



**CORBETT | SCOTT  
QUANTITY SURVEYING**

# CSQS EDC REPORT

Proposed Commercial Development  
7 Regiment Road, Rutherford NSW

Estimated Development Cost Report  
*Project under \$3 million*  
PR1227\_Final  
December 2024

Prepared for

*Maitland City Council, &  
Brown Commercial Building*



Document status					
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Approval for issue	
Ryan Scott	 3 December 2024

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**Prepared by:**

**CORBETT SCOTT QUANTITY SURVEYING P/L (CSQS)**

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**Prepared for:**

**MAITLAND CITY COUNCIL, &  
BROWN COMMERCIAL BUILDING**

PO Box 596  
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# 1 EXECUTIVE SUMMARY

As requested, and in accordance with the supplied information, please find attached our objective calculation of the Estimated Development Cost (EDC) for the *Proposed Commercial Development* at 7 Regiment Road, Rutherford NSW in the amount of **\$2,996,101.52 including GST** (refer Appendix A EDC Calculation Summary for estimate details).

<b>Project Name</b>	Proposed Childcare Centre Development
<b>Project Description</b>	Proposed Childcare Centre Development generally comprising of brick veneer/lightweight clad walls and metal roof construction plus associated external works.
<b>Project Location</b>	7 Regiment Road, Rutherford NSW
<b>Project Stage</b>	Council Submission
<b>Date of (QS) Assessment</b>	03/12/2024
<b>Application Number</b>	-
<b>Applicant Name</b>	Brown Commercial Building
<b>Applicant Address</b>	PO Box 596 East Maitland NSW 2323

Element	COST (EXCL. GST)
<b>Demolition, Excavation and Site Preparation</b>	\$ 96,780.00
<b>Substructure, Columns, External Walls, and Upper Floors</b>	\$ 636,006.00
<b>Staircases</b>	\$ -
<b>Roof</b>	\$ 329,298.00
<b>Windows, Internal Walls, Doors, and Screens</b>	\$ 214,038.00
<b>Surface Finishes</b>	\$ 196,675.20
<b>Fitments</b>	\$ 208,200.00
<b>Special Equipment</b>	\$ -
<b>Building Services</b>	\$ 606,510.00
<b>External Works</b>	\$ 389,376.00
<b>Professional Fees</b>	\$ 46,845.46
<b>TOTAL EDC (EXCL. GST)</b>	<b>\$ 2,723,728.66</b>
<b>GST</b>	\$ 272,372.87
<b>TOTAL EDC (INCL. GST)</b>	<b>\$ 2,996,101.52</b>

GROSS FLOOR AREA	ITEM	METHODOLOGY
<b>GFA</b>	1,059 m <sup>2</sup>	AIQS
<b>Construction Cost Only Rate (\$/m<sup>2</sup> GFA)</b>	\$2,528/m <sup>2</sup>	Assessed based on Construction Cost and Plant and Equipment Only

I certify that the calculation is accurate and incorporates all works as identified in the supplied documentation and in accordance with the required regulations and guidelines. We trust this information is sufficient for your purposes, however, should you require any further details or clarification, please do not hesitate to contact the writer.

Yours sincerely,



**Ryan Scott**  
**Senior Quantity Surveyor**  
**BConMgt (BLDG) (Hons), MAIQS, CQS (12256)**

## 2 BASIS OF PREPARATION

This Estimated Development Cost (EDC) Report has been completed as requested by *Brown Commercial Building* for submission to the Consent Authority (*Maitland City Council*). This report has been complete in accordance with:

- NSW Environmental Planning and Assessment Act 1979 (EP&A Act)
- Environmental Planning and Assessment Regulation 2021 (EP&A Regulation)
- State Environmental Planning Policies (SEPPs)
- Department of Planning, Industry and Environment (DPHI) – Planning Circular PS 24-002 (Issued 27 February 2024)
- Australian Institute of Quantity Surveyors (AIQS) Construction Cost Assessments for NSW Estimated Development Cost Reports AIQS Practice Standard (1<sup>st</sup> EDITION) ; and
- AIQS Cost Planning Guidelines & AIQS Australian Cost Management Manual.

as required, refer below excerpts pertaining to same.

Our calculation has also taken into consideration in-house research including:

- analysis of compiled Estimated Development Cost
- review of drawings
- scope of the proposed facility
- enquiries within the industry
- Built-up rates incorporating materials, Labour Fees, plant, preliminaries, margin, etc.; and
- our own experience with “similar” type projects

### 2.1 Proposal Documentation

The following drawings/documentation were supplied for our use in the preparation of our independent EDC calculation for the proposed Development (NB: Whilst copies have not been attached due to size of files etc we can supply upon request): -

- Brown Commercial Building Architectural Drawings (BC0543/Dated 27-11-2024).

### 2.2 Report Limitations

We believe the supplied documentation is of a sufficient standard to allow for realistic costings to be compiled for the works and that the documentation Consultants have the relevant necessary expertise to design the Development. We acknowledge/note the following: -

- This Estimated Development Cost (EDC) Report is based on the information and documentation provided by the applicant/client as nominated above in ‘2.3 Proposal Documentation’. (Note: It is not the role of the quantity Surveyor to verify that the design contains all the legislation design requirements)
- The supplied drawings are nominated as ‘DA Set’, additionally, upon discussion with Brown Commercial Building we have been advised they don’t anticipate any changes to the ‘final’ DA Submitted drawings that will impact this EDC Report and I confirm that CSQS has read and understood the scope of the project as defined within the above documentation ‘2.1 Proposal Documentation’.
- Detailed Design for the development will not be completed until post-approval, however, CSQS calculations have been based on previous ‘similar’ projects where assumptions have been made.

Due to the above we have included and adjusted our provisions for contingency and escalation as deemed necessary (refer Appendix A EDC Calculation Summary for estimate details).

## 2.3 Quality Management

CSQS is committed to providing the highest standard of advice and service to our clients with all CSQS staff are inducted in and have access to our Quality Management Systems. By following our documented Quality system, we ensure that all CSQS reports are of the highest quality. Additionally, we confirm that in our opinion all information provided above is accurate as of the date of this letter.

Additionally, all CSQS Quantity Surveying staff as members of the Australian Institute of Quantity Surveyors act in accordance with the Code of Conduct as issued by the Institute. The AIQS Code of Conduct is "...a public statement of the principles, values and behaviour expected of members of the Australian Institute of Quantity Surveyors ("the Institute"), as determined by the Board, and is freely available on the Institute's website..." Through continued membership we are bound by the AIQS Code of Conduct.

## 2.4 Quantity Surveyors Statement

I certify that I, Ryan Scott, as signatory of this report and residing in NSW am a current member of The Australian Institute of Quantity Surveyors (AIQS) holding the Certified Quantity Surveyor (CQS) designation (**Member Number 12256**) and advise there are no matters that may impair the objectivity of my calculation or any circumstances that could be construed as an actual, potential, or perceived conflict of interest. This report has been prepared in accordance with my recent experience with State Significant Developments in NSW.

### 3 SCOPE OF THE ESTIMATED DEVELOPMENT COST (EDC)

This Estimated Development Cost (EDC) Report has been completed for the *Proposed Commercial Development at 7 Regiment Road, Rutherford NSW* as requested by *Brown Commercial Building*.

The components of the development proposal as provided in the supplied documentation have been used to develop the full scope of works for this EDC Report as summarised in the following table:

<b>Project Details</b>	Proposed Childcare Centre Development generally comprising of brick veneer/lightweight clad walls and metal roof construction plus associated external works.	
<b>Reference/DA/CC Number</b>	Unknown	
<b>Reference Date</b>	Unknown	
<b>Development Address</b>	7 Regiment Road, Rutherford NSW	
<b>Site Area</b>	3,226 m <sup>2</sup>	
<b>Gross Floor Areas</b>	<b>TOTAL GROSS FLOOR AREA</b>	1,059 m <sup>2</sup>
	<i>Gross Floor Area (Commercial)</i>	1,059 m <sup>2</sup>
	<i>Gross Floor Area (Residential)</i>	- m <sup>2</sup>
	<i>Gross Floor Area (Retail)</i>	- m <sup>2</sup>
	<i>Gross Floor Area (Industrial)</i>	- m <sup>2</sup>
	<i>Gross Floor Area (Other)</i>	- m <sup>2</sup>
<b>Parking</b>	<i>Gross Floor Area (Parking)</i>	- m <sup>2</sup>
	<i>Number of Parking Spaces</i>	32 No.

