

## FACT SHEET: ESTIMATING COST OF WORKS FOR DEVELOPMENT

### **Estimating cost of works and application fees**

Council is required to determine the estimated cost of works 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 development application form, you must:

- state your estimated cost of works
- provide the areas (in m<sup>2</sup>) for each of the generic parts of the project ie, dwelling, front fence, driveway, decks.

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](mailto:development@esc.nsw.gov.au).

Dwelling	Type	Rate by m <sup>2</sup> floor area or as indicated
Dwelling	Single level	\$2,200
Dwelling	Split or two storey	\$2,400
Additions	Additions	\$2,400
Carports	Type	Rate by m <sup>2</sup> floor area or as indicated
Carports	Pre-fab	\$215
Carports	Built	\$315
Garages	Type	Rate by m <sup>2</sup> 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 <sup>2</sup> floor area or as indicated
Decks	Decks	\$600
Pergola/roof over	Pergola/roof over deck and verandah	\$480
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 <sup>2</sup> floor area or as indicated
Driveways	Driveways	\$120
Driveways	Bitumen 100 – 200 thick	\$70
Commercial-industrial	Type	Rate by m <sup>2</sup> floor area or as indicated
Office	General	\$1,544
Shops	General	\$1,316
Factory	Metal/timber	\$1,316
Site preparation	Type	Rate by m <sup>2</sup> for site area
Site establishment	Vacant no clearing	\$60
Site establishment	With clearing	\$70

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## Applicant's Cost Summary Report

(A quantity surveyor's report is required for development costs over \$1,000,000)

Type of development	Proposed size	Council estimated cost	Cost \$
Example:			
Single level dwelling	220 sqm	@ \$2,200 per sqm	\$484,000
<b>GST for all development related fees</b>		<b>10%</b>	
<b>Total development cost</b>			

I certify that I have:

1. Provided the estimated costs of the proposed development and that those costs are based on industry recognised prices.
2. The estimated costs have been prepared having regard to the matters set out in the *Environmental Planning and Assessment Regulation 2021*.

**SIGNED:** \_\_\_\_\_

**NAME:** \_\_\_\_\_

**DATE:** \_\_\_\_\_