

# Estimated Development Cost (EDC) Report

If you need help lodging your form, contact us				Office use only	
Email	council@northernbeaches.nsw.gov.au			Form ID	2080
Phone	1300 434 434			TRIM Ref.	
Customer Service Centres	<b>Manly</b> Town Hall, 1 Belgrave Street, Manly NSW 2095	<b>Dee Why</b> Civic Centre, 725 Pittwater Road, Dee Why NSW 2099	<b>Mona Vale</b> 1 Park Street, Mona Vale NSW 2103	Last updated	Dec 2024
				Business unit	Development Assessment
				Application no.	

Privacy Protection Notice	
Purpose of collection	For Council to provide services to the community
Intended recipients	Northern Beaches Council staff
Supply	If you choose not to supply your personal information, it may result in Council being unable to provide the services you seek
Access/Correction	Please contact Customer Service on 1300 434 434 to access or correct your personal information

Estimated Development Cost (EDC) Report
<p>The estimated cost of development provided with the application will be used to calculate Development Application fees (where relevant) in accordance with Clause 256 of the Environmental Planning &amp; Assessment Regulation, 2021 and development contribution levies (where relevant) in accordance with Clause 208 of the Environmental Planning &amp; Assessment Regulation, 2021.</p> <p>The Estimated Development Cost (EDC) Report may be subject to review by Council during a quality check of the entire Development Application, following lodgement via the NSW Planning Portal.</p> <p>Should Council determine a significant difference between the cost estimates provided in the EDC report and Council's estimates, the application will not be accepted.</p>

General notice
<p>This form is required to be submitted with all Development Applications, except where there is no associated works.</p> <p>The form is to be completed by the following persons based on the estimated cost of development:</p> <ul style="list-style-type: none"><li>• Development with an estimated cost of up to \$100,0000 is able to be estimated by the Applicant. Note – a building work quote may assist your estimate accuracy and must be consistent with industry standard indexation.</li><li>• Development with an estimated cost between \$100,001 and \$3,000,000 requires this form to be completed by a Building Industry Professional (Architect/Designer, Registered Builder).</li><li>• Development with an estimated cost over \$3,000,001 requires this form or a Quantity Surveyors report to be prepared by a Quantity Surveyor (AIQS/ RICS professional).</li></ul>

## Part 1: Applicant details


Title	Mr <input type="radio"/> Mrs <input type="radio"/> Ms <input type="radio"/> Other:		
First name			
Last name			
Company name <i>(attached business card if relevant)</i>			
Address			
		Postcode	
Phone		Mobile	
Email			

## Part 2: Development analysis

Element	Genuine Cost Estimate (excl. GST)
<b>Demolition</b>	\$
Includes clearing vegetation, demolition.	
<b>Excavation and site preparation works</b>	\$
Excavation and remediation, back filling, as well as disposal of any material. Subdivision site works.	
<b>Substructure, foundations and basement levels</b>	\$
Substructure is the structurally sound and watertight base upon which to build. Substructure includes all work up to but excluding the lowest floor finish. Pool structure and sewer encasements.	
<b>Above ground building columns, external walls and upper floors</b>	\$
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. (e.g. upper floors are the floor structures above the lowest ground level.)	
<b>Staircases</b>	\$
Structural connections between two or more floor levels or to roof, plant rooms and motor rooms together with associated finishes.	
<b>Roof and awnings</b>	\$
The structurally sound and watertight covering over the building.	
<b>Windows, internal walls, doors and screens fitted</b>	\$
<b>Surface finishes</b>	\$
Finishes and decoration applied to internal and external surfaces such as walls, floors and ceilings. (e.g. painting, cladding, rendering, carpeting, etc.)	
<b>Fitments</b>	\$
Includes built-up fitments and fixed items. (e.g. joinery, benches, plaques, mirrors, etc.) Loose furniture and finishes are not included.	
<b>Special equipment / special access</b>	\$
Special equipment is fixed equipment that is necessary to the use for which consent is sought. (e.g. flood barrier, driveway outside the site, public footpath connections.)	
<b>Building services</b>	\$
Internal and external services necessary for the functioning of the building and property. (e.g. stormwater, gas supply, electrical systems, mechanical ventilation, lifts, etc.)	
<b>External works</b>	\$
Works external to the building other than external building services. (e.g. soft landscaping, side access paths, decks, retaining walls, etc.)	
<b>Margins / allowance</b>	\$
<b>Professional fee sum</b>	\$
Professional service fees associated with the design and construction of a development. (e.g. architect, project manager, town planning consultant, etc required for the DA.)	
<b>Estimated development cost</b> (The sum of the above cost elements, exclusive of GST*)	\$
<b>GST</b>	\$
<b>Estimated development cost plus GST</b>	\$

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

### Part 3: Declaration

<b>I certify that I have:</b>					
Provided the genuine costs of the development proposed by this application. These costs are based on industry recognised standards.					
Inspected the plans, subject of the application for development consent or construction certificate.					
Calculated the development costs in accordance with the definition of development costs in Clause 208 and/or Clause 256 of the Environmental Planning & Assessment Regulation, 2021, at current prices.					
Included GST in the calculation of total development cost.					
Acknowledge that Council may review the information provided and may seek further information if the EDC is not accurate.					
Signature of qualified person certifying the value of work		Date		Phone	
Print name					
Qualification/builder's Licence no.					

<b>Disclaimer</b>
<p>The information provided on this form will be used by Northern Beaches Council or its agents to process the application. Once collected by Council, the information can be accessed by you in accordance with Council's Access to Information Policy and Privacy Management Plan or in special circumstances, where Commonwealth Legislation requires or where you give permission for third party access. Council will check EDC estimates for accuracy and may request revision or more detail.</p>