

A guide to Estimating Cost of Works

As at July 2019

This guide applies to development applications, construction certificates, and complying development certificates.

Estimating Cost of Works and Application Fees

Council calculates application fees for development applications (DA), construction certificates (CC), and complying development certificates (CDC) based on criteria including the estimated cost of works, the type of application, the number of proposed lots, external referrals, inspections, legislation, and other administrative processes. Not all of these apply to every application.

This guide explains how Council determines the 'estimated cost of works' and the application fees payable.

Clause 255 of the *Environmental Planning and Assessment Regulation 2000* identifies how a fee based on 'estimated cost' is determined. The consent authority (Council) must make its determination by reference to a genuine estimate of the completed costs associated with the construction and preparation of the building and/or the construction costs of carrying out of a work, and/or the demolition cost of a building or work, as it applies to the application.

What rate does Council base the estimated cost on?

Council calculates 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).

Council uses building cost indicators compiled by the Reed Construction Data's *Cordell's Housing Building Cost Guide* and Australian Institute of Building Surveyors' (AIBS) *Guide to Building Costs*. A list of the common development types and rates are included in this guide. You may use this list to help you complete the 'estimated cost of works' question on your application form.

How does Council calculate the cost?

On the application form (for a DA, CC or CDC), you must:

- state your estimated cost of works; and
- provide the areas (in m²) for each of the generic parts of the project e.g. the gross floor areas including any outbuildings such as garages; or
- state the number of additional lots, for subdivision applications.

Council will check the gross floor area of your proposed development and multiply it by the unit cost for that component (as identified in the list of rates with this guide).

Please note that the base construction cost of a project home may not be the only work involved with the entire development proposal. The cost of decks, garages, driveways, and retaining walls for example, must be included as part of the completed cost of your project.

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

If Council determines that the estimated cost of your proposal is greater than your stated figure by more than 10%, we will advise you and adjust the figure accordingly. This may affect the application fee payable.

If the development is over \$3,000,000, a detailed cost report prepared by a registered quantity surveyor should be attached verifying the cost of the development.

Clarence Valley Council – Estimating Cost of Works for Development & Construction Proposals

Prepared from Reed Construction Data's *Cordell's Housing Building Cost Guide* and Australian Institute of Building Surveyors' (AIBS) Guide to Building Costs.

Proposal	Type	Rate by m ² floor area or as indicated	Proposal	Type	Rate by m ² floor area or as indicated
Dwellings			Multi Residential Housing		
Small Lot Housing	1 storey	\$1184m ²	Townhouse		\$1138m ²
Dual Occupancy	1 & 2 storey	\$1450m ²	Villas		\$1256m ²
Project Home	1 & 2 storey	\$1158m ²	Undercover Parking	Ground floor	\$2053 per space
Architectural Design	1 storey	\$1378m ²	Residential Flat Buildings	2-3 levels	\$1665m ²
Architectural Design	More than 1 storey	\$1920m ²	Residential Flat Buildings	4-6 levels	\$2331m ²
Additions	Ground floor - Timber	\$1205m ²	Residential Flat Buildings	7-20 levels	\$2497m ²
Additions	Ground floor – Brick Veneer	\$1400m ²			
Additions	First floor	\$2000m ²	Commercial		
			Offices	1-3 storeys	\$2459m ²
Decks/Pergolas			Offices	4+ storeys	\$2569m ²
Deck	Unroofed	\$316m ²	Shops	2 storey	\$1545m ²
Deck	Roofed	\$477m ²	Supermarkets		\$1457m ²
Pergola	Unroofed	\$192m ²	Department Stores		\$1438m ²
			Cinemas		\$7192 per seat
Garages			Service Stations		\$2397m ²
Garages	Metal (kit)	\$300m ²	Shopping Complex		\$2042m ²
Garages	Cladded timber frame (no internal lining)	\$865m ²			
Garages	Brick	\$1064m ²			
			Parking Areas		
Carports			Carpark	Open	\$237m ²
Carport	All types	\$187m ²	Carpark	Undercover (no ventilation)	\$1070m ²
			Carpark	Basement	\$820m ²
Retaining Walls			Hotels, Motels, Clubs		
Retaining Walls	Brick (1m high)	\$588 linear metre	Hotel/Motel/Club	1 to 3 storeys	\$2632m ²
Retaining Walls	Block/treated pine (1m high)	\$341 linear metre	Hotel/Motel/Club	3+ storeys	\$2797m ²
Front Fence			Health Care Building		
Front Fence	Face brick with inserted panels	\$749 linear metre	Hospital	1 storey	\$2397m ²
Front Fence	Brushwood 1.8m high	\$284 linear metre	Hospital	Multi storey	\$3241m ²
Front Fence	Pool type 1.5m high	\$132 linear metre	Medical Centre	1 storey	\$2360m ²
Front Fence	Colourbond 1.8m high	\$96 linear metre	Nursing Home	1 storey	\$1848m ²
Pools			Education Facility		
In Ground Pool <40m ²	Concrete	\$41500 complete	Primary/High School		\$1438m ²
In Ground Pool <40m ²	Fibreglass	\$46600 complete	Technical College		\$1559m ²
Above Ground Pool <40m ²	Vinyl	\$6700 complete			
			Industrial		
			Factory/Warehouse	Precast concrete <1000m ²	\$844m ²
			Factory/Warehouse	Metal walls <1000m ²	\$764m ²