

Schedule 3

(Clause 11)

Detailed Cost Report*

* To be completed by a person specified in Clause 12.

DEVELOPMENT

MP09_0039

PART 3A APPROVAL

S09/00260

APPLICATION NO.:

REFERENCE:

DATE:

1 JULY 2009

APPLICANT'S NAME:

DEICORP PTY LTD

APPLICANT'S ADDRESS:

SHOP 5/ 140 - 152 NEW CANTERBURY RD, PETERSHAM

PROJECT NAME:

DEICOTA

PROJECT ADDRESS:

157 REDFERN ST, REDFERN

PROJECT DETAILS:

IN ACCORDANCE WITH ARCHITECTURAL PLANS PREPARED BY
NORDON JAGO (Document transmittal attached)

Redfern-Waterloo Authority

Contributions Plan

				Total Cost
Gross Floor Area – Commercial + RSL	3,102 m ²	Rate/m ²	\$ 1,100	\$ 3,412,200
Gross Floor Area – Residential	7,676 m ²	Rate/m ²	\$ 1,800	\$13,816,800
Gross Floor Area – Retail	755 m ²	Rate/m ²	\$ 1,000	\$755,000
Gross Floor Area – Car Parking	6,545 m ²	Rate/m ²	\$ 530	\$3,468,850
Number of Car Parking Spaces	147 No.	Rate/space	\$ 25,000	\$ 3,675,000
Total Development Cost				\$
Total Construction Cost				\$25,127,850
Total GST				\$2,512,785

ESTIMATE DETAILS:

Professional Fees			\$
Demolition Costs (/m ²)		Cost item	\$
Excavation Earthworks (/m ³)		Cost item	\$
Site Remediation	/m ²	Cost item	\$
Fire Safety Measures	/m ³	Cost item	\$
Other Costs (please list)	/m ³	Cost item	\$

Total Development Cost	\$
Total Construction Cost	\$
Total GST	\$

Redfern-Waterloo Authority

Contributions Plan

I certify that I have:

- Inspected the plans the subject of the application for Part 3A approval/Part 4 development consent [*delete whichever is not applicable*].
- Calculated the development costs in accordance with the provisions governing development costs in the Redfern-Waterloo Authority Contributions Plan 2006 at current prices.
- Included GST in the calculation of development cost.
- Measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1, Appendix A2.

Signed:

Vittorio Catania

Name:

VITTORIO CATANIA

Position & Qualifications:

Quantity Surveyors AIQS Affiliated

Date:

01/07/09



Document Transmittal - DA Issue To DOP

Project Name Redfern RSL
Project Number DEI00308
Address REDFERN, NSW

Date Issued 30 Jun 2009

Recipient Deicorp Pty Ltd
 140 - 152 New Canterbury Rd.,
 Petersham, NSW, 2049

Attention Greg Colbran

Dwg No.	Description	Rev No.	Copies
0-DA-0-0-0	Cover Sheet	F	2
0-DA-0-1-0	Site Analysis	C	2
0-DA-0-2-0	Existing Rail Way Tunnel Info	B	2
0-DA-0-2-1	Proposed Rail Way Tunnel Info (Sheet 1)	B	2
0-DA-0-2-2	Proposed Rail Way Tunnel Info (Sheet 2)	B	2
0-DA-0-2-3	Railway Line / Proposed Building Sections	D	2
0-DA-0-2-4	Railway Line / Proposed Building Sections	C	2
0-DA-0-5-0	Shadow Diagrams June 21 (Winter Solstice)	C	2
0-DA-0-5-1	Shadow Diagrams March 21 (Equinox)	C	2
0-DA-0-5-2	Shadow Diagrams September 21 (Equinox)	C	2
0-DA-0-9-0	Basement 5 Plan	F	2
0-DA-0-9-1	Basement 4 Plan	F	2
0-DA-0-9-2	Basement 3 Plan	F	2
0-DA-0-9-3	Basement 2 Plan	F	2
0-DA-0-9-4	Basement 1 Plan	F	2
0-DA-1-0-0	Level 1 (Ground)	F	2
0-DA-1-0-1	Level 2 (RSL)	G	2
0-DA-1-0-2	Level 3 (Office)	G	2
0-DA-1-0-3	Level 4 (Office)	G	2
0-DA-1-1-0	Level 5 (Residential)	G	2
0-DA-1-1-1	Levels 6 to 12 (Residential)	F	2
0-DA-1-1-2	Levels 13 - 16 (Residential)	F	2
0-DA-1-1-3	Level 17 (Residential)	F	2
0-DA-1-1-4	Level 18 (Residential)	F	2
0-DA-1-2-0	Level 19 (Roof Terrace)	F	2
0-DA-1-2-1	Roof Plan	F	2
0-DA-2-0-0	Section 01	F	2
0-DA-2-0-1	Section 02	F	2
0-DA-3-0-0	Elevations	D	2
0-DA-3-0-1	Elevations	D	2