



Estimated Cost of Development

(Industry recognised market value of proposed development)

Calculating your Cost of Works

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. If the estimate is understated, the figure will need to be adjusted. Additional application fees may then be incurred.

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 cost and methods of measurement in the Australian Cost Management Manuals. Reference - [NSW Planning circular: calculating cost of development](#)

General Project Information

Applicants Name

Applicants Address

Date of commencement

Development Address

Development Description

Total Site Area	Gross floor area (Commercial)	m ²
	Gross floor area (Residential)	m ²
	Gross floor area (Retail)	m ²
	Gross floor area (Industrial)	m ²
	Gross floor area (Other)	m ²
Parking	Gross floor area (Parking)	m ²
	Number of parking spaces	
Demolition Works		m ²
Other Works		

ESTIMATED COST OF DEVELOPMENT – Development less than \$3,000,000

Cost (applicant's genuine estimate)	
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 or waterproofing	\$
Preliminaries (e.g. scaffolding, hoarding, fencing, site sheds, delivery of materials, waste management)	\$
Building construction and engineering costs	
• 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 (please specify)	\$
Parking / garaging area	\$
GST	\$
TOTAL	\$

Please attach the below table. **If the development is over \$3,000,000.00 a detailed cost report prepared by a registered quantity surveyor should be attached verifying the cost of the development.**

Certification of the Estimated Cost of Development

I certify that:

I 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 2021*

Signed:

Name:

Contact Address:

Contact No.

Date: