

ESTIMATED 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 costs and methods of measurement in the Australian Cost Management Manuals.

1. GENERAL PROJECT INFORMATION – TO BE COMPLETED FOR ALL DEVELOPMENTS

DEVELOPMENT APPLICATION		
APPLICANT'S NAME		
APPLICANT'S ADDRESS		
REFERENCE/ DA/CC number		
DATE:		
DEVELOPMENT NAME		
DEVELOPMENT ADDRESS		
DESCRIPTION OF WORKS		
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		

2. ESTIMATED COST OF WORK

Please attach either Table 1 or Table 2 below. If the development is over \$2,000,000, a detailed cost report prepared by the registered quantity surveyor should be attached verifying the cost of the development.

3. CERTIFICATION OF THE ESTIMATED COST OF WORKS

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 2000*

Signed:

Contact Number:

Name:

Contact Address:

Position:

Date:

Table 1: ESTIMATED COST OF WORKS - BASED ON WORKS COMPONENTS

<i>(Model table - to be adapted by the consent authority)</i> 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 and waterproofing	\$
Preliminaries (e.g. scaffolding, hoarding, fencing, site sheds, delivery of materials, waste management)	\$
Building construction and engineering costs <ul style="list-style-type: none"> ▪ 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 (specify)	\$
Parking / garaging area	\$
GST	\$
TOTAL	\$

OR

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

			Costs
PROFESSIONAL FEES	% of construction cost	%	\$
	% of development cost	%	
	total cost		
DEMOLITION & SITE PREPARATION	x/m ² of site area	\$	\$
	total construction cost		
EXCAVATION	x/m ² of site area	\$	\$
	volume of material removed		
	total construction cost		
CONSTRUCTION Commercial	x/m ² of commercial area	\$	\$
	total construction cost		
CONSTRUCTION Residential	x/m ² of residential area	\$	\$
	total construction cost		
CONSTRUCTION Retail	x/m ² of retail area	\$	\$
	total construction cost		
CONSTRUCTION Industrial	x/m ² of commercial area	\$	\$
	total construction cost		
CONSTRUCTION other	x/m ² of commercial area	\$	\$
	total construction cost		
FITOUT Commercial	x/m ² of commercial area	\$	\$
	total construction cost		
FITOUT Residential	x/m ² of residential area	\$	\$
	total construction cost		
FITOUT Retail	x/m ² of retail area	\$	\$
	total construction cost		
FITOUT Industrial	x/m ² of industrial area	\$	\$
	total construction cost		
FITOUT Other	x/m ² of retail area	\$	\$
	total construction cost		
CARPARK	x per space	\$	\$
	x/m ² of parking area	\$	
	total construction cost		
TOTAL CONSTRUCTION COST			\$
TOTAL GST			\$
TOTAL DEVELOPMENT COST			\$

ATTACHMENT B

EXAMPLE OF INDICATIVE WORKS FOR DEVELOPMENT AND CONSTRUCTION PROPOSALS

	Type	Rate by m ² floor area or as indicated
RESIDENTIAL DEVELOPMENT		
Multi Residential Housing		
Townhouse		\$ x / m ²
Villas		\$ x / m ²
Undercover Parking	Ground floor	\$ x per space
Dwellings		
Small Lot Housing	1 storey	\$ x / m ²
Dual Occupancy	1 & 2 storey	\$ x / m ²
Project Home	1 & 2 storey	\$ x / m ²
Architectural Design	1 storey	\$ x / m ²
Architectural Design	More than 1 storey	\$ x / m ²
Additions	Ground floor – Timber	\$ x / m ²
Additions	Ground floor – Brick Veneer	\$ x / m ²
Additions	First floor	\$ x / m ²
Decks /Pergolas		
Deck	Unroofed	\$ x / m ²
Deck	Roofed	\$ x / m ²
Pergola	Unroofed	\$ x / m ²
Garages		
Garages	Metal (kit)	\$ x / m ²
Garages	Cladded timber frame	\$ x / m ²
Garages	Brick	\$ x / m ²
Carports		
Carports	No new slab	\$ x / m ²
Carports	New slab	\$ x / m ²
Retaining Walls		
Retaining Walls	Brick (1m high)	\$x / linear metre
Retaining Walls	Block/treated pine (1m high)	\$x / linear metre
Front Fence		
Front Fence	Face brick with inserted panels	\$ x / linear metre
Front Fence	Brushwood 1.8m high	\$ x / linear metre
Front Fence	Pool type 1.5m high	\$ x / linear metre
Front Fence	Colorbond 1.8m high	\$ x /linear metre
Pools		
In Ground Pool <40 m ²	Concrete	\$ x complete
In Ground Pool <40 m ²	Fibreglass	\$ x complete
Above Ground Pool <40 m ²	Vinyl	\$ x complete
COMMERCIAL & INDUSTRIAL		
Offices	1-3 storeys	\$ x / m ²
Offices	4+ storeys	\$ x / m ²
Shops		\$ x / m ²
Supermarkets		\$ x / m ²
Department Stores		\$ x / m ²
Shopping Complex		\$ x / m ²
Cinemas		\$ x per seat
Service Stations		\$ x / m ²
Parking Areas		
Car park	Open (bitumen)	\$ x /m ²
Car park	Undercover (no ventilation)	\$ x per space
Car park	Undercover (ventilated)	\$ x per space
Hotels, Motels, Clubs		
Hotel/Motel/Club	1 & 2 storey	\$ x / m ²

Hotel/Motel/Club	3 + storey	\$ x / m ²
Health Care Building		
Hospital	1 storey	\$ x / m ²
Hospital	Multi storey	\$ x / m ²
Medical Centre	1 storey	\$ x / m ²
Nursing Home	1 storey	\$ x / m ²
Education Facility		
Primary/High School		\$ x / m ²
Technical College		\$ x / m ²
Industrial		
Factory/Warehouse	Precast concrete <1000m ²	\$ x / m ²
Factory/Warehouse	Precast concrete >2000m ²	\$ x / m ²
Factory/Warehouse	Metal Walls <1000m ²	\$ x / m ²
Factory/Warehouse	Metal Walls > 1000m ²	\$ x / m ²