DEVELOPMENT APPROVAL / SYDNEY AIRPORT CONSENT FOR WORKS AT SYDNEY AIRPORT

Pre-lodgement Requirements and Information

If you are building or developing land within Sydney Airport, the Sydney Airport planning approvals team provides front-end development and building information. Feel free to come in and see a Planning Approvals Coordinator at Sydney Airport, or contact us by phone or email prior to the formal submission. The Planning Approvals Coordinator will assist by:

- providing information on land zonings and permitted uses, the Sydney Airport Master Plan and all other general development information
- advising applicants of Sydney Airport's standards, policies and procedures
- in conjunction with other Sydney Airport stakeholders, providing specialist technical information on development and building proposals
- providing objective support to potential applicants in relation to areas such as pre-lodgement and lodgement processes

1. Pre-lodgement Meetings

For an appraisal of a proposal, especially a more complex project or redevelopment of land, the Pre-Lodgement meeting is strongly recommended. Prior consultation (early in the design phase if possible) with the Planning Approvals Coordinator will ensure that all applicants:

- are equipped with up-to-date and relevant information for the lodgement of an accurate and complete submission
- are provided with the opportunity to discuss and receive early feedback from Sydney Airport on the merit and technical aspects of a development proposal

  - ☞ *meetings are by appointment only and bookings can be made by contacting the Sydney Airport planning approvals team*
  - ☞ *there is no charge for this service*

2. Lodgement Appointment

Sydney Airport has introduced a lodgement appointment service to assist in the efficient processing of major or complex development applications.

- ☞ *meetings are by appointment only and bookings can be made by contacting the Sydney Airport planning approvals team*
- ☞ *full and complete submissions are generally processed in a more timely manner*
- ☞ *incomplete submissions require more administration and may extend the assessment period*
- ☞ *there is no charge for this service*

Written Advice the Sydney Airport planning approvals team can offer written advice relating to preliminary applications on planning and building matters by email or mail.

Further information applicants can make general enquiries by phone or email. Extensive information can be found on the Sydney Airport Website: http://www.sydneyairport.com.au/corporate/community-environment-and-planning/airport-planning-approvals.aspx

Prior consultation will ensure that all applicants are equipped with up to date and relevant information for the lodgement of an accurate and complete submission.

Contact the Sydney Airport Planning & Development Department Ph. +61 2 9667 6196 / +61 2 9667 9207 Monday to Friday, 9am - 5pm

Central Terrace Building, 10 Arrivals Court, Sydney International Airport, NSW 2020, Australia

SYDNEY AIRPORT CORPORATION LIMITED
ACN 082 578 809 Locked Bag 5000, Sydney International Airport, NSW 2020
Central Terrace Building, 10 Arrivals Court, Sydney International Airport, NSW 2020 Australia
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www.sydneyairport.com

Sydney Airport
The right future. Starting now.

APPLICATION FOR DEVELOPMENT APPROVAL / CONSENT FOR WORKS AT SYDNEY AIRPORT

MAJOR AIRPORT DEVELOPMENT DECLARATION *(see note 1)*

☐ Yes	☐ No	*Is it considered that the proposed building activity is, or part of, a major airport development or a major development plan under the Airports Act 1996 - Section 89?*

TYPE OF APPROVAL SOUGHT *(see note 2)*

Development Application (DA) ☐	Application for Sydney Airport Consent (SC) ☐	Exemption Application (EX) ☐	Amended Application (AA) ☐

"Is there any Excavation or Drilling into the Ground?"	Yes ☐ No ☐	If yes, attach detailed map of excavation area.

APPLICANT'S DETAILS

Applicant:	
Company / Job Title:	
Postal Address:	
Phone:	
Facsimile:	
Mobile:	
Email:	

LOCATION AND DESCRIPTION OF PROPOSAL

Location/Address:

Building/Hangar Number: *(Note that new buildings will require a building number to be issued. Please contact Sydney Airport planning approvals team.)*

Airfield Infrastructure ☐	Terminal Operations ☐	Utility Infrastructure ☐	Terminal Retail ☐
Landside Commercial ☐	Roadworks ☐	External Advertising ☐	Other ☐

Documented Cost of Works (inc. GST): $ *(see last page for costing guidelines)*

Description of Proposal:

Scope of Proposal:

Need for Proposal:

Description of other future proposals which relate to this Proposal:

CONTRACTOR'S DETAILS (If applicable)	
Name and Company:	
Telephone:	
Mobile:	
Facsimile:	
24 hr Emergency Ph Contact:	

SUBMISSION REQUIREMENTS (Please refer to Notes overleaf)		
Submitted	Received	Please refer to the Notes attached for further details on the submission requirements.
☐	☐	Pre-Lodgement meeting details *(see note 3)*
☐	☐	Drawings (A3/A4) showing current and new work** *(see note 4)*
☐	☐	CD/DVD of Microstation (.dgn) drawings and Acrobat (.pdf) drawings and supporting documentation *(see note 5)*
☐	☐	Attached to an email in word format - the drawing schedule with correct revisions, as submitted for Sydney Airport Consent. Send to the Sydney Airport Planning Approvals Coordinator. These drawings & amendments should be consistent with those sent to the ABC.
☐	☐	Services Specifications - electrical, mechanical, hydraulic & fire *(see note 6)*
☐	☐	Design Report or Review of Environmental Factors (REF) *(see note 7)*
☐	☐	Scope of works and description of activities *(see notes 8 & 13)*
☐	☐	Application Fee *(see note 9)*
☐	☐	Stakeholder consultation details *(see note 10)*
☐	☐	Written evidence of Sydney Airport Infrastructure and Services sign-off *(see note 10)*
☐	☐	Copy of Application to Airport Building Controller *(see note 11)*

** For specific submission requirements regarding your project - please contact Sydney Airport Planning Approvals Coordinators Liz Atton +61 2 9667 9207 or Meriam Michael +61 2 9667 6196, or email planning.approvals@syd.com.au

OWNER / LESSEE CONSENT (required if Applicant is not the lessee/owner of site of proposed works) *(see note 12)*	
Name and Company:	
Address:	
Phone/Mobile:	
Facsimile:	
Email:	
Signature:	

- *I hereby apply for approval of the above proposal, to be used for the purpose stated, on the understanding that approval is dependent on site availability, master planning requirements, and the outcome of satisfactory lease negotiations.*
- *I acknowledge that approval of a Development Application does not constitute permission to commence work on the proposed development or associated works, until Sydney Airport Consent and ABC Building Approval is obtained.*
- *The Applicant should note that Sydney Airport may publish on its website or declare information provided on this Application Form. If you have any queries or wish to discuss please contact Sydney Airport planning approvals.*

Signature:	
Name:	
Date:	

Note 1

Major Airport Development

The Applicant must consider whether the proposed building activity is, or is part of, a major airport development (MAD) or a major development plan (MDP) in accordance with s.89 of the *Airports Act 1996.* MADs will require the preparation and exhibition of a MDP. For further information, contact the Sydney Airport Senior Planning Manager.

Note 2

Types of Applications

Development Application (DA) shall be submitted for projects at the concept stage of the design, so that the applicant has certainty to proceed with detailed design and Sydney Airport can assess the broader impacts of the proposal on the Airport's operations and planning objectives. It is recommended that a DA be submitted for more complex projects, such as:

- construction of roads, airfield facilities, infrastructure, aprons and car parks
- erection of a new building, or a substantial modification/addition to an existing building
- external advertising signage
- change of use or activity of building or land and no proposed construction works

A DA should be submitted after consultation with the Sydney Airport Planning Approvals Coordinator.

Sydney Airport Consent Application (SC) is required for all construction works at Sydney Airport, except where an Application is considered to be exempt. The level of documentation submitted with the Application for SC must be adequately detailed, an SC is required prior to commencement of construction works.

The Airport Building Controller cannot issue a Building Approval without written consent from Sydney Airport, as required under Regulations 2.03(4) and 2.05(2) of the *Airports (Building Control) Regulations*, confirming that the proposal is consistent with the first four items under Sydney Airport's Determination (Note 14 below) and risks to the airport's operations are minimised.

Exemption Application (EX) may be submitted after consultation with Sydney Airport planning Approvals Coordinator and is to be used for projects of a minor nature, considered to have minimal impacts on the operation of the Airport. Please note that written consent from Sydney Airport may still need to be given to the Airport Building Controller.

Note 3

Pre Lodgement Meetings

A meeting is highly recommended prior to lodgement to assist with identification of key issues prior to finalising the design of the proposal and your application.

Contact the Sydney Airport Planning Approvals Coordinator to arrange a meeting. See front page of this document.

