

Cost Estimate Form DA / CC Lodgement-



Glen Innes Severn Council

The *Environmental Planning and Assessment Regulation 2021* sets out how Development Application fees are calculated. Development Application fees for building works, demolition or other works are based on a genuine estimated cost of the proposed work(s).

The estimated cost of development is to be nominated by the applicant and include:

- The costs associated with construction, demolition and/or carrying out of other works (e.g. earthworks, landscaping), including:
 - The cost of materials; and
 - The cost of labour – *Note: If labour is being provided “for free”, that labour still has a value which must be accurately included in the estimate.*
- The costs associated with the fit-out of a building (e.g. painting, fittings, fixtures and equipment)

Note: Cost estimates do not apply to development involving subdivision only.

For Development Applications with a value of up to \$3 million, this form can be completed by the applicant or other suitably qualified person (e.g. licensed builder, draftsman) and uploaded into the NSW Planning Portal at the time of DA lodgement. The Australian Institute of Quantity Surveyors and other private companies also periodically produce construction cost guides, which may be of assistance to applicants.

Please note:

- If Council is not satisfied that the cost summary report is genuine or accurate, Council may require the applicant to engage an independent quantity surveyor to review the cost estimates or Council may undertake its own estimation. Additional application fees may be payable in this instance; and
- For development with a value of greater than \$3 million, a detailed cost report is to be prepared by a registered quantity surveyor.

Genuine Estimate Cost of Development

Development Description:

Development Address:

Estimated Cost:

This genuine estimated cost of development has been provided by:

Applicant Builder Draftsman Other:

Signature:

Signature:

Name:

Name:

Date:

Date: