

ESTIMATED DEVELOPMENT COST REPORT (EDC)

DATE

19TH JULY 2024

PROJECT

54 PULLEN ST WOOLGOOLGA

PREPARED FOR

CITY OF COFFS HARBOUR

Real Est Pty Ltd

ABN 46 610 531 354

Kogarah, NSW 2217

Mob: 0481 879 400

Email: info@realest.com.au

19th July 2024

Dear Sir/Madam,

RE: Estimated Development Cost Report (EDC) – 54 Pullen St Woolgoolga

We have been instructed to provide an Estimated Development Cost Report for a proposed 20 lot subdivision and an additional public reserve lot located at 54 Pullen St Woolgoolga.

Estimated Development Cost \$2,089,943 (Excluding GST)

Please refer to the information contained within this report for details relating to the Estimated Development Cost.

The attached EDC report is to be used as part of a DA submission to City of Coffs Harbour and for no other purposes.

Should you require any clarification please contact the undersigned on 0481 879 400

Regards,

Nick Musarevski (BCons, DipCivEng, MAIQS, CQS)



Quantity Surveyor

Real Est Pty Ltd

Purpose

We have been instructed to undertake a review of the available drawings and other information provided to objectively determine the Estimated Development Cost (EDC) for consideration by the relevant consent authority (City of Coffs Harbour)

Location

The subject property is located at 54 Pullen St Woolgoolga, approximately 550km north of Sydney.

Description

The proposal generally involves the subdivision of existing land into a 20 lot subdivision and an additional public reserve lot.

- Removal of existing trees
- Erosion and sediment control works
- Site clearance
- Cut and fill to required levels over site
- Dispose of surplus fill and compact
- Drainage works and Bioretention
- Potable Water
- Sewer works
- Electrical and telecommunications
- Road Pavements
- Footpaths
- Landscaping works

Lot Area Analysis

The Gross Floor Area is measured in accordance with the AIQS Australian Cost Management Manual (ACMM) – Volume 1

Lot	Lot Area (m2)
Lot 1	640
Lot 2	602
Lot 3	673
Lot 4	674
Lot 5	651
Lot 6	639
Lot 7	664
Lot 8	855
Lot 9	661
Lot 10	585
Lot 11	585
Lot 12	553
Lot 13	870
Lot 14	603
Lot 15	649
Lot 16	571
Lot 17	638
Lot 18	532

Lot 19	622
Lot 20	1,646
Public Reserve Lot	9,429
TOTAL	23,342

F.E.C.A (Fully Enclosed Covered Area): The sum of all such areas at all building floor levels, including basements (except unexcavated portions), floored roof spaces and attics, garages, penthouses, enclosed porches and attached enclosed covered ways alongside building, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and useable areas of the building, computed by measuring from the normal inside face of exterior walls but ignoring any projections such as plinths, columns, piers and the like which project from the normal inside face of exterior walls. It shall not include open courts, light wells, connecting or isolated covered ways and net open areas of upper portions of rooms, lobbies, halls interstitial spaces and the like which extend through the storey being computed.

U.C.A (Unenclosed Covered Area): The sum of all such areas at all building floor levels, including roofed balconies, open verandahs, porches and porticos, attached open covered ways alongside buildings, under-crofts and useable space under buildings, unenclosed access galleries (including ground floor) and any other trafficable covered areas of the building which are not totally enclosed by full height walls, computed by measuring the area between the enclosing walls or balustrade (i.e. from the inside face of the UCA excluding the wall or balustrade thickness). When the covering element (i.e. roof or upper floor) is supported by columns, is cantilevered or is suspended, or any combination of these, the measurements shall be taken to the edge of the paving or to the edge of the cover, whichever is the lesser. UCA shall not include eaves overhangs, sun shading, awnings and the like where these do not relate to clearly defined trafficable covered areas, nor shall it include connecting or isolated covered ways.

Estimated Development Cost

The calculation of the estimated development cost represents the full scope of the proposed works to be undertaken as at the date of this report.

Description	Amount (\$)
Total Construction Cost (Excl GST)	\$1,990,422
Add	
Consultant Fees	\$99,521
Estimated Development Cost (Excl GST)	\$2,089,943
GST	\$208,994
Estimated Development Cost (Incl GST)	\$2,298,937

Basis of Preparation

The Estimated Development Cost Report is prepared in general accordance with (where applicable):

- NSW Government Planning Circular PS 24-002 – Calculation of development costs for planning purposes
- AIQS Practice Standard for calculating EDC
- Australian Standard Method of Measurement

The EDC has been prepared using a schedule of quantities and rates prepared by Real Est Pty Ltd. Market rates are current as at the date of this report and are derived from a combination of our in-house cost database and various industry cost manuals. These rates are periodically benchmarked and adjusted to ensure our costings are in line with current market conditions.

The EDC has been prepared based on a review of the documentation supplied, namely:

Consultant	Drawing/Report	Issue
Civil Engineer (de Groot & Benson)	Civil Drawings DA-01, DA-02, DA-03, DA-04, DA-05, DA-06, DA-07, DA-08, DA-09	Revision A dated 8/5/2024

The EDC may provide no more than an indication to the probable cost of the proposed works. Costs may vary noticeably due to a range of variables including but not limited to:

- DA conditions
- Detailed documentation
- Method of procurement
- Contract conditions
- Site conditions

Exclusions

The following items have been excluded from this report:

- Development Management Fees
- Land Acquisition Costs, Legal costs
- Taxes, levies and charges
- Interest and finance fees
- Major service diversions
- Excavation in rock
- Remediation works
- Asbestos removal
- Escalation
- Contingency

Limitations

The following items have been identified as limitations within this report:

- The level of design information to date is preliminary in nature.
- Real Est Pty Ltd would require further information to ascertain a more robust costing.
- Real Est Pty Ltd has not performed any independent investigations to ascertain the accuracy of the received documentation that this report is based on.

Disclaimer

This report is an expression of opinion based upon received documentation and/or information provided by third parties. This report is not to be used for any other purposes whatsoever without the prior written consent of Real Est Pty Ltd. This report is confidential to the party to whom it is addressed. Any form of contractual, tortious and other form of liability for any consequences, loss or damage which may result from other persons acting upon this report will not be accepted.

Regards,



Nick Musarevski, BCons (UTS) DipCivEng, MAIQS, CQS
Senior Quantity Surveyor

Trade Summary

Project: 54 PULLEN ST WOOLGOOLGA
Building: 54 PULLEN ST WOOLGOOLGA

Details: 54 PULLEN ST WOOLGOOLGA

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
	<u>54 PULLEN ST WOOLGOOLGA</u>						
	SITE ESTABLISHMENT				37,940		37,940
	EROSION AND SEDIMENT CONTROL				6,000		6,000
	CLEARING AND BULK EARTHWORKS				658,500		658,500
	RETAINING STRUCTURES				269,712		269,712
	DRAINAGE				218,400		218,400
	ROAD PAVEMENTS & FOOTPATHS				350,550		350,550
	POTABLE WATER				69,650		69,650
	SEWER				130,270		130,270
	TELECOMMUNICATIONS				15,000		15,000
	ELECTRICAL SERVICES (INCL SUBSTATION)				202,400		202,400
	LANDSCAPING				32,000		32,000
	SUBTOTAL (EXCL GST & DESIGN FEES)				1,990,422		1,990,422
	PROFESSIONAL FEES AND DESIGN				99,521		99,521
	TOTAL EXCLUDING GST				2,089,943		2,089,943
	GST				208,994		208,994
	TOTAL INCLUDING GST				2,298,937		2,298,937

Development Application

Estimated Development Cost

Purpose

This form is to be used to support the lodgement of a development application in accordance with Clause 24 of the Environmental Planning and Assessment Regulation 2021. On completion, this form must be lodged through the NSW Planning Portal along with other supporting documentation.

This form is adapted from assessment sheets provided in [Circular PS 24-002](#): Calculating the estimated development cost (EDC), published by the NSW Department of Planning, Housing and Infrastructure.

The EDC captures cost components such as design and erection of a building, carrying out a work, demolition of a work or building and fixed or mobile plant and equipment. Please note that Council will check the estimated cost provided on the application form. If the estimate is understated, the figure will need to be adjusted. Additional application fees may be applicable.

Council has endorsed the NSW Government's recommended approach to EDC:

VALUE OF DEVELOPMENT	METHOD OF COST ASSESSMENT
Less than \$100,000	Estimated cost and methodology provided by either the applicant or a suitably qualified person*
Between \$100,000 and \$3 million	Estimated cost and methodology provided by a suitably qualified person*
Greater than \$3 Million	A detailed cost report provided by a registered quantity surveyor

*a suitably qualified person is: a builder who is licensed to undertake the proposed works, a registered architect, a qualified and accredited building designer, a registered quantity surveyor or a person who is licensed and has the relevant qualifications and proven experience in costing development works at least to a similar scale and type as is proposed.

Part 1 - Cost Summary Table (For Development under \$3 Million)

ELEMENT	COST (Including GST)
Demolition, excavation and site preparation Includes clearing vegetation, demolition, excavation and remediation, as well as disposal of any material.	\$ 702,440
Substructure, columns, external walls and upper floors Substructure is the structurally sound and watertight base upon which to build. Substructure includes all work up to but excluding the lowest floor finish. Columns include internal and external columns from tops to bases, column casings and all protective non-decorative coatings. External walls include structural walls, basement walls, glazed screen walls, any balcony walls and balustrades. Upper floors are the floor structures above the lowest level.	\$ N/A
Staircases Structural connections between two or more floor levels or to roof, plant rooms and motor rooms together with associated finishes.	\$ N/A
Roof The structurally sound and watertight covering over the building.	\$ N/A
Windows, internal walls, doors and screens	\$ N/A
Surface finishes Finishes and decoration applied to internal and external surfaces such as walls, floors and ceilings (e.g., painting, cladding, rendering, carpeting, etc.)	\$ N/A
Fitments	\$ N/A

Includes built-up fitments and fixed items (e.g., joinery, benches, plaques, mirrors, etc). Loose furniture and finishes are not included.	
Part 1 (Cont.) - Cost Summary Table (For Development under \$3 Million)	
Special equipment Special equipment is fixed equipment that is necessary to the use for which consent is sought.	\$ N/A
Building services Internal and external services necessary for the functioning of the building and property (e.g., stormwater, gas supply, electrical systems, mechanical ventilation, lifts, etc).	\$ N/A
External works Works external to the building other than external building services (e.g., soft landscaping, footpaths, decks, retaining walls, etc).	\$ 1,287,982
Professional fees Professional service fees associated with the design and construction of a development (e.g., architect, project manager, town planning consultant, etc).	\$ 98,845
Estimated Development Cost (The sum of the above cost elements, exclusive of GST*)	\$ 2,089,943
GST	\$ 208,994
Estimated Development Cost plus GST	\$ 2,298,937

Part 2 - Declaration

I certify that:

I have provided a genuine estimate of the costs of the proposed development and that those costs are based on industry recognised prices.

I acknowledge that Council may review the information provided and may seek further information or make its own cost estimate.

Title

Given Name

Family Name

Mr

Nick

Musarevski

Position / Qualification

Senior Quantity Surveyor, BCons, DipCivEng, MAIQS, CQS

Address

PO BOX 591 Rockdale NSW 2216

Phone Number


Email

0481 879 400

info@realest.com.au

Applicants signature

Date



19/7/24

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.

May 2024

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