

17 January 2025

Re: Letter for SEARs Submission (Not for Bank Use)
Project: 12-16 Florence Street, Tweed Heads
Job Code: Q24C046

The purpose of this Cost Plan Letter is to provide a construction cost of the proposed Residential Development with associated basement parking in accordance with the preliminary design architectural drawings (enclosed) prepared by *Benson McCormack Architecture*, Job No. N/A, Drawing Nos. DA-110-006, DA-110-007, DA-110-008, DA-110-010, DA-110-020, DA-110-050, DA-110-060, DA-110-080, DA-110-090, DA-110-120, DA-110-130, DA-110-140, REV: N/A; Dated 31/07/2024.

In accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2021 (EPA), State Environmental Planning Policies (SEPP), the Planning Circular, with the reliance on the Secretary's Environmental Assessment Requirements (SEARs) and the AIQS standard practice, a summary of the value of Estimated Development Cost (EDC) is presented as follows:

Description	Amount
Estimated Development Cost (Excl. GST) *	32,067,387
Add GST	3,206,739
Estimated Development Cost (Incl. GST)	35,274,125

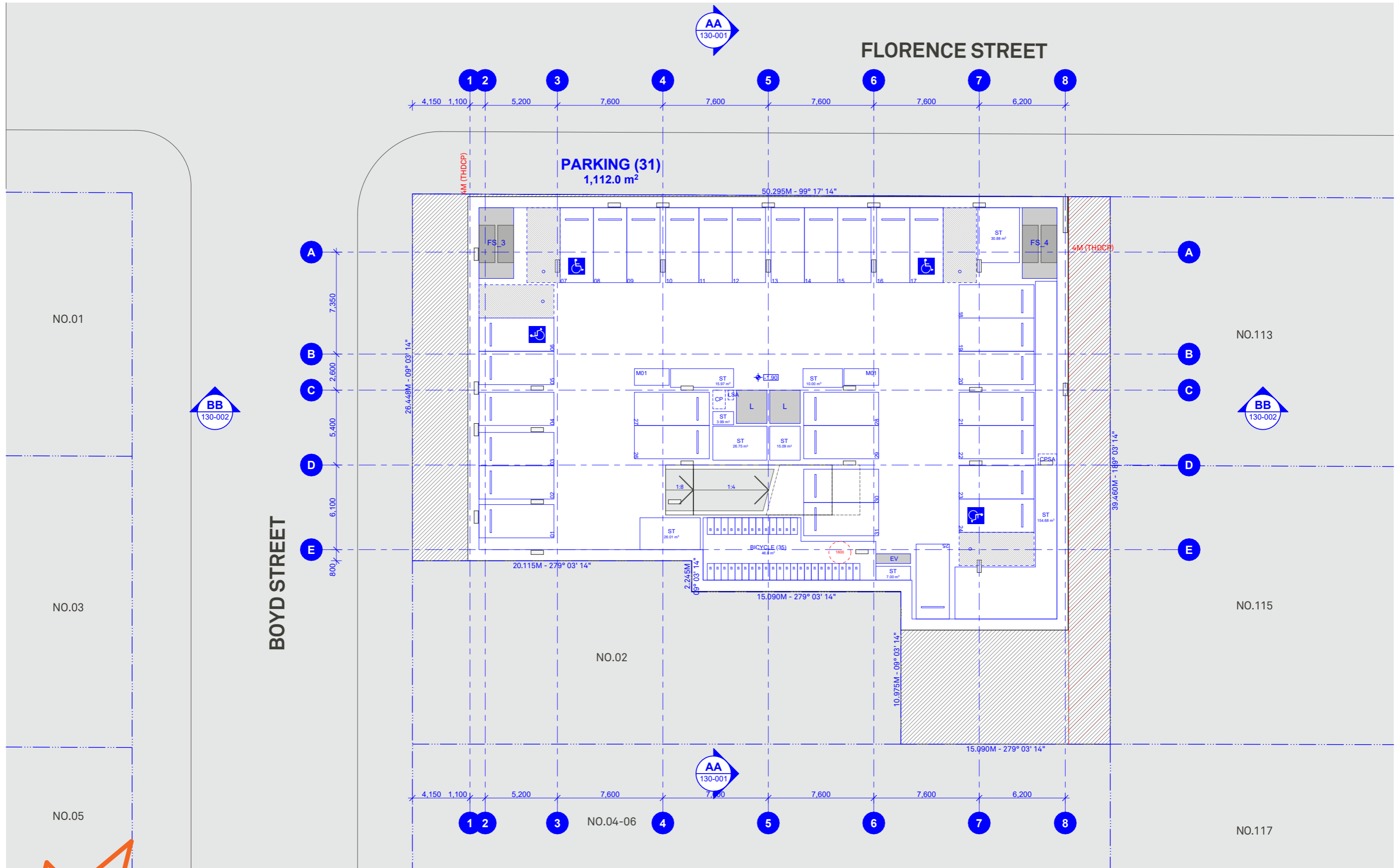
**CCQS has prepared an EDC Report dated 11 July 2024 for the subject site. We recommend that this Letter is to be read in conjunction with our EDC Report dated 11 July 2024.*

This QS Letter has been prepared for the sole purpose of providing a construction cost in relation to the SEARs Submission only. This Quantity Survey Letter is not to be used for any other purpose. This Letter is confidential to the developer, council and the Department of Planning. The Writer does not accept any contractual, tortious or other form of liability for any consequences, loss or damage which may arise as a result of any other person acting upon or using this Letter.

Letter and estimate prepared by



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 FAIQS Reg. No. 3618



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 G. MCCORMACK ARB NSW 7536, ARBV 20415

CLIENT
DREAMBUILD
 6/37A KING ROAD,
 HORNSBY NSW 2077

LEGEND

AMENDMENTS
 REV DESCRIPTION DRAWN CHK DATE



GENERAL ARRANGEMENT PLANS
Basement 2 GA

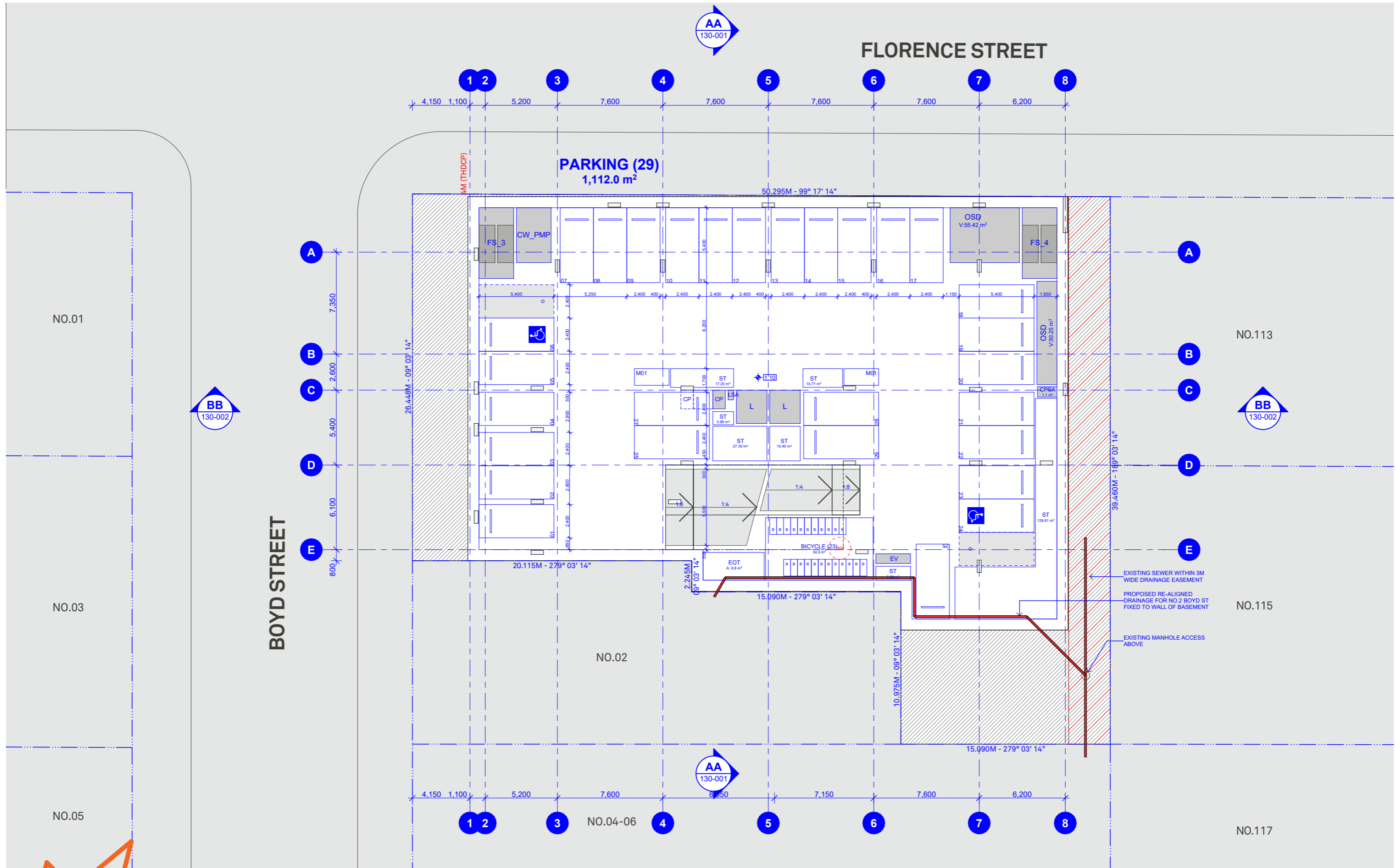
PROJECT NAME
2408A - 12-16F
 12-16 FLORENCE STREET,
 TWEED HEADS NSW 2485
 BUNDJALUNG COUNTRY

STATUS
 PRELIMINARY DESIGN

DRAWING NUMBER
DA-110-006

SCALE
 1:250 @ A3
 REVISION

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AMENDMENTS
 REV DESCRIPTION
 DRAWN CHK DATE



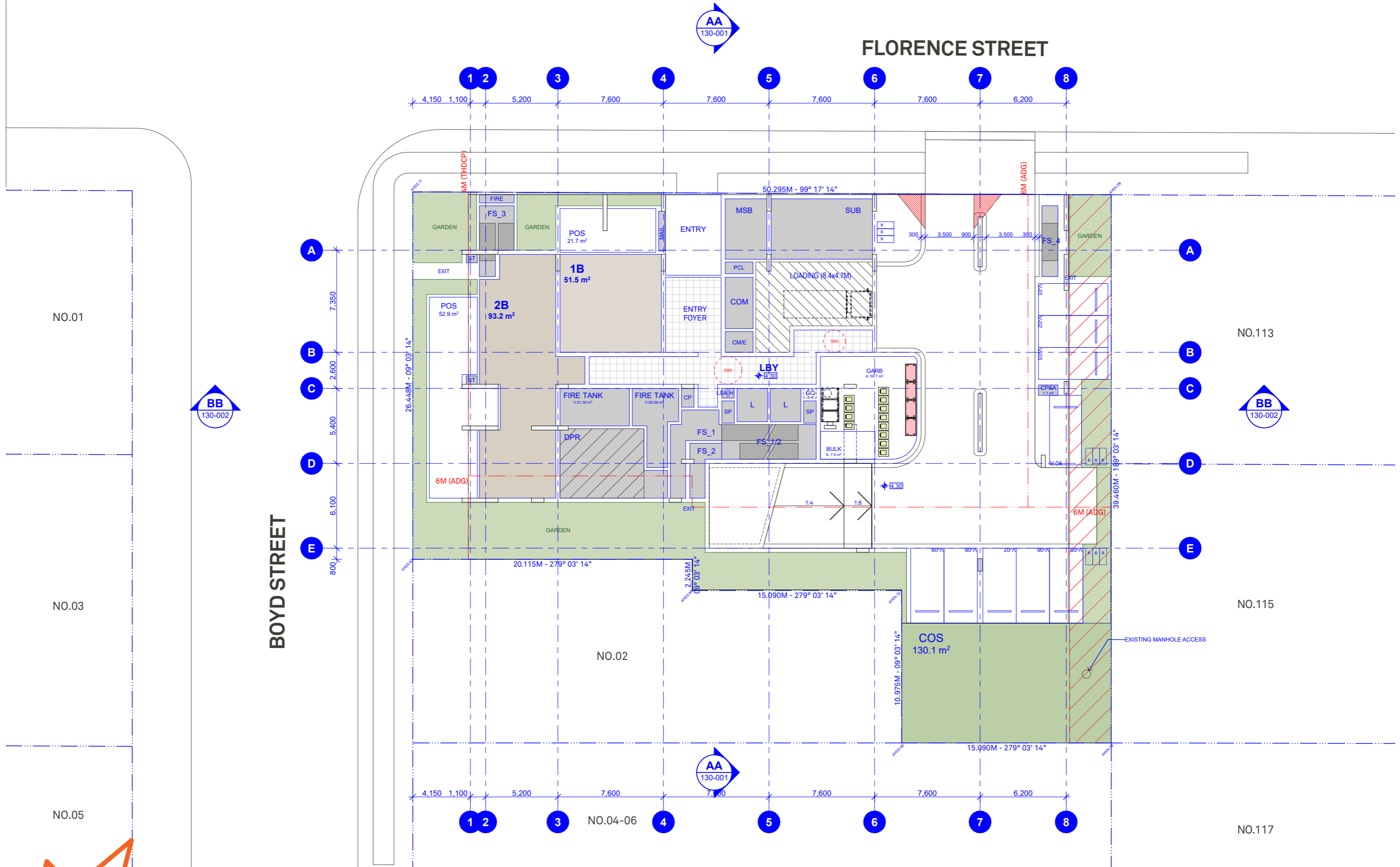
GENERAL ARRANGEMENT PLANS
Basement 1 GA

PROJECT NAME
2408A - 12-16F
 12-16 FLORENCE STREET,
 TWEED HEADS NSW 2485
 BUNDJALUNG COUNTRY

STATUS
 PRELIMINARY DESIGN

DRAWING NUMBER
DA-110-007

SCALE
 1:250 @ A3
 REVISION



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 HORNSBY NSW 2077

LEGEND

AMENDMENTS
 REV DESCRIPTION DRAWN CHK DATE



PROJECT NAME
2408A - 12-16F
 12-16 FLORENCE STREET,
 TWEED HEADS NSW 2485
 BUNDJALUNG COUNTRY

STATUS
 PRELIMINARY DESIGN

SCALE
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DRAWING NUMBER
DA-110-008

REVISION

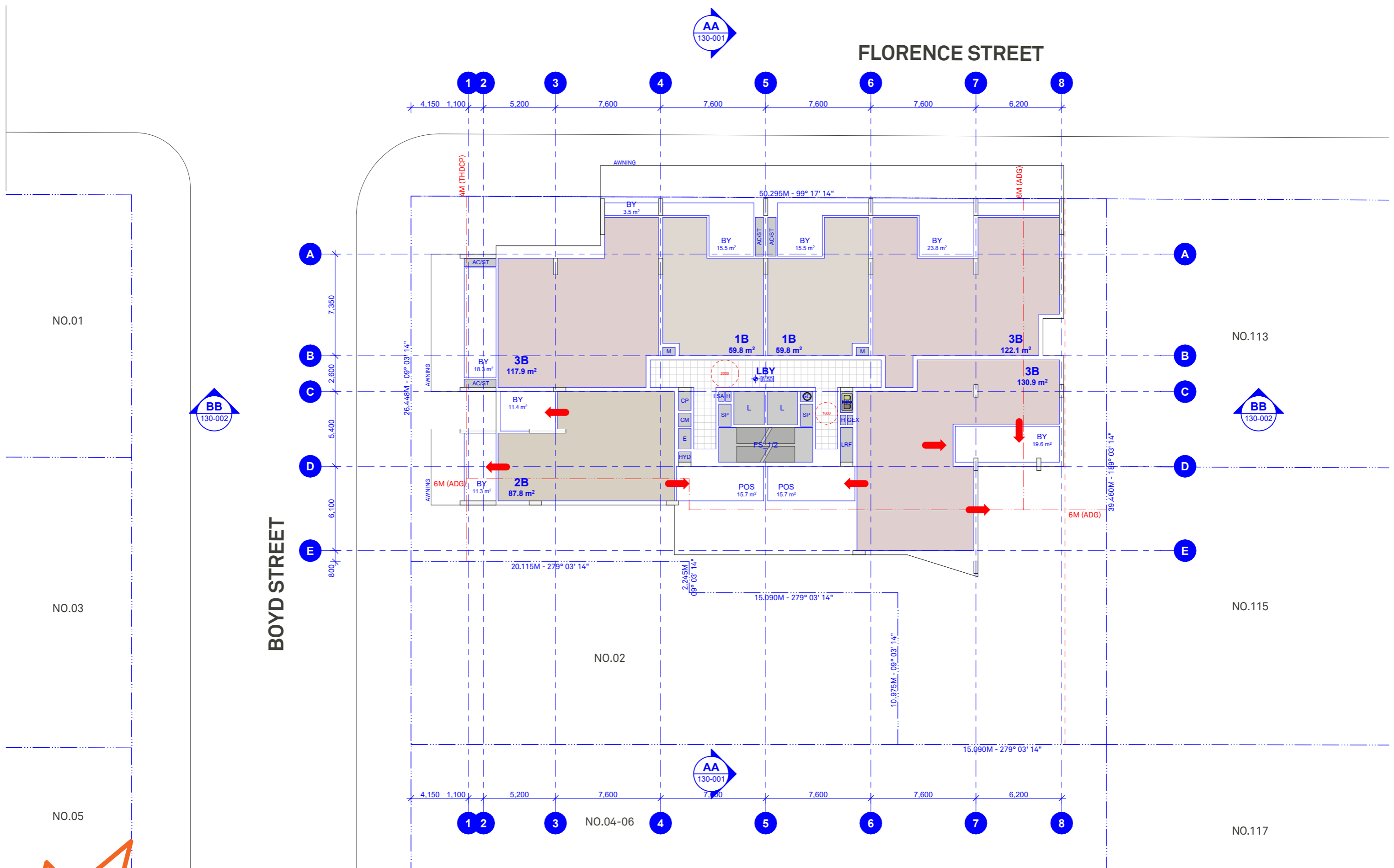
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BENSON McCORMACK ARCHITECTURE

GENERAL ARRANGEMENT PLANS
Ground Level GA



NO.01

NO.03

NO.05

NO.113

NO.115

NO.117

BOYD STREET

FLORENCE STREET

CLIENT
DREAMBUILD
 6/37A KING ROAD,
 HORNSBY NSW 2077

LEGEND

AMENDMENTS
 REV DESCRIPTION
 DRAWN CHK DATE



PROJECT NAME
2408A - 12-16F
 12-16 FLORENCE STREET,
 TWEED HEADS NSW 2485
 BUNDJALUNG COUNTRY

STATUS
 PRELIMINARY DESIGN

SCALE
 1:250 @ A3

DRAWING NUMBER
DA-110-010

REVISION



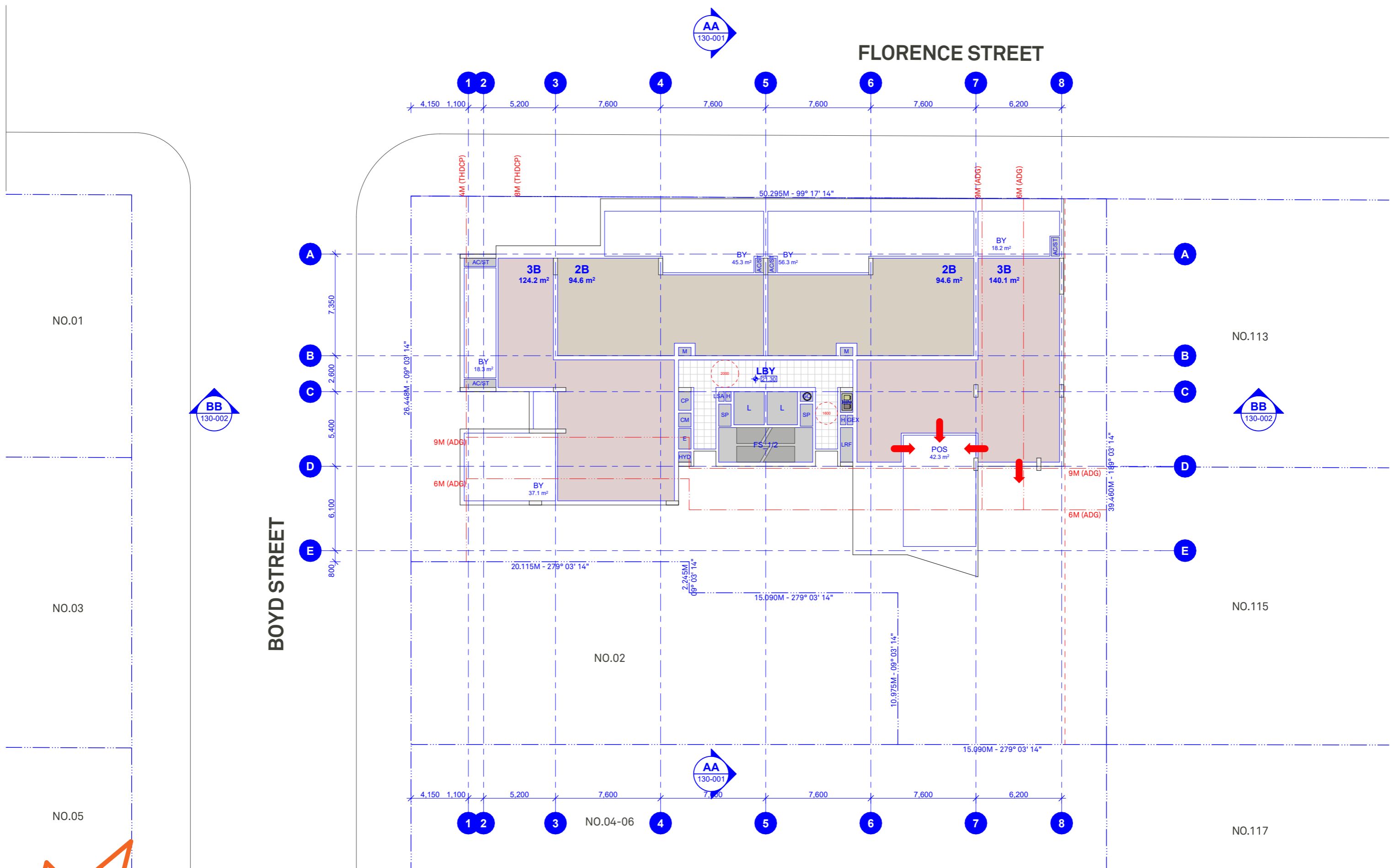
BENSON McCORMACK
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GENERAL ARRANGEMENT PLANS
Level 1 GA



NO.01

NO.03

NO.05

NO.113

NO.115

NO.117

BOYD STREET

FLORENCE STREET



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CLIENT
DREAMBUILD
 6/37A KING ROAD,
 HORNSBY NSW 2077

LEGEND

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 REV DESCRIPTION DRAWN CHK DATE



PROJECT NAME
2408A - 12-16F
 12-16 FLORENCE STREET,
 TWEED HEADS NSW 2485
 BUNDJALUNG COUNTRY

STATUS
 PRELIMINARY DESIGN

SCALE
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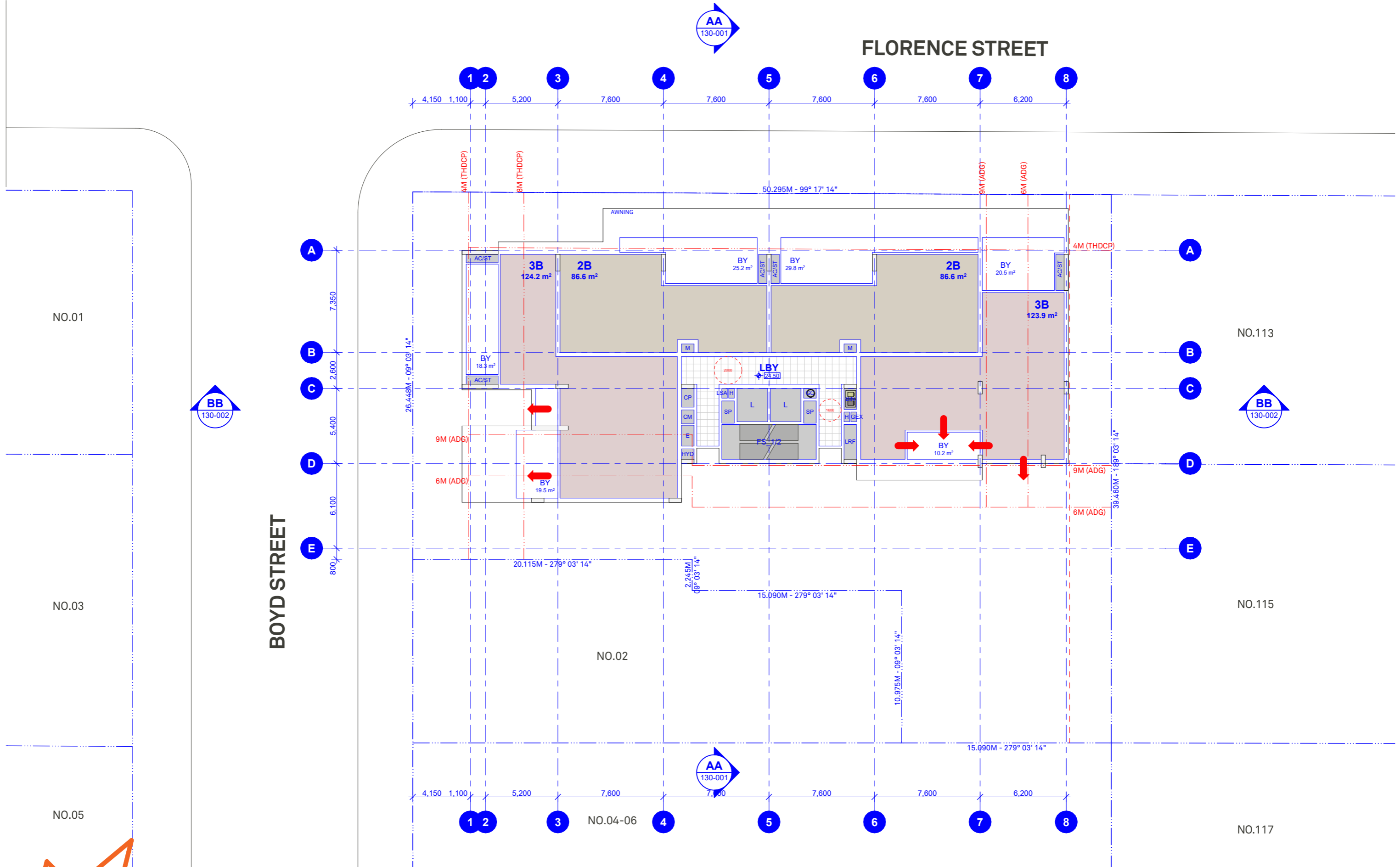
DRAWING NUMBER
DA-110-050

REVISION

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GENERAL ARRANGEMENT PLANS
Level 05 GA

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HORNSBY NSW 2077

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AMENDMENTS
REV DESCRIPTION DRAWN CHK DATE



GENERAL ARRANGEMENT PLANS
Levels 06-07 GA

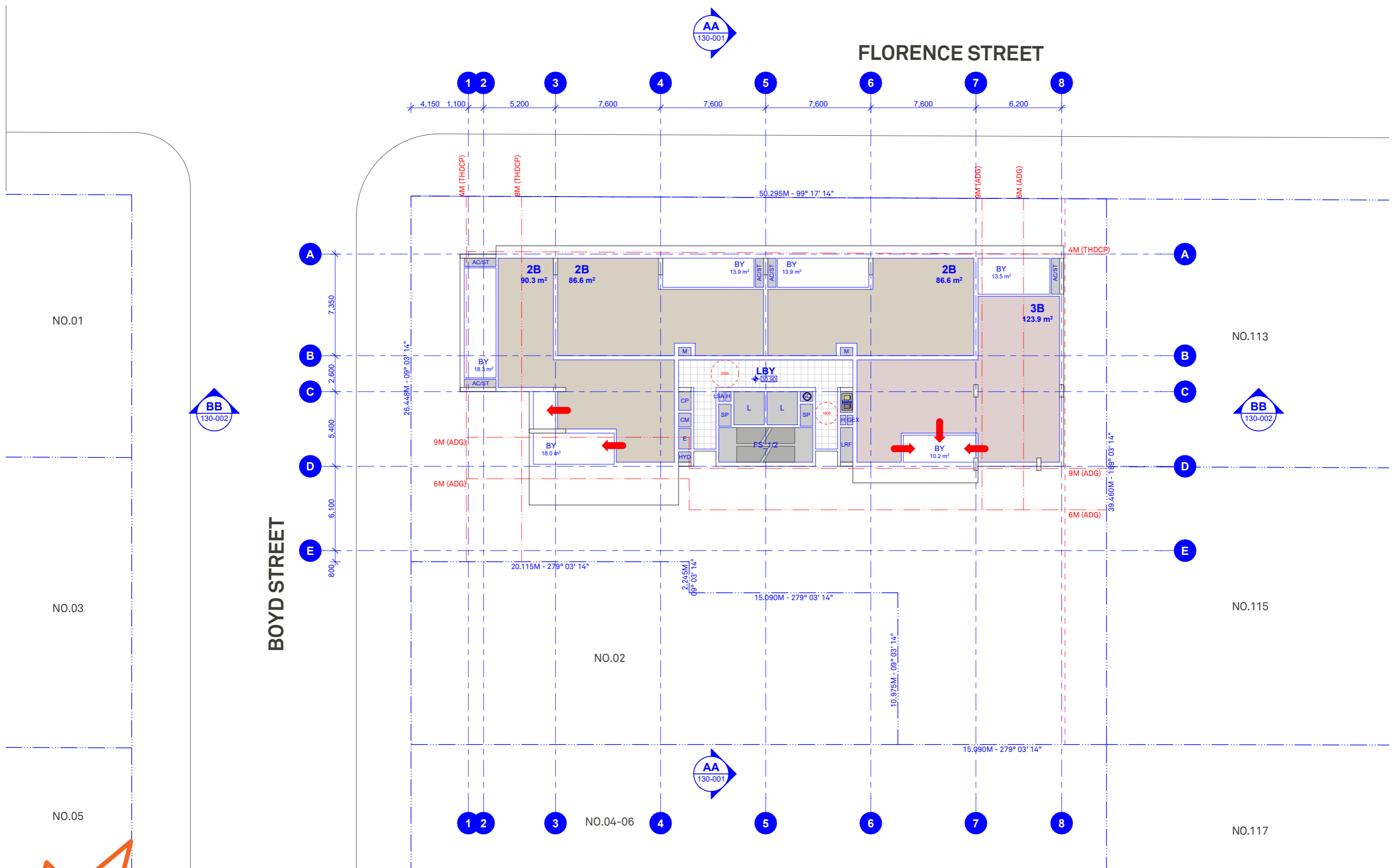
PROJECT NAME
2408A - 12-16F
12-16 FLORENCE STREET,
TWEED HEADS NSW 2485
BUNDJALUNG COUNTRY

STATUS
PRELIMINARY DESIGN

DRAWING NUMBER
DA-110-060

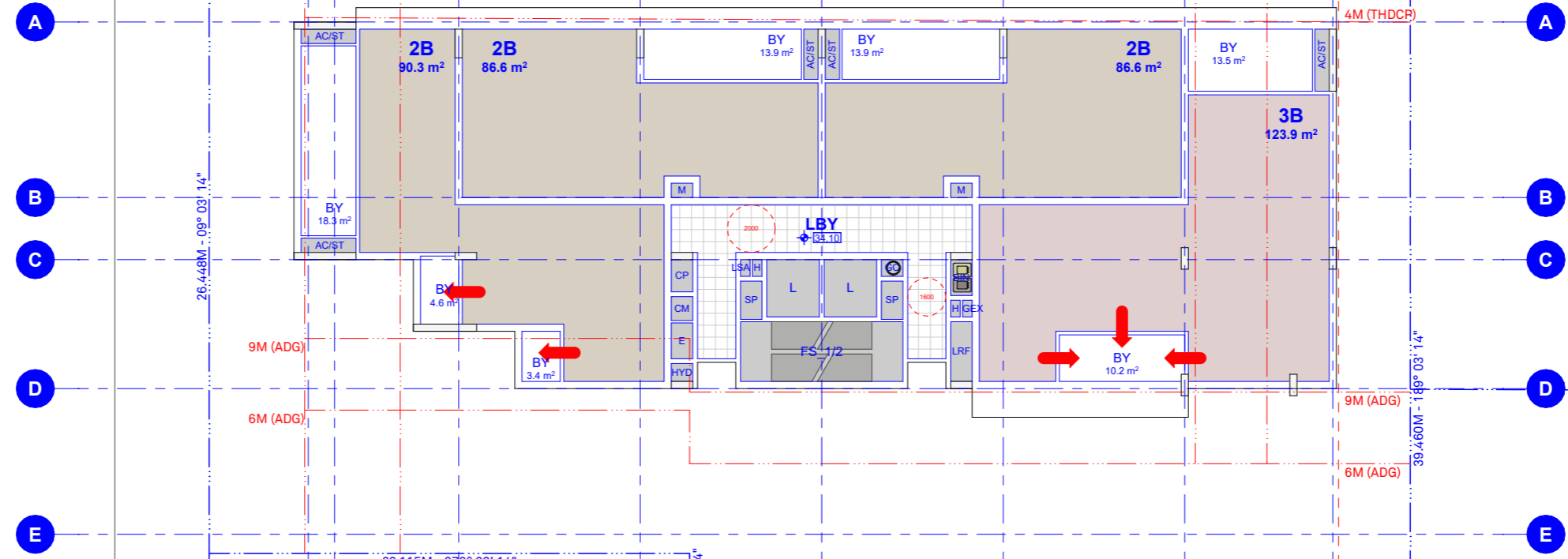
SCALE
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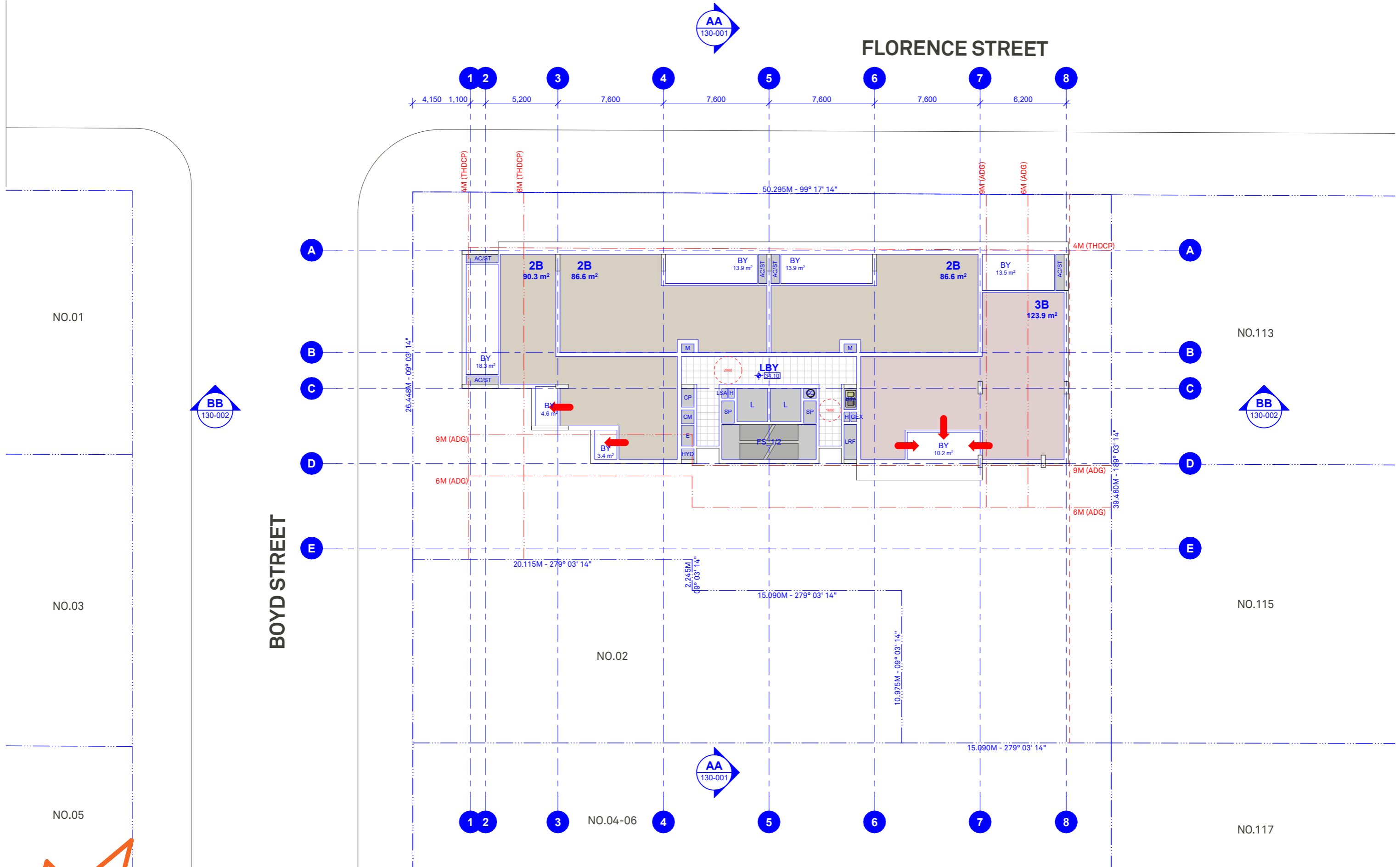


AA
130-001

FLORENCE STREET



BOYD STREET



NO.01

NO.113

NO.03

NO.115

NO.05

NO.02

NO.04-06

NO.117



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 HORNSBY NSW 2077

LEGEND

AMENDMENTS
 REV DESCRIPTION DRAWN CHK DATE



PROJECT NAME
2408A - 12-16F
 12-16 FLORENCE STREET,
 TWEED HEADS NSW 2485
 BUNDJALUNG COUNTRY

STATUS
 PRELIMINARY DESIGN

SCALE
 1:250 @ A3

BENSON McCORMACK
 ARCHITECTURE

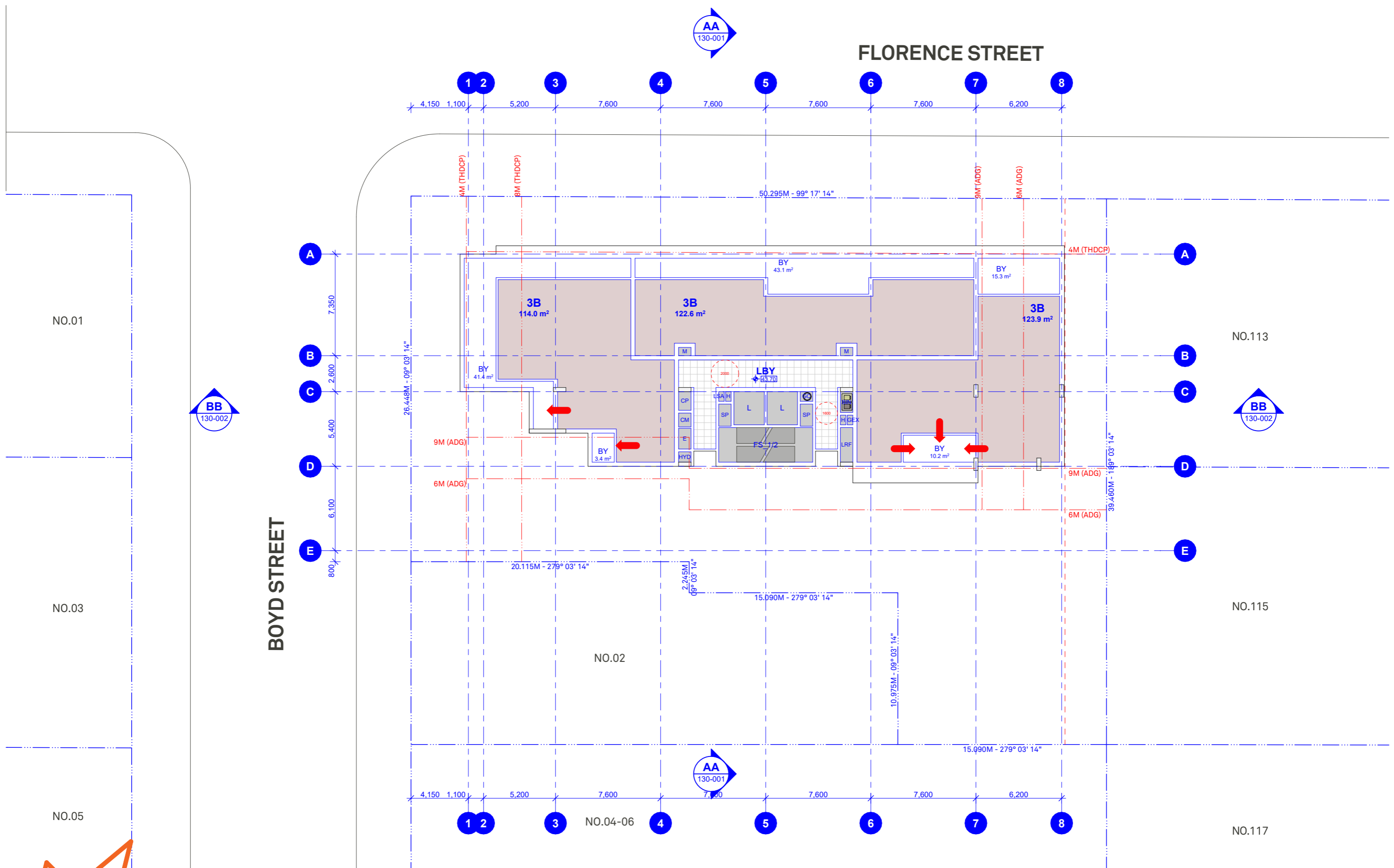
NOMINATED ARCHITECTS
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GENERAL ARRANGEMENT PLANS
Levels 09-11 GA

DRAWING NUMBER
DA-110-090

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HORNSBY NSW 2077

LEGEND

AMENDMENTS
REV DESCRIPTION DRAWN CHK DATE



GENERAL ARRANGEMENT PLANS
Level 12 GA

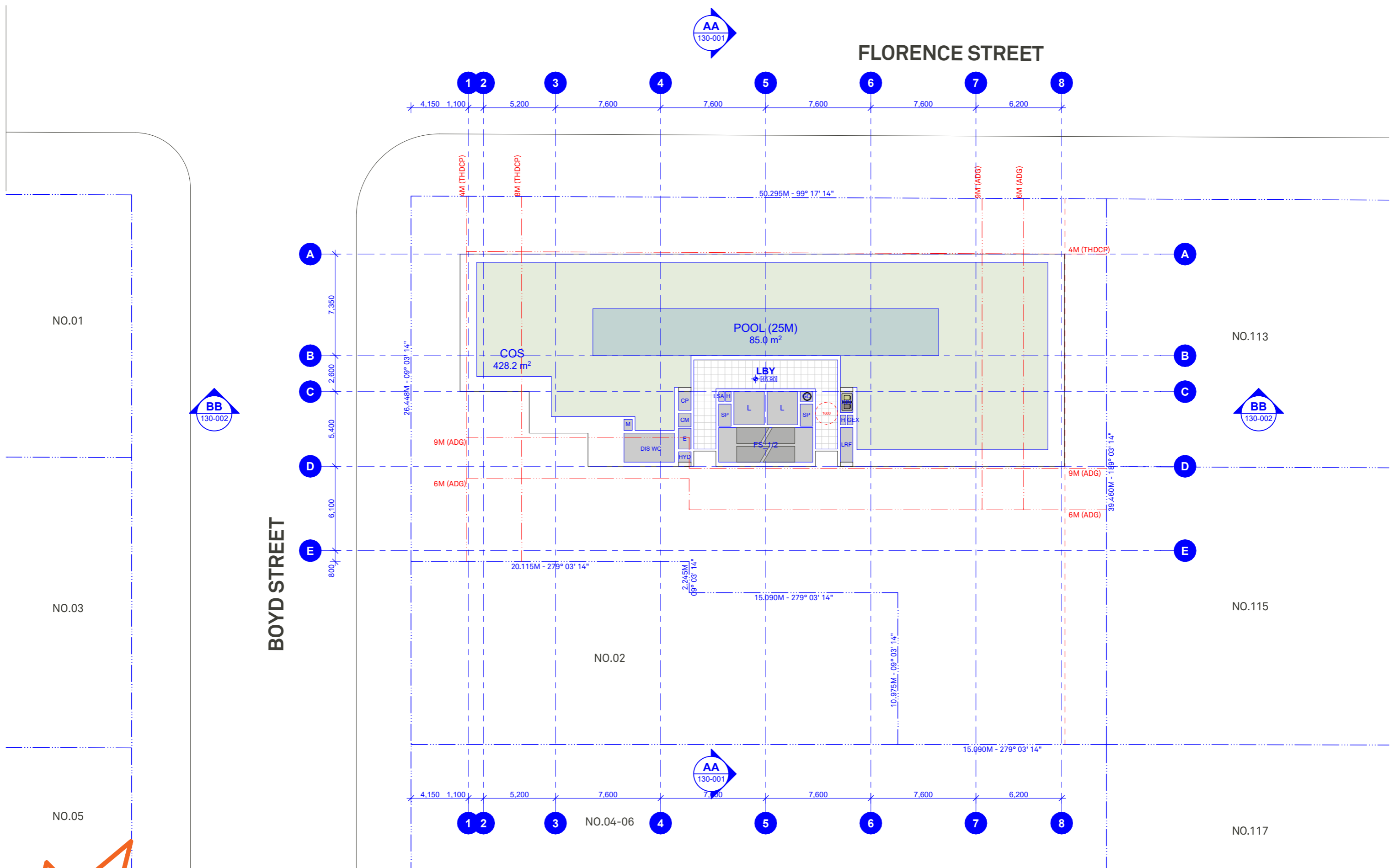
PROJECT NAME
2408A - 12-16F
12-16 FLORENCE STREET,
TWEED HEADS NSW 2485
BUNDJALUNG COUNTRY

