



Estimating Cost of Works for Development



INFORMATION SHEET

Introduction

This information sheet details the lodgement requirements for the estimated Cost of Works for development proposed as a Development Applications, Construction Certificates and Complying Development Certificates. It also provides guidance to those preparing an Estimated Cost of Works.

Estimating Cost of Works and Application Fees

In accordance with Clause 255 of the Environmental Planning and Assessment Regulation 2000, Council calculates application fees for Development Applications (DAs), Construction Certificates (CCs) and Complying Development Certificates (CDCs) based on various criteria including the estimated cost of works.

This information sheet explains how Council determines the estimated cost of works and the application fee payable, and provides guidance to those preparing an estimated cost of works.

What rates does Council base the estimated cost on?

Council calculates the cost of works on the estimated total cost of construction for the completed project based on current market values. This may not necessarily reflect the actual cost of the development to the applicant as some applicants may source materials free or second hand and use their own labour as an owner-builder.

Council uses industry standard building cost indicators which 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 information sheet. 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:

1. state your estimated costs of works; and
2. provide the areas (in m²) for each of the generic parts of the project i.e. itemise floor areas for the individual parts of the development such as dwelling, front fence, swimming pool, driveway, decks, etc. **and / or**
3. state the number of additional lots, for subdivision applications.

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

Council will accept the estimated cost you state on your application form within 10% of the rates listed in this guide. 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.

Lodgement Requirements

Different lodgement requirements will apply dependant on the estimated cost of works. The following is a break down of the different lodgement requirements based upon the estimated cost of works.

Developments up to \$500,000

Council will accept a cost estimate based on the gross floor area multiplied by the cost per m² as listed in this information sheet, OR a cost estimate prepared by a qualified person, including a licensed builder, a registered architect, a qualified and accredited building designer, or a registered quantity surveyor.

Developments between \$500,000 and \$1,000,000

Council will require a cost estimate prepared by a qualified person as specified above together with their methodology.

Developments over \$1,000,000

Council will require a detailed cost report prepared by a registered quantity surveyor.

Guide figures for Estimating Genuine Cost of Works for Development and Construction Proposals

The following figures provide guidance on what Council considers to be genuine estimated costs of works for development.



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Dwelling	Type	Rate by m ² floor area or as indicated
Project Home	1 & 2 storey	\$1200 m ² to \$1800 (depending on finishes)
Dual Occupancy (base figure project home)	1 & 2 storey	\$1200 m ² to \$1800 (depending on finishes)
Architectural Design	2 storey	\$1500 m ² to \$2400 m ² (depending on finishes)
Secondary Dwellings	1 storey	\$1200 m ² to \$1500 m ² (depending on finishes)
Additions	Ground floor – Timber	\$1350 m ²
Additions	Ground floor – Brick Veneer/Full Brick	\$1500 m ² to \$2000 m ²
Additions	First floor	\$2000 m ²
Decks / Pergolas	Type	Rate by m ² floor area or as indicated
Deck	Unroofed	\$265 m ²
Deck	Roofed	\$430 m ²
Pergola	Unroofed	\$155 m ²
Garages	Type	Rate by m ² floor area or as indicated
Garages	Metal (kit)	\$350 m ²
Garages	Cladded timber frame	\$690 m ²
Garages	Brick	\$740 m ²
Carports	Type	Rate by m ² floor area or as indicated
Carports	No new slab	\$150 m ²
Carports	New slab	\$280 m ²
Retaining Walls	Type	Rate by m ² floor area or as indicated
Retaining Walls	Brick (1m high)	\$450 linear metre
Retaining Walls	Block/treated pine (1m high)	\$300 linear metre
Fences	Type	Rate by m ² floor area or as indicated
Fence	Facebrick with inserted panels	\$675 linear metre
Fence	Brushwood 1.8m high	\$230 linear metre
Fence	Pool type 1.5m high	\$168 linear metre
Fence	Colourbond 1.8m high	\$70 linear metre
Pools	Type	Rate by m ² floor area or as indicated
In Ground Pool <40 m ²	Concrete	\$32400 complete
In Ground Pool <40 m ²	Fibreglass	\$27000 complete
Above Ground Pool <40 m ²	Vinyl	\$15000 complete
Multi Residential Housing	Type	Rate by m ² floor area or as indicated
Townhouse		\$1860 m ²
Multi Dwelling Housing		\$1235 m ²
Undercover Parking	Ground floor	\$1850 per space



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Commercial	Type	Rate by m ² floor area or as indicated
Offices	1-3 storeys	\$1150 m ²
Offices	4+ storeys	\$1970 m ²
Shops		\$1300 m ²
Supermarkets		\$1300 m ²
Service Stations		\$2160 m ²
Parking Areas	Type	Rate by m ² floor area or as indicated
Carpark	Open (bitumen)	\$150 m ²
Carpark	Undercover (no ventilation)	\$670 m ²
Carpark	Undercover (ventilated)	\$960 m ²
Hotels, Motels, Clubs	Type	Rate by m ² floor area or as indicated
Hotel/Motel/Club	1 & 2 storey	\$1730 m ²
Hotel/Motel/Club	3 + storeys	\$2160 m ²
Industrial	Type	Rate by m ² floor area or as indicated
Factory/Warehouse	Precast concrete <1000 m ²	\$760 m ²
Demolition / Signage / Shed / Spa	Type	Rate by m ² floor area or as indicated
Detailed quote to be provided by those undertaking the work.		

Further Assistance

Council's Customer Service staff can assist you if you need help completing the 'estimated cost of works' question on your application form or have further questions relating this information sheet.

Phone 9952 8222 (8:30am to 5:00pm) or visit in person at the Ryde Planning and Business Centre, 5 Pope Street, Ryde. When visiting the Planning and Business Centre, please make a booking online at Council's website, www.ryde.nsw.gov.au.

The relevant Fees and Charges are also available on Council's website.

City Of Ryde

Ryde Planning and Business Centre
1 Pope Street RYDE (within Top Ryde Shopping Centre)

Phone **9952 8222**
Fax **9952 8070**

Website

www.ryde.nsw.gov.au

Office Hours:

9:00am to 5:00pm Monday to Friday

8:30am to 4:45pm Monday to Friday for telephone enquiries