

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 cost under \$3 million:

- For development cost 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 cost 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.

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 - costs of doing anything necessary to enable the use of the land to be changed	\$
Demolition including cost of removal from site and disposal	\$
Site preparation such as clearing vegetation, remediation and decontamination	\$
Excavation or dredging costs including shoring, tanking, filling and waterproofing	\$
Preliminaries such as scaffolding, hoarding, fencing site sheds, waste management	\$
Building construction and engineering costs such as 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, air conditioning, mechanical, fire protection, hydraulic, gas, telecommunications plant equipment, lifts	\$
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.	\$
Professional fees as part of the design such as architects and consultant fees	\$
Other related work, including items not expressly excluded	\$
Preliminaries and margins	\$
Sub-total in accordance with Clause 251 of the Environmental Planning and Assessment Regulation 2021	A \$
Goods and Services Tax (GST)	\$
DEVELOPMENT COST FOR CONTRIBUTIONS PURPOSES	\$

<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>	
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)	\$
ESTIMATED DEVELOPMENT COST including GST (from which DA fee is calculated)	\$

TOTAL FLOOR AREA (m ²)	
Residential	m ²
Retail/Commercial	m ²
Industrial	m ²
Demolition works	m ²
Other works	m ²

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.
- I have 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 industry recognised prices.
- I have included GST in the calculation of development cost.
- I acknowledge that Council may review the information provided and may seek further information or make its own cost estimate.

Name: _____

Address: _____

Phone: _____

Email: _____

Profession _____

License / Accreditation No. _____

Qualifications: _____

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

Signed: _____

Date: _____

** 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.*