

Please print clearly in BLOCK LETTERS with a black pen.
 Ensure all fields have been filled out correctly.
 A Council Officer will contact you if further information is required.

Development Application No.
 Complying Development Certificate No.

Cost Summary Report must accompany Subdivision Works or Public Works Application

Under section 6.13 of the *Environmental Planning Assessment Act 1979* a Subdivision Works Certificate (SWC) is required before you can carry out subdivision works in accordance with a development consent.

Subdivision works include civil works such as sewerage works, roadworks and earthworks in connection with appropriate conditions of consent. A SWC certifies that subdivision works carried out will be consistent with development consent, and that these works will meet all regulatory requirements.

When subdivision works are completed, a subdivision certificate can be applied for. A subdivision certificate authorises the registration of a plan of subdivision under Part 23 of the *Conveyancing Act 1919*.

Applications are to be accompanied by a Cost Summary Report for Works, prepared at the applicant’s cost, setting out an estimate of the proposed cost of carrying out the works in connection with the Consent.

Who May Provide A Cost Summary Report?

The following persons are approved by the Department of Planning and Environment to provide an estimate of the proposed cost of carrying out development:

For developments up to \$100,000, the estimate by the applicant or a suitably qualified person¹ with the methodology used to calculate that cost submitted with the application.

For a development between \$100,000 and \$3 million, a suitably qualified person¹ should prepare the cost estimate and submit it, along with methodology, with the application.

For a development more than \$3 million, a detailed cost report prepared by a registered quantity surveyor verifying the cost of the development should be submitted with the application.

¹ A suitably qualified person is: a builder who is licensed to undertake the proposed works, a registered architect, a qualified building designer, a registered quantity surveyor or a person who is licensed and has the relevant qualifications and proven experience in costing of development works at least to a similar scale and type as is proposed.

Applicant details

Surname				First Name			
Postal Address							
Suburb/Town				State			Postcode
Email				Phone			Mobile

Location of proposed development

Lot No.			Section No.			Deposited Plan No.		
Street No. / Rural Address No.			Street/Road Name					
Town								

Analysis of development costs

Civil works – roads, drainage and earthworks	\$
Water reticulation	\$
Sewer reticulation	\$
Electrical reticulation	\$
Telecommunications	\$
Provisional fees	\$
Professional fees	\$
Sub-total	\$
Preliminaries and margin	\$
Other related costs	\$
Sub-total	\$
Goods and Services Tax	\$
TOTAL PROPOSED COST OF WORKS	\$

I CERTIFY THAT I HAVE:

- inspected the plans the subject of the application for development consent or complying development certificate;
- calculated the development costs in accordance with the definition of proposed cost of development in clause 25J of the Environmental Planning and Assessment Regulation 2000 at current prices; and
- included GST in the calculation of proposed cost of development.

Signed:	
Name:	
Position and Qualifications:	
Date:	