

## **Policy for Calculating the genuine estimated cost of development and Section 94A Contributions**

### **1. Scope**

This policy applies to the collection of development application assessment fees and Section 94A contributions and will be utilised by Development Assessment staff as part of the processing of development applications.

### **2. Purpose**

To facilitate the appropriate collection of development assessment fees and calculation of appropriate section 94A contributions by ensuring Council collects the relevant fees and contributions based on genuine estimates of construction costs.

This policy is consistent with the requirements of the Environmental Planning and Assessment Act 1979, the Environmental Planning and Assessment Regulation 2000 and specifically responds to circular PS13-002 that was issued by the Director General of the Department of Planning and Infrastructure on 14 March 2013.

### **3. Policy**

To ensure the equitable collection of assessment fees based on genuine construction costs to enable improved and equitable recovery cost to Council associated with processing development applications.

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Owner: Development Assessment Services	Area: Outcomes & Development	POL No: 333
Date of Commencement: 27/05/2013	Approval Authority: Council Minute No: 13863	Date Approved: 27/05/2013
Amendment	Date of Next Review: 27/05/2014	Review: Annually

To ensure that appropriate collection of Section 94A contributions to fund services and public assets delivery to citizens, rate payers, workers and visitors of the LGA.

#### 4. Procedure

<b>\$ Value</b>	<b>Preparation of estimated cost of work table by:</b>	<b>Method of review to determine whether cost of work is genuine and accurate</b>	<b>Advice to applicant if method of review indicates that it has been underestimated by 10% or more</b>
Up to \$100,000	Applicant or a suitably being a builder who is licensed to undertake the works, registered architect, a qualified and accredited building designer or registered quantity surveyor)	Assessment staff to utilise the current edition of the Rawlinson's construction handbook.	Written letter to applicant within 14 days of lodgement to either pay additional calculated fee or submit an estimated work table completed by a Suitably Qualified person
\$100,001 to <\$3 million	Suitably qualified person (being a builder who is licensed to undertake the works, registered architect, a qualified and accredited building designer or registered quantity surveyor)	Assessment staff to utilise the current edition of the Rawlinson's construction handbook.	Written letter to applicant within 14 days of lodgement to either pay additional calculated fee or submit an estimated work table completed by a Registered Quantity Surveyor

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Between \$3 million and \$10 million	Registered Quantity Surveyor	Assessment staff to arrange for the audit of a sample (of developments by a Council appointed Quantity Surveyor at Council's expense(at least 10 a calendar year) where the current edition of the Rawlinson's construction handbook indicates that costs may have been underestimated by more than 10%.	Written letter to applicant within 14 days of lodgement to pay any additional calculated fee.
Over \$10 million	Registered Quantity Surveyor	Peer review by a Council appointed Quantity Surveyor at Council's expense	Written letter within 14 days of lodgement to applicant to pay any additional calculated fee.

Note: When calculating the cost of works for residential development, the medium construction cost range is to be utilised except where the application is from a recognised project home builder, when the project house rate shall be utilised.

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