Note 4

Drawings

Drawings describing the proposed development must be appropriately scaled and indicate (where relevant):

- the location of the proposed new buildings or works in relation to the land's boundaries and adjoining development. The site plan is to identify the north point, landscape areas, roads, onsite parking etc.
- existing underground services
- identify the removal of existing trees and shrubs and proposed new landscape areas
- floor plans of the proposed building layout
- elevations and sections showing proposed external finishes and heights to Australian Height Datum (AHD)
- a survey plan showing existing ground contours and finished ground levels
- details of proposed services and infrastructure; including alterations to existing; connections (electrical, sewer etc); refer to Notes 6 & 8
- for required number of copies of drawings, please contact a Sydney Airport Planning Approvals Coordinator: Liz Atton +61 2 9667 9207 or Meriam Michael +61 2 9667 6196; email: planning.approvals@syd.com.au

Note 5

Digital Drawings

All drawings must be lodged as Microstation (.dgn) digital files on CD-ROM or DVD-ROM only.

Supporting documentation and drawings should also be provided in Acrobat (.pdf) format.

A list of drawings submitted as part of this application, noting details such as title/description, drawing numbers and amendments, should be provided in Microsoft Word (.doc) format.

Note 6

Alterations to Existing Services

Where alterations are proposed to existing Electrical, Mechanical, Hydraulic, Structural and Fire Services, details must be submitted with your application, clearly indicating the existing and proposed arrangements.

- Electrical Services

Where existing underground electrical services are affected by the works then they will need to be protected or diverted. Details of the extent of excavation, depth of services and surface preparation shall be provided.

A schedule of electrical equipment to be connected to the power supply showing the individual electrical load of the equipment and the expected overall maximum demand shall be provided with your application.

- Mechanical Services

Design data and proposed installation details shall be provided showing installation of new plant/equipment or modification to existing equipment/services. The applicant should liaise with the Sydney Airport Building Projects Coordinator prior to finalising the Design.

- Fire Services

(Refer to Note 11)

AirServices Australia requires that all buildings on aerodrome with a fire alarm are connected to the Airport Fire Control Centre.

Note 7

Review of Environmental Factors (REF) / Design Report

The REF is intended to identify issues covering project management, building design and visual quality, in conjunction with orthographic and perspective drawings. It must also include an environmental assessment. The Design Report or *REF* must include the following information but not be limited to:

- vehicle access and parking to the site
- stormwater and waste management
- built form and visual character
- description of potential impacts and prescribed mitigating measures during construction and operation of the facility for: air, water quality, and other environmental impacts
- landscaping
  - ☞ all existing landscaping proposed to be removed to be documented
  - ☞ a comprehensive landscaping plan for the proposal to be submitted

Environmental impact assessment within an REF is governed by Commonwealth legislation:

- *Airports Act 1996*
- *Environment Protection and Biodiversity Conservation Act* Administrative Guidelines (see Sydney Airport Fact Sheet for Environmental Impact Assessment).

and guidelines:

- *NABERS performance-based rating system for existing buildings. NABERS Energy now incorporates the Australian Building Greenhouse Rating (ABGR)*
- *Green Star & Australian Building Greenhouse Rating Scheme (ABGR)*

If after consultation with Sydney Airport planning approvals, an REF is not considered necessary, submit information to:

- demonstrate that consideration has been given to the environmental impacts
- describe the steps necessary to mitigate any potential adverse environmental impacts

At the initial planning stage of the project, contact Sydney Airport Manager Environment, to discuss the environmental impacts and determine whether the Airport Environment Officer will need to be involved in the project design. This consultation must occur early, to avoid any unnecessary delays in project approval.

Note 8

Scope of Works

The scope of works and description of activities must include:

- a clear written description of the proposed and intended use including details on the purpose of the activity
- consideration of potential airport operational impacts such as:
  - ☞ wind shear and turbulence
  - ☞ OLS intrusion
  - ☞ safety and security
  - ☞ lighting in the vicinity of aerodromes
  - ☞ bird, dust, hazard management
  - ☞ impact on fire engineered solution T1 or T2

  (Note that you may need to provide evaluation reports from an appropriate certified engineer or consultant)
- proposed hours of construction works including operational hours

- no. of employees and visitors on site – construction and operational.
- details on service connections for power, water, gas, telephone etc. (Sydney Airport is generally the provider)
- waste management - construction and operational stages.

Note 9

Application Fees

Sydney Airport fees are based on the estimated cost of the proposal and include GST. Please refer to the fee schedule on Page 6. Applications will not be registered or assessed unless the appropriate fee is paid at time of lodgement.

A separate fee is payable to the Airport Building Controller.

Note 10

Stakeholder Consultation

It may be necessary to consult other Sydney Airport departments or third party stakeholders. The Applicant is to provide confirmation that other stakeholders have been consulted (if appropriate). Third party stakeholders may include AirServices Australia (where airport navigational aids or services may be impacted), airlines, RMS, Energy Australia, Sydney Water etc.

- Sign-off on the adequacy of services documentation must be obtained from the Manager Infrastructure & Services, Sydney Airport.
- Sydney Airport planning approvals will manage all consultation with local government. The Applicant must not contact local government directly.
- The Applicant must note that Section 73 Applications to Sydney Water are not required. Sydney Airport can advise on available services for your proposal.

Note 11

ABC Applications

Submit a Building/Works Permit Application to the Department of Infrastructure & Regional Development appointed Airport Building Controller (ABC), telephone +61 2 8344 3113/3114;
www.infrastructure.gov.au/aviation/airport/planning/abc_contact.aspx
(NB a separate application to Sydney Airport for written consent is required pursuant to the *Airports Act 1996.)*

Applications to the ABC will not be registered or assessed unless the appropriate fee is paid at time of lodgement.

Details of the essential services shall be submitted to the ABC, clearly indicating the existing and proposed essential services, means of egress, method of construction, disabled access and facilities etc. Drawings submitted to the ABC must indicate the distance to neighbouring buildings.

Where the applicant wishes to use the services of a Fire Safety consultant to certify the above requirements, the applicant must submit details of the proposed consultant's qualifications and experience in that line of work for the ABC's and Sydney Airport's consideration and approval. (Note: it is recommended that the consultant liaise directly with the Airport Building Controller at the design stage to ensure compliance with all of the above requirements).

The *Airports (Environment Protection) Regulations* also apply with respect to environmental management, regulation and operations. A DoIT appointed Airport Environment Officer, also advises the ABC on environmental regulatory matters.

Note 12

Owner / Lessee Consent

The consent of the owner or lessee must be obtained prior to the submission of the Application. An authorised representative of that party must verify their endorsement by signing the Application form.

Note 13

Department of Infrastructure & Regional Development Security Approval

The *Air Navigation Act 1920* requires either the airport or aircraft operators to seek approval from DoIT for the construction or alteration of the following facilities, where existing security measures are to be affected:

- Sterile / Security Restricted Area
- cargo handling facility
- baggage handling facility
- facility for the storage of mishandled or misrouted baggage
- separation of Landside / Airside barriers or Security Restricted / Sterile areas

It is the Applicant's responsibility to obtain approval from DoIT. Applications must be made to:
Michael Rowe, State Security Manager
Office of Transport Security
Department of Infrastructure & Regional Development
Level 1, AQIS Building, Cnr. Crewe Place & Rothschild Ave, Rosebery NSW 2018. Postal address: GPO Box 594, Canberra ACT 2601.
Telephone: +61 2 8344 3105

Note 14

Sydney Airport's Determination

In determining your application, Sydney Airport considers the proposal for consistency with:

- *Sydney Airport Master Plan*
- *Sydney Airport Environment Strategy*
- any *Major Airport Development Plan*
- Sydney Airport's planning objectives for the airport
- *Airports Act 1996*
- *Airports Regulations 1997*
- *Airports (Building Control) Regulations 1996*
- *Environment (Protection & Biodiversity) Conservation Act 1999*
- *Fact Sheet for Environmental Impact Assessment*
- *Sydney Airport environmental conditions for minor or major contracts*
- *CASA Manual of Standards 139 – Aerodromes*
- *MOS 139 9:21 - Lighting in the Vicinity of Airports – Advice to Designers*
- *International Standards and Recommended Practices Annex 14 Aerodromes*
- *Civil Aviation Regulations, Orders, and Civil Aviation Advisory Publications*
- *Wildlife Hazard Management Guidelines*
- *Hoardings Guidelines*
- *Hot Works Guidelines*
- *Sydney Airport Signage Guidelines*
- *Master Grading and Drainage Plans*
- *Building Code of Australia*
- relevant *Australian Standards*
- stakeholder issues
- *Tenancy Guidelines*

The expected time to determine the application is three to four weeks, depending on the complexity of the application. The approval process cannot commence until all information is submitted and the appropriate fee paid. Sub-standard documentation and requests for additional information, reports or (digital) data may extend the approval period.

