Appendix C: Cost Summary Report

**COST SUMMARY REPORT**

Development Cost no greater than $1,000,000

DEVELOPMENT APPLICATION No: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Reference: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

CONSTRUCTION CERTIFICATE No: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

APPLICANTS NAME: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

APPLICANTS ADDRESS: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

DEVELOPMENT NAME: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

DEVELOPMENT ADDRESS: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**ANALYSIS OF DEVELOPMENT COSTS:**

|  |  |
| --- | --- |
| Demolition and alterations  |  |
| Hydraulic services  |  |
| Structure  |  |
| Mechanical services $ |  |
| External walls, windows and doors |  |
| Fire services $ |  |
| Internal walls, screens and doors  |  |
| Demolition and alterations  |  |
| Lift services  |  |
| Wall finishes |  |
| External works  |  |
| Floor finishes |  |
| External services  |  |
| Ceiling finishes |  |
|  Other related work  |  |
| Fittings and equipment |  |
| Preliminaries and margin |  |
| **Subtotal** |  |
| Consultant fees |  |
| Other related development costs |  |
| Goods and services Tax |  |
| **TOTAL DEVELOPMENT COST** |  |

I certify that I have:

• Inspected the plans the subject of the application for development consent or construction certificate.

• Calculated the development costs in accordance with the definition of development costs in clause 25J of the Environmental Planning and Assessment Regulation 2000 at current prices.

• Included GST in the calculation of development costs.

Signed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Position and Qualifications: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Appendix E: 25J Section 7.12 levy – determination of proposed cost of development

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| --- |
| 25J Section 7.12 levy—determination of proposed cost of development1. 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:
	1. 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,
	2. if the development involves a change of use of land—the costs of or incidental to doing anything necessary to enable the use of the land to be changed,
	3. 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, or other rights.
2. For the purpose of determining the proposed cost of carrying out development, a consent authority may have regard to an estimate 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.
3. The following costs and expenses are not to be included in any estimate or determination of the proposed cost of carrying out development:
	1. the cost of the land on which the development is to be carried out,
	2. the costs of any repairs to any building or works on the land that are to be retained in connection with the development,
	3. the costs associated with marketing or financing the development (including interest on any loans),
	4. the costs associated with legal work carried out or to be carried out in connection with the development,
	5. project management costs associated with the development,
	6. the cost of building insurance in respect of the development,
	7. the costs of fittings and furnishings, including any refitting or refurbishing, associated with the development (except where the development involves an enlargement, expansion, or intensification of a current use of land),
	8. the costs of commercial stock inventory,
	9. any taxes, levies, or charges (other than GST) paid or payable in connection with the development by or under any law,
	10. the costs of enabling access by disabled persons in respect of the development,
	11. the costs of energy and water efficiency measures associated with the development,
	12. the cost of any development that is provided as affordable housing,
	13. the costs of any development that is the adaptive reuse of a heritage item.
4. The proposed cost of carrying out development may be adjusted before payment, in accordance with a contributions plan, to reflect quarterly or annual variations to readily accessible index figures adopted by the plan (such as a Consumer Price Index) between the date the proposed cost was determined by the consent authority and the date the levy is required to be paid.
5. To avoid doubt, nothing in this clause affects the determination of the fee payable for a development application.
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