



Cost Estimate Report

Complete prior to submitting your Construction Certificate

Use this form when calculating Section 7.12 Development Contributions Levy.

The genuine cost of the development proposed in an application for a Construction Certificate should include costs based on industry recognised prices, including cost for materials and labour for construction and/or demolition and GST.

Development details

Applicant's name:

Applicant's address:

Development address:

Development proposal:

Gross floor area: Commercial

m²

Gross floor area: Retail

m²

Gross floor area: Residential

m²

Gross floor area: Car Parking

m²

Gross floor: Other

m²

Total gross floor Area:

m²

Total site area:

m²

Total car parking spaces: No.

Cost of development

Cost

Who should estimate the costs of development prior to lodgement?

\$0 - \$149,999

The applicant or a suitably qualified person, with the methodology outlined in *Table 1 on page 2*.

\$150,000 - \$749,999

A suitably qualified person, with the methodology outlined in *Table 1 on page 2*.

\$750,000 and above

A detailed cost report prepared by a registered quantity surveyor verifying the cost of the approved development.

Note: A suitably qualified person is defined below and in the *Woollahra Section 7.12 Development Contributions Plan 2022*.

Development Application Details

DA Number

Number of Modification Applications to be Determined

Number of Approved Modification Applications

Note: Cost estimate report submitted for the purpose of section 7.12 levy calculation must be no more than 3 months old at the time Council receives it.

Table 1 Genuine estimated cost of development Cost of work less than \$750k

	Cost \$
Demolition works (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	\$
Erection of a building or carrying out of engineering or construction work	\$
Fees associated with change of use of land	\$
Costs associated with subdivision of land.	\$
Other (specify):	\$
GST	\$
Total Proposed Cost \$ in accordance with Clause 208 of the <i>Environmental Planning and Assessment Regulation 2021</i>	\$

Note: The following costs associated with the development are not subject to section 7.12 Levy:

- The land cost;
- repairs to a building or works on the land that will be kept in connection with the development;
- marketing or financing;
- legal work;
- project management costs;
- building insurance;
- fittings and furnishings, except if the development involves an intensification of a current use of land;
- commercial stock inventory;
- taxes, levies or charges;
- enabling disability access;
- energy and water efficiency measures;
- development that is provided as affordable housing;
- development that is the adaptive reuse of a heritage item.

Please refer to Clause 208 of the *Environmental Planning and Assessment Regulation 2021* for more details.

Certification / Applicant(s) declaration

I certify that I have:

Inspected the plans the subject of development consent.

Provided the estimated costs of the proposed development and that those costs are based on industry recognised prices.

For development costs between \$149,999 and \$750,000, this form is prepared by a suitably qualified person as below.

For development costs over \$750,000 - Prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.

Included GST in the calculation of development cost.

The estimated costs of the proposed development have been prepared having regard to matters set out in clause 208 of the *Environmental Planning and Assessment Regulation 2021*.

Measured gross floor area in accordance with the Method of Measuring of Building Area in the Australian Institute of Quantity Surveyor's Cost Management Manual Volume 1, Appendix A2.

Name

Phone

Email

Address

Applicant's or Suitably Qualified Person's signature

Position and Qualification (if applicable)

Date

Definition of "Suitably Qualified Person"

The following people are recognised as suitably qualified persons:

- Builder licensed to undertake the proposed building works;
- Certified quantity surveyor;
- Registered land surveyor;
- Registered architect;
- Practising qualified building estimator;
- Qualified and accredited building designer;
- Person who is licensed, has the relevant qualifications and proven experience in costing development works similar to the proposal.

Note 1: A payment of a levy authorised by section 7.12 of the Environmental Planning and Assessment Act 1979 must be paid prior to the issue of any Construction Certificate or Subdivision Works Certificate. The Principal Certifier is to be provided with the original receipt for payment under the Woollahra Section 7.12 Development Contributions Plan 2022.

*Note 2: A cost estimate report, no more than **3 months old**, demonstrating the proposed cost of carrying out the development must be completed and submitted to Council for determination of the costs of work. This report must incorporate all approved modification applications. The costs and expenses of the proposed cost of development must be established in accordance with clause 208 of the Environmental Planning and Assessment Regulation 2021.*

Privacy

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