

Address all correspondence to:

The Chief Executive Officer, PO Box 42, Nowra NSW 2541 Australia shoalhaven.nsw.gov.au/Contact-Us | 1300 293 111

Estimated Development Cost

City Development

Environmental Planning and Assessment Act 1979 (EP&A Act)

Guidance

You must provide a genuine **estimated development cost** (EDC) of the proposed development based on a genuine estimate of the cost of carrying out the development with your development application.

Council has adopted the NSW Government's recommended approach to estimating development cost as set out in <u>Planning Circular – **PS 24-002**</u>. This supersedes Planning Circulars PS 21-020 and PS 21-022 for all development types lodged on the portal from 4 March 2024.

This form is to be submitted with the application.

Development site – location and title details						
Unit / Street No:	Street name:					
Lot:		Section:		DP:		
Suburb:			Postcode	:		
Estimated Development Cost						
Estimated Cost of Development	Who should estimate the costs of development?					
\$0 - \$100,000	The <i>applicant</i> or a <i>suitably qualified person</i> ¹ based on individual components listed with the DA.					
\$100,000 - \$3 million	A suitably qualified person ¹ should prepare the cost estimate and submit it, along with the methodology, with the DA.					
Over \$3 million	A detailed estimated cost of development report prepared by a registered quantity surveyor who is a member of a relevant professional body ² to be submitted with the DA.					
¹ 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.						
² Member of a relevant professional body examples, the Australian Institute of Quantity Surveyors (AIQS) or Royal Institution of Chartered Surveyors (RICS).						
Please indicate which of the following is relevant to your application						
Table 1: Cost summary table – Based on Individual Components						
Suitably qualified person						
Quantity Surveyor's Report						

st (Genuine Estimate) molition, excavation and site preparation udes clearing vegetation, demolition, excavation and remediation, as well as disposal of material. bstructure, columns, external walls and upper floors structure is the structurally sound and waterlight base upon which to build. Substructure udes all work up to but excluding the lowest floor finish. umns include internal and external columns from tops to bases, column casings and all tective non-decorative coatings. erral walls include structural walls, basement walls, glazed screen walls, any balcony is and balustrades. or floors are the floor structures above the lowest level. aircases of estructurally sound and waterlight covering over the building. mdows, internal walls, doors and screens shes and decoration applied to internal and external surfaces such as walls, floors and ings (e.g., painting, cladding, rendering, carpeting, etc). ments udes built-up fitments and fixed items (e.g., joinery, benches, plaques, mirrors, etc). se further and external services necessary for the functioning of the building and property, is, stormwater, gas supply, electrical systems, mechanical ventilation, lifts, etc). ternal works \$ rks external services necessary for the functioning of the building and property, is, stormwater, gas supply, electrical systems, mechanical ventilation, lifts, etc). offessional fees \$ <	
udes clearing vegetation, demolition, excavation and remediation, as well as disposal of material. \$ bstructure, columns, external walls and upper floors \$ udes all work up to but excluding the lowest floor finish. \$ umms include internal and external columns from tops to bases, column casings and all tective non-decorative coatings. \$ wircases \$ uctural connections between two or more floor levels or to roof, plant rooms and motor mis together with associated finishes. \$ of \$ extructurally sound and watertight covering over the building. \$ indexs, internal walls, doors and screens \$ rface finishes \$ shes and decoration applied to internal and external surfaces such as walls, floors and lings (e.g., painting, cladding, rendering, carpeting, etc). \$ weldes built-up fitments and fixed items (e.g., joinery, benches, plaques, mirrors, etc). \$ se functure and finishes are not included. \$ ecial equipment is fixed equipment that is necessary to the use for which consent is ght \$ ilding services \$ restored works \$ rks external services necessary for the functioning of the building and property prepaths, decks, retaining walls, etc). \$ paths, decks, retaining walls, etc).<	N/A
materialregeneration of the second state	
structure is the structurally sound and watertight base upon which to build. Substructure udes all work up to but excluding the lowest floor finish. urns include internal and external columns from tops to bases, column casings and all tective non-decorative coatings. ernal walls include structural walls, basement walls, glazed screen walls, any balcony is and balustrades. ber floors are the floor structures above the lowest level. hircases actural connections between two or more floor levels or to roof, plant rooms and motor ms together with associated finishes. of e structurally sound and watertight covering over the building. ndcows, internal walls, doors and screens fface finishes shes and decoration applied to internal and external surfaces such as walls, floors and ings (e.g., painting, cladding, rendering, carpeting, etc). ecial equipment se furniture and fixed items (e.g., joinery, benches, plaques, mirrors, etc). se furniture and fixed equipment that is necessary to the use for which consent is ght ilding services mental works rks external services necessary for the functioning of the building and property p., stormwater, gas supply, electrical systems, mechanical ventilation, lifts, etc). fessional fees fessional service fees associated with the design and construction of a development p., architect, project manager, town plan	
udes all work up to but excluding the lowest floor finish. umus include internal and external columns from tops to bases, column casings and all tective non-decorative coatings. urnns include internal and external columns from tops to bases, column casings and all tective non-decorative coatings. \$ aircases \$ aircases \$ actural connections between two or more floor levels or to roof, plant rooms and motor ms together with associated finishes. \$ of \$ estructurally sound and watertight covering over the building. \$ indexs, internal walls, doors and screens \$ rface finishes \$ she and decoration applied to internal and external surfaces such as walls, floors and ings (e.g., painting, cladding, rendering, carpeting, etc). \$ ecial equipment signed to internal and external surfaces such as walls, floors and fings (e.g., painting, cladding, rendering, carpeting, etc). \$ ecial equipment signed to internal and external surfaces such as walls, floors and fings further than external surfaces incomes, interns, etc). \$ ecial equipment signed to internal and external surfaces such as walls, floors and ings (e.g., painting, cladding, rendering, carpeting, etc). \$ ecial equipment signed to included. \$ \$ icital equipment is fixed equipment that is necessary to the use for which consent is ght \$ </td <td></td>	
tective non-decorative coatings. ernal walls include structural walls, basement walls, glazed screen walls, any balcony is and balustrades. per floors are the floor structures above the lowest level. sircases cutural connections between two or more floor levels or to roof, plant rooms and motor ms together with associated finishes. of structurally sound and watertight covering over the building. ndows, internal walls, doors and screens frace finishes shes and decoration applied to internal and external surfaces such as walls, floors and ings (e.g., painting, cladding, rendering, carpeting, etc). ments udes built-up fitments and fixed items (e.g., joinery, benches, plaques, mirrors, etc). se furniture and finishes are not included. scial equipment scial equipment is fixed equipment that is necessary to the use for which consent is ght ilding services rks external services necessary for the functioning of the building and property p, stormwater, gas supply, electrical systems, mechanical ventilation, lifts, etc). ternal works rks external to the building other than external building services (e.g., soft landscaping, paths, decks, retaining walls, etc). ofessional fees fessional service fees associated with the design and construction of a development p, architect, project manager, town planning consultant, etc). sour Costs the carrying out of a work or erection of a building and associated infrastructure. her (specify) rking / garaging area s	
