

COST SUMMARY

Development Application, Complying Development and Construction Certificate

Complete Option 1 for a cost summary based on work components, or Option 2 for a cost summary based on floor space estimates.

Lodge your completed and signed cost summary when submitting an application through the NSW Planning Portal (www.planningportal.nsw.gov.au)

The estimated cost of work must be based on industry recognised prices, including cost for materials and all labour for construction and/ or demolition and GST. Please note that Council will check the estimated cost provided on the application form and may seek further information if required.

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

Option 1: Based on Work Components

Demolition	including cost of removal from site and disposal	\$
Site preparation	e.g. clearing vegetation, decontamination or remediation	\$
Excavation or dredging	including shoring, tanking, filling and waterproofing	\$
Preliminaries	e.g. scaffolding, hoarding, fencing, site sheds, delivery of materials, waste management	\$
Building construction and engineering	e.g. concrete, brickwork, plastering, steelwork/metal works, roofing, carpentry/joinery, windows and doors	\$
Internal services	e.g. plumbing, electrics, air conditioning, mechanical, fire protection, plant, lifts	\$
Internal fit-out	e.g. flooring, wall finishing, fittings, fixtures, bathroom, equipment	\$
Other structures	e.g. landscaping, retaining walls, driveways, parking, boating facilities, loading area, pools.* *Pools must include a separate quote from the pool company	\$
External services	e.g. gas, telecommunications, water, sewerage, drains, electricity to mains	\$
Professional fees	e.g. architects and consultant fees, excluding fees associated with non-construction components	\$
Other (specify)		\$
Parking/garaging area		\$
GST		\$
SUB-TOTAL		\$
TOTAL inc. GST		\$

Option 2 and Signature next page



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DA No. Date received Quote No. Checked by

Upper Hunter Shire Council

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Option 2: Based on Floor Space Estimates

		Area (unless otherwise indicated)	Cost per m ²	Total Cost
Professional Fees				\$
Demolition and Site Preparation		m ²	\$	\$
Excavation	area	m ²	\$	\$
	volume	m ³	\$	
Construction	Commercial	m ²	\$	\$
	Residential	m ²	\$	\$
	Retail	m ²	\$	\$
	Industrial	m ²	\$	\$
	Other	m ²	\$	\$
Fitout	Commercial	m ²	\$	\$
	Residential	m ²	\$	\$
	Retail	m ²	\$	\$
	Industrial	m ²	\$	\$
	Other	m ²	\$	\$
Carpark	Cost per space		\$	\$
		m ²	\$	
TOTAL Construction Cost				\$
TOTAL GST				\$
TOTAL Development Cost (including GST)				\$

Acknowledgement

I certify that I have provided a genuine estimate of the costs of the proposed development and that those costs are based on industry recognised prices. I acknowledge that Council may review the information provided and may seek further information or make it's own cost estimate.

Prepared by	<input type="text"/>	Date prepared	<input type="text"/>
Phone No.	<input type="text"/>	Position/Qualification	<input type="text"/>
Signature	<input type="text"/>		

Note: Clause 25J of the Environmental Planning and Assessment Regulation 2000 defines the development cost as:

(1) The proposed cost of carrying out development is to be determined by the consent authority, for the purpose of a section 7.12 levy, 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:

- (a) 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, or carrying out the work including the costs (if any) of and incidental to demolition, excavation and site preparation, decontamination or remediation;
- (b) if the development involves a change of use of land - the costs of or incidental to preparing anything necessary to enable the use of the land to be changed;
- (c) 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 of other rights.

Note: For the purpose of determining the proposed cost of carrying out development, Council may have regard to the above cost estimates of the proposed cost of carrying out the development prepared by a person, or a person of a class, approved by the consent authority to provide such estimates.

Note: In some circumstances Council may request that the above costs be verified through the provision of costing documentation or quotes from licensed builders or registered surveyors or engineers. Where development costs are estimated to be in excess of \$1,000,000 a report from an appropriately qualified quantity surveyor must be provided with the development application.