

Estimated Development Cost Report

Development cost less than \$3,000,000

Address. 12 Sample Street, Sample Hill NSW 2000

Prepared for Sample Council.

REFERENCE	DATE	CONSENT AUTHORITY
Ref. CQS-SAMPLE-0001	19 September 2026	Sample Council

ESTIMATED DEVELOPMENT COST, EXCLUDING GST

\$588,336.00

GST AT 10.00 PER
CENT

\$58,833.60

TOTAL DEVELOPMENT COST,
INCLUDING GST

\$647,169.60

Prepared by - **Example Certifier.**

Registered Quantity Surveyor.
MAIQS, CQS.
Member of the Australian Institute of Quantity Surveyors (AIQS)
Certified Quantity Surveyor.
Example QS Pty Ltd · ABN 00 000 000 000
1 Example Street, Sampletown NSW 2000 · M 0400 000 000

1. Introduction:

This Estimated Development Cost (EDC) Report has been prepared to advise on the value of the construction cost of the proposed development.

As per section 6 of the EP&A Regulation, the EDC of the proposed development is defined as the estimated cost of carrying out the development,

1.1 including the following:

- the design and erection of a building and associated infrastructure
- the carrying out of a work
- the demolition of a building or work
- fixed or mobile plant and equipment.

1.2 but does not include:

- amounts payable, or the cost of land dedicated, or other benefit provided, under a condition imposed under the EP&A Act, Division 7.1 or 7.2 or a planning agreement
- costs relating to a part of the development or project that is the subject of a separate development consent or approval
- land costs, including costs of marketing and selling land
- costs of the ongoing maintenance or use of the development
- GST.

2. Statement of the Qualifications and Experiences as Quantity Surveyor

2.1 EXAMPLE TEXT, NOT A REAL STATEMENT. The certifying quantity surveyor's own statement of qualifications and experience is printed in this section, verbatim from the certifier profile, and these two paragraphs stand in its place on this example.

2.2 EXAMPLE TEXT, NOT A REAL STATEMENT. A real statement records the years practised, the qualifications held, the professional memberships with their registration number, and the number and kind of developments the certifier has estimated, in the certifier's own words.

3. Development Address:

12 Sample Street, Sample Hill NSW 2000 [Lot 1, DP 000000]

LGA. Sample Council

4. Brief Development Description:

Demolition of the existing single storey dwelling and two outbuildings, and the erection of a new single storey detached dwelling with an attached garage, a covered outdoor living area and a covered entry porch, together with a new concrete driveway, boundary fencing, timber sleeper retaining to the rear of the building platform, and landscaping.

5. Documentation:

Our cost estimate is based on the proposed finishes and the architectural drawings prepared by Sample Architecture Pty Ltd. Please refer to the appendix for a reduced copy of the floor plans.

6. Gross Floor Areas:

Site Area = 812.5 m2.

Description - Proposed Floor	GFA (m2)
Enclosed dwelling area	248.7
Garage	38.0
Unenclosed covered area	31.4
Subtotal GFA (m2), Residential Floor Area	280.1
Total GFA (m2)	318.1

*FECA (Fully Enclosed Covered Area),

*UCA (Unenclosed Covered Area),

* GFA (Gross Floor Area) = FECA + UCA

7. Executive Summary:

The total estimated development cost is \$588,336.00, excluding GST.

Description	%	Amount
Total Construction Cost (Excl. GST)	97.00	\$ 570,685.92
Add, Consultants Fees, 3.00 per cent of the development cost	3.00	\$ 17,650.08
Total Development Cost (Excl. GST)	100.00	\$ 588,336.00
Add, GST (10.00%)		\$ 58,833.60
Total Development Cost (Incl. GST)		\$ 647,169.60

DEVELOPMENT COST PER RESIDENTIAL GFA

Therefore, the development
cost rate per residential GFA
(m2) =

\$2,100.00

/m2, excluding GST.

The cost calculation is accurate as per my knowledge and experience. The construction will be conducted at a single stage, and the cost will cover the full scope of the proposed development.

8. Elemental Estimate:

The total cost has been estimated by element, and includes material and labour cost, supply and install. Each element is shown as a percentage of the total development cost.

Code	Item	%		Total Cost (\$)
PR	Preliminaries	3.07		\$ 18,061.91
AR	Site Preparation (Demolition, Site Clearance etc)	4.00		\$ 23,533.44
SB	Substructure (Excavation, Footings & Ground Floor Substrate)	7.60		\$ 44,713.54
UF	Upper floors	8.00		\$ 47,066.88
SC	Staircases	2.20		\$ 12,943.39
RF	Roof	7.00		\$ 41,183.52
EW	External Walls & Windows	10.70		\$ 62,951.95
ED	External Doors	0.90		\$ 5,295.02
NW	Internal Walls	2.80		\$ 16,473.41
NS	Internal Screens	0.50		\$ 2,941.68
ND	Internal Doors	1.80		\$ 10,590.05
WF	Wall Finishes	5.20		\$ 30,593.47
FF	Floor Finishes	4.60		\$ 27,063.46
CF	Ceiling Finishes	4.10		\$ 24,121.78
FT	Fitments (PC allowances)	5.33		\$ 31,358.31
PD	Plumbing / Hydraulic Services (incl. External Services)	6.40		\$ 37,653.50
AC	Mechanical Services (Wet areas Ventilation, Air Conditioning if applicable)	3.20		\$ 18,826.75
LP	Electrical Services (excl. substation)	5.30		\$ 31,181.81
XS	External Services	1.20		\$ 7,060.03
XL	Landscaping & Improvements	1.10		\$ 6,471.70
BM	Builder's Margin	12.00		\$ 70,600.32
Description		%		Amount
Total Construction Cost (Excl. GST)		97.00	\$	570,685.92
Add, Consultants Fees, 3.00 per cent of the development cost		3.00	\$	17,650.08
Total Development Cost (Excl. GST)		100.00	\$	588,336.00
Add, GST (10.00%)			\$	58,833.60
Total Development Cost (Incl. GST)			\$	647,169.60

Preliminaries and Builder's Overhead and Margin are shown as shares of the estimate and not as additions to it, because the published per m2 building rate already carries both inside its total, and the measured external works are priced at published installed rows. The rate authority publishes external walls and windows as one combined element, so the windows are reported inside that line and not in the windows, internal walls, doors and screens line.

9. Cost item inclusions :

The rate carries material and labour, supply and install, together with preliminaries, internal fit out, demolition and disposal, site preparation, site works, the supply of services, building construction and engineering, plant and equipment, and the landscaping, retaining walls, driveways and parking the development requires. Preliminaries and the builder's margin are printed as their own elemental lines and are an allocation of this rate, never an addition to it.

- Ordinary building services
- Preliminaries
- Builder's margin
- External works
- Professional fees for the design documentation

10. Cost item exclusions:

- Amounts payable on the cost of land, including development contributions
- Costs related to any part of the development subject to a separate development consent or approval
- Land costs, including the costs of purchasing, holding and marketing
- Ongoing maintenance or use of the development
- Finance costs
- Statutory fees and levies
- Contingency
- Cost escalation

11. Declaration

I certify that,

- I have inspected the plans, subject of the application for development consent or construction certificate
- I have provided the estimated costs of the proposed development and that those costs are based on industry recognised prices; and
- I have prepared the report to the best of my knowledge.
- 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.

Prepared by



NAME

Example Certifier.

POSITION AND
QUALIFICATION

Registered Quantity Surveyor. Corporate Member of Australian Institute of Quantity Surveyors, MAIQS
Reg. No. 00000, CQS.

