



COST ESTIMATE

For use when lodging an application through the NSW Planning Portal

ESTIMATED COST OF DEVELOPMENT

NOTES

The genuine cost of the development proposed in a Development Application should include costs based on industry recognised prices, including cost for materials and labour for construction and/or demolition and GST

Please indicate by 'X' which of the following is relevant to your application

- Table 1: Estimated Cost Of Development – Based On Works Components
- Table 2: Estimated Cost Of Development – Based On Floor Space Estimates
- Quantity Surveyor's Report

TOTAL SITE AREA

Gross Floor Area	Demolition Works
Other Works – specify	

APPLICANT 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 Clause 255 of the Environmental Planning and Assessment Regulation 2000

Note: Clause 255 of the Environmental Planning & Assessment Regulation 2000 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.

Applicant(s) Name	Date
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Applicant(s) Signature

ESTIMATED COST OF DEVELOPMENT

Cost of Development	Who should estimate the costs of development prior to lodgement?
\$0 - \$100,000	The applicant or a suitably qualified person*, with the methodology used to calculate that cost submitted with the DA.
\$100,000 - \$3 million	A suitably qualified person should prepare the cost estimate and submit it, along with the methodology, with the DA.
Over \$3 million	A detailed cost report prepared by a registered quantity surveyor verifying the cost of the development should be submitted with the DA.

* 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 registered 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.

**TABLE 1:
ESTIMATED COST OF DEVELOPMENT – BASED ON WORKS COMPONENTS**

COST (APPLICANT'S GENUINE ESTIMATE)		N/A
Demolition works (including cost of removal from site and disposal)	\$	
Site preparation (e.g. clearing vegetation, decontamination or remediation)	\$	
Excavation or dredging including shoring, tanking, filling and waterproofing	\$	
Preliminaries (e.g. scaffolding, hoarding, fencing, site sheds, delivery of materials, waste management)	\$	
Building construction and engineering costs <ul style="list-style-type: none"> • concrete, brickwork, plastering • steelwork/metal works • carpentry/joinery • windows and doors • roofing 	\$	
Internal services (e.g. plumbing, electrics, air conditioning, mechanical, fire protection, plant, lifts)	\$	
Internal fit out (e.g. flooring, wall finishing, fittings, fixtures, bathrooms, and equipment)	\$	
Other structures (e.g. landscaping, retaining walls, driveways, parking, boating facilities, loading area, pools)	\$	
External services (e.g. gas, telecommunications, water, sewerage, drains, electricity to mains)	\$	
Professional fees (e.g. architects and consultant fees, excluding fees associated with non-construction components)	\$	
Other (specify)	\$	
Parking / garaging area	\$	
GST	\$	
TOTAL	\$	

**TABLE 2:
ESTIMATED COST OF DEVELOPMENT – BASED ON FLOOR SPACE
ESTIMATES**

			COSTS	N/A
<i>Example Only:</i> CONSTRUCTION Residential	250 /m ² of residential area	\$ 1000	\$ 250 000	
	Total construction cost			
PROFESSIONAL FEES	% of construction cost	%	\$	
	% of development cost	%		
	Total cost			
DEMOLITION & SITE PREPARATION	/m ² of site area	\$	\$	
	Total construction cost			
EXCAVATION	/m ² of site area	\$	\$	
	Volume of material removed	m ³		
	Total construction cost			
CONSTRUCTION Commercial	/m ² of commercial area	\$	\$	
	Total construction cost			
CONSTRUCTION Residential	/m ² of residential area	\$	\$	
	Total construction cost			
CONSTRUCTION Retail	/m ² of retail area	\$	\$	
	Total construction cost			
CONSTRUCTION Industrial	/m ² of commercial area	\$	\$	
	Total construction cost			
CONSTRUCTION other	/m ² of commercial area	\$	\$	
	Total construction cost			
FITOUT Commercial	/m ² of commercial area	\$	\$	
	Total construction cost			
FITOUT Residential	/m ² of residential area	\$	\$	
	Total construction cost			
FITOUT Retail	/m ² of retail area	\$	\$	
	Total construction cost			
FITOUT Industrial	/m ² of industrial area	\$	\$	
	Total construction cost			
FITOUT Other	/m ² of retail area	\$	\$	
	Total construction cost			
CARPARK	/m ² of parking area	\$	\$	
	Total construction cost			
TOTAL CONSTRUCTION COST			\$	
TOTAL GST			\$	
TOTAL DEVELOPMENT COST			\$	