

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 calculated 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.

For further information phone Richmond Valley Council on (02) 6660 0300, email council@richmondvalley.nsw.gov.au or visit www.richmondvalley.nsw.gov.au

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

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.

If the estimated cost of works are:

\$0 to \$150,000:

A cost summary report, available for download, must be submitted on lodgement of the development application. This must be prepared by the applicant OR a suitably qualified person*.

\$150,000 to \$3 million:

A cost summary report, available for download, prepared by a suitably qualified person* must be submitted on lodgement of the development application.

Over \$3 million:

A Registered Quantity Surveyor's detailed cost report verifying the cost must be submitted on lodgement of the development application.

The following people are recognised as suitably qualified persons:

- A builder who is licenced to undertake the proposed building works
- A registered quantity surveyor
- A registered land surveyor
- A registered architect
- A practicing qualified building estimator
- A qualified and accredited building designer
- A person who is licenced and has the relevant qualifications and proven experience in costing of development works at least to a similar scale and type as is proposed.

Misrepresenting the value of the development will result in delays in the assessment of the development application and will necessitate reassessment/redetermination of the matter.

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Richmond Valley Council – Estimating Cost of Works for Development and 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	Multi Residential Housing	Type	Rate by m ² area or as indicated
Small lot Housing	1 storey	\$1184 m ²	Townhouse		\$1138 m ²
Dual Occupancy	1 & 2 storey	\$1450 m ²	Villas		\$1256 m ²
Project Home	1 & 2 storey	\$1158 m ²	Undercover Parking	Ground floor	\$2053 per space
Architectural Design	1 storey	\$1378 m ²	Residential Flat Buildings	2-3 levels	\$1665 m ²
Architectural Design	More than 1 storey	\$1920 m ²	Residential Flat Buildings	4-6 levels	\$2331 m ²
Additions	Ground floor – timber	\$1205 m ²	Residential Flat Buildings	7-20 levels	\$2497 m ²
Additions	Ground floor – brick veneer	\$1400 m ²			
Additions	First floor	\$2000 m ²	Commercial		
			Offices	1-3 storeys	\$2459 m ²
Decks/Pergolas			Offices	4+ storeys	\$2569 m ²
Deck	Unroofed	\$316 m ²	Shops	2 storey	\$1545 m ²
Deck	Roofed	\$477 m ²	Supermarkets		\$1457 m ²
Pergola	Unroofed	\$192 m ²	Department stores		\$1438 m ²
			Shopping complex		\$2042 m ²
Garages			Cinemas		\$7192 per seat
Garages	Metal (kit)	\$300 m ²	Service station		\$2397 m ²
Garages	Cladded timber frame (no internal lining)	\$865 m ²			
Garages	Brick	\$1064 m ²	Parking Areas		
			Carpark	Open	\$237 m ²
Carports			Carpark	Undercover (no ventilation)	\$1070 m ²
Carport	All types	\$187 m ²	Carpark	Basement	\$820 m ²
Retaining Walls			Hotels, Motels, Clubs		
Retaining Walls	Brick (1m high)	\$588 linear m	Hotel/Motel/Club	1-3 storeys	\$2632 m ²
Retaining Walls	Block/treated pine (1m high)	\$341 linear m	Hotel/Motel/Club	3 + storeys	\$2797 m ²
Front Fence			Health Care Building		

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Front fence	Face brick with inserted panels	\$749 linear m	Hospital	1 storey	\$2397 m ²
Front fence	Brushwood 1.8m high	\$284 linear m	Hospital	Multi storey	\$3241 m ²
Front fence	Pool type 1.5m high	\$132 linear m	Medical Centre	1 storey	\$2360 m ²
Front fence	Colourbond 1.8m high	\$96 linear m	Nursing Home	1 storey	\$1848 m ²
Pools			Education Facility		
In ground pool <40m ²	Concrete	\$41,500 complete	Primary/High School		\$1438 m ²
In ground pool <40m ²	Fibreglass	\$46,600 complete	Technical College		\$1559 m ²
Above ground pool <40m ²	Vinyl	\$6,700 complete			
			Industrial		
			Factory/Warehouse	Precast concrete <1000m ²	\$844 m ²
			Factory/Warehouse	Metal Walls <1000m ²	\$764 m ²

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