A Guide to
Estimating Cost of Works

Central Coast Council

This guide explains how Council determines the 'estimated cost of works' and the application fees payable and is applicable to Development Applications, Construction Certificates and Complying Development Certificates.

Lodgement Requirements

Developments up to $100,000
Council will accept an estimate based upon the gross floor area of the development multiplied by the cost per m^2 as detailed in the attached table.

Developments over $3,000,000
Council will require a cost estimate prepared by a Certified Quantity Surveyor.

Council calculates application fees for Development Applications (DA), Constructions Certificates (CC) and Complying Development Certificates (CDC) based on criteria including the estimate cost of works, the type of application, the number of proposed lots, external referrals, inspections, legislation and other administrative processes. Not all these apply to every application.

Further information on calculating the genuine estimated cost of development is available from the NSW Department of Planning - Circular PS-002 (issued 14 March 2013) and the related PS 10-008 (issued 10 My 2010).

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 rates does Council base the estimated cost on?

Council calculates 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 *Rawlinsons Australian Construction Handbook 2022*. 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 costs of works; and
- provide the areas (in m ^{2}) for each of the generic parts of the project eg. 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 rates listed this guide).

Council will accept the estimated cost you state on your application within 10% of the rates listed in this guide. If it's determined 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.

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.

Development proposals that fall outside the parameters of this guide are assessed on their own merits.

Further assistance

Council's Customer Service staff can assist if you need help completing the 'estimated cost of works' question on your application form. Phone 1300 463 954 (8:30am to 4:30pm) or visit in person at either of the Customer Service Centers.

Council's Pricing Policy is available on the Council's website at www.centralcoast.nsw.gov.au

Residential	Type	Rate by m² floor area	Dwellings	Type	Rate by m² floor area
Project house/Dual Occupancy (tiled roof and built on flat site)			**House Additions** (Ground floor level additions to project or individual house)		
Basic standard finish			Tiled roof, medium standard finish		
90/110 sqm	Brick veneer	$1393	50/75 sqm	Timber framed	$1870
	Full brick	$1408		Brick veneer	$2018
Basic standard finish				Full brick	$2115
120/140 sqm	Brick veneer	$1340	75/120 sqm	Timber framed	$1823
	Full brick	$1398		Brick veneer	$2033
				Full Brick	$2033
Medium standard finish			Add:		
120/140 sqm	Brick veneer	$1533	Bathroom fit-out & services		$25,500
	Full brick	$1575	Kitchen fit-out & services		$21,250
160/190 sqm	Brick veneer	$1503			
	Full brick	$1523	Upper floor addition (single story house, tiled roof, medium standard finish)		
			Insert (part roof area only utilised)		
Individual house				50/75 sqm	$2925
Medium standard finish	Timber framed	$2008		75/125 sqm	$2820
	Brick veneer	$2175			
	Full brick	$2270	Full first floor	75/100 sqm	$3030
High standard finish	Timber framed	$2773		100/150 sqm	$2925
	Brick veneer	$3115			
	Full brick	$3115	**Flooring** (excluding underlay / moisture barrier)		
Prestige Standard Finish	Full Brick	$4110	Tongued & groove parquetry	19mm acrylic imp3038regnated (Permagrain)	$318
				19mm hardwood (Kahrs)	$192
			Laminated	8mm tongued & grooved (96% timber)	$65

Residential	Type	Rate by m^2 floor area	Multi-Unit – Low Density	Type	Rate by m^2 floor area
Carports, Garages (Domestic)			Townhouse (two storey, full brick and tiled roof)		
Carport	concrete floor, metal deck roof on steel framing	$358	Medium standard finish		$2359
Garage	concrete floor, metal clad walls and roof on timber framing, roller shutter door	$820	High standard finish		$2668
	concrete floor, cavity brick walls, metal deck rook, roller shutter door	$945			
			Parking – Ground level		
Verandah – Ground floor			Undercover (reinforced concrete)		
Timber framing, decking, timber balustrade, timber posts, exposed timber rafters		$632	Per sqm		$1605
Decking - Timber – close spaced & fixed to timber			Open (incl bitumen paving, stormwater drainage)		
75 x 25mm	Jarrah (prime grade)	$226	Per sqm		$3095
	Treated pine	$114			
100 x 25mm	Jarrah (prime grade)	$210			
	Treated pine	$108	**Retail**		
			Neighborhood shops (standard shell construction)		
Reeded			Shop front, plasterboard ceilings, electrical service to board, cold water supply to fixture, drainage)	Single storey	$873
75 x 25mm	Jarrah (standard grade)	$165		Two storey	$1033
	Treated pine	$120			
100 x 25mm	Jarrah (standard grade)	$152	Add: Fit-out (Shell)		
	Treated pine	$104	Incl finishes & services		$226
Add Extra:	Prime grade boards (where available)	$34	Air-conditioning package unit)		$333
*Based on costing for Sydney	Excluding GST* *Prepared from Rawlinsons Australian Construction Handbook 2018*			**Parking Areas**		
			Carpark	Open (bitumen)	$86
			Carpark (single level)	Undercover (ventilated)	$3095

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Wyong Office: 2 Hely St / PO Box 20 Wyong NSW 2259
Gosford Office: 49 Mann St / PO Box 21 Gosford NSW 2250
P 1300 463 954 l **E** ask@centralcoast.nsw.gov.au l **W** centralcoast.nsw.gov.au l ABN 73 149 644 003

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