



MitchellBrandtman

5D Quantity Surveyors & Construction Expert Opinion

CIV Cost Report

26-42 Eden Street, ARNCLIFFE

Prepared for:

Arncliffe Eden property Pty Ltd
Mr. Saul Moran

Contact:

Phone:

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Date:

Issue:

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30th June 2021

2.0



1 Introduction

This CIV Cost Report is submitted to the Department of Planning, Industry and Environment (DPIE) in support of a State Significant Development Application (SSDA-11429726) for the development of land identified at 26-42 Eden Street and 161-179 Princes Highway, Arncliffe (the site) for the purposes of a mixed-use precinct with open space, retail, and residential uses, comprising social and market housing as part of the NSW Land and Housing Corporation (LAHC)'s 'Communities Plus' program.

SSDA-11429726 seeks approval for the following development:

- Demolition of all existing buildings and structures on the site;
- Site preparation works, excavation and tree removal;
- The construction of a mixed-use development comprising:
 - 744 apartments across (4) buildings between 19-23 storeys in height, as follows:
 - 186 market housing apartments in Building A;
 - 202 market housing apartments in Building B;
 - 180 social housing apartments in Building C; and
 - 176 market housing apartments in Building D;
 - 3,113m² retail gross floor area;
 - 240m² for a future childcare centre;
 - 3,706m² of communal open space;
 - 813 spaces of lower ground and basement car parking; and
- 4,870m² of publicly accessible open space including a 4,000m² park, an 870m² public plaza (meeting space), and through site link connecting Eden Street and the Princes Highway.

This report has been prepared to calculate the number of jobs created during the construction phase of the project and the Capital Investment Value (CIV) of the project. The CIV has been prepared in accordance with the Environmental Planning and Assessment Regulation 2000 and NSW Government Department of Planning circular dated 10 May 2010.

In accordance with section 4.39 of the Environmental Planning & Assessment Act 1979 (EP&A Act), the Secretary's Environmental Assessment Requirements (SEARs) for SSDA-11429726 were issued on 18 December, 2020. This report has been prepared to respond to the following SEARs:

SEAR	Relevant section of report
General Requirements – Capital Investment Value	2. Capital Investment Value
General Requirements – Jobs Created During Construction	2. Capital Investment Value



2 Capital Investment Value & Construction Phase Jobs Created

Based on rates set against specific areas set out in your supplied documentation, we believe a **Capital Investment Value (CIV) budget of approximately \$253,350,091 (Excl GST)** should apply.

The costs are inclusive of builders work, labour, materials and plant, preliminaries, profit and overheads and consultant's fees. Contingency and GST are excluded.

The above CIV estimate of the project includes all costs necessary to establish and operate the project, including the design and construction of infrastructure and fixed or mobile plant equipment (but excludes land cost and GST).

Based on the CIV estimate we estimate the number of jobs created during the construction phase to be 2,280. This has been calculated assuming there will be 9 jobs created per \$1,000,000 of construction.

3 Documentation Used

The following documents/drawings have been used in the preparation of this Cost estimate:

Design drawings prepared by Mackenzie Architects.

DWG No.	DWG Name	Rev.
DA 0000	DRAWINGS LIST AND LOCATION PLAN	A
DA 0001	DEMOLITION PLAN	A
DA 0002	BASIX COMMITMENTS	A
DA 1100	SITE PALN	A
DA 1101	SITE ANALYSIS	A
DA 2001	BASEMENT LEVEL 3	A
DA 2002	BASEMENT LEVEL 2	A
DA 2003	BASEMENT LEVEL 1	A
DA 2004	LOWER GROUND LEVEL	A
DA 2005	UPPER GROUND LEVEL	A
DA 2006	LEVEL 1	A
DA 2007	LEVEL 2	A
DA 2008	LEVEL 3	A
DA 2009	LEVEL 4	A
DA 2010	LEVEL 5	A
DA 2011	LEVEL 6	A
DA 2012	LEVEL 7	A
DA 2013	LEVEL 8-12	A
DA 2018	LEVEL 13-15	A
DA 2021	LEVEL 16-17	A
DA 2023	LEVEL 18	A
DA 2024	LEVEL 19	A
DA 2025	LEVEL 20	A



