



CUMBERLAND
COUNCIL

MAJOR DA CHECKLIST

IMPORTANT INFORMATION

This checklist applies to the following developments:

- Mixed Use Development containing retail/commercial and residential
- New Industrial or Alterations & Additions
- Multi Dwelling Housing
- Subdivision of land
- Boarding Houses
- Shop top housing
- Other Major Developments
- New Commercial or Alterations & Additions (including licensed premises)
- Dual Occupancy
- Residential Flat Buildings
- Childcare centres
- Stratum Subdivision
- Places of public worship
- Fire Safety Works, Pollution Control or Earthworks / Change in Levels / Similar Equipment

DECLARATION – TO BE SIGNED BY APPLICANT

- I apply for approval to carry out the development or works described in the accompanying Development Application/Construction Certificate application. I declare that all the information in the application and this Checklist is, to the best of my knowledge, true and correct.
- I understand that pursuant to Clause 51 of the *Environmental Planning and Assessment Regulation 2000*, if the information is incomplete the application may be delayed or rejected. I acknowledge that if the information provided is misleading any approval granted 'may be void'.
- I acknowledge Council's right to request, at any time, the information not contained in this Checklist which it deems necessary for its proper consideration of the application (pursuant to Clause 54 & Part 1 of Schedule 1 of the *Environmental Planning and Assessment Regulation 2000*).
- I accept that Council cannot be held liable for delays in processing arising out of inadequacies in the material submitted in support of this application. I consent to the use of the plans provided with the application for advertising purposes.
- I grant consent to Cumberland Council for the release of any plan(s) and documents submitted in relation to this development application for the purposes of Council fulfilling its requirements under the *Government Information (Public Access) Act 2009*. To assist the progress of this Application, I agree to copies of correspondence being forwarded to the owner/s.
- I grant consent to Cumberland Council to use the submitted plans and documents for this application for the purpose of notification and advertisement. I understand that the materials will be available for public to inspect on Council's website and Council's Customer Service Area.
- If my land has been identified as a flood control lot on Council's mapping system/s149 certificate, I confirm that I have read and comply with the relevant controls pertaining to flood and stormwater management on my land.

Signature(s)

Date

Property Address: _____

Calculating Estimated Cost of Development

Please calculate estimated cost of development by completing the following and use the estimated development cost when completing your Development Application form: -

DEVELOPMENT TYPE	TOTAL BUILDING AREA (TBA) in m2 (All new buildings / additions and alterations + garages)	ESTIMATED BUILDING COST *** (EBC) per m2 (from Rawlinsons Australian Construction Handbook 2009)	ESTIMATED TOTAL COST OF DEVELOPMENT (TBA x EBC per m2)
DUAL OCCUPANCY	Incl. garages	x \$1,710 =	
VILLA/TOWNHOUSE	Total Building Area ** (ex. balconies and car parking)	x \$1,710 =	
	Basement Parking Area	x \$1,560 =	
CHILDCARE CENTRE	all floors but excluding balconies	x \$1,575 =	
	Total External Play Area (m ²)		
	Turfed areas	x \$8.25 =	
	Synthetic Grass	x \$150 =	
	Open Parking Area	x \$82 =	
	Basement Parking Area	x \$1,560 =	
MIXED USE DEVELOPMENT (Ground Floor Commercial/Retail with Residential Flat Building/s or Apartment Building/s Atop)	Total RFB Building Area ** (ex. balconies and car parking)	x \$1,770 = (No Lift)	
		x \$2,035 = (With Lift)	
	Total Commercial/Retail Area ** (ex. car parking)	x \$1,815 = (No Lift)	
		x \$2,040 = (With Lift)	
	Basement Parking Area	x \$1,560 = (1 Level)	
		x \$1,620 = (2 or more Levels)	
APARTMENT BUILDINGS (4 Storeys or more)	Total Building Area ** (ex. balconies and car parking)	x \$2,035 =	
	Basement Parking Area	x \$1,560 = (1 Level)	
		x \$1,620 = (2 or more Levels)	
TOTAL			

Total Building Area is interpreted as the area of all floors enclosed by walls whether or not there are openings due to stairwells, light wells or the like. In this regard, Gross Floor Area may be used to determine the Total Building Area.

*The Estimated Total Cost of Development will be used by Council to determine Development Application fees.

**Notwithstanding the above calculations, Council reserves the right to review the estimated cost of development submitted and seek additional application fees in the event of any errors in calculation and/or omissions of any other relevant building cost element not specifically listed above.

***The above Estimated Building Cost per m² may be subject to change in line with the current edition of the Rawlinsons Australian Construction Handbook.

I certify that:

- I am a member of the Australian Institute of Quantity Surveyors.
- I have inspected the plans the subject of the application for development consent or construction certificate.
- I have prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.
- I have calculated the development costs in accordance with the definition of development costs in the S94A Development Contributions Plan of the Council of Campbelltown at current prices.
- I have included GST in the calculation of development and construction cost.
- I have measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1, Appendix A2.

Signed:

Name:

Position and Qualifications:

Date:

Note: This QS form is only valid for 90 days from the above date.



CUMBERLAND
COUNCIL

MINOR DA CHECKLIST

IMPORTANT INFORMATION

This checklist applies to the following developments:

- | | |
|---|--|
| ■ Demolition | ■ New Dwelling or Structure |
| ■ Dwelling Alterations and Additions | ■ Secondary Dwelling |
| ■ Pools, Decks and Fencing | ■ Subdivision of buildings (Torrens or Strata) |
| ■ Outbuildings (such as detached garages and carports, cabanas and sheds) | ■ Dual Occupancy |

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DUAL OCCUPANCY	Incl. garages	x \$1,710 =	
PROJECT HOUSE		x \$1,325 =	
INDIVIDUAL HOUSE		x \$1,500 =	
ALTERATIONS/ADDITIONS		x \$1,325 =	
TOTAL			\$

Total Building Area is interpreted as the area of all floors enclosed by walls whether or not there are openings due to stairwells, light wells or the like. In this regard, Gross Floor Area may be used to determine the Total Building Area.

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