## **4 DETAILED CALCULATION SCHEDULE**

This Estimated Development Cost (EDC) Report has been calculated with elemental quantities and built-up rates and in accordance with the definition contained in the Environmental Planning and Assessment Regulation 2021 with the trade breakup of our valuation reflecting that being represented in the Planning Circular (refer Appendix A EDC Calculation Summary for estimate details).

We believe all limitations, assumptions and exclusions of the calculation have been factored in and allowed for with the provisions for Design Development Allowance, Contingency and Cost Escalation as set out in the EDC Calculation Summary (Appendix A) and as detailed below.

### **4.1 Schedule Of Assumptions**

- All works have been costed as per that described in the supplied documentation (refer above).
- Any costs not described in the supplied documentation, or incurred by the applicant, but would be required for the project to operate as intended have been allowed for including works required for construction and operation of the development.
- All labour, personnel, long service levies and other associated costs have been factored into the built-up rates/preliminaries included in the calculation.
- Built-up rates below include, and account, for factors such as location, site conditions, construction methods, project complexity and market conditions; and
- All assumption as denoted within the EDC Calculation Summary for estimate details (Appendix A)

### **4.2 Schedule Of Exclusions**

The following, relevant, items have been excluded as identified in the DPIE Planning Circular:-

- amounts payable, or the cost of land dedicated, or other benefit provided, under a condition imposed under the EP&A Act, Division 7.1 or 7.2 or a planning agreement
- costs relating to a part of the development or project that is the subject of a separate development consent or approval
- land costs, including costs of marketing and selling land
- costs of the ongoing maintenance or use of the development
- GST (NB: Unless Noted Otherwise).





**Appendix A**  
**EDC Calculation Summary**  
**Commercial in Confidence**

# Trade Summary

3/12/2024

PR1227EDC

for **Brown Commercial Building**

*Proposed Commercial Development - 7 Regiment Road, Rutherford NSW*

Commercial in Confidence

Description	Quantity	Unit	Rate	Total
<b>Demolition, Excavation and Site Preparation</b>				<b>\$96,780.00</b>
<b>Substructure, Columns, External Walls and Upper Floors</b>				<b>\$636,006.00</b>
<b>Staircases</b>				
<b>Roof</b>				<b>\$329,298.00</b>
<b>Windows, Internal Walls, Doors and Screens</b>				<b>\$214,038.00</b>
<b>Surface finishes</b>				<b>\$196,675.20</b>
<b>Fitments</b>				<b>\$208,200.00</b>
<b>Special Equipment</b>				
<b>Building Services</b>				<b>\$606,510.00</b>
<b>External Works</b>				<b>\$389,376.00</b>
<b>Preliminaries &amp; Margin</b>				
<b>Consultant Fees</b>				<b>\$46,845.46</b>
			<b>Subtotal</b>	<b>\$2,723,728.66</b>
			G.S.T [10%]	\$272,372.87
			<b>Total</b>	<b>\$2,996,101.52</b>

