

The estimated cost of work must be based on industry recognised prices, including cost for materials and all labour for construction and/or demolition and GST. Please note that Council will check the estimated cost provided on the application form. If the estimate is understated, the figure will need to be adjusted. Additional application fees may be needed. To determine appropriate cost rates please see table on page 4 – Development Costs – Guide for Applicants (figures 2011).

Various commercial entities publish building and construction cost guides/calculators which can be referenced. The Australian Institute of Quantity Surveyors provides technical guidance on estimating costs and methods of measurement in the Australian Cost Management Manuals.

Adapted from assessment sheets provided in [Circular PS13-002: Calculating the genuine estimated cost of development](#), published by the NSW Department of Planning and Infrastructure.

VALUE OF DEVELOPMENT	METHOD OF COST ASSESSMENT
Equal to or less than \$100,000	Estimated cost and methodology provided either the applicant or a suitably qualified person*
Greater than \$100,000 and equal to or less than \$3 million	Estimated cost and methodology provided by a suitably qualified person*
Greater than \$3 million	A detailed cost report provided by a registered quantity surveyor

\*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 development works at least to a similar scale and type as is proposed.

## 1. GENERAL PROJECT INFORMATION

Applicant's Name:		
Applicant's Address:		
Date:		
Development Address:		
Description of Works:		
Total Site Area:	Gross floor area (commercial)	m <sup>2</sup>
	Gross floor area (residential)	m <sup>2</sup>
	Gross floor area (retail)	m <sup>2</sup>
	Gross floor area (industrial)	m <sup>2</sup>
	Gross floor area (other)	m <sup>2</sup>
Parking:	Gross floor area (parking)	m <sup>2</sup>
	Number of parking spaces	
Demolition Works:		m <sup>2</sup>
Other Works:		m <sup>2</sup>

## 2. ESTIMATED COST OF WORKS

Please attach either Table 1 or Table 2 below. If the development is over \$3 million a detailed cost report prepared by the registered quantity surveyor should be attached verifying the cost of the development.

**Table 1: ESTIMATED COST OF WORKS – BASED ON WORKS COMPONENTS**

Cost (applicant's genuine estimate)	
Demolition works (including cost of removal from site and disposal)	\$
Site preparation (eg clearing vegetation, decontamination or remediation)	\$
Excavation or dredging including shoring, tanking, filling and waterproofing	\$
Preliminaries (eg scaffolding, hording, fencing, site sheds, delivery of materials, waste management)	\$
Building construction and engineering costs <ul style="list-style-type: none"> <li>• Concrete, brickwork, plastering</li> <li>• Steelwork/metal works</li> <li>• Carpentry/joinery</li> <li>• Windows and doors</li> <li>• Roofing</li> </ul>	\$
Internal services (eg plumbing, electrics, air conditioning, mechanical, fire protection, plant, lifts)	\$
Internal fitout (eg flooring, wall finishing, fittings, fixtures, bathrooms and equipment)	\$
Other structures (eg landscaping, retaining walls, driveways, parking, boating facilities, loading area, pools)	\$
External services (eg gas, telecommunications, water, sewerage, drains, electricity to mains)	\$
Professional fees (eg architects and consultant fees, excluding fees associated with non-construction components)	\$
Other (specify)	\$
Parking/garaging area	\$
GST	\$
<b>TOTAL</b>	<b>\$</b>

I certify that:

- I have provided a genuine estimate of the costs of the proposed development and that those costs are based on industry recognised prices.
- The estimated costs have been prepared having regard to the matters set out in [clause 255 of the Environmental Planning and Assessment Regulation 2000](#).
- I acknowledge that Council may review the information provided and may seek further information or make its own cost estimate.

Prepared by:	
Phone No.:	
Position/Qualification:	
Address:	
Signature:	
Date:	

**Table 2: ESTIMATED COST OF WORKS – BASED ON FLOOR SPACE ESTIMATES**

			Costs
Professional Fees	% of construction costs	%	
	% of development costs	%	
	Total cost		
Demolition & Site Preparation	/m <sup>2</sup> of site area	\$	
	Total construction costs		
Excavation	/m <sup>2</sup> of site area	\$	
	Volume of material removed		
	Total construction costs		
Construction – Commercial	/m <sup>2</sup> of commercial area	\$	
	Total construction costs		
Construction – Residential	/m <sup>2</sup> of residential area	\$	
	Total construction costs		
Construction – Retail	/m <sup>2</sup> of retail area	\$	
	Total construction costs		
Construction – Industrial	/m <sup>2</sup> of industrial area	\$	
	Total construction costs		
Construction – Other	/m <sup>2</sup> of area	\$	
	Total construction costs		
Fitout – Commercial	/m <sup>2</sup> of commercial area	\$	
	Total construction costs		
Fitout – Residential	/m <sup>2</sup> of residential area	\$	
	Total construction costs		
Fitout – Retail	/m <sup>2</sup> of retail area	\$	
	Total construction costs		
Fitout – Industrial	/m <sup>2</sup> of industrial area	\$	
	Total construction costs		
Fitout – Other	/m <sup>2</sup> of area	\$	
	Total construction costs		
Carpark	per space	\$	
	/m <sup>2</sup> of parking area	\$	
	Total construction costs		
<b>TOTAL CONSTRUCTION COST</b>			\$
<b>TOTAL GST</b>			\$
<b>TOTAL DEVELOPMENT COST</b>			\$

