

COST REPORT - SECTION 7.12 LEVY FORM

Analysis of Development Costs

Please complete this form where the cost of development is over \$100,000 and when Section 7.11 does not apply.

The Section 7.12 levy will be applied at a rate of:

- 0.5% where the cost of development is between \$100,001 and \$200,000
- 1.0% where the cost is over \$200,000

Demolition and excavations	\$	Hydraulic services	\$
Structure	\$	Mechanical services	\$
Residential Gross Floor Area	m ²	Fire services	\$
Residential - Construction Total	\$	Lift services	\$
Retail Gross Floor Area	m ²	External works	\$
Retail Construction Total	\$	External services	\$
Commercial Gross Floor Area	m ²	Other related work	\$
Commercial Construction Total	\$		
Industrial Gross Floor Area	m ²		
Industrial - Construction Total	\$	Sub-total	\$

Note :

Section 7.12 levy does not apply to single dwellings on narrow lots. These types of dwellings must pay Section 7.11 development contributions.

To obtain a fee quote, please email your enquiry to mail@fairfieldcity.nsw.gov.au or contact Council's Customer Service team on 9725-0222.

Sub-total above carried forward	\$
Preliminaries and margin	\$
Sub-total	\$
Consultant Fees	\$
Other related development costs	\$
Sub-total	\$
Goods and Services Tax	\$
Total Development Cost	\$

Certification

I certify that I have :

- Inspected the plans included as part of the application for development consent or complying development certificate.
- Calculated the development costs in accordance with the definition of development costs in clause 25J of the Environmental Planning and Assessment Regulation 2000 at current prices.
- Included GST in the calculation of development cost.
- If the total development cost is over \$1,000,000, prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.

Name (please print)	
Title and Qualifications	
Signature	Date / /

How is the proposed cost of carrying out development determined ?

Clause 25J of the Environmental Planning and Assessment Regulation 2000 sets out how the proposed cost of carrying out development is to be determined. The 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.

Fairfield City Council Use Only

Type of application

<input type="checkbox"/> Development Application	Application Number	/
<input type="checkbox"/> Complying Development Application	Application Number	/

Property identification

House / unit no.	Lot:	Section:	DP / SP:
Street:			
Suburb:			

Applicants details

Name:
Address: