



## 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 Suellen Thompson C/- Newton Denny Chapelle

Applicants Address PO Box 1138, Lismore NSW 2480

Date of commencement TBA

Development Address 945 Woodburn-Coraki Road, Bungawalbin

Development Description Detached Dual Occupancy

	Gross floor area (Commercial)		m <sup>2</sup>
	Gross floor area (Residential)	125	m <sup>2</sup>
Total Site Area	Gross floor area (Retail)		m <sup>2</sup>
	Gross floor area (Industrial)		m <sup>2</sup>
	Gross floor area (Other)		m <sup>2</sup>
	Gross floor area (Parking)	40	m <sup>2</sup>
Parking	Number of parking spaces	2	
Demolition Works			m <sup>2</sup>
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)	\$ 1,000
Excavation or dredging including shoring, tanking, filling or waterproofing	\$ N/A
Preliminaries (e.g. scaffolding, hoarding, fencing, site sheds, delivery of materials, waste management)	\$ 30,000
Building construction and engineering costs	
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•	
• Carpentry/joinery	\$ 150,000
• Windows and doors	
• roofing	
Internal services (e.g. plumbing, electrics, air conditioning, mechanical, fire protection, plant, lifts)	\$ 20,000
Internal fit out (e.g. flooring, wall finishing, fittings, fixtures, bathrooms and equipment)	\$ 100,000
Other structures (e.g. landscaping, retaining walls, driveways, parking, boating facilities, loading area, pools)	\$ 1,000
External Services (e.g. gas, telecommunications, water, sewerage, drains, electricity to mains)	\$ 20,000
Professional fees (e.g. architects and consultant fees, excluding fees associated with non-construction components)	\$ 20,000
Other (please specify)	\$ 5,000
Parking / garaging area	\$ 3,000
GST	\$ 30,000
<b>TOTAL</b>	<b>\$ 330,000</b>

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:

per.

*Robin Spencer*

Name:

Robin Spencer Architects

Contact Address:

C/- PO Box 1138, Lismore NSW 2480

Contact No.

02 6622 1011

Date:

08/03/2024