

Estimated Development Cost Report Form

APPLICATION/REFERENCE NUMBER: _____

DATE: _____

ABOUT THIS FORM

A development application is to be accompanied by a report setting out the estimated development cost (EDC) of the proposed development.

The type of report required depends on the estimated cost of the development:

- If the estimated development cost is less than \$500,000 - a Cost Summary Report is required (prepared by a suitably qualified person*)
- If the estimated development cost is \$500,000 or more - an Estimated Development Cost Report submitted in the standard form (prepared by a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors) is required.

**see definition in Attachment 1.*

This form provides the templates for submitting your cost report. Depending on the cost of works (as detailed above) you are required to complete either:

- Attachment 1 (Cost Summary Report); OR
- Attachment 2 (Standard Form of Estimated Development Cost Report).

Note: Council will review the Cost Summary Report or Estimated Development Cost Report submitted and may, at the applicant's expense, require a further cost report to be provided by a registered Quantity Surveyor.

HOW TO LODGE THIS FORM

This form must be submitted to Council with the relevant development application.

DEVELOPMENT APPLICATION DETAILS

Development address: _____

Description of proposed development _____

APPLICANT'S DETAILS

Applicant's name: _____ Phone: _____

Applicant's address: _____

DETAILS OF PERSON PROVIDING THE COST REPORT

Title: ☐ Mr ☐ Mrs ☐ Ms ☐ Other: _____

Name: _____ Position: _____

Qualification: _____

GET IN CONTACT

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Attachment 1: Cost Summary Report
(Estimated Development Cost of less than \$500,000)

ESTIMATE DETAILS

	(\$)
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).	

Estimated Development Cost:
(The sum of the above cost elements, exclusive of GST*)

GST:
(Goods and Services Tax)

TOTAL DEVELOPMENT COST:
(Estimated Development Cost plus GST)

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

DECLARATION

I certify that I have:

- Inspected the plans the subject of the application for development consent;
- Calculated the development costs in accordance with the definition of estimated development cost in Section 6 of the *Environmental Planning and Assessment Regulation 2021* at current prices, and in accordance with Section 208 of the *Environmental Planning and Assessment Regulation 2021*;
- Included GST in the calculation of the total development cost.

Signature: Date:

Name:

Position and Qualification:

Note: *The above Cost Summary Report (Attachment 1) must be prepared by:*

- *For development costed up to \$100,000, the cost summary report must be prepared by the Applicant or a suitably qualified person*;*
- *For development costed between \$100,000 to \$499,999, the cost summary report must be prepared by a suitably qualified person*.*

**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.*

**STANDARD FORM OF ESTIMATED DEVELOPMENT COST REPORT –REPORT REQUIREMENTS
(DEPARTMENT OF PLANNING, HOUSING & INFRASTRUCTURE)**

An Estimated Development Cost (EDC) Report in accordance with the following must be prepared and submitted with all Development Applications with an EDC of \$500,000 or more. The EDC report must be prepared by an AIQS certified Quantity Surveyor or RICS chartered Quantity Surveyor.

Structure of Report

1. An Estimated Development Cost Report shall be addressed to the consent authority, and include:
 - a. An executive summary.
 - b. A description of the basis of preparation.
 - c. A description of the scope of the calculation of estimated development cost (EDC).
 - d. A detailed calculation schedule that supports the EDC.

Executive Summary

2. An Estimated Development Cost Report shall include:
 - a. A title that clearly indicates the report is an objective calculation of the EDC of the identified development proposal.
 - b. A summary of the value of EDC, using PS-24-002 Changes to how development costs are calculated for planning purposes (The Planning Circular).
 - c. A statement certifying that the calculation is accurate and covers the full scope of works in the identified development proposal, at the date of development application submission.
3. An Estimated Development Cost Report shall be dated no earlier than 30 days prior to DA submission.
4. An Estimated Development Cost Report should be prepared by an appropriately qualified surveyor who is a member of a relevant professional body for example AIQS or RICS.

Basis of preparation

5. An Estimated Development Cost Report shall include:
 - a. A statement that the report has been prepared for the consent authority.
 - b. A statement that the report has been prepared in accordance with:
 - legislative and regulatory requirements of the consent authority for calculating EDC (EP&A Act, EP&A reg, SEPPs, and the Planning Circular)
 - the AIQS practice standard for calculating EDC in NSW.
 - other named guidance that has been used as a basis for calculating the EDC such as AS1181-1982 Australian Standard Method of measurement of civil engineering works and associated building works/ICMS Method.
 - c. A list of the development proposal documents, such as Statement of Environmental Effects (SEE), upon which the calculation has been based, and the date of those documents.
 - d. A statement of any limitations in the preparation of the report, including:
 - information that forms part of the application and SEE that has not been made available to the Quantity Surveyor that could influence the accuracy of the calculation of EDC
 - any inherent uncertainty in the estimation process that has not been able to be incorporated into the detailed calculation schedule
 - e. A statement of the qualifications held by the Quantity Surveyor signing the report.
 - f. A statement identifying any matters that may impair the objectivity of the calculation.

Scope of the calculation of EDC

6. An Estimated Development Cost Report shall include:
 - a. A statement identifying the development proposal and proponent (where the development proponent is a subsidiary entity, then the beneficial owner(s) must also be identified).
 - b. A statement describing all component activities, including staging, comprising the full scope of works of the development proposal.

Detailed calculation schedule that supports the EDC

7. An Estimated Development Cost Report may include a detailed calculation schedule that supports the summary of value of EDC, to an appropriate level of detail that allows direct reference to individual cost measurement methods and presents the following detail for each cost component (at a minimum):
- The cost of that component.
 - The basis (such as elemental quantities and rates) and assumptions made in calculating that cost (such as location, site conditions, construction methods, project complexity, and market conditions).
 - The guidance and documents underpinning the calculation.
 - The extent of uncertainty in the calculation, and the value of provisions for uncertainty, such as for escalation and contingency.

Note 1: The detailed calculation schedule should be prepared in accordance with the AIQS practice standard.

Note 2: As consent authorities may publish EDC Reports, specific sections of the detailed calculation schedule may be considered commercial-in-confidence and should be labelled as such so that they can be redacted in the published form.

DECLARATION

I certify that I have:

- Inspected the plans the subject of the application for development consent;
- Calculated the development costs in accordance with the definition of estimated development cost in Section 6 of the *Environmental Planning and Assessment Regulation 2021* at current prices, and in accordance with Section 208 of the *Environmental Planning and Assessment Regulation 2021*;
- Included GST in the calculation of the total development cost;
- Prepared the estimated development cost report using the AIQS practice standard for estimating development costs;
- Submitted the report in the standard form of quantity surveyor report above (available on the NSW Planning Portal);
- Prepared the estimated development cost report based on cost estimates current as of the date of submission, dated no earlier than 30 days from when the application is submitted.

Signature: Date:

Name:

Position and Qualification: