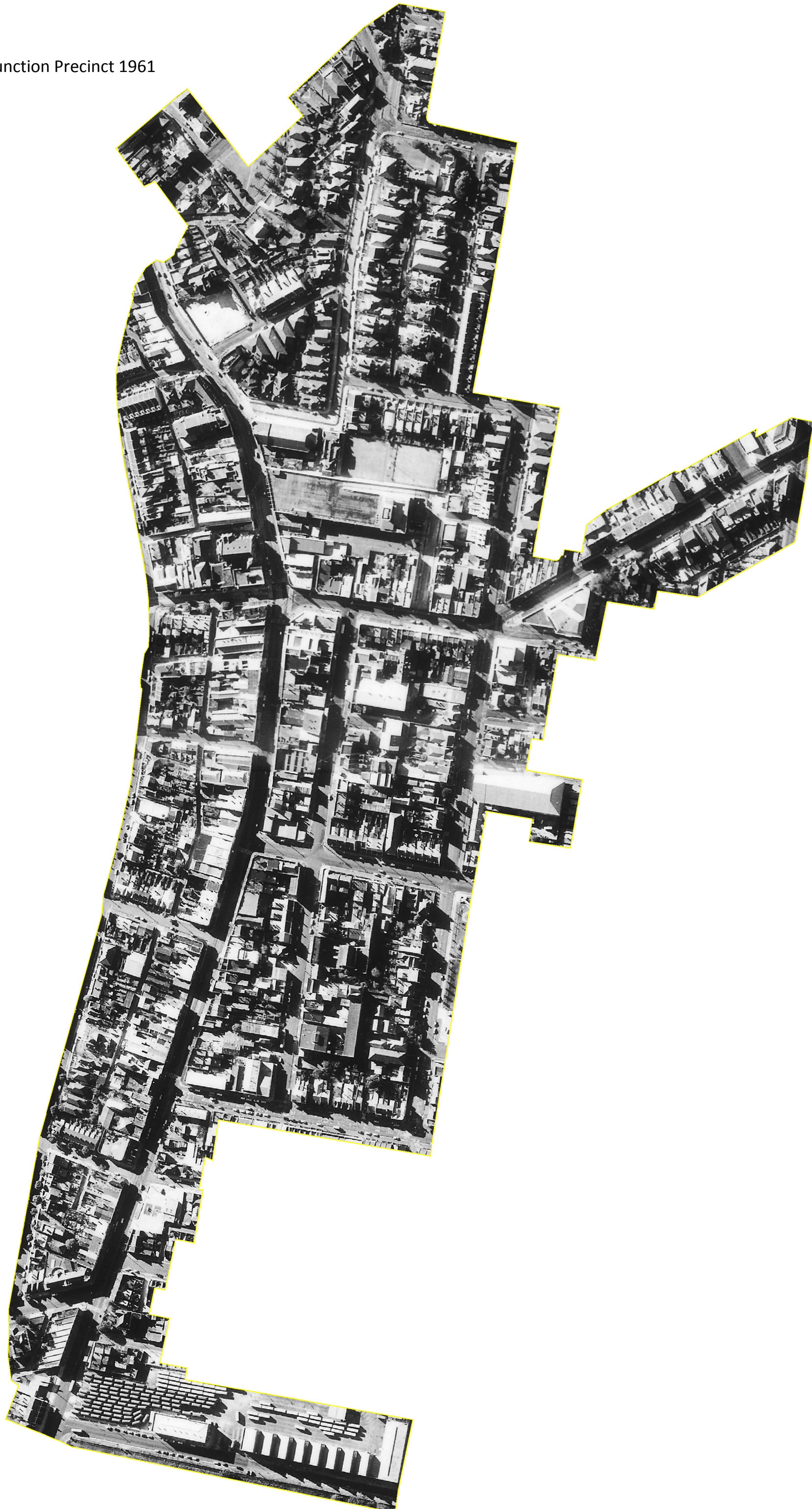


Attachment 1

Aerial Photography of Bondi Junction Development 1961 - 2014

Bondi Junction Precinct 1961



Bondi Junction Precinct 1982



Bondi Junction Precinct 2002



Bondi Junction Precinct 2014

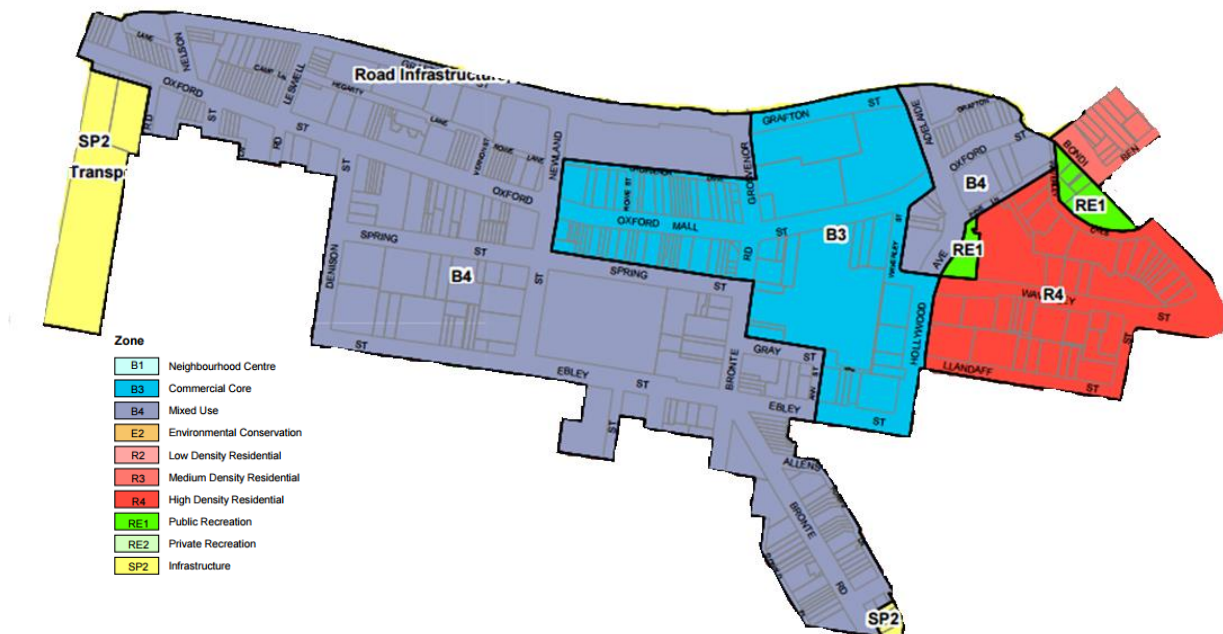


Attachment 2

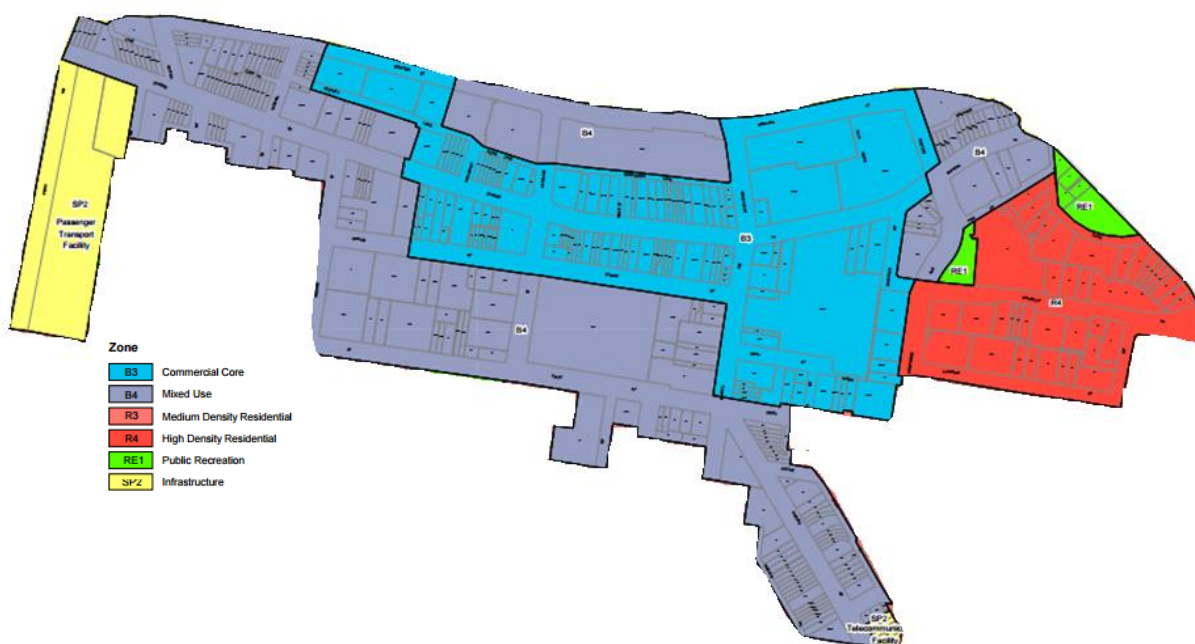
Change in development controls
applying to Bondi Junction

