



ESTIMATED COST OF DEVELOPMENT

Note: 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:

Estimated cost of development (based on the components of proposed works).

Quantity Surveyor's report

TOTAL SITE AREA

Gross Floor Area		Demolition Works	
Other Works – please 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	
Applicant/s Signature			

ESTIMATED COST OF DEVELOPMENT

Cost of Development	Who should estimate the cost of a 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
\$100,001 - \$3million	A suitably qualified person should prepare the cost estimate and submit it, along with the methodology, with the DA.
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.

ESTIMATED COSE OF DEVELOPMENT – BASED ON WORKS COMPONENTS

COST (APPLICANT'S GENUINE ESTIMATE)		N/A
Demolition works, including the 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.	\$	
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 no construction components.	\$	
Parking / garaging area	\$	
Other (specify)	\$	
	GST	\$
	TOTAL	\$