



Estimating cost of works and application fees

We calculate development application fees, s7.11/7.12 contributions and certificate (construction, complying development certificate and subdivision) fees based on criteria, including (but not always limited to):

- The total cost of works and/or type of application
- The number of proposed lots
- External referrals
- Various inspections
- Legislative and other administrative processes.

Not all of these apply to every application.

What's included in the cost of works?

[Clause 255 of the Environmental Planning and Assessment Regulation 2000](#) identifies how a fee based on 'estimated cost' is determined. As the consent authority, the Council must make a determination based on a genuine estimate of the completed costs associated with the project. Depending upon the project, this can include any building demolition costs, site preparation and construction costs.

What to include in the development cost:

- Preliminary works such as the erection of scaffolding, hoarding, fencing, site sheds, delivery of materials, waste management etc.
- Internal fit out flooring, wall finishing's, fittings, fixtures and bathrooms
- Demolition works including cost of removal from the site and disposal, asbestos included
- Professional fees as part of the design such as the cost of preparing architectural plans, planning consultants fees for statements and reports
- Preparation works such as the clearing of vegetation, decontamination and remediation works
- Site works such as excavation, dredging, shoring, filling, retaining walls etc.
- Supply of services including but not limited to plumbing, electrics, air-conditioning, mechanical, fire protection, plant and lifts, gas telecommunications, sewage, drains and connection to electrical mains
- Building construction and engineering: concrete, brickwork, plastering, steelwork/metal works, carpentry/joinery, windows, doors and roofing
- Other works associated with the development such as required landscaping, retaining walls, driveways, parking, boating facilities, loading areas and swimming pools
- Any other works related to the development.

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However, some works are excluded from the estimated cost of a development, for example:

- The cost of the land to which the development is to be carried out
- Legal, marketing, financing or project management costs
- Costs of fittings and furnishings, refitting or refurbishment except where the development involves an intensification or expansion of the current land use
- Costs of enabling access under the *Disability Discrimination Act 1992*.

You can get more detail on what's included or excluded from the cost of works, in [Division 1B of the Environmental Planning and Assessment Regulation 2000](#).

Note: We calculate the cost of works on the estimated 'market price' for the completed project.

This may not necessarily reflect the actual cost of the development to the applicant, for example, an applicant may source materials free or second hand and use their own labour (owner-builder).

We use building cost indicators compiled by various industry sources.

Who should estimate the costs of development prior to lodgement?

It is recommended by the Department of Planning that for development up to \$100,000, the estimated cost be prepared by the applicant or a suitably qualified person.

Developments with a construction cost estimated between \$100,000 and \$ 3million must provide evidence of this cost through the submission of a builder's quote or contract or other cost of works summary prepared by a suitably qualified person.

We have [Cost Summary Report templates](#) available on our website to assist.

Developments over \$3 million must provide a detailed cost summary report prepared by a registered Quantity Surveyor.

Who should provide a cost of works summary?

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 practicing 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 total cost of works of the proposed development will result in delays in the assessment of the development application and will necessitate reassessment/redetermination of the matter.