Zoning Controls in Bondi Junction

Waverley Local Environmental Plan 2012



Waverley Local Environmental Plan (Bondi Junction Centre) 2010

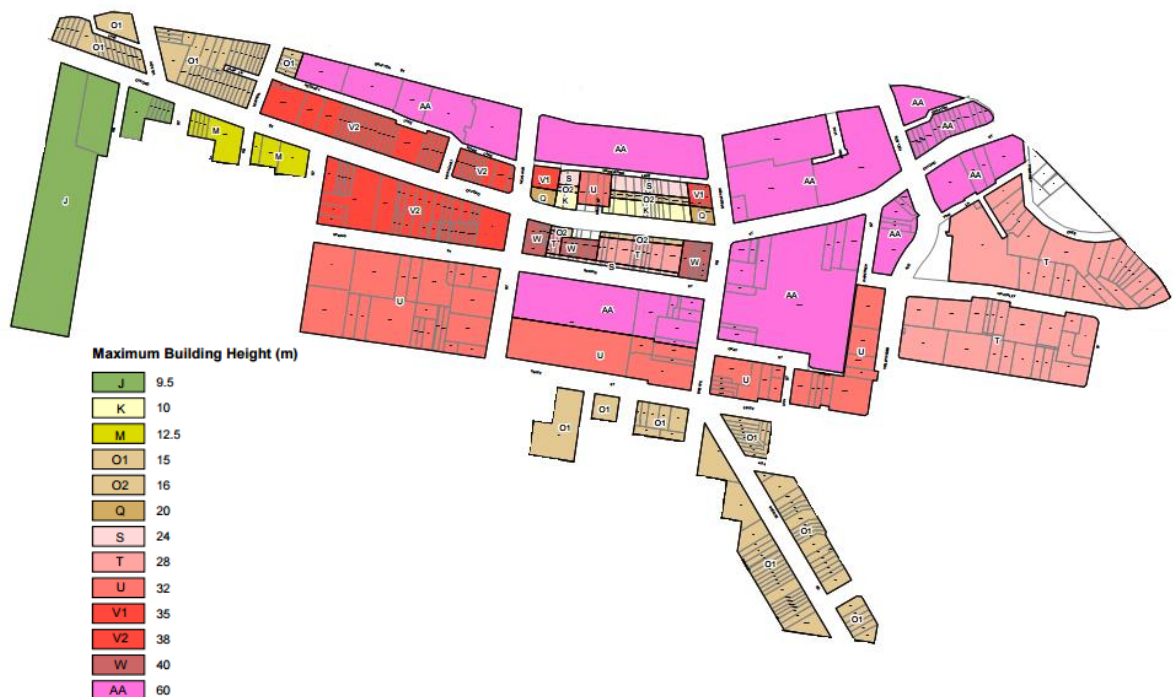


Height Controls in Bondi Junction

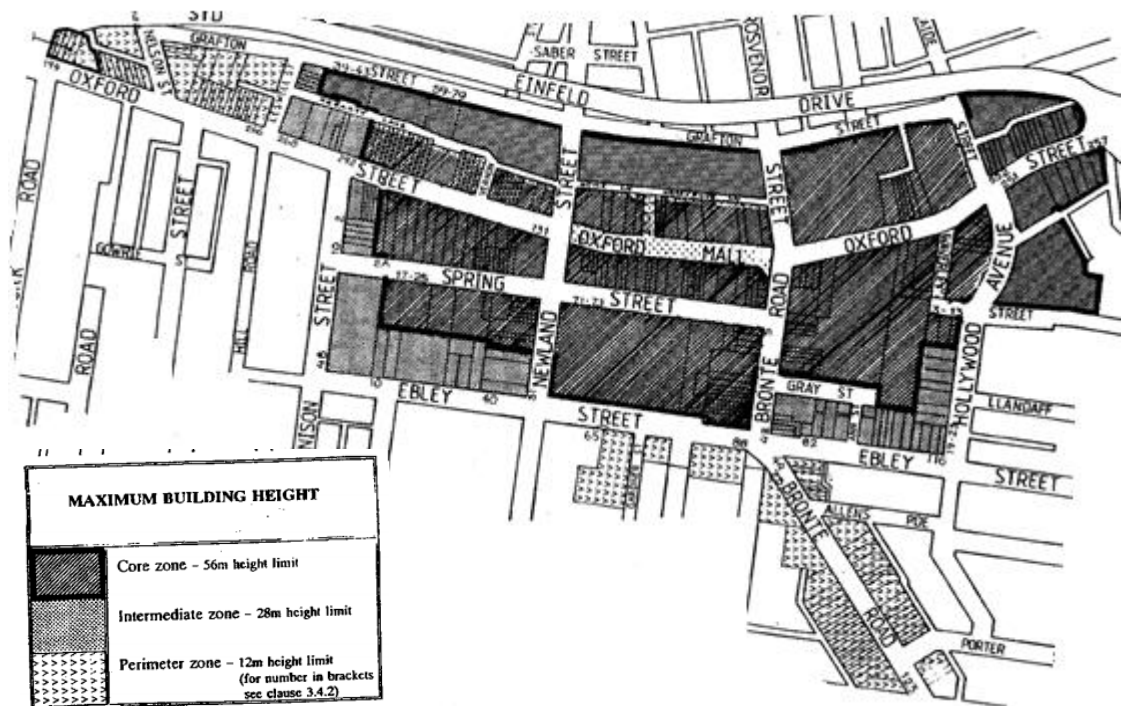
Waverley Local Environmental Plan 2012



Waverley Local Environmental Plan (Bondi Junction Centre) 2010



Waverley and Woollahra Councils Bondi Junction Commercial centre Urban Design Development Control Plan



Floor Space Ratio Controls in Bondi Junction

Waverley Local Environmental Plan 2012



Waverley Local Environmental Plan (Bondi Junction Centre) 2010



Attachment 3 –
Amendment No. 8 to Waverley Council
Development Contributions Plan 2006



WAVERLEY
COUNCIL

WAVERLEY COUNCIL

Development Contributions Plan 2006



Waverley Council

Cnr Paul Street & Bondi Road
Bondi Junction

PO Box 9
Bondi Junction NSW 1355

DX 12006 Bondi Junction

Email info@waverley.nsw.gov.au

Web www.waverley.nsw.gov.au

Telephone enquiries

General business **9369 8000**

General fax **9387 1820**

TTY for hearing impaired **9389 9827**

After hours emergencies **9369 8000**
(your call will be directed to the appropriate area)

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Schedule 1 – Capital Works Schedule & Maps

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Attachment 1 – Bondi Junction Map

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PART 1 ADMINISTRATION AND OPERATION

1 Name of this Plan

This Plan is named *Waverley Council Development Contributions Plan 2006*.

2 Commencement of this Plan

This Plan has been prepared in accordance with Section 94A of the *Environmental Planning and Assessment Act 1979* (Act) and the *Environmental Planning and Assessment Regulation 2000* (Regulation). **Amendment No. 8** to the Waverley Development Contributions Plan 2006 was adopted on **XXX** and came into force on **XXX**.

3 Purpose(s) of this Plan

The purposes of this Plan are to:

- authorise Waverley Council ('Council') to impose, as a condition of development consent, a requirement that the applicant pay to Council a levy determined in accordance with this Plan;
- require a certifying authority to impose, as a condition of issuing a complying development certificate or a construction certificate, a requirement that the applicant pay to Council a levy determined in accordance with this Plan;
- enable Council to be both publicly and financially accountable in its assessment and administration of this Plan;
- provide a comprehensive framework for the assessment, collection, expenditure, accounting and indexing of development contributions on an equitable basis; and
- govern the application of money paid to Council under conditions authorised by this Plan for the provision, extension or augmentation of public facilities, or towards recouping the cost of their provision, extension or augmentation to meet the demand created by developments.

4 Section 94A of the Act

Section 94 of the Act provides that 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. The 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.

5 Land to which this Plan applies

This Plan applies to all land within the Waverley Local Government Area (LGA).

6 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.

7 Application of Section 94A levies

The Plan authorises Council to grant consent to development to which this Plan applies subject to a condition requiring the applicant pay Council a levy. The levy payable is dependent on the proposed cost of works and site location in the Waverley LGA. In this instance, the S94A levy rates applicable within the Bondi Junction Area (refer to Attachment 1) are different to the S94A levy rates payable for development located anywhere else in the LGA (i.e. outside the boundary of Bondi Junction). Refer to the following tables for the applicable levy.

Table 1: Bondi Junction S94A Levy*	
Proposed cost (\$AUD) of the development	Maximum percentage (%) of the levy
\$0 to \$100,000	Nil
\$100,001 – \$200,000	0.5 percent (%)
\$200,001 - \$250,000	1.0 percent (%)
More than \$250,000	4.0 percent (%)**

*The following types of development are not subject to the Bondi Junction S94A levy:

- Dwelling houses;
- Dual occupancies;
- Attached dwellings;
- Semi-detached dwellings; and
- Secondary dwellings.

The above listed types of residential accommodation (as defined by the Waverley Local Environmental Plan 2012) will apply the Section 94A levy applicable in Table 2 below entitled 'Waverley LGA S94A Levy (excluding Bondi Junction)'.

Furthermore, alterations and additions to any single dwelling that forms part of a residential flat building, shop top housing development or multi-dwelling housing development (as defined by the Waverley Local Environmental Plan 2012) will also be exempt from the Bondi Junction S94A levy rates. Instead these development types will apply the S94A levy applicable in Table 2 below entitled 'Waverley LGA S94A Levy (excluding Bondi Junction)'.

** Applications will be charged at 1% up to \$250,000 and the difference exceeding \$250,000 will be charged at 4%.

Table 2: Waverley LGA S94A Levy (excluding Bondi Junction)	
Proposed cost (\$AUD) of the development	Maximum percentage (%) of the levy
\$0 to \$100,000	Nil
\$100,001 – \$200,000	0.5 percent (%)
More than \$200,000	1.0 percent (%)

8 Section 96 modifications and changes to Section 94A levies

Should an applicant propose amendments to the development, subject to Section 96 of the EP&AA 1979, that result in amendments to the proposed development cost, the Section 94A levy should be adjusted accordingly.

9 Payment of Section 94A levy

This Plan requires a certifying authority (Council or an accredited certifier) to require applicants for a complying development certificate or a construction certificate to pay Council a levy prior to issue of the certificate in accordance with Clause 7 of this Plan.

A levy required 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 construction certificate or complying development certificate issued in respect of the development under Part 4A of the Act.

10 Determination of proposed cost of development

An application for a complying development certificate or a construction certificate is to be accompanied by a cost estimate 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 Regulations.

The following type of report(s) is required:

- Where the estimate of the proposed cost of carrying out the development is less than \$500,000 – cost summary report in accordance with Schedule 2 of this Plan;
- Where the estimate of the proposed cost of carrying out the development is \$500,000 or more – detailed cost report in accordance with Schedule 3 of this Plan.

For the purpose of Clause 25J(2) of the Regulations, 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 \$500,000 – a person who, in the opinion of Council, is suitably qualified to provide a cost summary report;
- Where the proposed development cost is \$500,000 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 or review of a report to be provided by a registered quantity surveyor at the applicant's cost.

11 Circumstances where the Section 94A levy may be waived

(a) Development exempted by Ministerial Direction

Conditions authorised by this Plan are subject to any direction given by the Minister of the Department of Planning and Environment under Section 94E of the Act (refer to Attachment 1 in this Plan). This Plan authorises the imposition of conditions in accordance with any such direction. Under Section 94E the Minister has directed Council to exempt development from a levy under this Plan as follows:

- Where the proposed cost of carrying out the development is \$100,000 or less;
- For the purposes of disabled access;
- For the sole purpose of providing affordable housing;
- For the purpose of reducing the consumption of mains supplied potable water, or reducing the energy consumption of a building;

- For the sole purpose of the adaptive reuse of an item of environmental heritage;
- Other than the subdivision of land, where a condition under section 94 of the Act has been imposed under a previous development consent relating to the subdivision of the land on which the development is proposed to be carried out.
- Seniors housing, as defined in the *State Environmental Planning Policy (Seniors Living) 2004*, which is undertaken by a social housing provider;
- School developments that are a Federal *Building the Education Revolution* Project; or
- Any other Ministerial Direction released following the adoption of this plan.

(b) Other development exempted from the levy

Other exemptions from a levy under this plan may be considered by Council for the following development or components of development:

- The applicant is a registered charity (as defined by ATO), but only in cases where the development is of small scale (e.g. retail outlet) and where there will not be an increase in the demand for public works or infrastructure as a result of a development which would warrant the payment of a Section 94A levy;
- The operation provides a public benefit and is in the public interest;
- Applications submitted by or on behalf of Waverley Council;
- An application for or on behalf of NSW Government for public infrastructure such as hospitals, police stations, fire station, education facilities and public transport infrastructure;
- An application for privately funded community infrastructure such as education facilities, universities, private hospitals;
- The NSW Government introduces new laws mandating completion of specific works relating to existing developments that have a public benefit; or
- Any other development for which Council considered an exemption is warranted, where the decision is made by formal resolution of Council at a Council meeting.

12 Application of Section 94A levy

Money paid to Council under a condition in accordance with this Plan is to be applied by Council towards meeting the cost of public facilities that will be, or have been provided within the area as provided in Schedule 1.

13 Priorities for expenditure of Section 94A levies authorised by this Plan

Subject to Section 93E(2) of the Act and this Plan, the public facilities listed in Schedule 1 are to be provided, in accordance with the staging set out in Schedule 1. The list, timing and costs detailed in Schedule 1 are designed in accordance with Council's Capital Works Plan.

14 Pooling Section 94A levies

For the purposes of Section 93E(2) of the Act, this Plan authorises money obtained from Section 94A levies paid in respect of different developments to be pooled and applied by Council progressively towards public facilities listed in Schedule 1. Funds acquired under repealed Section 94 and Section 94A Plans may be pooled in order to achieve the objectives and projects nominated within this Plan.

15 Obligations of certifying authorities

Clause 146 of the Regulations provides that a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it is satisfied of compliance with each condition requiring the payment of a levy before work is carried out in accordance with the consent. The certifying must provide receipt to Council that the applicant has paid the levy, at the same time as other documents required to be provided under Clause 142(2) of the Regulations.

16 Deferred or periodic payment of Section 94A levies

Council will only consider deferred payment of a monetary contribution through periodic payments (i.e. payment by installments). The development application must also involve staged construction and be of a public benefit. This can only occur if the applicant, or any other person entitled to act upon the relevant consent, makes a written request satisfying to Council that non-compliance with the payment provisions is justified. Acceptance of any request for periodic payment is entirely at the discretion of the Council. Generally periodic payments will only be accepted in exceptional circumstances and will be assessed on a case-by-case basis.

The following circumstances need to be addressed when requesting a periodic payment:

- Compliance with *Clause 15 Obligations of Certifying Authorities* is unreasonable or unnecessary in the circumstances of the case;
- Deferred or periodic payment of the contribution will not prejudice the cost, timing or efficiency of implementation of the public facilities and services included in the works programs;
- No detriment will be caused to the community, Council or other developers;
- Details of staging of construction;
- How the existing/new development is considered to be of a public benefit; and
- There are circumstances justifying the deferred or periodic payment of the contribution.

If Council does decide to accept periodic payments, the arrangements relating to the payment will not take effect until the applicant has entered into a written agreement with the Council reflecting the terms of the Council's approval. If approved, a condition relating to the periodic payment will be placed on the development consent.

17 Alternatives to payment options

If an applicant for development consent seeks to make a development contribution towards the provision of public facilities to off-set a development impact other than by payment of a levy pursuant this Plan, the applicant may adopt one of the following procedures to the satisfaction, and at the discretion of Council:

(a) Offer as part of a development application

If an applicant does not wish to pay a levy in connection with the development, the applicant may include in the relevant development application an offer to carry out works or provide a material public benefit towards 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 offer and grants consent to the application, it will substitute a

condition of consent under Section 80A of the Act requiring the works to be carried out or the material public benefit to be provided for a condition requiring payment of a levy under Section 94A. If Council does not agree to the proposed 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 Note issued by the NSW Government in the *Development Contributions Practice Note* (DIPNR 2005) and may consider matters such as, but not limited to, the following:

- Council must be satisfied that the public benefit is of equal or greater value than the monetary contribution that would otherwise be required; and
- In situations where the material public benefits that are proposed involve works-in-kind, Council will only accept such an offer where the works are constructed by the developer to Council's standards and transferred to Council.

(b) Offer 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 Section 96 of the Act.

If the applicant does not wish to pay the levy, the applicant may make an application to Council under Section 96 of the Act to modify the consent by substituting for the condition requiring payment of the levy 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 Section 96 application, Council will have regard to the requirements of the current Practice Note issued by the NSW Government in the *Development Contributions Practice Note* (DIPNR 2005) and may consider matters such as, but not limited to, the following:

- Council must be satisfied that the public benefit is of equal or greater value than the monetary contribution that would otherwise be required, and
- In situations where the material public benefits that are proposed involve works-in-kind, Council will only accept such an offer where the works are constructed by the developer to Council's standards and transferred to Council.

(c) Offer to enter into a Planning Agreement (PA)

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 Planning Agreement (PA) with Council under Section 93F of the Act in connection with the making of a development application. Under the PA, 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 items listed in Schedule 1. The applicant's provision under a PA 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. Should an applicant be wishing to enter a PA, it is necessary to

consider Section 93F of the EP&AA 1979, Regulations 2000 and Council's Planning Agreement Policy 2014.

DRAFT

PART 2 EXPECTED TYPES OF DEVELOPMENT

This part broadly discusses the relationship between the expected types of development in the LGA and demand for additional public amenities to meet that development.

The expected types of development which will generate demand for additional public services or upgrades to amenities include, but are not limited to:

- Commercial development
- Residential development (including alterations and additions)
- Mixed use development
- Recreational or tourism related development
- Subdivisions

The development types identified above are forecasted to generate demand for the facilities detailed in Schedule 1 of this Plan. A section 94A levy will enable Council to provide quality and diverse public facilities and services to meet the expectations of the community. Although the LGA has a slight increase in predicted population growth, Waverley LGA is experiencing significant growth in the amount of temporary residents and tourists, with over three times as many tourists in 2001 compared to 1996 (*Waverley Council Social Plan 2005-2010*). This growing transient population, as well as the level of expectation for services from permanent residents, places pressure on existing public facilities which are ageing and in need of upgrades. The Waverley Together 3 2013-2025 document provides the overarching strategies for these services and facilities which Council provide to the general community.

PART 3 REFERENCES

Definitions and Abbreviations

<i>ABS</i>	means the Australian Bureau of Statistics.
<i>Act</i>	means the <i>Environmental Planning and Assessment Act</i> 1979.
<i>Council</i>	means Waverley Council.
<i>Levy</i>	means a levy under s94A of the Act authorised by this Plan.
<i>Material Public Benefit</i>	does not include the payment of a monetary contribution or the dedication of land free of cost.
<i>Minister</i>	means the Minister administering the Act.
<i>Public benefit</i>	is the benefit enjoyed by the public as a consequence of a development contribution.
<i>Public facility</i>	means a public amenity or public service.
<i>Regulation</i>	means the <i>Environmental Planning and Assessment Regulation</i> 2000.

SCHEDULE 1 – CAPITAL WORKS

Works listed in the following two tables may be funded from a mix of sources including contributions collected from this Plan. This list may vary from time to time, as works within Council’s Capital Works Schedule are reviewed by Council on a quarterly basis.

The following explains how capital works will be funded:

- Table A will be funded by the Bondi Junction S94A Levy; and
- Table B will be funded by the Waverley LGA S94A Levy (excluding Bondi Junction).

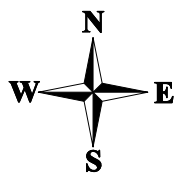
A. Bondi Junction Works in Progress / New Works

Project Code	Project Objective	Estimated Project Cost (Staging between 2015/16 - 2025/ 26)	Timing (est. completion)
BJ 14	Rowe Street Pedestrian Corridor – Legal and Property advice, survey advice, escalator works	\$1,000,000	2015/16
Child Care ##	New Child Care Centre	\$5,500,000	2017/18
Complete Streets ##	Complete Streets – Combined Other Projects	\$26,947,279	2023/24
EAP – Alternative Water Sources	Recycled water feasibility and implementation	\$3,075,000	2020/21
EAP – Residential Transport	Implement the Waverley Transport Plan 2011	\$3,380,025	2025/26
EAP – Green Infrastructure	Bondi Junction Green Infrastructure Master Plan	\$4,550,000	2019/20
EAP – Urban Ecology Plan Implementation	Implement Urban Ecology Plan	\$5,181,022	2025/26
Footpath Construction Program 13/14	SAMP 4 Category 2 - Footpath Construction & Upgrades	\$20,388,058	2025/26
Invest Strategy ##	Eastgate Façade Upgrade	\$7,000,000	2016/17
Invest Strategy 10	Satellite sub depots within LGA	\$1,000,000	2015/16
Invest Strategy 16	Future Investment Strategies	\$59,850,000	2021/22
Kerb and Gutter Program	SAMP Category 3 – Kerb and Gutter Construction Grant (Urban Local Roads)	\$10,448,819	2025/26
Land Acquisition	Land Acquisition for Open Space – 5 Bondi Rd & 2A Waverley Crescent	\$3,700,000	2022/23
Open Spc/Rec 17	Playground Upgrades	\$1,512,500	2025/26
Parking 06	SAMP – Category 10.1 – On Street Parking Infrastructure – Replace on street parking meters	\$4,542,500	2019/20
Parking 7	Eastgate guidance system & painting/lighting upgrades	\$1,100,000	2015/16
Parks Infrastructure	SAMP Category 8.1 - Parks Infrastructure construction	\$11,658,915	2025/26
Parks Landscapes	SAMP Category 8.2 - Parks Landscapes	\$8,761,157	2025/26
Roads Program	SAMP Category 1 - Roads Construction & Upgrades	\$19,088,893	2025/26
SAMP - Buildings	Renewal/Uplifting works on condition 4 & 5 buildings - Spotlight/Metro, Bondi Beach Cottage and 91 O'Brien Street	\$1,120,000	2017/18
SAMP – Other Categories	SAMP Category 12 - Other: Fences, Stairs, Bus Shelters, Street Furniture & Signage	\$3,558,579	2025/26
Stormwater	SAMP Category 4 - Stormwater drainage construction & upgrades	\$10,162,100	2025/26
Street Trees	SAMP Category 11 - Street Trees	\$1,627,647	2025/26
T&T 30	Bike Plan Implementation	\$2,550,000	2023/24
Total		\$217,702,494	

