

Development Application

COST ASSESSMENT FOR DEVELOPMENT

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.

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 then be needed.

Council has endorsed the NSW Government's recommended approach to estimating the cost of development:

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.

Use either of the two options below or over the page to estimate the cost of the proposal:

#Developments that include an affordable housing component should clearly identify the CIV that is for the affordable housing component, including costs that are intimately connected with the provision of affordable housing.

OPTION 1: ESTIMATED COST OF WORKS - BASED ON WORKS COMPONENTS	COSTS
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, hoarding, fencing, site sheds, delivery of materials, waste management)	\$
Building construction and engineering costs: <ul style="list-style-type: none"> • concrete, brickwork, plastering • carpentry/joinery • steelwork/metal works • windows and doors • roofing Secondary Dwelling	\$
Internal services (eg plumbing, electrics, air conditioning, mechanical, fire protection, plant, lifts)	\$
Internal fit out (eg flooring, wall finishing, fittings, fixtures, bathroom, equipment)	\$
Other structures (eg landscaping, retaining walls, driveways, parking, boating facilities, loading area, pools*) *Pools must include a separate quote from the pool company.	\$
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) # Secondary dwellings require a specific cost assessment as the value of the secondary dwelling is not taken into account when calculating contributions under Council's Developer Contributions Plans	\$
Parking/garaging area	\$
GST	\$
TOTAL	\$

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.
- 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	



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

OPTION 2: ESTIMATED COST OF WORKS BASED ON FLOOR SPACE ESTIMATES

	AREA* *unless otherwise indicated	COST PER M ²	TOTAL COST
PROFESSIONAL FEES			\$
DEMOLITION AND SITE PREPARATION	m ²	\$	\$
EXCAVATION			
Area or	m ²	\$	\$
Volume	m ³	\$	
CONSTRUCTION Commercial	m ²	\$	\$
CONSTRUCTION Residential	m ²	\$	\$
CONSTRUCTION Retail	m ²	\$	\$
CONSTRUCTION Industrial	m ²	\$	\$
CONSTRUCTION other	m ²	\$	\$
FITOUT Commercial	m ²	\$	\$
FITOUT Residential	m ²	\$	\$
FITOUT Retail	m ²	\$	\$
FITOUT Industrial	m ²	\$	\$
FITOUT other	m ²	\$	\$
CARPARK	Cost per space	\$	\$
		m ²	
TOTAL CONSTRUCTION COST			\$
TOTAL GST			\$
TOTAL DEVELOPMENT COST			\$

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.
- 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	

Various commercial entities publish building and construction cost guides/calculators which can be referenced. One of these cost guides is available to view in the reference section of the Sutherland Library. Also, the Australian Institute of Quantity Surveyors provides technical guidance on estimating costs and methods of measurement in the Australian Cost Management Manuals.