Is and balustrades. per floors are the floor structures above the lowest level. hircases detural connections between two or more floor levels or to roof, plant rooms and motor ms together with associated finishes. of e structurally sound and watertight covering over the building. ndows, internal walls, doors and screens frace finishes shes and decoration applied to internal and external surfaces such as walls, floors and ings (e.g., painting, cladding, rendering, carpeting, etc). ments udes built-up fitments and fixed items (e.g., joinery, benches, plaques, mirrors, etc). se furniture and finishes are not included. ecial equipment sight ilding services trad external services necessary for the functioning of the building and property p, stormwater, gas supply, electrical systems, mechanical ventilation, lifts, etc). ternal works rks external to the building other than external building services (e.g., soft landscaping, ipaths, decks, retaining walls, etc). ofeesional fees fessional service flees associated with the design and construction of a development p, architect, project manager, town planning consultant, etc). bour Costs the carrying out of a work or erection of a building and associated infrastructure. her (specify) rking / garaging area S	
aircases uctural connections between two or more floor levels or to roof, plant rooms and motor ms together with associated finishes.\$of\$e structurally sound and watertight covering over the building.\$indows, internal walls, doors and screens\$rface finishes\$shes and decoration applied to internal and external surfaces such as walls, floors and ings (e.g., painting, cladding, rendering, carpeting, etc).\$ments udes built-up fitments and fixed items (e.g., joinery, benches, plaques, mirrors, etc).\$secial equipment acial equipment is fixed equipment that is necessary to the use for which consent is ght\$ilding services rrad and external services necessary for the functioning of the building and property p, stormwater, gas supply, electrical systems, mechanical ventilation, lifts, etc).\$ternal works rks external to the building other than external building services (e.g., soft landscaping, paths, decks, retaining walls, etc).\$of ofessional fees fessional service frees associated with the design and construction of a development p, architect, project manager, town planning consultant, etc).\$bour Costs the carrying out of a work or erection of a building and associated infrastructure.\$the carrying area\$	
actural connections between two or more floor levels or to roof, plant rooms and motor ms together with associated finishes.\$of\$a structurally sound and watertight covering over the building.\$ndows, internal walls, doors and screens\$rface finishes\$shes and decoration applied to internal and external surfaces such as walls, floors and ings (e.g., painting, cladding, rendering, carpeting, etc).\$ments\$udes built-up fitments and fixed items (e.g., joinery, benches, plaques, mirrors, etc).\$secial equipment scial equipment is fixed equipment that is necessary to the use for which consent is ght\$ilding services rrad and external services necessary for the functioning of the building and property p., stormwater, gas supply, electrical systems, mechanical ventilation, lifts, etc).\$ternal works rks external to the building other than external building services (e.g., soft landscaping, paths, decks, retaining walls, etc).\$ofessional fees fessional service frees associated with the design and construction of a development p., architect, project manager, town planning consultant, etc).\$bour Costs the carrying out of a work or erection of a building and associated infrastructure.\$ner (specify)\$rking / garaging area\$	
ms together with associated finishes. \$ of \$ e structurally sound and waterlight covering over the building. \$ ndows, internal walls, doors and screens \$ rface finishes \$ shes and decoration applied to internal and external surfaces such as walls, floors and ings (e.g., painting, cladding, rendering, carpeting, etc). \$ ments udes built-up fitments and fixed items (e.g., joinery, benches, plaques, mirrors, etc). \$ ecial equipment \$ acial equipment is fixed equipment that is necessary to the use for which consent is ght \$ ilding services \$ rmal and external services necessary for the functioning of the building and property \$ upsths, decks, retaining walls, etc). \$ offessional fees \$ fessional service fees associated with the design and construction of a development \$ u, architect, project manager, town planning consultant, etc). \$ bour Costs \$ the carrying out of a work or erection of a building and associated infrastructure. \$ ner (specify) \$ rking / garaging area \$	
e structurally sound and watertight covering over the building. ndows, internal walls, doors and screens fface finishes shes and decoration applied to internal and external surfaces such as walls, floors and ings (e.g., painting, cladding, rendering, carpeting, etc). ments udes built-up fitments and fixed items (e.g., joinery, benches, plaques, mirrors, etc). se furniture and finishes are not included. ecial equipment acial equipment is fixed equipment that is necessary to the use for which consent is ght ilding services rmal and external services necessary for the functioning of the building and property paths, decks, retaining walls, etc). ofessional fees fessional service fees associated with the design and construction of a development path, architect, project manager, town planning consultant, etc). bour Costs the carrying out of a work or erection of a building and associated infrastructure. her (specify) rking / garaging area *	
ndows, internal walls, doors and screens\$rface finishes\$shes and decoration applied to internal and external surfaces such as walls, floors and ings (e.g., painting, cladding, rendering, carpeting, etc).\$ments\$udes built-up fitments and fixed items (e.g., joinery, benches, plaques, mirrors, etc).\$secial equipment social equipment is fixed equipment that is necessary to the use for which consent is ght\$ilding services urnal and external services necessary for the functioning of the building and property p, stormwater, gas supply, electrical systems, mechanical ventilation, lifts, etc).\$ternal works rks external to the building other than external building services (e.g., soft landscaping, paths, decks, retaining walls, etc).\$ofessional fees fessional service fees associated with the design and construction of a development p, architect, project manager, town planning consultant, etc).\$bour Costs the carrying out of a work or erection of a building and associated infrastructure.\$ner (specify)\$rking / garaging area\$	
rface finishes * rface finishes \$ shes and decoration applied to internal and external surfaces such as walls, floors and ings (e.g., painting, cladding, rendering, carpeting, etc). \$ ments udes built-up fitments and fixed items (e.g., joinery, benches, plaques, mirrors, etc). \$ ecial equipment \$ acial equipment is fixed equipment that is necessary to the use for which consent is ght \$ ilding services \$ rmal and external services necessary for the functioning of the building and property g., stormwater, gas supply, electrical systems, mechanical ventilation, lifts, etc). \$ ternal works \$ rks external to the building other than external building services (e.g., soft landscaping, paths, decks, retaining walls, etc). \$ offessional fees \$ fessional service fees associated with the design and construction of a development g., architect, project manager, town planning consultant, etc). \$ bour Costs \$ the carrying out of a work or erection of a building and associated infrastructure. \$ ner (specify) \$ rking / garaging area \$	
