



Hornsby Town Centre Precinct

Section 7.12

Development Contributions Plan 2025

May 2025

Prepared for Hornsby Shire Council



with assistance from



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1. Plan summary

1.1 Why has this plan been prepared?

In November 2024, the State Government rezoned the Hornsby Town Centre Precinct as part of its Accelerated Transport Oriented Development (TOD) Program. The rezoning was based on Council's adopted Hornsby Town Centre Masterplan which envisages a mixed use retail, commercial, light industrial, community, civic and residential hub surrounding the station that is attractive to live and work within.

This contributions plan has been prepared:

- to support implementation of the finalised Hornsby TOD and Infrastructure Delivery Plan by identifying the local infrastructure that will be part or fully funded by development within the precinct; and
- to authorise consent authorities including registered certifiers to impose conditions on development consents and complying development certificates requiring developers to make cash contributions to Council to help fund local infrastructure.

1.2 Relationship between expected development and infrastructure

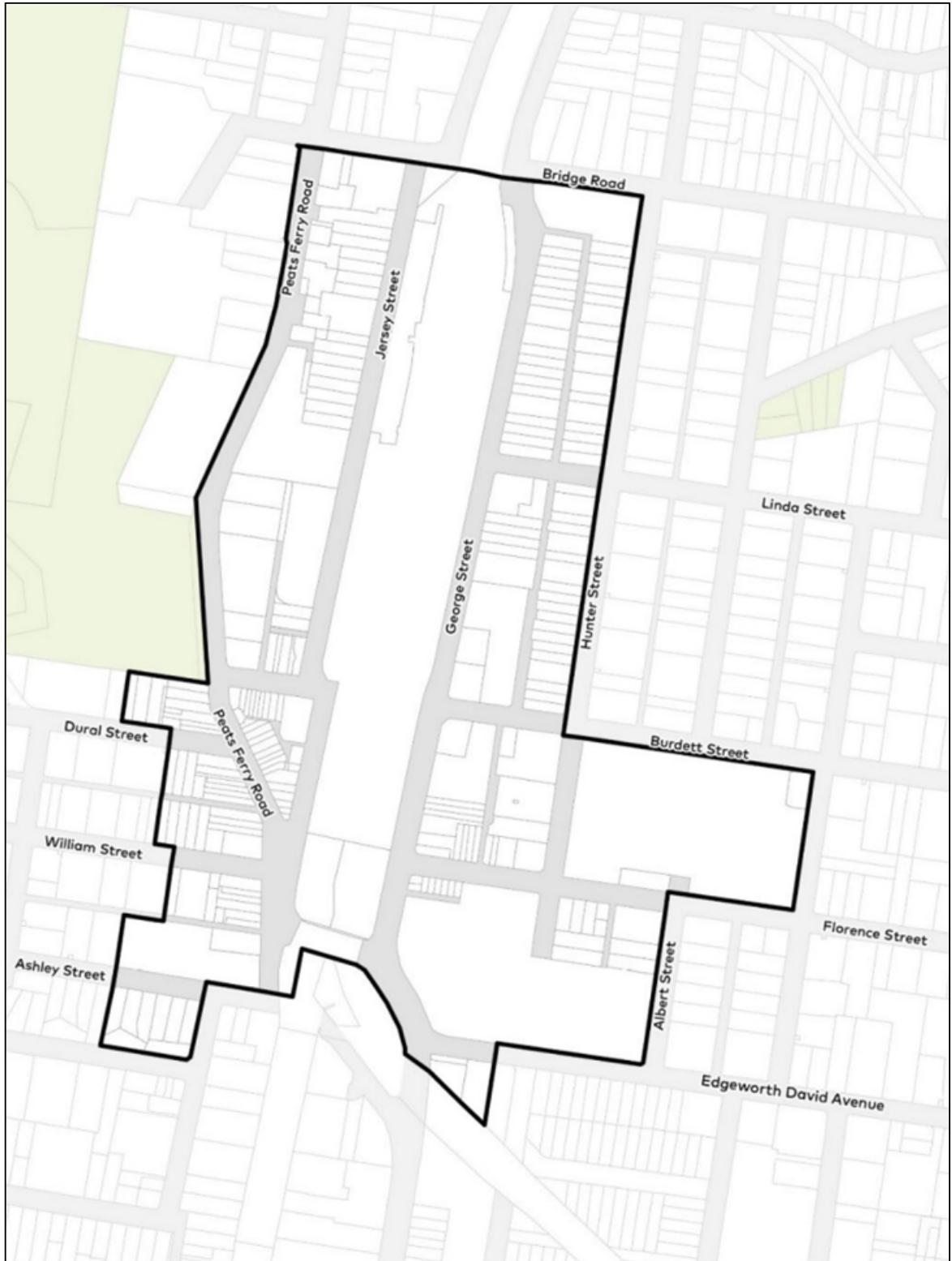
This plan relates to the future development of land within the Hornsby Town Centre TOD precinct as shown in Figure 1.

