

Cost Estimate Report

Use this form when lodging an application through the NSW Planning Portal
(for development under \$3 million)

The *Environmental Planning and Assessment Regulation 2021* sets out how Development Application fees are calculated.

The genuine estimated cost of the development proposed in a Development Application should include costs based on industry recognised prices, including costs for materials, labour for construction and/or demolition works or other works including professional fees.

For Development Applications with a value of up to \$3 million, this form and included cost summary table can be completed by the applicant or other suitably qualified person (e.g. licensed builder, draftsman) and uploaded as supporting documentation on the NSW Planning Portal at the time of lodgment. The Australian Institute of Quantity Surveyors and other private companies also periodically produce construction cost guides, which may be of assistance to applicants.

Please note:

- If Council is not satisfied that the cost estimate report is non genuine or inaccurate, Council may require the applicant to engage an independent quantity surveyor to review the cost estimates, or Council may undertake its own estimation. Additional application fees may be payable in this instance; and
- For development with a value greater than \$3 million, a detailed cost report is to be prepared by a registered quantity surveyor.

DEVELOPMENT DETAILS

This genuine estimated cost of development has been provided by:

Applicant Owner Builder Draftsman Other (please specify)

Name:

Development Address:

Development Description:

COST SUMMARY TABLE

Element	Cost (excluding GST)
Demolition, excavation and site preparation Includes clearing vegetation, demolition, excavation and remediation, as well as disposal of any material	\$
Substructure, columns, external walls and upper floors Substructure is the structurally sound and watertight base upon which to build. Substructure includes all work up to but excluding the lowest floor finish. Columns include internal and external columns from tops to bases, column casings and all protective non-decorative coatings. External walls include structural walls, basement walls, glazed screen walls, and balcony walls and balustrades. Upper floors are the floor structures above the lowest level.	\$
Staircases Structural connections between two or more floor levels or to roof, plant rooms and motor rooms together with associated finishes.	\$
Roof The structurally sound and watertight covering over the building.	\$
Windows, internal walls, doors and screens	\$
Surface finishes Finishes and decoration applied to internal and external surfaces such as walls, floors and ceilings (e.g. painting, cladding, rendering, carpeting, etc)	\$
Fitments Includes built-up fitments and fixed items (e.g. joinery, benches, plaques, mirrors etc) Loose furniture and finishes are not included.	\$
Special equipment Special equipment is fixed equipment that is necessary to the use for which consent is sought	\$
Building services Internal and external services necessary for the functioning of the building and property (e.g. stormwater, gas supply, electrical systems, mechanical ventilation, lofts, etc)	\$
External works Works external to the building other than external building services (e.g. soft landscaping, footpaths, decks, retaining walls, etc)	\$
Professional fees Professional service fees associated with the design and construction of a development (e.g. architect, project manager, town planning consultant etc)	\$
Estimated Development Cost (the sum of the above cost elements, exclusive of GST*)	\$
GST	\$
Estimated development cost plus GST	\$

*Estimated development cost excludes GST, pursuant to Section 6 of the *Environmental Planning and Assessment Regulation 2021*