

# A Guide to Estimating Cost of Works



This guide explains how Council determines the 'estimated cost of works' and the application fees payable and is applicable to Development Applications, Construction Certificates and Complying Development Certificates.

## Lodgement Requirements

### Development up to \$100,000

Council will accept an estimate based upon the gross floor area of the development multiplied by the cost per m<sup>2</sup> as detailed in the attached table.

### Development over \$100,000 and up to \$3,000,000

Council will require a cost estimate, along with the methodology, prepared by a suitably qualified person.

### Development over \$3,000,000

Council will require a detailed cost report prepared by a registered Quantity Surveyor.

Council calculates application fees for Development Applications (DA), Construction Certificates (CC) and Complying Development Certificates (CDC) based on criteria including the estimate cost of works, the type of application, the number of proposed lots, external referrals, inspections, legislation and other administrative processes. Not all these apply to every application.

Further information on calculating the genuine estimated cost of development is available from the NSW Department of Planning and Environment - Circular PS 21-022 (issued December 2021).

Clause 251 of the Environmental Planning and Assessment Regulation 2021 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 rates 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 *Rawlinsons Australian Construction Handbook 2022*. Council has simplified and rounded down the rates for ease of use. A list of the common development types and rates are included in this guide. This list may be used for development under \$100,000 only, to assist in completing the 'estimated cost of works' question on the application form.

## How does Council calculate the cost?

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

- state your estimated costs of works; and
- provide the areas (in m<sup>2</sup>) for each of the generic parts of the project eg. 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 rates listed in this guide).

Council will accept the estimated cost you state on your application within 10% of the rates listed in this guide. If it's determined 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.

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.

Development proposals that fall outside the parameters of this guide are assessed on their own merits.

## Further assistance

Council's Customer Service staff can assist if you need help completing the 'estimated cost of works' question on your application form. Phone 02 4306 7900 (8:30am to 4:30pm) or visit in person at a Customer Service Center.

Council's Pricing Policy is available on the Council's website at [www.centralcoast.nsw.gov.au](http://www.centralcoast.nsw.gov.au)

Residential	Type	Rate by m <sup>2</sup> floor area	Dwellings	Type	Rate by m <sup>2</sup> floor area
<b>Project house/Dual Occupancy</b> (tiled roof and built on flat site)			<b>House Additions</b> (Ground floor level additions to project or individual house)		
Basic standard finish			Tiled roof, medium standard finish		
90/110 sqm	Brick veneer	\$1445	50/75 sqm	Timber framed	\$1940
	Full brick	\$1480		Brick veneer	\$2095
Basic standard finish				Full brick	\$2195
120/140 sqm	Brick veneer	\$1390	75/125 sqm	Timber framed	\$1890
	Full brick	\$1450		Brick veneer	\$2110
				Full Brick	\$2110
Medium standard finish			Add:		
120/140 sqm	Brick veneer	\$1590	Bathroom fit-out & services		\$27,000
	Full brick	\$1635	Kitchen fit-out & services		\$22,500
160/190 sqm	Brick veneer	\$1560			
	Full brick	\$1580	Upper floor addition (single story house, tiled roof, medium standard finish)		
			Insert (part roof area only utilised)		
<b>Individual house</b> (tiled roof and built on flat site)				50/75 sqm	\$3035
Medium standard finish	Framed	\$2085		75/125 sqm	\$2925
	Brick veneer	\$2255			
	Full brick	\$2355	Full first floor	75/100 sqm	\$3145
High standard finish, no air-conditioning	Framed	\$2875		100/150 sqm	\$3035
	Brick veneer	\$3150			
	Full brick	\$3230	<b>Flooring</b> (excluding underlay / moisture barrier)		
Prestige Standard Finish	Full Brick	\$4160	Tongued & groove parquetry	19mm acrylic impregnated (Permagrain)	\$285
				19mm hardwood (Kahrs)	\$170
			Laminated	8mm tongued & grooved (96% timber)	\$65

Residential	Type	Rate by m <sup>2</sup> floor area	Multi-Unit – Low Density	Type	Rate by m <sup>2</sup> floor area
<b>Carports, Garages</b> (Domestic)			Townhouse (two storey, full brick and tiled roof)		
Carport	concrete floor, metal deck roof on steel framing	\$370	Medium standard finish		\$2405
Garage	concrete floor, metal clad walls and roof on timber framing, roller shutter door	\$850	High standard finish		\$2720
	concrete floor, cavity brick walls, metal deck roof, roller shutter door	\$980			
			<b>Parking</b> – Ground level		
<b>Verandah</b> – Ground floor			Undercroft parking to 1-3 storey residential or offices		
Timber framing, decking, timber balustrade, timber posts, exposed timber rafters		\$655	Per sqm		\$780
<b>Decking</b> - Timber – close spaced & fixed to timber			Partially underground, one level, minimal mechanical ventilation, no roof over as within building		
75 x 25mm	Jarrah (prime grade)	\$251	Per sqm		\$1665
	Treated pine	\$107			
100 x 25mm	Jarrah (prime grade)	\$236			
	Treated pine	\$102			
			<b>Retail</b>		
			Neighborhood shops (standard shell construction)		
Reeded			Shop front, plasterboard ceilings, electrical service to board, cold water supply to fixture, drainage)	Single storey	\$905
75 x 25mm	Jarrah (standard grade)	\$178		Two storey	\$345
	Treated pine	\$113			
100 x 25mm	Jarrah (standard grade)	\$167	Add: Fit-out (Shell)		
	Treated pine	\$97	Incl finishes & services		\$266
Add Extra:	Prime grade boards (where available)	\$35	Air-conditioning package unit)		\$345
<i>Based on costing for Sydney   Excluding GST</i> <i>Prepared from Rawlinsons Australian Construction Handbook 2022</i>			<b>Parking Areas</b>		
			Carpark	Open (bitumen)	\$89
				per car space	\$3200