

ESTIMATED DEVELOPMENT COST REPORT

[Development cost up to \$100,000.00]

DATE	
APPLICANT NAME	
APPLICANT ADDRESS	
DEVELOPMENT ADDRESS	
DESCRIPTION OF WORKS	

COST SUMMARY TABLE

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

Building services Internal and external services necessary for the functioning of the building and property (e.g., 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, etc).	\$
Professional fees Professional service fees associated with the design and construction of a development (e.g., architect, project manager, town planning consultant, etc).	\$
Estimated development cost (The sum of the above cost elements, exclusive of GST*)	\$
GST	\$
Estimated development cost plus GST	\$
I certify that I have:	
<ul style="list-style-type: none"> provided the estimated costs of the proposed development and that those costs are based on industry recognised prices; and the estimated costs have been prepared having regard to the matters set out in the Environmental Planning and Assessment Regulation 	
SIGNATURE	
NAME	
POSITION AND QUALIFICATIONS	
DATE	
<p>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.</p>	