It is important that the applicant ensures that contractors / sub-contractors are aware of the requirements contained in relevant documents listed above and the Sydney Airport approval, prior to any tenders being called. These documents are available on request and may be subject to an additional fee.

Note 15

General Advice

The applicant should engage an experienced and suitably qualified Builder or Project Manager to manage the construction and coordination of the works. An Architect is required to design significant building proposals.

Lodge your application to:
Sydney Airport Planning Approvals

- Mail: Locked Bag 5000, Sydney International Airport NSW 2020 or
- By personal delivery or courier to: Central Terrace Building, 10 Arrivals Court, Sydney International Airport NSW 2020

For further information, contact the Sydney Airport Planning Approvals Coordinator.

A list of Sydney Airport contacts on specific issues is provided on the following page.

Note 16

Following Approval

Where the proposed works are to be carried out in Security Restricted areas, all personnel are required to have an ASIC (Aviation Security Identification Card), an EVC (Extended Visitors Card) or a Terminal Pass. For further information, contact Sydney Airport ID and Access Services.

A Sydney Airport nominated Project Facilitator will liaise with the contractor/applicant to ensure compliance with the requirements of the approval; issue of an Approved Works Plan if necessary; to provide information to assist with Airport-related requirements and to act as a coordinator for any issues arising out of the approved project.

The Applicant must sign the "*Applicant's Acknowledgement of Compliance with Sydney Airport Consent*", which will accompany all Sydney Airport approvals, confirming that all conditions have been complied with. This is to be verified by the Sydney Airport Project Facilitator and submitted to the Sydney Airport Planning Approvals Coordinator and the ABC. Sydney Airport reserves the right to undertake a "compliance review" at project completion.

NOTES FOR COMPLETING A DA/SC APPLICATION

Title	Name	Ph. 9667-	Mobile	Specific Issues
Aviation Services				
Head of Planning	John Gunek	6137		Master Planning, Strategic Planning
Senior Planning Manager	Joseph Chan	6423		Master Planning, Strategic Planning
Planning Approvals Coordinator	Meriam Michael	6196		All Applications, Advice and Assessment
Planning Approvals Coordinator	Liz Atton	9207		All Applications, Advice and Assessment
Development Planning Manager	Craig Holland	6435		Airfield and Aviation Planning
Airfield Planning Manager	Ken Alcott	6452		Airfield and Aviation Planning
Design Manager	Michael Palfreyman	6164		Airfield and Aviation Planning
Manager Terminal Design & Planning	Steve Parker	6121		Terminal Design & Planning
Aviation Services - Airport Operations				
Manager Operations	Frank Mondello	9850		Airport and Terminal Operations
Airfield Standards Manager	Brett Fraser	9888	0466 136 596	Aviation Standards, Compliance, AWP
Manager Emergency & Contingency Planning	Jim Henry	9011		Emergency & Contingency Issues
Manager Fire Safety	Kevin Archer	9624		Fire & Evacuation Issues
Power Distribution Coordinator	David Keegan	9398		HV Electrical Network Planning
High Voltage Compliance Officer	Guy Turner	9463		HV Electrical Network Planning
Technical Manager Airfield	Paul Rubsov	6506		Civil Assets
Manager Airport Safety	Judith Taylor	6532		Safety Management System Matters
Security Infrastructure Protection Manager	Brad McKenzie	6528		Security Issues, Advice and Assessment
Airfield Operations Manager	Anthony Conte	6024		Airport Airfield Works
Aviation Services - Spatial Information Services				
CADD Database Team Leader	Geoff Stevenson	9231		Advice on Microstation .dgn files, Underground Services etc
Database Capture	Fred Parker	9229		
Aviation Services - Airfield Design				
Airfield Design Manager	Peter Bleasdale	9246		Electrical Infrastructure
Airport Design Team Leader	Ian Stewart	9214		Airfield Design
Electrical Database	Michael Turner	9218		OLS, Nav Aids, Crane Ops/Approvals
Corporate Affairs - Environment				
Manager Environment	Julia Phillips	6422		Environmental Strategy & Assessment
Development & Construction				
Head of Property Program Delivery	Edmund Jansen	6438		Lease and License Issues
Head of Property Services	Joshua Grieve	6118		
Head of Construction and Facilities	John Dardano	9063		
Development & Construction – Infrastructure and Services				
Infrastructure & Services Manager	Kate McAlpine	9306	0450 657 518	All Building Services
Manager Terminal & Building Projects	Mark Lai	9830	0402 842 911	Terminal & Building Projects
Electrical Projects Coordinator	John Athanasakis	6417	0478 313 818	LV Electrical Services
HV Project Manager	David Ballard	9852	0458 774 993	HV Electrical Services
Project Manager	John Baker	9213	0409 064 978	Fire Services
Building Projects Coordinator	Andrew Barr	9614	0409 328 343	Mechanical Services, Hydraulic Services
Building Projects Coordinator	Scott Taylor	9827	0408 168 360	Mechanical Services, Hydraulic Services
Planning Engineer, Utilities & Services	Peter Sakirman	9213	0408 206 920	Utility Metering Requirements
Parking & Ground Transport				
GM Parking & Ground Transport	Craig Norton	6466		
Ground Transport Operations Manager	Pierre El Cheikh	6136		Ground Transport Coordination
Information Technology & Telecommunications				
Project Eng Network & Comms Systems	David Morgan	6481		Project Engineer Network & Communication Systems
IT&T Services Manager Airport Systems	Steve McCubben	6472		IT&T Network Issues
Retail				
Head of Leasing & Contracts	Mark Zaouk	6152		
Manager Advertising & New Media	Martin Salter	6160		
ID and Access Services				
ID and Access Services		9301		ASIC, EVC, Terminal Pass

