

694 KING GEORGES ROAD Ph: 9579 2753  
PENSURST NSW 2222 A.I.Q.S. - AFFILIATE

19th July 2021

**Planning Industry & Environment  
4 Parramatta Square  
12 Darcy Street  
Parramatta NSW 2150**

To whom it may concern,

**RE: DEVELOPMENT OF DORAN DRIVE PRECINCT, 2 MANDALA PARADE CASTLE  
HILL NSW 2154**

I confirm that the total development cost for the purpose of the development application lodgement for the construction of a new mixed-use development is **\$171,884,179.00** including professional fees and GST.


Proposal includes:

- Six (6) levels of basement car parking;
- Four (4) residential towers above a 2-4-storey retail/ commercial podium, comprising:
  - a supermarket (including fitout);
  - liquor store;
  - retail and commercial tenancies;
  - community spaces;
  - male, female and accessible bathroom facilities;
  - communal open space and associated landscaping; and
  - four-hundred and thirty-one (431) residential units;
- Loading area and turntable for the supermarket and retail tenancies;
- Associated plant and mechanical equipment;
- Outdoor public plaza at ground level fronting Doran Drive;
- Stormwater drainage works; and
- Signage strategy.

We attach our Registered Quantity Surveyor's detailed cost summary together with an indicative estimate for your information and use.

If you require any further information, please do not hesitate to contact me.

Yours faithfully,  
**VITTORIO CATANIA PTY LTD**



**Vittorio Catania**

**VITTORIO CATANIA PTY LTD  
QUANTITY SURVEYOR AIQS (AFFIL.)  
FAX & TEL: 9579 2753  
694 KING GEORGES RD  
PENSURST NSW 2222**

## TRADE SUMMARY

<b>Job Name :</b>	<u>REVISED DORAN DR CAS</u>	<b>Job Description</b>
<b>Client's Name:</b>	<u>Deicorp</u>	Revised Preliminary detail Estimate for Residential and Commercial Development. Doran Drive Precinct, 2 Mandala Parade

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
	**PRELIMINARIES.	13.28	199.30	22,832,827		22,832,827
	**DESIGN FEES & COSTS.	2.96	44.47	5,095,000		5,095,000
	**DEMOLITION.	0.12	1.75	200,000		200,000
	**SHORING (PIERS, SHOTCRATE ETC).	2.20	33.03	3,784,127		3,784,127
	**GROUNDWORKS.	6.74	101.16	11,589,269		11,589,269
	**CONCRETE.	8.83	132.48	15,177,185		15,177,185
	**CONCRETE - FORMWORK.	10.41	156.19	17,893,950		17,893,950
	**CONCRETE - REINFORCEMENT.	4.90	73.51	8,421,919		8,421,919
	**CONCRETE. (POST-TENSIONING )	3.79	56.86	6,513,631		6,513,631
	**MASONRY. (Bricks, Concrete Blocks and Hebel Blocks)	5.00	75.01	8,593,442		8,593,442
	*STRUCTURAL STEEL. (not Applicable)					
	**METALWORK.	0.60	9.03	1,034,900		1,034,900
	WOODWORK. + TOILET PARTITIONS	0.47	7.08	811,275		811,275
	*ROOFING (SAFETY) (refer also to Concrete and Waterproofing Sections)	0.06	0.87	100,000		100,000
	CEILINGS. (P/B CEILINGS )	2.05	30.74	3,521,442		3,521,442
	STUD WALL PARTITIONS & LININGS	3.85	57.79	6,620,759		6,620,759
	**WINDOWS. (+ GLASS BALUSTRADE)	2.40	36.03	4,128,150		4,128,150
	DOORS.	1.29	19.39	2,221,092		2,221,092
	TILING.	2.34	35.05	4,015,903		4,015,903
	**RESILIENT FINISHES (SUPERMARKET ONLY)	0.18	2.77	317,567		317,567
	WATERPROOFING.	0.47	7.12	815,980		815,980
	**PLASTERING. (CEMENT RENDER)	0.63	9.49	1,087,285		1,087,285
	CARPETS. (refer p.c. sums)					
	PAINTING.	1.80	27.07	3,101,662		3,101,662

## TRADE SUMMARY

**Job Name :** REVISED DORAN DR CAS

**Client's Name:** Deicorp

### Job Description

Revised Preliminary detail Estimate for  
Residential and Commercial Development. Doran  
Drive Precinct, 2 Mandala Parade

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
	**SIGNAGE & GRAPHICS	0.22	3.33	381,400		381,400
	HYDRAULIC SERVICES.	5.90	88.45	10,133,665		10,133,665
	ELECTRICAL SERVICES.	4.54	68.18	7,811,305		7,811,305
	MECHANICAL SERVICES AIR CONDITIONING AND VENTILATION.	3.03	45.46	5,207,620		5,207,620
	FIRE PROTECTION SYSTEM. (SPRINGLERS)	2.00	29.97	3,433,300		3,433,300
	**LIFTS.	2.02	30.33	3,475,000		3,475,000
	** TRAVELATORS & ESCALATORS, +DOCK LEVELLERS.	1.08	16.24	1,860,000		1,860,000
	**TURNTABLE (as QUOTED)	0.26	3.93	450,000		450,000
	**SUPERMARKET FITOUT ( FIXTURES AND EQUIPMENT)	0.29	4.36	500,000		500,000
	**SUBDIVISIONS COSTS FOR LAND SURVEYOR, EXTERNAL WORKS AND CIVIL WORK (Roads, Footpath Etc.)	0.15	2.18	250,000		250,000
	**LANDSCAPING ( P.C.. SUM).	0.31	4.63	530,000		530,000
	**PUBLIC ART FEATURE	0.29	4.36	500,000		500,000
	PROVISIONAL SUMS.	5.51	82.70	9,474,524		9,474,524
	GST INCLUDED					
	**GENERAL NOTES					

**GFA: 114,563 m2.**

**100.00**

**1,500.35**

**171,884,179**

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**Final Total : \$ 171,884,179**

**VITTORIO CATANLA PTY LTD**

**QUANTITY SURVEYOR AIQS (AFFIL.)**

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