

14 April 2024

**The DOTT Developments Pty Ltd**  
**Attention: Brendan Price**  
brendan@thepricegroup.com.au

Dear Brendan

Dog on the Tuckerbox Development  
DA Design Estimate

Please find attached our revised DA Design Estimate for Phase 1 works only for your proposed development.

This estimate is based on the revised plans prepared by SN Architects and the RFI from Cootamundra-Gundagai Regional Council regarding the following:

- The expanded / additional works in relation to the construction of a grass / dirt carpark and associated landscaping to the Northern end of the site.
- Works to and from caravan / coach parking within the Council's road reservation.
- Proposed aerated waste water treatment system.
- Costs associated with site remediation.
- Costs related to preparing, executing and registering the subdivision plan.
- Costs associated with the pergola.
- Renaming of the buildings to match the latest drawings.

Please do not hesitate to contact us to discuss any aspect which requires clarification or amendment to the assumed scope of works on our part.

Yours sincerely



**JAMES OSENTON**

WT Partnership  
National Director

WT REF: PR-016950 - Dog on the Tuckerbox development



# DA Design Estimate

Dog on the Tuckerbox Development

14 April 2024

## CONTENTS

1	QUALITY ASSURANCE
2	CAPITAL INVESTMENT VALUE
3	ESTIMATE SUMMARY
4	PROJECT DEFINITION
5	TABLE OF INFORMATION
6	DOCUMENTATION
7	SPECIFIC INCLUSIONS / EXCLUSIONS
8	CONCLUSION / DISCLAIMER

1
2
3
3
4
6
7
8

## APPENDICES

APPENDIX A: DA DESIGN ESTIMATE - PHASE 1

# 1 QUALITY ASSURANCE

	INITIALS	DATE
DRAFT PREPARED BY	JO/VL	18 - 28 August 2023
REVIEWED BY	JO	30 August 2023
APPROVED BY	JO	30 August 2023
R2 - APPROVED BY	JO	15 April 2024

## 2 CAPITAL INVESTMENT VALUE

Capital Investment Value (CIV) is defined by Schedule 7 of the Environmental Planning and Assessment Regulation 2021 to be:

“Capital Investment Value of a development or project includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment, other than the following costs:

- a) amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 7.1 or 7.2 of the Act or a planning agreement,
- b) costs relating to any part of the development or project that is the subject of a separate development consent or project approval,
- c) land costs including any costs of marketing and selling land,
- d) GST (within the meaning of A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).”

The calculation for the CIV for the commercial development located at 37 Annie Pyers Drive, Gundagai:

	\$ (EXCL GST)
Construction Works total	4,927,260
Consultant & Design Fees	200,000
Statutory Fees	98,545
Development Management Fee	Included
Testing & Commissioning	Included
Furniture / fittings / equipment	Included
Land acquisition / property settlements	Excluded
External funding contribution	Excluded
Escalation	Excluded
Contingency	Excluded
<b>CAPITAL INVESTMENT VALUE - EXCL GST</b>	<b>5,225,805</b>

See Appendix A for further details regarding "Construction Works"

Consultant / Design Fees is an allowance for Principal Consultants such as Project Management, Delivery Agents, Town Planning, Quantity Surveying Services and the like as required to for design and delivery of the project.

### 3 ESTIMATE SUMMARY

The estimate can be summarised as follows:

	\$ (EXCL GST)
Phase 1	4,927,260
<b>Total Cost</b>	<b>4,927,260</b>

The above Cost Estimate includes for items documented for Phase 1 only on the current Masterplan Drawings.

### 4 PROJECT DEFINITION

The site is located at 37 Annie Pyers Dr, Gundagai

#### Phase 1

- Retail & Dining area
- Parking
- Associated hard & soft landscaping

As highlighted in the letter from Cootamundra-Gundagai Regional Council, the following items have been shown separately / included based on the revised plans:

- The expanded / additional works in relation to the construction of a grass / dirt carpark and associated landscaping to the Northern end of the site.
- Works to & from caravan / coach parking within the Council's road reservation.
- Proposed aerated waste water treatment system.
- Costs associated with site remediation.
- Costs related to preparing, executing and registering the subdivision plan.
- Costs associated with the pergola.
- Renaming of the buildings to match the latest drawings.

## 5 TABLE OF INFORMATION

### 5.1 SCHEDULE OF AREAS

The estimate is based on the following schedule of areas and functions.

PHASE 1	TOTAL
Courtyard hard landscaping	2,107
Soft landscaping	1,487
BO1 - Future Food & Drink Premises (cold shell)	330
BO2 - Future Retail Premises (cold shell)	285
BO3 - Future Food & Drink Premises (cold shell)	300
BO4 - Future Retail Premises (cold shell)	340
BO5 - Future Retail Premises (cold shell)	385
BO6 & 7 - Future Pub Premises (cold shell)	700
Carpark	4,214
Dirt / grass carpark	835
Caravan / coach parking	551
Carpark soft landscaping	389
Children's play area	275
<b>Total - Phase 1</b>	<b>12,198</b>

## 5.2 AREA DEFINITIONS

**FULLY ENCLOSED COVERED AREA (FECA)** – Sum of all areas at all building floor levels, including basements (except unexcavated portions). Floored roof spaces and attics, garages, penthouses, enclosed porches and attached enclosed covered ways alongside building, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and usable areas of the building, computed by measuring from the normal inside face of exterior walls but ignoring any projections such as plinths, columns, piers and the like which project from the normal inside face of exterior walls. It shall not include open courts, light wells, connecting or isolated covered ways and net open areas of the upper portions of rooms, lobbies halls interstitial spaces and the like which extend through the storey being computed.

**UNENCLOSED COVERED AREA (UCA)** - The sum of all such areas at all building floor levels, including roofed balconies, open verandahs, porches and porticos, attached open covered ways alongside buildings, undercrofts and useable space under buildings, unenclosed access galleries (including ground floor) and any other trafficable covered areas of the building which are not totally enclosed by full height walls, computed by measuring the area between the enclosing walls or balustrade (ie., from the inside face of the UCA excluding the wall or balustrade thickness). When the covering element (ie., roof or upper floor) is supported by columns, is cantilevered or is suspended, or any combination of these, the measurements shall be taken to the edge of the paving or to the edge of the cover, whichever is the lesser. UCA shall not include eaves overhangs, sun shading, awnings and the like where these do not relate to clearly defined trafficable covered areas, nor shall it include connecting or isolated covered ways.

**GROSS FLOOR AREA (GFA)** – The sum of FECA and UCA.

**GROSS BUILDING AREA (GBA)** - The total enclosed and unenclosed area of the building at all building floor levels measured between the normal outside face of any enclosing wall, balustrades and supports.

**NET LETTABLE AREA (NLA)** - The sum of all rentable areas within a commercial type building, measured in accordance with the 'Method for the Measurement of Lettable Area' issued by the Property Council of Australia Limited.

**NET SALEABLE AREA (NSA)** - The total area of the enclosed and unenclosed area of the building at all building floor levels measured between the normal outside face of any enclosing walls, balustrades and supports - no deductions for lift shafts, stairwells, minor voids etc

**GROSS LETTABLE AREA (GLA)** - Used for calculating tenancy areas in warehouses, industrial buildings, free standing supermarkets and showrooms using the following definition:

1 in the case of external building walls, measuring the dominant portion of the outside faces of walls of the building alignment and in the case of inter-tenancy walls or partitions or common areas, measuring to the centre line of the walls. NOTE: Window or door recesses should be ignored.

2 Included in the lettable area calculation are areas occupied by : window mullions; window frames; structural columns; engaged perimeter columns or piers. NOTE: These areas should only be included if they are inside the line of the outside face of the main perimeter wall. Plus, additional facilities specially constructed for individual tenants that are not covered in point 3.

3. Excluded from the lettable area of each tenancy in a multiple tenanted building are:

3.1 stairs, accessways; fire stairs; toilets; recessed doorways; cupboards; telecommunications cupboards; fire hose reel cupboards; lift shafts; escalators; smoke lobbies; plant/motor rooms and tea rooms and other service areas. (where all are provided as standard facilities in the building;

3.2 lift lobbies where lifts face other lifts, blank walls or areas listed in point 3.1;

3.3 areas set aside for the provision of services, such as electrical or telephone ducts and air conditioning risers to the floor, where such facilities are standard facilities in the building;

3.4 areas dedicated as public spaces or thoroughfares that are not for the exclusive use of occupiers of the floor or building, such as foyers, atria and accessways in lift and building service areas.

**NLA Office Buildings (NLAOB)** - Calculating tenancy areas in office buildings plus office and business parks, using the following definition:

1 The net lettable area of a building is the sum of its whole floor lettable areas.

2 Net Lettable Area—Whole Floors area is calculated by taking measurements from the internal finished surfaces of permanent internal walls and the internal finished surfaces of dominant portions of the permanent outer building walls, including: window mullions; window frames; structural columns; engaged perimeter columns or piers; fire hose reels attached to walls; and additional facilities especially constructed for or used by individual tenants that are not covered in point 3.

3. Excluded from the lettable area of each tenancy are:

3.1 stairs; accessways; fire stairs; toilets; recessed doorways; cupboards; telecommunications cupboards; fire hose reel cupboards; lift shafts; escalators; smoke lobbies; plant/motor rooms; plus tea rooms and other service areas. (where all are provided as standard facilities in the building).

3.2 lift lobbies where lifts face other lifts, blank walls or areas listed in point 3.1;

3.3 areas set aside for the provision of all services, such as electrical or telephone ducts and air conditioning risers to the floor, where such facilities are standard facilities in the building;

3.4 areas dedicated as public spaces or thoroughfares such as foyers, atria and accessways in lift and building service areas;

**NET FAÇADE AREA (NFA)** – The total area of the façade of the building at all typical building floor levels for the residential function of the building. Areas to be separated between solid and glazed components (precast and masonry)

**FUNCTIONAL AREAS (FA)** – is any group of accommodation that has a common work function within a particular type of building. It includes all circulation necessary within that area. **CIRCULATION** is the space provided within a functional area to link together individual rooms or areas. Areas occupied by internal walls and columns are considered to be part of circulation.

## 6 DOCUMENTATION

The estimate is based on the following documentation:

- 37 Annie Pyers Drive Gundagai - 240122-2

## 7 SPECIFIC INCLUSIONS / EXCLUSIONS

The Estimate assumes competitive lump sum tender for the whole of the Works from suitably qualified contractors.

The Estimate is inclusive of the following allowances:

- Builder's Preliminaries & Margin
- Consultant Fees
- Authority Fees

Specifically excluded from this estimate are the following items:

- Archaeological Dig
- Underpinning of adjacent footings
- Abnormal and unforeseen ground conditions (e.g. Rock Excavation, Piling etc)
- Works outside the site boundary
- ESD initiatives other than specially noted within the Estimate
- Adjoining owner issues
- Artworks
- Warm shell / fitout works to Retail / F&B spaces
- Loose furniture, fittings and equipment to the retail and F & B
- Site access restrictions
- Infrastructure Services other than identified in Estimate
- Staging of the works / work out of normal working hours
- Negotiated contracts / Construction Management
- Any non construction development cost
- Delay and prolongation allowances
- Financing costs
- Land / legal and holding costs
- Marketing / leasing and pre-opening expenses
- Works to other Phases
- GST
- Contingency
- Escalation beyond the date of this estimate

## 8 CONCLUSION / DISCLAIMER

We highlight that due to the preliminary nature of the documentation, our Estimate should be viewed as indicative and a preliminary opinion of the probable order of cost based on a concept without definition of design scope or quality.

Where WT has not been provided with sufficient information, we have made assumptions and allowances which will require detailed review once the design is developed. Please review the detail of our Estimate, in particular the many assumptions as to scope, quality, performance and finishes of the current design intent to ensure it generally reflects your requirements.

The estimate has been prepared expressly for The DOTT Development Pty Ltd for the purpose of preparing a budget and is not to be used for any other purpose or distributed to any third party.



## APPENDIX A: DA DESIGN ESTIMATE - PHASE 1

# CIV ESTIMATE

CIV REPORT - APRIL 2024 - R2



## Estimate Summary

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>Demolition/site preparation</u>				
1/A	Allowance for demolition existing building	1	item	17,500.00	17,500
1/B	Allowance for removing "Dog on the tuckerbox" statue and storing for reuse	1	item	2,000.00	2,000
1/C	Allowance for tree removal	1	item	15,000.00	15,000
1/D	Site preparation	12,198	m2	5.00	60,990
1/E	Removal of existing petrol tanks	1	Item	25,000.00	25,000
1/F	Contamination, removal of hazardous materials and site remediation	1	item	75,000.00	75,000
	<u>Development areas</u>				
1/G	Courtyard hard landscaping	2,107	m2	110.00	231,770
1/H	Children's play area	275	m2	160.00	44,000
1/J	General soft landscaping	1,487	m2	50.00	74,350
1/K	Trees to courtyard	1	item	15,000.00	15,000
1/L	Pergola	1	item	35,000.00	35,000
1/M	Relocate "Dog on the Tuckerbox" statue	1	item	15,000.00	15,000
1/N	Allowance for street furniture (benches / seating / bins / signage)	1	item	15,000.00	15,000
1/P	Allowance for external lighting	1	item	70,000.00	70,000
1/Q	Allowance for stormwater services	1	item	35,000.00	35,000
1/R	BO1 - Future Food & Drink Premises (cold shell)	1	no	385,000.00	385,000
1/S	BO2 - Future Retail Premises (cold shell)	1	no	385,000.00	385,000
1/T	BO3 - Future Food & Drink Premises (cold shell)	1	no	385,000.00	385,000
1/U	BO4 - Future Retail Premises (cold shell)	1	no	385,000.00	385,000
1/V	BO5 - Future Retail Premises (cold shell)	1	no	385,000.00	385,000
1/W	BO6 & 7 - Future Pub Premises (cold shell)	1	no	750,000.00	750,000
1/X	Waste area / bins	1	item	10,000.00	10,000
1/Y	Sculpture Garden	1	no	20,000.00	20,000
1/Z	Carpark including kerbs / linemarking	4,214	m2	200.00	842,800
1/AA	Raised pedestrian crossing	2	no	10,000.00	20,000
1/AB	Electric vehicle charge points	20	no		Excluded
1/AC	Carpark soft landscaping	389	m2	50.00	19,450
1/AD	Dirt / grass carpark	835	m2	50.00	41,750
1/AE	Trees to carpark	1	item	20,000.00	20,000

# CIV ESTIMATE



CIV REPORT - APRIL 2024 - R2

Estimate Summary

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
2/A	Works for caravan / coach parking on Annie Pyers Drive	551	m2	150.00	82,650
2/B	Stand / courtyard space for patrons to photograph their own dogs	1	item	10,000.00	10,000
2/C	Allowance for stormwater services	1	item	50,000.00	50,000
2/D	Allowance for signage	1	item	20,000.00	20,000
2/E	Allowance for incoming services (electrical / sewer)	1	item	125,000.00	125,000
2/F	Allowance for aerated wastewater treatment system	1	item	175,000.00	175,000
2/G	Allowance for water / sewer reticulation to site	1	item	75,000.00	75,000
2/H	Costs related to preparing, executing and registering subdivision plans	1	item	10,000.00	10,000
Construction Costs Total (Excl GST)					4,927,260
Total Cost					4,927,260

# CIV ESTIMATE

CIV REPORT - APRIL 2024 - R2



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
------	-------------	----------	------	------	-------