Shoalhaven City Council

Address all correspondence to:
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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 Planning Circular – **PS 24-002**. 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 ***applicant*** or a ***suitably qualified person***[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

Cost (Genuine Estimate)	
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 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).	$
Labour Costs; For the carrying out of a work or erection of a building and associated infrastructure.	$
Other (specify);	$
Parking / 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	
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Owned by (section): City Development	