



Estimated Cost of Works

(Industry recognised market value of proposed development)

Calculating your 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 cost and methods of measurement in the Australian Cost Management Manuals.

General Project Information

Applicants Name	WOMBAT DEVELOPMENTS No 1 Pty Ltd
Applicants Address	C/- RPS Po Box 1559 Fortitude Valley 4006
Date of commencement	2022
Development Address	Hare Street Casino (Lots 85 & 1-2 DP755626 & DP545750)
Development Description	Hare Street Casino (Lots 85 & 1-2 DP755626 & DP545750)

Total Site Area	Gross floor area (Commercial)	N/A	m ²
	Gross floor area (Residential)	N/A	m ²
	Gross floor area (Retail)	N/A	m ²
	Gross floor area (Industrial)	N/A	m ²
	Gross floor area (Other)	N/A	m ²
Parking	Gross floor area (Parking)	N/A	m ²
	Number of parking spaces		
Demolition Works		N/A	m ²
Other Works			

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)	\$ N/A
Site preparation (e.g. clearing vegetation, decontamination or remediation)	\$ 2,200,000
Excavation or dredging including shoring, tanking, filling or waterproofing	\$ N/A
Preliminaries (e.g. scaffolding, hoarding, fencing, site sheds, delivery of materials, waste management)	\$ N/A
Building construction and engineering costs	
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• Steelwork/metal works	\$ N/A
• Carpentry/joinery	
• Windows and doors	
• roofing	
Internal services (e.g. plumbing, electrics, air conditioning, mechanical, fire protection, plant, lifts)	\$ N/A
Internal fit out (e.g. flooring, wall finishing, fittings, fixtures, bathrooms and equipment)	\$ N/A
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)	\$ 400,000
Professional fees (e.g. architects and consultant fees, excluding fees associated with non-construction components)	\$ 120,000
Other (please specify)	\$ N/A
Parking / garaging area	\$ N/A
GST	\$ 272,000
TOTAL	\$ 2,992,000

Please attach the below table. If the development is over \$3,000,000.00 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: 

Name: Steve Harrison (RPEQ 4784)

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Contact No. 0407 627 645

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