

# Estimated Cost of Development

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For use when lodging a development application through the NSW Planning Portal.

## 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. *Table 1 or Table 2 of this document can be used as the methodology to calculate the cost.*

**\$100,000 - \$3million** A suitably qualified person should prepare the cost estimate and submit it, along with the methodology, with the DA. *Table 1 or Table 2 of this document can be used as the methodology to calculate the cost.*

**Over \$3million** 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.

## Method of Calculation

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 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**

## Site of Proposed Development

These details identify the land where the development is to be located.

Unit / Street Number

Street

Suburb / Town / Locality

Postcode

Lot/DP or Lot/Section/DP or Lot/Strata Plan Number

Description of Proposed Development

## Total Site Area

Gross Floor Area *m<sup>2</sup>*

Demolition Works

Other Works *please specify*

## Declaration of Suitably Qualified Person

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 251 of the *Environmental Planning and Assessment Regulation 2021*

Note: Section 251 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.

Name and Qualifications

Signature

Date

### »» Estimating cost of works and application fees

In accordance with Section 251 of the Environmental Planning and Assessment Regulation 2021, Council calculates application fees for Development Applications (DA's) based on various criteria including the estimated cost of works. This factsheet details the lodgement requirements for the estimated Cost of Works for development proposed as a Development Application.

### »» What rates does Council base the estimated cost on?

Council calculates the cost of works on the estimated total cost of construction for the completed project based on current market values. This may not necessarily reflect the actual cost of the development to the applicant as some applicants may source materials free or second hand and use their own labour as an owner-builder.

Council uses building industry cost indicators compiled by Rawlinsons Australian Construction Handbook 2014 (Edition 32) based on Regional Indices for Brisbane 100 (herein referred to as 'Rawlinsons') or as current at the time of lodgement.

### »» How is the cost calculated?

Provide documentation on the DA form of the following:

- your estimated cost of works in a monetary figure
- areas (in m<sup>2</sup>) for each component of the project/work (i.e. itemise the floor area for individual parts of the development such as the dwelling, garage, deck, front fence, swimming pool, driveway etc.)
- number of additional lots for subdivision applications (if applicable) and itemised costs of associated civil infrastructure works. Refer to civil infrastructure service costings on Council's website.

### »» Lodgement requirements

Different lodgement requirements will apply dependant on the estimated cost of works.

### »» Development up to \$100,000

Council will accept a cost estimate from the applicant based on the gross floor area multiplied by the cost per m<sup>2</sup> as listed in the Rawlinsons Building Costs per m<sup>2</sup>, or a cost estimate prepared by a suitably qualified person, being a licensed builder, a registered architect, a qualified and accredited building designer, or a registered quantity surveyor.

### »» Development \$100,001 to \$3,000,000

Council will require a cost estimate prepared by a suitably qualified person as above along with their methodology (i.e. calculations broken down consistent with the development/building types listed in Rawlinsons). Council will review the cost estimate in direct reference to Rawlinsons.

### »» Development over \$3,000,000

Council will require a cost estimate prepared by a suitably qualified person as above along with their methodology (i.e. calculations broken down consistent with the development/building types listed in Rawlinsons). Council will review the cost estimate in direct reference to Rawlinsons.

**TABLE 1 Estimated Cost of Development - Based on Works Components**

<b>WORKS COMPONENT</b>	<b>COST</b>	<b>N/A</b>
Demolition works <i>including cost of removal from site and disposal</i>	\$	
Site preparation <i>eg. clearing vegetation, decontamination or remediation</i>	\$	
Excavation or dredging <i>including shoring, tanking, filling and waterproofing</i>	\$	
Preliminaries <i>eg. scaffolding, hoarding, fencing, site sheds, delivery of materials, waste management</i>	\$	
Building construction and engineering costs <i>including concrete, brickwork, plastering, steelwork/metal works, carpentry/joinery, windows, doors and roofing</i>	\$	
Internal services <i>eg. plumbing electrics, air-conditioning, mechanical, fire protection, plant, lifts</i>	\$	
Internal fit out <i>eg. flooring, wall finishing, fittings, fixtures, bathrooms and equipment</i>	\$	
Other structures <i>eg. landscaping, retaining walls, driveways, parking, boating facilities, loading area, pools</i>	\$	
External services <i>eg. gas, telecommunications, water, sewerage, drains, electricity to mains</i>	\$	
Professional fees <i>eg. architects, engineers, certification and other consultants fees, associated with construction components</i>	\$	
Other <i>specify</i>	\$	
Parking / garaging area	\$	
GST	\$	
<b>TOTAL</b>	<b>\$</b>	

**TABLE 2 Estimated Cost of Development - Based on Floor Space Estimates**

<b>COMPONENT</b>	<b>FLOOR SPACE ESTIMATE</b>	<b>TOTAL COST</b>	<b>N/A</b>
Professional fees	% of construction cost	\$	
	% of development cost		
Demolition and Site preparation	\$ per m <sup>2</sup> of site area	\$	
Excavation	\$ per m <sup>2</sup> of site area	\$	
	m <sup>3</sup> of material removed		
Construction <i>commercial</i>	\$ per m <sup>2</sup> of commercial area	\$	
Construction <i>residential</i>	\$ per m <sup>2</sup> of residential area	\$	
Construction <i>retail</i>	\$ per m <sup>2</sup> of retail area	\$	
Construction <i>industrial</i>	\$ per m <sup>2</sup> of industrial area	\$	
Construction <i>other</i>	\$ per m <sup>2</sup> of other area	\$	
Fitout <i>commercial</i>	\$ per m <sup>2</sup> of commercial area	\$	
Fitout <i>residential</i>	\$ per m <sup>2</sup> of residential area	\$	
Fitout <i>retail area</i>	\$ per m <sup>2</sup> of retail area	\$	
Fitout <i>industrial</i>	\$ per m <sup>2</sup> of industrial area	\$	
Fitout <i>other</i>	\$ per m <sup>2</sup> of other area	\$	
Carpark	\$ per m <sup>2</sup> of parking area	\$	
<b>TOTAL CONSTRUCTION COST</b>		<b>\$</b>	
<b>TOTAL GST</b>		<b>\$</b>	
<b>TOTAL DEVELOPMENT COST</b>		<b>\$</b>	