

Estimated Cost of Development

(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. Reference - NSW Planning circular: calculating cost of development

General Project Information

Applicants Name	NORTH COAST PETROLEUM
Applicants Address	P.O. BOX 6402, SOUTHLISMORE, NSW, 2480
Date of commencement	TBA
Development Address	60 HARE ST, CASINO, NSW, 2470
Development Description	UST & STS INSTALL

Total Site Area	Gross floor area (Commercial)	<input type="text"/>	m ²
	Gross floor area (Residential)	<input type="text"/>	m ²
	Gross floor area (Retail)	<input type="text"/>	m ²
	Gross floor area (Industrial)	<input type="text"/>	m ²
	Gross floor area (Other)	<input type="text"/>	m ²
Parking	Gross floor area (Parking)	<input type="text"/>	m ²
	Number of parking spaces	<input type="text"/>	
Demolition Works		<input type="text"/>	m ²
Other Works	<input type="text"/>		

ESTIMATED COST OF DEVELOPMENT – Development less than \$3,000,000

Cost (applicant's genuine estimate)	
Demolition works (including cost of removal from site and disposal)	\$ 36,000
Site preparation (e.g. clearing vegetation, decontamination or remediation)	\$
Excavation or dredging including shoring, tanking, filling or waterproofing	\$ 5,000
Preliminaries (e.g. scaffolding, hoarding, fencing, site sheds, delivery of materials, waste management)	\$ 10,000
Building construction and engineering costs	
<ul style="list-style-type: none"> • Concrete, brickwork, plastering • Steelwork/metal works • Carpentry/joinery • Windows and doors • Roofing 	\$ 40,000
Internal services (e.g. plumbing, electrics, air conditioning, mechanical, fire protection, plant, lifts)	\$ 50,000
Internal fit out (e.g. flooring, wall finishing, fittings, fixtures, bathrooms and equipment)	\$ 55,000
Other structures (e.g. landscaping, retaining walls, driveways, parking, boating facilities, loading area, pools)	\$ —
External Services (e.g. gas, telecommunications, water, sewerage, drains, electricity to mains)	\$ 3,000
Professional fees (e.g. architects and consultant fees, excluding fees associated with non-construction components)	\$
Other (please specify)	\$ 75,000 TANKS
Parking / garaging area	\$ —
GST	\$
TOTAL	\$ 274,000.00

← Bowser fit out

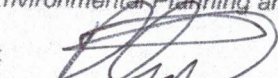
Please attach the below table. If the development is over \$3,000,000.00 a detailed cost report prepared by a registered quantity surveyor should be attached verifying the cost of the development.

Certification of the Estimated Cost of Development

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 2021

Signed:  Name: JOHN CHAPPLE

Contact Address: johnc@ncpt.com.au Contact No. 0419 413 118

Date: 8.05.24