STATUS
PRELIMINARY DESIGN

DRAWING NUMBER
DA-110-120

SCALE
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 HORNSBY NSW 2077

LEGEND

AMENDMENTS
 REV DESCRIPTION DRAWN CHK DATE



GENERAL ARRANGEMENT PLANS
Level 13 (COS) GA

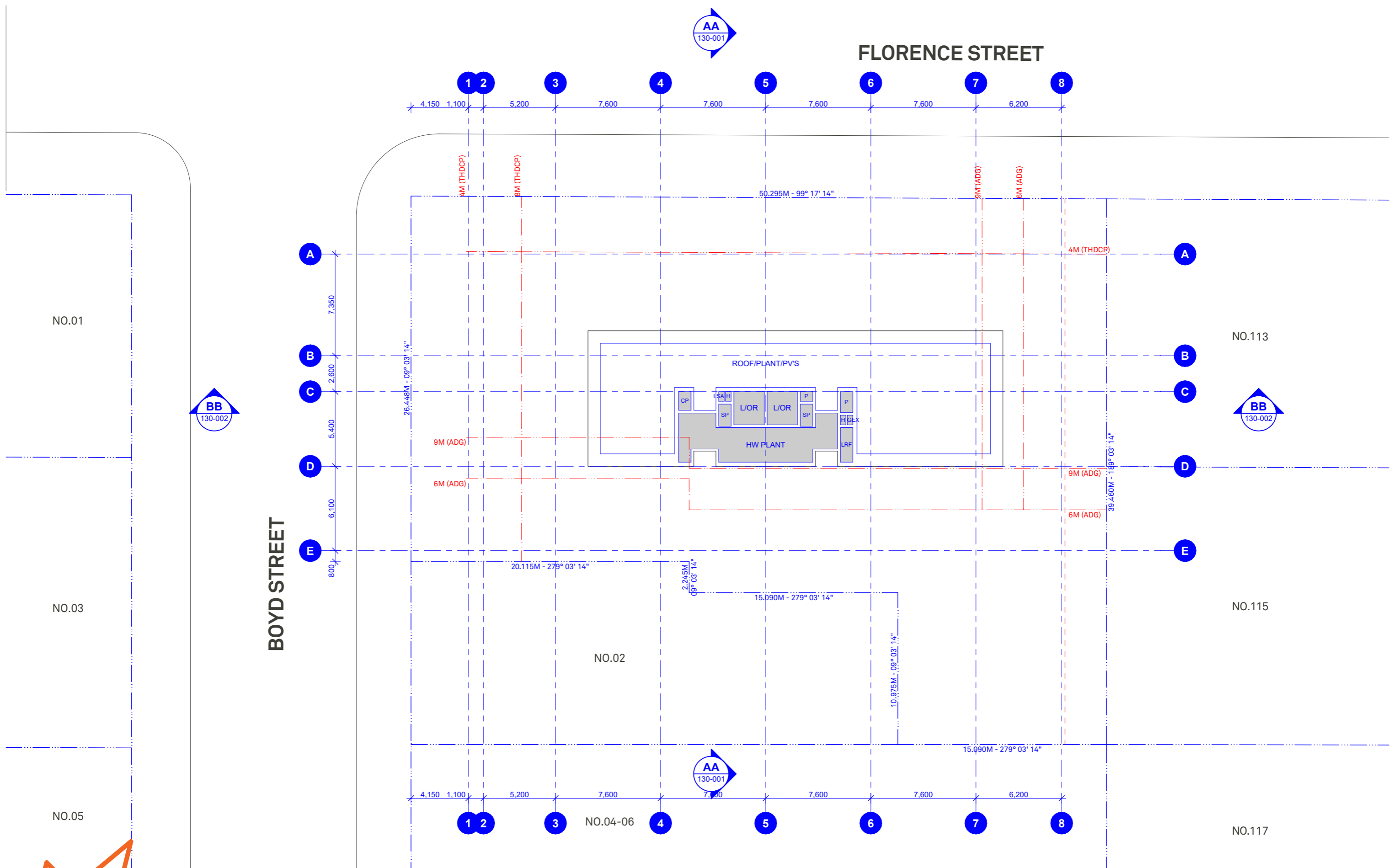
PROJECT NAME
2408A - 12-16F
 12-16 FLORENCE STREET,
 TWEED HEADS NSW 2485
 BUNDJALUNG COUNTRY

STATUS
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DRAWING NUMBER
DA-110-130

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DREAMBUILD
 6/37A KING ROAD,
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LEGEND

AMENDMENTS
 REV DESCRIPTION DRAWN CHK DATE



GENERAL ARRANGEMENT PLANS
Roof GA

PROJECT NAME
2408A - 12-16F
 12-16 FLORENCE STREET,
 TWEED HEADS NSW 2485
 BUNDJALUNG COUNTRY

STATUS
 PRELIMINARY DESIGN

DRAWING NUMBER
DA-110-140

SCALE
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