The Hornsby Town Centre TOD precinct is expected to result in the following growth until at least 2041:

- 6,063 new dwellings
- an additional 15,127 residents
- 101,500m² of additional retail and commercial floor space

Key infrastructure projects to support the anticipated growth are identified in the [Infrastructure Delivery Plan](#) prepared by the State Government, and include (but are not limited to):

- A new library and multi-purpose community facility in the Central Heart Precinct.
- Burdett Street Park - a passive green space which may provide a potential landing for the new pedestrian overpass.
- Improvements to the local road network
- Enhanced cycle network.
- Streetscape improvements.



Source: Hornsby Precinct Design Guide, Nov 2024 (DPHI)

Figure 1 Hornsby Town Centre Precinct

1.3 Contribution rates

This plan authorises a s7.12 levy at the rates shown in **Table 1**. The rate is authorised for the Hornsby TOD precinct under Section 209 (1) of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation).

Table 1 Section 7.12 levy rates

Development	Contribution rate
(a) With a proposed cost of development up to and including \$200,000	Nil
(b) Mixed use development involving development for the purposes of residential accommodation and more than \$200,000	
(i) a component that is residential development	4%
(ii) another component	2%
(c) Development not specified in paragraph (b) and more than \$200,000	
(i) if the development is for the purposes of residential accommodation	4%
(ii) otherwise	2%

1.4 Works Schedule

The works to be provided by the funds generated by this Plan is set out in the Schedule of Works at Appendix A and shown mapped in Appendix B.

2. Plan scope

2.1 Name of this Plan

This plan is called the *Hornsby Town Centre Precinct Section 7.12 Development Contributions Plan 2025*.

2.2 Commencement of this plan

This plan commences on the date on which public notice was given under clause 214(2) of the EP&A Regulation, 21 May 2025.

2.3 Purpose of this plan

The main purpose of this plan is to authorise consent authorities, including registered certifiers, to require a fixed development consent levy (s7.12 levy) to be made towards the provision, extension or augmentation of local infrastructure set out in this plan.

Other purposes of this plan are as follows:

- To ensure that developments in the HTC make a reasonable contribution towards the cost of shared local infrastructure needed to support their developments.
- To ensure that the broader community in the Hornsby LGA is not unreasonably burdened by the provision of local infrastructure that is required as a result of development in the HTC.

2.4 Land to which this plan applies

This plan applies to land in the Hornsby Town Centre precinct, as shown in Figure 1.

2.5 Authority to impose a fixed development consent (s7.12) levy

This plan authorises a consent authority, Council or a registered certifier, when determining an application for development or an application for a CDC on land to which this plan applies, and subject to other provisions of this plan, to impose a condition requiring a fixed development consent levy to be paid under section 7.12 of the EP&A Act on that approval for the provision of local infrastructure.

The total s7.12 levy amount that is imposed on any individual development is calculated by multiplying the applicable levy rate in **Table 1** by the proposed cost of the development.

Registered certifiers should also refer to Section 4.5 and 4.6 of this plan as to their obligations in assessing and determining CDCs.

2.6 Development to which this plan applies

This Plan applies to the types of development listed in Table 1 of this plan but does not apply to development:

- where the proposed cost of carrying out the development is \$200,000 or less;

- that has been the subject of a condition requiring monetary contributions under a previous development consent relating to the subdivision of the land on which the development is to be carried out.

2.7 Relationship to other contributions plans

This plan amends *the Hornsby Shire Council Section 7.11 Development Contributions Plan 2020 – 2030* and *Hornsby Shire Council Section 7.12 Development Contributions Plan 2019 - 2029* so as to exclude the land in **Figure 1** from the land to which those plans apply.

This plan does not affect development consents containing conditions requiring contributions or levies under another contributions plan or plans that were determined or issued prior to this plan coming into effect.

2.8 Savings and transitional arrangements

This plan applies to a development application or application for a CDC that was determined on, or after the date this plan took effect.

3 Calculating and imposing the levy

3.1 Proposed cost of development required

Section 7.12 levies are calculated by the consent authority as a percentage of the cost of development.

Clause 208 of the EP&A Regulation sets out how the proposed cost of carrying out development is determined. An extract from the EP&A Regulation that was in force at the date this plan was adopted is shown in Appendix D.

3.2 Cost Summary Report required

The development application or CDC for development is to be accompanied by a Cost Summary Report prepared at the applicant's cost, setting out an estimate of the proposed cost of carrying out the development.

The following persons are to provide an estimate of the proposed cost of carrying out development to the consent authority:

- a. where the applicant's estimate of the proposed cost of carrying out the development is less than \$3,000,000 – any Building Industry Professional; or
- b. where the proposed cost of carrying out the development is \$3,000,000 or more – a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors.

Cost summary report templates for each of the above circumstances are included at Appendix D.

The relevant consent authority 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 the relevant consent authority be considered inaccurate, it may, at its sole discretion and at the applicant's cost, engage a person referred to above to review a Cost Summary Report submitted by an applicant.

In all cases, the determination of the proposed cost of development by the consent authority is final.

