

# Section 7.12 Infrastructure Levy

## Cost Summary Report

### What is Section 7.12?

Section 7.12 of the Environmental Planning and Assessment Act 1979 allows Council to impose a condition of development consent requiring payment of an infrastructure levy to Council in accordance with the adopted Local Infrastructure Contributions Plan 2019-2034. Section 7.12 is designed to collect funds which will go towards the provision, extension or augmentation of public amenities, infrastructure or services.

### When will your development attract a Section 7.12 levy?

Section 7.12 levies apply to all land within the Wagga Wagga Local Government Area and applies to all development requiring development consent or a complying development certificate under the Act except:

- Where the cost of development is less than \$100,000; or
- Where a Section 7.11 Contribution has already been paid upon the subdivision of land on which the development is proposed.

Section 7.11 (formerly Section 94) Contribution has been required by Wagga Wagga City Council since 12 September 1984. This date can be used as a guide to determine if a Section 7.11 contribution has been paid and/or a section 7.12 levy is applicable. Residential zoned land subdivided after 12 September 1984 would have paid a Section 7.11 Contribution on a per lot basis at time of development. Council's customer service staff will be able to advise you when the lot was created by observing the registered date on the Deposited Plan.

### How much will I be required to pay under Section 7.12?

Development Type – Development that has a proposed cost of carrying out the development	S7.12 Levy Rate
Up to and including \$100,000	Nil
More than \$100,000 and up to \$200,000 (inclusive)	0.5% of that cost
More than \$200,000	1% of that cost

### What information do I need to submit?

Please complete the below Cost Summary Report.

The report sets out an estimate of the proposed cost of carrying out the development.

Council will validate all cost summary reports before they are accepted using a standard costing guide or other generally accepted costing method. Should the costing as assessed by Council be considered inaccurate, Council may, at its sole discretion and at the applicant's cost, engage a person to review a cost summary report.

Council encourages the use of a quantity surveyor, or industry recognized building cost indicators in the preparation of estimates for the purpose of preparing a cost summary report

### Further Information

A full copy of Council's [Local Infrastructure Contributions Plan](#) is available on Councils Website.

# Cost Summary Report

Development cost greater than \$100,000

DA No:		CDC No:		Date Issued:	
Applicants Name:					
Applicants Address:					
Development Name:					
Development Address:					
Total Cost of Development *:	\$				
<i>*Read below for a full list of exemptions to assist in calculating your total cost of development.</i>					

Part 1 6 of the **Environmental Planning and Assessment Regulation 2021** sets out how proposed cost of carrying out development is to be determined, as follows:

## 6 Estimated development cost

(1) In this regulation, the **estimated development cost**, of proposed development, means the estimated cost of carrying out the development, including the following—

- a) the design and erection of a building and associated infrastructure,
- b) the carrying out of a work,
- c) the demolition of a building or work,
- d) fixed or mobile plant and equipment.

(2) The estimated development cost does not include the following—

- a) amounts payable, or the cost of land dedicated, or other benefit provided, under a condition imposed under the Act, Division 7.1 or 7.2 or a planning agreement,
- b) costs relating to a part of the development that is the subject of a separate development consent or approval,
- c) land costs, including costs of marketing and selling land,
- d) costs of the ongoing maintenance or use of the development,
- e) GST.

## I certify that I have:

- Inspected the plans subject of the application for development consent or construction certificate.
- Calculated the development costs in accordance with the definition of development costs in clause 25J of the Environmental Planning and Assessment Regulation 2021 at current prices.
- Included GST in the calculation of development cost.

Name: .....Signature: .....

Position & Qualifications: .....Date: .....