



# **DEVELOPMENT ELEMENTAL COST ESTIMATE**

**742 HENRY LAWSON DR, PICNIC POINT**

Project: 21151 – Picnic Point

**ISSUED TO:**  
SYDESIGN PTY LTD

**DATE:** 22<sup>nd</sup> March 2022





ABN: 556 111 402 576

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22<sup>nd</sup> March 2022

Lily Pejkić  
C/- SY Design Pty Ltd  
Studio 2, 106-110 Parramatta Road  
STANMORE NSW 2048

**Project Reference: 21151 – 742 HENRY LAWSON DRIVE, PICNIC POINT**

Dear Shady,

We attach herewith our registered quantity surveyor, detailed DA Elemental Cost Estimate Report to be provided to Canterbury-Bankstown City Council for the above project development.

We confirm that for the purposes of Section 94A Development Contributions Plan, the total DA Development Cost Estimate for the project is \$1,315,821.0 including GST and Professional Fees.

In the absence of specification, full design plans of structural engineering, services drawings and geotechnical reports, we have made certain reasonable assumptions based on similar quality residential projects in Picnic Point and surrounding suburbs. It is strongly suggested that our cost estimate be reviewed when the full set of design documents are made available.

Should you have any queries relating to this matter, please do not hesitate to contact the writer.

Yours faithfully

**AUBC Consulting Pty Ltd**

A handwritten signature in blue ink, appearing to read 'Haney Mikhael', followed by a period.

**Haney Mikhael (B. App Science; FAIQS - 2684)**





DOCUMENT TITLE:

742 HENRY LAWSON DRIVE  
PICNIC POINT

PROJECT REFERENCE: 21151

PURPOSE OF ISSUE: Advice

Correspondence:

AUBC Consulting Pty Ltd  
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RICS Membership

ISSUE	DESCRIPTION OF AMENDMENT	AUTHOR	CHECKED	APPROVED	DATE
0	Development Application Cost Estimate	DN	TP	JP	22/03/2022

Previous issues of this document shall  
be destroyed or marked SUPERSEDED.



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## 1 Purpose of this report

Quantity Surveyor cost report of the probable cost of construction of the mentioned project based on the preliminary DA drawings and other information provided for council DA submission.

## 2 Brief development descriptions

### Property Address

742 HENRY LAWSON DRIVE, PICNIC POINT

### Description of work

Total site area is 635m<sup>2</sup>. The proposal comprising of demolition of the existing clad cottage house and construction of new two storey split level duplex residential development including lower ground level. External outdoor alfresco and landscaping.

## 3 Gross floor area analysis

Area analysis is tabulated below which is measured in accordance with AIQS guidelines. Gross Floor Areas (GFA) is defined as the sum of fully enclosed area (FECA) and unenclosed covered areas (UCA).

Areas Analysis	Site Area	635m <sup>2</sup>
Gross Floor Areas	FECA (m <sup>2</sup> )	UCA (m <sup>2</sup> )
Lower ground Floor	187	85
Ground Floor	168	382
First Floor	46	25
<b>Total Areas (m<sup>2</sup>)</b>	<b>401</b>	<b>492</b>

## 4 Basis of this report and methodology

### 4.1 Design assumptions/Parameters

In absence of other supporting documentation (e.g. structural, services, geotechnical report & schedule of finishes, specification) and preliminary nature of the current documentation provided, we have made a number of assumptions or suppositions with regard to structural & services requirements, standard of finishes and clients' expectations.

#### ***The estimate is for all building related works and includes:***

- Medium standard finishes fit-out.
- Reinforced concrete structures to lower ground floor, ground floor slab and first floor slab.
- 270mm cavity brick external wall with 110mm skin face brick & 110mm common brick internally to lower ground and ground floor plan.
- Kingspan cladding system with timber stud framed to ground floor and first floor external perimeter walls.
- 110mm skin common brick to all internal partition walls to lower ground and ground floor.
- Render and paint finish to all masonry internal walls.
- Rainwater tanks for fire/asset protection and colorbond boundary fencing.



- Multi head split unit system.
- Site formation works.
- Sanitary fittings and fixtures.
- Hydraulic installation including plumbing, drainage and gas services.
- Electrical installation including power & light, data, security and telephone, light fittings.
- Equipment including electrical appliances, joinery fittings.
- External works including stormwater drainage, external services, paving and landscaping.
- Mechanical ventilation to all wet areas, split system air conditioning with concealed bulkhead.

***The estimate excludes:***

- Out of hours work or accelerated program.
- Diversion/Upgrading of existing utilities or services (if any).
- Local authority contribution charges, design & installation fee, connection costs.
- External works outside site boundary.
- Infrastructure works on electrical reticulation, sewage treatment plant and connecting services along public roads.
- Finance and legal expenses.
- Electrical substation and Section 73 works.
- Contingency sum.

#### **4.2 The Estimation Process**

The Construction Estimate is based on a schedule of quantities prepared by AUBC Consulting, with input of In-House Cost Database and using the standard industry estimating handbook *Rawlinson Australian Construction Handbook 2021, Edition 39*. Rawlinsons has achieved the reputation as the leading authority on the various aspects of construction costs in Australia. These quantities were produced from Definition Design Information, typical construction plans and general arrangement drawings. The scheduled item costs have been created from First Principles based on this schedule of quantities.