PRACTICE

Example QS Pty Ltd

ADDRESS

1 Example Street, Sampletown NSW 2000

MOBILE

0400 000 000

SIGNATURE

DATE

Estimated Development Cost Report, Under \$3 Million

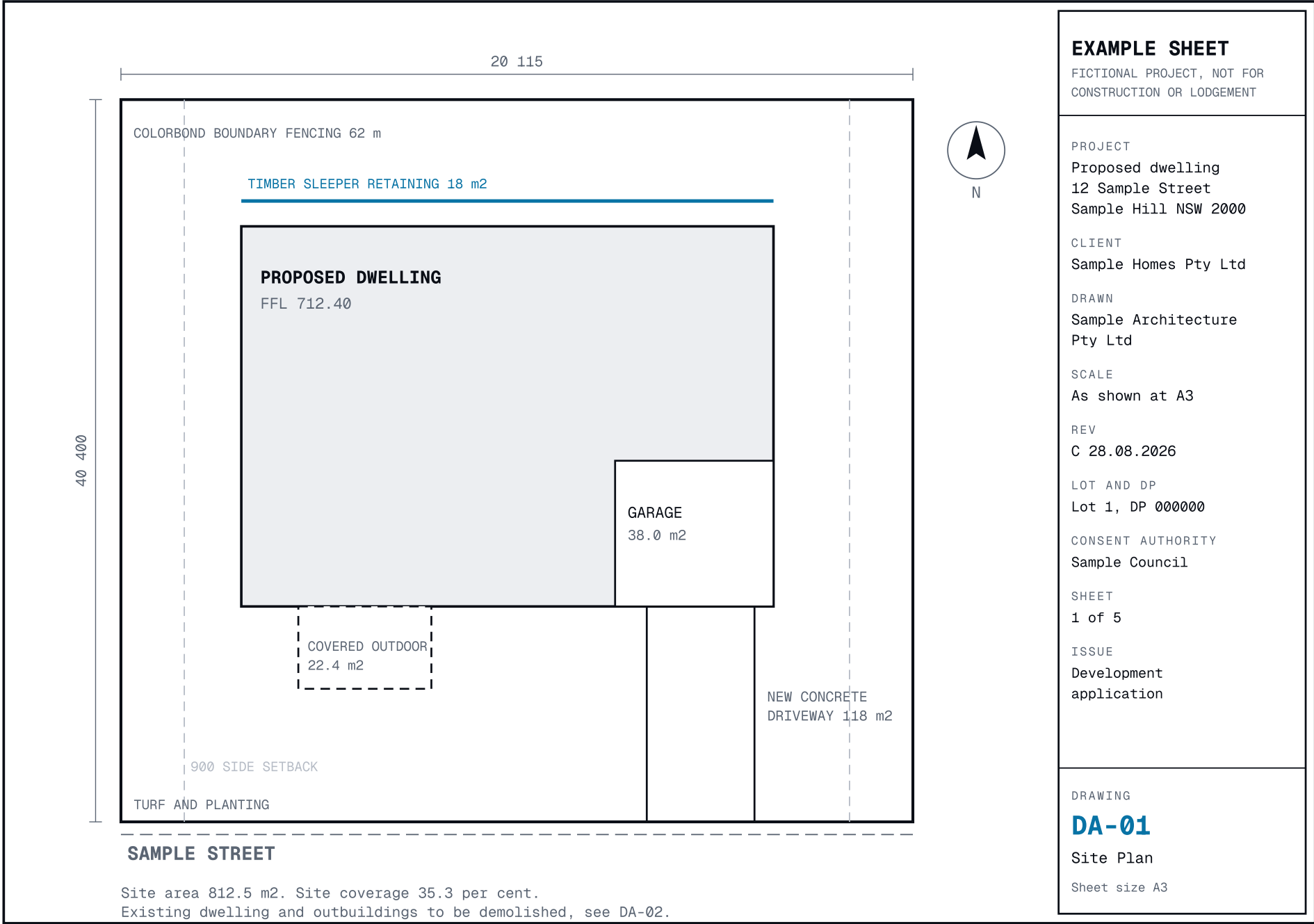
Complete this Estimated Development Cost (EDC) Report as per Planning Circular PS 25 - 004.

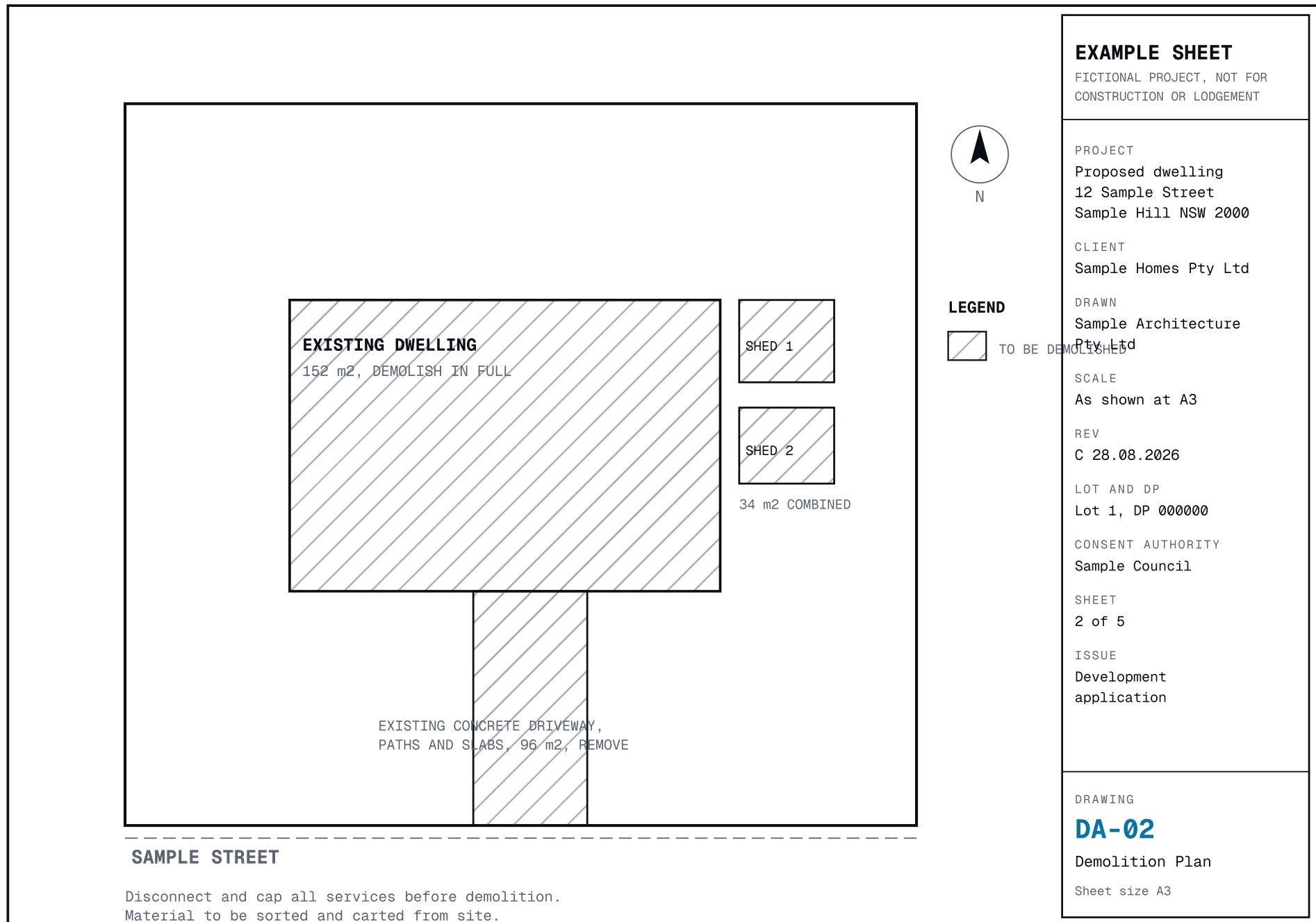
Portal Application Number (PAN):	Date:
Sample Applicant	
Development address: 12 Sample Street, Sample Hill NSW 2000	

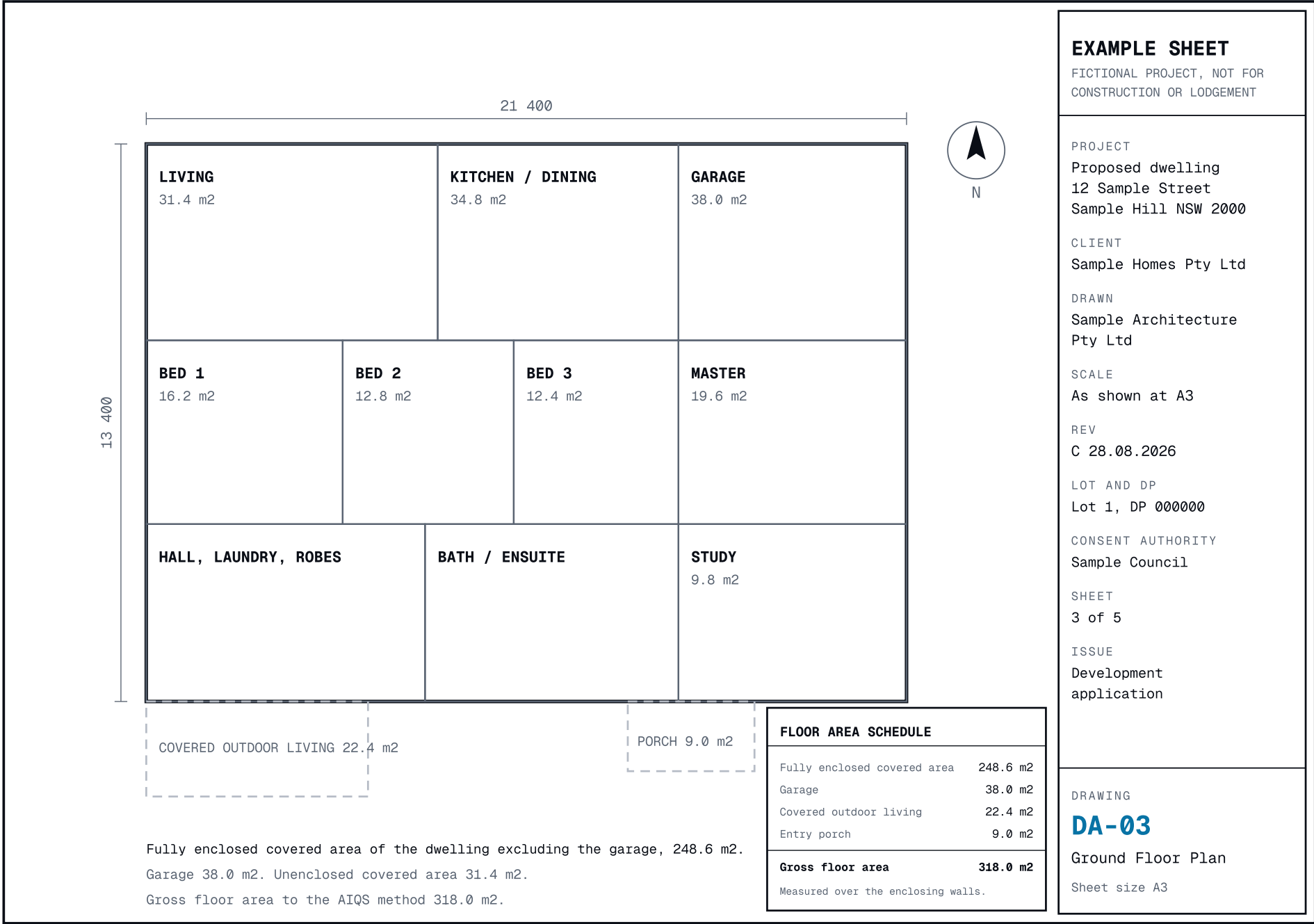
Element	Cost (excluding GST)
Demolition, excavation and site preparation (includes Preliminaries) Includes clearing vegetation, demolition, excavation and remediation, as well as disposal of any material.	\$67,933.65
Substructure, columns, external walls and upper floors Substructure is the structurally 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.	\$109,581.00
Staircases Structural connections between two or more floor levels or to roof, plant rooms and motor rooms together with associated finishes.	\$12,943.39
Roof The structurally sound and watertight covering over the building.	\$41,183.52
Windows, internal walls, doors and screens	\$54,113.23
Surface finishes Finishes and decoration applied to internal and external surfaces such as walls, floors and ceilings (e.g., painting, cladding, rendering, carpeting, etc).	\$81,778.71
Fitments Includes built-up fitments and fixed items (e.g., joinery, benches, plaques, mirrors, etc). Loose furniture and finishes are not included.	\$31,358.31
Special equipment Special equipment is fixed equipment that is necessary to the use for which consent is sought.	N/A
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).	\$94,722.09
External works Works external to the building other than external building services (e.g., soft landscaping, footpaths, decks, retaining walls, etc).	\$6,471.70
Professional fees (includes Builder's Overhead & Margin) Professional service fees associated with the design and construction of a development (e.g., architect, project manager, town planning consultant, etc).	\$88,250.40
Estimated development cost (The sum of the above cost elements, exclusive of GST)	\$588,336.00
GST	\$58,833.60
Estimated development cost plus GST	\$647,169.60

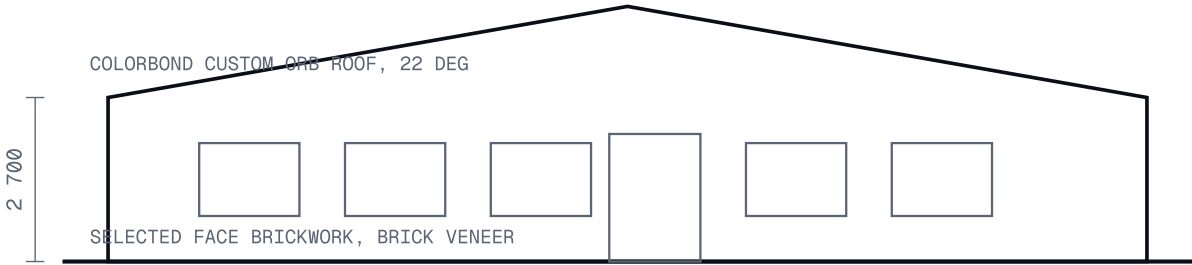
I certify that I have: - Inspected the plans the subject of the application for development consent - Calculated the development costs in accordance with the Department of Planning, Housing and Infrastructure Planning Circular PS 25 - 004, and - Excluded GST in the calculation of Estimated Development Cost (EDC)	
Name:	Example Certifier
Signed:	
Position & Qualification:	Reg. Quantity Surveyor, MAIQS - 00000, CQS.
Date:	

Basis of this form. The estimated development cost in this report excludes GST, which is shown separately above and in section 7, and it is calculated under section 6 of the Environmental Planning and Assessment Regulation 2021. Section 11 states the one basis certified. Where a consent authority publishes its own cost summary form and it is reproduced here, that form is reproduced as the council publishes it. Its printed wording is the council's and is not a second basis, so a line on it stating that GST is included, or citing clause 25J of the Environmental Planning and Assessment Regulation 2000, does not describe this report. Clause 25J and the 2000 Regulation are repealed, and the current provision is section 6 of the 2021 Regulation. The applicant details above are the applicant's own as the application records them. A cell the application does not supply is left blank and raised as a certifier question, never filled from another party.

