

Appendix 1 - Building Construction Cost Guide

This guide applies to estimate cost of works for the following applications:

- Development Applications (DAs)
- Construction Certificates (CCs)
- Complying Development Certificates (CDCs)

Note: this guide is not relevant to subdivision works

Estimated Cost of Works and Application Fees

The [Environmental Planning and Assessment Regulation 2000](#) specifies that application fees for Development Applications are to be calculated on the 'estimated cost' of works for a development and other characteristics of the development. KMC also bases its fees for CC's and CDC's on the cost of works for a development.

Planning Circular [PS13-002](#), issued by the NSW Department of Planning & Environment, provides additional information regarding the estimated cost of works.

The cost of a development is not only the costs involved in the construction of building/s, but the costs associated with the entire development proposal, including all ancillary work. A **genuine estimate** of the cost of works of a development includes:

- the demolition cost of a building/works
- the construction costs of buildings
- the costs associated with the preparation of buildings for the purpose for which they are to be used (such as the costs of installing plant, fittings, fixtures and equipment)
- the cost of landscaping works
- the cost of other ancillary work
- all related Goods and Services Taxes

A list of the common development types and minimum rates of construction are included in this guide to help you calculate an accurate 'estimated cost' of works for a development.

What do I need to do?

Include the following information in your application:

- all components of your development, including any earthworks and/or demolition
- the cost of each work component based on the table below.
- the total cost of your development to show the total estimated cost of the works that form part of this DA.

Alternatively, you may choose to provide KMC with a detailed elemental cost estimate of each component from a practicing registered quantity surveyor or if the development includes elements not listed in the table.

An example of how the guide is used to calculate the costs of works for an addition to a dwelling house and installation of an in ground swimming pool is shown in the table below.

Type of development	Area	Costs as per guide (\$)	Total (\$)
Ground floor additions	70m ²	\$1,550	\$108,500
In ground concrete Pool	<40m ²	\$40,000	\$40,000
Pool Fencing	20 m	\$131	\$2,620
Total Cost of Works			\$151,120

Where development contributions apply for the development you will be required to provide a cost estimate report from a quantity surveyor where the cost of works is greater than \$100,000. More information can be found on [KMC's website](#).

How does KMC confirm the estimate provided?

KMC will assess the cost of work by applying the unit rates for each component of the

proposed work (as identified in the list of rates provided in this guide).

be accurate and genuine '*estimated cost*' of works.

The building cost indicators are reviewed periodically to reflect market rates.

A number of sources are used to derive the figures in this guide including, but not limited to:

- *Rawlinson's Australian Construction Handbook*
- *Archicentre Cost Guides*
- *Cordell's Building Cost Guides*
- cost estimates derived from applications lodged with Council
- insurance certificates issued for projects under the Home Building Compensation Fund (previously Home Owners Warranty Insurance)

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

We will accept the estimated cost you state on your application form within 10% of the cost calculated using this guide.

If KMC determines that the estimated cost of your proposal is greater than your stated figure by more than 10%, we will advise you, adjust the figure and send you an invoice for any additional fees.

KMC may reject or defer an application if an estimate cost of works is considered to not be genuine or accurate.

What if I disagree with KMC's determination of the estimated costs of works?

If you disagree with KMC's determination of the '*estimated cost*' of works, you may choose to provide KMC with a detailed elemental cost estimate, of each component from a practicing registered quantity surveyor for Council to review.

KMC will reject applications where it is not satisfied that the '*estimated cost*' of works are accurate and genuine. The following figures provide guidance on what KMC considers to

GUIDE ONLY				
Building Construction Cost				
For fee estimation purposes Period 1 July 2018 – 30 June 2019				
(inclusive of GST)				
PLEASE NOTE: These costs apply to a level site only. Additional costs to be estimated for foundation walls and garages or room under. If the below categories do not adequately reflect the type of construction, contact Council's Development Assessment Section.				
			\$ Rate per m ²	\$ Rate per m ²
DWELLING & DUAL OCCUPANCIES (including secondary dwellings)			INDUSTRIAL	
Project Home - Single			1,370	Warehouse
Architectural Home - Single			2,585	Single Storey
Secondary Dwelling			1,885	Multi-Storey
Attached Dual Occupancy			2,195	Storage Shed
				Open
RESIDENTIAL ADDITIONS & OUTBUILDINGS			COMMERCIAL	
Ground Floor Addition			1,550	Offices – 2/3 Storeys
Upper Floor Addition			2,425	Neighbourhood Shop (excluding fit-out)
Plus – bathroom fit-out			2,500	Single Storey
Plus – kitchen fit-out			2,100	Multi-Storey
Patios/Verandahs - Covered			520	Supermarket
				Shopping Centre
Deck - Uncovered			400	Fit-Out
Garage				Parking
Metal Clad Walls			685	Open
Cavity Brick Walls			790	Covered
Carport			300	Underground
Machinery Shed			225	
RESIDENTIAL FLAT BUILDINGS			TOURIST ACCOMMODATION	
One or Two Bedroom Apartments			2,150	Hotel/Motel
Three or Four Bedroom Apartments			3,215	Serviced Apartments
Plus – individual unit balcony			600	
MULTI DWELLING HOUSING				
Villa Units			1,940	Town Houses
SWIMMING POOLS			DEMOLITION (\$ rate per metre³)	
In Ground Pool <40m ²				Residential
Concrete			40,000	Commercial
Fibreglass			35,00	Industrial
Above Ground Pool <40m ²			20,00	
FENCING (\$ rate per lineal metre)				
Timber				Colorbond
1500mm			77	1500mm
1800mm			71	1800mm
Pool Fence – 1500mm			131	
EARTHWORKS (\$ rate per m³)				
Excavation				Filling
1m/3m				Clean Sand
Sand			20.6	Crushed Rock
Light Soil			21.9	River Gravel
Clay			30.8	
Soft Rock			73.2	Back Filling
Hard Rock			115	
RETAINING WALLS (\$ rate per lineal metre)				
Brickwork 1m high			587	Blockwork 1m high
				302