



Estimating Cost of Works and Application Fees

Council calculates application fees based on criteria including the estimated cost of works, the type of application, the number of proposed lots, external referrals, inspections, legislation, and other administrative processes.

Not all of these apply to every application. This guide explains how Council determines the 'estimated cost of works' and the application fees payable. Clause 255 of the Environmental Planning and Assessment Regulation 2000 identifies how a fee based on 'estimated cost' is determined.

The consent authority (Council) must make its determination by reference to a genuine estimate of the completed costs associated with the construction and preparation of the building and/or the construction costs of carrying out of work, and/or the demolition cost of a building or work, as it applies to the application.

The following are examples of items to include in the development cost:

- Preliminaries: scaffolding, hoarding, fencing, site sheds, delivery of materials, waste management.
- Internal fit out: flooring, wall finishing's fittings, fixtures and bathrooms.
- Demolition works: including cost of removal from the site and disposal.
- Professional fees as part of the design: architect's and consultant's fees.
- Site preparation: clearing vegetation, decontamination or remediation.
- Excavation or dredging: including shoring, tanking, filling and waterproofing.
- Internal services: plumbing, electrics, air conditioning, mechanical, fire protection, plant and lifts.
- External services: gas, telecommunications, water, sewage, drains and electricity to mains.
- Building construction and engineering: concrete, brickwork, plastering, steelwork/metal works, carpentry/joinery, windows, doors and roofing.
- Other structures: landscaping, retaining walls, driveways, parking, boating facilities, loading area and pools.
- Other related work.
- Charges and fees (for section 61 only): GST, Long Service Levy, Development Application fee, construction.

If the estimated cost of works are:

\$0 to \$150,000:

A cost summary report, available for download below, must be submitted on lodgement of the development application. This must be prepared by the applicant **OR** a suitably qualified person*.

\$150,000 to \$3 million:

A cost summary report, available for download below, prepared by a suitably qualified person* must be submitted on lodgement of the development application.

Over \$3 million:

A Registered Quantity Surveyor's detailed cost report verifying the cost must be submitted on lodgement of the development application.

***The following people are recognised as suitably qualified persons:**

- a builder who is licensed to undertake the proposed building works
- a registered quantity surveyor
- a registered land surveyor
- a registered architect
- a practising qualified building estimator
- a qualified and accredited building designer
- 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.

****Misrepresenting the value of the development will result in delays in the assessment of the development application and will require reassessment/redetermination of the matter****

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.

GENERAL PROJECT INFORMATION

APPLICANT'S NAME		
APPLICANT'S ADDRESS		
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		

ESTIMATED COST OF WORKS

Please attach the table below. **If the development is over \$3,000,000, 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 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 No.

Name:

Contact Address:

Position:

Date:

ESTIMATED COST OF WORKS – 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 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	\$