The overall measurement of quantities was captured using Cost X measuring software and provided the basis for the estimate.

For direct and indirect costs, AUBC Consulting has applied market rates compiled from recently completed and past projects in similar industries, all captured and managed through the AUBC database. These individual rates have been benchmarked and adjusted if required to ensure accuracy with the current market conditions.

#### **Preliminary**

I have assumed a percentage rate of 10 per cent (10%) for the preliminaries which I am of the opinion would be required on the project and in-line with industry standards. The preliminaries cost include the supervisory staff, site labour, scaffolding, set out survey and other items required to carry out the works.



### **Builder Margin**

I have assumed a percentage rate of 5 per cent (5%) for builder margin which is in line with industry standards to carry out the works.

## **5 Sources of Information**

**The estimate is based on the following Information provided**

Architect drawing prepared by SY Design Pty Ltd, drawings: DA00 Rev C; DA01 Rev C; DA02 Rev C to DA11 Rev C; DA15 Rev C to DA21 Rev C dated 22 December 2021.

## **6 Appendix – Development Cost Estimate Summary.**



SECTION A. Details of the Applicant					
Mr	<input checked="" type="checkbox"/>	Ms	<input type="checkbox"/>	Mrs	<input type="checkbox"/>
Miss	<input type="checkbox"/>				
First Name	Karl		Family Name	Johnson	
Unit No.		Street No.	5	Street	Dover Road
Suburb	Botany			State	NSW
		Postcode	2019		
Daytime Telephone			Mobile	0478818756	
Email	karlwcjohnson@gmail.com				
SECTION B. Location and Title Description of the Property					
Unit No.		Street No.	742	Street	Henry Lawson Drive
Suburb	Picnic Point			State	NSW
		Postcode	2213		
Lot No.	61		Section No.		
Deposited Plan/Strata Plan No.	DP819327				
SECTION C. Development Cost					
Item			Cost		
<b>DEVELOPMENT DETAILS</b>					
Gross Floor Area - Commercial			m <sup>2</sup>	N/A	
Gross Floor Area - Residential			m <sup>2</sup>	498	
Gross Floor Area - Retail			m <sup>2</sup>	N/A	
Gross Floor Area - Car Parking			m <sup>2</sup>	46	
Gross Floor Area - Other			m <sup>2</sup>	349	
Total Gross Floor Area			m <sup>2</sup>	893	
Total Site Area			m <sup>2</sup>	635	
Total Car Parking Spaces				4	
<b>Total Development Cost</b>			\$	1,315,821.00	
<b>Total Construction Cost</b>			\$	1,289,624.00	
<b>Total GST</b>			\$	119,620.00	
<b>ESTIMATE DETAILS</b>					
<b>Excavation</b>			\$	13,734.00	
Cost per square metre of site area			\$/ m <sup>2</sup>	22.00	
<b>Demolition and Site Preparation</b>			\$	21,599.00	
Cost per square metre of site area			\$/ m <sup>2</sup>	34.00	
<b>Construction - Commercial</b>			\$	0.00	



Cost per square metre of commercial area	\$/ m <sup>2</sup>	0.00
<b>Construction - Residential</b>	\$	827,262.00
Cost per square metre of residential area	\$/ m <sup>2</sup>	1,661.00
<b>Construction - Retail</b>	\$	0.00
Cost per square metre of retail area	\$/ m <sup>2</sup>	0.00
<b>Carpark</b>	\$	12,650.00
Cost per square metre of site area	\$/ m <sup>2</sup>	20.00
Cost per space	\$/space	3,163.00
<b>Fitout - Commercial</b>	\$	0.00
Cost per square metre of commercial area	\$/ m <sup>2</sup>	0.00
<b>Fitout - Residential</b>	\$	414,271.00
Cost per square metre of residential area \$/m <sup>2</sup>	\$	832.00
<b>Fitout - Retail</b>	\$	0.00
Cost per square metre of retail area	\$/ m <sup>2</sup>	0.00
<b>Professional Fees</b>	\$	26,307.00
% of Development Cost	%	2.00
% of Construction Cost	%	2.04

## SECTION D. Applicant's Declaration

I certify that I have:

- ☒ Inspected the plans the subject of the application for development consent or construction certificate.
- ☒ Prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.
- ☒ Calculated the development costs in accordance with the definition of development costs in the Section 94A Development Contributions Plan of the Council of Bankstown at current prices.
- ☒ Included GST in the calculation of development cost.
- ☒ Measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1 (Appendix A2).
- ☒ I understand that the information supplied on this form and any related document will be made accessible to the public, on Council's website and may be copied at Council under the GIPA Act 2009.

Name **HANEY MIKHAEL**

Signature

Must be signed by a Registered Quantity Surveyor



Position & Qualifications:

**Manager & B.App Science**

Membership No.

**FAIQS - 2684**

Date

**22-Mar-2022**

### PRIVACY NOTICE

Council is required under the Privacy and Personal Information Protection Act 1998 (PPIPA) to collect, maintain and use your personal information in accordance with the Privacy Principles and other relevant requirements of the PPIPA.

