

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	Champion Homes Sales P/L	
APPLICANT'S ADDRESS	PO BOX 95 Hoxton Park NSW 2171	
REFERENCE/ DA/CC number		
DATE:	29/06/2017	
DEVELOPMENT NAME		
DEVELOPMENT ADDRESS	Lot E, H/N 4 Kessell Avenue, Homebush West	
DESCRIPTION OF WORKS	Demolish existing dwelling & structures & construct a 2 storey dwelling house	
TOTAL SITE AREA	Gross floor area (commercial)	m ²
	Gross floor area (residential)	m ² 409.98
	Gross floor area (retail)	m ²
	Gross floor area (industrial)	m ²
	Gross floor area (other)	m ²
PARKING	Gross floor area (parking)	m ²
	Number of parking spaces	2
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*

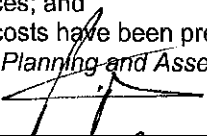
Signed:  Contact Number: _____
 Name: Peter Petkovic Contact Address: _____
 Position: ESTIMATING MANAGER Date: _____

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)	\$
Site preparation (e.g. clearing vegetation, decontamination or remediation)	\$
Excavation or dredging including shoring, tanking, filling and waterproofing	\$ INC
Preliminaries (e.g. scaffolding, hoarding, fencing, site sheds, delivery of materials, waste management)	\$ INC
Building construction and engineering costs <ul style="list-style-type: none"> ▪ concrete, brickwork, plastering ▪ steelwork/metal works ▪ carpentry/joinery ▪ windows and doors ▪ roofing 	\$ 486,364
Internal services (e.g. plumbing, electrics, air conditioning, mechanical, fire protection, plant, lifts)	\$ INC
Internal fit out (e.g. flooring, wall finishing, fittings, fixtures, bathrooms, and equipment)	\$ INC
Other structures (e.g. landscaping, retaining walls, driveways, parking, boating facilities, loading area, pools)	\$ N/A
External services (e.g. gas, telecommunications, water, sewerage, drains, electricity to mains)	\$ INC
Professional fees (e.g. architects and consultant fees, excluding fees associated with non-construction components)	\$ INC
Other (specify)	\$
Parking / garaging area	\$ INC
GST	\$ 48,636
TOTAL	\$ 535,000

OR

Table 2: ESTIMATED COST OF WORKS - BASED ON FLOOR SPACE ESTIMATES

(Model table - to be adapted by the Consent Authority)

			Costs
PROFESSIONAL FEES	% of construction cost	%	\$
	% of development cost	%	
	total cost		
DEMOLITION & SITE PREPARATION	x/m ² of site area	\$	\$
	total construction cost		
EXCAVATION	x/m ² of site area	\$	\$
	volume of material removed		
	total construction cost		
CONSTRUCTION Commercial	x/m ² of commercial area	\$	\$
	total construction cost		
CONSTRUCTION Residential	x/m ² of residential area	\$	\$
	total construction cost		
CONSTRUCTION Retail	x/m ² of retail area	\$	\$
	total construction cost		
CONSTRUCTION Industrial	x/m ² of commercial area	\$	\$
	total construction cost		
CONSTRUCTION other	x/m ² of commercial area	\$	\$
	total construction cost		
FITOUT Commercial	x/m ² of commercial area	\$	\$
	total construction cost		
FITOUT Residential	x/m ² of residential area	\$	\$
	total construction cost		
FITOUT Retail	x/m ² of retail area	\$	\$
	total construction cost		
FITOUT Industrial	x/m ² of industrial area	\$	\$
	total construction cost		
FITOUT Other	x/m ² of retail area	\$	\$
	total construction cost		
CARPARK	x per space	\$	\$
	x/m ² of parking area	\$	
	total construction cost		
TOTAL CONSTRUCTION COST			\$
TOTAL GST			\$
TOTAL DEVELOPMENT COST			\$