B. Waverley LGA (excluding Bondi Junction) Works in Progress / New Works

Project Code	Project Objective	Estimated Project Cost (Staging between 2015/16 - 2025/ 26)	Timing (est. completion)
BB PAMP	Bondi Beach Pedestrian Access and Mobility Plan Development and Implementation	\$2,200,000	2023/24
Bondi Park 03	Bondi PoM (Bondi Park) - completion of plan of management, undertake works identified	\$ 8,896,429	2020/21
Bondi Park 05	QED Tunnels Remediation and Storage Space	\$2,150,000	2018/19
Bondi Park POM #	Structural renewal of Bondi Promenade and sea walls	\$10,400,000	2022/23
Bondi Pav 11	Bondi PoM (Bondi Pavillion) - completion of plan of management, undertake works identified.	\$15,595,000	2017/18
Bronte Park Plan of Management #	Structural renewal of Bronte Promenade and sea walls	\$2,000,000	2019/20
Cemetery	SAMP Category 9.1 - Waverley Cemetery	\$10,415,384	2025/26
Cemetery	SAMP Category 9.2 - South Head Cemetery	\$2,560,910	2025/26
Coastal & Retaining Infrastructure	SAMP Category 7 - Coastal and Retaining Infrastructure construction	\$2,375,452	2025/26
Hugh Bamford	Hugh Bamford Reserve upgrade to buildings and fields	\$1,600,000	2020/21
Invest Strategy 11	Spring St Conversion	\$2,624,320	2015/16
Local Village DCP Improvement	Local Village DCP Streetscape Improvements	\$5,000,000	2023/24
Housing 7	Affordable Housing Acquisition	\$3,650,000	2015/16
Misc Buildings	Public Toilet Upgrade - Bronte Community Centre, Bronte Surf, Bondi Beach North & South	\$1,208,000	2016/17
Oxford Street East Upgrade	Oxford Street East Streetscape Upgrade	\$2,000,000	2020/21
Parking 05	Replace off street parking equipment – access and payment equipment	\$2,023,500	2024/25
Rodney Reserve	Rodney Reserve - sports field, fencing, lighting, amenities block, irrigation, resurfacing, upgrade to parking, goal posts	\$1,400,000	2017/18
T&T 27	Military Road intersection treatments & traffic calming	\$1,000,000	2015/16
T&T 29	Road safety & traffic calming	\$1,200,000	2022/23
Tamarama Plan of Management	Tamarama promenade & sea walls	\$1,000,000	2020/21
New proposal	Artificial Turf for Waverley Park Field 2 & 3	\$4,200,000	2025/26
Total		\$83,498,995	

● Project code



ID	Description
1	BB PAMP
2	Child care centre
3	Coastal & retaining infrastructure
4	Complete Streets
5	EAP-Alternative water sources
6	EAP - Residential Transport
7	EAP-Green infrastructure
8	EAP - Urban Ecology Plan Implementation
9	Invest Strategy 16
10	Kerb & Gutter Program
11	Local village DCP improvement
12	Open Space/Rec 17 Playground
13	SAMP-Other Categories
14	Parking 05
15	Parking 06
16	Parks infrastructure
17	Parks landscapes
18	Roads program
19	Stormwater
20	Street trees
21	T & T 27, 29 & 30

Capital Works

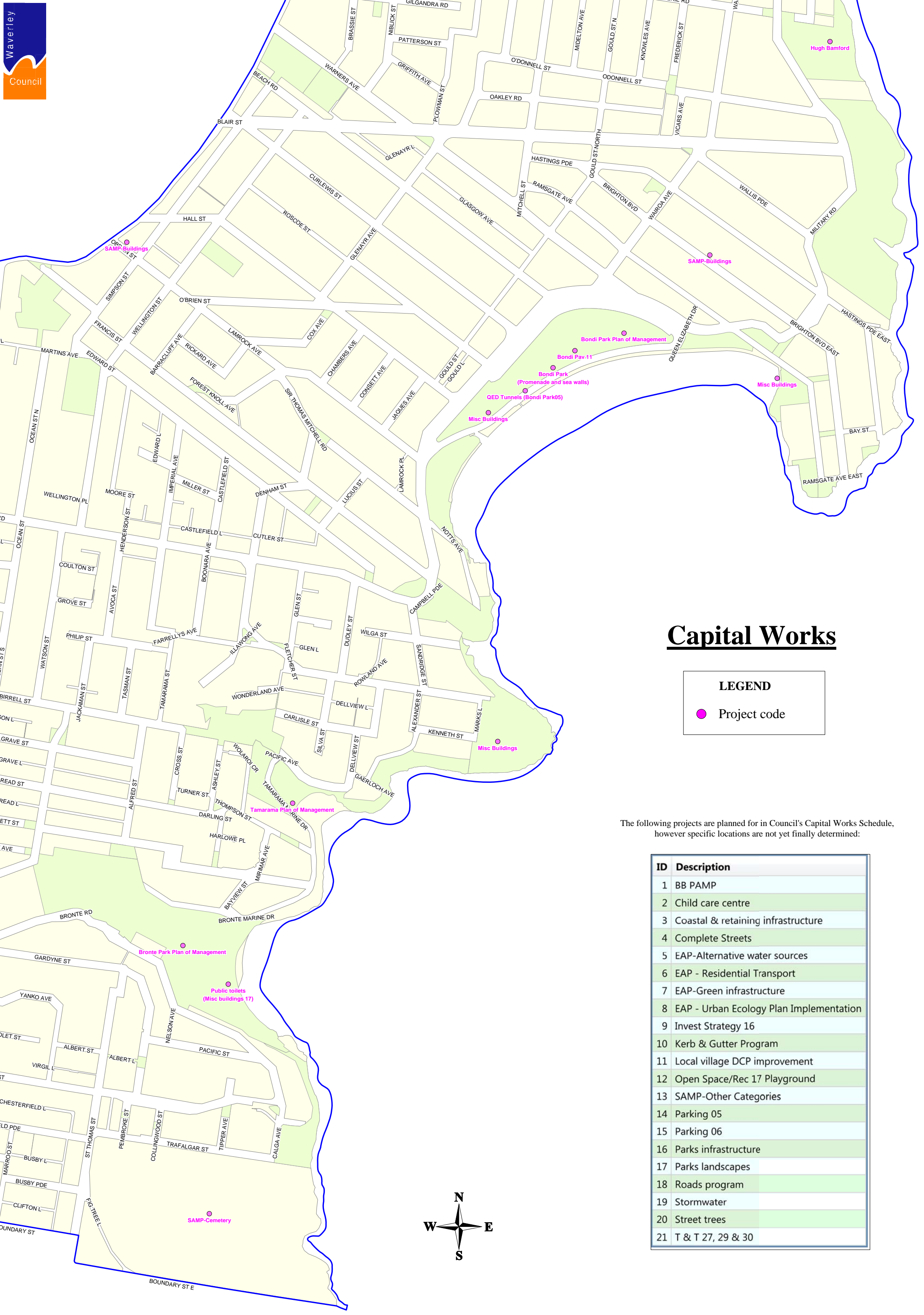
LEGEND

Project code

The following projects are planned for in Council's Capital Works Schedule, however specific locations are not yet finally determined:

ID	Description
1	BB PAMP
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4	Complete Streets
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Capital Works

LEGEND

● Project code

The following projects are planned for in Council's Capital Works Schedule, however specific locations are not yet finally determined:

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15	Parking 06
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17	Parks landscapes
18	Roads program
19	Stormwater
20	Street trees
21	T & T 27, 29 & 30

SCHEDULE 2

COST SUMMARY REPORT



SECTION 94 COST SUMMARY REPORT

DEVELOPMENT COST LESS THAN \$500,000

APPLICANT DETAILS *(It is important that we are able to contact you if more information is needed)*

Name (or Company): _____

Postal Address: _____

_____ Postcode: _____

Phone No. (Daytime): _____ Mobile No.: _____

E-mail: _____ Contact Person (If a Company): _____

APPLICATION DESCRIPTION *(This will help us to correctly identify the subject property)*

Development Application No.: _____ Date Approved: _____

Development Address: _____

ANALYSIS OF DEVELOPMENT COST	\$
Demolition and Alterations	
Structure	
External Walls, Windows and Doors	
Internal Walls, Screens and Doors	
Wall Finishes	
Floor Finishes	
Ceiling Finishes	
Fittings and Equipment	
Hydraulic Services	
Mechanical Services	
Fire Services	
Electrical Services	
Lift Services	
External Works	
External Services	
Other Related Work	
Sub Total	\$ _____
Preliminaries and Margin	
Sub Total	\$ _____
Consultant Fees	
Other related Development Costs	
Sub Total	\$ _____
Goods and Services tax	
TOTAL DEVELOPMENT COST	\$ _____

I certify that I have:

- Inspected the plans the subject of the application for development consent
- Calculated the development costs in accordance with the definition of development costs in clause 25J of the Environmental Planning and Assessment Regulations 2000 at current prices
- Included GST in the calculation of development cost.

Signature: _____ Date: _____

Position and Qualifications: _____

SCHEDULE 3

DETAILED COST REPORT

REGISTERED* QUANTITY SURVEYOR'S DETAILED COST REPORT

DEVELOPMENT COST OF \$500,000 OR MORE

* A member of the Australian Institute of Quantity Surveyors



APPLICANT DETAILS *(It is important that we are able to contact you if more information is needed)*

Name (or Company): _____

Postal Address: _____

Postcode: _____

Phone No. (Daytime): _____ Mobile No.: _____

E-mail: _____ Contact Person (If a Company): _____

APPLICATION DESCRIPTION *(This will help us to correctly identify the subject property)*

Development Application No.: _____ Date Approved: _____

Development Address: _____

DEVELOPMENT DETAILS

Site Area:	sqm	Gross Floor Area – Residential:	sqm
Gross Floor Area – Retail:	sqm	Gross Floor Area – Other:	sqm
Gross Floor Area – Commercial:	sqm	Total Gross Floor Area:	sqm
Gross Floor Area – Parking:	sqm	Total Number of Car Parking Spaces	

ESTIMATE DETAILS

Area of Work	Cost of Construction (\$)	Cost (\$)
Demolition and Site Preparation		/sqm of site area
Excavation		/sqm of site area
Construction - Retail		/sqm of retail area
Construction – Commercial		/sqm of commercial area
Construction – Residential		/sqm of residential area
Fitout – Retail		/sqm of retail area
Fitout – Commercial		/sqm of commercial area
Fitout - Residential		/sqm of residential area
Carpark		/sqm of parking area /car space
Professional Fees	\$	% of construction cost % of development cost
TOTAL CONSTRUCTION COST	\$	
TOTAL GST	\$	
TOTAL DEVELOPMENT COST	\$	

I certify that I have:

- Inspected the plans the subject of the application for development consent;
- 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 clause 25J of the *Environmental Planning and Assessment Regulations 2000* at current prices;
- Included GST in the calculation of development cost; and
- Measured Gross Floor Areas in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual Volume 1, Appendix A2.

Signature: _____ Date: _____

Position and Qualifications: _____

ATTACHMENT 1
BONDI JUNCTION MAP

DRAFT

BON A



ATTACHMENT 2

MINISTERIAL DIRECTIONS

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

DIRECTION UNDER SECTION 94E

I, the Minister for Planning ("**Minister**"), being the Minister administering the *Environmental Planning and Assessment Act 1979* ("**the Act**"), pursuant to s94E of the Act, direct consent authorities that:

- (1) A condition pursuant to section 94A of the Act cannot be imposed in respect of any component of a school development that is a BER Project.
- (2) There are no public amenities or public services in relation to which a condition pursuant to section 94 of the Act may be imposed in respect of any component of a school development that is a BER Project.

