

Date: 27th May 2022

Our Ref: 210633 – Sunset View Estate, Spring Grove

The General Manager
 Richmond Valley Council
 Locked Bag 10
 CASINO NSW 2470

Dear Sir,

**Re: Sunset View Estate, Spring Grove – Development Application Cost Indication
 Lot 4 DP 708496 – 75 Gregors Rd, Spring Grove**

Newton Denny Chapelle (NDC) has been engaged by Greg Santin to undertake preparation and lodgement of a Development Application (DA) at the abovementioned address. Based on the DA plan set, NDC has provided this indication of the cost of the civil works for the project.

Based on industry standard rates, within the last 6 months since the date of this Cost Indication (CI), for similar type projects of a similar scale, NDC indicate that the cost of the works to complete the civil component of the abovementioned project to be as per Table 1 below.

SUBTOTALS			AMOUNT
1.00	Preliminaries		\$ 72,850.00
2.00	Demolition, Clearing and Earthworks		\$ 132,216.82
3.00	Roadworks and Footpaths		\$ 928,295.15
4.00	Drainage		\$ 416,770.00
5.00	Electrical and Telecommunication		\$ 171,000.00
6.00	Topsoil Respreading, Grass, Turf and Landscape		\$ 104,849.92
7.00	Sundries		\$ 132,600.00
ESTIMATE AMOUNT (EXCL GST)			\$ 1,958,581.89
GST 10%			\$ 195,858.19
ESTIMATE AMOUNT (INCL GST)			\$ 2,154,440.08

Table 1 – Cost Indication Summary

For this CI, NDC have assumed the following:

1. Made an assumption on the required ERSED Costs for the development as this level of detailed design has not yet been reached.
2. Earthworks volumes are approximate only until further detailed design is complete.
3. CI based on 2D information from PDF approved DA plans only.
4. Assumed constructed in 1 stage.
5. Made an assumption on the required Drainage Costs (particularly around pipe and pit sizes) for the development as this level of detailed design has not yet been reached.
6. No Sewer or Water Infrastructure required for the development.
7. Made an assumption on the required Electrical and Telecommunications Costs for the development as this level of detailed design has not yet been reached.

Exclusions include:

1. Landscaping (except Turf)
2. Council Fees and Charges
3. Consultant Fees and Charges
4. Land Acquisition costs
5. Land Registration costs
6. Surveying Costs
7. PCA Costs

Should you have any queries concerning this Cost Indication, please do not hesitate contacting Josh Blackler of this office at jblackler@ndc.com.au by phone on 02 6622 1011.

Yours sincerely,

NEWTON DENNY CHAPELLE



JOSH BLACKLER

Civil Engineer