Guidelines for Estimating Cost of Work

Purpose of this guide

This guide is intended to assist owners, builders and applicants in providing an estimated cost of work for development applications (DA), construction certificates (CC), and complying development certificates (CDC).

Estimating Cost of Works and Application Fees

Application fees for development applications (DA), construction certificates (CC), and complying development certificates (CDC) based on criteria including (but not limited to) the estimated cost of works.

How is Council required to estimate the cost of work?

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 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 contained in the current addition of the Rawlinson's Construction Code Guide. A list of the common development types and rates are included in this guide.

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).

Notwithstanding the above calculations, Council reserves the right to review the estimated cost of development submitted and seek additional application fees in the event of any errors in calculation and/or omissions of any other relevant building cost element not specifically listed above. This may affect the application fee payable.

Further assistance

Council's Planning and Development Department staff can assist you if you need help completing the 'estimated cost of works' question on your application form. Please contact Moree Plains Shire Council's Planning and Development Department on 02 6757 3245.

STANDARD RATES FOR COST OF WORKS

TYPE			RATE BY M^2 FLOOR AREA OR AS INDICATED
ADMINISTRATION, CIVIC		Civic Centre	$1,855.00
		Public Toilets	$2,410.00
AGRICULTURAL	FARM BUILDINGS	Bulk Storage Shed	$220.00
		Hay Shed	$160.00
		Machinery Shed	$120.00
		Add: Concrete Slab Floor	$101.00
EARTHWORKS / EXCAVATION		Standard	PER M^3 $21.90
INDUSTRIAL	WAREHOUSES	Brick External Walls	$570.00
		Precast or Tilt-Up Concrete External Walls	$540.00
	FACTORIES	Framed and Metal Clad External Walls	$550.00
		Brick External Walls	$580.00
		Precast or Tilt-Up Concrete External Walls	$550.00
	GARAGE, SERVICE STATION		$1,445.00
OFFICES		Low Rise (Basic Services)	$1,230.00
		Two Storey	$1,425.00
			PER BAY
RECREATIONAL	CARAVAN PARKS	Basic Standard	$20,000.00
RESIDENTIAL	CARPORT, GARAGES, SHED	Carport / kit shed, concrete floor	$280.00
		Garage, brick/timber, concrete floor	$740.00
	INDIVIDUAL HOUSE	Standard brick	$1,690.00
		Standard timber cladding	$1,560.00
		Prefabricated	$1,290.00
		House Additions	$1,575.00
		Verandah / Pergola	$900.00
	MULTI UNIT – LOW DENSITY	Town House	$1,820.00
		Apartments	$1,735.00
RETAIL		Neighbourhood Shops	$690.00
TAVERNS, CLUBS, MOTELS		Country Motels	$2,380.00