

ATTACHMENT A**ESTIMATED COST OF WORKS***(Model table - to be adapted by the consent authority)*

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.

1. GENERAL PROJECT INFORMATION

DEVELOPMENT APPLICATION		
APPLICANT'S NAME	Roy Mammone	
APPLICANT'S ADDRESS	90 Garlicks Range Rd, Orangeville	
REFERENCE/ DA/CC number		
DATE:	3/7/19	
DEVELOPMENT NAME		
DEVELOPMENT ADDRESS	90 Garlicks Range Rd, Orangeville	
DESCRIPTION OF WORKS	Use of site as a depot	
TOTAL SITE AREA	Gross floor area (commercial)	m ²
	Gross floor area (residential)	m ²
	Gross floor area (retail)	m ²
	Gross floor area (industrial)	m ²
	Gross floor area (other)	m ² 400
PARKING	Gross floor area (parking)	m ²
	Number of parking spaces	
DEMOLITION WORKS		m ²
OTHER WORKS		

2. ESTIMATED COST OF WORKS

Please attach either Table 1 or Table 2 below. If the development is over \$3,000,000, a detailed cost report prepared by the registered quantity surveyor should be attached verifying the cost of the development.

3. 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:

Name:

Position:

Table 1: ESTIMATED COST OF WORKS - BASED ON WORKS COMPONENTS*(Model table - to be adapted by the consent authority)*

Cost (applicant's genuine estimate)	
Demolition works (including cost of removal from site and disposal)	\$ 5,000
Site preparation (e.g. clearing vegetation, decontamination or remediation)	\$ 5,000
Excavation or dredging including shoring, tanking, filling and waterproofing	\$
Preliminaries (e.g. scaffolding, hoarding, fencing, site sheds, delivery of materials, waste management)	\$ 5,000
Building construction and engineering costs <ul style="list-style-type: none"> ▪ concrete, brickwork, plastering ▪ steelwork/metal works ▪ carpentry/joinery ▪ windows and doors ▪ roofing 	\$ 65,000
Internal services (e.g. plumbing, electrics, air conditioning, mechanical, fire protection, plant, lifts)	\$
Internal fit out (e.g. flooring, wall finishing, fittings, fixtures, bathrooms, and equipment)	\$ 50,000
Other structures (e.g. landscaping, retaining walls, driveways, parking, boating facilities, loading area, pools)	\$ 50,000
External services (e.g. gas, telecommunications, water, sewerage, drains, electricity to mains)	\$ 5,000
Professional fees (e.g. architects and consultant fees, excluding fees associated with non-construction components)	\$ 10,000
Other (specify)	\$
Parking / garaging area	\$ 5000
GST	\$ inclusive above
TOTAL	\$200,000