

Development and Construction

Cost Guide

Environmental Planning &Assessment Act 1979

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| This guide applies to estimating cost of works for the following applications:   * Development Applications (DA) * Construction Certificates (CC) * Complying Development (CDC)   Note: This guide is not relevant to subdivision works |

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| **Estimated Cost of Works** |
| **The genuine cost of the development proposed in a development application should include costs based on industry recognised prices, including cost for materials and labour for construction and/or demolition and GST. If the estimate is understated, the figure will need to be adjusted. Additional applications fees may then be incurred.**  **Council will 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**. |

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| Please indicate by ‘X’ which of the following is relevant to your application | |
|  | Table 1: Estimated Cost of Development – Based on Works Components |
|  | Table 2: Estimated Cost of Development – Based on Floor Space Estimates |
|  | Valid Quote from Builder / Contractor / Quantity Surveyor Attached |

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| **TOTAL DEVELOPMENT COSTS** | | | |
| Gross Floor Area m2 |  | Estimated $ cost per m2 |  |
| Demolition costs/other costs |  | | |

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| **DESCRIPTION OF WORKS:** | |
| TOTAL COST OF DEVELOPMENT: |  |

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| **APPLICANT DECLARATION** |  |
| I/We certify that:   * I/We have provided the estimated costs of the proposed development and that those costs are based on industry recognised prices; and * The estimated costs have been prepared having regard to the matters set out in Clause 255 of the Environmental Planning and Assessment Regulation 2000   Note: Clause 255 of the Environmental Planning & Assessment Regulation 2000 specifies how the estimated cost of development is to be calculated. It is an offence to make a false statement in relation to the estimated cost of development and significant penalties can apply. | |
| Applicant (s) Name: | Date: |
| Applicant (s) Signature: |  |

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| Edward River Council may reject or defer applications where it is not satisfied that the ‘estimated cost’ of works are accurate and genuine. The following figures provide guidance on what Edward River Council considers to be accurate and genuine ‘estimated cost’ of works. | | |
| **Cost Estimators for Estimating Genuine Cost of Works** | | |
| **Dwellings & Single Storey Units** | **Type** | **Estimated Value per square metre** |
|  | Brick Veneer/Full Brick | $1,150 |
|  | Timber Framed & Clad | $1,150 |
| **House Additions/Alterations** | **Type** | **Estimated Value per square metre** |
|  | Ground Floor – No Sanitary Fittings | $1,580 |
|  | Framed, Brick Veneer, Full Brick, First Floor Additions | $1,580 |
|  | Note: Where Bathroom involved ADD | $18,000 |
|  | Note: Where Kitchen involved ADD | $15,500 |
| **Decks/Pergolas** | **Type** | **Estimated Value per square metre** |
|  | Unroofed Deck – Concrete/Timber | $170 |
|  | Roofed Deck – Concrete/Timber | $200 |
|  | Pergola/Verandah – Metal Roofed | $200 |
| **Garages/Carports** | **Type** | **Estimated Value per square metre** |
|  | Concrete Floor, Metal Clad Walls/Roof, Roller Shutter | $200 |
|  | Carport – All Forms | $170 |
| **Fences** | **Type** | **Estimated Value per square metre** |
|  | Front Fence – Brick With Infill Panels | $661 |
|  | Metal Fences | $85 |
| **Sheds** | **Type** | **Estimated Value per square metre** |
|  | Concrete Floor, Metal Roof Steel Frame | $180 |
|  | Farm Shed – On Footings, Metal Roof Open (No Walls) | $180 |