

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	Douglas Cope		
APPLICANT'S ADDRESS	49 Kingsley Lane Byron Bay NSW		
DATE:	9th December 2019		2481
DEVELOPMENT NAME	Fleet Alterations		
DEVELOPMENT ADDRESS	256 Man Arm Road Mullumbimby.		
DESCRIPTION OF WORKS	Alterations & additions to existing single storey dwelling.		
TOTAL SITE AREA	Gross floor area (commercial)	N/A	m ²
	Gross floor area (residential)	337.6	m ²
	Gross floor area (retail)	N/A	m ²
	Gross floor area (industrial)	N/A	m ²
	Gross floor area (other)	64.4	m ²
PARKING	Gross floor area (parking)	63.5	m ²
	Number of parking spaces	2 Spaces	
DEMOLITION WORKS		N/A	m ²
OTHER 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: Douglas Cope

Contact No. 0401 000126

Name: Douglas Cope

Contact Address: 49 Kingsley Lane Byron Bay

Position: Company Director

Date: 8/12/2019

RAIA 25222.

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)	\$ 2500-
Site preparation (e.g. clearing vegetation, decontamination or remediation)	\$ 2000-
Excavation or dredging including shoring, tanking, filling and waterproofing	\$ N/A
Preliminaries (e.g. scaffolding, hoarding, fencing, site sheds, delivery of materials, waste management)	\$ 4500-
Building construction and engineering costs <ul style="list-style-type: none"> concrete, brickwork, plastering steelwork/metal works carpentry/joinery windows and doors roofing 	\$ 67500-
Internal services (e.g. plumbing, electrics, air conditioning, mechanical, fire protection, plant, lifts)	\$ 12500-
Internal fit out (e.g. flooring, wall finishing, fittings, fixtures, bathrooms, and equipment)	\$ 61590.91
Other structures (e.g. landscaping, retaining walls, driveways, parking, boating facilities, loading area, pools)	\$ 3000-
External services (e.g. gas, telecommunications, water, sewerage, drains, electricity to mains)	\$ N/A
Professional fees (e.g. architects and consultant fees, excluding fees associated with non-construction components)	\$ 5500-
Other (specify)	\$ N/A
Parking / garaging area	\$ N/A
GST	\$ 15909.09
TOTAL	\$ 175,000-