3.3 Calculation of the levy

The levy will be determined on the basis of the percentage rate as set out in Table 1 and calculated as follows:

$$\text{Levy Payable} = \%C \times \$C$$

Where:

%C is the percentage rate applicable

\$C is the cost of carrying out the proposed development as agreed by Council at the date of determination

In the circumstances where there is a mix of development an alternative calculation will be required. For example, for residential and non-residential uses (item (b)(i) and (b)(ii) in Table 1) - the contribution would be calculated as follows:

1. Determine the percentage of residential and non-residential gross floor area (GFA) in the development. This is the apportioned GFA divided by the total GFA.
2. Multiply the percentage of residential GFA by the total development cost and the contribution rate in Table 1.
3. Multiply the percentage of non-residential GFA by the total development cost and the contribution rate in Table 1.
4. Add the results in step 2 and 3 to calculate the total contribution for mixed development.

This is shown in the example below.

$$\begin{aligned}
 \text{Res\%} &= \frac{\text{GFA Res}}{\text{GFA Total}} \times 100\% \\
 \text{Non Res\%} &= \frac{\text{GFA Non Res}}{\text{GFA Total}} \times 100\% \\
 \\
 \text{Levy Payable} &= \text{Res\%} \times \text{Total Cost of Development} \times 4\% \\
 &\quad + \\
 &\quad \text{Non Res\%} \times \text{Total Cost of Development} \times 2\%
 \end{aligned}$$

3.4 Imposing the contributions levy

Development contributions under this plan will be imposed as a condition of development consent or as a condition on a complying development certificate.

If an application for a CDC is to a registered certifier for a purpose that is subject to a s7.12 levy under this plan, pursuant to clause 156 of the EP&A Regulation:

- The registered certifier must, if a CDC is issued, impose a condition requiring a s7.12 levy.
- The amount of the levy that the registered certifier must impose is the amount determined in accordance with Section 3.3 of this plan.
- The terms of the condition be in accordance with the template in Appendix C.

3.5 Exemptions

Council will provide an exemption to development contributions required by this Plan as follows:

1. Where directed to do so by the Minister for Planning and Public Spaces;
2. Development undertaken by a 'social housing provider' for the purposes of 'seniors housing' as defined in State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004;
3. Development that has been the subject of a condition requiring monetary contributions under a previous development consent relating to the subdivision of the land on which the development is to be carried out;
4. Development by or on behalf of Council for community infrastructure including, but not limited to, libraries, community facilities, recreational areas, recreation facilities, car parks and the like.

4 Settling the levy obligation

4.1 Paying the levy

Both the s7.12 levy amount and the proposed cost of development on which the amount is based will be stated in the development consent.

The time when the amount must be paid will also be specified in the consent.

4.2 Timing of payments

A contribution must be paid to Council at the time specified in the condition of consent that imposes the contribution. If no such time is specified, the contribution must be paid:

- In the case of subdivisions - prior to the issue of the Subdivision Certificate for each stage; or
- In the case of development involving building work – prior to the issue of the first Construction Certificate; or
- In the case of development that involves both subdivision and building work – prior to issue of the Subdivision Certificate or first Construction Certificate, whichever occurs first; or
- In the case of development that does not involve subdivision or building work – prior to occupation or the issue of the occupation certificate, whichever occurs first; or
- In the case of Complying Development, prior to issue of the complying development certificate.

It is the responsibility of the accredited certifier to ensure that a condition is imposed on a complying development certificate in accordance with this Plan and that any monetary contributions have been paid to Council prior to authorising works to commence.

At the time of payment, it will be necessary for levy amounts to be updated in accordance with Section 4.4 of this plan.

4.3 Deferred or periodic payments

Deferred payment of development contributions may be permitted in certain circumstances in accordance with the criteria outlined below:

- (a) an application for deferred payment or payment by instalments is to be made in writing to Council explaining the circumstances of the request;
- (b) the decision to allow deferred payment will be at the sole discretion of Council;
- (c) the timing or the manner of the provision of public facilities included in the works program will not be prejudiced;
- (d) the project to which the request applies does not relate to public safety or health;

- (e) the amount of the contribution or outstanding balance is not less than \$5,000;
- (f) the maximum period of deferred payment of the contribution is two years from the standard payment date; and
- (g) the maximum period for payment by instalments is five years from the standard payment date;
- (h) deferred payments and payments by instalments are subject to interest charges equivalent to that applied to overdue rates and an administration charge equivalent to the bank guarantee lodgement fee for subdivision related matters as stated in Council's Fees and Charges.

If Council does decide to accept deferred payment or payment by instalments, Council will require the applicant to provide a bank guarantee with the following conditions:

- The Bank Guarantee(s) must be in Australian Dollars from a major Australian Trading Bank and in the name of Hornsby Shire Council;
- The Bank Guarantee(s) must have no end date, be unconditional and irrevocable, and be in favour of Hornsby Shire Council;
- The sum of the Bank Guarantee(s) will be the amount due to Council at the date of issue, plus an additional amount specified by Council to make provision for any anticipated indexation during the life of the Bank Guarantee until the estimated date of release;
- the bank unconditionally pays the guaranteed sum to Council if Council so demands in writing;
- the bank must pay the guaranteed sum without reference to the applicant or landowner or other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development;
- the bank's obligations are discharged when payment to Council is made in accordance with this guarantee or when Council notifies the bank in writing that the guarantee is no longer required;

4.4 Adjustment of levy amounts to address the effects of inflation

Levies imposed under this plan are based on the proposed cost of carrying out the development set out in the development consent.

