



Cost Estimate Report

Submit with your Development Application

Use this form when lodging an application through the NSW Planning Portal.

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.

Development details

Applicant's name:

Applicant's address:

Development address:

Development proposal:

Gross floor area: Commercial

m²

Gross floor: Other

m²

Gross floor area: Retail

m²

Total gross floor Area:

m²

Gross floor area: Residential

m²

Total site area:

m²

Gross floor area: Car Parking

m²

Total car parking spaces: No.

Cost of development

Cost

Who should estimate the costs of development prior to lodgement?

\$0 - \$749,999

The applicant or a suitably qualified person, with the methodology used to calculate that cost submitted with the DA (see Table 1 on page 2).

\$750,000 and above

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.

Applicant(s) 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 251 & 255 of the *Environmental Planning and Assessment Regulation 2021*

Note: Clause 251 & 255 of the Environmental Planning & Assessment Regulation 2021 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 may apply.

Applicant's signature

Date

Applicant's signature

Date

Table 1 – Genuine estimated cost of development – Cost of work less than \$750k

	Cost \$
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:	\$
• 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 and pools)	\$
Professional fees (e.g. architects and consultant fees, excluding fees associated with non-construction components)	\$
Parking / garaging area	\$
Other (specify):	\$
<input style="width: 100%; height: 20px;" type="text"/>	
GST	\$
TOTAL\$	\$

Certification

I certify that I have:

- Inspected the plans the subject of the application for development consent
- Prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors
- Included GST in the calculation of development cost
- The estimated costs of the proposed development have been prepared having regard to matters set out in clause 255 of the *Environmental Planning and Assessment Regulation 2000*.
- Measured gross floor area in accordance with the Method of Measuring of Building Area in the Australian Institute of Quantity Surveyor's Cost Management Manual Volume 1, Appendix A2.

Certifiers signature

Position and Qualification

Date**Privacy**

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