DA 2026	LEVEL 21	A
DA 2027	LEVEL 22 / ROOF	A
DA 2028	ROOF PLAN / SITE PLAN	A
DA 2101	TOWER A – GROUND	A
DA 2102	TOWER A – LEVEL 1	A
DA 2103	TOWER A – LEVEL 2	A
DA 2104	TOWER A – LEVEL 3	A
DA 2105	TOWER A – LEVEL 4	A
DA 2106	TOWER A – LEVEL 5	A
DA 2107	TOWER A – LEVEL 6	A
DA 2108	TOWER A – LEVEL 7	A
DA 2109	TOWER A – LEVEL 8	A
DA 2110	TOWER A – LEVEL 9	A
DA 2111	TOWER A – LEVEL 10	A
DA 2112	TOWER A – LEVEL 11	A
DA 2113	TOWER A – LEVEL 12	A
DA 2114	TOWER A – LEVEL 13	A
DA 2115	TOWER A – LEVEL 14	A
DA 2116	TOWER A – LEVEL 15	A
DA 2117	TOWER A – LEVEL 16	A
DA 2118	TOWER A – LEVEL 17	A
DA 2119	TOWER A – LEVEL 18	A
DA 2120	TOWER A – LEVEL 19	A
DA 2121	TOWER A – LEVEL 20	A
DA 2122	TOWER A – ROOF GARDEN	A
DA 2123	TOWER A – ROOF	A
DA 2201	TOWER B – GROUND	A
DA 2202	TOWER B – LEVEL 1	A
DA 2203	TOWER B – LEVEL 2	A
DA 2204	TOWER B – LEVEL 3	A
DA 2205	TOWER B – LEVEL 4	A
DA 2206	TOWER B – LEVEL 5	A
DA 2207	TOWER B – LEVEL 6	A
DA 2208	TOWER B – LEVEL 7	A
DA 2209	TOWER B – LEVEL 8	A
DA 2210	TOWER B – LEVEL 9	A
DA 2211	TOWER B – LEVEL 10	A
DA 2212	TOWER B – LEVEL 11	A
DA 2213	TOWER B – LEVEL 12	A
DA 2214	TOWER B – LEVEL 13	A
DA 2215	TOWER B – LEVEL 14	A
DA 2216	TOWER B – LEVEL 15	A
DA 2217	TOWER B – LEVEL 16	A
DA 2218	TOWER B – LEVEL 17	A
DA 2219	TOWER B – LEVEL 18	A
DA 2220	TOWER B – LEVEL 19	A



DA 2221	TOWER B – LEVEL 20	A
DA 2222	TOWER B – LEVEL 21	A
DA 2223	TOWER B – ROOF GARDEN	A
DA 2224	TOWER B – ROOF	A
DA 2300	TOWER C – GROUND	A
DA 2301	TOWER C – LEVEL 1	A
DA 2302	TOWER C – LEVEL 2	A
DA 2303	TOWER C – LEVEL 3	A
DA 2304	TOWER C – LEVEL 4	A
DA 2305	TOWER C – LEVEL 5	A
DA 2306	TOWER C – LEVEL 6	A
DA 2307	TOWER C – LEVEL 7	A
DA 2308	TOWER C – LEVEL 8	A
DA 2309	TOWER C – LEVEL 9	A
DA 2310	TOWER C – LEVEL 10	A
DA 2311	TOWER C – LEVEL 11	A
DA 2312	TOWER C – LEVEL 12	A
DA 2313	TOWER C – LEVEL 13	A
DA 2314	TOWER C – LEVEL 14	A
DA 2315	TOWER C – LEVEL 15	A
DA 2316	TOWER C – LEVEL 16	A
DA 2317	TOWER C – LEVEL 17	A
DA 2318	TOWER C – ROOF GARDEN	A
DA 2319	TOWER C – ROOF	A
DA 2400	TOWER D – GROUND	A
DA 2401	TOWER D – LEVEL 1	A
DA 2402	TOWER D – LEVEL 2	A
DA 2403	TOWER D – LEVEL 3	A
DA 2404	TOWER D – LEVEL 4	A
DA 2405	TOWER D – LEVEL 5	A
DA 2406	TOWER D – LEVEL 6	A
DA 2407	TOWER D – LEVEL 7	A
DA 2408	TOWER D – LEVEL 8	A
DA 2409	TOWER D – LEVEL 9	A
DA 2410	TOWER D – LEVEL 10	A
DA 2411	TOWER D – LEVEL 11	A
DA 2412	TOWER D – LEVEL 12	A
DA 2413	TOWER D – LEVEL 13	A
DA 2414	TOWER D – LEVEL 14	A
DA 2415	TOWER D – LEVEL 15	A
DA 2416	TOWER D – LEVEL 16	A
DA 2417	TOWER D – LEVEL 17	A
DA 2418	TOWER D – LEVEL 18	A
DA 2419	TOWER D – LEVEL 19	A
DA 2420	TOWER D – LEVEL 20	A
DA 2421	TOWER D – ROOF	A



DA 3001	NORTH EAST ELEVATION – RENDERED	A
DA 3002	NORTH WEST ELEVATION – RENDERED	A
DA 3003	SOUTH WEST ELEVATION – RENDERED	A
DA 3004	SOUTH EAST ELEVATION – RENDERED	A
DA 3005	PARK ELEVATION – RENDERED	A
DA 3006	PARK ELEVATION – RENDERED	A
DA 3010	TOWER A – NORTH EAST ELEVATION	A
DA 3011	TOWER A – NORTH WEST ELEVATION	A
DA 3012	TOWER A – SOUTH EAST ELEVATION	A
DA 3013	TOWER A – SOUTH WEST ELEVATION	A
DA 3020	TOWER B – NORTH EAST ELEVATION	A
DA 3021	TOWER B – NORTH WEST ELEVATION	A
DA 3022	TOWER B – SOUTH EAST ELEVATION	A
DA 3023	TOWER B – WEST ELEVATION	A
DA 3030	TOWER C – NORTH EAST ELEVATION	A
DA 3031	TOWER C – NORTH WEST ELEVATION	A
DA 3032	TOWER C – SOUTH EAST ELEVATION	A
DA 3033	TOWER C – SOUTH WEST ELEVATION	A
DA 3040	TOWER D – NORTH EAST ELEVATION	A
DA 3041	TOWER D – NORTH WEST ELEVATION	A
DA 3042	TOWER D – SOUTH EAST ELEVATION	A
DA 3043	TOWER D – SOUTH WEST ELEVATION	A
DA 3050	OVERALL SECTION -1	A
DA 3051	OVERALL SECTION -2	A
DA 3100	TOWER A – SECTION	A
DA 3101	TOWER B – SECTION	A
DA 3102	TOWER C – SECTION	A
DA 3103	TOWER D – SECTION	A
DA 3150	EDEN ST RAMP	A
DA 4000	UNIT MIX & AREA – TOWER A-1	A
DA 4001	UNIT MIX & AREA – TOWER A-2	A
DA 4002	UNIT MIX & AREA – TOWER B-1	A
DA 4003	UNIT MIX & AREA – TOWER B-2	A
DA 4004	UNIT MIX & AREA – TOWER C-1	A
DA 4005	UNIT MIX & AREA – TOWER C-2	A
DA 4006	UNIT MIX & AREA – TOWER D-1	A
DA 4007	UNIT MIX & AREA – TOWER D-2	A
DA 4050	STORAGE DIAGRAM – BASEMENT	A
DA 4051	STORAGE DIAGRAM – TOWER A	A
DA 4052	STORAGE DIAGRAM – TOWER B	A
DA 4053	STORAGE DIAGRAM – TOWER C	A
DA 4054	STORAGE DIAGRAM – TOWER D	A
DA 4100	PRIVATE OPEN SPACE – TOWER A	A
DA 4101	PRIVATE OPEN SPACE – TOWER B	A
DA 4102	PRIVATE OPEN SPACE – TOWER C	A
DA 4103	PRIVATE OPEN SPACE – TOWER D	A