To ensure that the value of contributions is not eroded over time, the cost of development (and consequently the levy amount) stated in a development consent or complying development certificate will be indexed at the time of payment. In this circumstance, if the contribution is not paid within the same financial quarter as the date of the determination, the cost of development shall be indexed in accordance with the following formula:

$\$Co \times \text{Current CPI}$

Indexed development cost (\$) =

Base CPI

Where:

$\$Co$ is the original development cost estimate assessed at the date of determination.

Current CPI is the *Consumer Price Index (Sydney – All Groups)* as published by the Australian Bureau of Statistics at the quarter immediately prior to the date of payment.

Base CPI is the *Consumer Price Index (Sydney – All Groups)* as published by the Australian Bureau of Statistics at the quarter ending immediately prior to the date of determination

If the determination is not made within the same financial quarter as the date of the estimate of the cost of development, the cost of development shall also be indexed between the date of lodgement and the date of determination.

4.5 Obligations of registered certifiers – construction certificates

In accordance with the Act and the Regulation, a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring the payment of monetary contributions has been satisfied.

In particular, the certifier must ensure that the applicant provides a receipt(s) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to Council in accordance with the Regulation. Failure to follow this procedure may render such a certificate invalid.

The only exception to this requirement is where an alternative payment method has been agreed by Council. In such cases, Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

4.6 Obligations of registered certifiers – complying development

In accordance with Section 7.21 the Act, accredited certifiers must impose a condition on a Complying Development Certificate, requiring monetary contributions in accordance with this Plan.

The conditions imposed must be consistent with Council's standard condition for Complying Development Certificates (see Appendix C) and be strictly in accordance with this Plan. It is the professional responsibility of an accredited certifier to inform themselves of any amendments to this Plan to accurately calculate the contribution and to apply the development contributions condition correctly in accordance with Council's current consent condition requirements.

It is also the professional responsibility of an accredited certifier to ensure that any applicable monetary contributions have been paid to Council prior to authorising works to commence.

4.7 Alternatives to paying the levy – planning agreements

If an applicant wishes to deliver infrastructure that is included in this plan on the Council's behalf, the applicant may offer to enter into a planning agreement, in accordance with s7.4 of the Act, to undertake works, make monetary contributions, dedicate land, or provide some other material public benefit.

The applicant's offer of contributions under a Planning Agreement may be additional to or instead of making contributions provided for by this Plan and the Act. An applicant's offer to enter into a planning agreement, together with the draft agreement and an explanatory note, will need to accompany the relevant development application or an application to modify the development consent.

The process for negotiating and entering into a planning agreement will be in accordance with Council's Planning Agreements Policy available on Council's website.

The decision to accept an offer to enter into a planning agreement is at the sole discretion of Council.

5 Administration of the plan

5.1 Accounting standards and contributions register

Separate accounting records are maintained for all development contributions made to Council under this Plan and a development contributions register will be maintained by Council in accordance with the Regulation. Council is also required to publish details of development contributions accounts annually and this is undertaken as part of Council's annual financial reporting cycle.

5.2 Treatment of funds received prior to commencement of this Plan

Funds levied and received under previous contributions plans prior to the commencement of this Plan for projects apportioned to the Hornsby Town Centre growth will be used toward the delivery of community infrastructure identified under this Plan as "Cost anticipated to be funded by this Plan"

5.3 Investment of funds

To maintain the time-value of monetary contributions received under this Plan, Council will invest these funds until the time of expenditure for the purpose for which they were received. Council will report all investment returns as part of its annual contributions accounts reporting and all investment returns will be retained within the development contributions accounts, to be used for the purpose for the delivery of infrastructure under this plan.

5.4 Other funding sources

Works proposed in this Plan represent infrastructure to be funded or part funded pursuant to the development contributions provisions of the Act. Where other funding sources are available for works proposed in this Plan (including funding through other Contributions Plans), only that proportion of the total works costs that is anticipated to be funded by this Plan have been included in the Works Schedule. Should other funding sources become available in the future which can be used toward the facilities listed in this Plan, the cost of the relevant project may be reviewed and adjusted accordingly.

5.5 Goods and services tax

At the date of preparing this Plan, monetary development contributions were exempt from the Federal Government Goods and Services Tax (GST). However, if legislative changes (including Australian Tax Office tax rulings) determine otherwise, contributions in this Plan will be adjusted to include GST.

5.6 Review of this plan

Council will review this Plan approximately every five years to ensure it addresses community needs, responds to changes in development conditions and reflects Council priorities and relevant legislation.

6 Glossary of terms and abbreviations

Except where indicated in this section, the definitions of terms used in this plan are the definitions included in the EP&A Act, EP&A Regulation and the Aerotropolis SEPP.

