

Section 94A Development Contributions Plan for Lithgow City Council

June 2012



PART A SUMMARY SCHEDULES

The following summary schedules are included in this plan:

- Schedule of Works
- Schedule of Levy Rates

The works schedule is detailed in Appendix A to this Plan and identifies the public facilities/services for which Section 94A levies will be required. Schedule 1 below identifies the categories of works included in the works schedule adopted by Council in 2012 and a summary of the expenditure in each of the categories.

Levies paid to Council will be applied towards meeting the cost of provision or augmentation of new public facilities that will be, or have been, provided within the area as listed in the Works Schedule included in Appendix A of this Plan.

Schedule 1 Categories of new public facilities in the Lithgow Local Government Area to which the Section 94A levy will be applied.

Public Facilities	Total Estimated Costs	Section 94 A Contribution to Cost	Estimated Timeframe
Roads and Traffic Management Facilities (Rural and Urban)	\$3.3M	1.635M	Completed 2023
Open Space and Recreation Facilities	\$3.3M	1.65M	Completed 2024
Civic Community and Cultural Facilities	\$1.29M	\$0.645M	Completed 23/24
Emergency Services	\$0.12M	\$0.12M	Completed 2013
TOTAL	\$ 8.01M	\$4.05M	

Schedule 2 Summary of Section 94A Levy Rates

Type of Development	Levy (%)
All development types valued at \$100,000 or less	0.0%
All development types valued at \$100,001 and up to \$200,000	0.5%
All development types valued in excess of \$200,000	1%

PART B EXPECTED DEVELOPMENT AND DEMAND FOR PUBLIC FACILITIES

This part broadly discusses the relationship between the expected types of development and the demand for additional public amenities and services or augmentation of existing amenities and services to meet the needs of the development and the wider community.

The expected types of development within the Lithgow Local Government Area subject to this Plan are, but are not limited to, the following:

Residential Development (All Forms)

Retail Development

Industrial Development

Commercial Development

Tourism Development

Mixed Use Development

Rural Development

The relationship between expected development and the demand of public amenities and services is discussed below.

The population levels of the Lithgow LGA have over the past three recorded census periods remained relatively stable hovering around 19, 400 (ABS enumerated excluding overseas visitors).

There are several available sources of population projections for the Lithgow Local Government Area. All data sources vary due to methodology and context. However all represent a similar projection for a static to declining population projection into the future.

Notwithstanding this, Council has adopted a target annual growth rate of between 0.5%- 1% as part of its Draft Land Use Strategy 2010-2031. This, if achieved would see the LGA population grow to around 25,000 by the year 2031. This target is supported by the strategies and actions outlined in the adopted Economic Development Strategy 2010-2014 and Draft Land Use Strategy 2010-2031.

It is not only population growth that impacts on the demand for amenities and services. The geographical distribution of new development, changing community needs and expectation of both the existing and new community, as well as changes to the population profile, are also significant factors. In this regard the following is relevant:

- In the years 1996-2009, 55.1% of all dwelling approvals occurred in the rural areas.
- Between 2001-2006 there was a downward trend in persons living in the urban areas as shown in the table below:

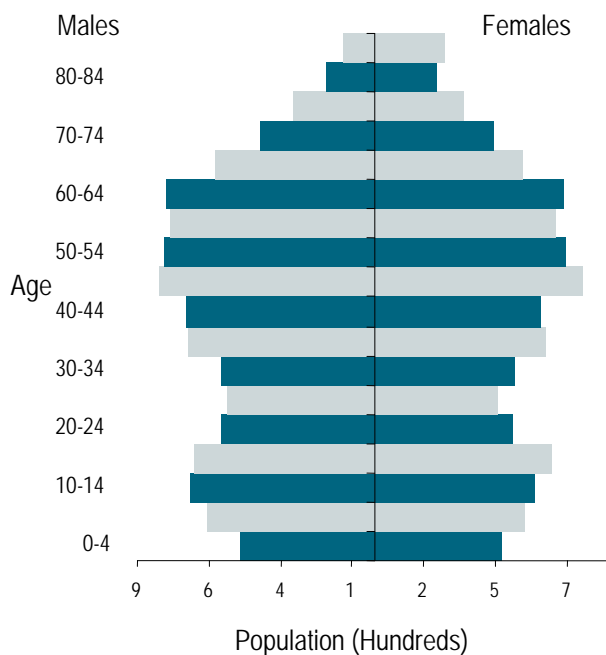
Table 1. Population Distribution and Average Household Size

