

Estimating Cost of Works for Development

Estimating cost of works and application fees

Council is required to determine the estimated cost of works by reference to a genuine estimate of the completed costs associated with the design and erection of a building or associated infrastructure, carrying out of a work, and/or the demolition cost of a building or work, and fixed or mobile plant and equipment as it applies to the application..

What rate 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. For example, an applicant may source materials free or second-hand and use their own labour as an owner-builder. Council uses building cost indicators contained within 'Rawlinsons Construction Cost Guide'. Council has prepared a simplified list of rates which are included in this fact sheet for common types of development to assist the applicant in preparing the calculation of costs.

The cost of the development proposed in a Development Application (DA) needs to be based on industry recognised prices, including cost for materials and labour for construction and/or demolition and GST.

When providing development costs for DAs note the below:

- Development costs up to \$100,000 the estimated cost can be supplied by the applicant or a suitably qualified person and the methodology used to do this be submitted with the application.
- Development costs between \$100,000 and \$3 million, require a cost estimate report from an independent, qualified builder, architect, building designer or quantity surveyor and the methodology used to do this be submitted with the application.
- Development costs exceeding \$3 million, require a quantity surveyor's cost report and the methodology used to do this be submitted with the application.

How does Council calculate the cost?

When submitting your Development Application, you must:

- state your estimated cost of works and
- provide the areas (in m2) for each of the generic parts of the project (i.e., dwelling, front fence, driveway, decks).

Council will treat development proposals that fall outside the parameters of this guide on their individual merits where the applicant can provide a detailed quote from an independent licenced builder for the construction of the development.

Further assistance

Should you require any additional assistance in completing the 'estimated cost of works' when submitting your Development Application, or if you have any further queries regarding this fact sheet, please contact Council's Development 1300 345 345 or email planning@snowymonaro.nsw.gov.au

Standard rates for cost of works

Dwelling	Type	Rate by m ² floor area or as indicated
Dwelling	Single level	\$2725/m ²
Dwelling	Multi -level	\$2900/m ²
Dwelling	Pre-fabricated	\$2450/m ²
Alterations & additions	Ground floor	\$2886/m ²
Alterations & additions	First floor	\$3895/m ²

Shed	Type	Rate by m ² floor area or as indicated
Shed	Garden shed	\$250/m ²
Shed	Farm shed	\$300/m ²
Shed	Pre-fabricated	\$300/m ²
	Add: Concrete slab floor	+ \$125/ m ²

Carport	Type	Rate by m ² floor area or as indicated
Carport	No new slab	\$299/m ²
Carport	New slab	\$520/m ²

Garage	Type	Rate by m ² floor area or as indicated
Garage	Metal (kit)	\$1185/m ²
Garage	Timber/brick	\$1370/m ²

Verandah and decks	Type	Rate by m ² floor area or as indicated
Decks	Decks	\$590/m ²
Pergola/roof over	Pergola/ roof over deck and verandah	\$1035/m ²

24/7 Customer service line

1300 345 345

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Landscape Items	Type	Rate by m ² floor area or as indicated
Retaining walls	Masonry (1m high)	\$670/m
Retaining walls	Timber (1m high)	\$450/m
Driveway	Driveway	\$138/ m ²
Hardstand areas	Concrete/paving	\$80/ m ²

Site Preparation	Type	Rate by m ² floor area or as indicated
Site establishment	Vacant no clearing	\$65/ m ²
Site establishment	With clearing	\$75/ m ²

Demolition	Type	Rate by m ² floor area or as indicated
Commercial/industrial	1 & 2 storey	\$190/ m ²
Residential (dwellings/outbuildings)	1 & 2 storey	\$130/ m ²

Commercial/industrial	Type	Rate by m ² floor area or as indicated
Office	General (fit out only)	\$1650/ m ²
Shop	General (fit out only)	\$1400/ m ²
Factory	General (fit out only)	\$1400/ m ²

Please note: The above costs are relevant for the 2024/2025 financial year and will be subject to CPI.

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