



INNER WEST COUNCIL

Cost Summary Report

To accompany Development Application (Development Cost between \$100,001 - \$1,000,000)

To be completed by a suitably qualified person*

About this form:	This form is to be submitted with your Development Application if the Development Cost is between \$100,001 and \$1,000,000. Where development exceeds \$1,000,000 then a quantity surveyor report is to be prepared.
How to complete:	<ol style="list-style-type: none"> 1. Ensure that all fields have been filled out correctly. 2. Please print clearly. 3. Once completed, please refer to the lodgement details section for further information.

Applicant Details:			
Applicant Name			
Postal Address			
Phone No		Mobile	
Email			

Analysis of Development Costs – Residential Development:			
Total Site Area	m ²	External services (greater than 3m from outside face of the building)	\$
Total Gross Floor Area	m ²	Balconies, decks, verandahs	\$
Demolition	\$	Car parking (cost per space m ²)	\$ per m ²
Excavation / Earthworks	\$	Other related work	\$
Construction (cost per m ²)	\$ per m ²	Professional / Consultant fees (exc Project Management)	\$
Fitout	\$	Swimming Pool	\$
External works – landscaping, paving, fencing, etc	\$	Total Construction Cost	\$
		Total Development Cost	\$



INNER WEST COUNCIL

Cost Summary Report

Analysis of Development Costs – Commercial Development

Total Site Area	m ²	External services (greater than 3m from outside face of the building)	\$
Total Gross Floor Area	m ²	Balconies, decks, verandahs	\$
Demolition	\$	Car parking (cost per space m ²)	\$ per m ²
Excavation / Earthworks	\$	Other related work	\$
Construction (cost per m ²)	\$ per m ²	Professional / Consultant fees (exc Project Management)	\$
Fitout	\$	Swimming Pool	\$
External works – landscaping, paving, fencing, etc	\$	Total Construction Cost	\$
		Total Development Cost	\$

Analysis of Development Costs – Retail Development

Total Site Area	m ²	External services (greater than 3m from outside face of the building)	\$
Total Gross Floor Area	m ²	Balconies, decks, verandahs	\$
Demolition	\$	Car parking (cost per space m ²)	\$ per m ²
Excavation / Earthworks	\$	Other related work	\$
Construction (cost per m ²)	\$ per m ²	Professional / Consultant fees (exc Project Management)	\$
Fitout	\$	Swimming Pool	\$
External works – landscaping, paving, fencing, etc	\$	Total Construction Cost	\$
		Total Development Cost	\$



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Cost Summary Report

Analysis of Development Costs – Industrial Development

Total Site Area	m ²	External services (greater than 3m from outside face of the building)	\$
Total Gross Floor Area	m ²	Balconies, decks, verandahs	\$
Demolition	\$	Car parking (cost per space m ²)	\$ per m ²
Excavation / Earthworks	\$	Other related work	\$
Construction (cost per m ²)	\$ per m ²	Professional / Consultant fees (exc Project Management)	\$
Fitout	\$	Swimming Pool	\$
External works – landscaping, paving, fencing, etc	\$	Total Construction Cost	\$
		Total Development Cost	\$

Declaration

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 clause 25J of the Environmental Planning & Assessment Regulation 2000 at current prices
- Included GST in the calculation of the development Cost

Signed

Name

Position & Qualification

Date

- * The following people are recognised as 'a suitably qualified person'
- A builder who is licensed to undertake the proposed building works, or
 - A registered quantity surveyor, or
 - A registered architect, or
 - A practising qualified building estimator 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



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Privacy statement

This form contains personal information of a person/s making an application to Inner West Council. The requested information assists Council staff to respond to the applicant/s. The supply of information is voluntary. If you do not provide the requested information, Council may not be able to respond to / progress your application. The information will be retained in Council's record keeping system. Information held by Council is not made publicly available unless there is an overriding public interest to do so under the Government Information (Public Access) Act 2009 (GIPA Act) and in accordance with section 18(1)(b) of the NSW Privacy and Personal Information Protection Act 1998. For more information about your privacy please contact Inner West Council on (02) 9392 5000 and ask to speak with the Privacy Officer. Alternatively, you may email Council at council@innerwest.nsw.gov.au or write to us at P.O. Box 14, Petersham, NSW 2049.

How to lodge

This form must be lodged with your Development Application when the Development Cost is between \$100,001 and \$2,000,000. Both an electronic and hard copy should be provided.

Lodge in person: Inner West Council's Customer Service Centres:

- Ashfield – 260 Liverpool Road Ashfield.
- Leichhardt – 7-15 Wetherill Street Leichhardt.
- Petersham – 2-14 Fisher Street Petersham.

Opening hours: Monday-Friday, 8:30am-5:00pm

www.innerwest.nsw.gov.au/ContactUs

Cashiering: 8:30am-4:30pm.

Lodge by mail: Inner West Council, PO Box 14, Petersham NSW 2049