

ESTIMATED DEVELOPMENT COST

Development cost no greater than \$750,000

Site address: _____

Applicant's name: _____

Applicant's address: _____

Description of proposal: _____

ANALYSIS OF DEVELOPMENT COSTS (Note: If works do not form part of your application insert "N/A")

Land subdivision costs such as planning, execution and registration of covenants and easements.		\$
Change of use costs.		\$
Demolition costs.		\$
Remediation and decontamination costs.		\$
Excavation costs such as shoring, tanking, filling and waterproofing.		\$
Preliminaries such as scaffolding, hoarding, fencing site sheds, waste management.		\$
Construction costs such as engineering works, footings, slabs, walls, floors, roof, beams windows, doors, staircases, balustrades, handrails and miscellaneous structures such as decks, terraces, verandahs, carport, garages, sheds, shopfronts, etc.		\$
Supply and installation of services such as electrical, plumbing, drainage, mechanical, fire, hydraulic, gas, communications and related plant equipment.		\$
Fittings and furnishings - where the development involves an enlargement, expansion or intensification of a current land use.		\$
Wall, floor and ceiling finishes including carpeting, tiles and painting etc.		\$
External works such as landscaping, driveways, parking, fencing, pools, retaining walls, paving etc.		\$
Other miscellaneous work.		\$
GST.		\$
SUBTOTAL in accordance with Clause 251 of the Environmental Planning and Assessment Regulation 2021.	A	
The following costs are not subject to S.7.12 Levy (pursuant to Clause 208) but subject to cost of development (pursuant to Clause 251) of the Environmental Planning and Assessment Regulation 2021.		
Consultants' fees / Project Management costs associated with the development		\$
Fittings and furnishings, (including any refitting or refurbishing) where there is no enlargement, expansion or intensification of a current use plus GST. (Excludes base building works).		\$
Disabled access measures plus GST.		\$
Energy efficiency measures plus GST.		\$
Affordable housing costs plus GST.		\$
Adaptive reuse of a heritage item plus GST.		\$
SUBTOTAL in accordance with Clause 208 of the Environmental Planning and Assessment Regulation 2021.	B	\$
TOTAL DEVELOPMENT COST (FROM WHICH DA FEE IS CALCULATED)	A + B	\$

Proceed to Declaration on the next page which is required to be completed prior to lodgement.

DECLARATION

I certify that I am a Suitably Qualified Person as defined in the "Guide for Estimating Development Cost" and I have:

- Inspected the plans the subject of the application for development consent, complying development certificate or construction certificate.
- Calculated the development costs in accordance with clause 208 and clause 251 of the Environmental Planning and Assessment Regulation 2021 at current prices.
- Included GST in the calculation of development costs.

Name: _____

Address: _____ Phone: _____

Email: _____

Profession: _____ License / Accreditation No.: _____

Qualifications: _____

Category of suitably qualified person relied upon, as defined below: _____

Signed: _____ Date: _____

DEFINITION OF "SUITABLY QUALIFIED PERSON"

Council requires the estimate of costs associated with a DA, CC & CDC to be provided by a person who is qualified and experienced to determine the costs of the proposed building work. The following persons are recognised as meeting these requirements:

- 1) a practising builder who is licensed to undertake the proposed building works, or
- 2) a practising registered quantity surveyor (member, affiliate or fellow), or
- 3) a practising registered architect, or
- 4) a practising qualified building estimator with relevant qualifications (e.g. degree in construction management), or
- 5) a practising qualified and accredited building designer, or
- 6) a practising tradesperson who is licensed with the Department of Fair Trading or WorkCover and has the relevant qualifications and proven experience in costing of development works at least to a similar scale and type as is proposed, or
- 7) a practising registered landscape architect who has proven experience in costing of development work at least to a similar scale and type as is proposed, or
- 8) a practising structural, civil, electrical, mechanical or building services engineer who is registered with the National Engineering Registration Board and who has proven experience in costing of development works at least to a similar scale and type as is proposed.

OFFICE USE ONLY

DA No: _____ BC No.: _____ CDC No.: _____ Date: _____