

DONALD CANT WAIT TIS CORKE



DA Estimate

Gow Street Resource Recovery Facility

81-87 Gow Street

Padstow NSW, 2211

26 July 2021

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excellence**

I INTRODUCTION

DCWC has prepared the attached Development Application Estimate and report as required by City of Canterbury Bankstown Council.

The purpose of this assessment is to determine the current construction cost value of the development for council purposes only and is not to be used for project budgeting, finance, insurance, sale, mortgage or any other purposes.

I certify that I have;

1. Inspected the plans subject of the application for development consent, complying development or construction certificate
2. Prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors (AIQS)
3. Included GST in the calculation of the developments costs
4. Measured Gross Floor Area (GFA) in accordance with the Method of Measurement Building Area in the AIQS Cost Management Manual Volume, Appendix A2.

Name: Yogendra Sumithiran



Position and Qualifications: Associate /CQS, MAIQS (Member No. 11570), MRICS

2 DRAWINGS AND INFORMATION USED

Architectural drawings (A00 to A10) prepared by Style Developments dated 20 April 2021 and drawings 3750-2&3 prepared by Abode Design dated 15 September 2018:

- A00 PDF Cover Page
- A01 PDF Existing Site Plan
- A02 PDF Proposed Site Plan
- A03 PDF Process Building Floor Plan
- A04 PDF Elevations
- A05 PDF Elevations
- A06 PDF Building Sections
- A07 PDF Equipment Elevations
- A08 PDF Truck Queuing Medium Rigid
- A09 PDF Truck Queuing B-Double
- A10 PDF Truck Loading and Unloading
- 3750 -2 PDF Office building floor plans
- 3750 -3 PDF Office building elevations and sections

APPENDIX A – ESTIMATE TO BE SUBMITTED TO COUNCIL

Please note the subsequent pages are those required by council as part of your DA submission.

These pages should be detached from this document and submitted accordingly.

Registered Quantity Surveyor's Detailed Cost Report

[development Cost of \$500, 000 OR more]

* A member of the Australian Quantity Surveyors

DEVELOPMENT APPLICATION No.

Date:

27/07/2021

APPLICANTS NAME
APPLICANTS ADDRESS

GOW Street Recycling Pty Ltd
81-87 Gow Street Padstow NSW 2211

DEVELOPMENT NAME:
DEVELOPMENT ADDRESS:

Gow Street Recourse Recovery Facility
81-87 Gow Street Padstow NSW 2211

DEVELOPMENT DETAILS:

Gross Floor Area - Commercial
Gross Floor Area - Residential
Gross Floor Area - Retail

m2 520 Gross Floor Area
m2 - Total Gross Floor Area
m2 - Total Site Area
m2 Total Car Parking Spaces

m2 520
m2 681
no. 3

TOTAL DEVELOPMENT COST
TOTAL CONSTRUCTION COST
TOTAL GST

\$ 3,355,523 excl GST
\$ 3,195,736 excl GST
\$ 335,52

ESTIMATE DETAILS:

PROFESSIONAL FEES

\$ 159,787
% 6 of Construction cost
% 6 of Development cost

DEMOLITION & SITE PREPARATION

\$ 239,397 total construction cost

EXCAVATION

\$ 351.54 /m2 of site area

CONSTRUCTION Commercial

\$ 31,875 total construction cost
\$ 4,294.37 /m2 of site area

CONSTRUCTION Residential

\$ 2,924,464 total construction cost
\$ 0 /m2 of site area

CONSTRUCTION Retail

\$ - total construction cost
\$ - /m2 of site area

FITOUT Commercial

\$ - total construction cost
\$ - /m2 of site area

FITOUT Residential

\$ - total construction cost
\$ - /m2 of site area

FITOUT Retail

\$ - total construction cost
\$ - /m2 of site area

CARPARK

\$ - total construction cost
\$ INCL /m2 of site area
\$ INCL Per Space

I certify that I have:

- * Inspected the plans the subject of the application for development consent;
- * Prepared and attach an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals for the Australian Institute of Quantity Surveyors;
- * Calculated the development costs in accordance with the definition of development costs in clause 25J of the Environmental Planning and Assessment Regulation 2000 at current prices;
- * Included GST in the calculation of development cost, and
- * Measured Gross Floor areas in accordance with the method of measurement of Building Area in the AIQS Cost Management Manual Volume 1, Appendix A2.

Signed:



Name: Yogendra Sumithiran

Position and Qualifications: Associate / MAIQS, CQS, MRICS

Date:

27/07/2021

**CITY OF CANTERBURY BANKSTOWN
ELEMENTAL ESTIMATE**

**DONALD
CANT
WATTS
CORKE**

DESCRIPTION	Area	Unit	\$/m2	Total
DEMOLITION / SITE PREP	520	m2	460	239,397
OFFICE BUILDING				
SUBSTRUCTURE	370	m2	194	71,643
COLUMNS	370	m2	53	19,539
UPPER FLOORS	370	m2	229	84,669
ROOF	370	m2	158	58,617
STAIRCASE	370	m2	35	13,026
EXTERNAL WALLS	370	m2	141	52,104
EXTERNAL DOORS & WINDOWS	370	m2	70	26,052
INTERNAL WALLS	370	m2	106	39,078
INTERNAL DOORS	370	m2	53	19,539
WALL FINISHES	370	m2	70	26,052
FLOOR FINISHES	370	m2	123	45,591
CEILING FINISHES	370	m2	106	39,078
FITMENTS	370	m2	35	13,026
HYDRAULIC SERVICES	370	m2	70	26,052
MECHANICAL SERVICES	370	m2	123	45,591
FIRE SERVICES	370	m2	53	19,539
ELECTRICAL SERVICES	370	m2	141	52,104

**CITY OF CANTERBURY BANKSTOWN
ELEMENTAL ESTIMATE**

**DONALD
CANT
WATTS
CORKE**

DESCRIPTION	Area	Unit	\$/m2	Total
BUILDING EXTENSION				
SUBSTRUCTURE	150	m2	200	30,000
COLUMNS	150	m2	120	18,000
UPPER FLOORS	150	m2	200	30,000
ROOF	150	m2	500	75,000
STAIRCASE	150	m2	100	15,000
EXTERNAL WALLS	150	m2	720	108,000
EXTERNAL DOORS & WINDOWS	150	m2	200	30,000
INTERNAL WALLS	150	m2	80	12,000
INTERNAL DOORS	150	m2	-	-
WALL FINISHES	150	m2	160	24,000
FLOOR FINISHES	150	m2	240	36,000
CEILING FINISHES	150	m2	-	-
FITMENTS	150	m2	120	18,000
HYDRAULIC SERVICES	150	m2	480	72,000
MECHANICAL SERVICES	150	m2	200	30,000
FIRE SERVICES	150	m2	120	18,000
ELECTRICAL SERVICES	150	m2	560	84,000
SPECIAL EQUIPMENT	150	m2	5,667	850,000
EXTERNAL WORKS & SERVICES				
EXTERNAL SERVICES	520	m2	723	375,774
EXTERNAL WORKS & LANDSCAPING	520	m2	97	50,400
NET CONSTRUCTION COST	520	m2	5,321	2,766,871
PRELIMINARIES	520	m2	532	276,687
MARGIN	520	m2	293	152,178
GROSS CONSTRUCTION COST	520	m2	6,146	3,195,736
PROFESSIONAL FEES (5%)	520	m2	307.28	159,787
TOTAL DEVELOPMENT COST (excl GST):			\$	3,355,523
GST (10%)				335,552
TOTAL DEVELOPMENT COST (incl GST):			\$	3,691,075

SPECIAL EQUIPMENTS					
1.0	Screen spray bar pump	1	item	50,000	50,000
2.0	Vibrating screen	1	item	80,000	80,000
3.0	Conveyors	1	item	90,000	90,000
4.0	Screw separator	1	item	110,000	110,000
5.0	Submersible pump	1	item	50,000	50,000
6.0	Flocculant station and dosing system	1	item	50,000	50,000
7.0	Stainless steel tank/silos	1	item	100,000	100,000
8.0	Slurry homogeniser tanks	1	item	50,000	50,000
9.0	Filter feeding centrifugal pump	1	item	40,000	40,000
10.0	Filter press	1	item	200,000	200,000
11.0	Pipework valves and BWIC	1	item	30,000	30,000
TOTAL				850,000	