For further clarity, words and phrases in this plan have the following meanings:

ABS means the Australian Bureau of Statistics.

CDC means complying development certificate.

Complying development certificate means a certificate referred to in section 4.27 of the EP&A Act.

Consent authority has the same meaning as in section 4.5 of the EP&A Act but also includes a registered certifier responsible for issuing a complying development certificate.

Cost summary report means a report prepared by a suitably qualified person described in this plan that sets out the proposed cost of carrying out of development as defined in clause 25J of the EP&A Regulation.

Council means Hornsby Shire Council.

DA means development application.

Development has the same meaning as in section 1.5 of the EP&A Act.

Development application has the same meaning as in section 1.4 of the EP&A Act. Note that a development application does not include a complying development certificate.

Development consent has the same meaning as in section 1.4 of the EP&A Act. Note that a development consent includes a complying development certificate.

EP&A Act means the NSW *Environmental Planning and Assessment Act 1979*.

EP&A Regulation means the NSW *Environmental Planning and Assessment Regulation 2021*.

GFA means gross floor area.

HTC means Hornsby Town Centre.

LGA means local government area.

Local infrastructure means public amenities and public services that are traditionally the responsibility of local government, excluding water supply or sewerage services.

Minister means the Minister responsible for administering the NSW *Environmental Planning and Assessment Act 1979*.

Planning agreement means a voluntary agreement referred to in section 7.4 of the EP&A Act.

PPI means the *Producer Price Index (Road and bridge construction NSW) ABS Catalogue No. 6427.3101* as published by the Australian Bureau of Statistics.

Proposed cost of development means the cost of development proposed in a development application or a complying development application under the provisions of clause 208 of the EP&A Regulation.

Works in kind means the construction or provision of the whole or part of a public facility that is identified in a works schedule in a contributions plan.

Appendix A – Schedule of Works

Item	Category	Description		Land acquisition	Works Cost	Total Cost	Apportionment	Total Apportioned Cost
C1	Community Facility	Wallarobba Arts and Cultural Centre extension	Extension of the Arts and Cultural Facility	\$0	\$2,803,124	\$2,803,124	6.9%	\$192,460
C2	Community Facility	Regional multi-purpose/regional library	New multi-purpose community facility (fit out)	Cold shell by developer	\$14,153,480	\$14,153,480	19%	\$2,689,161
T1	Traffic and Transport	Intersection upgrade: Peats Ferry Road and Bridge Road	Intersection upgrade: Peats Ferry Road and Bridge Road	\$3,040,310	\$7,899,444	\$10,939,754	76%	\$8,314,213
T2	Traffic and Transport	Upgrade Jersey Lane - New Laneway Peats Ferry Road to Jersey Street South	New two-way laneway with footpaths from Peats Ferry Road to Jersey Street south, traffic signals at intersection with Peats Ferry Road.	\$1,700,000	\$5,430,976	\$7,130,976	100%	\$7,130,976
T4	Traffic and Transport	Coronation St, Station St and Jersey St south signalisation, Coronation St one way westbound	Coronation Street - one-way best bound	\$0	\$1,268,110	\$1,268,110	100%	\$1,268,110
T5	Traffic and Transport	Conversion of Station Street northbound	Conversion of Station Street northbound	\$0	\$3,943,033	\$3,943,033	100%	\$3,943,033

Item	Category	Description		Land acquisition	Works Cost	Total Cost	Apportionment	Total Apportioned Cost
T6	Traffic and Transport	Pedestrian crossing on Peats Ferry Road south of William Street	Pedestrian crossing on Peats Ferry Road south of William Street	\$0	\$444,562	\$444,562	100%	\$444,562
T12	Traffic and Transport	Linda Street / Hunter Street intersection signalisation. upgrade	New traffic signals Remove existing roundabout and splitter islands	\$0	\$1,435,116	\$1,435,116	95%	\$1,363,361
T14	Traffic and Transport	Jersey Street North and Mildred Avenue intersection signalisation	New traffic signals Remove splitter island New signage and linemarking	\$0	\$692,612	\$692,612	100%	\$692,612
T15	Traffic and Transport	Bridge Road/Sherbrook Road/King Road roundabout amalgamation	Extend culvert 18m along creek Fill over and alongside culvert under new roundabout area Construct new two-lane roundabout Realign Sherbrook Road and King Road on approach Signage and linemarking	\$65,000	\$2,546,822	\$2,611,822	100%	\$2,611,822
T16	Traffic and Transport	Sherbrook Road and Northcote Road intersection signalisation	New traffic signals Remove splitter island and reconstruct narrow median on Sherbrook Road across Linda Street New signage and linemarking	\$0	\$808,036	\$808,036	66%	\$533,304