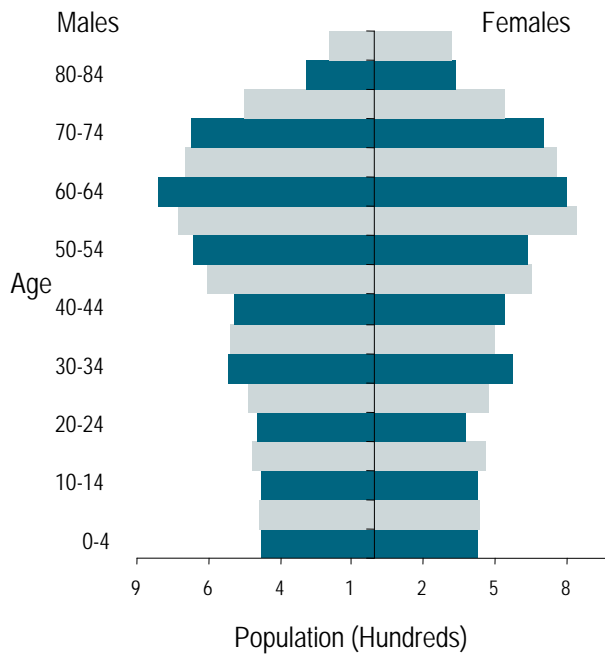
Planning/Statistical Precinct	2001	2006	Change 2001-2006
Lithgow Urban Area	11224	11204	-20
Average Household Size	2.4	2.32	↓
Wallerawang	2155	2142	-12
Average Household Size	2.81	2.63	↓
Portland	2213	2131	82
Average Household Size	2.56	2.45	↓
Rural North	1931	2142	211
Average Household Size	2.68	2.59	↓
Rural South	1814	2058	245
Average Household Size	2.71	2.67	↓

Source: Australian Bureau of Statistics, Census of Population and Housing, 2006, and 2001

- Most new urban residential development is occurring in the South Bowenfels Release Area which is a linear expansion of the urban area with minimal pedestrian and cycling links back into the Lithgow CBD and recreational areas.
- The population is rapidly aging. This is illustrated in the Age Structure Figures below:

Lithgow Age Structure 2010 LGSA RAPP





2021 Lithgow Age Structure LGSA RAPP

Premature aging caused by migration related loss of young people and/or migration gain in older age groups combined with general population aging contribute to this age structure projection.

New development and the incoming population as well as the likely age of that population has the potential to diminish the enjoyment and standards of public facilities for the existing population and will increase the demand for new and improved public amenities and services such as those listed in the Works Schedule of this Plan.

Funds collected under this Plan will contribute to a proportion of the costs of these facilities and services as detailed in the Works Schedule, the remainder of which will be funded by Council's Management Plan process or other funding opportunities such as grant funding.

PART C ADMINISTRATION AND OPERATION OF THE PLAN

C1 What is the name of this development contributions plan?

This development contributions plan is called Lithgow City Council Section 94A Development Contributions Plan 2012.

C2 Where does this plan apply?

This plan applies to all land within the Lithgow City Council Local Government Area as shown in Map 1 Appendix B.

C3 When does this development contributions plan commence?

This contributions plan commences on () and will apply to development applications or applications for complying development certificates under Part 4 of the Environmental Planning and Assessment Act 1979 made after that date.

C4 Repeal of other contributions plans applying to the land

On its commencement, this plan repeals the following Section 94 Contributions Plans:

- Section 94 Contribution Plan – Coal Related March 1992
- Section 94 Contribution Plan – Rylstone Council July 1993
- Section 94 Contribution Plan - Lithgow Rural Roads February 1998
- Section 94 Contribution Plan – Rural Fires Services May 1999
- Section 94 Contribution Plan – Blackheath Creek Crossing January 2002
- Section 94 Contribution Plan – Rylstone Roads Rural August 2003
-

C5 Savings and transitional provisions

An application which has been submitted prior to the adoption of this Plan but not determined shall be determined in accordance with the provisions of this Plan.

C6 What is the purpose of the development contributions plan?

The primary purposes of this contributions plan are:

- To authorise the imposition of a condition on certain development consents and complying development certificates requiring the payment of a contribution pursuant to Section 94A of the Environmental Planning and Assessment Act, 1979.
- To require an accredited private certifier to impose, as a condition of issuing a complying certificate, a requirement that the applicant pay to Council a levy determined in accordance with this Plan.
- To assist the Council to provide the appropriate public facilities which are required to maintain and enhance amenity and service delivery within the area.
- To publicly identify the purposes for which the levies are required.

C7 Are there any exemptions to the levy?

The Section 94A levy provided for by this Plan will **NOT** be imposed on development:

- a) Where the proposed cost of carrying out the development is \$100,000 or less;
- b) For the purpose of disabled access; or
- c) For the sole purpose of providing affordable housing; or
- d) For the sole purpose of reducing a building's use of potable water (where supplied from water mains) or energy; or
- e) For the sole purpose of the adaptive reuse of an item of environmental heritage; or
- f) That has been subject to a condition under Section 94 under a previous development consent relating to the subdivision of the land on which the development is to be carried out.

Council may consider exempting developments or components of developments from the Section 94A plan involved in the following applications:

- g) An application for development associated with providing infrastructure funded by Section 94 levies;
- h) An application for or on behalf of Lithgow City Council for community infrastructure such as libraries, community facilities, child care facilities, sport and recreational facilities, recreation areas of car parks;
- i) An application for or on behalf of NSW Government for public infrastructure such as hospitals, police stations, fire stations, education facilities and public transport infrastructure;
- j) An application for development that involves rebuilding or repair after natural disasters such as flooding or bushfires;
- k) An application for privately funded community infrastructure, such as education facilities, universities, private hospitals etc;
- l) An application for alterations and additions to an existing single dwelling.

- m) An application for an industrial, retail or commercial development where there is no intensification of use or increase in floor space of an existing building;
- n) Any other development for which Council considers an exemption is warranted, where the decision is made by formal resolution of council at an Ordinary Council meeting.

In the case of points g to n above, such application will need to include a comprehensive submission arguing the case for exemption.

C8 Pooling of levies and unspent Section 94 funds?

This plan expressly authorises Section 94A levies paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes. The priorities for the expenditure of the levies will be determined through integration with Council's Community Strategic Plan and Operation/Delivery Program.

This Plan also expressly authorises that unspent monies collected through previous Section 94 plans is to be expended on works identified in the works schedule included in Appendix A of this Plan. The works categories of the previous plans have been carried across into this Plan. Works that have an allocation of funds from previous funds collected under previous Section 94 Plans are indicated in the Works Schedule.

C9 Construction and Complying Development Certificates and the obligation of accredited certifiers

Applications for complying development are also subject to the provisions of this plan, and the payment of a Section 94A contribution.

This plan requires a certifying authority (the Council or an accredited certifier) to impose a condition on a complying development certificate requiring an applicant for a complying development to pay the Council a levy as determined by Schedule 2 of this Plan prior to the issue of the certificate.

In accordance with Clause 146 of the Environmental Planning and Assessment Regulation 2000, 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 levies has been satisfied.

In particular, the certifier must ensure that the applicant provides a receipt(s) confirming that levies have been fully paid and copies of such receipts must be included with copies of the certified plans provided to Council in accordance with Clause 142(2) of the EP& A Regulation. Failure to follow this procedure may render such a certificate invalid.

The only exceptions to the requirement are where a works in kind, material public benefit, dedication of land or deferred payment arrangement has been agreed to by the Council. In such cases, Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

C10 How will the levy be calculated?

The levy will be determined on the basis of the rate as set out in Summary Schedule 2. The levy will be calculated as follows:

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

Where

- **%C** is the levy rate applicable
- **\$C** is the proposed cost of carrying out the development as certified.

The proposed cost of carrying out the development will be determined in accordance with Clause 25J of the Environmental Planning and Assessment Regulation. The procedures set out in Appendix C to this Plan must be followed to enable Council to determine the amount of levy to be paid.

The value of works must be provided by the applicant at the time of the request and if the quantum of works exceeds \$500,000, must be independently certified by a Quantity Surveyor who is registered with the Australian Institute of Quantity Surveyors or a person who can demonstrate equivalent qualifications.

Without limitation to the above, Council may review the valuation or works and may seek the services of an independent person to verify the costs. In these cases, all costs associated with obtaining such advice will be at the expense of the applicant and no construction certificate will be issued until such time that the levy has been paid.

C11 When is the levy payable?

A levy must be paid to Lithgow City Council at the time specified in the condition that imposes the levy. If no such time is specified, the levy must be paid prior to the release of the construction certificate or complying development certificate.

C12 How will the levy be adjusted?

Levies required as a condition of consent under the provision of this Plan will be adjusted at the time of payment of the contribution in accordance with the following formula:

$$\text{Indexed Contribution} = \text{Contribution rate at base date (most recent CPI/CPI at base date)}$$

Where

$$\text{Base Date} = \text{Date of certification of the cost report.}$$

Most recent CPI is the Australian Consumer Price Index (All Groups Index) for Sydney as published by the ABS and available at the time of payment.

CPI at Base Date is the Australian Consumer Price Index (All Groups Index) for Sydney as published by the ABS at the date of certification of the cost report.

NOTE: In the event that the current CPI is less than the previous CPI, the current CPI shall be taken as not less than the previous CPI.

C13 Can deferred or periodic payments be made?

Council will not consider the deferment or periodic payment of the levy applicable under this Plan.

C14 Are there alternatives to the payment of the levy?

For circumstances in which a Section 94A levy is payable under this Plan, Council will consider varying this requirement in the following circumstances:

- Where Council agrees to negotiate a Planning Agreement with the applicant and where that agreement is successfully completed;
- Where Council agrees to the preparation of a site specific Section 94 Contributions Plan to apply to the development that would otherwise be subject to the levy and where that plan is successfully completed.

Council will seek to negotiate a planning agreement for major development, including but not limited to, development as outlined below in accordance with Council's Planning Agreements Policy:

- having a development cost in excess of \$ 1,000,000; or
- being development for the purposes of a mine or extractive industry and associated infrastructure development, including extensions to existing approved developments; or
- subdivisions involving 20 or more lots in any one or more stages.

C15 Refunds

It is the Policy of Lithgow City Council that there are generally no refunds of Section 94A levy payments made under this Plan. Council may however consider giving a refund in the case of surrendered development consents.

C16 Plan Review and Monitoring

This Plan may be reviewed and/or amended if the works identified to be funded by this plan are revised.

Review, amendment and updating of this Plan (except for the types of amendments specified in Clause 32(3) of the Environmental Planning and Assessment Regulation) will require preparation and public exhibition of a new contributions plan.

APPENDIX A DETAILED WORKS SCHEDULE

Project Description	Map Reference To be Completed	Total Estimated Project Cost	Section 94 A Contribution	Other Funding Contribution	Timing or Threshold for Expenditure	Pooling Priority
# Roads / Traffic Management / Drainage Facilities (Rural and Urban)						
Rural Roads Construction						As per Operation/ Delivery Program
Glen Alice Road	2(7)	\$300,000	\$150,000	\$150,000	12/13	
Glen Davis Road	2(6)	\$600,000	\$150,000	\$150,000 \$150,000	13/14 22/23	
Rydal/ Hampton Road	2(4)	\$1,200,000	\$150,000 \$150,000 \$150,000 \$150,000	\$150,000 \$150,000 \$150,000 \$150,000	14/15 17/18 19/20 20/21	
Cox's River Road	2(2)	\$600,000	\$150,000 \$150,000	\$150,000 \$150,000	15/16 21/22	
Sodwalls/Tarana Road	2(5)	\$300,000	\$150,000	\$150,000	16/17	
Brown's Gap Road	2(1)	\$300,000	\$150,000	\$150,000	18/19	
Rural Roads Rehabilitation						As per Operation /Delivery Program
Magpie Hollow Road	2(3)	\$200,000	\$50,000 \$50,000	\$50,000 \$50,000	12/13 22/23	
Cox's River Road	2(2)	\$300,000	\$50,000 \$50,000 \$50,000	\$50,000 \$50,000 \$50,000	13/14 16/17 20/21	
Rydal/Hampton Road	2(4)	\$200,000	\$50,000 \$50,000	\$50,000 \$50,000	14/15 19/20	
Brown's Gap Road	2(1)	\$100,000	\$50,000	\$50,000	15/16	

Project Description	Map Reference To be Completed	Total Estimated Project Cost	Section 94 A Contribution	Other Funding Contribution	Timing or Threshold for Expenditure	Pooling Priority
Glen Alice Road	2(7)	\$200,000	\$50,000 \$50,000	\$50,000 \$50,000	17/18 21/22	
Glen Davis Road	2(6)	\$100,000	\$50,000	\$50,000	18/19	
Drainage Improvements						As per Operation/ Delivery Program
Falnash/Green St Portland	3(6)	\$120,000	\$60,000	\$60,000	12/13	
Falnash St	3(6)	\$120,000	\$60,000	\$60,000	13/14	
Extension Estate Lithgow	3(2)	\$360,000	\$60,000 \$60,000 \$60,000	\$60,000 \$60,000 \$60,000	14/15 15/16 16/17	
Glanmire Reserve	3(1)	\$120,000	\$60,000	\$60,000	17/18	
Methven St/Wrights Rd Lithgow	3(3)	\$120,000	\$60,000	\$60,000	18/19	
MR 531 Portland	3(4)	\$120,000	\$60,000	\$60,000	19/20	
Cullen Bullen Village	3(8)	\$120,000	\$60,000	\$60,000	20/21	
Capertee Village	3(7)	\$120,000	\$60,000	\$60,000	21/22	
Rydal Village	3(5)	\$120,000	\$60,000	\$60,000	22/23	
Pedestrian and Mobility Upgrade Great Western Highway – Col Drewe Drive South Bowenfels to Dunns Corner		\$439,000	\$62,000 \$50,000 \$50,000 \$50,000	\$62,000 \$50,000 \$55,000 \$60,000	13/14 14/15 15/16 16/17	As per Operation/ Delivery Program
Open Space and Recreation Facilities						
* Lithgow Aquatic Centre Re-Development Stage 2	1(1)	\$2,600,000	\$1,300,000	\$1,300,000	17/18	As per Operation/ Delivery Program
Adventure Playground Stage 1 Stage 2 Stage 3	TBA	\$700,000	\$150,000 \$150,000 \$50,000	\$150,000 \$150,000 \$50,000	21/22 22/23 23/24	As per Operation/ Delivery Program

Project Description	Map Reference To be Completed	Total Estimated Project Cost	Section 94 A Contribution	Other Funding Contribution	Timing or Threshold for Expenditure	Pooling Priority
# Emergency Services						
Rural Fire Service Control Centre Upgrade - Modifications to current building	1(2)	\$120,000	\$120,000	Nil	12/13	As per Operation/Delivery Program
Civic, Community and Cultural Facilities						
Union Theatre Upgrade	1(8)	\$300,000	\$50,000 \$100,000	\$50,000 \$100,000	12/13 13/14	As per Operation/Delivery Program
Lithgow CBD Amenities	1(3)	\$300,000	\$150,000	\$150,000	13/14	As per Operation/Delivery Program
Endeavour Park Lithgow Amenities	1(6)	\$250,000	\$125,000	\$125,000	14/15	As per Operation/Delivery Program
CCTV Cameras Main St Lithgow	1(4)	\$40,000	\$10,000 \$10,000	\$10,000 \$10,000	13/14 14/15	
Crystal Theatre Portland Stage exit system and stage improvements	1(7)	\$400,000	\$200,000	\$200,000	23/24	As per Operation/Delivery Program

Notes to the Schedule

Denotes where funds collected under previous plans will be expended.

* Loan funds required. Cost of financing the capital cost through loans will be identified once the details are available.

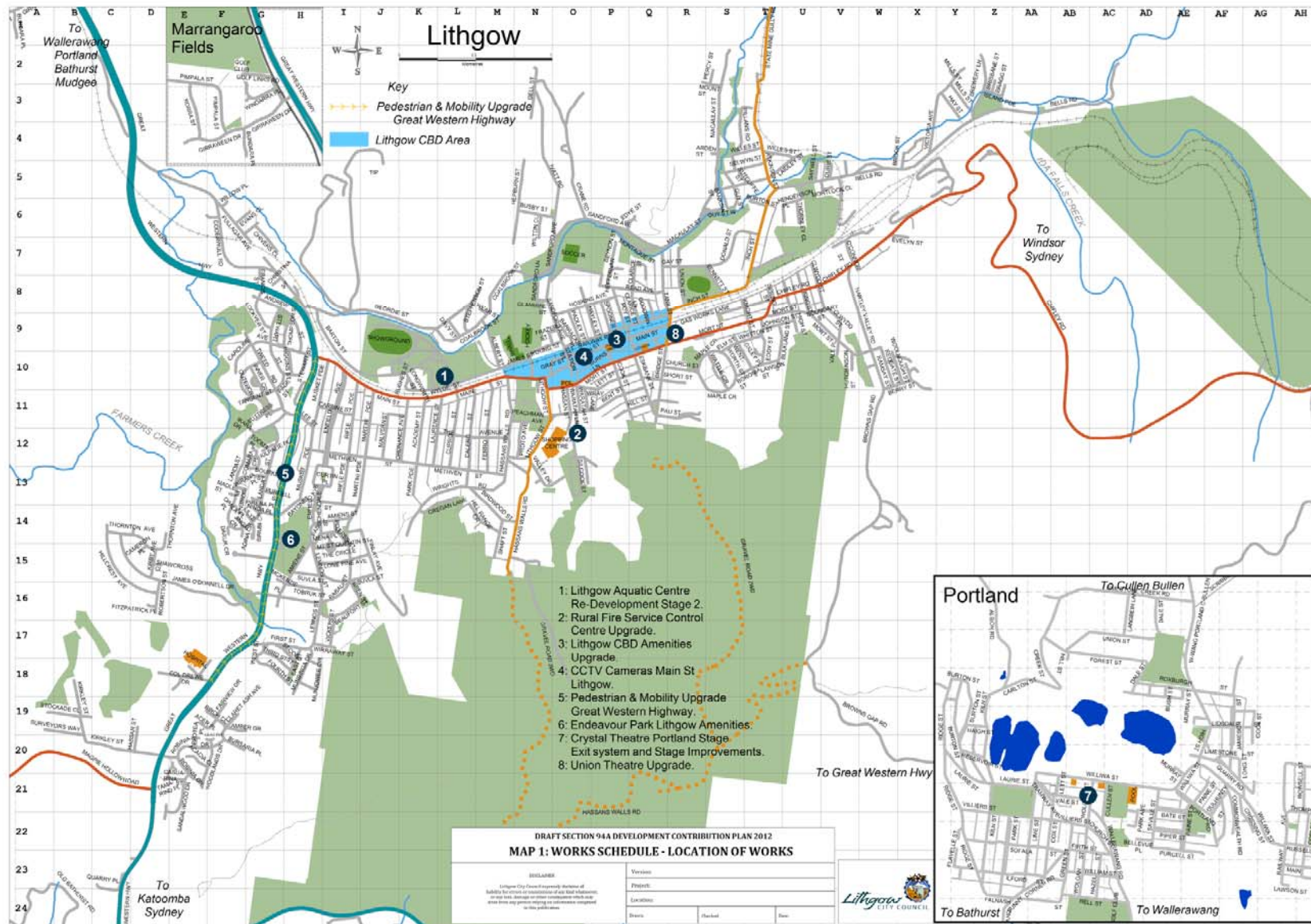
TBA means to be advised. Council has not finalised the site selection for the Adventure Playground. However the site will be within the town of Lithgow.

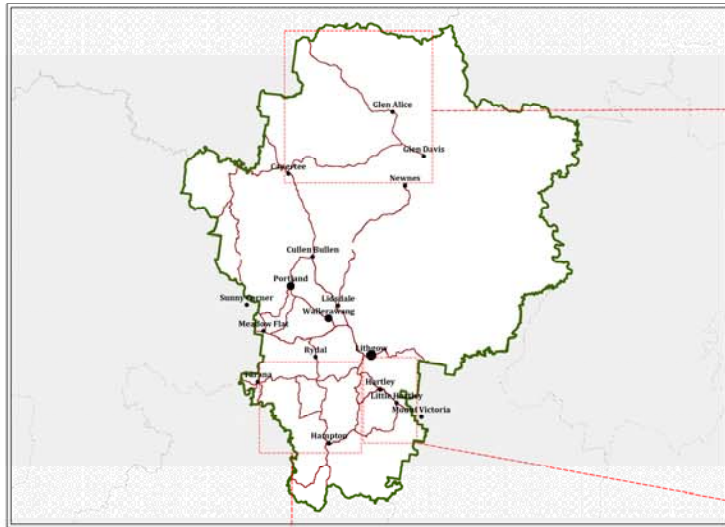
APPENDIX A MAPS

Map 1 Works Schedule – Location of Works

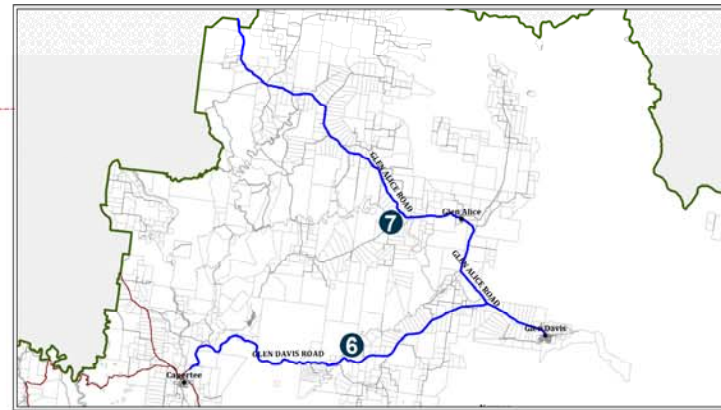
Map 2 Works Schedule – Location of Rural Roads Works

Map 3 Works Schedule – Location of Drainage Improvement Works

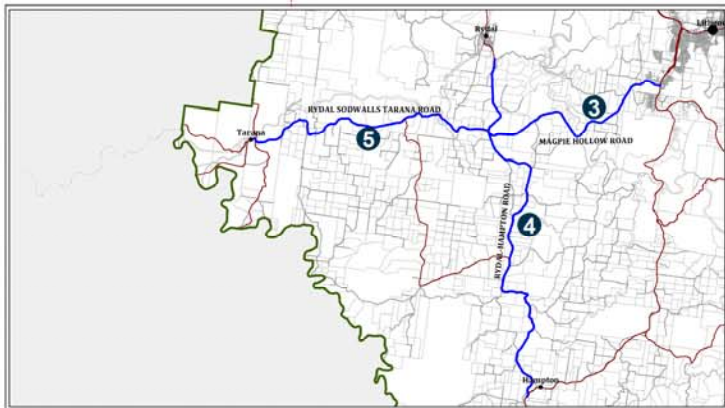




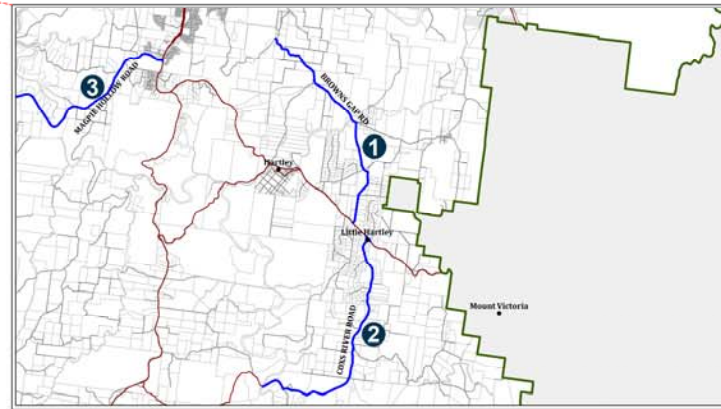
OVERVIEW MAP





GLEN ALICE & GLEN DAVIS ROAD

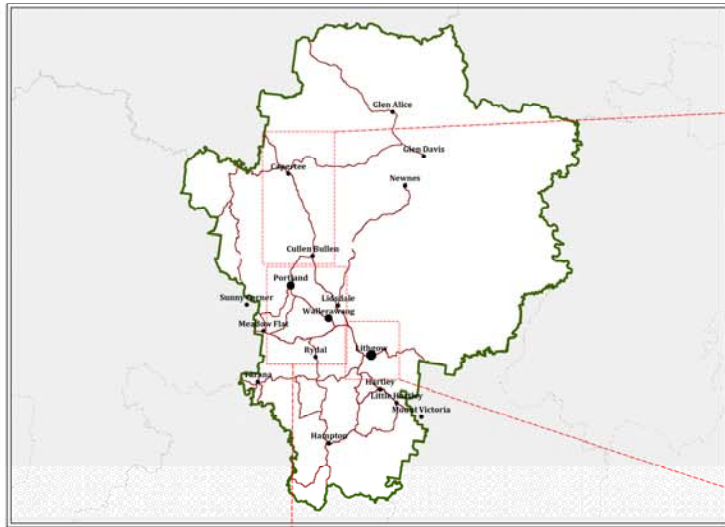


RYDAL-HAMPTON, SODWALLS-TARANA & MAGPIE HOLLOW ROAD

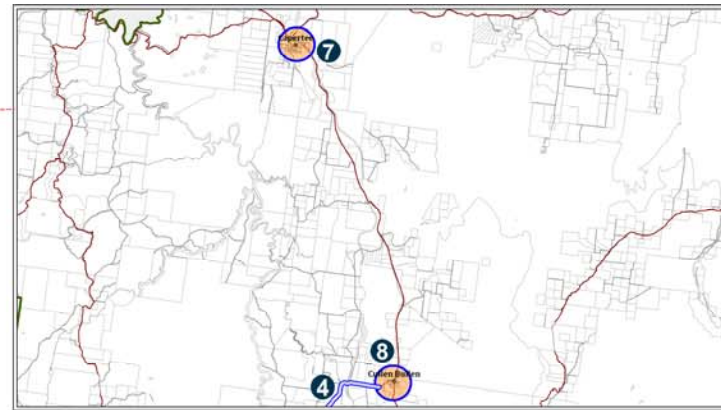


COX'S RIVER & BROWNS GAP & MAGPIE HOLLOW ROAD

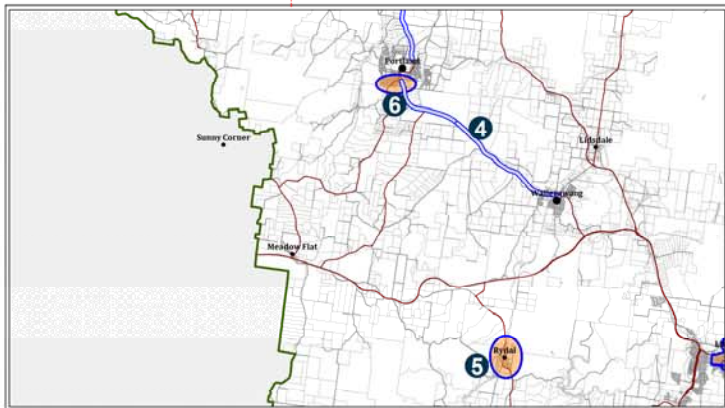
 N	DRAFT SECTION 94A DEVELOPMENT CONTRIBUTION PLAN 2012 MAP 2: WORKS SCHEDULE - LOCATION OF RURAL ROADS WORKS		
	ISSUED: <small>Lithgow City Council reserves the right of liability for errors or omissions of any kind contained in this plan. Despite of such reservation, we will accept no liability for any loss or damage arising from the use of this plan.</small>	Version: _____ Project: _____ Location: _____ Drawn: _____ Checked: _____ Date: _____	