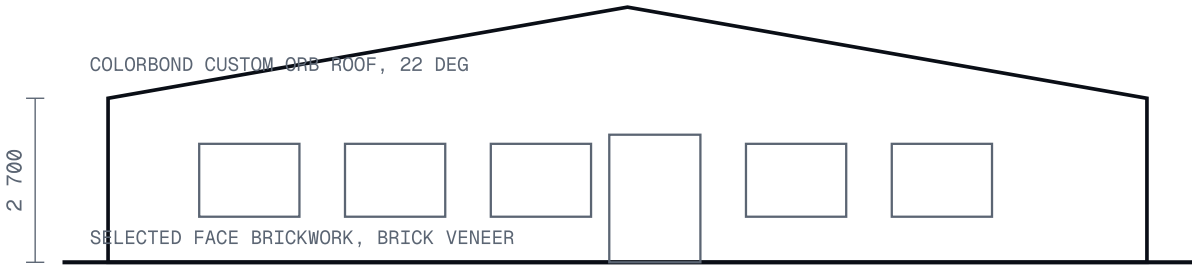








NORTH ELEVATION 1:100



EAST ELEVATION 1:100

Single storey throughout. Maximum ridge height 5 180 above natural ground level.

EXAMPLE SHEET

FICTIONAL PROJECT, NOT FOR
CONSTRUCTION OR LODGEMENT

PROJECT

Proposed dwelling
12 Sample Street
Sample Hill NSW 2000

CLIENT

Sample Homes Pty Ltd

DRAWN

Sample Architecture
Pty Ltd

SCALE

As shown at A3

REV

C 28.08.2026

LOT AND DP

Lot 1, DP 000000

CONSENT AUTHORITY

Sample Council

SHEET

4 of 5

ISSUE

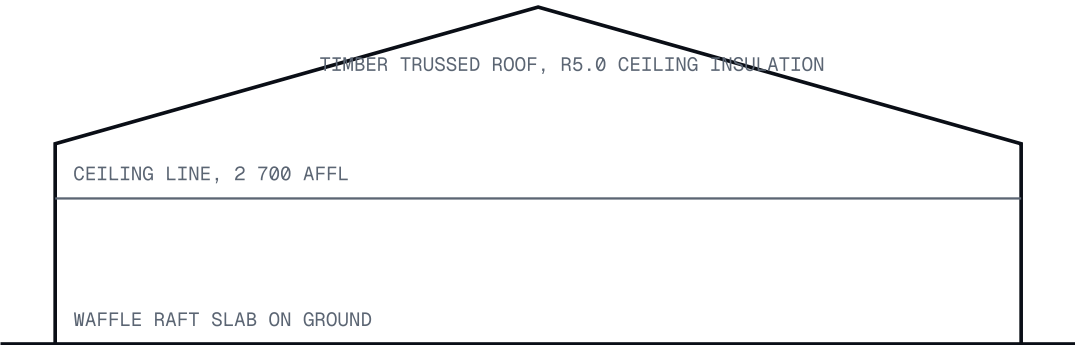
Development
application

DRAWING

DA-05

Elevations

Sheet size A3



SECTION A-A 1:100

FINISHES AND FITMENTS SCHEDULE	
Air-conditioning	Split system to living areas and bedrooms
Wet area tiling	Full height to wet areas
Benchtops	Solid surface
Built-in joinery	Moderate, kitchen, robes and laundry
Floor finishes	Carpet with engineered timber and tile
External walls	Brick veneer, selected face brickwork

Schedule reproduced on the sheet for the example.
Every figure on these sheets is fictional.

EXAMPLE SHEET

FICTIONAL PROJECT, NOT FOR
CONSTRUCTION OR LODGEMENT

PROJECT

Proposed dwelling
12 Sample Street
Sample Hill NSW 2000

CLIENT

Sample Homes Pty Ltd

DRAWN

Sample Architecture
Pty Ltd

SCALE

As shown at A3

REV

C 28.08.2026

LOT AND DP

Lot 1, DP 000000

CONSENT AUTHORITY

Sample Council

SHEET

5 of 5

ISSUE

Development
application

DRAWING

DA-06

Section and Schedules

Sheet size A3