



## 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 Ardill Payne and Partners - Scott Roberts  
 Applicants Address 45 River St Ballina *Principal Engineer*  
 Date of commencement   
 Development Address 51 Beech St Evans Head  
 Development Description Dwelling to create dual occ - Pool  
demolition of 2 sheds - Strada subdivision

Total Site Area	Gross floor area (Commercial)	<input type="text"/>	m <sup>2</sup>
	Gross floor area (Residential)	<input type="text"/>	m <sup>2</sup>
	Gross floor area (Retail)	<input type="text"/>	m <sup>2</sup>
	Gross floor area (Industrial)	<input type="text"/>	m <sup>2</sup>
	Gross floor area (Other)	<input type="text"/>	m <sup>2</sup>
Parking	Gross floor area (Parking)	<input type="text"/>	m <sup>2</sup>
	Number of parking spaces	<input type="text"/>	
Demolition Works		<input type="text"/>	m <sup>2</sup>
Other Works		<input type="text"/>	

**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)	\$ 2725
Site preparation (e.g. clearing vegetation, decontamination or remediation)	\$ 2725
Excavation or dredging including shoring, tanking, filling or waterproofing	\$
Preliminaries (e.g. scaffolding, hoarding, fencing, site sheds, delivery of materials, waste management)	\$ 10,900
Building construction and engineering costs	
• Concrete, brickwork, plastering	
• Steelwork/metal works	
• Carpentry/joinery	
• Windows and doors	
• Roofing	\$ 310,650
Internal services (e.g. plumbing, electrics, air conditioning, mechanical, fire protection, plant, lifts)	\$ Incl below
Internal fit out (e.g. flooring, wall finishing, fittings, fixtures, bathrooms and equipment)	\$ 141,700
Other structures (e.g. landscaping, retaining walls, driveways, parking, boating facilities, loading area, pools)	\$ 16,350
External Services (e.g. gas, telecommunications, water, sewerage, drains, electricity to mains)	\$ 16,350
Professional fees (e.g. architects and consultant fees, excluding fees associated with non-construction components)	\$ 21,800
Other (please specify)	\$
Parking / garaging area	\$ 21,800
GST	\$ 54,500
<b>TOTAL</b>	<b>\$ 599,500</b>

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:

SCOTT ROBERTS

Contact Address:

45 River St Ballina

Contact No.

02 66 863280

Date:

12/03/2024