

» estimating cost of works for development & construction



» 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 (DA's) based on various criteria including the estimated cost of works. This factsheet details the lodgement requirements for the estimated Cost of Works for development proposed as a Development Application.

» 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 building industry cost indicators compiled by Rawlinsons Australian Construction Handbook 2014 (Edition 32) based on Regional Indices for Brisbane 100 (herein referred to as 'Rawlinsons') or as current at the time of lodgement.

» How is the cost calculated?

Provide documentation on the DA form of the following:

- your estimated cost of works in a monetary figure
- areas (in m²) for each component of the project/work (i.e. itemise the floor area for individual parts of the development such as the dwelling, garage, deck, front fence, swimming pool, driveway etc.)
- number of additional lots for subdivision applications (if applicable) and itemised costs of associated civil infrastructure works. Refer to civil infrastructure service costings on Council's website.

» Lodgement requirements

Different lodgement requirements will apply dependant on the estimated cost of works.

» Development up to \$100,000

Council will accept a cost estimate from the applicant based on the gross floor area multiplied by the cost per m² as listed in the Rawlinsons Building Costs per m², or a cost estimate prepared by a suitably qualified person, being a licensed builder, a registered architect, a qualified and accredited building designer, or a registered quantity surveyor.

» Development \$100,001 to \$3,000,000

Council will require a cost estimate prepared by a suitably qualified person as above along with their methodology (i.e. calculations broken down consistent with the development/building types listed in Rawlinsons). Council will review the cost estimate in direct reference to Rawlinsons.

» Development over \$3,000,000

Council will require a cost estimate prepared by a suitably qualified person as above along with their methodology (i.e. calculations broken down consistent with the development/building types listed in Rawlinsons). Council will review the cost estimate in direct reference to Rawlinsons.

» If you have any questions please contact:

Planning and Environmental Health Division.
Ph: 1300 864 444.