Personal information requested on this form will only be used to fulfil the purpose for which it is being collected. Provision of this information is voluntary and is required to help process your application. Council is regarded as the agency that holds the information and access is restricted to council officers and other authorised people. You may apply to access or amend the information. For further information or clarification please contact the Privacy Contact Officer at Council.

**BANKSTOWN CUSTOMER SERVICE CENTRE**  
Upper Ground Floor, Civic Tower, 66-72 Rickard Road,  
Bankstown NSW 2200, PO Box 8, Bankstown NSW 1885

**CAMPBIE CUSTOMER SERVICE CENTRE**  
137 Beamish Street, Campsie NSW 2194  
PO Box 77, Campsie NSW 2194

**CANTERBURY-BANKSTOWN COUNCIL**  
ABN 45 985 891 846 P. 9707 9000 F. 9707 9700  
W. [cbc.city.nsw.gov.au](http://cbc.city.nsw.gov.au)

## DEVELOPMENT ELEMENTAL COST ESTIMATE

<b>Project:</b> SYDESIGN PTY LTD	<b>Details:</b> PROPOSED DUAL OCCUPANCY
<b>Building:</b> 742 Henry Lawson Dr	742 HENRY LAWSON DRIVE
	PICNIC POINT

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
1	PRELIMINARIES				101,500		101,500
	<b>SUBSTRUCTURE</b>						
2	SUBSTRUCTURE				107,369		107,369
	<b>SUPERSTRUCTURE</b>						
3	UPPER FLOORS				86,328		86,328
4	STAIRCASES				24,710		24,710
5	ROOFING AND ROOF PLUMBING				55,290		55,290
6	EXTERNAL DOORS				48,760		48,760
7	EXTERNAL WALLS				110,356		110,356
8	WINDOWS				26,950		26,950
9	INTERNAL WALLS				107,954		107,954
10	INTERNAL SCREEN				6,500		6,500
11	INTERNAL DOORS				8,880		8,880
	<b>INTERNAL FINISHES</b>						
12	WALL FINISHES				16,165		16,165
13	FLOOR FINISHES				48,378		48,378
14	CEILING FINISHES				25,785		25,785
	<b>FITTINGS</b>						
15	FITMENTS				101,215		101,215
16	SPECIAL EQUIPMENT				26,400		26,400
	<b>SERVICES</b>						
17	HYDRAULIC SERVICES				67,705		67,705
18	ELECTRICAL SERVICES				61,370		61,370
19	MECHANICAL SERVICES				24,860		24,860
	<b>SITE WORKS</b>						
20	DEMOLITION & SITE PREPARATION				19,635		19,635
21	BOUNDARY WALLS, FENCING AND GATES				3,870		3,870
22	LANDSCAPING AND IMPROVEMENTS				24,156		24,156
23	EXTERNAL STORMWATER AND PITS				12,300		12,300
	<b>SPECIAL PROVISIONS</b>						
24	BUILDER MARGIN (Overhead and Profit)				55,850		55,850
	<b>TOTAL FOR CONSTRUCTION COST ESTIMATE (Excl GST)</b>						<b>1,172,286</b>
25	PROFESSIONAL FEES				23,915		23,915
	<b>TOTAL FOR DEVELOPMENT COST ESTIMATE (EXCL GST).</b>						<b>1,196,201</b>
	<b>ADD GST</b>						119,620
	<b>TOTAL FOR DEVELOPMENT COST ESTIMATE (incl GST).</b>						<b>1,315,821</b>

# DEVELOPMENT ELEMENTAL COST ESTIMATE

<b>Project:</b> SYDESIGN PTY LTD	<b>Details:</b> PROPOSED DUAL OCCUPANCY
<b>Building:</b> 742 Henry Lawson Dr	742 HENRY LAWSON DRIVE
	PICNIC POINT

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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## PRELIMINARIES

1.1	Allowance for preliminaries including overheads and profits.	1	Item	101,500.00	101,500		101,500
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## PRELIMINARIES

101,500

101,500

## SUBSTRUCTURE

	<b>BULK EXCAVATION</b>						
2.1	Bulk excavation to lower ground floor slab and rainwater tanks not exceeding 1.5m in total depth from the natural ground level.	117	m3	60.00	7,020		7,020
2.2	Excavate trench in strip footing	33	m3	75.00	2,475		2,475
2.3	800 x 500 x 500mm deep column pad footing	10	m3	75.00	750		750
	<b>Backfilling</b>						
2.4	Backfill with stockpile excavated materials on-site and compact surface behind subfloor block walls including leveling surface ready for new driveway.	56	m3	35.00	1,960		1,960
2.5	Take from stockpile excavated materials backfill behind rainwater tank walls, ditto.	8	m3	35.00	280		280
	<b>CONCRETE SLAB ON GROUND</b>						
	<b>Formwork</b>						
2.6	Supply and install 1.0BMT bondek to soffit of lower ground slab and rainwater tank lid.	206	m2	85.00	17,510		17,510
2.7	Form slab edges less than 200 mm high	37	m	40.00	1,480		1,480
	<b>Reinforcement</b>						
2.8	800 x 500 x 500mm deep column pad footing	1.20	t	2,400.00	2,880		2,880
2.9	Trench mesh in strip footing	3.80	t	2,400.00	9,108		9,108
2.10	Supply and place SL82 fabric mesh	205	m2	18.00	3,690		3,690
2.11	Reinforcement bars in suspended slab	9.77	t	2,400.00	23,436		23,436
	<b>Concrete</b>						
2.12	800 x 500 x 500mm deep column pad footing	10	m3	320.00	3,200		3,200
2.13	400 x 600 mm deep strip footing	33	m3	320.00	10,560		10,560
2.14	Supply and place 30-50 mm thick Sand bedding under slab	107	m2	2.50	268		268
2.15	Supply and place plastic waterproofing membrane	107	m2	1.50	161		161
2.16	200mm thick concrete poured on bondek and subgrade including thickening and all associated works as details.	63	m3	320.00	20,160		20,160
2.17	Integrated steel trowel finish to concrete surface	304	m2	8.00	2,432		2,432

## SUBSTRUCTURE

107,369

107,369

## UPPER FLOORS

	<b>CONCRETE SUSPENDED SLAB</b>						
	<b>Formwork</b>						

# DEVELOPMENT ELEMENTAL COST ESTIMATE

**Project:** SYDESIGN PTY LTD

**Building:** 742 Henry Lawson Dr

**Details:** PROPOSED DUAL OCCUPANCY  
742 HENRY LAWSON DRIVE  
PICNIC POINT

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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## UPPER FLOORS

(Continued)

3.1	Formwork to soffit of suspended slab	308	m2	90.00	27,720		27,720
3.2	Slab edges less than 250 mm high	211	m	30.00	6,330		6,330
3.3	Formwork to vertical faces of attached and edge beams.	47	m2	90.00	4,230		4,230
	<b><u>Reinforcement</u></b>						
3.4	Reinforcement bars in suspended slab and beams	11.22	t	2,400.00	26,928		26,928
	<b><u>Concrete</u></b>						
3.5	200-250 mm thick reinforced concrete 32Mpa poured on conventional formwork including attached beams and edge beams.	66	m3	320.00	21,120		21,120

## UPPER FLOORS

**86,328**

**86,328**

## STAIRCASES

	<b>CONCRETE STAIRCASE</b>						
4.1	Allow for reinforced concrete staircase including stair flights, risers and treads as details.	12	m2	640.00	7,680		7,680
4.2	Allow for pre- finish timber fixed to risers and treads.	23	m	360.00	8,280		8,280
4.3	Allow for 10mm thick semi-frame toughened glass balustrade side fixed to concrete slab including 38mm diameter glass standoff spigot flat cap satin finish, brush aluminum finish balustrade handrail Axiom ARN as details.	25	m	350.00	8,750		8,750

## STAIRCASES

**24,710**

**24,710**

## ROOFING AND ROOF PLUMBING

	<b>METAL ROOF SHEETING</b>						
5.1	Allow for colorbond roofing comprising timber roof framing, ceiling joists, including purlin, timber ridges, sarking, flashing etc complete	245	m2	150.00	36,750		36,750
5.2	Supply and install colorbond box gutter.	18	m	120.00	2,160		2,160
5.3	Allow for 100 x 75mm downpipes including connection.	48	m	45.00	2,160		2,160
5.4	Supply and install colorbond eaves fascia and gutter	36	m	45.00	1,620		1,620
	<b>OPERABLE ROOF</b>						
5.5	Supply and install operable roof including steel frames, racks supporting and all associated works as details.	36	m2	350.00	12,600		12,600

## ROOFING AND ROOF PLUMBING

**55,290**

**55,290**

## EXTERNAL DOORS

	<b>Roller Shutters</b>						
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# DEVELOPMENT ELEMENTAL COST ESTIMATE

<b>Project:</b> SYDESIGN PTY LTD	<b>Details:</b> PROPOSED DUAL OCCUPANCY
<b>Building:</b> 742 Henry Lawson Dr	742 HENRY LAWSON DRIVE
	PICNIC POINT

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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## EXTERNAL DOORS

(Continued)

6.1	Power operated powder coat finished steel roller shutter to garage including frames and tracks, etc.	16	m2	520.00	8,320		8,320
	<b>Timber doors</b>						
6.2	Timber solid core entry door to suit opening 1350 x 2700 mm high including frames, hardware and paint finish.	8	m2	550.00	4,400		4,400
	<b>Glass Doors</b>						
6.3	Aluminum powder coated framed glass door including hardware and key.	68	m2	530.00	36,040		36,040

## EXTERNAL DOORS

**48,760**

**48,760**

## EXTERNAL WALLS

	<b>BLOCKWORK</b>						
7.1	200mm block walls including concrete grouting, reinforcement, render and paint finish with sundries to Basement.	119	m2	205.00	24,395		24,395
	<b>BRICKWORK</b>						
7.2	270mm thick cavity brick walls comprising 110mm face brick wall, 110mm common brick internal walls, insulation, acrylic render and paint finish. (Lower ground & ground floor plan)	200	m2	240.00	48,000		48,000
7.3	2 x 110mm face brick common/party wall.	69	m2	174.00	12,006		12,006
	<b>ARCHITECTURAL WALL PANELS</b>						
7.4	Allow for the supply and install Lysaght longline 305 cladding wall comprising 90 x 45 mm timber stud framed, wall insulation, structural plywood, bracket, furring channel, etc complete as manufacture specification.	179	m2	145.00	25,955		25,955

## EXTERNAL WALLS

**110,356**

**110,356**

## WINDOWS

	<b>POWDER COATED ALUMINIUM FRAMED WINDOWS &amp; GLASS DOORS</b>						
8	6.38-10.38mm laminated Grey glass, comprising 100/140mm aluminum framing to Capral narrowline 400 Series with powder coat finish, commercial glazed windows and doors including hardware, keys and all associated works, complete	49	m2	550.00	26,950		26,950

## WINDOWS

**26,950**

**26,950**

## INTERNAL WALLS

	<b>BRICKWORK</b>						
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## DEVELOPMENT ELEMENTAL COST ESTIMATE

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Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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### INTERNAL WALLS

(Continued)

9.1	110mm thick common brick walls including render and paint finish.	201	m2	188.00	37,788		37,788
9.2	230mm thick common brick party walls including render and paint finish.	213	m2	302.00	64,326		64,326
	<b>TIMBER STUD FRAMING</b>						
9.3	Timber stud framing comprising 2 x 13 mm plasterboard lining fixed to 90 x 45 mm pine timber stud framed, 2 rolls of nogging, bracing, paint finish, etc complete.	73	m2	80.00	5,840		5,840

### INTERNAL WALLS

**107,954**

**107,954**

### INTERNAL SCREEN

	<b>SHOWER SCREEN</b>						
10.1	Allow for safety toughened shower screen fixed to wall including pivot door and nib as details.	15	m2	400.00	6,000		6,000
	<b>MIRROR</b>						
10.2	Allow for 1100 x 1100mm mirrors fixed to bathroom walls.	2	No	250.00	500		500

### INTERNAL SCREEN

**6,500**

**6,500**

### INTERNAL DOORS

	<b>Timber doors</b>						
11.1	Timber semi-hollow single leaf door to suit opening 2400 mm high x 820 mm wide including door framed, hardware and paint finish.	16	No	485.00	7,760		7,760
11.2	Timber semi-hollow double leaf door to suit opening 2400 mm high x 2540 mm wide including door framed, hardware and paint finish.	2	No	560.00	1,120		1,120

### INTERNAL DOORS

**8,880**

**8,880**

### WALL FINISHES

	<b>Wall tiling</b>						
12	Waterproofing membrane to wet areas walls including shower walls, vanity splashback, etc complete as details	26	m2	50.00	1,300		1,300
12	Ceramic wall tiles to bathroom and laundry including adhesive, grout, space, etc. (SUPPLY BASED RATE \$30/m2)	124	m2	90.00	11,160		11,160
	<b>Stone Tiles Splash back</b>						
12.3	Allow for stone tiles splashback to kitchen wall and vanity splashback	13	m2	285.00	3,705		3,705

### WALL FINISHES

**16,165**

**16,165**

### FLOOR FINISHES

	<b>Waterproofing</b>						
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## DEVELOPMENT ELEMENTAL COST ESTIMATE

<b>Project:</b> SYDESIGN PTY LTD	<b>Details:</b> PROPOSED DUAL OCCUPANCY
<b>Building:</b> 742 Henry Lawson Dr	742 HENRY LAWSON DRIVE
	PICNIC POINT

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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### FLOOR FINISHES

(Continued)

13.1	Waterproofing membranes to satisfy BCA requirements to wet areas including perimeter details	23	m2	40.00	920		920
13.2	Waterproofing membrane to terrace and balcony areas	143	m2	40.00	5,720		5,720
	<b>Floor tiles</b>						
13.3	Selected ceramic floor tiles to bathroom, ensuite and laundry and including sand and cement bed as per the drawing and specification. (SUPPLY BASED RATE \$30/m2)	23	m2	90.00	2,070		2,070
13	Ceramic floor tiles to terrace and balcony areas, ditto (SUPPLY BASED RATE \$30/m2)	157	m2	90.00	14,130		14,130
13.5	Supply and install porcelain tiles to living, dining areas, kitchen and hall ways (SUPPLY BASED RATE \$60/m2).	158	m2	120.00	18,960		18,960
	<b>Timber flooring</b>						
13.6	Allow for the supply and install engineering timber flooring to First floor lounge areas and all bedrooms including underlay as details.	34	m2	130.00	4,420		4,420
	<b>Carpet</b>						
13.7	Supply and install carpet including underlay to bedroom.	52	m2	40.00	2,080		2,080
13.8	Allow for carpet protection.	52	m2	1.50	78		78

### FLOOR FINISHES

**48,378**

**48,378**

### CEILING FINISHES

	<b>Plasterboard Ceiling Linings</b>						
14.1	13mm flush plasterboard ceiling linings fixed to concrete slab including suspended conceal system.	226	m2	50.00	11,300		11,300
14.2	13mm flush plasterboard ceiling linings fixed to ceiling timber joists including insulation, etc.	50	m2	45.00	2,250		2,250
14.3	Plasterboard bulkheads	2	Item	500.00	1,000		1,000
14.4	Allow for access panels	4	No	150.00	600		600
	<b>Painting</b>						
14.5	Painting to plasterboard ceiling lining	276	m2	15.00	4,140		4,140
14.6	Painting to soffit of terraces	143	m2	15.00	2,145		2,145
14.7	Painting to faces of bulkhead	2	Item	300.00	600		600
	<b>Timber Look Ceiling Soffit</b>						



## DEVELOPMENT ELEMENTAL COST ESTIMATE

<b>Project:</b> SYDESIGN PTY LTD <b>Building:</b> 742 Henry Lawson Dr	<b>Details:</b> PROPOSED DUAL OCCUPANCY 742 HENRY LAWSON DRIVE PICNIC POINT
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Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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### CEILING FINISHES

(Continued)

14.8	Supply and install cladding ceiling soffit "timber look" fixed to ceiling joist and including all associated works.	25	m2	150.00	3,750		3,750
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### CEILING FINISHES

**25,785**

**25,785**

### FITMENTS

	<b>Kitchen joinery</b>						
15.1	Stone Benchtop - 20mm Carrara White Marble, honed finishes with 40mm thick exposed edges, with typical finger pull, colour back, including cut-out for sink and all associated works.	12	m2	285.00	3,420		3,420
15.2	Undercounter cupboard 600 mm wide x 870 mm high overall, with polyurethane finish, including carcass, kickboard, one nest of drawers, space for microwave, doors with D-handle and adjustable shelving.	17	m	850.00	14,450		14,450
15.3	Overhead cupboard 400 mm wide x 860 mm high overall, with polyurethane finish, including carcass, recess at back for pelmet lighting, doors and adjustable shelving.	12	m	750.00	9,000		9,000
	<b>Wardrobes, Shelves, Storage and Linen Cupboards</b>						
15.4	Approx 600 mm deep wardrobes comprising color back glass/mirror, sliding with natural aluminum frame and melamine shelving.	19	m	750.00	14,250		14,250
15.5	400 mm wide linen, study desk and storage cupboards	17	m	650.00	11,050		11,050
15.6	500 mm wide TV entertainment cupboards	9	m	650.00	5,850		5,850
15.7	Allow for laundry cupboards	5	m	650.00	3,250		3,250
	<b>Laundry and Vanity stone top and Cupboards</b>						
15.8	20mm Carrara White Marble, honed finishes to vanity benchtop, including cut-out for basin, vanity cupboards and all associated works.	3	m2	285.00	855		855
15.9	Undercounter cupboard 400 mm wide x 870 mm high overall, with polyurethane finish, including carcass, kickboard, drawers, doors with D-handle and adjustable shelving.	6	m	550.00	3,300		3,300
15.10	1600 x 1360 x 160mm deep mirror shaving cabinet doors with timber veneer edges including internal carcass to bathroom/ensuite	2	No	780.00	1,560		1,560
15.11	20mm Carrara White Marble, honed finishes to laundry benchtop, including cut-out for basin, vanity cupboards and all associated works.	2	m2	285.00	570		570
15.12	Undercounter laundry cupboard 400 mm wide x 870 mm high overall, with polyurethane finish, including carcass, kickboard, drawers, doors with D-handle and adjustable shelving.	5	m	550.00	2,750		2,750

## DEVELOPMENT ELEMENTAL COST ESTIMATE

<b>Project:</b> SYDESIGN PTY LTD	<b>Details:</b> PROPOSED DUAL OCCUPANCY
<b>Building:</b> 742 Henry Lawson Dr	742 HENRY LAWSON DRIVE
	PICNIC POINT

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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### FITMENTS

(Continued)

	<b>Signage</b>						
15.13	Allow for external signage including street number	2	Item	300.00	600		600
15.14	Letter box	2	No	300.00	600		600
15.15	Dry clothes	2	No	350.00	700		700
	<b>Privacy Screens &amp; Timber Look Panels</b>						
15.16	Allow for powder coated aluminum privacy screen louvres "timber look" fixed to wall structure including steel framing and all associated works as details.	23	m2	550.00	12,650		12,650
15.17	Supply and install timber look aluminum spotted gum fixed to wall structure as specified.	18	m2	550.00	9,900		9,900
	<b>Perforated Screens</b>						
15.18	Supply and install 1.0 meter high perforated metal in white to balcony balustrade including metal posts, brackets, etc complete.	17	m	380.00	6,460		6,460

### FITMENTS

101,215

101,215

### SPECIAL EQUIPMENT

	<b>Hot water system</b>						
16	Gas instantaneous star hot water system	2	No	1,200.00	2,400		2,400
	<b>BBQ Cupboard</b>						
16.2	Allow for BBQ stone benchtop	6	m2	250.00	1,500		1,500
16.3	Allow for BBQ cupboard	7	m	500.00	3,500		3,500
	<b>Solar Panel</b>						
16.4	Supply and install solar panels and battery system including all associated works as details.	76	m2	250.00	19,000		19,000

### SPECIAL EQUIPMENT

26,400

26,400

### HYDRAULIC SERVICES

	<b>Sanitary Fittings</b>						
17.1	Towel Rail - Brodware, City Stik Code:1.9955.60.0.57 (Premium)	5	No	65.00	325		325
17.2	Shower Rose and Curved Arm - Brodware, City Plus Ceiling Shower, Code:1.9711.31.0.57 (Premium)	3	No	95.00	285		285
17.3	Shower mixer - Brodware, City Stik Wall Mixer Diverter, Code:1.9948.05.0.57 (Premium)	3	No	120.00	360		360
17.4	Shower Rose & Arm - Brodware. City Plus Handshower and Slider Set, Code:1.9734.06.0.57 (Premium)	3	No	150.00	450		450

## DEVELOPMENT ELEMENTAL COST ESTIMATE

<b>Project:</b> SYDESIGN PTY LTD	<b>Details:</b> PROPOSED DUAL OCCUPANCY
<b>Building:</b> 742 Henry Lawson Dr	742 HENRY LAWSON DRIVE
	PICNIC POINT

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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### HYDRAULIC SERVICES

(Continued)

17.5	Robe hook - Brodware, City Stik	3	No	20.00	60		60
17.6	Toilet suite - Caroma, Liano Wall Faced Invisi Series II Toilet 766100W W400 x D570 x H395mm Comes with concealed (in-wall) cistern	5	No	430.00	2,150		2,150
17.7	Concealed Cistern - Caroma in wall mid level cistern with frame.	5	No	130.00	650		650
17.8	Push plate - Brodware, City Stik Flush Plate, Code:1.9775.94.0.57 (Premium)	5	No	85.00	425		425
17.9	Toilet Role holder - Brodware, City Stik Code:1.9961.02.0.57 (Premium)	5	No	45.00	225		225
17.10	Vanity basin - Reece, Alape Step Semi-Inset Basin with 1 Taphole 899215W W500 x D420 x H56mm (above counter) (Bowl D150mm) Waste Plug as below.	9	No	185.00	1,665		1,665
17.11	Basin Mixer- Brodware, City Stik, Code:1.9902.00.0.57 (Premium)	9	No	120.00	1,080		1,080
17.12	Bottle trap - Brodware, Wastes and Traps Round Bottle Trap, Code: 1.7034.00.0.57 (Premium)	9	No	80.00	720		720
17.13	Laundry tub - Clark Utility 42 Litre Compact Tub and Cabinet F6111 W510 x D615 x H905mm 42L.	2	No	250.00	500		500
17.14	Laundry tap -Brodware, City Stik, Code: Basin Mixer 1.9903.00.0.01 (All) Chrome	2	No	120.00	240		240
17.15	Kitchen Sink - Parisi Quadro One and One Half Bowl Sink. W670 x H200 x D440mm, Code: PK6744L	2	No	320.00	640		640
17.16	Kitchen Mixer - Brodware, Kitchen Pull-Out Hose Mixer, City Stik Pullout Kitchen Mixer, Code: 1.9908.04.0.57 (Premium)	2	No	285.00	570		570
17.17	Floor Waste - Brodware, Waste & Traps Floor Grate 1.7024.03.0.57 (Premium)	12	No	30.00	360		360
	<b>Hydraulic Services</b>						
17.18	Allow for hydraulic services including gas service as indicated on the drawings and as specified	2	No	22,500.00	45,000		45,000
17.19	Allow for the supply and install water tank for fire/asset protection in accordance with the Bush Fire Report including connection, pipeworks, etc complete..	2	No	6,000.00	12,000		12,000

### HYDRAULIC SERVICES

**67,705**

**67,705**

### ELECTRICAL SERVICES

	<b>Electrical Services</b>						
18.1	Allow for payment of fees, testing etc.	2	No	500.00	1,000		1,000
18.2	Electrical M.S.B.	2	Item	1,000.00	2,000		2,000
18.3	Allow for power and lighting services to lower ground floor.	293	m2	50.00	14,650		14,650
18.4	Allow for power and lighting services to ground floor and first floor areas	308	m2	45.00	13,860		13,860

## DEVELOPMENT ELEMENTAL COST ESTIMATE

<b>Project:</b> SYDESIGN PTY LTD <b>Building:</b> 742 Henry Lawson Dr	<b>Details:</b> PROPOSED DUAL OCCUPANCY 742 HENRY LAWSON DRIVE PICNIC POINT
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Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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### ELECTRICAL SERVICES

(Continued)

18.5	Allow for light fittings to units	2	Item	1,100.00	2,200		2,200
18.6	Allow for T.V. aerial socket.	2	Item	450.00	900		900
18.7	Allow for telephone system	2	Item	450.00	900		900
18.8	Allow for master antenna	2	Item	450.00	900		900
18.9	Allow for smoke detectors to units	2	Item	450.00	900		900
18.10	Allow for data cable system	2	Item	500.00	1,000		1,000
18.11	Allow for audio visual intercom	2	Item	500.00	1,000		1,000
18.12	Allow for security	2	Item	2,000.00	4,000		4,000
18.13	Allow for cable TV (Foxtel)	2	Item	500.00	1,000		1,000
18.14	Allow for external lighting	2	Item	400.00	800		800
	<b>Kitchen Appliances</b>						
18.15	Dishwasher - Miele 600w x 570d x 805h mm Semi -Integrated dishwasher. Stainless Steel Control Panel	2	No	1,500.00	3,000		3,000
18.16	Oven - 595w x 595h x 550d mm, 8 function 56L Oven, Stainless Steel and Black Glass.	2	No	1,850.00	3,700		3,700
18.17	Cooktop - Miele 650w x 520d mm, 65cm 4 burner Gas Cooktop	2	No	2,300.00	4,600		4,600
18.18	Range hood - Miele 530w x 370d mm, 53cm Built-in, ducted Range hood	2	No	1,500.00	3,000		3,000
18.19	Dryer - Fisher & Paykel 4.5kg Vented Dryer DE 4560 M2	2	No	980.00	1,960		1,960

### ELECTRICAL SERVICES

**61,370**

**61,370**

### MECHANICAL SERVICES

	<b>Mechanical Ventilation and Air Conditioning</b>						
19.1	Allow for mechanical ventilation to bathroom and kitchen including fan, ductwork, fire damper, fixtures and fittings	6	No	410.00	2,460		2,460
19.2	Allow for bulkhead split air conditioning system including pipeworks, etc complete.	280	m2	80.00	22,400		22,400

### MECHANICAL SERVICES

**24,860**

**24,860**

### DEMOLITION & SITE PREPARATION

	<b>Demolition Works and Site Preparation</b>						
20.1	Allow for demolish and remove existing clad cottage house including tiles roof, cladding wall, timber structure and footings	97	m2	60.00	5,820		5,820
20.2	Remove existing brick pavement driveway and footpath	233	m2	20.00	4,660		4,660
20.3	Remove existing carport including post and reinforced concrete slab.	17	m2	55.00	935		935
20.4	Remove existing metal awning and verandah including posts.	26	m2	35.00	910		910

## DEVELOPMENT ELEMENTAL COST ESTIMATE

<b>Project:</b> SYDESIGN PTY LTD	<b>Details:</b> PROPOSED DUAL OCCUPANCY
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	PICNIC POINT

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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### DEMOLITION & SITE PREPARATION

(Continued)

20.5	Remove existing reinforced concrete driveway and footpath slabs.	233	m2	20.00	4,660		4,660
20.6	Remove existing reinforced concrete rear and front stairs	8	m2	60.00	480		480
20.7	Remove existing front masonry fence including footings.	11	m2	50.00	550		550
20.8	Remove existing medium trees including tree roots.	3	No	250.00	750		750
20.9	Retain and protect existing masonry side fencing.	51	m	10.00	510		510
20.10	Allow for erosion and sedimentation control to frontage	60	m	6.00	360		360

### DEMOLITION & SITE PREPARATION

19,635

19,635

### BOUNDARY WALLS, FENCING AND GATES

	<b>Colorbond fencing</b>						
21.1	1800mm high colorbond boundary fence including footing	43	m	90.00	3,870		3,870

### BOUNDARY WALLS, FENCING AND GATES

3,870

3,870

### LANDSCAPING AND IMPROVEMENTS

	<b>HARD LANDSCAPE</b>						
	<u><b>Formwork</b></u>						
22.1	Slab edges less than 150 mm high	26	m	30.00	780		780
	<u><b>Reinforcement</b></u>						
22.2	Supply and install SL82 mesh	181	m2	18.00	3,258		3,258
	<u><b>Concrete</b></u>						
22.3	Allow for 130 mm thick reinforced concrete driveway slab poured on subbase including thickening.	4	m3	300.00	1,200		1,200
22.4	Steel trowel and broom surface finish on concrete slab	181	m2	8.00	1,448		1,448
	<b>External Entry Steps</b>						
22.5	Allow for reinforced concrete entry steps including unit pavers as details.	14	m2	580.00	8,120		8,120
	<b>SOFT LANDSCAPE</b>						
	<b>Planting beds</b>						
22.6	Allow for top soil layer spread over natural ground to balance planting areas of site including excavation, leveling surface and the like.	156	m2	40.00	6,240		6,240
22.7	New turf laid on top soils	94	m2	10.00	940		940
22.8	New shrubs and ground cover	62	m2	35.00	2,170		2,170

### LANDSCAPING AND IMPROVEMENTS

24,156

24,156

## DEVELOPMENT ELEMENTAL COST ESTIMATE

<b>Project:</b> SYDESIGN PTY LTD	<b>Details:</b> PROPOSED DUAL OCCUPANCY
<b>Building:</b> 742 Henry Lawson Dr	742 HENRY LAWSON DRIVE
	PICNIC POINT

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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### EXTERNAL STORMWATER AND PITS

	<b>Stormwater Drainage and Pits</b>						
23.1	100mm PVC pipe laid in ground including excavation, connection, backfill, etc complete	104	m	80.00	8,320		8,320
23.2	450 x 450mm stormwater pits, including excavation and backfill, ditto.	2	No	500.00	1,000		1,000
23.3	900 x 900mm stormwater pits, including excavation and backfill, ditto.	2	No	650.00	1,300		1,300
23.4	Allow for 300 mm wide grated drain	8	m	210.00	1,680		1,680

### EXTERNAL STORMWATER AND PITS

**12,300**

**12,300**

### BUILDER MARGIN (Overhead and Profit)

24.1	Allow for Contractor's margin	1	Item	55,850.00	55,850		55,850
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### BUILDER MARGIN (Overhead and Profit)

**55,850**

**55,850**

### PROFESSIONAL FEES

25.1	Allow for Professional Fees	1	Item	23,914.92	23,915		23,915
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### PROFESSIONAL FEES

**23,915**

**23,915**