

## Schedule 2

(Clause 12)

### Cost Estimate Report

(Development Cost greater than \$100,000)

DEVELOPMENT

COMPLYING DEVELOPMENT

APPLICATION NO.

APPLICATION NO.

CONSTRUCTION

DATE

CERTIFICATE NO.

APPLICANT'S NAME:

---

APPLICANT'S ADDRESS:

---

DEVELOPMENT NAME:

---

DEVELOPMENT ADDRESS:

---

TOTAL DEVELOPMENT COST	\$ <input style="width: 60%;" type="text"/>
------------------------	---

Clause 25J of the Environmental Planning and Assessment Regulation 2000 specifies the following items for inclusion / exclusion in the preparation of the Total Development Costs:

- (1) *The proposed cost of carrying out development is to be determined by the consent authority, for the purpose of a section 94A 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:***

## S94A Levy Contributions Plan

---

- (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 doing 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 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:*
- (a) *the cost of the land on which the development is to be carried out,*
  - (b) *the costs of any repairs to any building or works on the land that are to be retained in connection with the development,*
  - (c) *the costs associated with marketing or financing the development (including interest on any loans),*
  - (d) *the costs associated with legal work carried out or to be carried out in connection with the development,*
  - (e) *project management costs associated with the development,*
  - (f) *the cost of building insurance in respect of the development,*
  - (g) *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),*
  - (h) *the costs of commercial stock inventory,*
  - (i) *any taxes, levies or charges (other than GST) paid or payable in connection with the development by or under any law.*

Council encourages the use of a quantity surveyor or building cost indicators as recognised by the Australian Institute of Building for the preparation of estimates for the purpose of clause 25J(2).

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 cost.

## S94A Levy Contributions Plan

---

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

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

Position & Qualifications: \_\_\_\_\_

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