shes and decoration applied to internal and external surfaces such as walls, floors and ings (e.g., painting, cladding, rendering, carpeting, etc).\$ments udes built-up fitments and fixed items (e.g., joinery, benches, plaques, mirrors, etc).\$ecial equipment ecial equipment is fixed equipment that is necessary to the use for which consent is ght\$ilding services up, stormwater, gas supply, electrical systems, mechanical ventilation, lifts, etc).\$ternal works rks external to the building other than external building services (e.g., soft landscaping, p, architect, project manager, town planning consultant, etc).\$bour Costs the carrying out of a work or erection of a building and associated infrastructure.\$er (specify)\$rking / garaging area\$	
ings (e.g., painting, cladding, rendering, carpeting, etc). ments udes built-up fitments and fixed items (e.g., joinery, benches, plaques, mirrors, etc). se furniture and finishes are not included. ecial equipment acial equipment is fixed equipment that is necessary to the use for which consent is ght ilding services wrmal and external services necessary for the functioning of the building and property p, stormwater, gas supply, electrical systems, mechanical ventilation, lifts, etc). ternal works rks external to the building other than external building services (e.g., soft landscaping, paths, decks, retaining walls, etc). ofessional fees fessional service fees associated with the design and construction of a development p, architect, project manager, town planning consultant, etc). bour Costs the carrying out of a work or erection of a building and associated infrastructure. her (specify) rking / garaging area S s s s s s s s s s s s s s	
udes built-up fitments and fixed items (e.g., joinery, benches, plaques, mirrors, etc).sec furniture and finishes are not included.ecial equipmentscial equipment is fixed equipment that is necessary to the use for which consent is ghtilding servicesstral and external services necessary for the functioning of the building and property g., stormwater, gas supply, electrical systems, mechanical ventilation, lifts, etc).ternal worksrks external to the building other than external building services (e.g., soft landscaping, tpaths, decks, retaining walls, etc).ofessional fees fessional service fees associated with the design and construction of a development g., architect, project manager, town planning consultant, etc).bour Costs the carrying out of a work or erection of a building and associated infrastructure.her (specify)\$rking / garaging area	
asse furniture and finishes are not included. \$ ecial equipment \$ acial equipment is fixed equipment that is necessary to the use for which consent is \$ ilding services \$ irral and external services necessary for the functioning of the building and property \$ p., stormwater, gas supply, electrical systems, mechanical ventilation, lifts, etc). \$ ternal works \$ rks external to the building other than external building services (e.g., soft landscaping, tpaths, decks, retaining walls, etc). \$ offessional fees \$ fessional service fees associated with the design and construction of a development dui, architect, project manager, town planning consultant, etc). \$ bour Costs \$ the carrying out of a work or erection of a building and associated infrastructure. \$ ner (specify) \$ rking / garaging area \$	
because equipment is fixed equipment that is necessary to the use for which consent isilding services\$inding service\$inding service <td></td>	
iding services\$ilding services\$and external services necessary for the functioning of the building and property g., stormwater, gas supply, electrical systems, mechanical ventilation, lifts, etc).\$ternal works\$rks external to the building other than external building services (e.g., soft landscaping, tpaths, decks, retaining walls, etc).\$ofessional fees fessional service fees associated with the design and construction of a development g., architect, project manager, town planning consultant, etc).\$bour Costs the carrying out of a work or erection of a building and associated infrastructure.\$ner (specify)\$rking / garaging area\$	
and external services necessary for the functioning of the building and property c., stormwater, gas supply, electrical systems, mechanical ventilation, lifts, etc).\$ternal works rks external to the building other than external building services (e.g., soft landscaping, tpaths, decks, retaining walls, etc).\$ofessional fees fessional service fees associated with the design and construction of a development g., architect, project manager, town planning consultant, etc).\$bour Costs the carrying out of a work or erection of a building and associated infrastructure.\$ner (specify)\$rking / garaging area\$	
g., stormwater, gas supply, electrical systems, mechanical ventilation, lifts, etc). \$ ternal works \$ rks external to the building other than external building services (e.g., soft landscaping, tpaths, decks, retaining walls, etc). \$ ofessional fees \$ fessional service fees associated with the design and construction of a development g., architect, project manager, town planning consultant, etc). \$ bour Costs \$ the carrying out of a work or erection of a building and associated infrastructure. \$ ner (specify) \$ rking / garaging area \$	
rks external to the building other than external building services (e.g., soft landscaping, paths, decks, retaining walls, etc). \$ ofessional fees \$ fessional service fees associated with the design and construction of a development g., architect, project manager, town planning consultant, etc). \$ bour Costs \$ the carrying out of a work or erection of a building and associated infrastructure. \$ ner (specify) \$ rking / garaging area \$	
apaths, decks, retaining walls, etc). ofessional fees fessional service fees associated with the design and construction of a development architect, project manager, town planning consultant, etc). bour Costs the carrying out of a work or erection of a building and associated infrastructure. her (specify) rking / garaging area	
fessional service fees associated with the design and construction of a development fessional service fees associated with the design and construction of a development bour Costs the carrying out of a work or erection of a building and associated infrastructure. fessional service fees associated with the design and construction of a development her (specify) fessional service fees associated with the design and construction of a building and associated infrastructure. fessional service fees associated infrastructure. her (specify) fessional service fees associated infrastructure. fessional service fees associated infrastructure. rking / garaging area fessional service fees associated infrastructure. fessional service fees associated infrastructure.	
g., architect, project manager, town planning consultant, etc). \$ bour Costs \$ the carrying out of a work or erection of a building and associated infrastructure. \$ ner (specify) \$ rking / garaging area \$	
the carrying out of a work or erection of a building and associated infrastructure. her (specify) rking / garaging area	
ner (specify) \$ <pre>state</pre> <pre>st</pre>	
rking / garaging area \$	
Estimated development cost \$.
(The sum of the above cost elements, exclusive of GST)	
GST \$	
Estimated development cost plus GST \$	

