

## ESTIMATED DEVELOPMENT COST (SUBDIVISION)

<b>DEVELOPMENT APPLICATION /SUBDIVISION WORKS CERTIFICATE NUMBER:</b>	
<b>APPLICANTS NAME:</b>	
<b>APPLICANTS ADDRESS:</b>	
<b>LOCATION OF PROPOSED DEVELOPMENT:</b>	
<b>DESCRIPTION OF DEVELOPMENT:</b>	

## ESTIMATED DEVELOPMENT COST SUMMARY TABLE

Cost summary table for development under \$3 million. For development over \$3 million please see the [linked guide](#)

Element	Cost (excluding GST)
<b>Site Establishment</b> Including mobilisation, demobilisation, site facilities, traffic guidance system, erosion and sediment controls, authority approvals, construction management plans, service locating, etc.	\$
<b>Earthworks</b> Including clearing, grubbing, trimming, lot grading and filling, stockpiling, retaining structures, fill testing, swale and cut off drain construction, basin construction, removal of excess material, etc.	\$
<b>Road Works</b> Including subgrade formation, pavement works, kerb and gutter installation, sealing, asphalt, driveways, footpaths, street furniture, conformance testing, etc.	\$
<b>Drainage Works</b> Including trench excavation, bedding material, pipe and pit installation, property service connection, backfill, trench compaction testing, etc.	\$
<b>Sewer Works</b> Including trench excavation, bedding material, pipe, maintenance hole and terminal maintenance shaft installation, pump systems and rising mains, property service connection, backfill, trench compaction testing, pressure testing etc.	\$
<b>Water Supply Works</b> Including trench excavation, bedding material, pipe, valve and hydrant installation, thrust blocks, marker posts and retroreflective raised pavement markers, property service connection, backfill, trench compaction testing, pressure testing etc.	\$
<b>Electrical Supply Works</b> Including installation of service pits, conduits, mains cables, property service connections, street lighting, etc.	\$
<b>Gas Supply Works</b> Including installation of service pits, conduits, supply mains, property service connections, etc.	\$
<b>Telecommunication Works</b> Including installation of service pits, conduits, supply mains, property service connections, etc.	\$

<b>Landscaping works</b> Including street trees, playground equipment, topsoiling and seeding (including nature strips), tables and seating, basin vegetation, other planting requirements, etc.	\$
<b>Professional Consultation Fees</b> Professional service fees associated with the surveying, design, document preparation, development application lodgment and construction of a development (e.g., architect, project manager, town planning consultant, surveyor, engineering), etc.	\$
<b>Estimated development cost</b> (The sum of the above cost elements, exclusive of GST*)	\$
<b>GST</b>	\$
<b>Estimated development cost plus GST</b>	\$

\* 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.