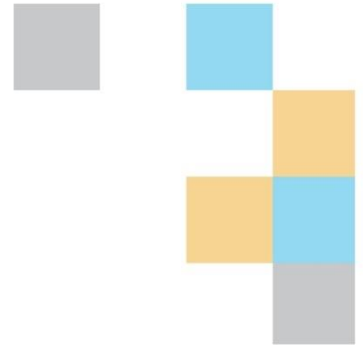


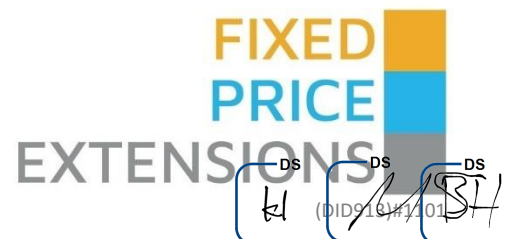
www.canberragrannyflatbuilders.com.au



Site Scope Proposal

For Kate Inman and Matthew Sutherland
4 Dungowan Street, Hawker ACT 2614
Completed on 17/05/2023
(Checklist 1101)

Turnkey Creations Pty Ltd | ABN: 67 155 832 732
ACT Builders Licence: 2012767
Ph: 1300 979 658 | E: info@cgfb.com.au | W: www.cgfb.com.au
A: GPO Box 2265, Canberra City ACT 2602



Kate and Matthew,

You would be aware that members from our team visited your property and undertook a detailed site inspection.

The purpose of this site inspection was to ascertain the total additional overheads that will likely be required to meet your project objectives whilst ensuring that we;

meeting planning legislation requirements
anticipating the likely imposed conditions required to meet utility provider's consent meeting or exceeding world-best practice for residential construction

As you may be aware, we do provide prospective customers with a fix-price proposal. It's our ambition that if a customer was overseas and they selected a design that we could deliver at or below the advertised price with nothing additional to spend, what we call a Turnkey price, so upon their return they simply move in.

We break the main prices into 3 key components Build Cost, Site Works Avg. and Planning Cost Avg. In the example below, the \$8,630 for **Site Works** would include:

Build Cost	\$266,678
Site Works Avg.	\$8,630
Planning Cost Avg.	\$11,620
Total Investment	\$286,928

Site preparation including excavation for underground service, footings and foundations
Safety including site fencing for the duration of the project
Waste management which is the removal of all building waste and packaging from the site
Delivery of all items including loading/unloading
Connection of power, sewage and stormwater

However, some properties will require additional Site Works to meet ACT Planning and utility's objectives.

Within this Site Scope Report, we have provided an itemised list of the areas/elements of your property/block that may require work so we can obtain approval to build and complete the desired project

Many of the required works including things like tree removal, demolition of existing structures, construction of retaining walls, and those works that are not principally structural or which require engineer certification can often be completed before final approvals are granted, and before construction of your project can commence.



We have provided specific prices of the components that we believe you will need to factor to complete your project.

Work imposed by utility providers such as ICON Water and Evo Energy generally requires their contractors to complete.

We have identified the project components that you can do yourself, get done through a third party or engage CGFB to complete.

The end goal is to provide you with a total fixed price proposal that ensures certainty and clarity. Again, we thank you for the opportunity to work with you in creating your WorldClass design. If you have any questions please email or phone our office on 1300 979 658 or info@cgfb.com.au.

Kind regards

A handwritten signature in blue ink, appearing to read "Yana del Valle", with a horizontal line extending to the right.

Yana del Valle
Client Designs Manager

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Client Overview

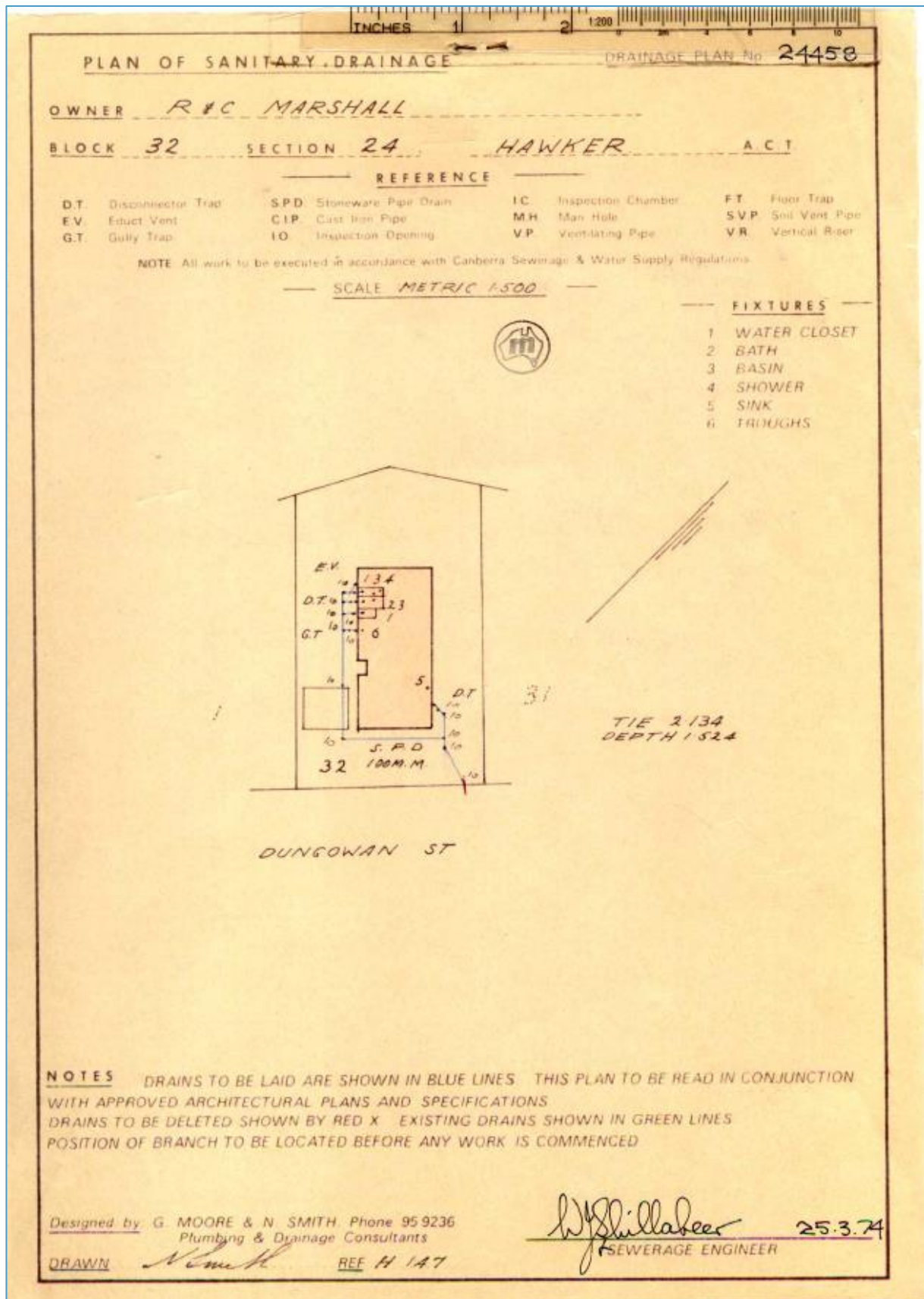
Client	Kate Inman and Matthew Sutherland
Client Address	32 Eley Street, Hawker ACT 2614
Project Address	4 Dungowan Street, Hawker ACT 2614
Property Type	Investment Property
Block Number	32
Section Number	24
Suburb/Division	Hawker
Land Use Zone	RZ1: SUBURBAN
Block Size and Approval	747m ²
Block Type	Large Block
Easements	Electrical Easement Position – North West Boundary Size – 1.46 meter wide from Boundary
Location of Switchboard	External
Above/Below Ground Power	Above
Heritage	N/A
Protected, registered or regulated trees	Yes
Power	Single Phase Power
Lease Purpose	Single Residential Dwelling
Unimproved Value	\$665,000 for (2022/2023)
Rates	\$3,249 for (2022/2023)
Land Tax	\$5,224 for (2022/2023)

Schedule of Elements on Site

Site works required	Yes, it is required	No, it is not required	It is possibly required
Water saving measures – to meet planning and development conditions (i.e.: Water Saving Fixture(s), Water tank(s))	✓		
Stormwater Channel Drain – required for parking on elevated blocks		✓	
Scaffolding/Mobile Scaffolding – height requirements structures above 3.5m from natural ground level (NGL)	✓		
Concrete Piers – likely to be imposed by utility providers due to close vicinity to easements.		✓	
Concrete Piers – as a requirement due to the elevations of your site or finish floor level requirements or other in ground structures i.e. pool		✓	
Underground water service upgrade – imposed by utility providers		✓	
Drainage upgrade – required when construction occurs over existing drainage, and/or connections are >15m and or challenging to access.	✓		
Site Cut and or fill - dependant on ground contours and elevations	✓		
Retaining wall - dependant on ground contours and elevations or change in natural ground level and battering/slope is not possible.		✓	

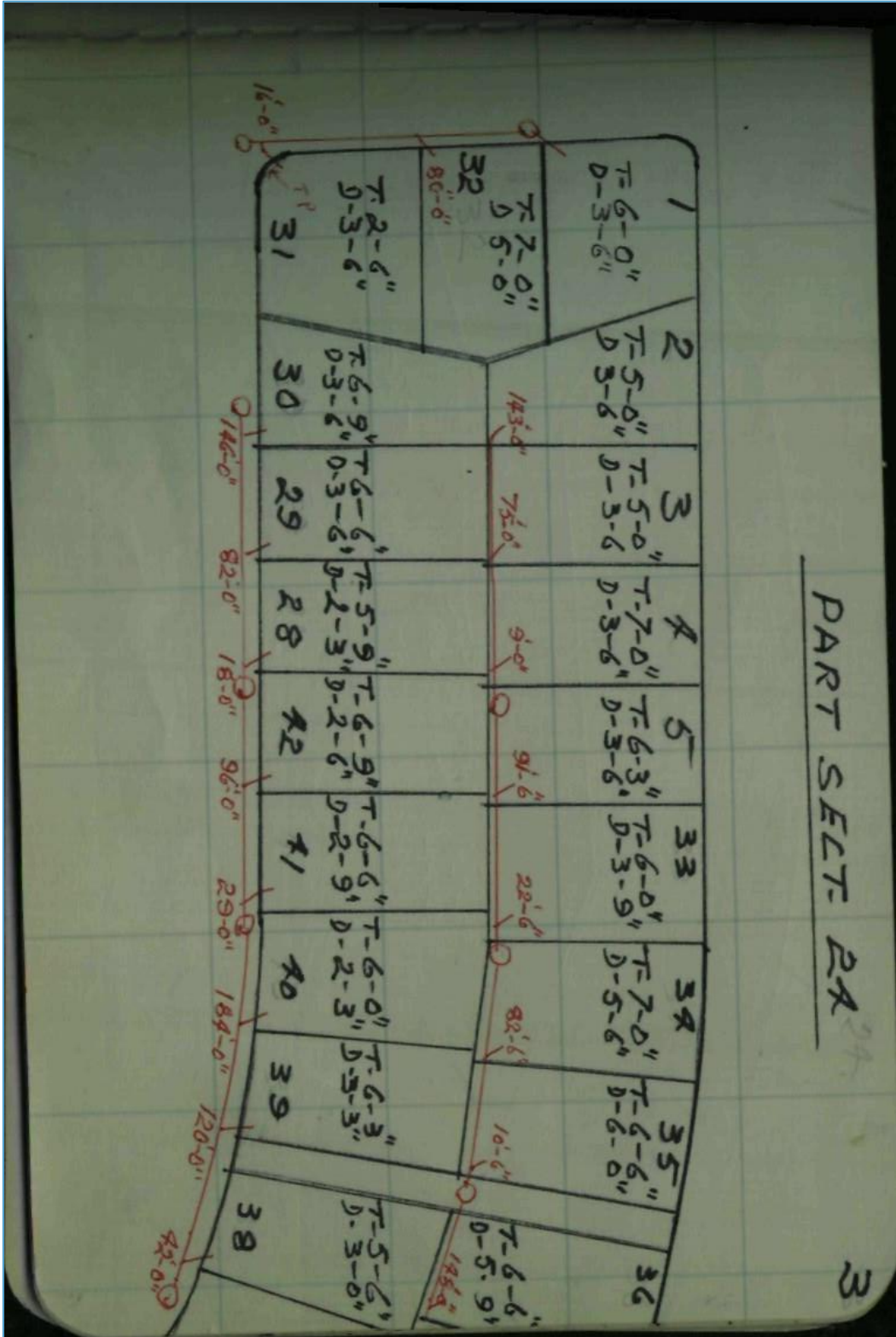
Demolition: Element name and notes	Yes, it is required	No, it is not required	It is possibly required
Access – will we need to modify the property to enable earthwork equipment to access the site		✓	
Existing structure: E.g. Garage, extensions, studios,	✓		
Minor existing structure: E.g. Clothesline, shed, fencing	✓		
Asbestos Testing and Clearance		✓	
Asbestos Removal		✓	
Concrete and Paving Demolition and Recycling – driveway, paths, concrete slabs, etc.	✓		
Removal of Garden and Shrubs		✓	
Removal of Existing Trees and or Tree stumps		✓	
Removal of existing Retaining wall		✓	
Steel recycling – sheds, garages, pergola roofs, etc.		✓	