Item	Category	Description		Land acquisition	Works Cost	Total Cost	Apportionment	Total Apportioned Cost
T17	Traffic and Transport	Sherbrook Road upgrade	Marking four traffic lanes within existing carriageway (850m road x 2 new lane lines) Current width approx. 12.5m Adjust parking signs	\$0	\$223,548	\$223,548	66%	\$147,542
T19	Traffic and Transport	Intersection upgrade at Edgeworth David Avenue and Sherbrook Road	Adjust traffic signal phasing Linemarking for shared through/right lane on Edgeworth David Avenue westbound (middle lane)	\$0	\$213,811	\$213,811	62%	\$132,563
T21	Traffic and Transport	Burdett Street and Muriel Street intersection signalisation	New traffic signals Remove splitter islands Straighten kerblines New signage and linemarking	\$0	\$1,258,409	\$1,258,409	100%	\$1,258,409
T23	Traffic and Transport	Traffic phasing adjustment at Edgeworth David Avenue / Romsey Street	Adjust traffic signal phasing	\$0	\$218,172	\$218,172	89%	\$194,173
T24	Traffic and Transport	Traffic phasing adjustment Peats Ferry Road and Station Street	Adjust traffic signal phasings New signage and linemarking	\$0	\$119,752	\$119,752	100%	\$119,752
T25	Traffic and Transport	TAFE car park exit upgrade – Keep Clear	Paint KEEP CLEAR pavement marking and top/bottom linemarking	\$0	\$8,727	\$8,727	100%	\$8,727

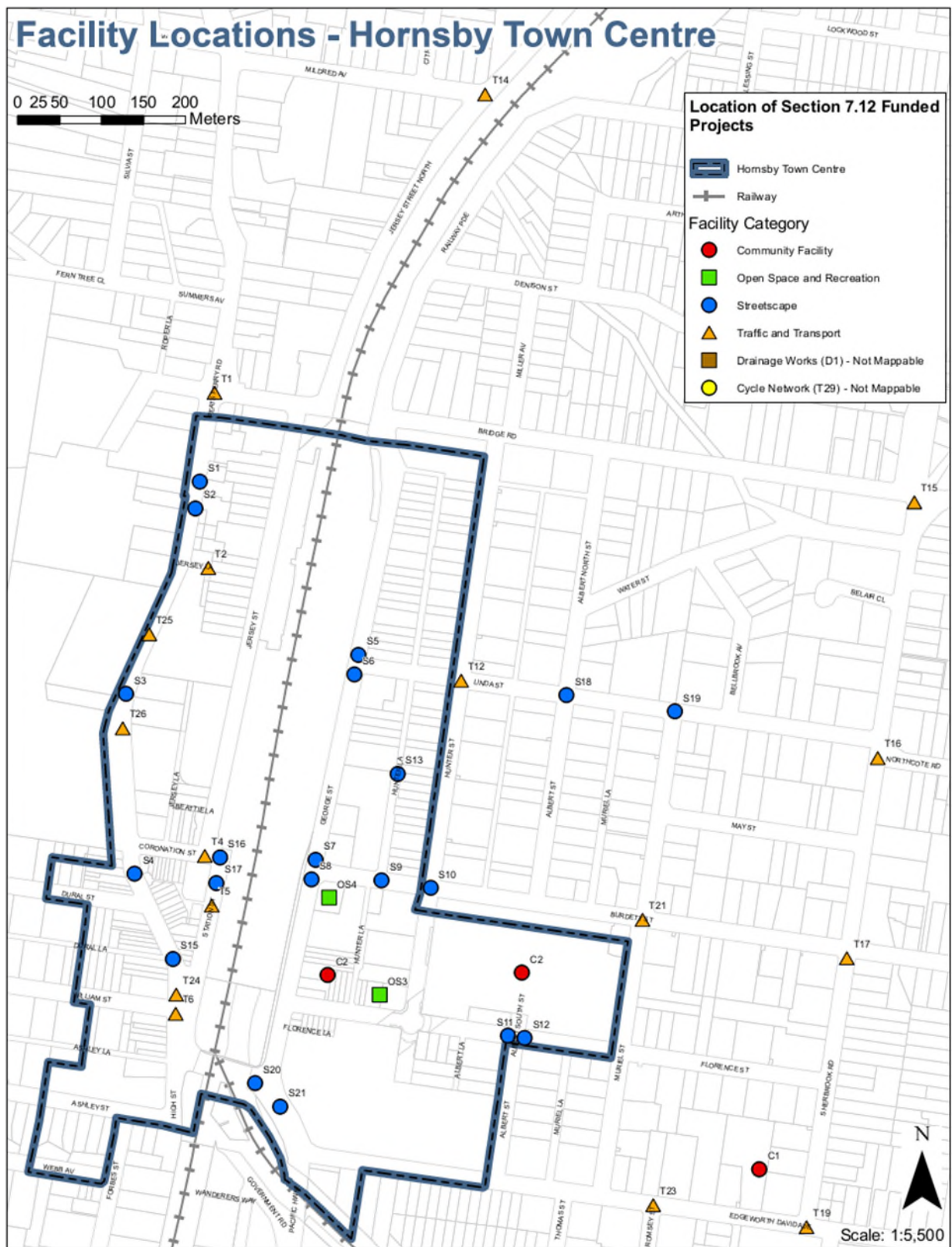
Item	Category	Description		Land acquisition	Works Cost	Total Cost	Apportionment	Total Apportioned Cost
T26	Traffic and Transport	Peats Ferry Road minor reconfigurations	Linemarking of single continuous lane in each direction Painted Centre median for turning vehicles Linemarking for left-turn bay into new laneway Signage	\$0	\$152,236	\$152,236	100%	\$152,236
T29	Traffic and Transport	Enhance town centre cycle network	Cycle Network	\$0	\$1,161,790	\$1,161,790	100%	\$1,161,790
OS3	Open Space & Recreation	Hornsby Square/Florence Street Mall	Urban forest, grassed areas Event pavillion Grove areas	State Acquisition (local embellishment or assistance to acquisition)	\$20,001,986	\$20,001,986	100%	\$20,001,986
OS4	Open Space & Recreation	Burdett Street Park	Burdett Street Park (green landscaped) Burdett Street link (paved)	\$0	\$2,511,873	\$2,511,873	100%	\$2,511,873
D1	Drainage Works	Drainage works as identified in Flood Study for State TOD precinct		\$0	\$5,000,000	\$5,000,000	100%	\$5,000,000
S1	Streetscape	Peats Ferry Road streetscape works	Northern Employment Precinct: Peats Ferry Road	\$0	\$7,175,899	\$7,175,899	100%	\$7,175,899

