

ATTACHMENT A**ESTIMATED COST OF WORKS***(Model table - to be adapted by the consent authority)*

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 consent authority will adjust the figure. 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 costs and methods of measurement in the Australian Cost Management Manuals.

1. GENERAL PROJECT INFORMATION

DEVELOPMENT APPLICATION	SSD - 6030	
APPLICANT'S NAME	CIP Constructions (NSW) Pty Ltd	
APPLICANT'S ADDRESS	Suite 59, Jones Bay Wharf, 26-32 Pirrama Rd, Pyrmont NSW 2009	
REFERENCE:/ DA/CC number		
DATE:	22 July 2013	
DEVELOPMENT NAME	Retail Ready Meat (RRM)	
DEVELOPMENT ADDRESS	Templar Rd, Erskine Park, NSW	
DESCRIPTION OF WORKS	Refrigerated food Processing Facility	
TOTAL SITE AREA	Gross floor area (commercial)	m ²
	Gross floor area (residential)	m ²
	Gross floor area (retail)	m ²
	Gross floor area (industrial)	m ² 18,521
	Gross floor area (other)	m ²
PARKING	Gross floor area (parking)	m ² 6,398
	Number of parking spaces	253
DEMOLITION WORKS		m ² N/A
OTHER WORKS		

2. ESTIMATED COST OF WORKS

Please attach either Table 1 or Table 2 below. If the development is over \$3,000,000, a detailed cost report prepared by the registered quantity surveyor should be attached verifying the cost of the development.

3. 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: *Michael Clohesy*
 Name: Michael Clohesy
 Position: Development Manager

Contact Number: 03 9829 0226
 Contact Address: 644 Chapel St, South Yarra Vic 3141
 Date: 22 July 2013

Table 1: ESTIMATED COST OF WORKS - BASED ON WORKS COMPONENTS

(Model table - to be adapted by the consent authority)

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)		\$ -
Excavation or dredging including shoring, tanking, filling and waterproofing		\$ -
Preliminaries (e.g. scaffolding, hoarding, fencing, site sheds, delivery of materials, waste management)		\$ 3,380,000
Building construction and engineering costs <ul style="list-style-type: none"> ▪ concrete, brickwork, plastering ▪ steelwork/metal works ▪ carpentry/joinery ▪ windows and doors ▪ roofing 		\$ 27,520,115
Internal services (e.g. plumbing, electrics, air conditioning, mechanical, fire protection, plant, lifts)		\$ 21,404,534
Internal fit out (eg flooring, wall finishing, fittings, fixtures, bathrooms, and equipment)		\$ 12,231,162
Other structures (e.g. landscaping, retaining walls, driveways, parking, boating facilities, loading area, pools)		\$ 2,364,239
External services (e.g. gas, telecommunications, water, sewerage, drains, electricity to mains)		\$ 2,932,465
Professional fees (e.g. architects and consultant fees, excluding fees associated with non-construction components)		\$ 900,000.
Other (specify) - <i>Tenant Fitout</i>		\$ 64,105,000
Parking / garaging area		\$
GST		\$ 13,483,751
TOTAL		\$ 148,321,265

OR

Table 2: ESTIMATED COST OF WORKS - BASED ON FLOOR SPACE ESTIMATES

(Model table - to be adapted by the Consent Authority)

			Costs
PROFESSIONAL FEES	% of construction cost	%	
	% of development cost	%	
	total cost		\$
DEMOLITION & SITE PREPARATION	x/m ² of site area	\$	
	total construction cost		\$
EXCAVATION	x/m ² of site area	\$	
	volume of material removed	Cum	
	total construction cost		\$
CONSTRUCTION Commercial	x/m ² of commercial area	\$	
	total construction cost		\$
CONSTRUCTION Residential	x/m ² of residential area	\$	
	total construction cost		\$
CONSTRUCTION Retail	x/m ² of retail area	\$	
	total construction cost		\$
CONSTRUCTION Industrial	x/m ² of commercial area	\$	
	total construction cost		\$
CONSTRUCTION other	x/m ² of commercial area	\$	
	total construction cost		\$
FITOUT Commercial	x/m ² of commercial area	\$	
	total construction cost		\$
FITOUT Residential	x/m ² of residential area	\$	
	total construction cost		\$
FITOUT Retail	x/m ² of retail area	\$	
	total construction cost		\$
FITOUT Industrial	x/m ² of industrial area	\$	
	total construction cost		\$
FITOUT Other	x/m ² of retail area	\$	
	total construction cost		\$
CARPARK	x per space	\$	
	x/m ² of parking area	\$	
	total construction cost		\$
TOTAL CONSTRUCTION COST			\$
TOTAL GST			\$
TOTAL DEVELOPMENT COST			\$