

REALIZE

ADVISORY MEMORANDUM - PROJECT BRIEF ASSESSMENT & DEVELOPMENT ADVICE

PROJECT NAME **Smith Residence**
DESCRIPTION **Alterations and Additions**
ADDRESS **10 Anywhere Street, Anytown STATE 1234**
LOT/DP NO. **LOT 12 DP 1234**

This document is to be read in conjunction with our **Letter of Offer of Architectural Services** dated 00 Month 2012.

It includes a description of the project, our assessment of the project brief and its method of delivery, relevant statutory development controls, a schedule of required sub-consultants and additional information, and our opinion of probable project development and construction costs.

1 PROJECT PURPOSE & REQUIREMENTS (SCOPE OF WORKS)

Project Brief

The property owners wish to:

- build alts & adds to an existing residence /multi-unit residential/ club/hotel/etc

The project will

- become the new family home

The project is to:

- take advantage of the views to the ocean and escarpment
- be open space
- have the following spatial inclusions
 - 4 bedrooms (master with en-suite)
 - 2 car garage
 - family/kitchen/living
 - entertainment room

Project Requirements

Special requirements for the project:

- to be completed within 12 months
- To maximise the site development opportunity
- to use certain materials/personnel/principals (e.g. Feng Shui)
- for a low carbon footprint

The project is to incorporate

- ESD Principals

Budget Advice

The initial budget advice is \$634,500 (GST exclusive).

2 RELEVANT STATUTORY DEVELOPMENT CONTROLS ASSESSMENT

Our assessment below advises of the statutory controls for Town Planning approval and the relevant process. A range of development approval options exist; from the simple Complying Development Certificate (CDC) through the general Development Approval (DA) to State Planning Approval. In some cases the project may be exempt of any approval.

Zoning

Current development controls (under the Wollongong Local Environmental Plan 2009 and Wollongong Consolidated Development Control Plan Chapter) are:

Zone: **R2 Low Density Residential**
Permitted with Consent: **Residential Dwellings; Dual Occupancies, Granny Flats (among others)**

The Codes SEPP (for Exempt or Complying Development)

Exempt Development:

Exempt Development applicable land: No

Exempt Development Type: No

Complying Development:

Complying Development applicable zone: No

Complying Development applicable land: No

The development must be submitted for approval as a DA submission to Wollongong City Council.

Complying Development/Development Approval Process

The relevant Development Controls are as scheduled in the Planning Certificate (S149 parts 2&5) for the property.

LEP: Wollongong Local Environmental Plan (WLEP) 2009

DCP: Wollongong's Consolidated Development Control Plan-Chapter B1 Residential Development; Sect 4; Dwelling Houses

Zone: R2 Low Density Residential

Development Controls

Min Site Width: 15.0m

FSR: 0.5:1

Building Height: 9.0m

Front Setback: Front building line:
6.0m min or to match adjacent developed properties where >6.0m.

Setbacks Side & Rear/
Building Separation: Building Height: Min. Side & Rear Setback

Buildings up to 4 storeys	6.0 m where a habitable room/ balcony on development site	3.0 m where a non- habitable room/blank wall
Buildings of 5 to 8 storeys (up to 25 metres	9.0 m where a habitable room/ balcony faces an adjacent property	4.5 m where a non- habitable room/blank wall faces an adjacent property

Bushfire Prone: Yes

3 PROJECT BRIEF & METHOD OF DELIVERY ASSESSMENT

The proposal must be approved via a Development Application (DA) with Wollongong City Council.

4 STATUTORY DEVELOPMENT APPROVAL COSTS

Complying Development/Development Approval Costs

The gaining of statutory approvals generates costs both in their submission and as a result of their conditions of consent. The quantum of these can never be fully anticipated or accurately costed. Some of the standard cost generating items and their priority level are included below.

Cost Generator	Cost/Fee Item	Priority	\$ Budget
Development Application (DA)	Application Submission to Council	☆☆☆	0.00 ?
Development Application (DA)	S94 Contributions to Council (DA Consent Condition)	☆☆☆	0.00 ?
Development Application (DA)	Security Bonds (DA Consent Condition)	☆☆☆	0.00 ?
Development Application (DA)	Utilities	☆☆	0.00 ?
Construction Certificate (CC)	Application Submission to PCA/Council	☆☆☆	0.00 ?
Occupation Certificate	Construction Supervision by Principal Certifying Authority (PCA) and final certification	☆☆☆	0.00 ?
OPINION OF PROBABLE DEVELOPMENT APPROVAL COSTS \$			0.00 ?

