



Development Application

Estimated Development Cost

Purpose

This form is to be used to support the lodgement of a development application in accordance with Clause 24 of the Environmental Planning and Assessment Regulation 2021. On completion, this form must be lodged through the NSW Planning Portal along with other supporting documentation.

This form is adapted from assessment sheets provided in [Circular PS 24-002](#): Calculating the estimated development cost (EDC), published by the NSW Department of Planning, Housing and Infrastructure.

The EDC captures cost components such as design and erection of a building, carrying out a work, demolition of a work or building and fixed or mobile plant and equipment. Please note that Council will check the estimated cost provided on the application form. If the estimate is understated, the figure will need to be adjusted. Additional application fees may be applicable.

Council has endorsed the NSW Government's recommended approach to EDC:

VALUE OF DEVELOPMENT	METHOD OF COST ASSESSMENT
Less than \$100,000	Estimated cost and methodology provided by either the applicant or a suitably qualified person*
Between \$100,000 and \$3 million	Estimated cost and methodology provided by a suitably qualified person*
Greater than \$3 Million	A detailed cost report provided by a registered quantity surveyor

*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 registered quantity surveyor or a person who is licensed and has the relevant qualifications and proven experience in costing development works at least to a similar scale and type as is proposed.

Part 1 - Cost Summary Table (For Development under \$3 Million)

ELEMENT	COST (Including 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. Upper floors are the floor structures above the lowest level.	\$
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 fittings and fixed items (e.g., joinery, benches, plaques, mirrors, etc). Loose furniture and finishes are not included.	
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Part 1 (Cont.) - Cost Summary Table (For Development under \$3 Million)

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	\$

Part 2 - Declaration

I certify that:

- I have provided a genuine estimate of the costs of the proposed development and that those costs are based on industry recognised prices.
- I acknowledge that Council may review the information provided and may seek further information or make its own cost estimate.

Title

Given Name

Family Name

Position / Qualification

Address

Phone Number

Email

Applicants signature

Date

Various commercial entities publish building and construction cost guides/calculators which can be referenced. The Australian Institute of Quantity Surveyors provides technical guidance on estimating costs and methods of measurement in the Australian Cost Management Manuals.

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