



# **WATERLOO METRO QUARTER OVER STATION DEVELOPMENT**

## **Environmental Impact Statement Appendix B – Quantity Surveyor Report**

### **SSD-10437 Southern Precinct**

State Significant Development,  
Development Application

Prepared for **Waterloo Developer Pty Ltd**

30 September 2020



Reference	Description
Applicable SSD Applications	SSD-10437 Southern Precinct
Author	WT Partnership Tim Hartley, Associate
Reviewed	Waterloo Developer Pty Ltd Matt Rawlinson
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Department of Planning and Infrastructure

20<sup>th</sup> October 2020

Dear Sir / Madam,

**WATERLOO METRO QUARTER DEVELOPMENT – SOUTHERN PRECINCT  
CAPITAL INVESTMENT VALUE**

The abovenamed project comprises the construction of Buildings 3 and 4 and associated external works and infrastructure, together with the construction of Cope Street Plaza. All works are within the Southern Precinct of the development.

We have prepared an estimate of the Capital Investment Value (CIV) for the above project in accordance with the Environmental Planning and Assessment Regulation 2000.

Our estimated CIV has been prepared in accordance with the NSW Department of Planning 'Planning Circular' (Ref. PS 10-008) published 10 May 2010. The estimated CIV for the works is \$105,179,395 excluding GST.

Our estimate of the GST on the Capital Investment Value is \$10,517,940. The CIV plus GST total is \$115,697,335.

This estimated Capital Investment Value includes all design and construction costs together with all relevant civil & infrastructure works, site services, plant & equipment and all anticipated labour costs.

We have used the Bates Smart Architectural Drawings and the Aspect Studios Landscaping Drawings for the preparation of the CIV Estimate.

We estimate that 298 full time jobs be required for the completion of the project, 57 direct jobs from the ongoing operation of the proposed facilities, and 20 jobs indirectly supported in the local region and state.

Should you require any further information please do not hesitate to contact us.

Yours faithfully  
WT PARTNERSHIP



TIM HARTLEY  
Associate

## WATERLOO METRO QUARTER DEVELOPMENT

### CAPITAL INVESTMENT VALUE

#### SOUTH PRECINCT - BLDG 3, BLDG 4 & COPE ST PLAZA

#### ELEMENTAL ESTIMATE

20th October 2020

Description	Value \$ (Excl GST)
Substructure	1,274,360
Columns	1,769,790
Upper Floors	9,090,215
Staircase	604,000
Roof	1,733,750
External Walls	8,175,610
Windows	5,279,575
External Doors	480,875
Internal Walls	9,379,779
Internal Screens and Borrowed Lights	-
Internal Doors	1,226,900
Wall Finishes	1,127,650
Floor Finishes	1,181,978
Ceiling Finishes	1,845,643
Fitments	9,173,635
Special Equipment	100,000
Sanitary Fixtures	335,950
Hydraulic Services	4,363,620
Mechanical Services	5,327,932
Electrical Services	5,550,200
Fire Protection	1,903,158
Vertical Transportation	2,150,850
Special Services	441,420
Site Preparation	1,764,461
Roads, Footpaths and Paved Areas	712,165
Landscaping and Improvements	650,416
External Services	1,041,374
<b>Sub-total</b>	<b>76,685,306</b>
Preliminaries	16,870,767
Margin	4,677,804
<b>Total Construction Cost</b>	<b>98,233,877</b>
Design and Consultant Fees	6,385,202
Statutory and Authority Fees and Charges (excluding development contributions)	156,929
Long Service Levy	403,388
<b>Capital Investment Value*</b>	<b>105,179,395</b>
GST	10,517,940
<b>Total Including GST</b>	<b>115,697,335</b>

\* Capital Investment Value prepared in accordance with the NSW Department of Planning 'Planning Circular' (Ref PS 10-008) published 10th May 2010