OVERVIEW MAP



CAPERTEE & CULLEN BULLEN



FALNASH ST, MR 531 PORTLAND & RYDAL VILLAGE



EXTENSION ESTATE, GLANMIRE RESERVE & METHVEN ST

	DRAFT SECTION 94A DEVELOPMENT CONTRIBUTION PLAN 2012		
	MAP 3: WORKS SCHEDULE - LOCATION OF DRAINAGE WORKS		
<small>NOTES</small> Lithgow City Council reserves the right of liability for actions or omissions of any kind whatsoever, arising from, through or otherwise connected with any work done and hereby releasing or indemnifying itself from all and every liability.			
	Version:		
	Project:		
	Location:		
	Drawn:	Checked:	Date:

APPENDIX B LAND TO WHICH PLAN APPLIES

This Plan applies to the whole of the Lithgow City Local Government Area as shown by broken black lines on the map below.



APPENDIX C PROCEDURE FOR ESTABLISHING COSTS

A cost summary report is required to be submitted to allow Council to determine the contribution that will be required. The following should be provided:

A cost summary report in accordance with Schedule 3 must be completed for works with a value no greater than \$500,000.

A Quantity Surveyor's Detailed Cost Report in accordance with Schedule 4 must be completed by a registered Quantity Surveyor for works with a greater value than \$500,000.

To avoid doubt, Section 35J of the Environmental Planning and Assessment Regulation sets out the matters that should be included in the estimation of construction costs by adding up all the costs and expenses that have been or are to be incurred by the applicant in carrying out the development, including the following:

- If the development involves the erection of a building, or the carrying out of engineering or construction work – the costs of or incidental to erecting the building, the carrying out the work, including costs (if any) of and incidental to demolition, excavation and site preparation, decontamination or remediation.
- If the development involves a change of use of land – the costs of or incidental to doing anything necessary to enable the use of the land to be changed.
- If the development involves the subdivision of land- the costs of or incidental to preparing executing and registering the plan of subdivision and any related covenants, easements or other rights.

Section 25J (3) of the Regulation also specifies the matters that do not need to be taken into account when determining the cost.

Schedule 3 – Cost Summary Report For Development Cost Less Than \$500,000

Development Application No _____ Reference _____

Complying Certificate Application No _____

Construction Certificate No _____ Date _____

APPLICANT NAME:

APPLICANT 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 works	\$
Fittings and Equipment	\$	SUB-TOTAL	\$

Sub total carried forward	\$
Preliminaries and margins	\$
SUB-TOTAL	\$
Consultant Fees	
Other related development costs	
SUB-TOTAL	\$
Goods and services tax	\$
TOTAL DEVELOPMENT COSTS	\$

Schedule 3 – Cost Summary Report For Development Cost Less Than \$500,000

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: _____

Membership No: _____

Date: _____

Schedule 4 – Registered* Quantity Surveyor’s Detailed Cost Report for Developments In Excess of \$500,000

*A member of the Australian Institute of Quantity Surveyors

Development Application No _____ Reference _____

Complying Certificate Application No _____

Construction Certificate No _____ Date _____

APPLICANT NAME: _____

APPLICANT 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 Fess	\$	Excavation	\$
% Development Costs	%	Cost per square metre of site area	\$ /m ²
% Construction Costs	%	Car Park	\$
Demolition and Site Preparation	\$	Cost per square metre of site area	\$ /m ²
Cost per square metre of site area	\$ /m ²	Cost per space	\$ /space
Construction - Commercial	\$	Fit- out - Commercial	\$
Cost per square metre of commercial area	\$ /m ²	Cost per square metre of commercial area	\$
Construction - Residential	\$	Fit- out - Residential	\$
Cost per square metre of residential area	\$ /m ²	Cost per square metre of residential area	\$ /m ²
Construction - Retail	\$	Fit- out - Retail	\$
Cost per square metre of retail area	\$ /m ²	Cost per square metre of retail area	\$ /m ²

Schedule 4 – Registered* Quantity Surveyor’s Detailed Cost Report for Developments In Excess of \$500,000

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 Coast 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 Regulation 2000 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: _____

Membership No: _____

Date: _____

APPENDIX D DOCUMENT CONTROL

Table 1 Plan Amendments

Revision Number	Date	Nature of Revision
Draft Version	April 2012	No previous version
Draft Exhibition Version	May 2012	Amendments required by Department of Planning and Infrastructure (9/5/12) <ul style="list-style-type: none"> • Removal of conflicting savings and provisional clauses (draft C5 and C16, C16 retained as C5) • Removal of point 3 in Section C14. • Altered C12 to simplify formula for adjusting levy for CPI Council logo added to front page with updated Month.

Note: This table does not form part of this Plan. It is provided to assist with interpretation and will be amended from time to time as this Plan is amended.