



Phone: 4474 1231

Email: development@esc.nsw.gov.au

Applicant’s Cost Summary Report

(Development cost up to \$500,000, over \$500,000 a quantity surveyor’s report is required)

TYPE OF DEVELOPMENT	Proposed size	Council estimated cost	COST \$
Example:			
Site establishment	300 sqm	@ \$17 per sqm	\$ 5,100
Single level dwelling	220 sqm	@ \$1200 per sqm	\$264,000
Concrete driveway	75 sqm	@ \$ 120 per sqm	\$ 9,000
GST for all development related fees		10%	
TOTAL DEVELOPMENT COST			

I certify that I have:

1. Provided the estimated costs of the proposed development and that those costs are based on industry recognised prices; and
2. The estimated costs have been prepared having regard to the matters set out in Clause 255 of the *Environmental Planning and Assessment Regulation 2000*.

SIGNED: _____

NAME: _____

DATE: _____

FACT SHEET

ESTIMATING COST OF WORKS FOR DEVELOPMENT

Estimating cost of works and application fees

Clause 255 of the *Environmental Planning and Assessment Regulation 2000* requires Council to determine the estimated cost of work by reference to a genuine estimate of the completed costs associated with the construction and preparation of a building or 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 total cost of construction for the completed project based on current market values. 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 as an owner-builder.

Council uses building cost indicators contained within *Cordell's Housing Building Cost Guide* by Reed Construction Data. Council has prepared a simplified list of rates which are included in this fact sheet for common types of development to assist the applicant in preparing the calculation of costs.

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 ie. dwelling, front fence, driveway, decks; and/or

Council will treat development proposals that fall outside the parameters of this guide on their individual merits where the applicant can provide a detailed quote from an independent licenced builder for the construction of the development.

Further assistance

Should you require any additional assistance in completing the 'estimated cost of works' question on your application form, or if you have any further queries regarding this fact sheet, please contact Council's development help desk on 4474 1231 or email

development@esc.nsw.gov.au

Dwelling	Type	Rate by m ² floor area or as indicated
Dwelling	Single level	\$1200
Dwelling	Split or two storey	\$1500
Dwelling	Multi dwelling development	By quotation
Additions	Additions	\$1500
Carports	Type	Rate by m ² floor area or as indicated
Carports	Pre-fab	\$215
Carports	Built	\$315
Garages	Type	Rate by m ² floor area or as indicated
Garages	Detached clad	\$465
Garages	Detached brick	\$640
Garages	Detached metal kit/pre-fab	\$386
Verandah and Decks	Type	Rate by m ² floor area or as indicated
Decks	Decks	\$300
Pergola/roof over	Pergola/roof over deck and verandah	\$240
Retaining walls	Type	Rate by linear metre or as indicated
Retaining walls	Timber sleeper/block up to 1m	\$400
Retaining walls	Brick up to 1m	\$629
Driveways and site prep	Type	Rate by m ² floor area or as indicated
Driveways	Driveways	\$120
Driveways	Bitumen 100 – 200 thick	\$70
Commercial-Industrial	Type	Rate by m ² floor area or as indicated
Office	General	\$1544
Shops	General	\$1316
Factory	Metal/timber	\$920
Site Preparation	Type	Rate by m ² for site area
Site establishment	Vacant no clearing	\$17
Site establishment	With clearing	\$35

Eurobodalla Shire Council
Cnr Vulcan & Campbell Streets MORUYA NSW 2537
Phone: 4474 1231
Fax: 4474 1234
Email: development@esc.nsw.gov.au
Hours: 8.30am to 4.30pm, Monday to Friday