

CERTIFICATION OF THE ESTIMATED COST OF WORKS

Estimated Cost of Works: \$512,000 + GST

Number of Proposed Lots: NA (Subdivision and Strata subdivision only)


Note: The estimated cost of works should include the genuine cost of the development based on industry recognised prices, including costs for material and labour for construction and/or demolition, and the cost associated with the preparation of the site/building for the purpose for which it is to be used (such as the cost of landscaping, installing plant, fittings, fixtures and equipment), including GST. See Page 9 for more information.

ESTIMATED COST LESS THAN \$100,000
For development costs up to \$100,000, complete the COST OF WORKS ESTIMATES on the following page.

ESTIMATED COST BETWEEN \$100,000 AND \$3,000,000
For development costs between \$100,000 and \$3,000,000, a suitably qualified person is to complete the following and complete the COST OF WORKS ESTIMATES on the following page OR provide their own itemised methodology.

Note: A suitably qualified person is a builder who is licensed to undertake the proposed works, a registered architect, a qualified and accredited building designer or a registered quantity surveyor.

I certify that I have calculated the estimated cost of the proposed development and that those costs are based on industry recognised prices and have been prepared in accordance with the following option:

Prepared by (signature):  Dated: 19/03/2017
Print Name: ANIELLO MODELINO
Qualification: LICENCED BUILDER
Contact Number: 0417 951 411

ESTIMATED COST GREATER THAN \$3,000,000
For development greater than \$3,000,000 a detailed cost report and methodology prepared by a registered quantity surveyor is to be submitted with this application verifying the cost of development.

REGIONAL DEVELOPMENT

Regional development needs to be notified and assessed by council and then determined by the relevant Joint Regional Planning Panel. Regional development is defined in Schedule 4A of the EP&A Act and includes:

- development with a CIV over \$20 million
- development with a CIV over \$5 million that is council related, lodged by or on behalf of the Crown (State of NSW), private infrastructure and community facilities, or eco-tourist facilities.
- extractive industries, waste facilities and marinas that are designated development
- certain coastal subdivisions

Capital Investment Value _____
(Where relevant)

Note: For development requiring the capital investment value, it is to be prepared by a registered quantity surveyor and attached in the supporting documentation.