

A Guide to Estimating Development Costs

This guide explains how Council determines the 'estimated development costs' and the application fees payable that are applicable to Development Applications, Construction Certificates and Complying Development Certificates.

Lodgement Requirements

➤ **Development up to \$100,000**

Council will accept a cost estimate prepared by the applicant or a builder's quote which is based upon the gross floor area of the development multiplied by the cost per m² as detailed in the attached table.

➤ **Development for a detached dwelling with an estimated cost under \$500,000**

Council will accept a cost estimate prepared by the applicant or a builder's quote which is based upon the gross floor area of the development multiplied by the cost per m² as detailed in the attached table.

➤ **Development for a detached dwelling with an estimated cost between \$500,000 and \$1 million**

A suitably qualified person must prepare a cost estimate including the methodology used to calculate the cost.

➤ **Development over \$1,000,000**

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

Pursuant to section 6 of the *Environmental Planning and Assessment Regulation 2021*, estimated development cost is defined as the estimated cost of carrying out the development, including the following:

- (a) the design and erection of a building and associated infrastructure,
- (b) the carrying out of a work,
- (c) the demolition of a building or work,
- (d) fixed or mobile plant and equipment.'

Section 6(2) of the *Environmental Planning and Assessment Regulation 2021* further provides that estimated development cost does **not** include:

- (a) amounts payable, or the cost of land dedicated, or other benefit provided, under a condition imposed under the Act, Division 7.1 or 7.2 or a planning agreement,
- (b) costs relating to a part of the development that is the subject of a separate development consent or approval,
- (c) land costs, including costs of marketing and selling land,
- (d) costs of the ongoing maintenance or use of the development,
- (e) GST.

Section 251(2) of the *Environmental Planning and Assessment Regulation 2021* requires a consent authority to 'use the estimated development cost specified in the application, unless, in the consent authority's opinion, the specified estimated development cost is not genuine or accurate.'

Council will accept the estimated development 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 fees payable and will delay the lodgement of your application.

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 calculates application fees for Development Applications (DA), Constructions Certificates (CC) and Complying Development Certificates (CDC) based on criteria including the estimated development costs, 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, Housing and Environment- [Planning circular – PS 24-002 Changes to how development costs are calculated for planning purposes](#)

What rates does Council base the estimated cost on?

Council calculates the cost of development 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 2024*. 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 \$500,000 only, to assist in completing the 'estimated development cost' question on the application form.

Further assistance

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

Residential	Type	Rate by m ² floor area	Dwellings	Type	Rate by m ² floor area
Project house (one storey, tiled/metal deck roof and built on flat site) Basic standard finish, split system air-conditioning to living area			House Additions (Ground floor level additions to project or individual house, tiled roof, medium standard finish, NO sanitary fixtures)		
90/110 sqm	Brick veneer	\$1855	50/75 sqm	Timber framed	\$2610
	Full brick	\$1895		Brick veneer	\$2810
				Full brick	\$2945
120/140 sqm	Brick veneer	\$1780	75/125 sqm	Timber framed	\$2535
	Full brick	\$1860		Brick veneer	\$2830
				Full Brick	\$2830
Medium standard finish (split system air-conditioning to living area and bedrooms)			Add:		
120/140 sqm	Brick veneer	\$2035	Bathroom fit-out & services		\$25500
	Full brick	\$2100	Kitchen fit-out & services		\$35000
160/190 sqm	Brick veneer	\$2000			
	Full brick	\$2025	Upper floor addition to single story house, tiled roof, medium standard finish NO sanitary fixtures)		
			Insert (part roof area only utilised)		
Individual house (one storey, tiled roof/metal deck, split system air-conditioning to living areas and bedrooms approximately 150/350 sqm))				50/75 sqm	\$3710
Medium standard finish	Framed	\$2670		75/125 sqm	\$3580
	Brick veneer	\$2895			
	Full brick	\$3020	Full first floor	75/100 sqm	\$3845
High standard finish, ducted air-conditioning	Framed	\$3690		100/150 sqm	\$3710
	Brick veneer	\$4045			
	Full brick	\$4145	Flooring (excluding underlay / moisture barrier)		
Prestige Standard Finish	Full Brick	\$5740	Tongued & groove parquetry	80 x 19mm various timbers 130 x 19mm various timbers	\$242 \$260.50
			Laminated	8mm tongued & grooved with 2mm polyethylene underlay	\$61

Residential	Type	Rate by m ² floor area	Multi-Unit – Low Density	Type	Rate by m ² floor area
Carports, Garages (Domestic)			Townhouse (two storey, full brick and tiled roof)		
Carport	concrete floor, metal deck roof on steel framing	\$465	Medium standard finish		\$2960
Garage	concrete floor, metal clad walls and roof on timber framing, roller shutter door	\$1070	High standard finish		\$3565
	concrete floor, cavity brick walls, metal deck rook, roller shutter door	\$1235			
			Parking – Ground level		
Verandah – Ground floor		\$935	Undercroft parking to 1-3 storey residential or offices		
Timber framing, decking, timber balustrade, timber posts, exposed timber rafters			Per sqm		\$1015
Decking - Timber – close spaced & fixed to timber			Partially underground, one level, minimal mechanical ventilation, no roof over as within building		
86 x 19mm	Jarrah (prime grade)	\$185	Per sqm		\$1985
135 x 19mm		\$180			
90 x 19mm	Merbau	\$119			
140 x 22mm	Treated pine	\$119	Retail		
			Neighbourhood shops (standard shell construction)		
Reeded			Shop front, plasterboard ceilings, electrical service to board, cold water supply to fixture, drainage)	Single storey	\$1230
86 x 19mm	Jarrah (standard grade)	\$177		Two storey	\$1760
135 x 19mm	Jarrah (standard grade)	\$172	Add: Fit-out (Shell)		
75 x 25mm	Treated pine	\$128	Incl finishes & services		\$530
140 x 22mm		\$119			
Add Extra:	Prime grade boards (where available)	\$40	Air-conditioning package unit)		\$490
Based on costing for Sydney Excluding GST Prepared from Rawlinsons Australian Construction Handbook 2022			Parking Areas		
			Carpark	Open (bitumen) Per sqm Per car space	\$176 \$5635