

ESTIMATED DEVELOPMENT COST

DEVELOPMENT APPLICATION /COMPLYING DEVELOPMENT NO:	
APPLICANTS NAME:	
APPLICANTS ADDRESS:	
LOCATION OF PROPOSED DEVELOPMENT:	
DESCRIPTION OF DEVELOPMENT:	

ESTIMATED DEVELOPMENT COST SUMMARY TABLE

Cost summary table (for development under \$3 million)

Element	Cost (excluding GST)
Demolition, excavation and site preparation Includes clearing vegetation, demolition, excavation and remediation, as well as disposal of any material.	\$
Substructure, columns, external walls and upper floors Substructure is the structurally sound and watertight base upon which to build. Substructure includes all work up to but excluding the lowest floor finish. Columns include internal and external columns from tops to bases, column casings and all protective non-decorative coatings. External walls include structural walls, basement walls, glazed screen walls, any balcony walls and balustrades. Upper floors are the floor structures above the lowest level.	\$
Ground level flooring Material used for the ground level floor of the development eg Concrete, timber flooring or decking, masonry pavers etc	\$
Staircases Structural connections between two or more floor levels or to roof, plant rooms and motor rooms together with associated finishes.	\$
Roof The structurally sound and watertight covering over the building.	\$
Windows, internal walls, doors and screens	\$
Surface finishes Finishes and decoration applied to internal and external surfaces such as walls, floors and ceilings (e.g., tiling, painting, cladding, rendering, carpeting, etc).	\$
Fitments Includes built-up fitments and fixed items (e.g., joinery, benches, plaques, mirrors, etc). Loose furniture and finishes are not included.	\$
Special equipment Special equipment is fixed equipment that is necessary to the use for which consent is sought.	\$

Building services Internal and external services necessary for the functioning of the building and property (e.g., Hydraulic, mechanical, fire Services, stormwater, gas supply, electrical systems, mechanical ventilation, lifts, etc).	\$
External works Works external to the building other than external building services (e.g., soft landscaping, footpaths, decks, retaining walls, driveways, manoeuvring and carparking areas; landscaping; fencing; advertising signage; utility service extensions; Stormwater drainage design and construction, etc).	\$
Professional fees Professional service fees associated with the design and construction of a development (e.g., architect, project manager, town planning consultant, surveyor, engineering etc).	\$
Estimated development cost (The sum of the above cost elements, exclusive of GST*)	\$
GST	\$
Estimated development cost plus GST	\$

* Estimated development cost excludes GST, pursuant to Section 6 of the *Environmental Planning and Assessment Regulation 2021*

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 costs in Section 208 of the Environmental Planning and Assessment Regulation 2021 at current prices; and
- Included GST in the calculation of proposed cost of development.

Signed:

Name:

Position & Qualification:

Date:

Additional Advice:

What to include in cost estimates

To help calculate the EDC for a development, applicants should refer to the definition in the EP&A Regulation (s 6) and appropriate professional guidance, including quantity surveying standards of practice. The EDC of a proposed development must be based on a genuine estimate of the cost of carrying out the development.

The following matters should be considered when deciding what costs to include as part of the EDC:

- Cost estimates should cover the full scope of works that the applicant is seeking consent or approval for within the application. Where the estimate is prepared by someone other than the applicant (for example a quantity surveyor), advice should be sought by the quantity surveyor from the person preparing the application to clarify the scope of the development for which approval is being sought.
- If the development has an ongoing use beyond completion, the cost estimate should include all costs necessary to bring the development to a point where it is ready for use, but should not include the ongoing costs of operating or maintaining the development once the use commences. For example, a cost estimate for a proposed hotel accommodation development would capture all costs necessary to ready the development for use as a hotel, which would include construction of the building and preparation of the building for operation. However, the cost of operating the hotel, such as maintenance, utilities and replacement of plant and equipment over time should not be included.
- All costs necessary to operate at the maximum capacity or extent of the use described in the application should be included. For example, a cost estimate for the carrying out of an energy generation development would be based on the establishment costs to prepare the energy development for operating at its maximum intended capacity.