

## DETAILED COST ESTIMATE

Disclaimer: The information provided by you on this form will be used by City of Parramatta Council or its agents to process this application. Once collected by Council, the information can be accessed by you in accordance with Council's Access to Information Policy and Privacy Management Plan or in special circumstances, where Commonwealth legislation requires or where you give permission for third party access.

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 \$3,000,000 complete Part A, for development over \$3,000,000 provide a Quantity Surveyor's Report and Quantity Surveyor to complete Part B.**

### PART A - Development cost summary (Development up to & including \$3,000,000)

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

Total Construction Area (exc. Parking / Garaging) (m<sup>2</sup>)


Description of Cost	Genuine Cost Estimate
Demolition	\$
Site preparation (e.g. clearing vegetation, decontamination or remediation)	\$
Excavation	\$
Preliminaries (e.g. scaffolding, hoarding, fencing, site sheds, waste management)	\$
Construction and Engineering Costs	\$
Change of Use	\$
Subdivision (planning, executing & registering, inc. covenants & easements)	\$
Services (e.g. plumbing, mechanical, fire, lift)	\$
External works (e.g. landscaping, driveways, parking, pools)	\$
External services (e.g. gas, telephone, electricity connection to mains)	\$
Other (specify)	\$
Margin	\$
Goods and Services Tax	\$
<b>TOTAL Genuine estimate of development costs</b>	<b>\$</b>

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 Section 25J and/or Section 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.**

Signed: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Position: \_\_\_\_\_  
 Date: \_\_\_\_\_

Contact Number: \_\_\_\_\_  
 Contact Address: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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### PART B - Quantity Surveyor's Declaration (Development over \$3,000,000)

A Quantity Surveyor's report is required for all developments over \$3,000,000 and must be provided at time of Lodgement/time of payment ( whichever occurs first)

The format of the report provided is at the Quantity Surveyor's discretion. The pro-forma 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 of the EP&A Regulation, 2000.

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

I certify that I have:

- inspected the plans the subject of the application for development consent/complying development certificate;
- 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 Section 25J and/or Section 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.**

Signed: \_\_\_\_\_

Name: \_\_\_\_\_

Position and Qualifications: \_\_\_\_\_

AIQS Membership No.: \_\_\_\_\_

Date: \_\_\_\_\_

Contact Number: \_\_\_\_\_

Contact Address: \_\_\_\_\_



You can visit <http://eplanning.parracity.nsw.gov.au> to track the progress of an application lodged after 30 June 2005. The information you supply on this form and any related documentation will be publicly available on this Council website.

DEVELOPMENT APPLICATION No.

COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No.

CONSTRUCTION CERTIFICATE No.

DATE:

APPLICANT'S NAME:

APPLICANT'S ADDRESS:

DEVELOPMENT DESCRIPTION:

DEVELOPMENT ADDRESS:

<b>DEVELOPMENT DETAILS:</b>	
Gross Floor Area – Commercial	m <sup>2</sup>
Gross Floor Area – Residential	m <sup>2</sup>
Gross Floor Area – Retail	m <sup>2</sup>
Gross Floor Area – Car Parking	m <sup>2</sup>
Gross Floor Area – Other	m <sup>2</sup>
Total Gross Floor Area	m <sup>2</sup>
Total Site Area	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>

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