

## Summer Commins

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**From:** Alexandra Hafner <Alexandra.Hafner@planning.nsw.gov.au>  
**Sent:** Wednesday, 16 October 2019 9:18 AM  
**To:** Summer Commins; Mellissa Felipe  
**Subject:** RE: FW: HPE CM: RE: DA 305/2018(1) registered on the Planning Panels website

Hi Summer

Thank you for the below confirmation. The matter is confirmed to be regionally significant development.

Mell will be in touch.

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**From:** Summer Commins <SCommins@orange.nsw.gov.au>  
**Sent:** Wednesday, 16 October 2019 9:11 AM  
**To:** Alexandra Hafner <Alexandra.Hafner@planning.nsw.gov.au>; Mellissa Felipe <Mellissa.Felipe@planning.nsw.gov.au>  
**Subject:** FW: FW: HPE CM: RE: DA 305/2018(1) registered on the Planning Panels website

Good morning Alexandra and Mell,  
See below comments in response to the Department's request for additional details re. CIV.  
Please advise if further details or action is required in this matter.  
Thank you and kind regards,  
Summer.

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**From:** Mark Hodges  
**Sent:** Tuesday, 15 October 2019 11:03 AM  
**To:** Summer Commins <[SCommins@orange.nsw.gov.au](mailto:SCommins@orange.nsw.gov.au)>; Mark Hodges <[MHodges@orange.nsw.gov.au](mailto:MHodges@orange.nsw.gov.au)>  
**Cc:** Paul Johnston <[pjohnston@orange.nsw.gov.au](mailto:pjohnston@orange.nsw.gov.au)>  
**Subject:** RE: FW: HPE CM: RE: DA 305/2018(1) registered on the Planning Panels website

Hi Summer,

Reference is made to your query and also the request for clarification from the JRPP regarding the CIV for the Emerald Street Housing Plus DA305/2019.

I confirm the following:

1. Housing Plus submitted a cost estimate for the development from Quantity Surveyor Greg Seib.
2. I attach a letter from G Seib to Planning Consultants Premise, confirming Greg Seib's qualifications, experience and Member of the Australian Institute of Quantity Surveyors
3. The fee estimate provided is GST exclusive.
4. The fee estimate values based on my 27 years experience are reasonable.
5. I do note one minor error in Trade Item 22 of the QS report – as it details "DA/CC Fees and Charges". With the exception of Long Service Levy Payments, these fees are to be excluded from the CIV in accordance with Planning Circular PS 10-008.
6. This would make an adjusted cost estimate of \$5,246,819.80. Please note, that I have excluded the Planfirst Levy in the CIV (\$3,394.25 that was paid with the DA fees as it is unclear in PS10-008 if this is excluded or not)
7. I note in the email below from JRPP that it is suggested that demolition costs, site preparation are to be excluded from the CIV calculations.
8. I understand that this is not the case and these costs are to be included. I have highlight the sections of PS10-008 that identify that these costs are to be included in the CIV estimates for development.

I trust this clarifies the matter.

Kind regards

## Mark Hodges

Acting Director Development Services

**P:** 02 6393 8292

**A:** PO Box 35, ORANGE NSW 2800

**E:** [mhodes@orange.nsw.gov.au](mailto:mhodes@orange.nsw.gov.au)

**W:** [www.orange.nsw.gov.au](http://www.orange.nsw.gov.au)



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**From:** Summer Commins <[SCommins@orange.nsw.gov.au](mailto:SCommins@orange.nsw.gov.au)>  
**Sent:** Monday, 14 October 2019 11:51 AM  
**To:** Mark Hodges <[MHodges@orange.nsw.gov.au](mailto:MHodges@orange.nsw.gov.au)>  
**Cc:** Paul Johnston <[pjohnston@orange.nsw.gov.au](mailto:pjohnston@orange.nsw.gov.au)>  
**Subject:** FW: HPE CM: RE: DA 305/2018(1) registered on the Planning Panels website

Mark,  
See below.  
PJ thought you may have had discussions with Housing Plus re. this matter??  
I will request Premise clarify CIV if need be.  
This one is urgent please.  
Thankyou,  
SC

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**From:** Summer Commins  
**Sent:** Monday, 14 October 2019 11:40 AM  
**To:** 'Alexandra Hafner' <[Alexandra.Hafner@planning.nsw.gov.au](mailto:Alexandra.Hafner@planning.nsw.gov.au)>; 'Mellissa Felipe' <[Mellissa.Felipe@planning.nsw.gov.au](mailto:Mellissa.Felipe@planning.nsw.gov.au)>  
**Cc:** Paul Johnston <[pjohnston@orange.nsw.gov.au](mailto:pjohnston@orange.nsw.gov.au)>  
**Subject:** HPE CM: RE: DA 305/2018(1) registered on the Planning Panels website

Hi Alexandra and Melissa,  
Thank you for your emails. I returned from leave today.  
Council is seeking urgent clarification from the applicant on the nominated CIV estimate (which was included at Appendix C of the submitted Statement of Environmental Effects- and attached for convenience).  
I note that the submitted CIV estimate *does* include demolition, site prep, Council fees and contingencies, which if removed, may indeed result in a CIV of less than \$5million.  
I will respond here and via the Planning Portal.  
Thank you and kind regards,  
Summer.

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**From:** Alexandra Hafner [<mailto:Alexandra.Hafner@planning.nsw.gov.au>]  
**Sent:** Thursday, 10 October 2019 11:12 AM  
**To:** Summer Commins <[SCommins@orange.nsw.gov.au](mailto:SCommins@orange.nsw.gov.au)>  
**Cc:** Mellissa Felipe <[Mellissa.Felipe@planning.nsw.gov.au](mailto:Mellissa.Felipe@planning.nsw.gov.au)>  
**Subject:** DA 305/2018(1) registered on the Planning Panels website

Hi Summer

The above DA has been registered on the Planning Panels website. I note the proposed development has a capital investment value (CIV) which is just over the \$5 million threshold where the Planning Panel is the determining authority (in accordance with Schedule 7 of the State and Regional Development SEPP 2011).

To ensure the Planning Panel has the jurisdiction to determine this matter, are you please able to confirm that the CIV does not include GST and is in accordance with the definition of CIV under the Regulation? (Please refer to [Planning Circular PS 10-008](#) for further information).

The CIV estimate is to exclude DA and consultant fees and demolition/site preparation works also. If the revised CIV estimate is less than the \$5 million threshold, the matter is delegated to Council for assessment and determination under the EP&A Act 1979.

Happy to discuss further if need be.

**Alexandra Hafner**

Acting Technical Governance Officer  
Planning and Assessment  
T 9274 6557



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Environment**



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*I wish to acknowledge the Traditional Custodians of the land and pay respect to all Elders past and present.*

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# Overall Cost of Development

Job Name : HOUSING PLUS-EMERALD

Client's Name : Premise

## Job Description

DA Estimate [CIV Value] - Non Bank Use

Proposed 19 Unit Development

Emerald Street - Orange

| Trd No. | Trade Description                         | Trade % | Cost/m2 | Trade Total      |
|---------|---|---------|---------|------------------|
| 1       | Demolition                                | 1       | 25      | 39,470           |
| 2       | Site Preparation                          | 1       | 27      | 42,525           |
| 3       | Builder's Preliminaries & Overheads       | 0       | 13      | 20,000           |
| 4       | Subtotal - Site Preparation               |         |         | <u>101,995</u>   |
| 5       | Hydraulic Services                        | 5       | 179     | 280,390          |
| 6       | Fire Services                             | 0       | 10      | 15,000           |
| 7       | Electrical Services                       | 4       | 147     | 230,000          |
| 8       | Builder's Preliminaries & Overheads       | 1       | 42      | 65,000           |
| 9       | Subtotal - Site Services & Infrastructure |         |         | <u>590,390</u>   |
| 10      | Unit Construction                         | 51      | 1,740   | 2,725,054        |
| 11      | Blinds                                    | 0       | 16      | 25,100           |
| 12      | Carports                                  | 2       | 55      | 86,450           |
| 13      | Builder's Preliminaries & Overheads       | 7       | 220     | 345,000          |
| 14      | Subtotal - Unit Construction [19 Off]     |         |         | <u>3,181,604</u> |
| 15      | External Works & Fencing                  | 3       | 93      | 145,730          |
| 16      | Footpaths                                 | 0       | 9       | 13,800           |
| 17      | Garbage Bin Structure                     | 0       | 14      | 22,300           |
| 18      | Roadworks & Car Parking                   | 4       | 126     | 196,776          |
| 19      | Soft Landscaping                          | 2       | 74      | 115,925          |
| 20      | Builder's Preliminaries & Overheads       | 1       | 45      | 70,000           |
| 21      | Subtotal - Site & External Works          |         |         | <u>564,531</u>   |
| 22      | DA/CC Fees & Charges                      | 1       | 48      | 75,000           |
| 23      | Design Consultant Fees - TBC              | 6       | 211     | 330,000          |
| 24      | Subtotal - Design & Consultant Fees       |         |         | <u>405,000</u>   |
| 25      | Design Contingency                        | 5       | 160     | 250,000          |
| 26      | Construction Contingency                  | 3       | 96      | 150,000          |
| 27      | Locality Index                            |         |         |                  |
| 28      | Cost Escalation                           | 1       | 38      | 60,000           |
| 29      | Subtotal - Contingencies                  |         |         | <u>460,000</u>   |
| 30      | NB - Estimate Notes & Exclusions          |         |         |                  |

GFA: 1,566 m2.

100 3,387 5,303,520

Final Total : \$ 5,303,520

LESS COUNCIL DA/CC FEES \$75,000  
5,228,520.

*Woddyb.*

Plus Long Service

- Levy. (\$18299.80)  
- IF \$5.23M  
- ~~plan first~~ 339425

\$5,246,819.80

*2/10/19*  
*339425*  
*LEVY*



**G.J. Seib** PTY LTD  
ATF The Seib Family Trust

QUANTITY SURVEYORS & CONSTRUCTION COST CONSULTANTS

10 Birchgrove Drive Orange NSW 2800 · Phone: 02 6362 6860 · Fax: 02 6362 4109 · Email: greg@gjseib.com.au · Web: www.gjseib.com.au

The Principal Architect  
Premise  
154 Peisley Street,  
Orange, N.S.W. 2800

Attention :- James Buckley

## RE : QUANTITY SURVEYING QUALIFICATIONS

James,

As requested, I confirm my qualifications and experience as follows :-

- Worked as cadet QS since 1987 [after finishing Orange High School in 1986]
- Qualified in 1992 with a Bachelor of Building [Construction Economics] from the University of Technology, Sydney
- Since graduation, I've worked for a number of commercial builders operating in the central west of NSW [with tasks ranging from tendering through to project management]
- Currently self-employed [via G J Seib Pty Ltd - since April 1998]
- Fully insured (PI, PL and workers compensation)
- Member of Australian Institute of Quantity Surveyors [since November 2000] and as a Certified QS [since March 2017], along with on-going CPD compliance
- Member of NSW Master Builders Association [since May 2000]

Please advise if you require any further information.

Yours faithfully,  
G. J. Seib Pty Ltd

ABN 66 434 957 917

**Greg Seib** [AAIQS – CQS]  
Sole Director

## Summer Commins

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**From:** Justin Cantelo <Justin@housingplus.com.au>  
**Sent:** Monday, 14 October 2019 5:43 PM  
**To:** Mark Hodges  
**Subject:** RE: Capital Investment Value - Emerald Street

Hi Mark,

I can confirm that the CIV amount does NOT include GST.

Cheers,  
Justin

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**From:** Mark Hodges <MHodges@orange.nsw.gov.au>  
**Sent:** Monday, 14 October 2019 5:29 PM  
**To:** Justin Cantelo <Justin@housingplus.com.au>  
**Subject:** Capital Investment Value - Emerald Street

Hi Justin,

The JRPP has asked me to confirm the CIV of the development proposal.

Can you please confirm that the CIV does not include GST.

### Mark Hodges

Acting Director Development Services

**P:** 02 6393 8292  
**A:** PO Box 35, ORANGE NSW 2800  
**E:** [mhodges@orange.nsw.gov.au](mailto:mhodges@orange.nsw.gov.au)  
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