Sanitary drainage plan



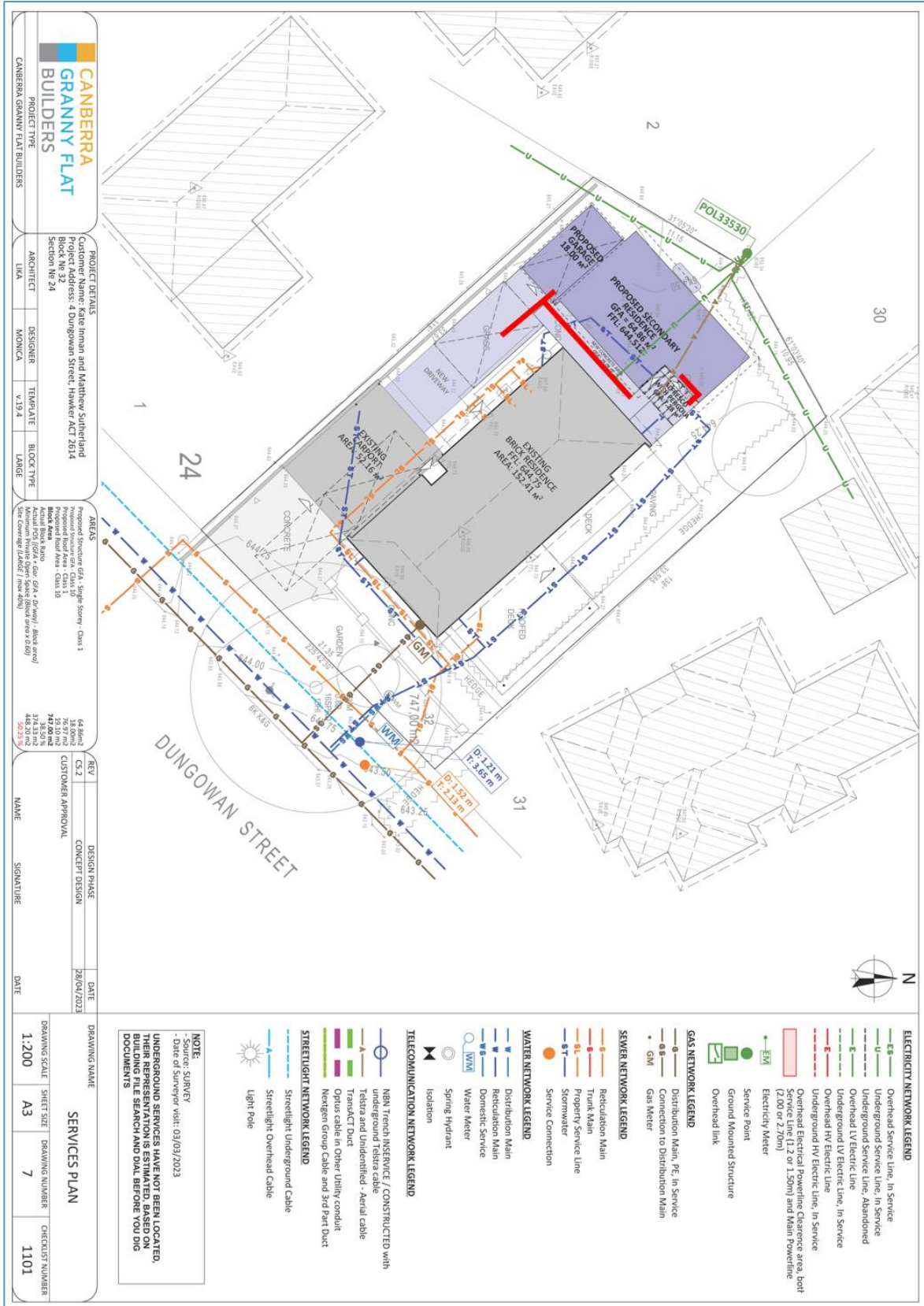
Plumbing tie search

On the Tie Image, **red lines** indicate sewerage, **green lines** indicate stormwater and **blue lines** indicate water supply. This search will only display the measurements and depth of the tie location for the selected block.



Proposed Drainage Connection

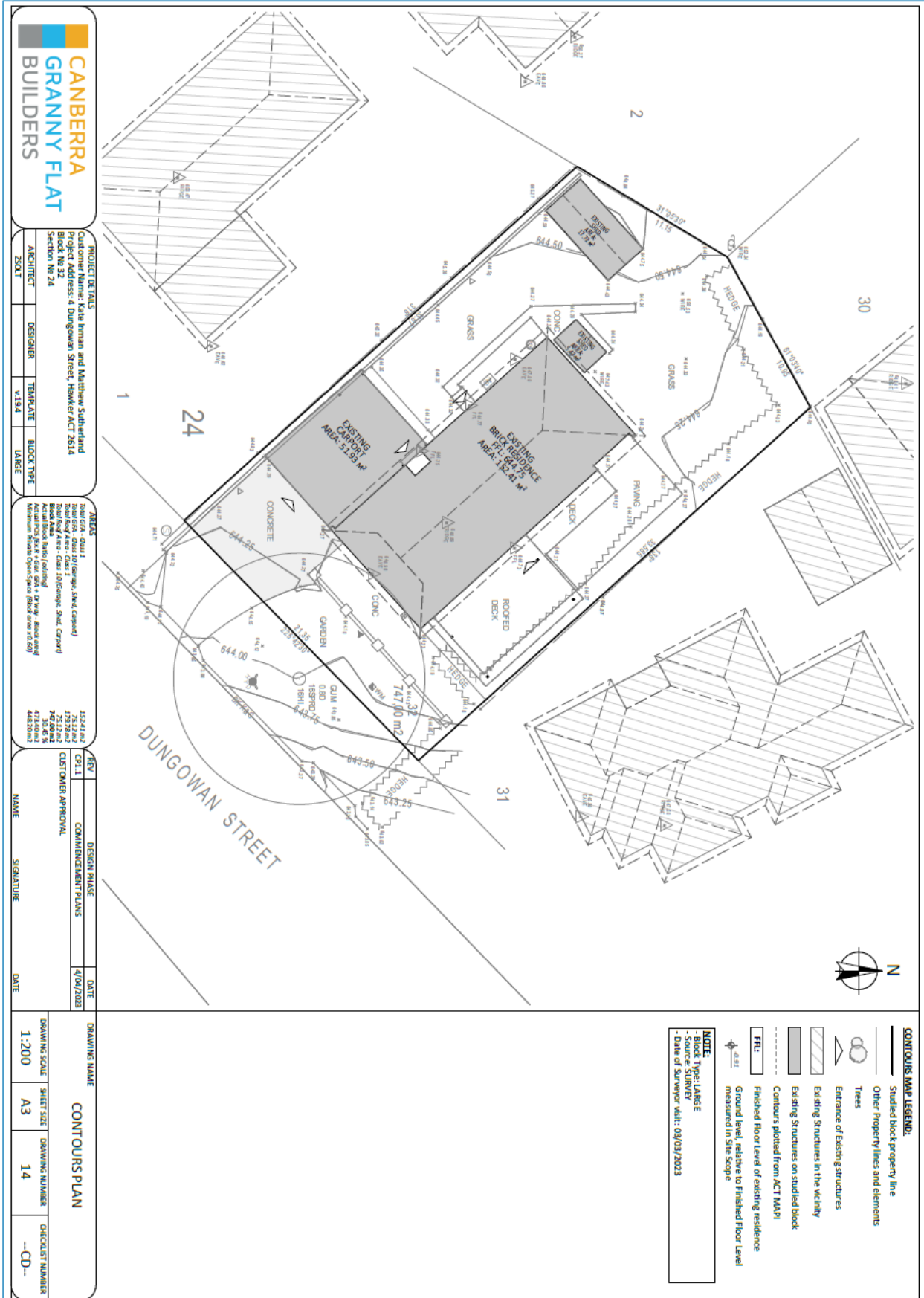
On the Proposed Drainage Connection, **red lines** indicate proposed drainage works.



Aerial view of the project block and surrounding neighbourhood



Aerial view of the project block with contours



CANBERRA GRANNY FLAT BUILDERS

PROJECT DETAILS
Customer Name: Kate Inman and Matthew Southland
Project Address: 4 Dungowan Street, Hawker ACT 2614
Block No 32
Section No 24

AREAS

Block 09A - Class 1 (Garage, Shed, Carport)	152.41 m ²
Block 09B - Class 1 (Garage, Shed, Carport)	179.29 m ²
Block 09C - Class 1 (Garage, Shed, Carport)	75.12 m ²
Block 09D - Class 1 (Garage, Shed, Carport)	70.06 m ²
Actual Block Area (including Allotment Reserve Open Space) Block 09A-09D	476.90 m ²
Actual Block Area (including Allotment Reserve Open Space) Block 09A-09D	469.90 m ²

REV

REV	DESCRIPTION	DATE
09-1	COMPLETION PLANS	4/04/2023

DRAWING NAME

DRAWING NAME	CONTOURS PLAN
DRAWING SCALE	1:200
SHEET SIZE	A3
DRAWING NUMBER	14
CHECKLIST NUMBER	-CD-

CONTOURS MAP LEGEND:

- Studied block property line
- Other Property lines and elements
- Trees
- Entrance of Existing structures
- Existing Structures on studied block
- Existing Structures on ACT MAP
- Contour plotted from ACT MAP
- Finished floor level of existing residence
- Ground level, relative to Finished floor level measured in Site scope

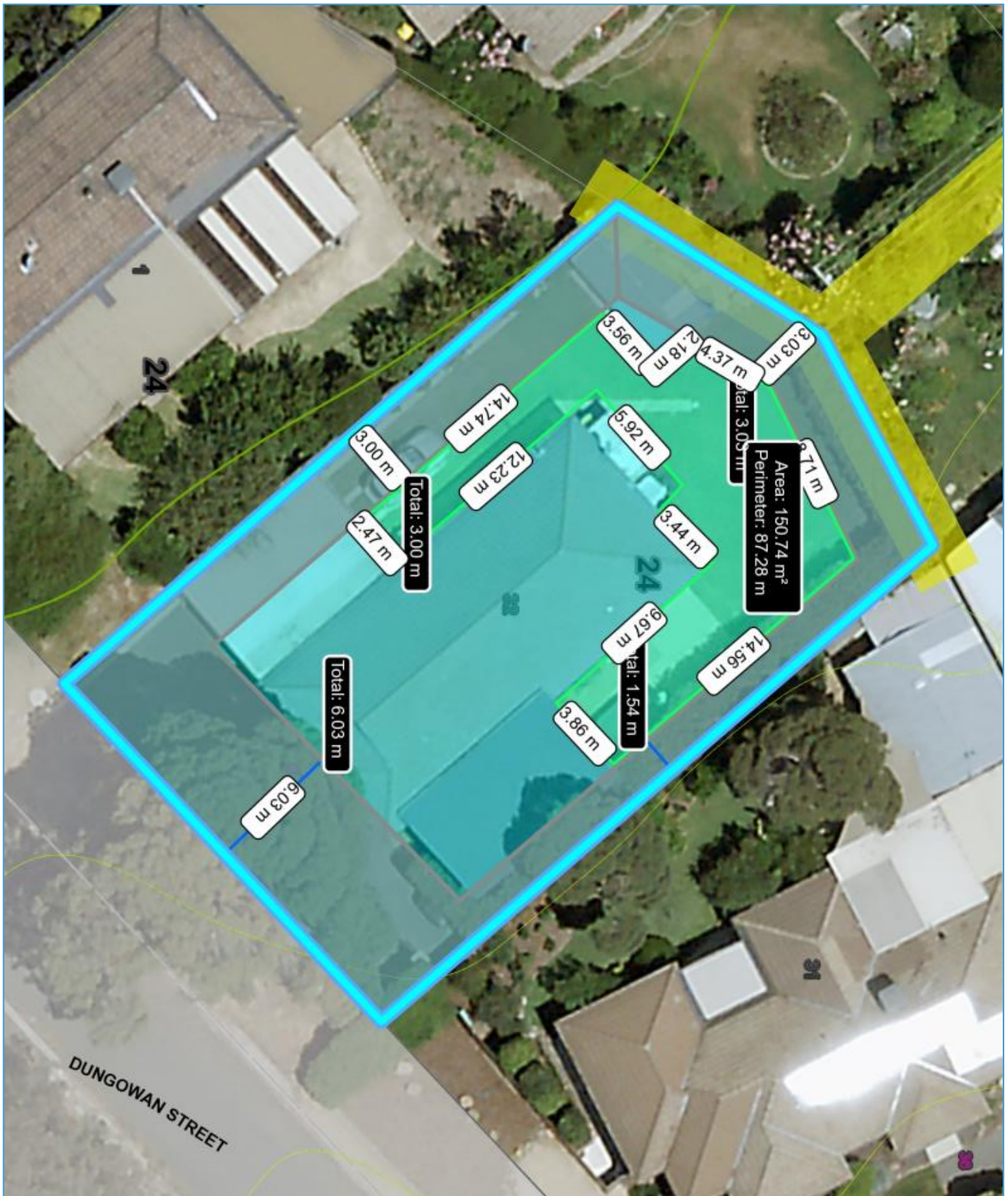
NOTE:

- Block Type: LARGE
- Source: SUNTER
- Date of Survey: 03/03/2023

Aerial view of the project block with Electrical Easement



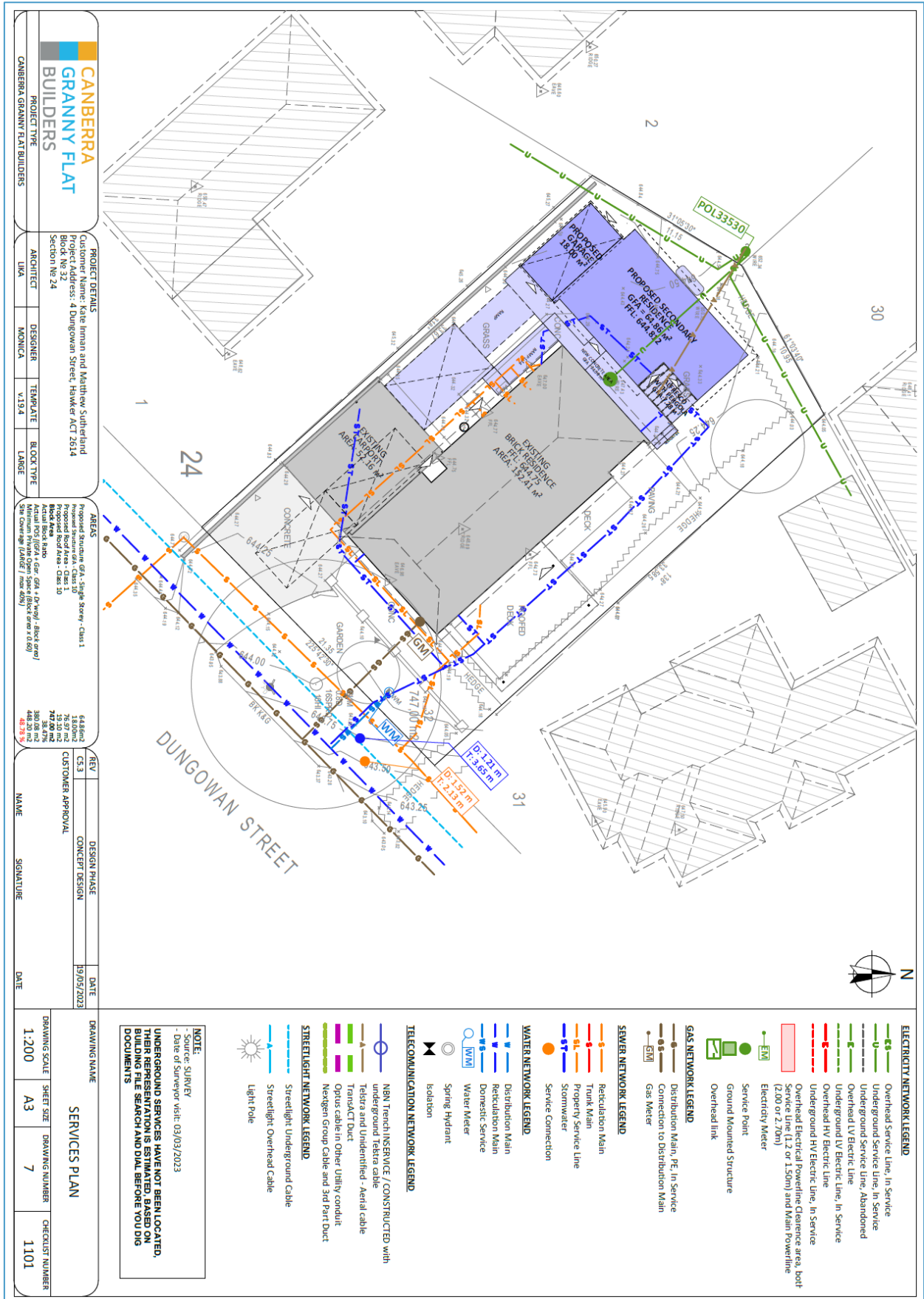
Aerial view of the project block with Easement, Offsets and Building Zone



Existing Meter



Services Location



PROJECT TYPE	CANBERRA GRANNY FLAT BUILDERS
ARCHITECT	USA
DESIGNER	MONICA
TEMPLATE	V19.4
BLOCK TYPE	LARGE

PROJECT DETAILS Customer Name: Kate Inman and Mathew Southland Project Address: 4 Dungowan Street, Hawker ACT 2614 Block No 32 Section No 24	
AREAS Proposed Structure GFA - Single Storey - Class 1 Proposed Structure GFA - Class 10 Proposed Road Area - Class 10 Block Area Proposed Road Area Minimum Private Open Space (Block over 7 x 60) Minimum Private Open Space (Block over 1 x 60)	
648sqm	18sqm
13,10 m ²	13,10 m ²
747,00 m ²	380,08 m ²
448,20 m ²	448,20 m ²

REV	DESIGN PHASE	DATE
CS.3	CONCEPT DESIGN	19/05/2023
CUSTOMER APPROVAL		
NAME	SIGNATURE	DATE

DRAWING NAME	SERVICES PLAN
DRAWING SCALE	1:200
SHEET SIZE	A3
DRAWING NUMBER	7
CHECKLIST NUMBER	1101

Powerline Connection

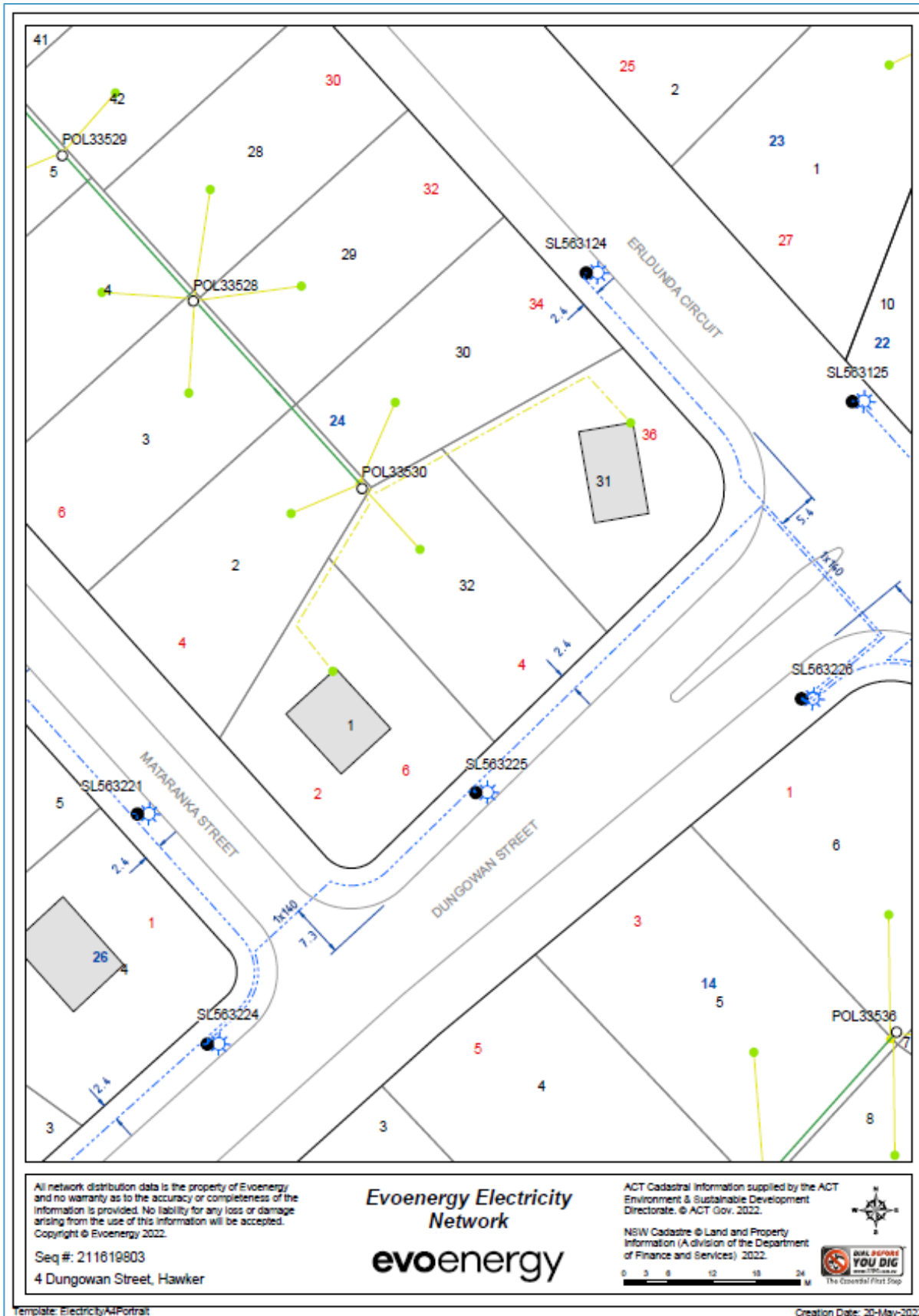


Aerial view of the project block with power lines and connections

Dotted line indicates underground power line.



Evo Energy Electricity Network



Evo Energy Electricity Network Legend

ELECTRICITY NETWORK LEGEND

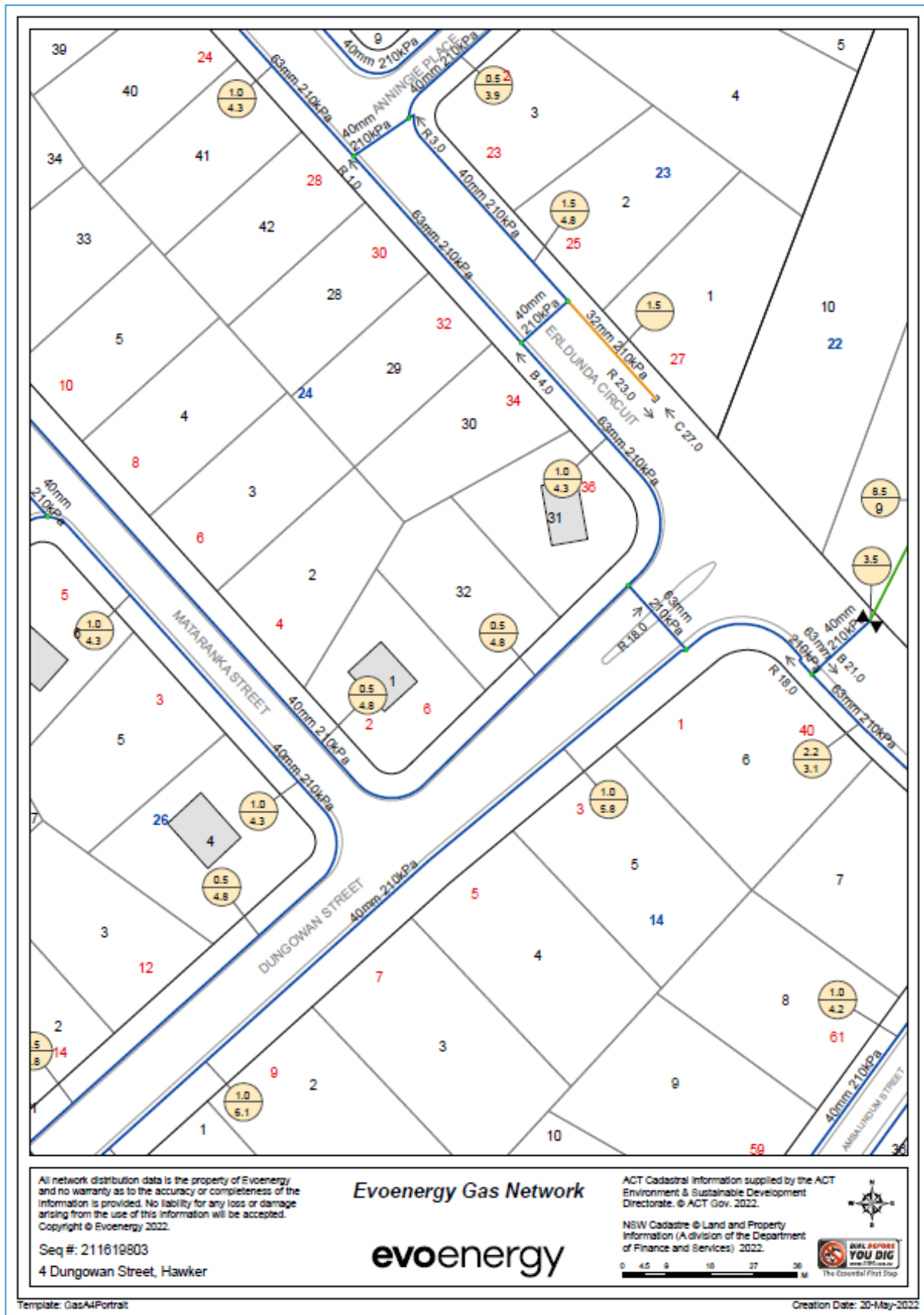
<p>Support Structure (Distribution)</p> <ul style="list-style-type: none"> ○ Pole ○ Streetlight-Only Pole <p>Support Structure (Transmission)</p> <ul style="list-style-type: none"> ○ Pole ⊞ Tower ⊞ Yard Structure <p>Underground Structure</p> <ul style="list-style-type: none"> ⊞ Pit <p>Recloser</p> <ul style="list-style-type: none"> ⊞ Recloser <p>Building</p> <ul style="list-style-type: none"> ⊞ Zone Building ⊞ Standalone Chamber <p>Switches</p> <ul style="list-style-type: none"> ⊞ Air Break ⊞ Load Break ⊞ Overhead Link <p>Fuse</p> <ul style="list-style-type: none"> ⊞ Drop Out Fuse <p>Service Point</p> <ul style="list-style-type: none"> ● Service Point <p>Streetlight</p> <ul style="list-style-type: none"> ● Streetlight Controller <p>Joint</p> <ul style="list-style-type: none"> × Cable Joint <p>Underground Earth Cable</p> <ul style="list-style-type: none"> — Underground Earth Cable <p>Fibre Communication Cable</p> <ul style="list-style-type: none"> — Fibre Communication Cable <p>Copper Communication Cable</p> <ul style="list-style-type: none"> — Pilot Cable <p>Streetlight</p> <ul style="list-style-type: none"> ⊞ Streetlight ● Streetlight Controller ⊞ Streetlight Photoelectric Controller ● Other Streetlight Support ● Streetlight Column <p>Streetlight Cable</p> <ul style="list-style-type: none"> — Overhead Streetlight Line --- Underground Streetlight Line, In Service ----- Underground Streetlight Line, Abandoned 	<p>Transmission Line</p> <ul style="list-style-type: none"> — Overhead Transmission Line — Underground Transmission Line, In Service --- Underground Transmission Line, Abandoned <p>HV Electric Lines</p> <ul style="list-style-type: none"> — Overhead HV Electric Line --- Underground HV Electric Line, In Service ----- Underground HV Electric Line, Abandoned <p>LV Electric Lines</p> <ul style="list-style-type: none"> — Overhead LV Electric Line --- Underground LV Electric Line <= 50 mm ----- Underground LV Electric Line, In Service ----- Underground LV Electric Line, Abandoned --- Underground LV Electric Line > 50 mm ----- Underground LV Electric Line, In Service ----- Underground LV Electric Line, Abandoned <p>Service Lines</p> <ul style="list-style-type: none"> — Overhead Service Line --- Underground Service Line <= 50 mm ----- Underground Service Line, In Service ----- Underground Service Line, Abandoned --- Underground Service Line > 50 mm ----- Underground Service Line, In Service ----- Underground Service Line, Abandoned <p>Ground Mounted Structure</p> <ul style="list-style-type: none"> ⊞ Streetlight Control Cubicle ⊞ Distribution Box ⊞ Point-Of-Entry Cubicle ⊞ HV Switching Station ⊞ Kiosk ⊞ Padmount ⊞ Link Pillar ⊞ Micro Pillar ⊞ Mini Pillar ⊞ Pregnant Column ⊞ Communication Cubicle ⊞ SCADA Cubicle <p>Electric Supply Site</p> <ul style="list-style-type: none"> ⊞ 132KV Switching Station ⊞ Bulk Supply Station ⊞ Mobile Zone Substation ⊞ Zone Substation ⊞ Overhead Substation ⊞ Chamber Substation ⊞ Stockade
---	---

IMPORTANT NOTE:

- The term 'ABANDONED' is utilised to identify an underground cable that has been physically disconnected from the Evoenergy electricity network, is not in service and cannot readily be put back into service without specific augmentation and/or reconnection works. Cable(s) identified by Evoenergy as 'ABANDONED' have been discarded in-situ by Evoenergy. ALL cables should be treated as 'LIVE' and Dangerous until proven de-energised and safe.