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## DEVELOPMENT COSTS – GUIDE FOR APPLICANTS

Dwelling	Type	Rate by m <sup>2</sup> floor area or as indicated
Small Lot Housing	1 storey	\$830 m <sup>2</sup>
Dual Occupancy (including secondary dwelling/granny flat)	1 & 2 storey	\$890 m <sup>2</sup>
Project Home	1 & 2 storey	\$930 m <sup>2</sup>
Architectural Design	1 storey	\$1,242 m <sup>2</sup>
Architectural Design	More than 1 storey	\$1,730 m <sup>2</sup>
Additions	Ground floor – Timber	\$890 m <sup>2</sup>
Additions	Ground floor – Brick Veneer	\$960 m <sup>2</sup>
Additions	First floor	\$1,730 m <sup>2</sup>
Decks/Pergolas	Type	Rate by m <sup>2</sup> floor area or as indicated
Deck	Unroofed	\$265 m <sup>2</sup>
Deck	Roofed	\$430 m <sup>2</sup>
Pergola	Unroofed	\$155 m <sup>2</sup>
Garages	Type	Rate by m <sup>2</sup> floor area or as indicated
Garages	Metal (kit)	\$270 m <sup>2</sup>
Garages	Cladded timber frame	\$380 m <sup>2</sup>
Garages	Brick	\$490 m <sup>2</sup>
Carpports	Type	Rate by m <sup>2</sup> floor area or as indicated
Carpports	No new slab	\$150 m <sup>2</sup>
Carpports	New slab	\$220 m <sup>2</sup>
Retaining Walls	Type	Rate by m <sup>2</sup> floor area or as indicated
Retaining Walls	Brick (1m high)	\$440 linear metre
Retaining Walls	Block/treated pine (1m high)	\$270 linear metre
Fences	Type	Rate by m <sup>2</sup> floor area or as indicated
Fence	Facebrick with inserted panels	\$675 linear metre
Fence	Brushwood 1.8m high	\$180 linear metre
Fence	Pool type 1.5m high	\$114 linear metre
Fence	Colourbond 1.8m high	\$70 linear metre
Pools	Type	Rate by m <sup>2</sup> floor area or as indicated
Inground Pool <40 m <sup>2</sup>	Concrete	\$32,400 complete
Inground Pool <40 m <sup>2</sup>	Fibreglass	\$27,000 complete
Aboveground Pool <40 m <sup>2</sup>	Vinyl	\$13,000 complete
Multi Residential Housing	Type	Rate by m <sup>2</sup> floor area or as indicated
Townhouse		\$1,620 m <sup>2</sup>
Multi Dwelling Housing		\$1,010 m <sup>2</sup>
Undercover Parking	Ground floor	\$1,850 per space

<b>Commercial</b>	<b>Type</b>	<b>Rate by m<sup>2</sup> floor area or as indicated</b>
Offices	1-3 storeys	\$1,080 m <sup>2</sup>
Offices	4+ storeys	\$1,730 m <sup>2</sup>
Shops		\$920 m <sup>2</sup>
Supermarkets		\$1,030 m <sup>2</sup>
Department Stores		\$1,296 m <sup>2</sup>
Shopping Complex		\$1,840 m <sup>2</sup>
Cinemas		\$6,480 per seat
Service Stations		\$2,160 m <sup>2</sup>
<b>Parking Areas</b>	<b>Type</b>	<b>Rate by m<sup>2</sup> floor area or as indicated</b>
Carpark	Open (bitumen)	\$98 m <sup>2</sup>
Carpark	Undercover (no ventilation)	\$17,300 per space
Carpark	Undercover (ventilated)	\$34,560 per space
<b>Hotels, Motels, Clubs</b>	<b>Type</b>	<b>Rate by m<sup>2</sup> floor area or as indicated</b>
Hotel/Motel/Club	1 & 2 storey	\$1,730 m <sup>2</sup>
Hotel/Motel/Club	3+ storeys	\$2,160 m <sup>2</sup>
<b>Health Care Building</b>	<b>Type</b>	<b>Rate by m<sup>2</sup> floor area or as indicated</b>
Hospital	1 storey	\$2,160 m <sup>2</sup>
Hospital	Multi storey	\$2,920 m <sup>2</sup>
Medical Centre	1 storey	\$1,730 m <sup>2</sup>
Nursing Home	1 storey	\$1,730 m <sup>2</sup>
<b>Education Facility</b>	<b>Type</b>	<b>Rate by m<sup>2</sup> floor area or as indicated</b>
Primary/High School		\$1,296 m <sup>2</sup>
Technical College		\$1,405 m <sup>2</sup>
<b>Industrial</b>	<b>Type</b>	<b>Rate by m<sup>2</sup> floor area or as indicated</b>
Factory/Warehouse	Precast concrete <1000 m <sup>2</sup>	\$760 m <sup>2</sup>
Factory/Warehouse	Precast concrete >2000 m <sup>2</sup>	\$595 m <sup>2</sup>
Factory/Warehouse	Metal Walls <1000 m <sup>2</sup>	\$595 m <sup>2</sup>
Factory/Warehouse	Metal Walls >1000 m <sup>2</sup>	\$540 m <sup>2</sup>
<b>Demolition/Signage/Shed/Spa</b>	<b>Type</b>	<b>Rate by m<sup>2</sup> floor area or as indicated</b>
Detailed quote to be provided by those undertaking the work		