

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

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.

Please indicate by 'X' which of the following is relevant to your application

<input type="checkbox"/>	Table 1: Estimated Cost of Development – Based on Works Components
<input type="checkbox"/>	Table 2: Estimated Cost of Development – Based on Floor Space Estimates
<input type="checkbox"/>	Valid Quote from Builder / Contractor / Quantity Surveyor Attached

TOTAL DEVELOPMENT COSTS

Gross Floor Area m2		Estimated \$ cost per m2	
Demolition costs/other costs			

DESCRIPTION OF WORKS:

TOTAL COST OF DEVELOPMENT:	

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 251 of the Environmental Planning and Assessment Regulation 2021

Note: Clause 251 of the Environmental Planning & Assessment Regulation 2021 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:	

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