

CERTIFICATION OF THE ESTIMATED COST OF WORKS

Estimated Cost of Works: \$. 395,475.00

Number of Proposed Lots: - (Subdivision and Strata subdivision only)

Note: The *estimated cost of works* should include the genuine cost of the development based on industry recognised prices, including costs for material and labour for construction and/or demolition, and the cost associated with the preparation of the site/building for the purpose for which it is to be used (such as the cost of landscaping, installing plant, fittings, fixtures and equipment), including GST. See Page 9 for more information.

ESTIMATED COST LESS THAN \$100,000


For development costs up to \$100,000, complete the COST OF WORKS ESTIMATES on the following page.

ESTIMATED COST BETWEEN \$100,000 AND \$3,000,000

For development costs between \$100,000 and \$3,000,000, a suitably qualified person is to complete the following and complete the COST OF WORKS ESTIMATES on the following page OR provide their own itemised methodology.

Note: A *suitably qualified person* is a builder who is licensed to undertake the proposed works, a registered architect, a qualified and accredited building designer or a registered quantity surveyor.

I certify that I have calculated the estimated cost of the proposed development and that those costs are based on industry recognised prices and have been prepared in accordance with the following option:

Prepared by (signature):  Dated: 14.08.2017

Print Name: MICHAEL MACCORMICK

Qualification: ARCHITECT

Contact Number: 0414 733 844

ESTIMATED COST GREATER THAN \$3,000,000

For development greater than \$3,000,000 a detailed cost report and methodology prepared by a registered quantity surveyor is to be submitted with this application verifying the cost of development.

REGIONAL DEVELOPMENT

Regional development needs to be notified and assessed by council and then determined by the relevant Joint Regional Planning Panel. Regional development is defined in Schedule 4A of the EP&A Act and includes:

- development with a CIV over \$20 million
- development with a CIV over \$5 million that is council related, lodged by or on behalf of the Crown (State of NSW), private infrastructure and community facilities, or eco-tourist facilities.
- extractive industries, waste facilities and marinas that are designated development
- certain coastal subdivisions

Capital Investment Value N/A
(Where relevant)

Note: For development requiring the capital investment value, it is to be prepared by a registered quantity surveyor and attached in the supporting documentation.

COST OF WORK ESTIMATES			
Note: For works in excess of \$3,000,000 a registered quantity surveyors costs estimate must be provided			
Item	Quantity	Cost	Total
General			
Professional fees		As per costs incurred	\$ 50,000
External Services		As per quote	
Site preparation works	100	x \$110 per square metre	\$ 11,000
Demolition	-	x \$120 per square metre	
Excavation/Earthworks	40	x \$425 per cubic metre	\$ 17,000
Hardstand Area/Driveway	-	x \$325 per square metre	
Landscaping and site works + STAIRS	180	x \$310 per square metre	\$ 55,800
Swimming pool <40m2	-	@ \$54,130	
Swimming pool >40m2	-	@ \$64,955	
Fencing	25	x \$75 per lineal metre	\$ 1,875
Masonry boundary wall	-	x \$825 per lineal metre	
Site slope factor greater than 10%	Additional	@ \$27,065	
Residential			
New dwelling/Dual Occ etc (Custom design)	60	x \$4,330 per square metre	\$ 259,800
New dwelling etc (Project home)	-	x \$1,300 per square metre	
Alterations – Ground floor level	-	x \$2,925 per square metre	
Alterations – Other levels	-	x \$2,710 per square metre	
Internal Modifications	-	x \$1,410 per square metre	
Garage	-	x \$920 per square metre	
Deck/Pergola	-	x \$975 per square metre	
Carport	-	x \$380 per square metre	
Other – jetty, pontoon, Inclinator etc.	-	As per quote	
Residential Flat Buildings/Shop Top Housing/Seniors Housing			
Floor space area		x \$2,925 per square metre	
Balconies		x \$1,410 per square metre	
Car spaces – underground		x \$16,240 per space	
Car spaces – covered ground level		x \$6,495 per space	
Industrial/Commercial/Other			
Fit out – existing commercial space		x \$1,030 per square metre	
Industrial floor space area		x \$1,030 per square metre	
Commercial/Retail floor space area		x \$2,380 per square metre	
Public buildings / Cinemas / Clubs etc- Floor space area		x \$3,790 per square metre	
Car spaces – underground		x \$16,240 per space	
Car spaces – covered ground level		x \$6,495 per space	
TOTAL			\$ 395,475