*Estimated development cost excludes GST, pursuant to Section 6 of the Environmental Planning and Assessment Regulation 2021

Declaration

I/We certify that:

- I/We have 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 section 6 of the *Environmental Planning and Assessment Regulation 2021.*

Note: Section 6 of the *Environmental Planning & Assessment Regulation 2021* specifies how the estimated cost of development is to be calculated. It is an offence to make a false statement in relation to the estimated cost of development and significant penalties can apply.

Estimate prepared by:

Suitably Qualified Person:

(optional under \$100,000 & required where EDC between \$100,000.00 - \$3 million)

Registered Quantity Surveyor:

(required where EDC exceeds \$3 million)

Signature:

Date:

Important information

Public Access to information

Pursuant to the *Government Information (Public Access) Act 2009* (GIPA Act) Council is required to make certain information publicly available, including by way of publication on public registers and on its website. Information submitted on and with this form may be made available to the public, unless there is an overriding public interest against disclosure of this information. Council is obliged to make information available on its website excluding the following:

- the plans and specifications for any residential parts of a proposed building, other than plans that merely show its height and its external configuration in relation to the site on which it is proposed to be erected; or
- commercial information, if the information would be likely to prejudice the commercial position of the person who supplied it or to reveal a trade secret.

Privacy

The personal information that Council is collecting from you on submission of this form is personal information for the purposes of the *Privacy Act 1998*. The intended recipients of the personal information are officers within the Council and third parties for the purpose of assessing the application as well as any person wishing to inspect the application in accordance with the *Local Government Act 1993* or the GIPA Act. The personal information may also be included on a public register and displayed on Council's website. The supply of personal information by you is voluntary. However, if you cannot provide or do not wish to provide the information required, Council will be unable to process your application. You may make application for access to, or amendment of, information held by Council. You may also make a request that Council suppress your personal information from a public register. Council will consider any such application in accordance with the relevant legislation. Enquiries concerning this matter can be addressed to Council by telephoning (02) 4429 3111

Office use only				
Related Policies: Legislative requirement				
Issue Date: 18/04/2024	Review Date: 6/03/2025			
Owned by (section): City Development				