



Part D – Schedule 2 - Cost Summary Report Form

Cost Summary Report

DA NO. : (Office use only)	
DATE:	23/08/2018
APPLICANT'S NAME:	McCloy Development Management
APPLICANT'S ADDRESS:	PO Box 2214, Dangar, NSW 2309
DEVELOPMENT ADDRESS:	Boundary Road, Medowie

ANALYSIS OF DEVELOPMENT COSTS:

Development Cost provided with DA	\$ 37,945,362
ADD costs included in clause 25J(1) ...see over	Included
LESS costs included in clause 25J(3) ...see over	Excluded
TOTAL cost for calculating s94A levy	\$ 37,945,362

Show the breakdown of costs that are added or subtracted against the relevant item on the reverse of this sheet.

I certify that I have:

- Inspected the plans the subject of the application for development consent or construction certificate.
- Calculated the development costs in accordance with the definition of development costs in clause 25J of the *Environmental Planning and Assessment Regulation 2000* at current prices.
- Included GST in the calculation of development cost.
- If the total development cost is over \$1,000,000, prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.

Signed:	
Name:	Ryan Scott
Position & Qualifications:	Quantity Surveyor, BConMgt (Build) (Hons), AAIQS

Seniors Living Development - 'The Bower'

Job Name : PR141091DCR SENIORS
Client's Name: McCloy Development Management

Job Description
 Proposed Seniors Living Development - 'The Bower' Boundary Road, Medowie

Trd No.	Trade Description	Trade %	Cost/m2	Trade Total
1	Substructure	6.78	149.99	2,573,480
2	Roof	8.87	196.11	3,364,910
3	External Walls	8.70	192.41	3,301,370
4	Windows	2.09	46.20	792,750
5	External Doors	1.36	30.09	516,250
6	Internal Walls	4.74	104.76	1,797,425
7	Internal Doors	0.71	15.81	271,300
8	Wall Finishes	3.78	83.65	1,435,269
9	Floor Finishes	2.39	52.96	908,750
10	Ceiling Finishes	2.96	65.47	1,123,389
11	Fitments	5.10	112.75	1,934,600
12	Hydraulic Services	4.43	98.04	1,682,100
13	Electrical Services	2.88	63.78	1,094,390
14	Mechanical Services	0.81	17.97	308,280
15	Landscaping	3.08	68.19	1,169,960
16	Community Facilities	0.59	13.11	225,000
17	Proportion of Preliminaries & Margin	10.67	236.03	4,049,861
18	Building Cost			<u>26,549,084</u>
19	Site Preparation	1.75	38.59	662,211
20	Roads, Footpaths & Paved Areas	3.31	73.29	1,257,457
21	External Landscaping	0.41	9.07	155,645
22	External Stormwater Drainage	5.68	125.56	2,154,400
23	External Sewer Drainage	1.09	24.03	412,280
24	External Water Supply	0.97	21.34	366,186
25	External Light & Power	3.54	78.31	1,343,706
26	Proportion of Preliminaries & Margin	1.67	37.02	635,189
27	Construction subtotal			<u>33,536,158</u>
28	The following based on RPS Newcastle observations, re: similar projects UNO:-			
29	Consultants fees allowance	2.53	55.93	959,625
30	Subtotal			<u>34,495,783</u>
31	GST (10%)	9.09	201.05	3,449,579
32	GST inclusive total			<u>37,945,362</u>
33	SCHEDULE OF EXCLUSIONS			
GFA: 17,158 m2.		100.00	2,211.53	37,945,362

Seniors Living Development - 'The Bower'

Job Name :	<u>PR141091DCR SENIORS</u>	<u>Job Description</u>
Client's Name:	<u>McCloy Development Management</u>	Proposed Seniors Living Development - 'The Bower' Boundary Road, Medowie

Trd No.	Trade Description	Trade %	Cost/m2	Trade Total
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Final Total : \$ 37,945,362

Schedule of Exclusions

Job Name :	<u>PR141091DCR SENIORS</u>	<u>Job Description</u>
Client's Name:	<u>McCloy Development Management</u>	Proposed Seniors Living Development - 'The Bower' Boundary Road, Medowie

Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 33 <u>SCHEDULE OF EXCLUSIONS</u>					
1	Land costs & legal fees		Note		EXCL
2	Holding costs & interest charges		Note		EXCL
3	Future costs escalation		Note		EXCL
4	Design development allowance		Note		EXCL
5	Unknown ground conditions & Engineering Design		Note		EXCL
6	Works externally to boundary UNO		Note		EXCL
7	All items denoted as EXCL		Note		EXCL
8	Fit-out works		Note		EXCL
9	Contingency Sum		Note		EXCL
<u>SCHEDULE OF EXCLUSIONS</u> Total :					