Item	Category	Description		Land acquisition	Works Cost	Total Cost	Apportionment	Total Apportioned Cost
S2	Streetscape	Peats Ferry Road: Undergrounding of power lines as part of streetscape upgrades	Undergrounding power	\$0	\$1,472,572	\$1,472,572	100%	\$1,472,572
S3	Streetscape	Peats Ferry Road streetscape works (TAFE to Coronation St)	Western Heritage Precinct: Peats Ferry Road	\$0	\$4,183,240	\$4,183,240	100%	\$4,183,240
S4	Streetscape	Peats Ferry Road streetscape works (Coronation St to Dural Lane)	Western Heritage Precinct: Peats Ferry Road	\$0	\$2,669,322	\$2,669,322	100%	\$2,669,322
S5	Streetscape	George Street streetscape works	Central Heart/ Northern Employment Precinct: George Street	\$0	\$5,354,888	\$5,354,888	100%	\$5,354,888
S6	Streetscape	George Street: Undergrounding of power lines as part of streetscape upgrades	Undergrounding power	\$0	\$994,464	\$994,464	100%	\$994,464
S7	Streetscape	George Street Alternative streetscape works	Central Heart Precinct: George St - Alternative	\$0	\$8,381,838	\$8,381,838	100%	\$8,381,838
S8	Streetscape	George Street Alternative: Undergrounding of power lines	Undergrounding power	\$0	\$860,595	\$860,595	100%	\$860,595

Item	Category	Description		Land acquisition	Works Cost	Total Cost	Apportionment	Total Apportioned Cost
		as part of streetscape upgrades						
S9	Streetscape	Burdett Street: streetscape works	Central Heart Precinct: Burdett Street	\$0	\$2,113,742	\$2,113,742	100%	\$2,113,742
S10	Streetscape	Burdett Street: Undergrounding of power lines as part of streetscape upgrades	Undergrounding power	\$0	\$447,510	\$447,510	100%	\$447,510
S11	Streetscape	Florence Street streetscape works	Retail Core Precinct: Florence Street	\$0	\$1,806,308	\$1,806,308	100%	\$1,806,308
S12	Streetscape	Florence Street: Undergrounding of power lines as part of streetscape upgrades	Undergrounding power	\$0	\$420,735	\$420,735	100%	\$420,735
S13	Streetscape	Hunter Lane streetscape works	Central Heart Precinct: Hunter Lane	\$0	\$3,630,383	\$3,630,383	100%	\$3,630,383
S15	Streetscape	Peats Ferry Road streetscape works (Dural Lane to High St)	Western Heritage Precinct: Peats Ferry Road	\$0	\$4,679,310	\$4,679,310	100%	\$4,679,310
S16	Streetscape	Coronation Street streetscape works	Western Heritage Precinct: Coronation St	\$0	\$1,614,643	\$1,614,643	100%	\$1,614,643

Item	Category	Description		Land acquisition	Works Cost	Total Cost	Apportionment	Total Apportioned Cost
S17	Streetscape	Station Street streetscape works	Western Heritage Precinct: Station St	\$0	\$3,652,400	\$3,652,400	100%	\$3,652,400
S18	Streetscape	Linda Street streetscape works	Central Heart/ Northern Employment Precinct: Linda St	\$0	\$1,974,143	\$1,974,143	100%	\$1,974,143
S19	Streetscape	Linda Street: Undergrounding of power lines as part of streetscape upgrades	Undergrounding power	\$0	\$420,735	\$420,735	100%	\$420,735
S20	Streetscape	Pacific Hwy streetscape works	Retail Core Precinct: Pacific Hwy	\$0	\$2,951,121	\$2,951,121	100%	\$2,951,121
S21	Streetscape	Pacific Hwy: Undergrounding of power lines as part of streetscape upgrades	Undergrounding power	\$0	\$604,050	\$604,050	100%	\$604,050
Total				\$4,805,310	\$127,703,516	\$132,508,826		\$115,280,562

Appendix B – Map of infrastructure locations



Appendix C – Pro forma Condition for CDC

A levy is to be paid to Hornsby Shire Council in the amount of \$ [insert amount] for the purposes of the local infrastructure identified in the Hornsby Town Centre Precinct S7.12 Development Contributions Plan 2025.

