

# Detailed Cost Estimate

## PART A - Development Cost Summary (Development up to and including \$750,000)

The estimates provided will be used to calculate development application fees (where relevant) in accordance with Clause 255 of the Environmental Planning & Assessment Regulation, 2000 and development contribution fees (where relevant) in accordance with Clause 25J of the Environmental Planning & Assessment Regulation, 2000.

If Council does not agree with the estimate provided, it will require the applicant to provide further information or Council may elect to make its own fee determination.

**Note: For development up to \$750,000 complete Part A, for development over \$750,000 provide a Quantity Surveyor's Report and Quantity Surveyor to complete Part B.**

Parking/Garaging Area (m<sup>2</sup>)

Total Construction Area (excluding parking/garage) (m<sup>2</sup>)

### Description of Cost

### Genuine Cost Estimate

Demolition

Site preparation (eg clearing vegetation, decontamination or remediation)

Excavation

Preliminaries (eg scaffolding, hoarding, fencing, site sheds, waste management)

Construction and Engineering costs

Change of Use

Subdivision (planning, executing and registering, inc covenants & easements)

Services (eg plumbing, mechanical, fire, lift)

External works (eg landscaping, driveways, parking, pools)

External services (eg gas, telephone, electricity connection to mains)

Other (specify)

Margin

Goods and Services Tax

**Total - Genuine estimate of development costs**

If included in the above cost estimates, please specify individual value of items below (where relevant)

Fittings

Project Management

Disabled Access

Energy and water efficiency measures

Note: If works do not form part of your application, inset N/A

I certify that I have:

- provided the genuine costs of the development proposed by this application and these costs are based on industry recognised prices;
- included GST in the calculation of development costs;
- referred to Sections 25J & 255 of the Environmental Planning & Assessment Regulation, 2000;
- acknowledged that Council may review the information provided and may seek further information or make its own fee determination.**

Name

Address

Position

Contact Phone No

Signature

Date

## PART B Quantity Surveyor's Declaration (Development over \$750,000)

A Quantity Surveyor's report is required for all developments over \$750,000 and must be provided at time of lodgement.

The format of the report provided is at the Quantity Surveyor's discretion. The proforma attached can be used if desired.

**Please note the Quantity Surveyor must be a member of the Australian Institute of Quantity Surveyors, and is required to complete the following:**

Estimated cost of development in accordance with Clause 255 if the EP&A Regulation, 2000

Estimated cost of development in accordance with Clause 25J if the EP&A Regulation, 2000

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 for the Australian Institute of Quantity Surveyors;
- included GST in the calculation of the development cost;
- measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Volume 1 (Appendix A2);
- referred to Sections 25J & 255 of the Environmental Planning & Assessment Regulation, 2000;
- **acknowledged that Council may review the information provided and may seek further information or make its own fee determination.**

Name

Position & Qualifications

AIQS Membership No

Contact Phone No

Signature

Date

# Registered\* Quantity Surveyor's Detailed Cost Report

Development Cost in Excess of \$750,000

\*A member of the Australian Institute of Quantity Surveyors

Development Application No

Complying Development Certificate No

Construction Certificate No

Applicant's Name

Address

Suburb/Town\*

State\*

Postcode\*

Development Description

Address

## Development Details

Gross Floor Area - Commercial	m <sup>2</sup>	<input type="text"/>	Total Site Area	m <sup>2</sup>	<input type="text"/>
Gross Floor Area - Residential	m <sup>2</sup>	<input type="text"/>	Total Car Parking Spaces		<input type="text"/>
Gross Floor Area - Retail	m <sup>2</sup>	<input type="text"/>	Total Development Cost	\$	<input type="text"/>
Gross Floor Area - Car Parking	m <sup>2</sup>	<input type="text"/>	Total Construction Cost	\$	<input type="text"/>
Gross Floor Area - Other	m <sup>2</sup>	<input type="text"/>	Total GST	\$	<input type="text"/>
Total Gross Floor Area	m <sup>2</sup>	<input type="text"/>			

## Estimate Details

Excavation	\$	<input type="text"/>	Car Park	\$/space	<input type="text"/>
Cost per square metre of site area	\$/m <sup>2</sup>	<input type="text"/>	Cost per square metre of site area	\$	<input type="text"/>
Demolition and Site Preparation	\$	<input type="text"/>	Cost per space	\$/m <sup>2</sup>	<input type="text"/>
Cost per square metre of site area	\$/m <sup>2</sup>	<input type="text"/>	Fitout - Commercial	\$	<input type="text"/>
Construction - Commercial	\$	<input type="text"/>	Cost per m2 of commercial area	\$/m <sup>2</sup>	<input type="text"/>
Cost per square metre of commercial area	\$/m <sup>2</sup>	<input type="text"/>	Fitout - Residential	\$	<input type="text"/>
Construction - Residential	\$	<input type="text"/>	Cost per m2 of residential area	\$/m <sup>2</sup>	<input type="text"/>
Cost per square metre of commercial area	\$/m <sup>2</sup>	<input type="text"/>	Fitout - Retail	\$	<input type="text"/>
Construction Retail	\$	<input type="text"/>	Cost per m2 of commercial area	\$/m <sup>2</sup>	<input type="text"/>
Cost per square metre of Retail area	\$/m <sup>2</sup>	<input type="text"/>	Professional Fees	\$	<input type="text"/>
			% of Development Cost	%	<input type="text"/>
			% of Construction Cost	%	<input type="text"/>

**Privacy Notice:** Under Privacy laws, you have the right to find out why we are collecting this information, if it is compulsory and what we are going to do with it. You also have rights to access and correct any information held about you. If you need an interpreter, call 131 450

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