# Trade Breakup

3/12/2024

PR1227EDC

for **Brown Commercial Building**

*Proposed Commercial Development - 7 Regiment Road, Rutherford NSW*

Description	Quantity	Unit	Rate	Total
<b>Demolition, Excavation and Site Preparation</b>				<b>\$96,780.00</b>
<b>Demolition</b>				<b>\$38,712.00</b>
Allowance for the demolition and removal of existing hardstands, pavements, etc.	3,226	m2	\$12.00	\$38,712.00
<b>Remediation</b>				
None Identified		Item		EXCL
<b>Excavation and Site Preparation</b>				<b>\$58,068.00</b>
Clear site including nominal levelling allowance (Included above with Demolition)	3,226	m2		INCL
Allowance for removal of stored goods, structures, etc. onsite		Item		INCL
Bulk earthworks allowance	3,226	m2	\$18.00	\$58,068.00
<b>Substructure, Columns, External Walls and Upper Floors</b>				<b>\$636,006.00</b>
<b>Substructure</b>				<b>\$267,336.00</b>
Reinforced concrete slab on ground complete incl. thickenings etc.	850	m2	\$180.00	\$153,000.00
Ditto, but to External pavements	369	m2	\$144.00	\$53,136.00
Footings to above	850	m2	\$72.00	\$61,200.00
<b>Columns</b>				<b>\$222,390.00</b>
Columns allowance throughout (NB: Based on GFA)	1,059	m2	\$210.00	\$222,390.00
<b>External Walls</b>				<b>\$146,280.00</b>
External brick veneer walls complete incl. framing, insulation, barriers, finishes, etc.	290	m2	\$336.00	\$97,440.00
Ditto, but to lightweight clad	83	m2	\$192.00	\$15,936.00
Plasterboard linings to the above	373	m2	\$48.00	\$17,904.00
Allowance for feature battens to frontage	25	m2	\$600.00	\$15,000.00
<b>Upper Floors</b>				
None Identified		Item		EXCL
<b>Staircases</b>				
None Identified		Item		EXCL
<b>Roof</b>				<b>\$329,298.00</b>

Commercial in Confidence

Description	Quantity	Unit	Rate	Total
Roof Framing complete (NB: Measured flat)	963	m2	\$156.00	\$150,228.00
Ditto, but to rear awning	218	m2	\$132.00	\$28,776.00
Metal sheeting complete to the above roof framing (Ditto)	1,181	m2	\$78.00	\$92,118.00
Sarking (Ditto)	1,181	m2	\$18.00	\$21,258.00
Eaves gutters	185	m	\$60.00	\$11,100.00
Allowance for soffits complete incl. finishes	331	m2	\$78.00	\$25,818.00
<b>Windows, Internal Walls, Doors and Screens</b>				<b>\$214,038.00</b>
<b>Windows</b>				<b>\$107,100.00</b>
Aluminium shopfront windows & doors complete	119	m2	\$900.00	\$107,100.00
<b>Internal Walls</b>				<b>\$87,078.00</b>
Plasterboard partitions complete incl. framing, linings, etc.	631	m2	\$138.00	\$87,078.00
<b>Doors &amp; Screens</b>				<b>\$19,860.00</b>
<b>External Doors</b>				<b>\$4,200.00</b>
Solid core doors to amenities	3	No.	\$1,140.00	\$3,420.00
Ditto, but to drying yard	1	No.	\$780.00	\$780.00
<b>Internal Doors</b>				<b>\$15,660.00</b>
Solid core doors complete	29	No.	\$540.00	\$15,660.00
<b>Surface finishes</b>				<b>\$196,675.20</b>
<b>Wall Finishes</b>				<b>\$65,359.20</b>
<b>Tiling</b>				<b>\$27,852.00</b>
Ceramic wall tiling/vinyl to wet areas including waterproofing	211	m2	\$132.00	\$27,852.00
<b>Painting</b>				<b>\$37,507.20</b>
Paint finish internally to walls	1,635	m2	\$21.60	\$35,316.00
Ditto, but to external walls	83	m2	\$26.40	\$2,191.20
<b>Floor Finishes</b>				<b>\$67,512.00</b>
Carpet tile finish allowance to Cot Rooms	36	m2	\$60.00	\$2,160.00
Vinyl finish allowance throughout childcare	661	m2	\$78.00	\$51,558.00
Ditto, but to amenities, etc. areas including waterproofing	81	m2	\$126.00	\$10,206.00
Ditto, but to Kitchen	26	m2	\$138.00	\$3,588.00
<b>Ceiling Finishes</b>				<b>\$63,804.00</b>
Ceilings complete throughout units incl. framing, insulation, finishes, etc.	818	m2	\$78.00	\$63,804.00
<b>Fitments</b>				<b>\$208,200.00</b>
Commercial Kitchen to daycare complete incl. Pantry		Item		\$30,000.00
Kitchen to daycare staffroom		Item		\$6,000.00
Laundry fitout allowance		Item		\$6,000.00
Bottle/bathroom fitout allowance	11	No.	\$1,800.00	\$19,800.00
Reception desk allowance		Item		\$6,000.00
Bathroom accessories to Childcare bathrooms (NB: Based on WC's)	10	No.	\$300.00	\$3,000.00

Description	Quantity	Unit	Rate	Total
Ditto, but to Staff WC	1	No.	\$420.00	\$420.00
Ditto, but to Accessible bathrooms	1	No.	\$1,500.00	\$1,500.00
Mirrors	12	No.	\$180.00	\$2,160.00
Toilet partitions to Childcare bathrooms	10	No.	\$1,200.00	\$12,000.00
Joinery, etc. allowance to Childcare	444	m2	\$270.00	\$119,880.00
Building statutory signage allowance		Item		\$1,440.00
Company signage allowance		Item		EXCL
<b>Special Equipment</b>				
None Identified		Item		EXCL
<b>Building Services</b>				<b>\$606,510.00</b>
<b>Hydraulic Services</b>				<b>\$257,820.00</b>
<b>External Stormwater Drainage</b>				<b>\$79,272.00</b>
Allowance for stormwater connection to mains		Item		\$6,000.00
Stormwater drainage allowance	250	m	\$210.00	\$52,500.00
Pits		Item		INCL
Downpipes	66	m	\$42.00	\$2,772.00
Allowance for detention tank		Item		\$18,000.00
<b>External Sewer Drainage</b>				<b>\$17,592.00</b>
Allowance for incoming sewer mains		Item		\$6,000.00
Allowance for sewer reticulation	84	m	\$138.00	\$11,592.00
<b>External Water Supply</b>				<b>\$13,776.00</b>
Allowance for incoming water mains		Item		\$4,200.00
Allowance for water reticulation	84	m	\$114.00	\$9,576.00
<b>Allowance for the supply &amp; installation of the following fittings, including taps, traps, supply, waste &amp; vent pipe connections:-</b>				<b>\$147,180.00</b>
Sinks	2	No.	\$3,240.00	\$6,480.00
Ditto, but to Childcare room joinery, etc.	9	No.	\$3,240.00	\$29,160.00
WC's	12	No.	\$2,880.00	\$34,560.00
Basins	14	No.	\$3,240.00	\$45,360.00
Hand wash troughs	3	No.	\$4,320.00	\$12,960.00
Laundry tub	1	No.	\$3,720.00	\$3,720.00
Showers	2	No.	\$2,880.00	\$5,760.00
Hot water service	1	No.	\$3,900.00	\$3,900.00
Floor waste outlets	8	No.	\$360.00	\$2,880.00
Allowance for external taps	4	No.	\$600.00	\$2,400.00
<b>Fire Protection</b>				<b>\$30,960.00</b>
Allowance for fire protection	818	m2	\$30.00	\$24,540.00
Fire hose reels allowance	2	No.	\$2,670.00	\$5,340.00
Fire extinguishers allowance	9	No.	\$120.00	\$1,080.00
<b>Mechanical Services</b>				<b>\$111,588.00</b>
Mechanical ventilation to amenities, etc areas	81	m2	\$42.00	\$3,402.00
Ditto, but to Commercial Kitchens		Item		\$12,000.00

Description	Quantity	Unit	Rate	Total
Airconditioning allowance to childcare	697	m2	\$138.00	\$96,186.00
<b>Electrical Services</b>				<b>\$206,142.00</b>
<b>External Light &amp; Power</b>				<b>\$60,000.00</b>
Allowance for incoming electrical mains		Item		\$60,000.00
External lighting allowance		Item		INCL
Substation		Item		EXCL
<b>Electrical Reticulation</b>				<b>\$146,142.00</b>
Electrical installation throughout to childcare (NB: Based on GFA)	1,059	m2	\$138.00	\$146,142.00
Security		Item		INCL
Fire detection system		Item		INCL
Exhaust fans		Item		INCL
<b>External Works</b>				<b>\$389,376.00</b>
<b>Roads, Footpaths &amp; Paved areas</b>				<b>\$149,820.00</b>
Driveway crossing		Item		\$9,000.00
Concrete driveway slabs on ground complete including steps, sand bed, formwork, reinforcement etc	965	m2	\$132.00	\$127,380.00
Signs/linemarking allowance		Item		INCL
Kerbs & gutters		Item		INCL
Wheel stops, bollards, bunds, speed bumps, etc. allowance	32	No.	\$420.00	\$13,440.00
<b>Landscaping (incl. Retaining Walls)</b>				<b>\$239,556.00</b>
Soft/hard landscaping allowance, incl turf, planting, fencing, etc. to frontages	265	m2	\$90.00	\$23,850.00
Ditto, but to Childcare Outdoor Play incl. shade sails, equipment, etc.	780	m2	\$210.00	\$163,800.00
Fencing allowance incl. gates	197	m	\$258.00	\$50,826.00
Ditto, but to entry	3	m	\$360.00	\$1,080.00
<b>Preliminaries &amp; Margin</b>				
Included within the above		Item		INCL
<b>Consultant Fees</b>				<b>\$46,845.46</b>
1.75% of Construction (NB: Based on recent 'similar' projects)		Item		\$46,845.46
<b>GFA</b>				
GFA	1,059	m2		
FECA	818	m2		
UCA	241	m2		



**Appendix B  
Local Council Authority  
Form**



# S7.12 Registered\* Quantity Surveyor's Detailed Cost Summary Report

**Development Cost in excess of \$500,000**

**\*A member of the Australian Institute of Quantity Surveyors**

Development Application No: - \_\_\_\_\_  
 Complying Development Certificate No: - \_\_\_\_\_  
 Construction Certificate No: - \_\_\_\_\_ Date: - \_\_\_\_\_  
 Applicant's Name: Brown Commercial Building  
 Applicant's Address: PO Box 596 East Maitland NSW 2323  
 Development Type: Proposed Commercial Development  
 Development Address: 7 Regiment Road, Rutherford NSW

## DEVELOPMENT DETAILS

Gross Floor Area—Commercial	1,059 m <sup>2</sup>	Gross Floor Area—Other	- m <sup>2</sup>
Gross Floor Area—Residential	- m <sup>2</sup>	Total Gross Floor Area	- m <sup>2</sup>
Gross Floor Area—Retail	- m <sup>2</sup>	Total Site Area	3,226 m <sup>2</sup>
Gross Floor Area Car Parking	- m <sup>2</sup>	Total Car Parking Spaces	32
<b>Total Development Cost</b>	<b>\$ 2,996,101.52</b>		
<b>Total Construction Cost</b>	<b>\$ 2,944,571.52</b>	incl. GST	
<b>Total GST</b>	<b>\$ 272,372.87</b>		

## ESTIMATE DETAILS – REFER ATTACHED

<b>Professional Fees</b>	<b>\$</b>	<b>Excavation</b>	<b>\$</b>
% of Development Cost	%	Cost per m <sup>2</sup> of site area	\$ /m <sup>2</sup>
% of Construction Cost	%	<b>Car Park</b>	<b>\$</b>
<b>Demolition and Site Preparation</b>	<b>\$</b>	Cost per m <sup>2</sup> of site area	\$ /m <sup>2</sup>
Cost per m <sup>2</sup> of site area	\$ /m <sup>2</sup>	Cost per space	\$
<b>Construction—Commercial</b>	<b>\$</b>	<b>Fit out—Commercial</b>	<b>\$</b>
Cost per m <sup>2</sup> of commercial area	\$ /m <sup>2</sup>	Cost per m <sup>2</sup> of commercial area	\$ /m <sup>2</sup>
<b>Construction Residential</b>	<b>\$</b>	<b>Fit Out Residential</b>	<b>\$</b>
Cost per m <sup>2</sup> of residential area	\$ /m <sup>2</sup>	Cost per m <sup>2</sup> of residential area	\$ /m <sup>2</sup>
<b>Construction—Retail</b>	<b>\$</b>	<b>Fit Out—Retail</b>	<b>\$</b>
Cost per m <sup>2</sup> of retail area	\$ /m <sup>2</sup>	Cost per m <sup>2</sup> of retail area	\$ /m <sup>2</sup>

I certify that I have:

- Inspected the plans the subject of the application for development consent or construction certificate. ✓
- Prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors. ✓
- Calculated the development costs in accordance with the definition of development costs in Clause 25J of the Environmental Planning and Assessment Regulation 2000 at current prices. ✓
- Included GST in the calculation of development costs. ✓
- 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:  Date: 03/12/2024

Name: Ryan Scott

Position and Qualifications: Senior Quantity Surveyor, BConMgt (BLDG) (Hons), MAIQS, CQS (12256)





## Contact

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