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Evo Energy Gas Network



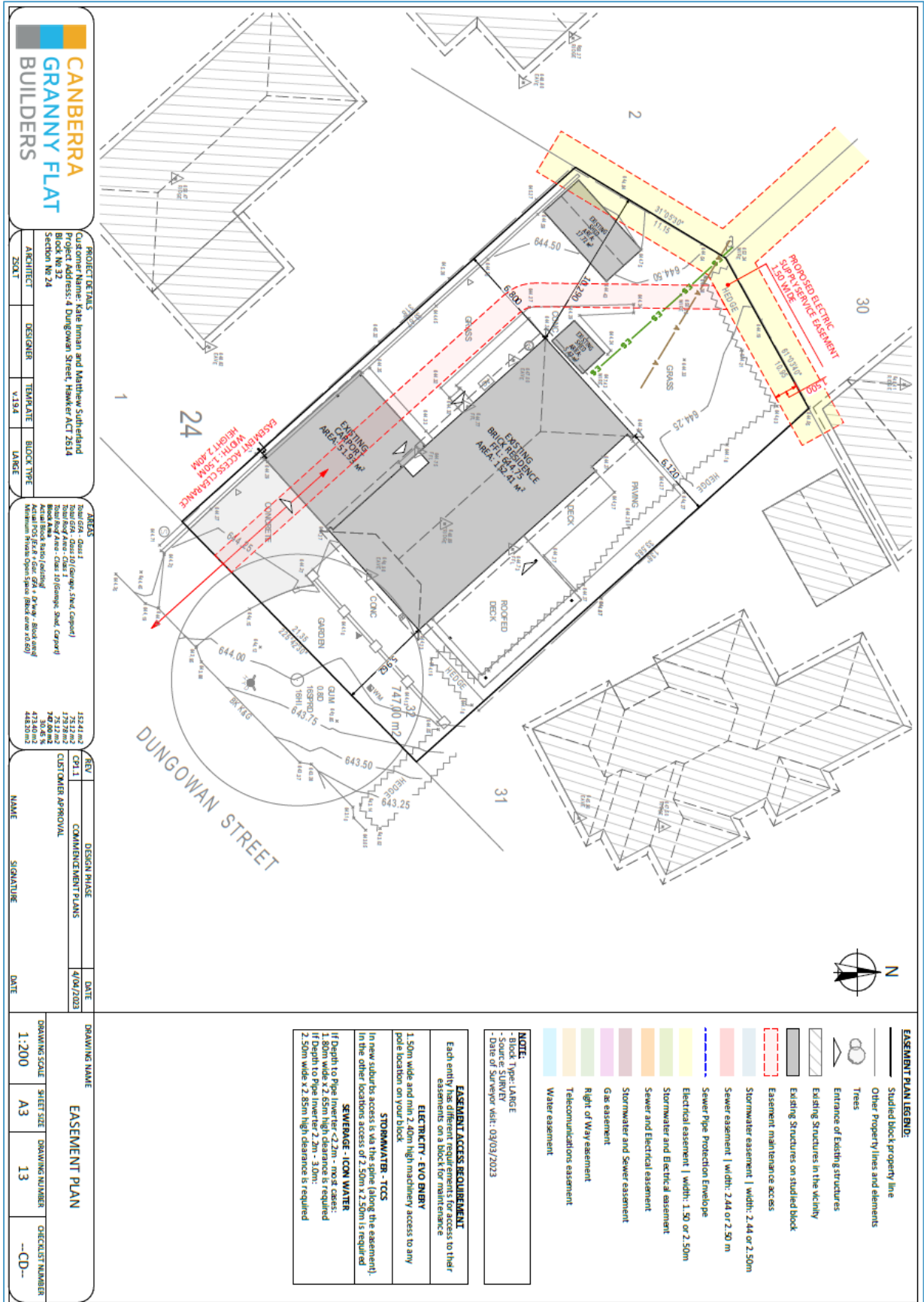
Evo Energy Gas Network Legend

GAS NETWORK LEGEND

<p>Gas Station CRITICAL</p> <ul style="list-style-type: none"> District Regulator Trunk Receiving Station Primary Regulating Station Bulk Metering Station Pressure Monitoring Station Scraper Station Boundary Regulator Set Secondary Boundary Regulator Set Valve Station <p>Gas Device</p> <ul style="list-style-type: none"> <all other values> Isolation Valve Odouriser Siphon Waterbath Heater Filter Catalyst Heater Silencer Regulator <p>Gas Device High Risk Valve CRITICAL</p> <ul style="list-style-type: none"> High Risk Area Isolation <p>Gas Meter</p> <ul style="list-style-type: none"> Domestic Meter IndustCommMeter Secondary Meter Set <p>Gas Fitting</p> <ul style="list-style-type: none"> EndCap Tee ExpansionJoint Flange Reducer Cross ServiceSaddle InsulationJoint GaugingPoint <p>CPAnode</p> <ul style="list-style-type: none"> AnodeGroundBed SacrificialAnode <p>CPRectifier</p> <ul style="list-style-type: none"> TransformerRectifier 	<p>CPCable</p> <ul style="list-style-type: none"> CPRectifierCable CPGroundBedCable <p>Conduit</p> <ul style="list-style-type: none"> Conduit <p>Gas Structure</p> <ul style="list-style-type: none"> <all other values> CPKiosk Pit StationStructure <p>Gas Service</p> <ul style="list-style-type: none"> <all other values> Gas Service IN USE Gas Service NOT IN USE <p>Gas Service STEEL or MAOP >=1050 OR DIA >=75mm CRITICAL</p> <ul style="list-style-type: none"> Gas Service IN SERVICE Gas Service NOT IN SERVICE <p>Gas Pipe</p> <ul style="list-style-type: none"> <all other values> DistributionMain, Nylon, InService Gas Pipe NOT IN USE DistributionMain, PE, InService DistributionMain, Copper, InService <p>Gas Pipe STEEL OR MAOP >=1050 OR DIA >=75mm CRITICAL</p> <ul style="list-style-type: none"> DistributionMain, Copper, InService DistributionMain, Nylon, InService DistributionMain, PE, InService PrimaryMain, Steel, InService PrimaryMain, Steel, Proposed SecondaryMain, Steel, InService SecondaryMain, Steel, Proposed TransmissionMain, Steel, InService Gas Pipe NOT IN USE <p>R 10.0 = DISTANCE TO ROAD B 10.0 = DISTANCE TO BOUNDARY E 10.0 = DISTANCE TO END C 10.0 = DISTANCE TO CHANGE OF DIRECTION</p> <p> = DISTANCE FROM MAIN TO KERB = DISTANCE FROM MAIN TO BOUNDARY</p>
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Access to Easements



CANBERRA GRANNY FLAT BUILDERS

PROJECT DETAILS
 Customer Name: Kate Inman and Matthew Sutcliffe
 Project Address: 4 Dungowan Street, HEMLOCK ACT 2614
 Section No 24
 ARCHITECT: ZS&T DESIGNER: V154 TEMPLATE: BUCK TYPE: LABE

AREAS
 Total Area: 124.4 m²
 Road Area: 179.79 m²
 Road Area: 76.80 m²
 Actual Block Area (including 40% of Medium Density Open Space Block over 700)

REV
 CPT 1 CUSTOMER APPROVAL DATE: 4/04/2023

DESIGN PHASE
 COMMENCEMENT PLANS DATE

DRAWING NAME
 EASEMENT PLAN

DRAWING SCALE
 1:200

SHEET SIZE
 A3

DRAWING NUMBER
 13

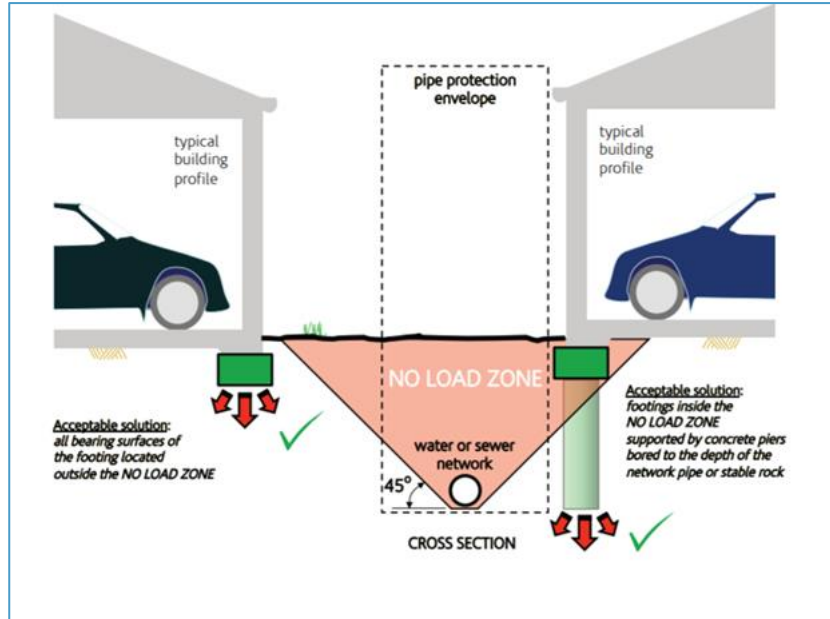
CHECKLIST NUMBER
 --CD--

- EASEMENT PLAN LEGEND:**
- Studied block property line
 - Other Property lines and elements
 - Trees
 - Entrance of Existing structures
 - Existing Structures in the vicinity
 - Existing Structures on studied block
 - Easement maintenance access
 - Stormwater easement | width: 2.44 or 2.50m
 - Sewer easement | width: 2.44 or 2.50 m
 - Sewer Pipe Protection Envelope
 - Electrical easement | width: 1.50 or 2.50m
 - Stormwater and Electrical easement
 - Sewer and Electrical easement
 - Stormwater and Sewer easement
 - Gas easement
 - Right of Way easement
 - Telecommunications easement
 - Water easement
- EASEMENT ACCESS REQUIREMENT**
 Each entity has different requirements for access to their easements on a block for maintenance
- ELECTRICITY - EVO ENERGY**
 1.50m wide and min 2.40m high machinery access to any pole location on your block
- STORMWATER - TCS**
 In new suburbs access is via the spine (along the easement). In the other locations access of 2.50m x 2.50m is required.
- SEWERAGE - ICON WATER**
 If Depth to Pipe Inverter < 2m - not at cases:
 1.80m wide x 2.65m high clearance is required
 If Depth to Pipe Inverter 2.2m - 3.0m:
 2.50m wide x 2.85m high clearance is required
- NOTE:**
 Type/LARGE
 Source/SUNNY
 Date of Surveyor visit: 09/03/2023

