

Cost Summary Report No.1
Development Cost Less Than \$3,000,000

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Please note that information provided may be shared with Department of Education and Communities (DEC), the Police, other relevant agencies and educators in accordance with applicable legislation.

Development Application No./ Complying Development Certificate No.:	N/A	Your Reference:	N/A
Determination Date:	N/A	Date:	7 July 2021
Applicant's Name:	Clearstate CamNarr192 Pty Ltd		
Applicant's Address:	1/79-81 Chandos St, St Leonards NSW 2065		
Development Address:	192 Narellan Road (Lot 4), Campbelltown		
Description of Development:	Stage 1 subdivision works		
Total floor area in m ² :	20,000		


(Note: floor area = combined floor area of all levels measured between the inner face of external walls)

Analysis of Development Costs:

Demolition	\$	External services (>3m from the outside face of the building)	\$
Excavation /earthworks	\$ 345,000	Balconies and / or covered ways	\$
Construction - Residential (Cost per m ²)	\$ /m ²	Car parking (cost per space m ²) or,	\$ /m ²
Construction - Commercial (Cost per m ²)	\$ /m ²	Car parking spaces (cost per space)	\$
Construction - Retail (Cost per m ²)	\$ /m ²	Other related work	\$
Construction - Industrial (Cost per m ²)	\$ /m ²	Professional/Consultant fees (exc Project management)	\$ 150,000
External works - landscaping, concreting, paving etc	\$ 1,350,000	Total Development Costs (inc gst) (Sec 7.12 is calculated on this amount)	\$2,190,000

I certify that I have:

- Inspected the plans the subject of the application for development consent or construction certificate
- Calculated the development costs in accordance with the definition of development costs in clause 25J of the *Environmental Planning and Assessment Regulation 2000* at current prices
- Included GST in the calculation of development and construction costs.

Signed:		Date:	8/7/21
Name:	Oliver Walsh		
Position and Qualifications:	Senior Project Manager - BEng CPEng NER		

Must be completed by a suitably qualified person – licensed builder, registered architect, qualified & accredited building designer, registered quantity surveyor or a person who is licensed with relevant qualifications and proven experience in costing of similar development works.

Please note: Council uses current Industry Construction Cost Guides to check and verify quoted development costs.

DATA AND DOCUMENT CONTROL