

## Step 1: About the building

Fill out b

| Building location and site data     | Value                          |
|-------------------------------------|--------------------------------|
| Building address                    | 21 Moore Street Clontarf NSW   |
| Postcode                            | 2093                           |
| Town/city                           | BALGOWLAH + 5 other localities |
| Distance to nearest major city/town |                                |
| Project stage                       | Development Application        |
| New build or major renovation?      | Major renovation               |
| Brownfield or greenfield site?      | Brownfield                     |

| Floor area by NCC building classification                                                                                                                                                                                                              | Gross (GFA) |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| Please enter all floor areas relevant to your building. Leave areas blank if not applicable. If building classifications. Please also enter the corresponding net area (Net Lettable Area, where it is commonly used for that building classification. |             |
| Class 1a: Detached residential buildings                                                                                                                                                                                                               | 262         |
| Class 1b: Boarding houses and hostels                                                                                                                                                                                                                  |             |
| Class 2: Multi-unit residential buildings                                                                                                                                                                                                              |             |
| Class 3: Other residential buildings                                                                                                                                                                                                                   |             |
| Class 4: Residential inside non-residential                                                                                                                                                                                                            |             |
| Class 5: Office buildings                                                                                                                                                                                                                              |             |
| Class 6: Retail buildings                                                                                                                                                                                                                              |             |
| Class 7a: Carparks                                                                                                                                                                                                                                     |             |
| Class 7b: Warehouse-type buildings                                                                                                                                                                                                                     |             |
| Class 8: Industrial buildings                                                                                                                                                                                                                          |             |
| Class 9a: Healthcare buildings                                                                                                                                                                                                                         |             |
| Class 9b: Civic buildings                                                                                                                                                                                                                              |             |
| Class 9c: Aged care and personal care buildings                                                                                                                                                                                                        |             |
| Class 10a: Non-habitable buildings                                                                                                                                                                                                                     |             |
| Class 10b: Miscellaneous structures                                                                                                                                                                                                                    |             |
| Class 10c: Bushfire shelters                                                                                                                                                                                                                           |             |
| <b>Total</b>                                                                                                                                                                                                                                           | 262         |

| Project information                                 | Value |
|-----------------------------------------------------|-------|
| Total cost of project                               |       |
| Building design life                                |       |
| Estimated envelope life                             |       |
| Estimated replacement cycle for mechanical services |       |

|                                                         |  |
|---------------------------------------------------------|--|
| Estimated replacement cycle for vertical transportation |  |
|---------------------------------------------------------|--|

| Dimensions of the building and the site                       | Value |
|---------------------------------------------------------------|-------|
| Site area                                                     |       |
| Shared services or infrastructure                             | No    |
| Building footprint area                                       |       |
| Typical floor area (if different to building footprint area)  |       |
| Typical floor perimeter                                       |       |
| Area of external carpark (not included in GFA)                |       |
| Area of external hardstand (not included in GFA)              |       |
| Area of other hard landscaping (not included in GFA)          |       |
| Number of floors/storeys above ground, including ground floor |       |
| Number of floors/storeys below ground                         |       |
| Number of floors/storeys of car parking                       |       |
| Total height above ground                                     |       |

| Structural material choices                                                                          | Value                                                                                        |
|------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| Foundation type                                                                                      | Slab-on-ground                                                                               |
| Frame type (dominant)                                                                                | Light timber                                                                                 |
| Suspended floor type (typical)                                                                       | Lightweight timber                                                                           |
| Describe low carbon materials specified in your building<br>(e.g. green concrete, low carbon bricks) | Lightweight timber framing through<br>Rockwool insulation.<br>Minimal use of concrete, steel |
| Describe recycled content specified in your building<br>(e.g. recycled steel)                        | Timber framing salvaged from<br>used in the construction of the<br>additions.                |

blue cells

|      | Unit |
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|      |      |
| ties |      |
|      | km   |
|      |      |
|      |      |
|      |      |

