

ESTIMATED DEVELOPMENT COST REPORT

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

DATE	
APPLICANT NAME	
APPLICANT ADDRESS	
DEVELOPMENT ADDRESS	
DESCRIPTION OF WORKS	

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