5 OTHER INFORMATION REQUIRED

Documents required (if available) include:

- Detailed Survey Plan
- Section 149 certificate
- Geotechnical Report
- Property ownership details (as on title)

6 REQUIRED CONSULTANTS & ASSOCIATED COSTS

We are not schooled or expert in the skill of appropriately estimating construction costs in advance and we consider that engaging a cost consultant for the project is fundamental to effective project cost management, particularly through the design and documentation stages of our service.

The remaining consultancies generally will be required at various stages throughout the project. This list may not be complete, and the Section 149 Certificate may further identify omitted consultancies. The priority status is included to advise of the relative likelihood of requiring input from that consultant.

Consultant	Consultancy	Stage	Priority	\$ Budget
Cost Consultant	Quantity Surveyor or qualified cost estimator	1,2,3	☆☆☆	0.00 ?
BCA Assessor/Access Consultant	BCA Reports/Access Reports	123	☆☆	0.00 ?
Surveyor	Fully detailed Site Survey with contours.	1,2	☆☆☆	0.00 ?
Consultant Town Planner	Statement of Environmental Effects; SEPP Objections	2	☆☆	0.00 ?
Environmental Consultants	Bushfire/Flora & Fauna Reports/Hazardous Materials/Contaminated Fill	2	☆☆	0.00 ?
Heritage Consultant	Heritage Assessment & Report	2	☆	0.00 ?
Traffic Consultant	Traffic Report and Car Parking Study	2	☆☆	0.00 ?
Geotechnical Engineer	Geotechnical Study & Report for building site stability and bearing capacity.	2	☆☆☆	0.00 ?
Drainage Engineer	Concept Storm water Plan	2	☆☆☆	0.00 ?
Hydraulic Engineer	Full H&C water, sewer, gas, and fire services	2	☆☆☆	0.00 ?
Structural Engineer	Full design and site supervision/certification.	2,3,4	☆☆☆	0.00 ?
Energy Consultant	Full Section J Certificate/Basix	3,4	☆☆☆	0.00 ?
Mechanical Engineer	Full design and site supervision/certification.	3,4	☆☆☆	0.00 ?
OPINION OF PROBABLE DEVELOPMENT APPROVAL COSTS \$				0.00 ?

7 OPINION OF PROBABLE (PROJECT CONSTRUCTION) COST OF WORKS

Our *Opinion of Probable (Project Construction) Cost of Works** is as follows:

Construction Element	m ² /Unit		\$/m ² or Unit	\$ Total
Residence (concrete floors)	200	x	2,500	500,000
Garage	50	x	1,000	50,000
Terraces/Patios	50	x	1,250	62,500
Pool (including site works)	1	x	22,000	22,000
Landscaping/Roadworks	excluded			
			Sub-total	634,500
			Contingency	10,000
			OPINION OF PROBABLE (PROJECT CONSTRUCTION) COSTS OF WORKS \$	644,500 (+GST)

* The NSW Architect's Act and the associated 'Code of Professional Conduct' requires us to advise you if we believe you may not be able to achieve the stated objectives of your brief. Where we believe your stated budget would not be achievable in a competitive tender situation in the market place, and in the absence of a Cost Consultant's advice, we determine and provide our own *opinion of probable (project construction) cost (of works)*.

In determining our *opinion of probable costs*, we include the general market place cost of all the work designed, specified and/or scheduled by both ourselves and other specialist consultants. This cost of works is as defined in the Terms of Engagement that form part of our 'Offer of Architectural Services'. We base our cost rates on those provided by the most current Cordell's and Rawlinson's Construction Cost Guides and rates applicable on similar projects completed by Realize Architecture.

An initial budget of \$634,500 was advised while we assess a probable 'cost of works' of \$644,500.

This assessed cost is the basis of the project budget as indicated in the 'Offer of Architectural Services'.

The actual cost will include +10% GST.

More accurate cost assessments can be provided by the Cost Consultant as the design and documentation works proceed.

Our fees are based upon the agreed 'project budget'.

T. Savill
Realize Architecture