

## ESTIMATED DEVELOPMENT COST REPORT

[Development cost \$3,000,000.00 and above]

|                      |  |
|----------------------|--|
| DATE                 |  |
| APPLICANT NAME       |  |
| APPLICANT ADDRESS    |  |
| DEVELOPMENT ADDRESS  |  |
| DESCRIPTION OF WORKS |  |

| Element  | Cost<br>(excluding GST) |
|--|-------------------------|
| <p><b>Demolition, excavation and site preparation</b><br/>Includes clearing vegetation, demolition, excavation and remediation, as well as disposal of any material.</p>   | \$                      |
| <p><b>Substructure, columns, external walls and upper floors</b><br/>Substructure is the structurally sound and watertight base upon which to build. Substructure includes all work up to but excluding the lowest floor finish.<br/>Columns include internal and external columns from tops to bases, column casings and all protective non-decorative coatings.<br/>External walls include structural walls, basement walls, glazed screen walls, any balcony walls and balustrades.</p> | \$                      |
| <p><b>Staircases</b><br/>Structural connections between two or more floor levels or to roof, plant rooms and motor rooms together with associated finishes.</p>  | \$                      |
| <p><b>Roof</b><br/>The structurally sound and watertight covering over the building.</p>   | \$                      |
| <p><b>Windows, internal walls, doors and screens</b></p>   | \$                      |
| <p><b>Surface finishes</b><br/>Finishes and decoration applied to internal and external surfaces such as walls, floors and ceilings (e.g., painting, cladding, rendering, carpeting, etc).</p>   | \$                      |
| <p><b>Fitments</b><br/>Includes built-up fitments and fixed items (e.g., joinery, benches, plaques, mirrors, etc). Loose furniture and finishes are not included.</p>  | \$                      |
| <p><b>Special equipment</b><br/>Special equipment is fixed equipment that is necessary to the use for which consent is sought</p>  | \$                      |
| <p><b>Building services</b><br/>Internal and external services necessary for the functioning of the building and property (e.g., stormwater, gas supply, electrical systems, mechanical ventilation, lifts, etc).</p>  | \$                      |

|  |    |
|--|----|
| <b>External works</b><br>Works external to the building other than external building services (e.g., soft landscaping, footpaths, decks, retaining walls, etc).  | \$ |
| <b>Professional fees</b><br>Professional service fees associated with the design and construction of a development (e.g., architect, project manager, town planning consultant, 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>   | \$ |
| <b>I certify that I have:</b>  |    |
| <ul style="list-style-type: none"> <li>provided the estimated costs of the proposed development and that those costs are based on industry recognised prices; and</li> <li>the estimated costs have been prepared having regard to the matters set out in the Environmental Planning and Assessment Regulation</li> </ul>  |    |
| SIGNATURE  |    |
| NAME   |    |
| POSITION AND QUALIFICATIONS  |    |
| DATE   |    |
| <p><b>This report can be prepared by the Applicant or a builder who is licensed to undertake the proposed works, a registered architect, a qualified and accredited building designer, a registered 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.</b></p> |    |