SYDNEY AIRPORT APPLICATION FEES

The Applicant must lodge an application fee (see Note 9) with the Sydney Airport planning approvals team as scheduled below. This fee varies according to the type (SC, EX, DA, Amended) of Application being submitted.

An Application fee for Sydney Airport Consent approval (SC) is required for all construction works at Sydney Airport, except when the applicant is Sydney Airport. The Application fee is indicated in the schedule below.

It is recommended that a Development Application (DA) be submitted for complex projects at the schematic stage of the design, so that Sydney Airport can assess the broader impacts of the proposal on the Airport's operations and planning objectives and the applicant can have certainty to proceed with the detailed design. The DA fee is 25% of the fee set out below or $100.00 minimum.

An Exemption Application (EX) may be submitted after consultation with Sydney Airport's Planning Approvals Coordinator and is to be used for projects of a minor nature, considered to have minimal impacts on the operation of the Airport. The EX fee is 50% of the fee set out below.

The fee applicable for an Amended Development Application or Amended Sydney Airport Consent is 25% of the original application fee.

If during assessment a lodged application is deemed incomplete and has been awaiting further information for 3 months, after consultation with the applicant, Sydney Airport reserves the right to close the application. To reopen an application, Sydney Airport will require a resubmission of the complete application. A fee of 25% of the original application fee is payable.

For the purpose of determining the scale of fees, the estimated project value shall mean the cost of the proposed building and site works, inclusive of base building plant and equipment, fixtures and fittings and professional fees. To estimate the cost of the proposed works see Table next page.

Item	Total estimated cost of proposed building or works ($ GST inclusive)			Application fee ($) (GST included)
1	Up	to	25,000	300
2	25,001	to	50,000	450
3	50,001	to	100,000	600
4	100,001	to	200,000	900
5	200,001	to	300,000	1,125
6	300,001	to	400,000	1,350
7	400,001	to	500,000	1,575
8	500,001	to	1,000,000	2,500
9	1,000,001	to	2 000,000	3,200
10	2,000,001	to	3,000,000	4,000
11	3,000,001	to	4,000,000	4,700
12	4,000,001	to	5,000,000	5,500
13	5,000,001	to	10,000,000	9,200
14	10,000,001	to	20,000,000	16,700
15	20,000,001	to	30,000,000	24,200
16	30,000,001	to	40,000,000	31,700
17	40,000,001	to	50,000,000	39,200
18	50,000,001	or	more	52,500

ESTIMATED COST OF PROPOSED WORKS – BASED ON WORKS COMPONENTS

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	$
Building construction and engineering costs :	$
• 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 fitout (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	$