[illegible]

|         | Unit          |
|---------|---------------|
| 625,000 | AUD excl. GST |
| 50      | years         |
|         | years         |
|         | years         |

|  |       |
|--|-------|
|  | years |
|--|-------|

|     | Unit |
|-----|------|
| 492 | m²   |
|     |      |
| 166 | m²   |
|     | m²   |
| 57  | m    |
| 30  | m²   |
| 0   | m²   |
| 90  | m²   |
| 3   | no.  |
| 0   | no.  |
| 0   | no.  |
| 9   | m    |

|                                                   | Unit |
|---------------------------------------------------|------|
|                                                   |      |
|                                                   |      |
|                                                   |      |
| oughout.<br><br>or aluminium.                     |      |
| demolition works to be re-<br>new alterations and |      |

| Note                                                                           |
|--------------------------------------------------------------------------------|
|                                                                                |
| Required                                                                       |
| Town/city/suburb/region automated from postcode (may not give exact town name) |
| Enter for rural/regional locations only                                        |
| Required                                                                       |
| Required                                                                       |
| Required                                                                       |

| Note                                                                                               |
|----------------------------------------------------------------------------------------------------|
|                                                                                                    |
| Required for Class 1a: Detached residential houses, townhouses                                     |
| Required for Class 1b: Boarding house, guest house, hostel                                         |
| Required for Class 2: Multi-unit residential, including apartment buildings                        |
| Required for Class 3: Other residential buildings                                                  |
| Required for Class 4: Residential building inside a non-residential building, e.g., caretaker resi |
| Required for Class 5: Office building                                                              |
| Required for Class 6: Retail building, e.g., shop, restaurant, café                                |
| Required for Class 7a: Carparks                                                                    |
| Required for Class 7b: Warehouses, wholesalers and storage facilities                              |
| Required for Class 8: Industrial buildings, e.g., factories and workshops                          |
| Required for Class 9a: Healthcare, e.g., hospitals, clinics, day surgeries                         |
| Required for Class 9b: Civic buildings, e.g., theatres, civic centres, train stations              |
| Required for Class 9c: Aged care and personal care                                                 |
| Required for Class 10a: Non-habitable buildings including sheds, carports and private garages      |
| Required for Class 10b: Miscellaneous structures, including fences, masts, antennas, retaining     |
| Required for Class 10c: Bushfire shelters not attached to a Class 1a building                      |
| Required: Sum of m <sup>2</sup> inputs must be more than 0.                                        |

| Note     |
|----------|
| Required |
| Required |
| Optional |
| Optional |

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| Optional |
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| Note                                  |
|---------------------------------------|
| Required                              |
| Required                              |
| Required                              |
| Only needed if different to row above |
| Required                              |
| Required. Enter 0 if not applicable.  |
| Required. Enter 0 if not applicable.  |
| Required. Enter 0 if not applicable.  |
| Required                              |
| Required. Enter 0 if not applicable.  |
| Required. Enter 0 if not applicable.  |
| Required                              |

| Note                                   |
|----------------------------------------|
| Required                               |
| Required                               |
| Only needed for multi-storey buildings |
| Required                               |
| Required                               |

| Comment                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                     |
| Postcode of building                                                                                                                                                |
| Town/city/suburb/region of the building site.                                                                                                                       |
| Declare the shortest route by road to your site from the centre of your nearest major city (>100,000 people). The route must be traversable by a semitrailer truck. |
| Stage of development                                                                                                                                                |
|                                                                                                                                                                     |
|                                                                                                                                                                     |

|                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------|
|                                                                                                                   |
|                                                                                                                   |
| Gross Floor Area (GFA), as defined by the AIQS Australian Cost Management Manual                                  |
| Net area (Net Lettable Area, Net Sellable Area, Usable Floor Area), as defined by the PCA's Method of Measurement |
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|                                                                                                                   |

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| 3                          |
| g walls and swimming pools |
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|--------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                          |
| Include labour, materials, transport, plant, equipment and professional fees. Exclude GST, land, finance, escalation and |
| If uncertain, enter 50 years                                                                                             |
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| Total area of site to external boundary. |
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|-------------------------------------------------------------------------------------------------------------|
| Indicate if there are shared services that the building utilises, or shared foundations, basement or podium |
|-------------------------------------------------------------------------------------------------------------|

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|--------------------------------------------------------------------------------------|
| Total floor area of the ground floor measured to the outside edge of the floorplate. |
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| Include all other impervious areas. For example, patios, paths and driveways (not already included in car parks and ha |
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| Measured from the average finished grade to the highest point of the building, excluding protrusions (lighting rods, ma |
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and other costs.

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ists, chimneys, etc.)