

Please print clearly in BLOCK LETTERS with a black pen.
 Ensure all fields have been filled out correctly.
 A Council Officer will contact you if further information is required.

Development Application No. /
 Complying Development Certificate No.

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Cost Summary Report must accompany Development Application

A Development Application or application for a Complying Development Certificate 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.

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 suitably qualified person to review a Cost Summary Report submitted by an applicant.

Who May Provide A Cost Summary Report?

- For developments up to \$100,000, the estimate by the applicant or a suitably qualified person¹ with the methodology used to calculate that cost submitted with the application.
- For a development between \$100,000 and \$3 million, a suitably qualified person¹ should prepare the cost estimate and submit it, along with methodology, with the application.
- For a development more than \$3 million, a detailed cost report prepared by a registered quantity surveyor verifying the cost of the development should be submitted with the application.

¹ A suitably qualified person is: a builder who is licensed to undertake the proposed works, a registered architect, a qualified building designer, a registered quantity surveyor or a person who is licensed and has the relevant qualifications and proven experience in costing of development works at least to a similar scale and type as is proposed.

Applicant details

Postal Address			
Suburb/Town	State	Postcode	
Email	Phone	Mobile	

Location of proposed development

Lot No.	Section No.	Deposited Plan No.	
Street No. / Rural Address No.		Street/Road Name	
Town			

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Analysis of development costs (Please break up the costs according to the list below)

Demolition and excavation	\$
Decontamination and remediation (to include such works to existing concrete slab or masonry retaining walls)	\$
Site preparation (to include site fencing, landscaping and utility supplies)	\$
Building construction	\$
Hydraulic, mechanical or fire services (such as stormwater, heating & cooling devices, sanitary plumbing, waters tanks etc)	\$
External works and services (to include site fencing, sediment & erosion control, skip bins etc)	\$
Sub-total	\$
Preliminaries and margin (costs that are associated with the administration of a construction project).	\$
Consultant fees	\$
Other related development costs (to include developer fees)	\$
Sub-total	\$
Goods and Services Tax	\$
TOTAL PROPOSED COST OF DEVELOPMENT	\$

I CERTIFY THAT I HAVE:

- inspected the plans the subject of the application for development consent or complying development certificate;
- calculated the development costs in accordance with the definition of proposed cost of development in Clause 255 of the Environmental Planning and Assessment Regulation 2000 at current prices; and
- included GST in the calculation of proposed cost of development.

Signed:	
Name:	
Position and Qualifications:	
Date:	

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