



A guide to Estimating Cost of Works

This guide applies to development applications, construction certificates, and complying development certificates.

Estimating Cost of Works and Application Fees

Council calculates application fees for development applications (DA), construction certificates (CC), and complying development certificates (CDC) based on criteria including the estimated cost of works, the type of application, the number of proposed lots, external referrals, inspections, legislation, and other administrative processes. Not all of 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 rate 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 the Australian Institute of Building Surveyors' (AIBS) *Guide to Building Costs*. 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. 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:

- state your estimated cost of works; and
- provide the areas (in m²) for each of the generic parts of the project e.g. 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 list of rates with this guide).

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

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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 4921 0333 or visit in person, 126-138 Main Road, Speers Point. Council's Pricing Policy is available on the City's website www.lakemac.com.au

Lake Macquarie City Council – Estimating Cost of Works for Development & Construction Proposals

Prepared from Reed Construction Data's *Cordell's Housing Building Cost Guide* and Australian Institute of Building Surveyors' (AIBS) *Guide to Building Costs*.

| Dwellings | Type | Rate by m ² floor area or as indicated | Commercial | Type | Rate by m ² floor area or as indicated |
|------------------------|----------------------|---|------------------------------|-----------------------------|---|
| Small Lot Housing | 1 storey | \$800 m ² | Offices | 1-3 storeys | \$1480 m ² |
| Dual Occupancy | 1&2 storey | \$955 m ² | Offices | 4+ storeys | \$2010 m ² |
| Project Home | 1&2 storey | \$955 m ² | Shops | | \$800 m ² |
| Architectural Design | 1 storey | \$1100 m ² | Supermarkets | | \$1330 m ² |
| Architectural Design | More than 1 storey | \$1400 m ² | Department Stores | | \$1330 m ² |
| Additions | Ground floor | \$1205 m ² | Cinemas | | \$6600 per seat |
| Additions | First floor | \$2000 m ² | Service Stations | | \$1700 m ² |
| | | | Shopping Complex | | \$3165 m ² |
| Decks/Pergolas | | | | | |
| | | | Parking Areas | | |
| Deck | Unroofed | \$255 m ² | | | |
| Deck | Roofed | \$384 m ² | Carpark | Open (bitumen) | \$85 m ² |
| Pergola | Unroofed | \$163 m ² | Carpark | Undercover (no ventilation) | \$15000 per space |
| | | | Carpark | Undercover (ventilated) | \$30000 per space |
| Garages | | | | | |
| | | | Hotels, Motels, Clubs | | |
| Garages | Metal (kit) | \$210 m ² | | | |
| Garages | Cladded timber frame | \$350 m ² | Hotel/Motel/Club | 1&2 storey | \$2045 m ² |
| Garages | Brick | \$645 m ² | Hotel/Motel/Club | 3+ storeys | \$2575 m ² |
| | | | | | |
| Retaining Walls | | | Health Care Building | | |
| | | | | | |
| Retaining Walls | Brick (1m high) | \$462 linear metre | Hospital | 1 storey | \$3155 m ² |

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|----------------------------------|------------------------------|---------------------------------------|---------------------|---|---------------------------------------|
| Retaining Walls | Block/treated pine (1m high) | \$283 linear metre | Hospital | Multi storey | \$4945 m ² |
| | | | Medical Centre | 1 storey | \$2550 m ² |
| Multi Residential Housing | | | Nursing Home | 1 storey | \$1825 m ² |
| Dwellings | Type | Rate by m2 floor area or as indicated | Commercial | Type | Rate by m2 floor area or as indicated |
| Townhouse | | \$1510 m ² | Education Facility | | |
| Duplex/Villas | | \$1200 m ² | | | |
| Undercover Parking | Ground floor | \$1850 per space | Primary/High School | | \$1260 m ² |
| | | | Technical College | | \$1645 m ² |
| Pools | | | | | |
| | | | Industrial | | |
| In Ground Pool | Concrete | \$17000 complete | | | |
| In Ground Pool | Fibreglass | \$12500 complete | Warehouse | Precast concrete <1000m ² | \$650 m ² |
| Above Ground Pool | Vinyl | \$8000 complete | Warehouse | Precast concrete >1000m ² | \$687 m ² |
| | | | Warehouse | Metal walls <1000m ² | \$493 m ² |
| | | | Warehouse | Metal walls >1000m ² | \$637 m ² |
| | | | Factory | Precast concrete <1000m ² | \$1370 m ² |
| | | | Factory | Precast concrete >1000m ² | \$1270 m ² |
| | | | Factory | Metal walls <1000m ² | \$745 m ² |
| | | | Factory | Metal walls >1000m ² | \$695 m ² |

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