



WATERLOO METRO QUARTER OVER STATION DEVELOPMENT

Environmental Impact Statement Appendix B – Quantity Surveyor Report

SSD-10438 Basement Car Park

State Significant Development,
Development Application

Prepared for **Waterloo Developer Pty Ltd**

30 September 2020



Reference	Description
Applicable SSD Applications	SSD-10438 Basement Carpark
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Reviewed	Waterloo Developer Pty Ltd Matt Rawlinson
Document Number	WMQ-BSMT-WTP-QS-RPT-0001
Status	Final
Version	1
Date of Issue	18 September 2020
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Department of Planning and Infrastructure

20th October 2020

Dear Sir / Madam,

**WATERLOO METRO QUARTER DEVELOPMENT – SHARED BASEMENT
CAPITAL INVESTMENT VALUE**

The abovenamed project comprises the construction a shared basement comprising parking, a commercial end of trip facility, a retail end of trip facility, and residential storage.

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 \$26,392,785 excluding GST.

Our estimate of the GST on the Capital Investment Value is \$2,639,279. The CIV plus GST total is \$29,032,064.

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 Woods Bagot Architectural Drawings for the preparation of the CIV Estimate.

We estimate that 77 full time jobs be required for the completion of the project, 0 direct jobs from the ongoing operation of the proposed facilities, and 0 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

SHARED BASEMENT

ELEMENTAL ESTIMATE

20th October 2020

Description	Value \$ (Excl GST)
Substructure	8,615,194
Columns	463,520
Upper Floors	2,023,989
Staircase	126,000
Roof	641,300
External Walls	-
Windows	-
External Doors	-
Internal Walls	2,431,310
Internal Screens and Borrowed Lights	-
Internal Doors	150,850
Wall Finishes	169,915
Floor Finishes	313,712
Ceiling Finishes	90,031
Fitments	844,895
Special Equipment	-
Sanitary Fixtures	69,000
Hydraulic Services	681,360
Mechanical Services	625,735
Electrical Services	1,019,280
Fire Protection	533,846
Vertical Transportation	-
Special Services	155,559
Site Preparation	287,235
Roads, Footpaths and Paved Areas	-
Landscaping and Improvements	-
External Services	-
Sub-total	19,242,731
Preliminaries	4,233,401
Margin	1,173,807
Total Construction Cost	24,649,938
Design and Consultant Fees	1,602,246
Statutory and Authority Fees and Charges (excluding development contributions)	39,378
Long Service Levy	101,223
Capital Investment Value*	26,392,785
GST	2,639,279
Total Including GST	29,032,064

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