

ESTIMATED COST OF WORKS

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. If the estimate is understated, the figure will need to be adjusted. Additional application fees may then be incurred.

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.

GENERAL PROJECT INFORMATION

APPLICANT'S NAME	Robyn Campbell, Hydrosphere Consulting	
APPLICANT'S ADDRESS	PO Box 7059, Ballina NSW 2478	
DATE:	10 August 2021	
DEVELOPMENT NAME	Clarks Beach Temporary Coastal Protection Works	
DEVELOPMENT ADDRESS	2 Massinger Street, Byron Bay	
DESCRIPTION OF WORKS	Retention of sandbag works for estimated 5-year period	
TOTAL SITE AREA	Gross floor area (commercial)	m ²
	Gross floor area (residential)	m ²
	Gross floor area (retail)	m ²
	Gross floor area (industrial)	m ²
	Gross floor area (other)	m ²
PARKING	Gross floor area (parking)	m ²
	Number of parking spaces	
DEMOLITION WORKS		m ²
OTHER WORKS	Temporary coastal protection works	

ESTIMATED COST OF WORKS

Please attach the table below. **If the development is over \$3,000,000, a detailed cost report prepared by a registered quantity surveyor should be attached verifying the cost of the development.**

CERTIFICATION OF THE ESTIMATED COST OF WORKS

I certify that:

- I 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*

Signed:		Contact No.	02 6686 0084
Name:	Robyn Campbell	Contact Address:	PO Box 7059, Ballina NSW 2478
Position:	Senior Environmental Engineer	Date:	10/8/21

ESTIMATED COST OF WORKS – Development less than \$3,000,000

Cost (applicant's genuine estimate)	
Demolition works (including cost of removal from site and disposal)	\$ 100,000
Site preparation (e.g. clearing vegetation, decontamination or remediation)	\$
Excavation or dredging including shoring, tanking, filling and waterproofing	\$
Preliminaries (e.g. scaffolding, hoarding, fencing, site sheds, delivery of materials, waste management)	\$
Building construction and engineering costs <ul style="list-style-type: none"> concrete, brickwork, plastering steelwork/metal works carpentry/joinery windows and doors roofing 	\$
Internal services (e.g. plumbing, electrics, air conditioning, mechanical, fire protection, plant, lifts)	\$
Internal fit out (e.g. flooring, wall finishing, fittings, fixtures, bathrooms, and equipment)	\$
Other structures (e.g. landscaping, retaining walls, driveways, parking, boating facilities, loading area, pools)	\$
External services (e.g. gas, telecommunications, water, sewerage, drains, electricity to mains)	\$
Professional fees (e.g. architects and consultant fees, excluding fees associated with non-construction components)	\$ 64,100
Other (specify) Installation of sandbags and sand nourishment	\$ 700,000
Parking / garaging area	\$
GST	\$ 6,410
TOTAL	\$ 870,510