

This guide applies to Development Applications, Construction Certificates and Complying Development Certificates.

Lodgement requirements

Developments up to \$500,000

Council will accept an estimate based upon the gross floor area of the development multiplied by the cost per m² as detailed in the table at the end of this document.

Developments \$500,000 to \$1,000,000

Council will require a cost estimate prepared by a licensed builder, qualified Architect or a Quantity Surveyor.

Developments over \$1,000,000

Council will require a cost estimate prepared by a Quantity Surveyor.

Estimating Cost of Works and Application Fees

Council calculates application fees for Development Applications (DA), Constructions 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.

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 rates 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 as some applicants may source materials free or second hand and use their own labour as an owner-builder.

Council uses industry standard building cost indicators which 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 information sheet. 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:

1. state your estimated costs of works; and
2. provide the areas (in m²) for each of the generic parts of the project i.e. itemise floor areas for the individual parts of the development such as dwelling, front fence, swimming pool, driveway, decks, etc. **and / or**
3. state the number of additional lots, for subdivision applications, and the costs of or incidental to preparing, executing and registering the plan of subdivision and any related covenants, easements or other rights, and the costs of any infrastructure associated with servicing the subdivision.

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

Council will accept the estimated cost you state on your application form within 10% of the rates listed in this guide. 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.

Further assistance

Council's customer service staff can assist you if you need help completing the 'estimated cost of works' question on your application form. Phone 02 6538 5250 (8:30am to 4:30pm) or visit in person, 89 King Street, Gloucester. Council's Fee's & Charges are available on Council's website, www.gloucester.nsw.gov.au.

Gloucester Shire Council - Estimating Cost of Works for Development and Construction Proposal

Dwelling	Type	Rate by m² floor area or as indicated
Project Home	1 & 2 storey	\$1200m ² to \$1800m ² (depending on finishes)
Dual Occupancy	1 & 2 storey	\$1200m ² to \$1800m ² (depending on finishes)
Architectual Design	2 storey	\$1500m ² to \$2400m ² (depending on finishes)
Secondary Dwellings	1 storey	\$1200m ² to \$1500m ² (depending on finishes)
Additions	Ground floor – Timber	\$1350m ²
Additions	Ground floor – Brick Veneer/Full Brick	\$1500m ² to \$2000m ²
Additions	First floor	\$2000m ²
Decks/Pergolas	Type	Rate by m² floor area or as indicated
Deck	Unroofed	\$265m ²
Deck	Roofed	\$430m ²
Pergola	Unroofed	\$155m ²
Garages	Type	Rate by m² floor area or as indicated
Garages	Metal (kite)	\$350m ²
Garages	Cladded timber frame	\$690m ²
Garages	Brick	\$740m ²
Carpports	Type	Rate by m² floor area or as indicated
Carpports	No new slab	\$150m ²
Carpports	New slab	\$280m ²
Retaining Walls	Type	Rate by m² floor area or as indicated
Retaining Walls	Brick (1m high)	\$450 linear metre
Retaining Walls	Block/treated pine (1m high)	\$300 linear metre
Fences	Type	Rate by m² floor area or as indicated
Fence	Facebrick with inserted panels	\$675 linear metre
Fence	Brushwood 1.8m high	\$230 linear metre
Fence	Pool type 1.5m high	\$168 linear metre
Fence	Colourbond 1.8m high	\$70 linear metre
Pool	Type	Rate by m² floor area or as indicated
In Ground Pool <40m2	Concrete	\$32400 complete
In Ground Pool <40m2	Fibreglass	\$27000 complete
Above Ground Pool <40m2	Vinyl	\$15000 complete
Multi Residential Housing	Type	Rate by m² floor area or as indicated
Townhouse		\$1860m ²
Multi Dwelling Housing		\$1235m ²
Undercover Parking	Ground floor	\$1850 per space
Commercial	Type	Rate by m² floor area or as indicated
Offices	1-3 storeys	\$1150m ²
Offices	4+ storeys	\$1970m ²
Shops		\$1300m ²
Supermarkets		\$1300m ²
Service Station		\$2160m ²
Parking Areas	Type	Rate by m² floor area or as indicated
Carpark	Open (bitumen)	\$150m ²
Carpark	Undercover (no ventilation)	\$670m ²
Carpark	Undercover (ventilated)	\$960m ²
Hotels, Motels, Clubs	Type	Rate by m² floor area or as indicated
Hotel/Motel/Club	1 & 2 storey	\$1730m ²
Hotel/Motel/Club	3+ storeys	\$2160m ²
Industrial	Type	Rate by m² floor area or as indicated
Factory/Warehouse	Precast concrete <1000m ²	\$760m ²
Demolition/Signage/Shed/Spa	Type	

Detailed quote to be provided by those undertaking the work.