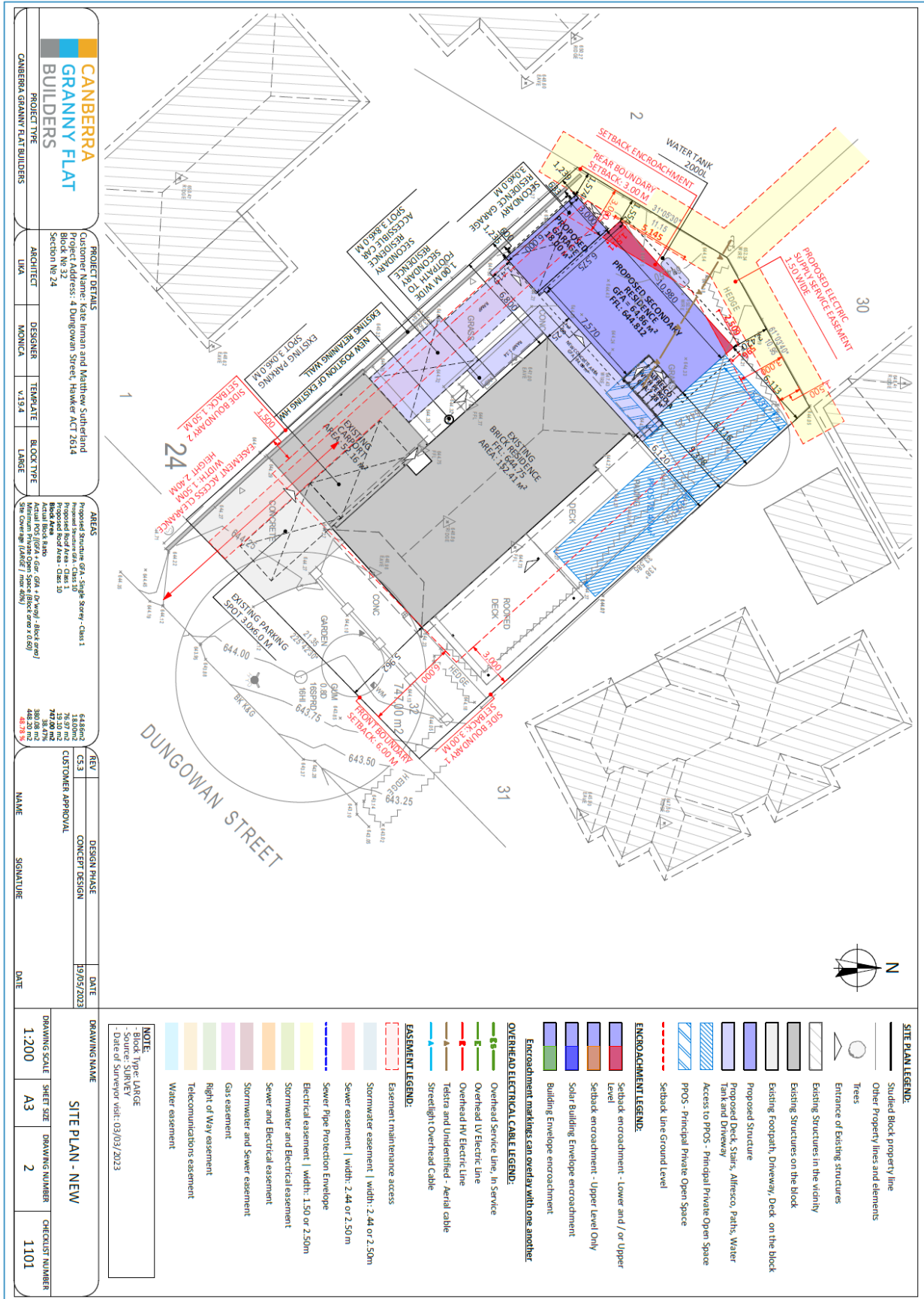
Concrete Piers for Easements

Easement requirements- Sewer and Stormwater Easements

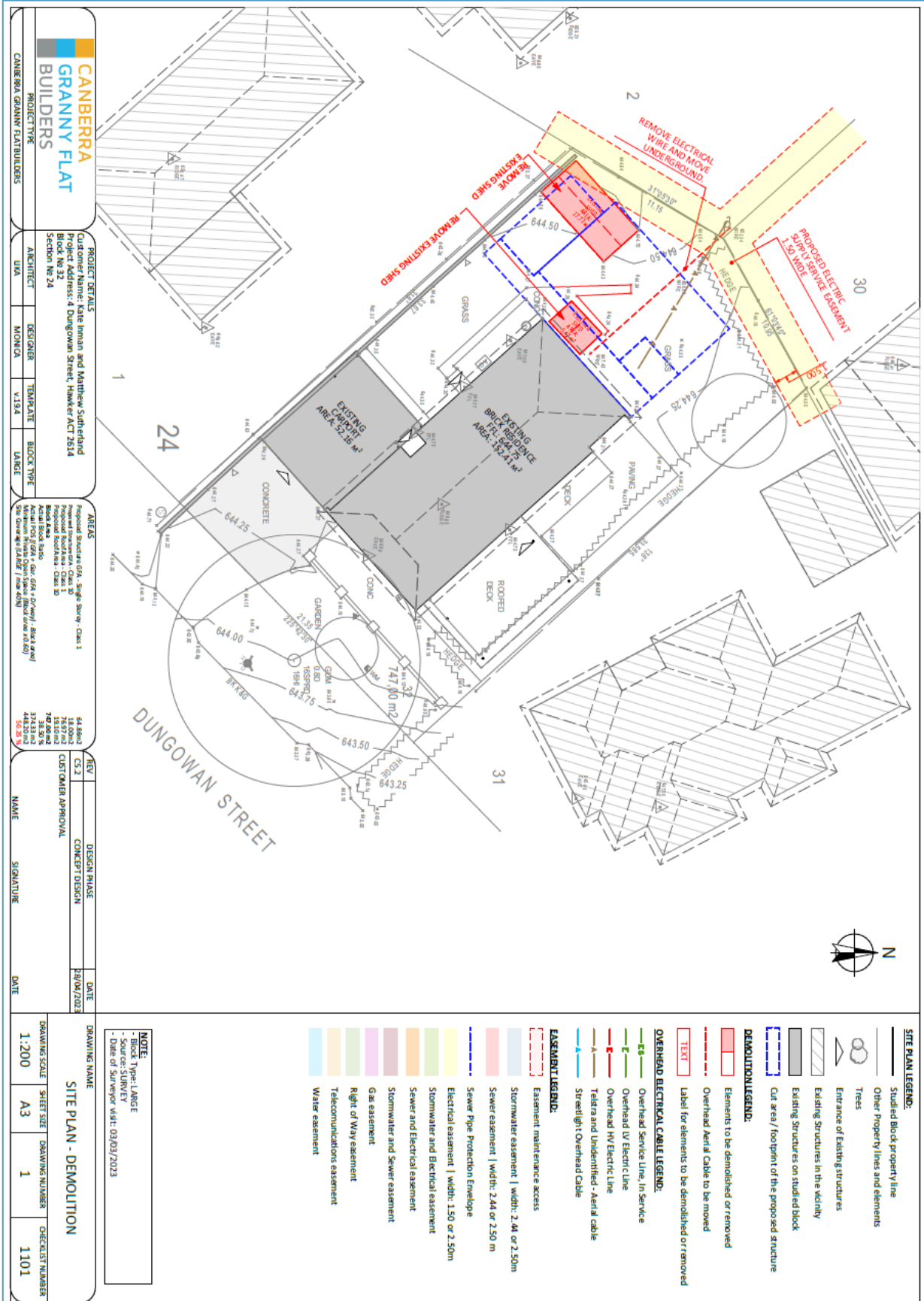
Below is an image from Icon Water representing their requirements should a structure be built near a sewer easement.



Allocation of parking behind the building line



Demolition Plan



<p>CANBERRA GRANNY FLAT BUILDERS</p>	
<p>PROJECT DETAILS</p> <p>Customer Name: Kate Inman and Matthew Sutcliffe Block No: 32 Section No: 24</p>	<p>ARCHITECT</p> <p>UWA</p>
<p>DESIGNER</p> <p>MONICA</p>	<p>TEMPERATURE</p> <p>V.13.4</p>
<p>BLOCK TYPE</p> <p>LARGE</p>	<p>AREAS</p> <p>Proposed Structure GFA: Single Storey - Class 1 Proposed Footpath - Class 1 Proposed Footpath - Class 30 Actual Block Size Actual Footprint Actual Coverage Site Coverage (incl. new driveway)</p>
<p>REV</p> <p>CS.2</p>	<p>DESIGN PHASE</p> <p>CONCEPT DESIGN</p>
<p>DATE</p> <p>28/04/2023</p>	<p>DATE</p> <p>28/04/2023</p>
<p>NAME</p> <p>SIGNATURE</p>	<p>DATE</p> <p>28/04/2023</p>

NOTE:
 - Block Type: LARGE
 - Source: SURVEY
 - Date of Surveyor visit: 03/03/2023

DRAWING NAME
 SITE PLAN - DEMOLITION

DRAWING SCALE
 1:200

SHEET SIZE
 A3

DRAWING NUMBER
 1

CHECKLIST NUMBER
 1101

SITE PLAN LEGEND:

- Studied Block property line
- Other Property lines and elements
- Trees
- Entrance of Existing structures
- Existing Structures in the vicinity
- Existing Structures on studied block
- Cut area / footprints of the proposed structure

DEMOLITION LEGEND:

- Elements to be demolished or removed
- Overhead Aerial Cable to be moved

OVERHEAD ELECTRICAL CABLE LEGEND:

- Overhead Service Line, In Service
- Overhead LV Electric Line
- Overhead HV Electric Line
- Telstra and unidentified - Aerial cable
- Streetlight Overhead Cable

EASEMENT LEGEND:

- Easement maintenance access
- Stormwater easement | width: 2.44 or 2.50m
- Sewer easement | width: 2.44 or 2.50 m
- Sewer Pipe Protection Envelope
- Electrical easement | width: 1.50 or 2.50m
- Stormwater and Electrical easement
- Sewer and Electrical easement
- Stormwater and Sewer easement
- Gas easement
- Right of Way easement
- Telecommunications easement
- Water easement

Path of access to project site

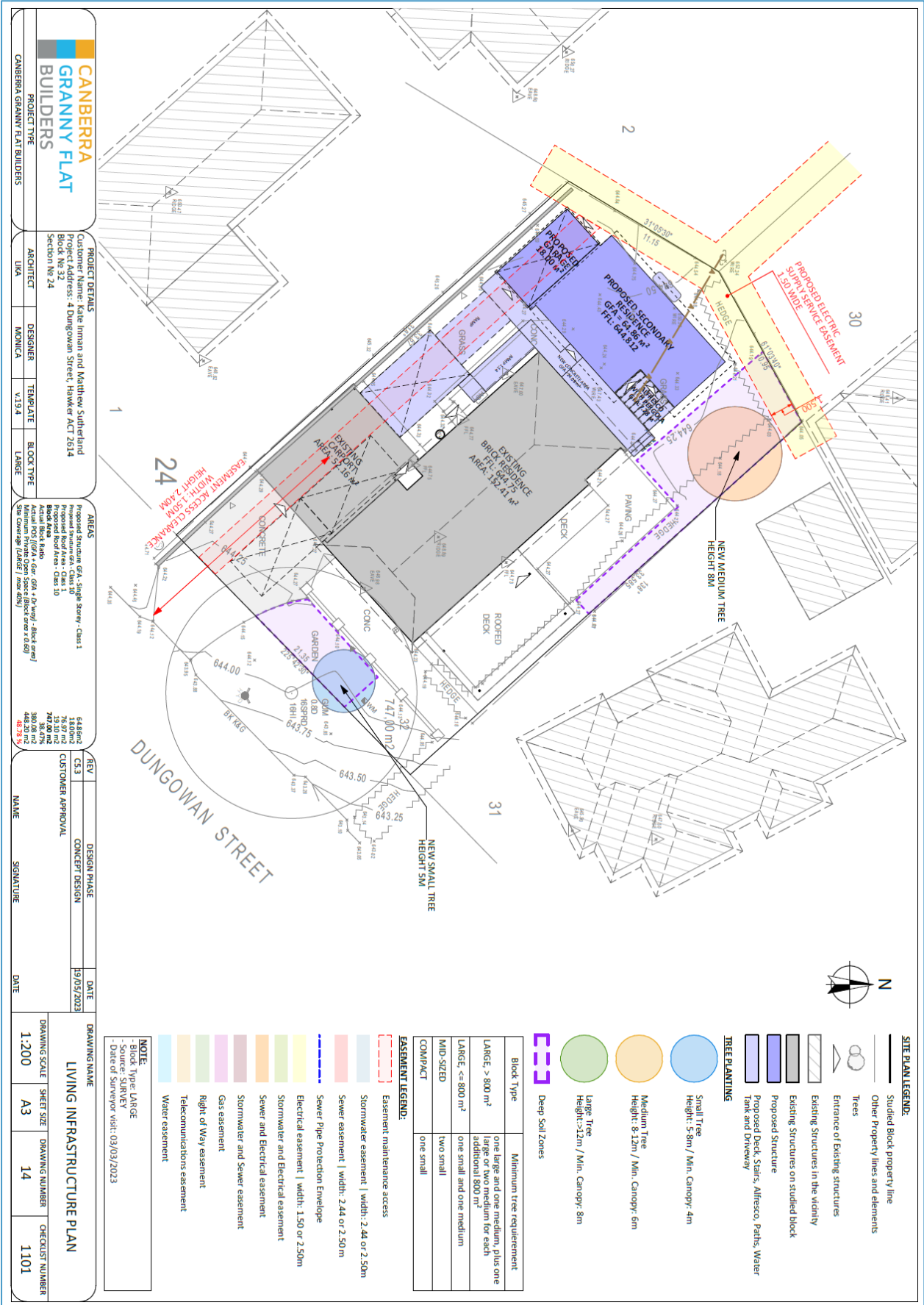
Red dotted line indicates proposed access.

There maybe other points of access for machinery and delivery of materials.

If existing landscaping must be disturbed in order to gain access for machinery and materials, the repair of this disturbance is not included, unless otherwise stated.



Living Infrastructure plan



CANBERRA GRANNY FLAT BUILDERS

PROJECT TYPE ARCHITECT: LUKA DESIGNER: MONICA TEMPLATE: V19.4 BLOCK TYPE: LARGE

PROJECT DETAILS
Customer Name: Kate Inman and Matthew Suttherland
Project Address: 4 Dungowan Street, Hawker ACT 2614
Block No 32 Section No 24

AREAS

Proposed Structure (GA - Single Storey - Class 1)	64,862
Proposed Road Area - Class 1	1,800
Proposed Road Area - Class 10	76,97
Proposed Road Area - Class 10	7,472.00
Actual Block Area	380.28
Minimum Private Open Space (Block cover x 0.60)	48.20
Site Coverage (Land / Area)	46.35%

REV	DESIGN PHASE	DATE
C53	CONCEPT DESIGN	19/09/2023

DRAWING SCALE	1:200
SHEET SIZE	A3
DRAWING NUMBER	14
CHECKLIST NUMBER	1101

- SITE PLAN LEGEND:**
- Studied Block property line
 - Other Property lines and elements
 - Trees
 - Entrance of Existing structures
 - Existing Structures in the vicinity
 - Existing Structures on studied block
 - Proposed Structure
 - Proposed Deck, Stairs, Alfresco, Paths, Water Tank and Driveway
- TREE PLANTING**
- Small Tree
Height: 5.8m / Min. Canopy: 4m
 - Medium Tree
Height: 8.12m / Min. Canopy: 6m
 - Large Tree
Height: >12m / Min. Canopy: 8m
- EASEMENT LEGEND:**
- Essent maintenance access
 - Stormwater easement | width: 2.44 or 2.50m
 - Sewer easement | width: 2.44 or 2.50m
 - Sewer Pipe Protection Envelope
 - Electrical easement | width: 1.50 or 2.50m
 - Stormwater and Electrical easement
 - Sewer and Electrical easement
 - Stormwater and Sewer easement
 - Gas easement
 - Right of Way easement
 - Telecommunications easement
 - Water easement
- NOTE:**
- Block Type: LARGE
- Source: SURVEY
- Date of Surveyor visit: 09/03/2023

List of relevant components

Additional Structures

2,000L Slimline Poly Tank on Concrete Slab with Electric Water Pressure Pump

- Poly tank installed on reinforced concrete slab.
- Connection of new roof to tank, with sealed UPVC downpipes.
- Overflow connected to existing storm water system.
- Electric water pressure pump connected to new toilet(s), laundry cold-water tap and exterior tap(s).
- Automatic changeover feature. Water supply to toilet(s), laundry cold and exterior tap(s) will automatically switch from tank water to mains water when the tank level is low.
- Includes exterior power point.
- Connection to existing roofs and existing toilet(s), laundry cold and exterior tap(s) will attract additional investments.

Concrete Driveway

- Choice of grey, terracotta or limestone coloured concrete.
- Pour concrete slab.
- Pour concrete footings.
- Install structural steel reinforcement.
- Construct concrete formwork.
- Includes 33.66 m².

Concrete Deck

- Included as illustrated.
- Choice of grey, terracotta or limestone coloured concrete.
- Pour concrete slab.
- Pour concrete footings.
- Install structural steel reinforcement.
- Construct concrete formwork.
- Includes 20 m².

Deck Stairs

Your choice of Traditional Australian Hardwood Solid Tread Stairs or Australian Hardwood Decking Board Stairs

Traditional Australian Hardwood Solid Tread Stairs

- Install Australian hardwood 240mm wide x 45mm thick treads and 240mm wide x 45 mm thick stringers.
- Includes galvanised post stirrups.
- Pour mass concrete footings.

- Apply exterior timber oil system.

Or

Australian Hardwood Decking Board Stairs

- Install Australian hardwood 86mm wide x 19mm thick decking boards.
- Boards fixed to frame with stainless steel decking screws with 3mm to 5mm gaps.
- Includes structural treated pine frame with galvanised post stirrups.
- Pour mass concrete footings.
- Apply exterior timber oil system.

Timber Deck Landing

Australian Hardwood Timber Deck Frame

- Install Australian hardwood frame with galvanised post stirrups.
- Pour mass concrete footings.
- Apply exterior timber oil system.
- Designed and installed to Australian Standard 1684.

Australian Hardwood Timber Decking Boards

- Install Australian hardwood 86mm wide x 19mm thick decking boards.
- Client may choose other dimensions or materials of decking boards, this may attract additional investment.
- Fixed to frame with galvanised steel or stainless steel decking screws with 2mm to 5mm gaps.
- Apply exterior timber oil system.
- Designed and installed to Australian Standard 1684.

Demolition

Existing Structure - Small Shed

- Demolish relevant sections of existing building or structure.
- Remove waste from the project site.
- Recycle materials including steel, concrete and timber when possible.
- Includes disconnection of power, water, sewer and stormwater if required.
- Does not include the removal of personal items and freestanding storage systems.
- Does not include the removal of Asbestos.

Existing Structure - Large Shed

- Demolish relevant sections of existing building or structure.
- Remove waste from the project site.
- Recycle materials including steel, concrete and timber when possible.
- Includes disconnection of power, water, sewer and stormwater if required.

- Does not include the removal of personal items and freestanding storage systems.
- Does not include the removal of Asbestos.

Concrete Recycling – Small Shed Slab

- Excavate and remove concrete as required to complete construction of proposed project.
- Recycle concrete where possible.
- Cut concrete as required with concrete cutting demolition saws.
- Additional structures, trees, rocks, or any other items that are required to be removed, that are not reasonably visible are not included.

Concrete Recycling – Large Shed Slab

- Excavate and remove concrete as required to complete construction of proposed project.
- Recycle concrete where possible.
- Cut concrete as required with concrete cutting demolition saws.
- Additional structures, trees, rocks, or any other items that are required to be removed, that are not reasonably visible are not included.

Concrete Recycling – Backyard Path

- Excavate and remove concrete as required to complete construction of proposed project.
- Recycle concrete where possible.
- Cut concrete as required with concrete cutting demolition saws.
- Additional structures, trees, rocks, or any other items that are required to be removed, that are not reasonably visible are not included.

Mandatory

Drainage Upgrade – Diversion

- Supply and installation of all sewer and storm water drainage, including excavation requirements for the following
 - large distances from existing sewer and storm water drainage infrastructure, and or,
 - challenging access and or complexities to connect to existing services, i.e. connection through retaining wall.
 - connection to the existing infrastructure required drainage to be rediverted to avoid running under new or existing building and structures.
- All new work to be completed using uPVC sewer and storm water pipe.
- Please note: If existing landscaping must be disturbed in order to dig trenches required for underground services, the repair of this disturbance is not included, unless otherwise stated.

Excavation and Earthworks – Site Cut and/or Fill

- Excavation of the site to achieve required building levels.
- Materials from the site cut are moved to another area on the property as fill.

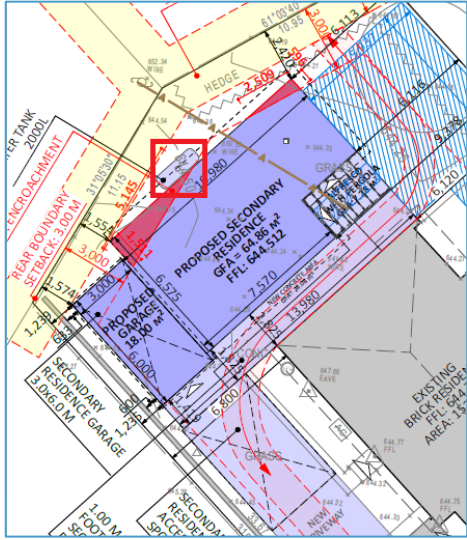
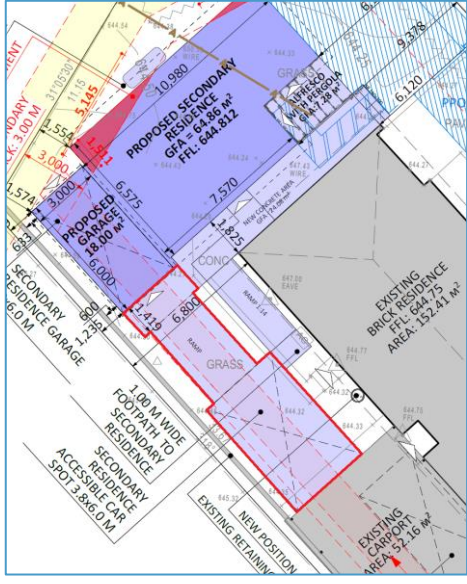
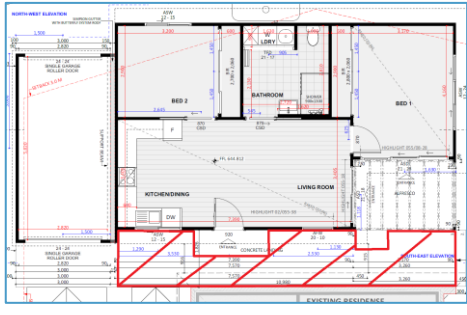
Scaffolding

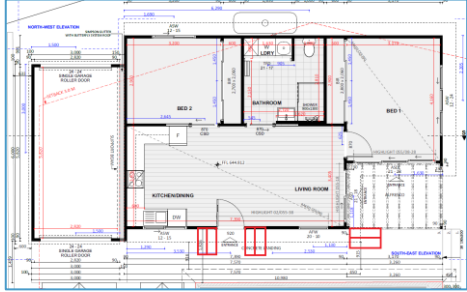
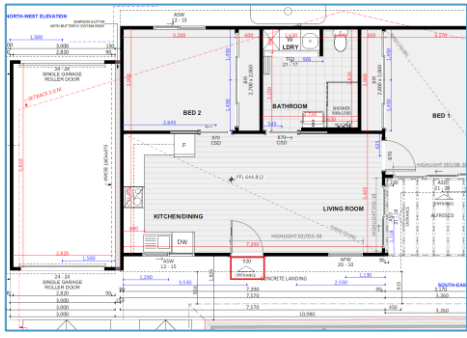


- Supply and construct scaffolding system to meet safety standards to construct the upper levels of the new building(s).
- Designed and installed to meet the requirements of the WHS National Code of Practice.
- Required due to the specific topography of the site.


Details of Components


Additional Structures

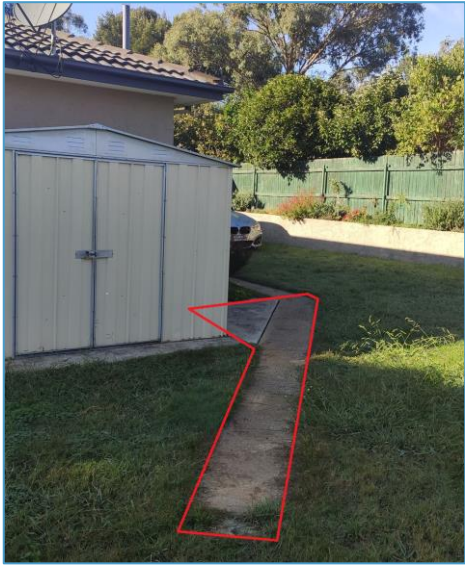
Item	Photos	Materials	Dimensions	
<p>2,000L Slimline Poly Tank on Concrete Slab with Electric Water Pressure Pump</p>		<p>N/A</p>	<p>Area (m²)</p>	<p>N/A</p>
			<p>Volume (m³)</p>	<p>N/A</p>
			<p>Lineal Meters (m)</p>	<p>N/A</p>
			<p>Length (m)</p>	<p>N/A</p>
			<p>Width (m)</p>	<p>N/A</p>
			<p>Height/Depth (m)</p>	<p>N/A</p>
			<p>Price</p>	<p>\$3,925.00</p>
<p>Concrete Driveway</p>		<p>Concrete</p>	<p>Area (m²)</p>	<p>33.66</p>
			<p>Volume (m³)</p>	<p>N/A</p>
			<p>Lineal Meters (m)</p>	<p>N/A</p>
			<p>Length (m)</p>	<p>N/A</p>
			<p>Width (m)</p>	<p>N/A</p>
			<p>Height/Depth (m)</p>	<p>N/A</p>
			<p>Price</p>	<p>\$8,834.96</p>
<p>Concrete Deck</p>		<p>Concrete</p>	<p>Area (m²)</p>	<p>20.00</p>
			<p>Volume (m³)</p>	<p>2.0</p>
			<p>Lineal Meters (m)</p>	<p>N/A</p>
			<p>Length (m)</p>	<p>N/A</p>
			<p>Width (m)</p>	<p>N/A</p>
			<p>Height/Depth (m)</p>	<p>0.1</p>

			Price	\$2,220.00
Deck Stairs		Timber	Area (m²)	1.60
			Volume (m³)	N/A
			Lineal Meters (m)	N/A
			Length (m)	N/A
			Width (m)	N/A
			Height/Depth (m)	N/A
			Price	\$1,895.45
Timber Deck Landing		Timber	Area (m²)	0.92
			Volume (m³)	N/A
			Lineal Meters (m)	N/A
			Length (m)	N/A
			Width (m)	N/A
			Height/Depth (m)	N/A
			Price	\$581.75

Demolition

Item	Photos	Materials	Dimensions	
Existing Structure - Small Shed		Metal	Area (m²)	N/A
			Volume (m³)	N/A
			Lineal Meters (m)	N/A
			Length (m)	N/A
			Width (m)	N/A
			Height/Depth (m)	N/A
			Price	\$516.33
Existing Structure - Large Shed		Metal	Area (m²)	N/A
			Volume (m³)	N/A
			Lineal Meters (m)	N/A

			<p>Length (m)</p>	<p>N/A</p>
			<p>Width (m)</p>	<p>N/A</p>
			<p>Height/Depth (m)</p>	<p>N/A</p>
			<p>Price</p>	<p>\$1,856.55</p>
<p>Concrete Recycling – Small Shed Slab</p>		<p>Concrete</p>	<p>Area (m²)</p>	<p>5.47</p>
			<p>Volume (m³)</p>	<p>0.55</p>
			<p>Lineal Meters (m)</p>	<p>N/A</p>
			<p>Length (m)</p>	<p>0.00</p>
			<p>Width (m)</p>	<p>0.00</p>
			<p>Height/Depth (m)</p>	<p>0.10</p>
			<p>Price</p>	<p>\$784.03</p>
<p>Concrete Recycling – Large Shed Slab</p>		<p>Concrete</p>	<p>Area (m²)</p>	<p>17.72</p>
			<p>Volume (m³)</p>	<p>2.66</p>
			<p>Lineal Meters (m)</p>	<p>N/A</p>
			<p>Length (m)</p>	<p>0.00</p>
			<p>Width (m)</p>	<p>0.00</p>
			<p>Height/Depth (m)</p>	<p>0.15</p>
			<p>Price</p>	<p>\$3,809.80</p>
<p>Concrete Recycling – Backyard Path</p>		<p>Concrete</p>	<p>Area (m²)</p>	<p>6.14</p>
			<p>Volume (m³)</p>	<p>0.61</p>

	Lineal Meters (m)	N/A
	Length (m)	0.00
	Width (m)	0.00
	Height/Depth (m)	0.10
	Price	\$880.02

Mandatory

Item	Photos	Materials	Dimensions	
Drainage Upgrade - Diversion		N/A	Area (m ²)	N/A
			Volume (m ³)	N/A
			Lineal Meters (m)	8.40
			Length (m)	N/A
			Width (m)	N/A
			Height/Depth (m)	N/A
			Price	\$913.50
Excavation and Earthworks – Site Cut and/or Fill		N/A	Area (m ²)	82.86
			Volume (m ³)	11.77
			Lineal Meters (m)	N/A
			Length (m)	N/A
			Width (m)	N/A
			Height/Depth (m)	0.14
			Price	\$882.46

Total Site Scope Work Investment

This site scope proposal is applicable to checklist 1101 Rev C5.2

Additional Structures		
2,000L Slimline Poly Tank on Concrete Slab with Electric Water Pressure Pump	\$3,925.00	
Concrete Driveway	\$8,834.96	
Concrete Deck	\$2,220.00	
Deck Stairs	\$1,895.45	
Timber Deck Landing	\$581.75	\$17,457.16
Demolitions		
Existing Structure - Small Shed	\$516.33	
Existing Structure - Large Shed	\$1,856.55	
Concrete Recycling – Small Shed Slab	\$784.03	
Concrete Recycling – Large Shed Slab	\$3,809.80	
Concrete Recycling – Backyard Path	\$880.02	\$7,846.73
Mandatory items		
Drainage Upgrade – Diversion	\$913.50	

Excavation and Earthworks – Site Cut and/or Fill	\$882.46	
Scaffolding	\$4,975.82	\$6,771.78
Total Investment:		\$32,075.67
Potential Items		
Relocation of overhead power lines to underground		\$3,500 - \$9,500
Upgrade of consumer mains and power service cables		\$1,500 - \$4,000
Upgrade of existing meter and or switchboard		\$500 - \$4,000

Items for Consideration

Relocation of overhead power lines to underground

- Current Overhead Power lines will most likely be mandated by Evo Energy to be placed underground
- The value cannot be currently determined as requirements are set by utility provider Evo Energy
- On average the investment amount is between \$3,500 - \$9,500.

Upgrade of consumer mains and power service cables

- Current consumer mains (between point of connection to your switchboard) and or power service cables (between the point of connection to the electrical power network) may be required to be upgrade for a larger capacity rating.
- The value cannot be currently determined as requirements are set by utility provider Evo Energy.
- On average the investment amount is between \$1,500 - \$4,000.

Upgrade of existing meter and or switchboard

- Existing meter and or switchboard may be required to be upgrade for larger capacity rating and or spacing.



- The value cannot be currently determined as requirements are set by utility provider Evo Energy.
- On average the investment amount is between \$500 - \$4,000

Mandatory Works that maybe imposed by utility providers

Utility providers may require work to be undertaken to obtain approval for construction.

At this stage it is not possible to determine the scope of works as the requirements and specifications are conditions issued by the utility provider.

Below are items of upgrades, the possibility, and the approximate investment. This is provided as a guide and is not included in the fixed price agreement.

Type		Probability	Approximate Investment
Move service power cables	Move to different location above ground	Unlikely	\$800 - \$1,750
	Upgrade to or relocate underground lines	Highly Likely	\$6,500 - \$9,500
Upgrade of service power cables		Plausible	\$1,500 - \$4,000
Upgrade of existing meter and or switchboard		Plausible	\$500 - \$4,000

Potential Additions

While we have taken every care and consideration in accounting for all variables within the project, in some rare occasions there are items that cannot be anticipated as they are not visible, and therefore not identifiable, until construction begins. In most scenarios this variation will be a value of less than \$5,000.

The main items that would require a project variation are:

- Asbestos
- Concrete and Rock

The potential locations where these items could be not visible are:

- Buried inground, potentially from previous demolitions as rubble – less than 5% probability
- Hidden in cavities of structures – less than 5% probability

Frequently Asked Questions

Q: What is the difference between Building; Demolition and Mandatory Build items?

A: For the Building and Demolitions components, you can elect to have a third-party complete the tasks or opt to DIY the tasks yourself. The Mandatory Build elements must be completed by CGFB and therefore are non-negotiable.

Q: What are some issues which might arise if I choose to do my own demolition?

A: If you are demolishing an existing structure that has water, sewage or electricity connected, you may need to ensure the services are turned off prior to commencing. If you prefer to DIY some of the demolition, we highly recommend you obtain advice from a builder or qualified tradesperson prior to commencing any work.

Q: When can I commence any or some of the non- Mandatory Build items?

A: If you decide to conduct some of the activities in the demolition component yourself or have engaged third-party providers, we highly recommend you wait until we have obtained Development Approval (DA) or Building Approval (BA), whichever is applicable to your project. The time it takes to obtain DA or BA can unexpectedly extend, which could make your backyard a hazard for any given length of time.

As safety is paramount, we recommend you proceed with caution. For small shrubs or garden beds, you can usually commence when you are ready, as long as you are aware of the inconvenience this may cause whilst waiting for a DA or BA, particularly if weather is wet.

Q: Is the price in this proposal included in my overall project proposal?

A: Your site work proposal is additional to the overall investment which will form part of your Project Proposal.

The site works proposal identifies all the element of your property that will be required to prepare your block for the project build. It has been developed to allow you to choose which of the non-Mandatory elements you would like to complete yourself.

Third-party contracts that other clients have successfully used

We have listed contractors that past clients have engaged with to do the third-party work directly and who have saved by engaging directly.

The list of trade services below are provided as a guide only and should not be taken as preferred or recommended suppliers.

Demolition Suppliers

Anthony

Mb: 0415 162 457

Triscap2021@icloud.com

Flash Bobcat and Tipper Hire

Lachlan Bartle

Mb: 0416 292 602

Crown Independence

Gary Reid

Mb: 0423 807 747

<https://www.crownasbestosremoval.com.au/>

Excavation Suppliers

Cicada Earth

Mar Willis

Ph: 0413 081 849

cicadaearth@gmail.com

PD Earthworks

Paul Howland

Mb: 0431 043 329

pdearthworks17@outlook.com

Aussie Bobcats

David Schilg

Mb: 0411 598 458

david.schilg@bigpond.com

<https://www.aussiebobcats.com.au/>

Tree removal Provider

TREEasy – Your local certified tree surgeons

Ph: 0434 402 816

<https://www.facebook.com/treeasy>

Tree Removal Canberra

Ph: 02 6130 0744



<https://www.treeremovalcanberra.net.au/>

ACT Tree Felling
Ph Southside: 02 6281 2687
Ph Northside: 02 6162 2678
Mobile: 0417 492 760
service@acttree.com.au
<http://www.acttree.com.au/>

LDC Gardens
Darren Cook
Mb: 0466 636 143
LDC.Gardens01@gmail.com

General Labouring

Alex's Gardening and Handyman Services
Alex Warne
Mb: 0403 456 860
alex.warne@gmail.com

JPJ Cummins Handyman Services
Mb: 0447 766 537
ipjcummins@gmail.com

Asbestos testing and removal

Glade Group
Ph: 0488 442 222
hello@gladegroup.com.au
<https://www.gladegroup.com.au/>

AABS Asbestos Removal
Ph: 0431 311 097
aasbestos1@gmail.com
<https://www.aasbestos.com/>

Asbestos Watch Canberra
Ph: 02 6189 1500
<https://www.asbestoswatchcanberra.com.au/>

ATR Asbestos Removal
Anau Takiari
Mb: 0472 589 581
info@atrasbestosremoval.com

Disconnection of power and electrical

Steve Blakers Electrical



Steve Blakers
0457 065 905
steven.blakers@mail.com

Blades Electrical
Daniel Blades
0413 499 756
bladeselectrical@gmail.com

General rubbish removal

ACT Rubbish
Ph: 1300 737 533
Mb: 0432 854 544
info@actrubbish.com.au
www.actrubbish.com.au

Removal of sheds

When it comes to the removal of garden sheds and metal garages many customers have had success with placing the sheds and garages on gumtree.com.au offering for people to remove.



Garage or workshop free for removal
Free

Belconnen Area
Macquarie

GARAGE OR WORKSHOP on steel frame for removal 7.25x3.7m, roller door, side door and window, flat roof, some wiring, good condition at Macquarie FREE or optional donation to Vinnies or Salvos.

04/11/2019



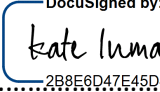
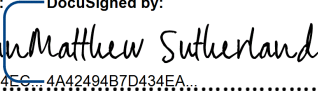


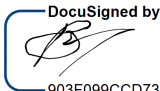
Attachment to the HIA agreement

This Site Scope Proposal is to be read in conjunction with the HIA Agreement.

Signed date..... 30-Jun-2023 29-Jun-2023

Owners Name(s)..... Kate Inman Matthew Sutherland

Owners Signature(s).....  
2B8E6D47E45D4E... 4A42494B7D434EA...

Builders Signature..... 
903F099CCD73442