

# Cost of Development Calculation

---

A genuine estimate of the cost of carrying out the proposed development is required to be submitted to allow Council to determine the contribution that will be required. The following should be provided:

- for works less than or equal to \$150,000, a **Cost Estimate** is required and may be prepared by the Applicant (based on a builders/suppliers quote or similar) or a suitably qualified person such as a licensed builder, registered architect, building professional or the like;
- for works more than \$150,000 but less than \$3,000,000, a **Cost Summary Report** is required and must be prepared by a suitably qualified person;
- for works equal to or greater than \$3,000,000, a **Detailed Cost Report** is required and must be prepared by a Quantity Surveyor registered as a member of the Australian Institute of Quantity Surveyors.

To avoid doubt refer to section 208 of the *Environmental Planning and Assessment Regulation 2021*:

- (1) *The proposed cost of carrying out development must be determined by the consent authority by adding up all the costs and expenses that have been or will be incurred by the applicant in carrying out the development.*
- (2) *The costs of carrying out development include the costs of, and costs incidental to, the following—*
- (a) *if the development involves the erection of a building or the carrying out of engineering or construction work—*
    - (i) *erecting the building or carrying out the work, and*
    - (ii) *demolition, excavation and site preparation, decontamination or remediation,*
  - (b) *if the development involves a change of use of land—doing anything necessary to enable the use of the land to be changed,*
  - (c) *if the development involves the subdivision of land—preparing, executing and registering—*
    - (i) *the plan of subdivision, and*
    - (ii) *the related covenants, easements or other rights.*
- (3) *In determining the proposed cost, a consent authority may consider an estimate of the proposed cost that is prepared by a person, or a person of a class, approved by the consent authority to provide the estimate.*
- (4) *The following costs and expenses must not be included in an estimate or determination of the proposed cost—*
- (a) *the cost of the land on which the development will be carried out,*
  - (b) *the costs of repairs to a building or works on the land that will be kept in connection with the development,*
  - (c) *the costs associated with marketing or financing the development, including interest on loans,*
  - (d) *the costs associated with legal work carried out, or to be carried out, in connection with the development,*
  - (e) *project management costs associated with the development,*
  - (f) *the cost of building insurance for the development,*
  - (g) *the costs of fittings and furnishings, including refitting or refurbishing, associated with the development, except if the development involves an enlargement, expansion or intensification of a current use of land,*
  - (h) *the costs of commercial stock inventory,*
  - (i) *the taxes, levies or charges, excluding GST, paid or payable in connection with the development by or under a law,*
  - (j) *the costs of enabling access by people with disability to the development,*
  - (k) *the costs of energy and water efficiency measures associated with the development,*
  - (l) *the costs of development that is provided as affordable housing,*
  - (m) *the costs of development that is the adaptive reuse of a heritage item.*
- (5) *The proposed cost may be adjusted before payment of a development levy, as specified in a contributions plan, to reflect quarterly or annual variations to readily accessible index figures adopted by the plan between the day on which the proposed cost was determined by the consent authority and the day by which the development levy must be paid.*

**Example—**

*A contributions plan may adopt the Consumer Price Index.*

- (6) *To avoid doubt, this section does not affect the determination of the fee payable for a development application.'*

## Cost Summary Report\*

[Development Cost of more than \$150,00 but less than \$3,000,000]

\* Prepared by a licensed builder, registered architect, building professional or the like.

DEVELOPMENT APPLICATION No.		REFERENCE:	
COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No.			
CONSTRUCTION CERTIFICATE No.		DATE:	

APPLICANT'S NAME: .....

APPLICANT'S ADDRESS: .....

DEVELOPMENT NAME: .....

DEVELOPMENT ADDRESS: .....

### ANALYSIS OF DEVELOPMENT COSTS:

Demolition and alterations	\$	Hydraulic services	\$
Structure	\$	Mechanical services	\$
External walls, windows and doors	\$	Fire services	\$
Internal walls, screens and doors	\$	Lift services	\$
Wall finishes	\$	External works	\$
Floor finishes	\$	External services	\$
Ceiling finishes	\$	Other related work	\$
Fittings and equipment	\$	Sub-total	\$

Sub-total above carried forward	\$
Preliminaries and margin	\$
Sub-total	\$
Consultant Fees	\$
Other related development costs	\$
Sub-total	\$
Goods and Services Tax	\$
<b>TOTAL DEVELOPMENT COST</b>	<b>\$</b>

I certify that I have:

- inspected the plans the subject of the application for development consent or construction certificate.
- calculated the development costs in accordance with the definition of development costs in section 208 of the *Environmental Planning and Assessment Regulation 2021* at current prices.
- included GST in the calculation of development cost.

Signed: .....

Name: .....

Position and Qualifications: .....

Date: .....

## Detailed Cost Report\*

[Cost of Development equal to or greater than \$3,000,000]

\* Prepared by a Quantity Surveyor registered as a member of the Australian Institute of Quantity Surveyors

DEVELOPMENT APPLICATION No.		REFERENCE:	
COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No.			
CONSTRUCTION CERTIFICATE No.		DATE:	

APPLICANT'S NAME: .....

APPLICANT'S ADDRESS: .....

DEVELOPMENT NAME: .....

DEVELOPMENT ADDRESS: .....

### DEVELOPMENT DETAILS:

Gross Floor Area – Commercial	m <sup>2</sup>	Gross Floor Area – Other	m <sup>2</sup>
Gross Floor Area – Residential	m <sup>2</sup>	Total Gross Floor Area	m <sup>2</sup>
Gross Floor Area – Retail	m <sup>2</sup>	Total Site Area	m <sup>2</sup>
Gross Floor Area – Car Parking	m <sup>2</sup>	Total Car Parking Spaces	
<b>Total Development Cost</b>	<b>\$</b>		
<b>Total Construction Cost</b>	<b>\$</b>		
<b>Total GST</b>	<b>\$</b>		

### ESTIMATE DETAILS:

<b>Professional Fees</b>	<b>\$</b>	<b>Excavation</b>	<b>\$</b>
% of Development Cost	%	Cost per m <sup>2</sup> of site area	\$/m <sup>2</sup>
% of Construction Cost	%	Car Park	\$
<b>Demolition and Site Preparation</b>	<b>\$</b>	<b>Cost per m<sup>2</sup> of site area</b>	<b>\$ /m<sup>2</sup></b>
Cost per m <sup>2</sup> of site area	\$/m <sup>2</sup>	Cost per space	\$/space
<b>Construction – Commercial</b>	<b>\$</b>	<b>Fit-out – Commercial</b>	<b>\$</b>
Cost per m <sup>2</sup> of commercial area	\$/m <sup>2</sup>	Cost per m <sup>2</sup> of commercial area	\$/m <sup>2</sup>
<b>Construction – Residential</b>	<b>\$</b>	<b>Fit-out – Residential</b>	<b>\$</b>
Cost per m <sup>2</sup> of residential area	\$/m <sup>2</sup>	Cost per m <sup>2</sup> of residential area	\$/m <sup>2</sup>
<b>Construction – Retail</b>	<b>\$</b>	<b>Fit-out – Retail</b>	<b>\$</b>
Cost per m <sup>2</sup> of retail area	\$/m <sup>2</sup>	Cost per m <sup>2</sup> of retail area	\$/m <sup>2</sup>

I certify that I have:

- inspected the plans the subject of the application for development consent or construction certificate.
- prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.
- calculated the development costs in accordance with the definition of development costs in section 208 of the *Environmental Planning and Assessment Regulation 2021* at current prices.
- included GST in the calculation of development cost.
- measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1, Appendix A2.

Signed: .....

Name: .....

Position and Qualifications: .....

Date: