

Appendix 1 - Cost Summary Report

ESTIMATED DEVELOPMENT COST (Development Cost of \$3,000,000 or less)

DEVELOPMENT APPLICATION No:		REFERENCE:	
COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No.			
CONSTRUCTION CERTIFICATE No:		DATE:	

Applicant's Name: _____

Applicant's Address: _____

Development Name: _____

Development Address: _____

For all cost estimates for development costed under \$3 million:

- For development costed up to \$100,000, the EDC should be estimated by the applicant or a suitably qualified person*, and the methodology used to do this be submitted with the application.
- For development costed between \$100,000 and \$3 million, the EDC should be estimated by a suitably qualified person*, and the methodology used to do this be submitted with the application.

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

Analysis of Development Costs (Note if works do not form part of your application insert 'N/A'):

Land subdivision costs such as planning, execution and registration of covenants and easements	\$
Change of use	\$
Demolition	\$
Remediation and decontamination	\$
Excavation costs such as shoring, tanking, filling and waterproofing	\$
Preliminaries such as scaffolding, hoarding, fencing site sheds, waste management	\$
Construction costs such as engineering works, footings, slabs, walls, floors, roof, beams windows, doors, staircases, balustrades, handrails and miscellaneous structures such as decks, terraces, verandahs, carport, garages, sheds, shopfronts, etc.	\$
Supply and installation of services such as electrical, plumbing, drainage, mechanical, fire, hydraulic, gas, communications and related plant equipment	\$
Fittings and furnishings - where the development involves an enlargement, expansion or intensification of a current land use	\$
Wall, floor and ceiling finishes including carpeting, tiles and painting etc.	\$
External works such as landscaping, driveways, parking, fencing, pools, retaining walls, paving etc.	\$
Other miscellaneous work	\$
Sub-total in accordance with Clause 251 of the Environmental Planning and Assessment Regulation 2021	A \$

<i>The following costs are not subject to S.7.12 Levy (pursuant to Clause 208) but subject to cost of development (pursuant to Clause 251) of the Environmental Planning and Assessment Regulation 2021.</i>		
Consultant Fees/ Project Management costs associated with the development		\$
Fittings and furnishings, (including any refitting or refurbishing) where there is no enlargement, expansion or intensification of a current use (Excludes base building works)		\$
Disabled access measures		\$
Energy efficiency measures		\$
Affordable housing costs		\$
Adaptive reuse of a heritage item		\$
Sub-total	B	\$
Estimated Development Cost (EDC)	A + B	\$
Goods and Services Tax (GST)		\$
TOTAL DEVELOPMENT COST (from which DA fee is calculated)		\$

I certify that I am a Suitably Qualified Person* as defined in Planning Circular PS 24-002 and I have:

- Inspected the plans the subject of the application for development consent or construction certificate.
- Calculated the development costs in accordance with the definition of development costs in Section 208 of the Environmental Planning and Assessment Regulation 2021 at current prices.
- Included GST in the calculation of development cost.

Name: _____

Address: _____ Phone: _____

Email: _____

Profession _____ License / Accreditation No. _____

Qualifications:

Category of suitably qualified person relied upon, as defined below:

Signed: _____ Date: _____