Notes do not form part of this Direction.

Definitions:

- (1) Words and expressions used in this Direction have the same meaning as in the Act, except where otherwise indicated.
- (2) The following definitions apply in this Direction:

"**BER Project**" means a Building the Education Revolution project undertaken pursuant to the Building the Education Revolution program and funded by the Commonwealth under the *Nation Building and Jobs Plan, Appropriation (Nation Building and Jobs) Act (No.1) 2008 - 2009* and the *Appropriation (Nation Building and Jobs) Act (No.2) 2008 - 2009*.

"**School**" means a government school or non-government school within the meaning of the *Education Act 1990*.



Minister for Planning

Dated 9 September 2009

Notes:

1. Section 94EC(1A) of the Act provides as follows:

The imposition of a condition by an accredited certifier as authorised by a contributions plan is subject to compliance with any directions given under section 94E (1) (a), (b) or (d) with which a council would be required to comply if issuing the complying development certificate concerned.

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Revocation of Direction in force under section 94E And Direction under section 94E

I, the Minister for Planning:

1. Pursuant to sections 4(8) and 94E of the *Environmental Planning and Assessment Act 1979* ("the Act"), revoke the direction in force under section 94E of the Act made by Craig Knowles, the former Minister for Infrastructure and Planning, on 6 November 2000, in relation to development applications to carry out development under *State Environmental Planning Policy No 5 – Housing for Older People or People with a Disability* ("SEPP 5"). This revocation applies to development applications made on or after commencement of *State Environmental Planning Policy (Seniors Living) 2004 (Amendment No 2)* ("the SEPP").
2. Pursuant to section 94E of the Act, direct consent authorities that there are no public amenities or public services in relation to which a condition under Division 6 of Part 4 of the Act may be imposed on the class of development consents identified in Schedule A granted to a social housing provider as defined in the SEPP. This direction applies to development applications made by such a social housing provider on or after commencement of the SEPP.

Schedule A

Development consents to carry out development for the purposes of any form of seniors housing as defined in *State Environmental Planning Policy (Seniors Living) 2004*.



Minister for Planning

Sydney, 14 Sep 2007.

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

DIRECTION UNDER SECTION 94E

I, the Minister for Planning, under section 94E of the *Environmental Planning and Assessment Act 1979* (“the Act”), direct consent authorities that:

- (1) The maximum percentage of the levy for development under section 94A of the Act, having a proposed cost within the range specified in the Table to Schedule A, is to be calculated in accordance with that Table.
- (2) Despite subclause (1), a levy under section 94A of the Act cannot be imposed on development:
 - a) for the purpose of disabled access,
 - b) for the sole purpose of affordable housing,
 - c) for the purpose of reducing the consumption of mains-supplied potable water, or reducing the energy consumption of a building,
 - d) for the sole purpose of the adaptive reuse of an item of environmental heritage, or
 - e) other than the subdivision of land, where a condition under section 94 of the Act has been imposed under a previous development consent relating to the subdivision of the land on which the development is proposed to be carried out.

In this direction words and expressions used have the same meaning as they have in the Act. The term “item” and “environmental heritage” have the same meaning as in the *Heritage Act 1977*.

This direction does not apply to development applications and applications for complying development certificates finally determined before 1 December 2006.



FRANK SARTOR, M.P.,
Minister for Planning,
Sydney.
[Dated: 10 November 2006]

SCHEDULE A

Proposed cost of the development	Maximum percentage of the levy
Up to \$100,000	Nil
\$100,001–\$200,000	0.5 percent
More than \$200,000	1.0 percent

Attachment 4

Bondi Junction Projects - Background Information

Background Information for Bondi Junction Projects

Project	Background Information
Current Projects Specific to Bondi Junction	
Rowe Street Pedestrian Corridor	<p>The Bondi Junction Urban Design Review, 2013: http://www.waverley.nsw.gov.au/data/assets/pdf_file/0005/64607/BJUDR_Final_Report_low_res_Report-220213.pdf</p> <p>Council Report: Rowe Street Bus / Rail Interchange Access (A03/1380-03), dated 30 April 2012</p>
Complete Streets	<p>Complete Streets Report and Appendices: http://www.waverley.nsw.gov.au/building/current_projects/bondi_junction_projects/complete_streets</p>
Bondi Junction Green Infrastructure Master Plan	<p>Bondi Junction Green Infrastructure Master Plan Background Information: http://www.waverley.nsw.gov.au/building/current_projects/bondi_junction_projects/green_infrastructure_master_plan</p>
Eastgate Façade Upgrade	<p>Council Report: Eastgate Façade Project (A15/0099), dated 17 March 2015</p>
Land Acquisition for Open Space	<p>Strategic Asset Management Plan: http://www.waverley.nsw.gov.au/council/plans_policies_and_reports/strategic_asset_management_plan</p>
Boot Factory	<p>Council Report: Bondi Junction Civic Heart Project (A14/0299), dated 19 May 2015</p>
Eastgate Car Park Guidance System Upgrade	<p>Council Report: Eastgate Carpark – Tender for Parking Guidance System (A02/0148-10), dated 17 June 2014</p>
Current Projects Partially Located Within Bondi Junction	
Investigation of Light Rail	<p>Waverley Light Rail Study: http://www.waverley.nsw.gov.au/environment/sustainable_transport/waverley_light_rail_study</p>
Waverley Transport Plan 2011 / Waverley's People, Places and Movement Study	<p>Waverley Transport Plan 2011: http://www.waverley.nsw.gov.au/data/assets/pdf_file/0017/30149/Waverley_Transport_Plan_Final_December2011.pdf</p> <p>Waverley's People, Places and Movement Study – Council Report: Preparation of a brief for a Waverley Transport Movement Study (A14/0546), dated 16 December 2014</p>
Strategic Asset Management Plan	<p>Strategic Asset Management Plan: http://www.waverley.nsw.gov.au/council/plans_policies_and_reports/strategic_asset_management_plan</p>
Satellite Sub Depots Within LGA	<p>Strategic Asset Management Plan: http://www.waverley.nsw.gov.au/council/plans_policies_and_reports/strategic_asset_management_plan</p>
Playground and Park Upgrades	<p>Waverley Council Play Space Strategy 2014 – 2029: http://www.waverley.nsw.gov.au/data/assets/pdf_file/0005/73697/WC_Play_Space_Strategy_FINAL_Web.pdf</p> <p>Waverley Council Play Spaces: http://www.waverley.nsw.gov.au/recreation/parks/play_spaces</p>

	Parks in Waverley Council: http://www.waverley.nsw.gov.au/recreation/parks/parks_in_waverley
Public Art	Waverley Public Art Information: http://www.waverley.nsw.gov.au/recreation/arts_and_culture/public_art Waverley Public Art Masterplan: http://www.waverley.nsw.gov.au/_data/assets/pdf_file/0008/83258/0062_-_Public_Art_Masterplan_FINAL-web.pdf
Disability Access Improvements	Waverley Access and Mobility Policy and Plan 2011 – 2015: http://www.waverley.nsw.gov.au/community/disability/accessable_waverley
Green links	Green Links Project: http://www.waverley.nsw.gov.au/environment/sustainable_transport/walking/green_links_project
Bike Implementation Plan	Waverley Bike Plan 2013: http://www.waverley.nsw.gov.au/_data/assets/pdf_file/0006/64950/Waverley_bike_plan_2013_PRESS.pdf
Bondi Junction and Bondi Beach CCTV	Council Report: Proposal for installation of Closed Circuit Television (CCTV), dated 16 June 2015
Recycled Water Feasibility and Implementation	Waverley Environmental Action Plan: http://www.waverley.nsw.gov.au/environment/targets_and_reports/environmental_action_plan
Public and Street Lighting Energy Efficiency	
Facilities Sustainable Water Upgrades	
Facilities Sustainable Energy Upgrades	
Implement Urban Ecology Plan	
Future Investment Strategies	Otherwise known as the Strategic Property Program. The objective of the Strategic Property Program is to increase Council's long-term capacity to provide services and facilities for the community by effective management of Council's property assets.
Future Projects that affect the Bondi Junction area (i.e. unfunded projects)	
Civic Heart Precinct, Bondi Junction	Bondi Junction Civic Heart Project: http://www.waverley.nsw.gov.au/building/current_projects/bondi_junction_projects/bondi_junction_civic_heart Council Report: Bondi Junction Civic Heart Project (A14/0299), dated 19 May 2015
West Oxford Street Precinct	West Oxford Street Precinct Plan Design Charette and Vision Workshop Brief: http://www.waverley.nsw.gov.au/_data/assets/pdf_file/0011/68285/consultant_briefing_note_140404_BS.pdf West Oxford Street Precinct Plan Fact Sheet: http://www.waverley.nsw.gov.au/_data/assets/pdf_file/0007/67750/West_Oxford_St_fact_sheetAUG14_PRESS.pdf Council Report: West Oxford Street Precinct Plan (A13/0636-02), dated 31 March 2015
Council owned sites in Bondi Junction	Waverley's Strategic Asset Management Plan: http://www.waverley.nsw.gov.au/council/plans_policies_and_reports/strategic_asset_management_plan

Bondi Junction Green Infrastructure Master Plan – Waste Implementation Measures	<p>Bondi Junction Green Infrastructure Master Plan Background Information: http://www.waverley.nsw.gov.au/building/current_projects/bondi_junction_projects/green_infrastructure_master_plan</p> <p>Council Report: Bondi Junction Green Infrastructure Masterplan – Waste Solutions Study Tender (A13/0561), dated 1 October 2014</p>
Bondi Junction Green Infrastructure Master Plan – Energy Implementation Measures	<p>Bondi Junction Green Infrastructure Master Plan Background Information: http://www.waverley.nsw.gov.au/building/current_projects/bondi_junction_projects/green_infrastructure_master_plan</p> <p>Council Report: Bondi Junction Green Infrastructure Masterplan – Low Carbon and Energy Efficient Solutions Study, Sustainable Water Solutions Study (A14/0320 & A15/0132), dated 10 August 2015</p>
Bondi Junction Green Infrastructure Master Plan – Water Implementation Measures	<p>Bondi Junction Green Infrastructure Master Plan Background Information: http://www.waverley.nsw.gov.au/building/current_projects/bondi_junction_projects/green_infrastructure_master_plan</p> <p>Council Report: Bondi Junction Green Infrastructure Masterplan – Low Carbon and Energy Efficient Solutions Study, Sustainable Water Solutions Study (A14/0320 & A15/0132), dated 10 August 2015</p>
Recreational Needs Study and Open Space Strategy	<p>Recreation Needs Study 2008 http://www.waverley.nsw.gov.au/_data/assets/pdf_file/0020/12548/RecreationNeedsStudy.pdf</p>
Acquisition of Open Space Sites Throughout the Waverley LGA	<p>Strategic Asset Management Plan: http://www.waverley.nsw.gov.au/council/plans_policies_and_reports/strategic_asset_management_plan</p>
Waverley Housing Strategy	Initial concept stage has only just commenced.
The Coastal Walk	<p>Media Release stating Randwick together with Waverley Council will commission a report into the economic benefits of the walk: http://www.dailytelegraph.com.au/newslocal/city-east/randwick-and-waverley-mayors-coastal-walkway-to-merger-nirvana/story-fngr8h22-1227506487178</p>
Campbell Parade, Bondi Beach	<p>Campbell Parade Design Review: http://www.waverley.nsw.gov.au/building/current_projects/roadworks/campbell_parade_design_review</p> <p>Council Reports:</p> <ul style="list-style-type: none"> • Campbell Parade Footpath Seating Pilot Project – Commercial Arrangements (FPS-12/2015), dated 18 August 2015 • Campbell Parade Design Review (A14/0512), dated 19 May 2015

Attachment 5 – Feasibility Analysis

Feasibility Scenario - Small Development Proposal

Note: This S94A contribution has been calculated using the proposed calculation method. Refer to section 4.2 of submission for calculation methodology.

State	NSW	
Selling Price Per Unit	\$	750,000.00
Selling price per Commercial	\$	600,000.00
Agent's Fee (%)		2.00%
Number of Units		3
Number of Commercial		1
Land Purchase Price	\$	1,125,000.00
Construction Cost Per Unit	\$	125,000.00
Construction Cost Commercial	\$	100,000.00
Parking (Undercroft)		
Elevator		
Contingency (%)		10.00%
Project Management Fee (%)		10.00%
Interest Rate (%)		7.50%
Project Time Frame (months)		18
Construction Time Frame (months)		12
Net Rental Income (per week)	\$	-
Sales revenue	\$	2,850,000.00
Less selling costs	\$	57,000.00
Less settlement costs	\$	15,000.00
Net sale proceeds	\$	2,778,000.00
Total revenue	\$	2,778,000.00
Acquisition	\$	1,125,000.00
Stamp Duty	\$	47,365.00
Financing Fees	\$	2,500.00
Legal fees	\$	2,500.00
Construction	\$	475,000.00
Contingency	\$	47,500.00
Demolition	\$	50,000.00
Headworks	\$	30,000.00
Strata application Fees	\$	10,000.00
Marketing	\$	6,000.00
Design Consultants Fees	\$	20,000.00
Statutory fees (land tax, rates)	\$	10,000.00
Interest (capitalised)	\$	179,154.34
Project management fees (% dev costs, excluding capitalised interest)	\$	182,586.50
Section 94 @ 4%	\$	32,909.63
Section 94 @ 1%	\$	10,102.41
Sub total	\$	2,220,515.48
Total development costs after GST adjustment @ 4% Section 94 Levy	\$	2,118,424.13
Total development costs after GST adjustment @ 1% Section 94 Levy	\$	2,095,616.90
Development profit (total revenue-total costs after GST adjustment) @ 4%	\$	659,575.87
Development profit (total revenue-total costs after GST adjustment) @ 1%	\$	682,383.10
Development margin (development profit/total costs) @ 4%		31.14%
Development margin (development profit/total costs) @ 1%		32.56%

SUMMARY	
Total Development Costs	\$ 1,010,240.84
Section 94A @ 1% (current rate)	\$ 10,102.41
Development profit margin @ 1%	32.56%
Section 94A @ 4% (proposed rate)	\$ 32,909.63
Development profit margin @ 4%	31.14%

Feasibility Scenario - Small Development Proposal

Note: This S94A contribution has been calculated using 4% as a flat rate for the entire cost of the development.

State	NSW	
Selling Price Per Unit	\$	750,000.00
Selling price per Commercial	\$	600,000.00
Agent's Fee (%)		2.00%
Number of Units		3
Number of Commercial		1
Land Purchase Price	\$	1,125,000.00
Construction Cost Per Unit	\$	125,000.00
Construction Cost Commercial	\$	100,000.00
Parking (Undercroft)		
Elevator		
Contingency (%)		10.00%
Project Management Fee (%)		10.00%
Interest Rate (%)		7.50%
Project Time Frame (months)		18
Construction Time Frame (months)		12
Net Rental Income (per week)	\$	-
Sales revenue	\$	2,850,000.00
Less selling costs	\$	57,000.00
Less settlement costs	\$	15,000.00
Net sale proceeds	\$	2,778,000.00
Total revenue	\$	2,778,000.00
Acquisition	\$	1,125,000.00
Stamp Duty	\$	47,365.00
Financing Fees	\$	2,500.00
Legal fees	\$	2,500.00
Construction	\$	475,000.00
Contingency	\$	47,500.00
Demolition	\$	50,000.00
Headworks	\$	30,000.00
Strata application Fees	\$	10,000.00
Marketing	\$	6,000.00
Design Consultants Fees	\$	20,000.00
Statutory fees (land tax, rates)	\$	10,000.00
Interest (capitalised)	\$	179,154.34
Project management fees (% dev costs, excluding capitalised interest)	\$	182,586.50
Section 94 @ 4%	\$	40,409.63
Section 94 @ 1%	\$	10,102.41
Sub total	\$	2,228,015.48
Total development costs after GST adjustment @ 4% Section 94 Levy	\$	2,125,924.13
Total development costs after GST adjustment @ 1% Section 94 Levy	\$	2,095,616.90
Development profit (total revenue-total costs after GST adjustment) @ 4%	\$	652,075.87
Development profit (total revenue-total costs after GST adjustment) @ 1%	\$	682,383.10
Development margin (development profit/total costs) @ 4%		30.67%
Development margin (development profit/total costs) @ 1%		32.56%

SUMMARY	
Total Development Costs	\$ 1,010,240.84
Section 94A @ 1% (current rate)	\$ 10,102.41
Development profit margin @ 1%	32.56%
Section 94A @ 4% (proposed rate)	\$ 40,409.63
Development profit margin @ 4%	30.67%

S94A Feasibility Scenario - Large Development Proposal

Note: This S94A contribution has been calculated using the proposed calculation method. Refer to section 4.2 of submission for calculation methodology.

State	NSW		
Selling Price Per Unit	\$ 900,000.00	Average selling price for each unit	
Agent's Fee (%)	2.00%		
Number of Units	34		
Land Purchase Price	\$ 5,190,000.00	actual sales figure	
Construction Cost Per Unit	\$ 280,000.00	actual figure provided by developers QS	
Parking (Undercroft)	\$ 560,000.00	\$20,000 per basement car park	
Elevator	\$ 400,000.00	Elevator if going 4+ storeys (\$400,000)	
Contingency (%)	10.00%		
Project Management Fee (%)	8.00%		
Interest Rate (%)	7.50%		
Project Time Frame (months)	24		
Construction Time Frame (months)	18		
Net Rental Income (per week)	\$ -		
Sales revenue	\$ 30,600,000.00	\$ 3,060,000.00	
Less selling costs	\$ 612,000.00	\$ 61,200.00	
Less settlement costs	\$ 15,000.00	\$ 1,500.00	
Net sale proceeds	\$ 29,973,000.00		
Total revenue	\$ 29,973,000.00	\$ 3,122,700.00	
Acquisition	\$ 5,190,000.00	\$ 519,000.00	
Stamp Duty	\$ 270,940.00		
Financing Fees	\$ 10,000.00	\$ 1,000.00	
Legal fees	\$ 68,000.00	\$ 6,800.00	
VPA	\$ 337,092.00		
Construction	\$ 10,480,000.00	\$ 1,048,000.00	
Contingency	\$ 1,048,000.00	\$ 104,800.00	
Demolition	\$ 200,000.00		
Headworks	\$ 255,000.00	\$ 25,500.00	
Strata application Fees	\$ 40,000.00	\$ 4,000.00	
Marketing	\$ 68,000.00	\$ 6,800.00	
Design Consultants Fees	\$ 160,000.00	\$ 16,000.00	
Statutory fees (land tax, rates)	\$ 100,000.00		
Interest (capitalised)	\$ 1,074,333.41		
Project management fees (% dev costs, excluding capitalised interest)	\$ 1,458,162.56	\$ 145,816.26	
Section 94A @ 4%	\$ 587,839.84		
Section 94A @ 1%	\$ 148,834.96		
Sub total @ 4% section 94A Levy	\$ 21,347,367.81	\$ 1,877,716.26	
Total after GST adjustment @ 4% section 94A Levy	\$ 20,102,384.06		
Total after GST adjustment @ 1% section 94A Levy	\$ 19,663,379.18		
Development profit (total revenue-total costs after GST adjustment) @ 4%	\$ 9,870,615.94		
Development profit (total revenue-total costs after GST adjustment) @ 1%	\$ 10,309,620.82		
Development margin (development profit/total costs) @ 4%		49.10%	
Development margin (development profit/total costs) @1%		52.43%	

SUMMARY	
Total Development Construction Costs	\$ 14,883,495.97
Section 94A @ 1% (current rate)	\$ 148,834.96
Development profit margin @ 1%	52.43%
Section 94A @ 4% (proposed rate)	\$ 587,839.84
Development profit margin @ 4%	49.10%

S94A Feasibility Scenario - Large Development Proposal

Note: This S94A contribution has been calculated using 4% as a flat rate for the entire cost of the development.

State	NSW		
Selling Price Per Unit	\$ 900,000.00	Average selling price for each unit	
Agent's Fee (%)	2.00%		
Number of Units	34		
Land Purchase Price	\$ 5,190,000.00	actual sales figure	
Construction Cost Per Unit	\$ 280,000.00	actual figure provided by developers QS	
Parking (Undercroft)	\$ 560,000.00	\$20,000 per basement car park	
Elevator	\$ 400,000.00	Elevator if going 4+ storeys (\$400,000)	
Contingency (%)	10.00%		
Project Management Fee (%)	8.00%		
Interest Rate (%)	7.50%		
Project Time Frame (months)	24		
Construction Time Frame (months)	18		
Net Rental Income (per week)	\$ -		
Sales revenue	\$ 30,600,000.00	\$ 3,060,000.00	
Less selling costs	\$ 612,000.00	\$ 61,200.00	
Less settlement costs	\$ 15,000.00	\$ 1,500.00	
Net sale proceeds	\$ 29,973,000.00		
Total revenue	\$ 29,973,000.00	\$ 3,122,700.00	
Acquisition	\$ 5,190,000.00	\$ 519,000.00	
Stamp Duty	\$ 270,940.00		
Financing Fees	\$ 10,000.00	\$ 1,000.00	
Legal fees	\$ 68,000.00	\$ 6,800.00	
VPA	\$ 337,092.00		
Construction	\$ 10,480,000.00	\$ 1,048,000.00	
Contingency	\$ 1,048,000.00	\$ 104,800.00	
Demolition	\$ 200,000.00		
Headworks	\$ 255,000.00	\$ 25,500.00	
Strata application Fees	\$ 40,000.00	\$ 4,000.00	
Marketing	\$ 68,000.00	\$ 6,800.00	
Design Consultants Fees	\$ 160,000.00	\$ 16,000.00	
Statutory fees (land tax, rates)	\$ 100,000.00		
Interest (capitalised)	\$ 1,074,333.41		
Project management fees (% dev costs, excluding capitalised interest)	\$ 1,458,162.56	\$ 145,816.26	
Section 94A @ 4%	\$ 595,339.84		
Section 94A @ 1%	\$ 148,834.96		
Sub total @ 4% section 94A Levy	\$ 21,354,867.81	\$ 1,877,716.26	
Total after GST adjustment @ 4% section 94A Levy	\$ 20,109,884.06		
Total after GST adjustment @ 1% section 94A Levy	\$ 19,663,379.18		
Development profit (total revenue-total costs after GST adjustment) @ 4%	\$ 9,863,115.94		
Development profit (total revenue-total costs after GST adjustment) @ 1%	\$ 10,309,620.82		
Development margin (development profit/total costs) @ 4%		49.05%	
Development margin (development profit/total costs) @1%		52.43%	

SUMMARY	
Total Development Costs	\$ 14,883,495.97
Section 94A @ 1% (current rate)	\$ 148,834.96
Development profit margin @ 1%	52.43%
Section 94A @ 4% (proposed rate)	\$ 595,339.84
Development profit margin @ 4%	49.05%

Attachment 6

S94A Levy Comparison

CC Determined July 2011 - June 2012		Standard S94A		Parramatta CBD		Newcastle/Chatswood CBD		Bondi Junction Precinct	
CC No#	Cost of Work	Fee	Rate %	Fee	Rate %	Fee	Rate %	Fee	Rate %
CCB-186/2012	\$114,949	\$575	0.5%	\$0	0%	\$575	0.5%	\$575	0.5%
CCB-173/2012	\$129,800	\$649	0.5%	\$0	0%	\$649	0.5%	\$649	0.5%
CCB-347/2011	\$130,000	\$650	0.5%	\$0	0%	\$650	0.5%	\$650	0.5%
CCB-211/2012	\$135,689	\$678	0.5%	\$0	0%	\$678	0.5%	\$678	0.5%
CCB-229/2011	\$149,000	\$745	0.5%	\$0	0%	\$745	0.5%	\$745	0.5%
CCB-391/2011	\$150,000	\$750	0.5%	\$0	0%	\$750	0.5%	\$750	0.5%
CCB-115/2012	\$150,000	\$750	0.5%	\$0	0%	\$750	0.5%	\$750	0.5%
CCB-139/2012	\$150,000	\$750	0.5%	\$0	0%	\$750	0.5%	\$750	0.5%
CCB-389/2011	\$154,000	\$770	0.5%	\$0	0%	\$770	0.5%	\$770	0.5%
CCB-317/2011	\$166,000	\$830	0.5%	\$0	0%	\$830	0.5%	\$830	0.5%
CCB-230/2011	\$170,000	\$850	0.5%	\$0	0%	\$850	0.5%	\$850	0.5%
CCB-274/2011	\$178,346	\$892	0.5%	\$0	0%	\$892	0.5%	\$892	0.5%
CCB-124/2012	\$188,463	\$942	0.5%	\$0	0%	\$942	0.5%	\$942	0.5%
CCB-190/2012	\$190,778	\$954	0.5%	\$0	0%	\$954	0.5%	\$954	0.5%
CCB-199/2012	\$197,300	\$987	0.5%	\$0	0%	\$987	0.5%	\$987	0.5%
CCB-266/2011	\$198,594	\$993	0.5%	\$0	0%	\$993	0.5%	\$993	0.5%
CCB-177/2009/A	\$200,000	\$1,000	0.5%	\$0	0%	\$1,000	0.5%	\$1,000	0.5%
CCB-416/2011	\$200,000	\$1,000	0.5%	\$0	0%	\$1,000	0.5%	\$1,000	0.5%
CCB-279/2011	\$201,850	\$2,019	1%	\$0	0%	\$2,019	1%	\$2,019	1%
CCB-298/2011	\$220,000	\$2,200	1%	\$0	0%	\$2,200	1%	\$2,200	1%
CCB-427/2011	\$220,000	\$2,200	1%	\$0	0%	\$2,200	1%	\$2,200	1%
CCB-259/2011	\$228,800	\$2,288	1%	\$0	0%	\$2,288	1%	\$2,288	1%
CCB-213/2010/B	\$230,000	\$2,300	1%	\$0	0%	\$2,300	1%	\$2,300	1%
CCB-480/2011	\$253,000	\$2,530	1%	\$7,590	3%	\$7,590	3%	\$2,620	4%
CCB-353/2011	\$275,000	\$2,750	1%	\$8,250	3%	\$8,250	3%	\$3,500	4%
CCB-455/2011	\$275,000	\$2,750	1%	\$8,250	3%	\$8,250	3%	\$3,500	4%

CCB-331/2011	\$285,000	\$2,850	1%	\$8,550	3%	\$8,550	3%	\$3,900	4%
CCB-395/2011	\$310,090	\$3,101	1%	\$9,303	3%	\$9,303	3%	\$4,904	4%
CCB-412/2011	\$402,217	\$4,022	1%	\$12,067	3%	\$12,067	3%	\$8,589	4%
CCB-86/2012	\$475,000	\$4,750	1%	\$14,250	3%	\$14,250	3%	\$11,500	4%
CCB-381/2011	\$495,220	\$4,952	1%	\$14,857	3%	\$14,857	3%	\$12,309	4%
CCB-404/2011	\$539,110	\$5,391	1%	\$16,173	3%	\$16,173	3%	\$14,064	4%
CCB-404/2011/A	\$539,142	\$5,391	1%	\$16,174	3%	\$16,174	3%	\$14,066	4%
CCB-484/2011	\$750,000	\$7,500	1%	\$22,500	3%	\$22,500	3%	\$22,500	4%
CCB-34/2012	\$750,000	\$7,500	1%	\$22,500	3%	\$22,500	3%	\$22,500	4%
CCB-361/2011	\$801,350	\$8,014	1%	\$24,041	3%	\$24,041	3%	\$24,554	4%
CCB-77/2011	\$2,900,000	\$29,000	1%	\$87,000	3%	\$87,000	3%	\$108,500	4%
CCB-253/2011	\$5,118,447	\$51,184	1%	\$153,553	3%	\$153,553	3%	\$197,238	4%
CCB-379/2011	\$20,962,952	\$209,630	1%	\$628,889	3%	\$628,889	3%	\$831,018	4%
TOTALS	\$39,185,097	\$377,086		\$1,053,946		\$1,079,717		\$1,311,034	

CC Determined July 2012 - June 2013		Standard S94A		Parramatta CBD		Newcastle/Chatswood CBD		Bondi Junction Precinct	
CC No#	Cost of Work	Fee	Rate %	Fee	Rate %	Fee	Rate %	Fee	Rate %
CCB-282/2012	\$107,866	\$539	0.5%	\$0	0%	\$539	0.5%	\$539	0.5%
CCB-223/2013	\$125,000	\$625	0.5%	\$0	0%	\$625	0.5%	\$625	0.5%
CCB-418/2012	\$125,227	\$626	0.5%	\$0	0%	\$626	0.5%	\$626	0.5%
CCB-373/2012	\$150,000	\$750	0.5%	\$0	0%	\$750	0.5%	\$750	0.5%
CCB-394/2012	\$150,000	\$750	0.5%	\$0	0%	\$750	0.5%	\$750	0.5%
CCB-158/2013	\$150,000	\$750	0.5%	\$0	0%	\$750	0.5%	\$750	0.5%
CCB-410/2012	\$154,000	\$770	0.5%	\$0	0%	\$770	0.5%	\$770	0.5%
CCB-370/2012	\$200,000	\$1,000	0.5%	\$0	0%	\$1,000	0.5%	\$1,000	0.5%
CCB-230/2013	\$249,700	\$2,497	1%	\$0	0%	\$1,249	0.5%	\$1,249	0.5%
CCB-35/2013	\$251,000	\$2,510	1%	\$0	0%	\$1,255	0.5%	\$1,255	0.5%
CCB-340/2012	\$251,008	\$2,510	1%	\$0	0%	\$1,255	0.5%	\$1,255	0.5%
CCB-496/2012	\$252,780	\$2,528	1%	\$0	0%	\$1,264	0.5%	\$1,264	0.5%
CCB-319/2012	\$262,570	\$2,626	1%	\$0	0%	\$1,313	0.5%	\$1,313	0.5%
CCB-10/2013	\$270,325	\$2,703	1%	\$0	0%	\$1,352	0.5%	\$1,352	0.5%
CCB-253/2012	\$271,000	\$2,710	1%	\$0	0%	\$1,355	0.5%	\$1,355	0.5%
CCB-276/2012	\$300,000	\$3,000	1%	\$0	0%	\$1,500	0.5%	\$1,500	0.5%
CCB-3/2013	\$338,245	\$3,382	1%	\$0	0%	\$1,691	0.5%	\$1,691	0.5%
CCB-499/2012	\$349,800	\$3,498	1%	\$0	0%	\$1,749	0.5%	\$1,749	0.5%
CCB-137/2012	\$438,000	\$4,380	1%	\$0	0%	\$4,380	1%	\$4,380	1%
CCB-113/2013	\$450,000	\$4,500	1%	\$0	0%	\$4,500	1%	\$4,500	1%
CCB-14/2013	\$470,008	\$4,700	1%	\$0	0%	\$4,700	1%	\$4,700	1%
CCB-254/2012	\$480,000	\$4,800	1%	\$0	0%	\$4,800	1%	\$4,800	1%
CCB-423/2012	\$498,182	\$4,982	1%	\$0	0%	\$4,982	1%	\$4,982	1%
CCB-498/2012	\$500,000	\$5,000	1%	\$15,000	3%	\$15,000	3%	\$12,500	4%
CCB-512/2012	\$1,092,366	\$10,924	1%	\$32,771	3%	\$32,771	3%	\$36,195	4%

CCB-201/2013	\$2,300,000	\$23,000	1%	\$69,000	3%	\$69,000	3%	\$84,500	4%
CCB-486/2012	\$4,758,600	\$47,586	1%	\$142,758	3%	\$142,758	3%	\$182,844	4%
CCB-253/2011/A	\$5,630,292	\$56,303	1%	\$168,909	3%	\$168,909	3%	\$217,712	4%
CCB-505/2012	\$6,613,600	\$66,136	1%	\$198,408	3%	\$198,408	3%	\$257,044	4%
TOTALS	\$27,189,569	\$266,085		\$626,846		\$670,000		\$833,950	

CC Determined July 2013 - June 2014		Standard S94A		Parramatta CBD		Newcastle/Chatswood CBD		Bondi Junction Precinct	
CC No#	Cost of Work	Fee	Rate %	Fee	Rate %	Fee	Rate %	Fee	Rate %
CCB-54/2014	\$102,080	\$510	0.5%	\$0	0%	\$510	0.5%	\$510	0.5%
CCB-197/2014	\$110,000	\$550	0.5%	\$0	0%	\$550	0.5%	\$550	0.5%
CCB-188/2014	\$114,300	\$572	0.5%	\$0	0%	\$572	0.5%	\$572	0.5%
CCB-420/2013	\$120,000	\$600	0.5%	\$0	0%	\$600	0.5%	\$600	0.5%
CCB-45/2014	\$120,000	\$600	0.5%	\$0	0%	\$600	0.5%	\$600	0.5%
CCB-189/2014	\$120,000	\$600	0.5%	\$0	0%	\$600	0.5%	\$600	0.5%
CCB-236/2014	\$120,000	\$600	0.5%	\$0	0%	\$600	0.5%	\$600	0.5%
CCB-397/2013	\$149,985	\$750	0.5%	\$0	0%	\$750	0.5%	\$750	0.5%
CCB-385/2013	\$150,000	\$750	0.5%	\$0	0%	\$750	0.5%	\$750	0.5%
CCB-178/2014	\$150,700	\$754	0.5%	\$0	0%	\$754	0.5%	\$754	0.5%
CCB-193/2014	\$180,000	\$900	0.5%	\$0	0%	\$900	0.5%	\$900	0.5%
CCB-172/2014	\$220,000	\$1,100	0.5%	\$0	0%	\$2,200	1%	\$2,200	1%
CCB-66/2014	\$225,000	\$1,125	0.5%	\$0	0%	\$2,250	1%	\$2,250	1%
CCB-454/2013	\$238,560	\$1,193	0.5%	\$0	0%	\$2,386	1%	\$2,386	1%
CCB-90/2014	\$245,000	\$1,225	0.5%	\$0	0%	\$2,450	1%	\$2,450	1%
CCB-60/2014	\$250,900	\$1,255	0.5%	\$7,527	3%	\$7,527	3%	\$2,536	4%
CCB-231/2014	\$260,000	\$1,300	0.5%	\$7,800	3%	\$7,800	3%	\$2,900	4%
CCB-281/2013	\$300,000	\$1,500	0.5%	\$9,000	3%	\$9,000	3%	\$4,500	4%
CCB-427/2013	\$300,000	\$3,000	1%	\$9,000	3%	\$9,000	3%	\$4,500	4%
CCB-156/2014	\$340,000	\$3,400	1%	\$10,200	3%	\$10,200	3%	\$6,100	4%
CCB-486/2013	\$345,070	\$3,451	1%	\$10,352	3%	\$10,352	3%	\$6,300	4%
CCB-175/2014	\$353,199	\$3,532	1%	\$10,596	3%	\$10,596	3%	\$6,628	4%
CCB-468/2013	\$360,000	\$3,600	1%	\$10,800	3%	\$10,800	3%	\$6,900	4%
CCB-488/2013	\$398,980	\$3,990	1%	\$11,969	3%	\$11,969	3%	\$8,459	4%
CCB-329/2013	\$400,000	\$4,000	1%	\$12,000	3%	\$12,000	3%	\$8,500	4%

CCB-23/2014	\$415,800	\$4,158	1%	\$12,474	3%	\$12,474	3%	\$9,132	4%
CCB-220/2014	\$440,000	\$4,400	1%	\$13,200	3%	\$13,200	3%	\$10,100	4%
CCB-109/2014	\$473,948	\$4,739	1%	\$14,218	3%	\$14,218	3%	\$11,458	4%
CCB-348/2013	\$635,641	\$6,356	1%	\$19,069	3%	\$19,069	3%	\$17,926	4%
CCB-400/2013	\$940,000	\$9,400	1%	\$28,200	3%	\$28,200	3%	\$30,100	4%
CCB-406/2013	\$963,600	\$9,636	1%	\$28,908	3%	\$28,908	3%	\$31,044	4%
CCB-411/2013	\$1,042,498	\$10,425	1%	\$31,275	3%	\$31,275	3%	\$34,200	4%
CCB-14/2014	\$1,069,859	\$10,699	1%	\$32,096	3%	\$32,096	3%	\$35,294	4%
CCB-71/2014	\$1,139,667	\$11,397	1%	\$34,190	3%	\$34,190	3%	\$38,087	4%
CCB-37/2014	\$1,500,000	\$15,000	1%	\$45,000	3%	\$45,000	3%	\$52,500	4%
CCB-143/2014	\$1,500,000	\$15,000	1%	\$45,000	3%	\$45,000	3%	\$52,500	4%
CCB-276/2013	\$2,300,000	\$23,000	1%	\$69,000	3%	\$69,000	3%	\$84,500	4%
CCB-144/2014	\$4,380,329	\$43,803	1%	\$131,410	3%	\$131,410	3%	\$167,713	4%
TOTALS	\$22,475,116	\$208,869		\$603,285		\$619,756		\$648,349	

CC Determined July 2014 - June 2015		Standard S94A		Parramatta CBD		Newcastle/Chatswood CBD		Bondi Junction Precinct	
CC No#	Cost of Work	Fee	Rate %	Fee	Rate %	Fee	Rate %	Fee	Rate %
CCB-144/2015	\$110,000	\$550	0.5%	\$0	0%	\$550	0.5%	\$550	0.5%
CCB-216/2015	\$120,000	\$600	0.5%	\$0	0%	\$600	0.5%	\$600	0.5%
CCB-164/2015	\$130,000	\$650	0.5%	\$0	0%	\$650	0.5%	\$650	0.5%
CCB-373/2014	\$144,716	\$724	0.5%	\$0	0%	\$724	0.5%	\$724	0.5%
CCB-445/2014	\$145,000	\$725	0.5%	\$0	0%	\$725	0.5%	\$725	0.5%
CCB-290/2014	\$150,000	\$750	0.5%	\$0	0%	\$750	0.5%	\$750	0.5%
CCB-313/2014	\$150,000	\$750	0.5%	\$0	0%	\$750	0.5%	\$750	0.5%
CCB-192/2015	\$150,000	\$750	0.5%	\$0	0%	\$750	0.5%	\$750	0.5%
CCB-352/2014	\$176,224	\$881	0.5%	\$0	0%	\$881	0.5%	\$881	0.5%
CCB-284/2014	\$180,722	\$904	0.5%	\$0	0%	\$904	0.5%	\$904	0.5%
CCB-405/2014	\$192,600	\$963	0.5%	\$0	0%	\$963	0.5%	\$963	0.5%
CCB-347/2014	\$198,775	\$994	0.5%	\$0	0%	\$994	0.5%	\$994	0.5%
CCB-109/2015	\$232,870	\$2,329	1%	\$0	0%	\$2,329	1%	\$2,329	1%
CCB-436/2014	\$244,959	\$2,450	1%	\$0	0%	\$2,450	1%	\$2,450	1%
CCB-295/2014	\$250,000	\$2,500	1%	\$0	0%	\$2,500	1%	\$2,500	1%
CCB-459/2014	\$300,000	\$3,000	1%	\$9,000	3%	\$9,000	3%	\$4,500	4%
CCB-390/2014	\$305,000	\$3,050	1%	\$9,150	3%	\$9,150	3%	\$4,700	4%
CCB-319/2014	\$320,000	\$3,200	1%	\$9,600	3%	\$9,600	3%	\$5,300	4%
CCB-245/2015	\$400,000	\$4,000	1%	\$12,000	3%	\$12,000	3%	\$8,500	4%
CCB-294/2014	\$410,897	\$4,109	1%	\$12,327	3%	\$12,327	3%	\$8,936	4%
CCB-3/2015	\$415,719	\$4,157	1%	\$12,472	3%	\$12,472	3%	\$9,129	4%
CCB-25/2015	\$432,300	\$4,323	1%	\$12,969	3%	\$12,969	3%	\$9,792	4%
CCB-458/2014	\$490,135	\$4,901	1%	\$14,704	3%	\$14,704	3%	\$12,105	4%
CCB-332/2014	\$490,753	\$4,908	1%	\$14,723	3%	\$14,723	3%	\$12,130	4%
CCB-377/2014	\$498,500	\$4,985	1%	\$14,955	3%	\$14,955	3%	\$12,440	4%

CCB-277/2014	\$627,281	\$6,273	1%	\$18,818	3%	\$18,818	3%	\$17,591	4%
CCB-299/2014	\$941,578	\$9,416	1%	\$28,247	3%	\$28,247	3%	\$30,163	4%
CCB-142/2015	\$1,327,544	\$13,275	1%	\$39,826	3%	\$39,826	3%	\$45,602	4%
CCB-89/2015	\$2,140,279	\$21,403	1%	\$64,208	3%	\$64,208	3%	\$78,111	4%
CCB-104/2015	\$7,175,000	\$71,750	1%	\$215,250	3%	\$215,250	3%	\$279,500	4%
CCB-209/2015	\$13,275,440	\$132,754	1%	\$398,263	3%	\$398,263	3%	\$523,518	4%
CCB-70/2015	\$13,391,142	\$133,911	1%	\$401,734	3%	\$401,734	3%	\$528,146	4%
CCB-310/2014	\$41,785,569	\$417,856	1%	\$1,253,567	3%	\$1,253,567	3%	\$1,663,923	4%
CCB-134/2015	\$49,469,200	\$494,692	1%	\$1,484,076	3%	\$1,484,076	3%	\$1,971,268	4%
CCB-415/2014	\$63,085,000	\$630,850	1%	\$1,892,550	3%	\$1,892,550	3%	\$2,515,900	4%
TOTALS	\$199,857,203	\$1,989,332		\$5,918,440		\$5,934,959		\$7,757,774	

FINANCIAL YEAR	TOTAL COST OF WORKS	Standard S94A	Parramatta CBD	Newcastle/Chatswood CBD	Bondi Junction Precinct
		TOTAL	TOTAL	TOTAL	TOTAL
2011/2012	\$39,185,097	\$377,086	\$1,053,946	\$1,079,717	\$1,311,034
2012/2013	\$27,189,569	\$266,085	\$626,846	\$670,000	\$833,950
2013/2014	\$22,475,116	\$208,869	\$603,285	\$619,756	\$648,349
2014/2015	\$199,857,203	\$1,989,332	\$5,918,440	\$5,934,959	\$7,757,774
TOTALS	\$288,706,985	\$2,841,372	\$8,202,516	\$8,304,431	\$10,551,107