

#### S4.55(1) Modification Application

I wish to please modify DA2022/1802 (PAN 338767, Korchinski – 9 Keith Payne VC Place Narrabeena 2099) to correct the estimated cost of construction works (Table 1 – Cadence & Co - \$981,677) that was included in the DA application in error. The error has arisen primarily because the Architect/Builder (Cadence and Co) who lodged the DA incorrectly based the estimate on a “What If/Wish List” cost estimating spreadsheet that we were using to work through our overall house maintenance/updating decision-making rather than the estimated costs of the final, narrowed down DA scope. This meant that the estimate included in my DA application incorrectly included the cost of:

1. De-scoped requirements
  - an automated pergola with a \$100,000 cost estimate that was subsequently not progressed in the DA design.
  - Project management services not required - \$51,500 and;
2. Non DA/Exempt Development works such as:
  - Painting the entire house - \$118,000
  - Non DA area re-tiling - \$59,000
  - Modernise kitchen and aesthetics including all new appliances – \$81,500
  - Cinema room update - \$28,200
  - New carpet/flooring - \$40,200
  - Internal blinds - \$35,600
  - Internal stone cladding - \$38,200
  - Leak repair and waterproofing - \$67,500
  - Existing toilet refresh - \$33,700
  - Replace glass fencing/balustrades to be consistent in non-DA affected area - \$63,100
  - Update existing pergola battens - \$28,400
  - Replace existing garage door - \$17,000
  - Refresh landscape - New turf, garden beds - \$40,000

I’ve provided an estimate for the DA works from another builder (Constructive Constructions - Web : [www.constructiveconstructions.com](http://www.constructiveconstructions.com) ABN : 96 626 395 579 Licences : NSW Lic R79065 – QLD Lic 1121638 Address : Unit 27, 14 Polo Ave Mona Vale NSW 2103) for \$200,125.20 (per Table 2) to support the corrected, estimated DA costs included in this modification request.

Table 1 – Incorrect estimate included in DA application (Cadence & Co)

<b>Development Details</b>	
9 Keith Payne Vc Pl, Narraweena NSW 2099	
<b>Description of Works</b>	
Alterations & Additions to existing dwelling	
<u>Development Analysis</u>	
Structure	\$578,926
External walls, windows & doors	\$12,205
Internal walls, screens & doors	\$4,155
Floor finishes	\$46,200
Ceiling finishes	\$14,944
Fittings & Equipment	\$54,820
Hydraulic services	\$36,300
Mechanical services	
Fire services	
Lift services	
External works	\$5,000
External services	\$8,030
Excavation works	\$3,080
Landscaping	\$9,130
Pools	
Preliminaries & margin	\$204,927
Consultant fees	\$3,960
Total estimated cost of works (inc GST)	<b>\$981,677</b>

Table 2 – Estimated costs for DA works (Constructive Construction)

Quoted Items	Quoted items represents a break down of the quote for your project. If you have any questions about any item, please feel free to contact us.	
	Preliminaries	\$16,020.00
	Hire Items	\$4,200.00
	Site Preparation	\$3,060.00
	Retaining Walls	\$3,600.00
	Concreter	\$33,600.00
	Blocklayer	\$6,240.00
	Frame Carpenter	\$6,000.00
	Structural Steel	\$43,800.00
	Roof Plumber	\$6,960.00
	Electrician	\$4,800.00
Plumber		\$3,360.00
Plasterer		\$4,632.00
Waterproofing		\$5,880.00
Tiler		\$15,132.00
Glass Balustrade		\$8,688.00
Painter		\$3,360.00
Relocate Pool Plumbing		\$7,200.00
Rubbish Removal		\$5,400.00
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Quote Summary		
Quoted items represents a break down of the quote of your project.If you have any questions about any item, please feel free to contact us.		
Sub Total:		\$181,932.00
GST:		\$18,193.20
Incl. GST:		\$200,125.20