

ATTACHMENT A**ESTIMATED COST OF WORKS***(Model table - to be adapted by the consent authority)*

The genuine cost of the development proposed in a development application should include costs based on industry recognised prices, including cost for materials and labour for construction and/or demolition and GST. If the estimate is understated, the figure will need to be adjusted. Additional application fees may then be incurred.

Various commercial entities publish building and construction cost guides/calculators which can be referenced. The Australian Institute of Quantity Surveyors provides technical guidance on estimating costs and methods of measurement in the Australian Cost Management Manuals.

1. GENERAL PROJECT INFORMATION

DEVELOPMENT APPLICATION		
APPLICANT'S NAME		
APPLICANT'S ADDRESS		
REFERENCE/ DA/CC number		
DATE:		
DEVELOPMENT NAME		
DEVELOPMENT ADDRESS		
DESCRIPTION OF WORKS		
TOTAL SITE AREA	Gross floor area (commercial)	-
	Gross floor area (residential)	8,011m ²
	Gross floor area (retail)	-
	Gross floor area (industrial)	-
	Gross floor area (other) - Roads & Footpaths	1700m ²
PARKING	Gross floor area (parking) - Internal & External	830m ²
	Number of parking spaces	48
DEMOLITION WORKS		5,984m ²
OTHER WORKS		

2. ESTIMATED COST OF WORKS

Please attach either Table 1 or Table 2 below. If the development is over \$3,000,000, a detailed cost report prepared by the registered quantity surveyor should be attached verifying the cost of the development.

3. CERTIFICATION OF THE ESTIMATED COST OF WORKS

I certify that:

- I have provided the estimated costs of the proposed development and that those costs are based on industry recognised prices; and
- the estimated costs have been prepared having regard to the matters set out in clause 255 of the *Environmental Planning and Assessment Regulation 2000*

Signed:



Name: Barry McBeth

Position: Director

Contact Number: 0432692103

Contact Address: Level 12, 1 Market St, Sydney

Date: 19/10/2021

Table 1: ESTIMATED COST OF WORKS - BASED ON WORKS COMPONENTS*(Model table - to be adapted by the consent authority)*

Cost (applicant's genuine estimate)	
Demolition works (including cost of removal from site and disposal)	\$308,176
Site preparation (e.g. clearing vegetation, decontamination or remediation)	\$30,818
Excavation or dredging including shoring, tanking, filling and waterproofing	\$202,566
Preliminaries (e.g. scaffolding, hoarding, fencing, site sheds, delivery of materials, waste management)	\$3,017,740
Building construction and engineering costs <ul style="list-style-type: none"> concrete, brickwork, plastering steelwork/metal works carpentry/joinery windows and doors roofing 	\$10,321,468
Internal services (e.g. plumbing, electrics, air conditioning, mechanical, fire protection, plant, lifts)	\$3,369,779
Internal fit out (e.g. flooring, wall finishing, fittings, fixtures, bathrooms, and equipment)	\$4,345,701
Other structures (e.g. landscaping, retaining walls, driveways, parking, boating facilities, loading area, pools)	\$746,678
External services (e.g. gas, telecommunications, water, sewerage, drains, electricity to mains)	\$624,592
Professional fees (e.g. architects and consultant fees, excluding fees associated with non-construction components)	\$1,388,160
Other (specify)	\$168,489
Parking / garaging area	INCL
GST	\$2,452,417
TOTAL	\$26,976,586

OR**Table 2: ESTIMATED COST OF WORKS - BASED ON FLOOR SPACE ESTIMATES***(Model table - to be adapted by the Consent Authority)*

			Costs
PROFESSIONAL FEES	% of construction cost	%	
	% of development cost	%	
	total cost		
DEMOLITION & SITE PREPARATION	x/m ² of site area	\$	
	total construction cost		
EXCAVATION	x/m ² of site area	\$	
	volume of material removed		
	total construction cost		
CONSTRUCTION Commercial	x/m ² of commercial area	\$	
	total construction cost		
CONSTRUCTION Residential	x/m ² of residential area	\$	
	total construction cost		
CONSTRUCTION Retail	x/m ² of retail area	\$	
	total construction cost		
CONSTRUCTION Industrial	x/m ² of commercial area	\$	
	total construction cost		
CONSTRUCTION other	x/m ² of commercial area	\$	
	total construction cost		
FITOUT Commercial	x/m ² of commercial area	\$	
	total construction cost		
FITOUT Residential	x/m ² of residential area	\$	
	total construction cost		
FITOUT Retail	x/m ² of retail area	\$	
	total construction cost		
FITOUT Industrial	x/m ² of industrial area	\$	
	total construction cost		
FITOUT Other	x/m ² of retail area	\$	
	total construction cost		
CARPARK	x per space	\$	
	x/m ² of parking area	\$	
	total construction cost		
TOTAL CONSTRUCTION COST			\$
TOTAL GST			\$
TOTAL DEVELOPMENT COST			\$