

ESTIMATED COST OF WORKS

Note: 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.

Applicant Name	Perception Planning	
Applicant Address	PO Box 107 Clarence Town 2321	
Applicant Contact	admin@perceptionplanning.com.au	
Development Address	509 Fishers Hill Road Fishers Hill, NSW 2421 (Lot 12, DP 14138)	
Description of Works	New Dwelling and swimming pool	
Total Developed Area	Gross Floor Area (commercial)	0
	GFA (residential)	0
	GFA (industrial)	0
	Demolition works	0
	Other works	0

APPLICANT DECLARATION

I/We certify that:

- I/We 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

Note: Clause 255 of the Environmental Planning & Assessment Regulation 2000 specifies how the estimated cost of development is to be calculated. It is an offence to make a false statement in relation to the estimated cost of development and significant penalties can apply.

Applicant(s) Name	Todd Saxelby	Date	9.6.2026
Applicant(s) Signature	TS		

ESTIMATED COST OF DEVELOPMENT

Cost of Development	Who should estimate the costs of development prior to lodgement?
\$0 - \$100,000	The applicant or a suitably qualified person*, with the methodology used to calculate that cost submitted with the DA.
\$100,000 - \$3 million	A suitably qualified person should prepare the cost estimate and submit it, along with the methodology, with the DA.
Over \$3 million	A detailed cost report prepared by a registered quantity surveyor verifying the cost of the development should be submitted with the DA.

** 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 of development works at least to a similar scale and type as is proposed.*

ESTIMATED COST OF DEVELOPMENT – BASED ON WORKS COMPONENTS		
COST (APPLICANT'S GENUINE ESTIMATE)		N/A
Demolition works (including cost of removal from site and disposal)	\$0	☐
Site preparation (e.g., clearing vegetation, decontamination or remediation)	\$0	☐
Excavation or dredging including shoring, tanking, filling and waterproofing	0	☐
Preliminaries (e.g., scaffolding, hoarding, fencing, site sheds, delivery of materials, wastemanagement)	0	☐
Building construction and engineering costs • concrete, brickwork, plastering. • steelwork/metal works • carpentry/joinery • windows and doors • roofing	\$400,000	☐
Internal services (e.g., plumbing, electrics, air conditioning, mechanical, fire protection, plant, lifts)	\$0	☐
Internal fit out (e.g., flooring, wall finishing, fittings, fixtures, bathrooms, and equipment)	\$0	☐
Other structures (e.g., landscaping, retaining walls, driveways, parking, boating facilities, loading area, pools)	\$37,000	☐
External services (e.g., gas, telecommunications, water, sewerage, drains, electricity to mains)	0	☐
Professional fees (e.g., architects and consultant fees, excluding fees associated with non-construction components)	0	☐
Other (specify)	\$0	☐
Parking / garaging area	\$0	☐
GST	\$437.000.00	
TOTAL	\$480.700.00	