

# Cost Summary Report

APPLICANT'S NAME:

ZAC REES

DEVELOPMENT ADDRESS:

50 UNDERCLIFFE ROAD, EARLWOOD

DESCRIPTION OF WORKS:

CONSTRUCTION OF AN ACCESS WAY IN BASEMENT FOR THE DWELLING HOUSE  
APPROVED IN COMPLYING DEVELOPMENT CERTIFICATE CDC-258094

Category	Estimated Cost (AUD	Calculation Drivers
Excavation (primarily sandstone via rock saw)	\$39,300	87.4m³ @ \$450/m³ (Low Vibration Rock Sawing)
Excavation - General Contingency	\$15,500	Allowance for unforeseen excavation issues
Excavation - Stabilization Contingency	\$15,500	Provision for rock face stabilization measures
Lift Enclosure (Aluminum Frame - Black & Glass (	\$28,000	Aluminum frame (black) and glass
Gate at Entry	\$5,000	1.2m wide metal gate at entry
Steps at Entry (Including Planter Box)	\$9,500	Concrete steps 1.2m width, 5 steps, with planter box
Small Bridge at Entry	\$3,000	Steel structure with perforated plate, width 2.45m
Site Access & Crane Hire	\$9,500	Access for excavation and material movement
Drainage Channels (Excavation + Pebbles)	\$5,000	10m length, 300mm width, pebble-filled
Pavers & Outdoor Finishes	\$5,000	30 sqm of concrete pavers
Plants & Landscaping for Entry & Passageway	\$5,000	Native plants for retaining wall integration
Accent Lighting for Entry & Rock Face	\$3,000	More than 4 lights to highlight entry and rock face
Rendering & Painting for New Structures	\$7,500	Render + weather-resistant paint for walls
Service Duct Enclosure (Cement Block & Render)	\$11,500	2m x 1m x 4m high cement block enclosure
Retaining Wall 1	\$10,000	Adjusted retaining wall cost per plan
Retaining Wall 2	\$8,000	Adjusted retaining wall cost per plan
Steps on Path	\$6,000	Provision for step modification
Balustrade Along Path (Black Metal Railing)	\$5,000	7.9m @ \$600/m
Total Estimated Cost	\$191,300	