DA 4120	BUILDING SEPARATION – LEVEL 1	A
DA 4121	BUILDING SEPARATION – TYPICAL LOWER	A
DA 4122	BUILDING SEPARATION – LEVEL 6	A
DA 4123	BULDING SEPARATION – TYPICAL UPPER	A
DA 4150	ADAPTABLE UNIT - 1	A
DA 4151	ADAPTABLE UNIT - 2	A
DA 4152	ADAPTABLE UNIT - 3	A
DA 4153	ADAPTABLE UNIT – 4	A
DA 4154	ADAPTABLE UNIT – 5	A
DA 4155	ADAPTABLE UNIT – 6	A
DA 4156	ADAPTABLE UNIT – 7	A
DA 4157	ADAPTABLE UNIT – 8	A
DA 4200	COMMUNAL OPEN SPACE	A
DA 4201	COMMUNAL OPEN SPACE – SOLAR	A
DA 4202	COMMUNAL OPEN SPACE – SOLAR DCP	A
DA 4203	4000 sqm PARK AREA	A
DA 4204	4000 sqm PARK AREA – SOLAR	A
DA 4300	DEEP SOIL DIAGRAM	A
DA 4350	GFA DIAGRAMS	A
DA 4351	GFA DIAGRAMS	A
DA 4352	GFA DIAGRAMS	A
DA 4353	GFA DIAGRAMS	A
DA 4400	NATURAL VENTILATION	A
DA 4401	NATURAL VENTILATION	A
DA 4450	SOLAR COMPLIANCE	A
DA 4451	SOLAR COMPLIANCE	A
DA 4452	SOLAR COMPLIANCE	A
DA 4453	SOLAR COMPLIANCE	A
DA 4500	SUN EYE DIAGRAM – 1	A
DA 4501	SUN EYE DIAGRAM – 2	A
DA 4550	PROPOSED SHADOW – 21 JUNE 9AM	A
DA 4551	PROPOSED SHADOW – 21 JUNE 10AM	A
DA 4552	PROPOSED SHADOW – 21 JUNE 11AM	A
DA 4553	PROPOSED SHADOW – 21 JUNE 12PM	A
DA 4554	PROPOSED SHADOW – 21 JUNE 1PM	A
DA 4555	PROPOSED SHADOW – 21 JUNE 2PM	A
DA 4556	PROPOSED SHADOW – 21 JUNE 3PM	A
DA 4557	PROPOSED SHADOW – 21 DEC (SUMMER)	A
DA 4558	PROPOSED SHADOW – 21 MARCH (EQUINOX)	A
DA 4559	PROPOSED SHADOW – 21 SEPT (EQUINOX)	A
DA 4560	PROPOSED SHADOW – 21 JUNE (WINTER)	A
DA 4561	PROPOSED SHADOW – 21 DEC (SUMMER)	A
DA 4582	PROPOSED SHADOW – 21 MARCH (EQUINOX)	A
DA 4583	EXISTING SHADOW – 21 SEPT (EQUINOX)	A
DA 4600	MATERIALS	A
DA 4650	CGI - 1	A



DA 4651	CGI – 2	A
DA 4652	CGI – 3	A
DA 4653	CGI – 4	A
DA 4654	CGI – 5	A
DA 4655	CGI – 6	A
DA 4656	CGI – 7	A
DA 4657	CGI – 8	A
DA 4658	CGI – 9	A
DA 4659	CGI – 10	A

3 Design

The works covered by this estimate relates to a proposed mixed-use development comprising of twenty-two (22) levels of residential units, two (2) levels of retail spaces and three (3) levels of basement car parking including associated external works and landscaping.

Development mix includes:

- 37,415m² of carparking and back of house building areas in basement;
- 7,557m² of retail area;
- 538m² of childcare (including playground unenclosed covered area);
- 78,202m² of residential apartments in Towers A, B, C and D consisting of:
 - 9 x Studio
 - 323 x 1 Bedroom;
 - 262 x 2 Bedroom;
 - 150 x 3 Bedroom.

Gross Floor Area has been measured as per Method of Measurement of Building Areas in the AIQS Cost Management Manual Volume 1, Appendix A2. The development has a Gross Floor Area of 123,712m². This amount differs to the areas stated in Section 1 of this report and the architects' calculations, as it includes basement, circulation area, services risers, balconies and other non-lettable or non-habitable areas.

The works include but are not limited to:

FOUNDATIONS:

Reinforced concrete slab on ground with strip and pad footings footing, piling and shoring walls and suspended concrete slabs.

STRUCTURE:

Concrete upper floor supported by structural walls and columns.

Concrete roof slab.

ENVELOPE:

Combination of face brick, rendered brickwork and light weight cladding with aluminum windows, doors and louvres.

INTERNAL WALLS:

Structural and framed walls with plasterboard linings.

CEILINGS:

Suspended plasterboard lining generally throughout and moisture resistant ceiling to wet areas.

FINISHES:

Timber flooring/tiling to main areas. Carpet to bedrooms. Selected wall and floor tiles to wet areas. Overall medium standard finishes.

Commercial tenancies supplied as "cold-shell".



SERVICES:

Hydraulic services including water, plumbing and drainage. Electric light and power and smoke detection throughout. Air conditioning to residential units. Allowance for chamber substation.

EXTERNAL WORKS:

Commercial tenancies supplied as “cold-shell”. New council cross-over and external paving pathways, roof terrace area. Soft landscaping and external works throughout.

4 Exclusions

- Escalation from June 2021
- Loose furniture & equipment
- Fit-out to the retail tenancies
- Curtains & Blinds
- Amplification of authority services (apart from sub-station)
- Land costs including legal fees and stamp duty
- Interest, holding costs & finance costs
- Works beyond site boundaries
- Decontamination or remediation works
- Long service levy
- Statutory fees, charges and contributions
- Contingency
- GST



5 Qualifications

The estimate should be considered as indicative only at this stage for the purposes of a planning submission and that prior to finalising any design or agreements, detailed estimates should be prepared based on further developed design information.

This budget has been prepared for the purposes of Council lodgement only. The use of this budget for Sales or Marketing purposes is strictly prohibited.

Yours Sincerely

MITCHELL BRANDTMAN

Simon Brandtman
Partner

Cert QS AAIQS (#10172), Dip Bld Stdy, Bach Const Mngt

Disclaimer: This report is provided solely for the client named on the cover of this report and is intended to be read in full. This report does not imply any form of obligation for duty of care to that party unless specifically agreed prior to such provision, or as contained in a signed agreement, commission or contract relevant to this project. This report cannot be relied upon by any other party.~ Mitchell Brandtman shall not be liable for any loss or damage of any kind, howsoever caused, whether direct or consequential, including but not limited to negligence, suffered or incurred by any such party.

Elemental Summary



Mitchell Brandtman
SI Quantity Surveyors & Construction Expert Opinion

Project: 29387 - Eden Street, ARNCLIFFE

Details: CIV Estimate

Building: 29387 - Eden St CIV

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
SB	Substructure				22,543,415		22,543,415
CL	Columns				7,064,554		7,064,554
UF	Upper Floors				35,468,133		35,468,133
SC	Staircases				2,094,655		2,094,655
RF	Roof				4,686,445		4,686,445
EW	External Walls				36,805,456		36,805,456
WW	Windows - Included in EW				0		0
ED	External Doors				726,806		726,806
NW	Internal Walls				13,489,519		13,489,519
NS	Internal Screens				1,373,663		1,373,663
ND	Internal Doors				3,088,926		3,088,926
WF	Wall Finishes				8,163,485		8,163,485
FF	Floor Finishes				10,000,851		10,000,851
CF	Ceiling Finishes				6,756,389		6,756,389
FT	Fitments				13,001,106		13,001,106
SF	Sanitary Fixtures - Included in PD				0		0
PD	Sanitary Plumbing				11,737,144		11,737,144
VE	Ventilation				1,317,330		1,317,330
AC	Air Conditioning				6,245,370		6,245,370
FP	Fire Protection				5,058,570		5,058,570
LP	Electric Light and Power				10,265,595		10,265,595
TS	Transportation Systems				5,749,000		5,749,000
XP	Site Preparation				1,615,255		1,615,255
XR	Roads, Footpaths, Paved Areas				642,450		642,450
XL	Landscaping & Improvements				3,125,450		3,125,450
PR	Preliminaries				33,763,131		33,763,131
	Subtotal: Construction Costs						244,782,697
YY	Consultant's Fees				8,567,394		8,567,394
	TOTAL (EXCL GST)						253,350,091
	GFA	123,712	m2				
	Cost/m2	2,048	/m2				

253,350,091