



WATERLOO METRO QUARTER OVER STATION DEVELOPMENT

Environmental Impact Statement Appendix B – Quantity Surveyor Report

SSD-10441 Amending Concept

State Significant Development,
Development Application

Prepared for **Waterloo Developer Pty Ltd**

30 September 2020



Reference	Description
Applicable SSD Applications	SSD-10441 Amending Concept
Author	WT Partnership Tim Hartley, Associate
Reviewed	Waterloo Developer Pty Ltd Matt Rawlinson
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Department of Planning and Infrastructure

20th October 2020

Dear Sir / Madam,

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

The abovenamed project comprises the construction of a commercial tower and associated external works and infrastructure, located within the Northern 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 \$159,653,775 excluding GST.

Our estimate of the GST on the Capital Investment Value is \$15,965,378. The CIV plus GST total is \$175,619,153.

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 463 full time jobs be required for the completion of the project, 3,436 direct jobs from the ongoing operation of the proposed facilities, and 1,208 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

NORTHERN PRECINCT - BLDG 1

ELEMENTAL ESTIMATE

20th October 2020

Description	Value \$ (Excl GST)
Substructure	N/A
Columns	4,541,650
Upper Floors	23,954,280
Staircase	1,155,000
Roof	2,760,252
External Walls	19,515,500
Windows	Included
External Doors	258,275
Internal Walls	10,763,145
Internal Screens and Borrowed Lights	1,598,032
Internal Doors	208,150
Wall Finishes	1,327,473
Floor Finishes	4,207,511
Ceiling Finishes	3,732,240
Fitments	873,328
Special Equipment	275,000
Sanitary Fixtures	425,900
Hydraulic Services	3,188,211
Mechanical Services	15,035,641
Electrical Services	10,961,287
Fire Protection	2,977,060
Vertical Transportation	6,017,500
Special Services	620,500
Site Preparation	614,328
Roads, Footpaths and Paved Areas	337,030
Landscaping and Improvements	120,500
External Services	934,270
Sub-total	116,402,063
Preliminaries	25,608,454
Margin	7,100,526
Total Construction Cost	149,111,043
Design and Consultant Fees	9,692,218
Statutory and Authority Fees and Charges (excluding development contributions)	238,205
Long Service Levy	612,310
Capital Investment Value*	159,653,775
GST	15,965,378
Total Including GST	175,619,153

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