	2.4

Appendix D

Proposed Cost of Development

Extract from: EP&A Regulation 2021 Section 208: Determination of proposed cost of development

Determination of proposed cost of development—the Act, s 7.12(5)(a)

- (1) *The proposed cost of carrying out development must be determined by the consent authority by adding up all the costs and expenses that have been or will be incurred by the applicant in carrying out the development.*
- (2) *The costs of carrying out development include the costs of, and costs incidental to, the following—*
- (a) if the development involves the erection of a building or the carrying out of engineering or construction work—*
 - (i) erecting the building or carrying out the work, and*
 - (ii) demolition, excavation and site preparation, decontamination or remediation,*
 - (b) if the development involves a change of use of land—doing anything necessary to enable the use of the land to be changed,*
 - (c) if the development involves the subdivision of land—preparing, executing and registering—*
 - (i) the plan of subdivision, and*
 - (ii) the related covenants, easements or other rights.*
- (3) In determining the proposed cost, a consent authority may consider an estimate of the proposed cost that is prepared by a person, or a person of a class, approved by the consent authority to provide the estimate.*
- (4) *The following costs and expenses must not be included in an estimate or determination of the proposed cost—*
- (a) the cost of the land on which the development will be carried out,*
 - (b) the costs of repairs to a building or works on the land that will be kept in connection with the development,*
 - (c) the costs associated with marketing or financing the development, including interest on 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 for the development,*
 - (g) the costs of fittings and furnishings, including refitting or refurbishing, associated with the development, except if the development involves an enlargement, expansion or intensification of a current use of land,*
 - (h) the costs of commercial stock inventory,*
 - (i) the taxes, levies or charges, excluding GST, paid or payable in connection with the development by or under a law,*
 - (j) the costs of enabling access by people with disability to the development,*
 - (k) the costs of energy and water efficiency measures associated with the development,*
 - (l) the costs of development that is provided as affordable housing,*
 - (m) the costs of development that is the adaptive reuse of a heritage item.*

(5) The proposed cost may be adjusted before payment of a development levy, as specified in a contributions plan, to reflect quarterly or annual variations to readily accessible index figures adopted by the plan between the day on which the proposed cost was determined by the consent authority and the day by which the development levy must be paid.

Example—

A contributions plan may adopt the Consumer Price Index.

(6) To avoid doubt, this section does not affect the determination of the fee payable for a development application.

Appendix E – Cost Summary Report

For the preparation of costs related to Section 7.12 development contributions

For use when the cost of the proposed development is up to \$750,000, or at the request of Council.

Please note: all fields must be completed and figures calculated correctly, in accordance with Section 208 of the NSW Environmental Planning and Assessment Regulations 2021. Failure to do this will result in delays.

Date

Development application (DA/SSDA) number *if available*

or

Complying development certificate (CDC) number

Address of the development

Description of works

Applicant's name

Applicant's address

Applicant's phone number

Analysis of Costs

COSTS THAT MUST BE INCLUDED

Building construction and engineering costs such as footings, concreting, brickwork, plastering, steelwork, metal works, carpentry, joinery, windows and doors, roofing, staircases and balustrades

\$

Demolition including the cost of removal from site and disposal

\$

Change of use costs – the costs of doing anything necessary to enable a change of use of the land

\$

Land subdivision costs – costs of preparing, executing, registering the subdivision and related covenants, easements and other rights

\$

Site preparation such as clearing vegetation, decontamination and remediation costs

\$

Excavation or dredging costs including shoring, tanking, filling and waterproofing

\$

Preliminaries such as scaffolding, hoarding, fencing, site sheds, delivery of materials and waste management

\$

Supply and installation of services and equipment such as electrical, plumbing, gas, drainage, air conditioning, mechanical, fire protection, security, telecommunications, plants and lifts

Wall, floor and ceiling finishes including carpeting, tiles and painting

Fittings and furnishings

External works such as landscaping, retaining walls, driveways, parking, boating facilities, loading areas and pools

Professional fees as part of the design such as architects and consultant fees

Other related work, including items not expressly excluded

SUBTOTAL A

COSTS THAT MAY BE EXCLUDED

Additionally to note: when seeking to exclude these items from the development cost, applicants may be required to provide evidence to support the exclusion request

Fittings and furnishings where there no enlargement, expansion or intensification of a current use

\$

Cost of the land on which the development will be carried out

\$

Costs associated with marketing or financing the development, including interest on loans

\$

Costs associated with project management or legal fees

\$

Building insurance for the development

\$

Energy and water efficiency measures associated with the development

\$

Costs of enabling access by people with disability to the development

\$

Costs of development that is provided as affordable housing

\$

Costs of development that is an adaptive reuse of a heritage item

\$

SUBTOTAL B

\$

DEVELOPMENT COST FOR CONTRIBUTIONS PURPOSES

SUBTOTAL A

\$

GOODS & SERVICES TAX (GST 10%)

\$

TOTAL

\$

Declaration

I certify that I am a suitably qualified person (as per the definition below) and I have:

* Inspected the approved plans of the subject development application or complying development certificate;

* Calculated the costs in accordance with Section 208 of the NSW Environmental Planning & Assessment Regulations 2021; and

* Included GST in the calculation of development costs.

Name

Address

Street number

Street name

Suburb

State

Postcode

Phone number

Email address

Profession

Qualifications and licence number

A suitably qualified person is: a builder who is licensed to undertake the proposed works, a registered architect, a qualified and accredited building designer, a registered quantity surveyor or a person who is licensed and has the relevant qualifications and proven experience in the costing of development works at least to a similar scale and type as is proposed.

CONTACT US

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