

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 m<sup>2</sup>) 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.

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.

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### ***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 architect
- 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.
- A registered land surveyor
- A practicing qualified building estimator

***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. [Click here for further details](#)***

### ***Cost Estimators for Estimating Genuine Cost of Works***

<b><i>Dwelling</i></b>	<b><i>Type</i></b>	<b><i>Rate m2</i></b>
Project Home	1 & 2 Storey	\$1540/m2
Dual Occupancy	1 & 2 Storey	\$2200/m2
Architectural Design	Any	\$2750/m2
Secondary Dwellings	1 storey	\$1980/m2
Additions	Gound floor	\$1980/m2
Additions	First floor	\$2640/m2

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<b>Multi Dwelling Housing</b>	<b>Type</b>	<b>Rate m2</b>
Townhouse	1-3 storey	\$2750/m2
Residential Flat Building	1-3 storey	\$2750/m2
Residential Flat Building	4-8 storey	\$2970/m2
Residential Flat Building	8+ stories	\$3300/m2
Boarding Houses	1-3 storey	\$2750m2
<b>Decks / Pergolas / Awnings</b>	<b>Type</b>	<b>Rate m2</b>
Deck	Unroofed	\$440/m2
Deck	Roofed (Pergola)	\$605/m2
Awning	Metal/Timber	\$286/m2
<b>Garages</b>	<b>Type</b>	<b>Rate m2</b>
Garages	Metal (kit)	\$440/m2
Garages	Timber/Brick	\$715/m2 \$935/m2
<b>Carports</b>	<b>Type</b>	<b>Rate m2</b>
Carports	No new slab	\$220/m2
Carports	New slab	\$352/m2
<b>Retaining Walls</b>	<b>Type</b>	<b>Rate per lineal metre</b>
Retaining Walls	Masonry (1m high)	\$495/m2
Ratianing Walls	Timber (1mhigh)	\$330/m2
<b>Fences</b>	<b>Type</b>	<b>Rate per lineal metre</b>
Fence	Masonry (1m high)	\$495/m
Fence	Metal/Timber (1.8m)	\$110/m
Fence	Pool type 1.5m high	\$275/m

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<b>Pools</b>	<b>Type</b>	<b>Rate m2</b>
In Ground Pool <40m2	Concrete	\$44,000 plus fencing
In Ground Pool <40m2	Fibreglass	\$38,500 plus fencing
Above Ground Pool <40m2	Vinyl lined	\$22,000 plus fencing
<b>Commercial / Retail</b>	<b>Type</b>	<b>Rate m2</b>
Offices	1 - 4 storeys	\$2,460/m2
Offices	4+ storeys	\$2,970/m2
Shops	Including fit-out	\$2,420/m2
<b>Industrial</b>	<b>Type</b>	<b>Rate m2</b>
Factory/Warehouse	Precast concrete <1000m2	\$1650/m2
<b>Hotels, Motels, Clubs</b>	<b>Type</b>	<b>Rate m2</b>
Hotel/Motel/Club	1 & 2 storey	\$3,850/m2
Hotel/Motel/Club	3 + storey	\$4,400/m2
<b>Demolition</b>	<b>Type</b>	<b>Rate m2</b>
Commercial/Industrial	1 & 2 storey	\$110/m2
Commercial/Industrial	3+ storeys	\$165/m2
Residential (dwellings/outbuildings)	1 & 2 storey	\$88/m2
<b>Other works</b>	<b>Type</b>	<b>Rate as stated</b>
Hard stand areas	Concrete/paving	\$60/m2
Bathroom renovations	All	\$27,500/room
Kitchen renovations	All	\$38,500/room
Stairs	All	\$1,760/m rise

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