

APPENDIX P: COST SUMMARY REPORT

6 December 2023

Raymond Terrace Bowling Club
c/- Monteath & Powys

APLAS GROUP Pty Ltd

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Attention: Clint Forrester

Email: C.Forrester@monteathpowys.com.au

Dear Clint

Cost Summary Report

Development in excess of \$1,000,000

Alterations and Additions to the Raymond Terrace Bowling Club – Stages 1, 2 & 3

We have prepared this Quantity Surveyor Cost Summary Report to determine the cost of the proposed alterations and additions to the Raymond Terrace Bowling, Raymond Terrace, NSW.

The following is prepared in accordance with Clause 25J of the Environmental Planning and Assessment Regulation 2000, as follows;

Section 94A / 7.12 levy - Determination of Proposed Cost of Development

(1) The proposed cost of carrying out development is to be determined by the consent authority, for the purpose of a section 94A/7.12 levy, by adding up all the costs and expenses that have been or are to be incurred by the applicant in carrying out the development, including the following:

- (a) if the development involves the erection of a building, or the carrying out of engineering or construction work—the costs of or incidental to erecting the building, or carrying out the work, including the costs (if any) of and incidental to demolition, excavation and site preparation, decontamination or remediation,*
- (b) if the development involves a change of use of land—the costs of or incidental to doing anything necessary to enable the use of the land to be changed,*
- (c) if the development involves the subdivision of land—the costs of or incidental to preparing, executing and registering the plan of subdivision and any related covenants, easements or other rights.*

(2) For the purpose of determining the proposed cost of carrying out development, a consent authority may have regard to an estimate of the proposed cost of carrying out the development prepared by a person, or a person of a class, approved by the consent authority to provide such estimates.

(3) The following costs and expenses are not to be included in any estimate or determination of the proposed cost of carrying out development:

- (a) the cost of the land on which the development is to be carried out,*
- (b) the costs of any repairs to any building or works on the land that are to be retained in connection with the development,*
- (d) the costs associated with legal work carried out or to be carried out in connection with the development,*

- (e) project management costs associated with the development,*
- (f) the cost of building insurance in respect of the development,*
- (g) the costs of fittings and furnishings, including any refitting or refurbishing, associated with the development (except where the development involves an enlargement, expansion or intensification of a current use of land),*
- (h) the costs of commercial stock inventory,*
- (i) any taxes, levies or charges (other than GST) paid or payable in connection with the development by or under any law,*
- (j) the costs of enabling access by disabled persons in respect of the development,*
- (k) the costs of energy and water efficiency measures associated with the development,*
- (l) the cost of any development that is provided as affordable housing,*
- (m) the costs of any development that is the adaptive reuse of a heritage item.*

(4) The proposed cost of carrying out development may be adjusted before payment, in accordance with a contributions plan, to reflect quarterly or annual variations to readily accessible index figures adopted by the plan (such as a Consumer Price Index) between the date the proposed cost was determined by the consent authority and the date the levy is required to be paid.

(5) To avoid doubt, nothing in this clause affects the determination of the fee payable for a development application.

Based on the definition above, we advise that the total Gross Floor Area of the Project (Stages 1, 2 & 3) is approx. 18,291m², our estimate of the DA Project Cost is **\$39,039,907 including GST** and is summarised as follows for each Stage:

STAGE	\$
Stage 1 – Existing Bowling Club Refurbishment & Improvements	\$10,259,784
Stage 2 – Existing Bowling Green Works	\$5,753,377
Stage 3 – Hotel & Carpark Development	\$23,026,746
TOTAL CONSTRUCTION COST (Incl. GST)	\$39,039,907

Stage 1 – Existing Bowling Club Refurbishment & Improvements

ELEMENT	\$	\$/m2 or %
Demolition & Alteration Works	\$388,603	
Site Preparation & Excavation Works	\$95,261	
Building Works	\$6,814,589	\$1,354/m2
External Works & Service Infrastructure	\$255,059	
Loose Furniture & Equipment (FF&E)	Excluded	
Information & Communication Technology (ICT)	Excluded	
Project Preliminaries	\$906,421	12%
Builders Overheads & Margin	\$422,997	5%
SUB-TOTAL CONSTRUCTION COST	\$8,882,930	\$1,765/m2
Professional, Consulting & Design Fees	\$444,147	5%
Authority / Approval Fees & Charges	Excluded	
Land, Legal, Sales & Leasing Fees	Excluded	
Finance Costs	Excluded	
Project Contingencies	Excluded	
Other allowances / costs	Excluded	
Escalation	Excluded	
SUB-TOTAL DEVELOPMENT COST	\$444,147	
TOTAL COST (excluding GST)	\$9,327,077	\$1,854/m2
Goods & Services Tax (GST)	\$932,707.70	10%
TOTAL COST (including GST)	\$10,259,784	\$2,039/m2

Stage 2 – Existing Bowling Green Works

ELEMENT	\$	\$/m2 or %
Demolition & Alteration Works	\$220,196	
Building Works	\$3,882,701	\$1,022/m2
External Works & Service Infrastructure	\$76,967	
Loose Furniture & Equipment (FF&E)	Excluded	
Information & Communication Technology (ICT)	Excluded	
Project Preliminaries	\$508,294	15%
Builders Overheads & Margin	\$237,204	5%
SUB-TOTAL CONSTRUCTION COST	\$4,981,279	\$1,311/m2
Professional, Consulting & Design Fees	\$249,064	5%
Authority / Approval Fees & Charges	Excluded	
Land, Legal, Sales & Leasing Fees	Excluded	
Finance Costs	Excluded	
Project Contingencies	Excluded	
Other allowances / costs	Excluded	
Escalation	Excluded	
SUB-TOTAL DEVELOPMENT COST	\$249,064	
TOTAL COST (excluding GST)	\$5,230,343	\$1,377/m2
Goods & Services Tax (GST)	\$523,034	10%
TOTAL COST (including GST)	\$5,753,377	\$1,515/m2

Stage 3 – Hotel & Carpark Development

ELEMENT	\$	\$/m2 or %
Demolition & Alteration Works	\$142,500	
Site Preparation & Excavation Works	\$355,172	
Building Works	\$15,103,028	\$1,596/m2
External Works & Service Infrastructure	\$909,923	
Loose Furniture & Equipment (FF&E)	Excluded	
Information & Communication Technology (ICT)	Excluded	
Project Preliminaries	\$2,476,593	15%
Builders Overheads & Margin	\$949,361	5%
SUB-TOTAL CONSTRUCTION COST	\$19,936,577	\$2,107/m2
Professional, Consulting & Design Fees	\$996,829	5%
Authority / Approval Fees & Charges	Excluded	
Land, Legal, Sales & Leasing Fees	Excluded	
Finance Costs	Excluded	
Project Contingencies	Excluded	
Other allowances / costs	Excluded	
Escalation	Excluded	
SUB-TOTAL DEVELOPMENT COST	\$996,829	
TOTAL COST (excluding GST)	\$20,933,406	\$2,212/m2
Goods & Services Tax (GST)	\$2,093,340	10%
TOTAL COST (including GST)	\$23,026,746	\$2,433/m2

Please refer to Appendices for an Elemental Summary of each stage estimates.

We note this estimate is prepared for the sole purpose of a Section 94a/7.12 Estimate and is *not* to be relied upon for project budgeting, project finance or any other use.

Our estimate excludes allowances for the following items:

- Development Application and Construction Certificate fees
- Other Authority fees and charges
- Finance costs
- Land costs
- Site Remediation Works
- Early / Interim Work
- Loose FF& E / ICT Fitout
- Major structural upgrades to existing Club building
- Bowling Greens - Replacement or upgrading of greens
- Bowling Greens – Mechanical Works
- Bowling Greens – Specialised Lighting
- Motel Works – Level 5 Kitchen and Bar fitout and flooring works
- Motel Works – Feature Lighting
- Club Works – Specialised Fitout – Bottle Shop, Boardroom/Function, Gaming Room, TAB, Kids Play & Party Room
- Club Works – Roof Plant Platform
- Club Works – Kids Play Equipment
- Club Works - Escalators
- Major service infrastructure upgrades or service augmentation works
- Solar Panels and associated works
- Contingencies
- Project Management Fees and charges
- Escalation

Documentation Prepared by EJE Architecture., as follows:

- Issue to QS – dated 27 November 2023 (34 sheets) – A00, A01, A11, A13, A14, A15, A16, A17, A18, A19, A20, A21, A22, A23, A24, A25, A26, A27, A28, A29, A30, A31, A35, A36, A37, A38, A41, A42, A43, A44, A45, A46, A47 and A48.

I, the undersigned, confirm this estimate has been prepared by an Associate Member of the Australian Institute of Quantity Surveyors and I certify that I have to the best of my knowledge:

- Inspected the plans the subject of the application for development consent or construction certificate (as per those provided above).
- 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 Clause 25J of the Environmental Planning and Assessment Regulation 2000 at current prices.
- Included GST in the calculation of development costs.
- Measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1, Appendix 2.

Most sincerely,



Aaron Satchell BConMgt(Hons1), AAIQS, MRICS

Quantity Surveyor | Director

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APPENDIX 1

DA Cost Summary Report Section 94a / 7.12 Estimate

Elemental Summary – Existing Bowling Club Refurbishment & Improvements

Elemental Summary

A569 - Stage 1 & 2 - DA Cost Summary - Raymond Terrace Bowling Club
for **Raymond Terrace Bowling Club c/- Monteath & Powys**

6/12/2023

Existing Bowling Club Refurbishment & Improvements

Description	Quantity	Unit	Rate	Total
DEMOLITION WORKS				\$388,603.32
Demolition				\$237,304.29
Alterations & Additions to Existing Buildings				\$151,299.04
SITE PREPARATION & EXCAVATION WORKS				\$95,260.56
Site Remediation (Excluded)				
Site Preparation & Excavation				\$25,070.01
Spoil Disposal				\$70,190.55
BUILDING WORKS	5,031.44	m2	\$1,354.40	\$6,814,589.57
Substructure				\$520,733.36
Staircases				\$58,094.25
Upper Floors				\$356,273.85
Columns				\$148,943.22
Roof				\$531,100.18
External Walls				\$619,415.75
Windows / Glazing				\$466,690.06
External Doors				\$39,900.00
Internal Walls				\$313,942.50
Internal Doors				\$74,200.00
Wall Finishes				\$211,212.14
Floor Finishes				\$357,524.60
Ceiling Finishes				\$402,371.62
Fitments & Fittings				\$312,535.01

Description	Quantity	Unit	Rate	Total
Commercial Kitchen, Bar & Bottle Shop				\$600,000.00
Hydraulic Services & Sanitary Fixtures				\$300,000.00
Gas Services				\$12,500.00
Electrical & Communication Services				\$552,179.09
Mechanical Services				\$414,089.26
Fire Protection Services				\$218,044.05
Vertical Transport				\$200,000.00
Builders Works in Connection with Services				\$104,840.62
EXTERNAL WORKS & SERVICE INFRASTRUCTURE				\$255,058.73
External Hydraulic Services				\$23,000.00
External Stormwater Services				\$35,000.00
External Gas Services				
External Electrical & Communication Services				
External Works & Landscaping				\$65,000.00
Potential Roadworks				\$11,339.30
External Pavements				\$120,719.43
PRELIMINARIES				\$906,421.46
Builder's Preliminaries (12% of above)				\$906,421.46
BUILDERS MARGIN				\$422,996.68
Builder's Margin (5% of above)				\$422,996.68
LOOSE FURNITURE & EQUIPMENT (FF&E) (EXCLUDED)				
Allowance for FF & E to Accommodation & Common areas (Excluded)				EXCL
INFORMATION & COMMUNICATION TECHNOLOGY (ICT) (EXCLUDED)				
Allowance for ICT to Club (Excluded)				EXCL
SITE REMEDIATION ALLOWANCE (Mines / Cultural) (EXCLUDED)				
Provisional Allowance for mine grouting contribution limit (Excluded)				EXCL
Provisional Allowance for implications associated with heritage, cultural and archaeological artifacts / findings (Excluded)				EXCL
PROFESSIONAL, CONSULTING & DESIGN FEES				\$444,146.52

Description	Quantity	Unit	Rate	Total
Provisional Allowance for professional, consulting & design fees				\$444,146.52
AUTHORITY FEES & CHARGES (EXCLUDED)				
Provisional Allowance for Authority / Approval Fees & Charges (Excluded)				EXCL
LAND, LEGAL, SALES & LEASING FEES (EXCLUDED)				
Land, legal, sales and leasing fees (Excluded)				EXCL
FINANCE COSTS (EXCLUDED)				
Finance Costs (Excluded)				EXCL
PROJECT CONTINGENCIES (EXCLUDED)				
Project Contingency (Excluded)				EXCL
OTHER ALLOWANCES (EXCLUDED)				
Other allowances / costs (Excluded)				EXCL
ESCALATION (Excluded)				
Escalation (Excluded)				EXCL
			Subtotal	\$9,327,076.85
			G.S.T [10%]	\$932,707.68
			Total	\$10,259,784.53

APPENDIX 2

DA Cost Summary Report

Section 94a / 7.12 Estimate

Elemental Summary – Existing Bowling Green Works

Elemental Summary

A569 - Stage 1 & 2 - DA Cost Summary - Raymond Terrace Bowling Club

6/12/2023

for **Raymond Terrace Bowling Club c/- Monteath & Powys**

Existing Bowling Greens

Description	Quantity	Unit	Rate	Total
DEMOLITION WORKS				\$220,196.64
Demolition				\$215,196.64
Alterations & Additions to Existing Buildings				\$5,000.00
SITE PREPARATION & EXCAVATION WORKS				\$55,916.97
Site Remediation (Excluded)				
Site Preparation & Excavation				\$22,910.49
Spoil Disposal				\$33,006.48
BUILDING WORKS	3,798.68	m2	\$1,022.12	\$3,882,700.77
Substructure				\$173,375.44
Staircases / Ramps				\$14,620.26
Columns				\$379,867.64
Roof				\$1,402,144.88
External Walls				\$291,333.08
Windows / Glazing				\$420,426.79
External Doors				\$30,900.00
Wall Finishes				\$186,856.35
Floor Finishes				\$238,473.17
Ceiling Finishes				\$189,933.82
Fitments & Fittings				\$10,000.00
Hydraulic Services & Sanitary Fixtures				\$20,000.00
Electrical & Communication Services				\$246,913.97
Mechanical Services				

Description	Quantity	Unit	Rate	Total
Fire Protection Services				\$251,913.97
Builders Works in Connection with Services				\$25,941.40
EXTERNAL WORKS & SERVICE INFRASTRUCTURE				\$76,967.08
External Hydraulic Services				\$13,000.00
External Stormwater Services				\$15,000.00
External Gas Services				
External Electrical & Communication Services				
External Works & Landscaping				\$25,000.00
Potential Roadworks				\$23,967.08
PRELIMINARIES				\$508,293.78
Builder's Preliminaries (12% of above)				\$508,293.78
BUILDERS MARGIN				\$237,203.76
Builder's Margin (5% of above)				\$237,203.76
LOOSE FURNITURE & EQUIPMENT (FF&E) (EXCLUDED)				
Allowance for FF & E to Accommodation & Common areas (Excluded)				EXCL
INFORMATION & COMMUNICATION TECHNOLOGY (ICT) (EXCLUDED)				
Allowance for ICT to Accommodation & Common areas (Excluded)				EXCL
SITE REMEDIATION ALLOWANCE (Mines / Cultural) (EXCLUDED)				
Provisional Allowance for mine grouting contribution limit (based on Category B at \$300/m2 of site area) (Excluded)				EXCL
Provisional Allowance for implications associated with heritage, cultural and archaeological artifacts / findings (Excluded)				EXCL
PROFESSIONAL, CONSULTING & DESIGN FEES				\$249,063.95
Provisional Allowance for professional, consulting & design fees				\$249,063.95
AUTHORITY FEES & CHARGES (EXCLUDED)				
Provisional Allowance for Authority / Approval Fees & Charges (Excluded)				EXCL
LAND, LEGAL, SALES & LEASING FEES (EXCLUDED)				
Land, legal, sales and leasing fees (Excluded)				EXCL
FINANCE COSTS (EXCLUDED)				
Finance Costs (Excluded)				EXCL

Description	Quantity	Unit	Rate	Total
OTHER ALLOWANCES (EXCLUDED)				
Other allowances / costs (Excluded)				EXCL
PROJECT CONTINGENCIES (EXCLUDED)				
Project Contingency (Excluded)				EXCL
ESCALATION (Excluded)				
Escalation (Excluded)				EXCL

Subtotal	\$5,230,342.95
G.S.T [10%]	\$523,034.30
Total	\$5,753,377.25

APPENDIX 3

DA Cost Summary Report

Section 94a / 7.12 Estimate

Elemental Summary – Hotel & Carpark Development

Elemental Summary

A569 - Stage 3 - DA Cost Summary - Raymond Terrace Bowling Club
for **Raymond Terrace Bowling Club c/- Monteath & Powys**

6/12/2023

Hotel & Carpark Development

Description	Quantity	Unit	Rate	Total
DEMOLITION WORKS				\$142,500.00
Demolition				\$132,500.00
Alterations & Additions to Existing Buildings				\$10,000.00
SITE PREPARATION & EXCAVATION WORKS				\$355,171.53
Site Remediation (Excluded)				
Site Preparation & Excavation				\$100,060.21
Spoil Disposal				\$255,111.32
BUILDING WORKS	9,462.44	m2	\$1,596.10	\$15,103,028.44
Substructure				\$1,748,669.12
Staircases				\$147,030.45
Upper Floors				\$2,260,346.19
Columns				\$321,558.69
Roof				\$452,943.08
External Walls				\$2,260,367.06
Windows / Glazing				\$661,510.81
External Doors				\$43,400.00
Internal Walls				\$1,354,159.77
Internal Doors				\$268,600.00
Wall Finishes				\$212,552.24
Floor Finishes				\$551,007.90
Ceiling Finishes				\$484,527.46
Fitments & Fittings				\$959,563.00

Description	Quantity	Unit	Rate	Total
Commercial Kitchen & Bar (Excluded)				
Hydraulic Services & Sanitary Fixtures				\$970,999.25
Gas Services (Excluded)				
Electrical & Communication Services				\$1,008,151.58
Mechanical Services				\$725,000.95
Fire Protection Services				\$324,841.25
Vertical Transport				\$145,000.00
Other Services				\$42,000.00
Builders Works in Connection with Services				\$160,799.65
EXTERNAL WORKS & SERVICE INFRASTRUCTURE				\$909,922.76
External Hydraulic Services				\$152,000.00
External Stormwater Services				\$132,500.00
External Gas Services				\$20,000.00
External Electrical & Communication Services				\$125,000.00
External Works & Landscaping				\$162,561.98
Swimming Pool				\$250,000.00
Potential Roadworks				\$38,461.97
External Pavements				\$29,398.80
PRELIMINARIES				\$2,476,593.41
Builder's Preliminaries (15% of above)				\$2,476,593.41
BUILDERS MARGIN				\$949,360.81
Builder's Margin (5% of above)				\$949,360.81
LOOSE FURNITURE & EQUIPMENT (FF&E) (Excluded)				
Allowance for FF & E to Accommodation & Common areas (Excluded)				EXCL
INFORMATION & COMMUNICATION TECHNOLOGY (ICT) (Excluded)				
Allowance for ICT to Accommodation & Common areas (Excluded)				EXCL
SITE REMEDIATION ALLOWANCE (Mines / Cultural) (Excluded)				
Provisional Allowance for mine grouting contribution limit (based on Category B at \$300/m2 of site area) (Excluded)				EXCL

Description	Quantity	Unit	Rate	Total
Provisional Allowance for implications associated with heritage, cultural and archaeological artifacts / findings (Excluded)				EXCL
PROFESSIONAL, CONSULTING & DESIGN FEES				\$996,828.85
Provisional Allowance for professional, consulting & design fees				\$996,828.85
AUTHORITY FEES & CHARGES (Excluded)				
Provisional Allowance for Authority / Approval Fees & Charges (Excluded)				EXCL
LAND, LEGAL, SALES & LEASING FEES (Excluded)				
Land, legal, sales and leasing fees (Excluded)				EXCL
FINANCE COSTS (Excluded)				
Finance Costs (Excluded)				EXCL
OTHER ALLOWANCES (Excluded)				
Other allowances / costs (Excluded)				EXCL
PROJECT CONTINGENCIES (Excluded)				
Project Contingency (Excluded)				EXCL
Client Contingency (Excluded)				EXCL
ESCALATION (Excluded)				
Escalation (Excluded)				EXCL
			Subtotal	\$20,933,405.80
			G.S.T [10%]	\$2,093,340.58
			Total	\$23,026,746.38



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