

ESTIMATED COST OF WORKS

Note: 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.

Applicant Name	Perception Planning	
Applicant Address	PO Box 107 Clarence Town 2321	
Applicant Contact	jordan@perceptionplanning.com.au	
Development Address	36-38 Maitland St, Muswellbrook, NSW, 2333	
Description of Works	Demolition and proposed childcare centre	
Total Developed Area	Gross Floor Area (commercial)	1800m ²
	GFA (residential)	N/A
	GFA (industrial)	N/A
	Demolition works	900m ²
	Other works	1900m ² (Carpark and Landscaping)
Relevant Cost Table Applied	<input type="checkbox"/> Table 1: Estimated Cost of Development (based on works components) <input checked="" type="checkbox"/> Table 2: Estimated Cost of Development (based on floor space estimates)	
APPLICANT DECLARATION		
<p>I/We certify that:</p> <ul style="list-style-type: none"> I/We 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 <p><i>Note: Clause 255 of the Environmental Planning & Assessment Regulation 2000 specifies how the estimated cost of development is to be calculated. It is an offence to make a false statement in relation to the estimated cost of development and significant penalties can apply.</i></p>		
Applicant(s) Name	Jordan Long	06/02/2024
Applicant(s) Signature	J.LONG	
ESTIMATED COST OF DEVELOPMENT		
Cost of Development	Who should estimate the costs of development prior to lodgement?	
\$0 - \$100,000	The applicant or a suitably qualified person*, with the methodology used to calculate that cost submitted	

	with the DA.
\$100,000 - \$3 million	A suitably qualified person should prepare the cost estimate and submit it, alongwith the methodology, with the DA.
Over \$3 million	A detailed cost report prepared by a registered quantity surveyor verifying thecost of the development should be submitted with the DA.
<i>* A suitably qualified person is: a builder who is licensed to undertake the proposed works, a registered architect, a qualified and accredited building designer, a registered quantity surveyor or a person who is licensed and has the relevant qualifications and proven experience in costing of development works at least to a similar scale and type as is proposed.</i>	

TABLE 1: ESTIMATED COST OF DEVELOPMENT – BASED ON WORKS COMPONENTS		
COST (APPLICANT'S GENUINE ESTIMATE)		N/A
Demolition works (including cost of removal from site and disposal)	\$0	<input checked="" type="checkbox"/>
Site preparation (e.g., clearing vegetation, decontamination or remediation)	\$0	<input checked="" type="checkbox"/>
Excavation or dredging including shoring, tanking, filling and waterproofing	\$0	<input checked="" type="checkbox"/>
Preliminaries (e.g., scaffolding, hoarding, fencing, site sheds, delivery of materials, waste management)	\$0	<input checked="" type="checkbox"/>
Building construction and engineering costs <ul style="list-style-type: none"> • concrete, brickwork, plastering. • steelwork/metal works • carpentry/joinery • windows and doors • roofing 	\$0	<input checked="" type="checkbox"/>
Internal services (e.g., plumbing, electrics, air conditioning, mechanical, fire protection, plant, lifts)	\$0	<input checked="" type="checkbox"/>
Internal fit out (e.g., flooring, wall finishing, fittings, fixtures, bathrooms, and equipment)	\$0	<input checked="" type="checkbox"/>
Other structures (e.g., landscaping, retaining walls, driveways, parking, boating facilities, loading area, pools)	\$0	<input checked="" type="checkbox"/>
External services (e.g., gas, telecommunications, water, sewerage, drains, electricity to mains)	\$0	<input checked="" type="checkbox"/>
Professional fees (e.g., architects and consultant fees, excluding fees associated with non-construction components)	\$0	<input checked="" type="checkbox"/>
Other (specify)	\$0	<input checked="" type="checkbox"/>
Parking / garaging area	\$0	<input checked="" type="checkbox"/>
GST	\$0	
TOTAL	\$0	

TABLE 2: ESTIMATED COST OF DEVELOPMENT – BASED ON FLOOR SPACE ESTIMATES

			COSTS	N/A
Example Only: CONSTRUCTION Residential	250 /m ² of residential area	\$ 1000	\$ 250 000	
	Total construction cost			
PROFESSIONAL FEES	% of construction cost	3%	\$57,720	<input type="checkbox"/>
	% of development cost	%		
	Total cost			
DEMOLITION & SITE PREPARATION	900/m ² of site area	\$20	\$18,000	<input type="checkbox"/>
	Total construction cost			
EXCAVATION	1400/m ² of site area	\$70	\$98,000	<input type="checkbox"/>
	Volume of material removed	m ³		
	Total construction cost			
CONSTRUCTION Commercial (Childcare)	1800/m ² of commercial area	\$1800	\$1,620,000	<input type="checkbox"/>
	Total construction cost			
CONSTRUCTION Residential	/m ² of residential area	\$	\$N/A	<input checked="" type="checkbox"/>
	Total construction cost			
CONSTRUCTION Retail	/m ² of retail area	\$	\$N/A	<input checked="" type="checkbox"/>
	Total construction cost			
CONSTRUCTION Industrial	/m ² of commercial area	\$	\$N/A	<input checked="" type="checkbox"/>
	Total construction cost			
CONSTRUCTION Other (Landscaping)	900/m ² of commercial area	\$110	\$99,000	<input type="checkbox"/>
	Total construction cost			
FITOUT Commercial	/m ² of commercial area	\$	\$N/A	<input checked="" type="checkbox"/>
	Total construction cost			
FITOUT Residential	/m ² of residential area	\$	\$N/A	<input checked="" type="checkbox"/>
	Total construction cost			
FITOUT Retail	/m ² of retail area	\$	\$N/A	<input checked="" type="checkbox"/>
	Total construction cost			
FITOUT Industrial	/m ² of industrial area	\$	\$N/A	<input checked="" type="checkbox"/>
	Total construction cost			
FITOUT Other	/m ² of retail area	\$	\$N/A	<input checked="" type="checkbox"/>
	Total construction cost			
CARPARK	1000/m ² of parking area	\$89	\$89,000	<input type="checkbox"/>
	Total construction cost			
TOTAL CONSTRUCTION COST			\$1,924,000	

TOTAL GST	\$
TOTAL DEVELOPMENT COST	\$