

**This guide applies to estimating cost of works for the following applications:**

- Development Applications (DA's)
- Construction Certificates (CC's)
- Complying Development Certificates (CDC's)

**Note: this guide is not relevant to subdivision works**

## Estimated Cost of Works and Application Fees

The [Environmental Planning and Assessment Regulation 2000](#) specifies that application fees for Development Applications are to be calculated on the 'estimated cost' of works for a development and other characteristics of the development. Council also bases its fees for CC's and CDC's on the cost of works for a development.

The cost of a development is not only the costs involved in the construction of building/s, but the costs associated with the entire development proposal, including all ancillary work. A **genuine estimate** of the cost of works of a development includes:

- the demolition cost of a building/works,
- the construction costs of buildings,
- the costs associated with the preparation of buildings for the purpose for which they are to be used (such as the costs of installing plant, fittings, fixtures and equipment),
- the cost of landscaping works,
- the cost of other ancillary work, and
- all related Goods and Services Taxes

A list of the common development types and minimum rates of construction are included in this guide to help you calculate an accurate 'estimated cost' of works for a development.

### What do I need to do?

Include the following information in your application:

- List all work components of your proposed development e.g. dwelling, retaining walls and a shed.
- Calculate the cost of each work component based on the table below.

- Add the costs of all components together to show the total estimated cost of the works that form part of this DA.
- Include the total cost of works on the application form.

Alternatively, you may choose to provide Council with a detailed elemental cost estimate of each component from a practicing registered quantity surveyor or if the development includes elements not listed in the table.

An example of how the guide is used to calculate the costs of works for an addition to a dwelling house and installation of an in ground swimming pool is shown in the table below.

Type of development	Area	Costs as per guide (\$)	Total (\$)
Ground floor additions	70m <sup>2</sup>	\$1,800	\$126,000
In ground concrete Pool	<40m <sup>2</sup>	\$40,000	\$40,000
Pool Fencing	20 m	\$250	\$5,000
Paving	15 m <sup>2</sup>	\$55	\$825
<b>Total Cost of Works</b>			<b>\$171,825</b>

Where development contributions apply for the development you will be required to provide a cost estimate report from a quantity surveyor where the cost of works is greater than \$500,000. More information can be found on [Council's website](#).

### How does Council confirm the estimate provided?

Council will assess the cost of work by applying the unit rates for each component of the proposed work (as identified in the list of rates provided in this guide).

The building cost indicators are reviewed periodically to reflect market rates.

A number of sources are used to derive the figures in this guide including, but not limited to:

- *Rawlinsons Australian Construction Handbook*
- *Archicentre Cost Guides*
- *Cordell's Building Cost Guides*
- Cost estimates derived from applications lodged with Council, and
- Insurance certificates issued for projects under the Home Building Compensation Fund (previously Home Owners Warranty Insurance)

Council will treat development proposals that fall outside the parameters of this guide on their merits.

We will accept the estimated cost you state on your application form within 10% of the cost calculated using this guide.

If Council determines that the estimated cost of your proposal is greater than your stated figure by more than 10%, we will advise you, adjust the figure and send you an invoice for any additional fees.

Council may reject or defer an application if an estimate cost of works is considered to not be genuine or accurate.

### **What if I disagree with Council's determination of the estimated costs of works?**

If you disagree with Council's determination of the '*estimated cost*' of works, you may choose to provide Council with a detailed elemental cost estimate, of each component from a practicing registered quantity surveyor for Council to review.

Council will reject applications where it is not satisfied that the '*estimated cost*' of works are accurate and genuine. The following figures provide guidance on what Council considers to be accurate and genuine '*estimated cost*' of works.

<b>Cost Estimators for Estimating Genuine Cost of Works</b>		
<b>Dwelling</b>	<b>Type</b>	<b>Rate m<sup>2</sup></b>
Project Home	1 & 2 storey	\$1,400/m <sup>2</sup>
Dual Occupancy	1 & 2 storey	\$2,000/m <sup>2</sup>
Architectural Design	Any	\$2,500/m <sup>2</sup>
Secondary Dwellings	1 storey	\$1,800/m <sup>2</sup>
Additions	Ground floor	\$1,800/m <sup>2</sup>
Additions	First floor	\$2,400/m <sup>2</sup>
<b>Multi Dwelling Housing</b>	<b>Type</b>	<b>Rate m<sup>2</sup></b>
Townhouse	1 - 3 storey	\$2,500/m <sup>2</sup>
Residential Flat Building	1 - 3 storey	\$2,500/m <sup>2</sup>
Residential Flat Building	4 - 8 storey	\$2,700/m <sup>2</sup>
Residential Flat Building	8+ stories	\$3,000/m <sup>2</sup>

Boarding Houses	1 - 3 storey	\$2,500/m <sup>2</sup>
<b>Decks / Pergolas / Awnings</b>	<b>Type</b>	<b>Rate m<sup>2</sup></b>
Deck	Unroofed	\$400/m <sup>2</sup>
Deck	Roofed (Pergola)	\$550/m <sup>2</sup>
Awnings	Metal/Timber	\$260/m <sup>2</sup>
<b>Garages</b>	<b>Type</b>	<b>Rate m<sup>2</sup></b>
Garages	Metal (kit)	\$400/m <sup>2</sup>
Garages	Timber/Brick	\$650/m <sup>2</sup> / \$850/m <sup>2</sup>
<b>Carports</b>	<b>Type</b>	<b>Rate m<sup>2</sup></b>
Carports	No new slab	\$200/m <sup>2</sup>
Carports	New slab	\$320/m <sup>2</sup>
<b>Retaining Walls</b>	<b>Type</b>	<b>Rate per lineal metre</b>
Retaining Walls	Masonry (1m high)	\$450/m
Retaining Walls	Timber (1m high)	\$300/m
<b>Fences</b>	<b>Type</b>	<b>Rate per lineal metre</b>
Fence	Masonry (1m high)	\$450/m
Fence	Metal/Timber (1.8m)	\$100/m
Fence	Pool type 1.5m high	\$250/m
<b>Pools</b>	<b>Type</b>	
In Ground Pool <40 m <sup>2</sup>	Concrete	\$40,000 plus fencing
In Ground Pool <40 m <sup>2</sup>	Fibreglass	\$35,000 plus fencing
Above Ground Pool <40 m <sup>2</sup>	Vinyl lined	\$20,000 plus fencing
<b>Commercial / Retail</b>	<b>Type</b>	<b>Rate m<sup>2</sup></b>
Offices	1 - 4 storeys	\$2,400/m <sup>2</sup>
Offices	4+ storeys	\$2,700/m <sup>2</sup>

Shops	Including fit-out	\$2,200/m <sup>2</sup>
<b>Industrial</b>	<b>Type</b>	<b>Rate m<sup>2</sup></b>
Factory/Warehouse	Precast concrete <1000 m <sup>2</sup>	\$1,500/m <sup>2</sup>
<b>Hotels, Motels, Clubs</b>	<b>Type</b>	<b>Rate m<sup>2</sup></b>
Hotel/Motel/Club	1 & 2 storey	\$3,500/m <sup>2</sup>
Hotel/Motel/Club	3 + storeys	\$4,000/m <sup>2</sup>
<b>Demolition</b>	<b>Type</b>	<b>Rate m<sup>2</sup></b>
Commercial/Industrial	1 & 2 storey	\$100/m <sup>2</sup>
Commercial/Industrial	3+ storeys	\$150/m <sup>2</sup>
Residential (dwellings/outbuildings)	1 & 2 storey	\$80/m <sup>2</sup>
<b>Other works</b>	<b>Type</b>	<b>Rate as stated</b>
Hard stand areas	Concrete/paving	\$55/m <sup>2</sup>
Bathroom renovations	All	\$25,000/room
Kitchen renovations	All	\$35,000/room
Stairs	All	\$1,600/m rise