Indexation

The monetary contribution is based on a proposed cost of carrying out the development of \$ [insert amount]. This cost (and consequently the monetary contribution) must be indexed between the date of this certificate and the date of payment in accordance with the following formula:

$$\text{Indexed development cost (\$)} = \frac{\$Co \times \text{Current CPI}}{\text{Base CPI}}$$

Where:

\$Co is the original development cost estimate assessed at the time of lodgement of the complying development certificate.

Current CPI is the Consumer Price Index (Sydney – All Groups) as published by the Australian Bureau of Statistics at the quarter immediately prior to the date of payment.

Base CPI is the Consumer Price Index (Sydney – All Groups) as published by the Australian Bureau of Statistics at the quarter ending immediately prior to the date of lodgement of the CDC.

Time for payment

The contribution must be paid prior to any work authorised by this complying development certificate commences, as required by clause 156 of the EP&A Regulation.

Deferred payments of contributions will not be accepted.

Appendix D – Procedure for determining cost of proposed development

1. Extract from Environmental Planning and Assessment Regulation

Clause 208 of the EP&A Regulation sets out how the proposed cost of carrying out development is determined. An extract from the EP&A Regulation that was in force at the date this plan was adopted is shown below:

(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.*

2. Cost Summary Report

Cost Summary Report

[Development Cost of \$3,000,000 or less]

DEVELOPMENT APPLICATION No.	<input type="text"/>	REFERENCE:	<input type="text"/>
COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No.			<input type="text"/>
CONSTRUCTION CERTIFICATE No.	<input type="text"/>	DATE:	<input type="text"/>

APPLICANT'S NAME:

APPLICANT'S ADDRESS:

DEVELOPMENT NAME:

DEVELOPMENT ADDRESS:

ANALYSIS OF DEVELOPMENT COSTS:

Demolition and alterations	\$	Hydraulic services	\$
Structure	\$	Mechanical services	\$
External walls, windows and doors	\$	Fire services	\$
Internal walls, screens and doors	\$	Lift services	\$
Wall finishes	\$	External works	\$
Floor finishes	\$	External services	\$
Ceiling finishes	\$	Other related work	\$
Fittings and equipment	\$	Sub-total	\$

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	\$

I certify that I have:

- inspected the plans the 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 2000 at current prices.
- included GST in the calculation of development cost.

Signed:

Name:

Position and Qualifications:

Date:

3. Registered* Quantity Surveyor's Detailed Cost Report

Registered* Quantity Surveyor's Detailed Cost Report

[Development Cost greater than \$3,000,000]

*A member of the Australian Institute of Quantity Surveyors

DEVELOPMENT APPLICATION No.	<input type="text"/>	REFERENCE:	<input type="text"/>
COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No.			<input type="text"/>
CONSTRUCTION CERTIFICATE No.	<input type="text"/>	DATE:	<input type="text"/>

APPLICANT'S NAME:

APPLICANT'S ADDRESS:

DEVELOPMENT NAME:

DEVELOPMENT ADDRESS:

DEVELOPMENT DETAILS:

Gross Floor Area – Commercial	m ²	Gross Floor Area – Other	m ²
Gross Floor Area – Residential	m ²	Total Gross Floor Area	m ²
Gross Floor Area – Retail	m ²	Total Site Area	m ²
Gross Floor Area – Car Parking	m ²	Total Car Parking Spaces	
Total Development Cost	\$		
Total Construction Cost	\$		
Total GST	\$		

ESTIMATE DETAILS:

Professional Fees	\$	Excavation	\$
% of Development Cost	%	Cost per m ² of site area	\$ /m ²
% of Construction Cost	%	Car Park	\$
Demolition and Site Preparation	\$	Cost per m² of site area	\$ /m²
Cost per m ² of site area	\$ /m ²	Cost per space	\$ /space
Construction – Commercial	\$	Fit-out – Commercial	\$
Cost per m ² of commercial area	\$ /m ²	Cost per m ² of commercial area	\$ /m ²
Construction – Residential	\$	Fit-out – Residential	\$
Cost per m ² of residential area	\$ /m ²	Cost per m ² of residential area	\$ /m ²
Construction – Retail	\$	Fit-out – Retail	\$
Cost per m ² of retail area	\$ /m ²	Cost per m ² of retail area	\$ /m ²

I certify that I have:

- inspected the plans the subject of the application for development consent or construction certificate.
- 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 the Hornsby Shire Council Indirect Development Contributions Plan at current prices.
- included GST in the calculation of development cost.
- measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1, Appendix A2.

Signed:

Name:

Position and Qualifications:

Date: