

21<sup>st</sup> February 2014

The General Manager  
**Blacktown City Council**  
PO Box 63,  
Blacktown, NSW, 2148

**RE : COST ASSESSMENT FOR NEW DEVELOPMENT  
23-43 Tattersall Rd, Kings Park**



QPC & C Pty Limited  
ABN 78 074 731 963

Suite 1, Level 3  
1C Grand Avenue, Rosehill  
Postal Address:  
PO Box 300, Oatlands NSW 2117  
**p** 02 9638 5522  
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info@capital-qpc.com.au  
www.capital-qpc.com.au

Dear Sir / Madam,

As requested by the owner of the above property, we provide the following indicative development costs for the above mentioned project.

The project entails the Alterations & Additions to the existing Metal Recovery & Recycling Facility.

Upon reviewing drawings prepared by Lean Lackenby & Hayward, identified with file number 59760 and drawing numbers LD1 and Turn in a 1:400 scale; we advise as follows.

Our costing can be summarized as follows:

Total Cost of Works (Clause 255)	<b>\$ 1,111,113.22 <sup>1</sup></b>
Cost of Works (Clause 25J)	<b>\$ 1,111,113.22 <sup>2</sup></b>

<sup>1</sup> In accordance with Section 255 of the EP&A Regulation the development cost includes for goods & services tax, builders margin and all associated preliminaries & labour but excludes any project contingency.

<sup>2</sup> In accordance with Section 25 J of the EP&A Regulation the following costs are to be excluded from the estimate:

- The cost of any development that is provided as affordable housing. (*Not Applicable*)
- The costs of re use of a heritage item. (*Not Applicable*)
- The cost of furnishings (*Not Applicable*)

Attached is the Cost Assessment for Developments Valued in excess at \$500,000, derived from Blacktown City Council standard form.

Should you have any queries, please do not hesitate to contact us on the below details.

Yours Faithfully,  
**Q.P.C. & C Pty. Ltd.**

Tony Sassine B.App.Sc. (Hons) A.A.I.Q.S.  
Managing Director

# Registered Quantity Surveyor's Detailed Cost Report

for development costs in excess of \$500,000

Prepared For:



DATE OF REPORT:

21st February 2014

DEVELOPMENT APPLICATION No.

CONSTRUCTION CERTIFICATE No.

APPLICANT'S NAME:

APPLICANT'S ADDRESS:

DEVELOPMENT DESCRIPTION: *Alterations & Additions to the existing Metal Recovery & Recycling Facility*

DEVELOPMENT ADDRESS: *23-43 Tattersall Rd, Kings Park*

## DEVELOPMENT DETAILS

Gross Floor Area - Commercial		m2
Gross Floor Area - Residential		m2
Gross Floor Area - Retail		m2
Gross Floor Area - Car Parking		m2
Gross Floor Area - Other		m2

Total Gross Floor Area	0	m2
Total Site Area	63,760	m2
Total Car Parking Spaces		No.

<b>Total Development Cost</b>	\$	1,111,113
<b>Total Construction Cost</b>	\$	1,078,751
<b>Total GST (Included Above)</b>	\$	101,010

## ESTIMATE DETAILS

<b>Excavation</b>	\$	
Cost per m2 of site area	\$	
<b>Demolition &amp; Site Preparation</b>	\$	700,659
Cost m2 metre of site area	\$	10.99 /m2
<b>Construction - Commercial</b>	\$	52,451
Cost per m2 of commercial area	\$	N/A
<b>Construction - Residential</b>	\$	
Cost per m2 of residential area	\$	
<b>Construction - Retail</b>	\$	
Cost per m2 of retail area	\$	
<b>Car Park</b>	\$	66,078
Cost per m2 of site area	\$	N/A
Cost per space	\$	N/A

<b>Fit-Out - Commercial</b>	\$	259,563
Cost per m2 of commercial area	\$	N/A
<b>Fit-Out - Residential</b>	\$	
Cost per m2 of residential area	\$	
<b>Fit-Out - Retail</b>	\$	
Cost per m2 of retail area	\$	
<b>Professional Fees</b>	\$	32,363
% of Development Cost	%	2.91
% of Construction Cost	%	3.00

<b>Total Development Cost</b>	\$	<b>1,111,113</b>
<i>incl GST</i>		

I certify that I have:

- ✓ Inspected the plans the subject of the application for development consent or construction certificate.
- ✓ Prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.
- ✓ Calculated the development costs in accordance with the definition of development costs in the Section 94A Development Contributions Plan of the council at current prices.
- ✓ Included GST in the calculation of development cost
- ✓ 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: *Tony Sassine*

AIQS Membership Number: *1565*

Position & Qualifications:

*Managing Director, B.App.Sci (Hons), AAIQS*

# Trade Breakup



Job Name : SP - KINGS PARK  
Client's Name: Sell & Parker

Site Address: 23-43 Tattersall Rd, Kings Park  
Job Description: Industrial Development

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 1 <u>Cost Analysis - 23-43 Tattersall Rd, Kings Park</u></i>						
	<u>The project consists of Alterations &amp; Additions to the existing Metal Recovery &amp; Recycling Facility</u>					
1	- Site Area	63,760.00	m2			
2						
3	The Following Estimate Excludes the Following:		Note			
4	- Authorities fees		Note			
5	- Sewer or Stormwater Encasements and Diversions		Note			
6	- Any major works not identified in the drawings.		Note			
7	- Groundworks		Note			
8						
	<u>DEMOLITION &amp; EXCAVATION</u>					
9	Demolition of required structures and disposal off site.	9,195.00	m2	60.00	27.00	700,659.00
10	Trim & Level site (OTR) and removal of spoil off site.		Excl.			
11	Subtotal - Demolition & Excavation					<u>700,659.00</u>
12						
	<u>CAR PARKING &amp; DRIVEWAYS</u>					
13	Widen Driveway, Crossing & Layback	1.00	Item	42,000.00	27.00	53,340.00
14	Variable Car Parking Components	2,006.00	m2	5.00	27.00	12,738.10
15	Subtotal - Car Parking					<u>66,078.10</u>
16						
	<u>STRUCTURE</u>					
	<u>Existing Facilities</u>					
17	Relocate Preshredder	1.00	Item	4,000.00	27.00	5,080.00
18	Relocate Shear	1.00	Item	4,000.00	27.00	5,080.00
19	Extend and move Sound Walls	1.00	Item	3,300.00	27.00	4,191.00
20						
	<u>New Facilities</u>					
21	Weighbridges	1.00	Item	30,000.00	27.00	38,100.00
22	Subtotal - Commercial Structure					<u>52,451.00</u>
23						
	<u>FIT OUT</u>					

# Trade Breakup



Job Name : SP - KINGS PARK  
Client's Name: Sell & Parker

Site Address: 23-43 Tattersall Rd, Kings Park  
Job Description: Industrial Development

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 1 <u>Cost Analysis - 23-43 Tattersall Rd, Kings Park</u>						(Continued)
24	Office Area Fixed Components	1.00	Item	26,600.00	27.00	33,782.00
25	New colourbond and electric fence	1.00	Item	11,250.00	27.00	14,287.50
26						
	<u>SERVICES</u>					
27	Hydraulic Services	1.00	Item	30,000.00	27.00	38,100.00
28	Mechanical Services	1.00	Item	51,780.00	27.00	65,760.60
29	Electrical Services	1.00	Item	71,000.00	27.00	90,170.00
30	Fire Services	1.00	Item	13,750.00	27.00	17,462.50
31	Subtotal - Commercial Fit Out					<u>259,562.60</u>
32						
33	Total - Construction Cost					<u>1,078,750.70</u>
34	Professional Fees (2%)	1.00	Item	32,362.52		32,362.52
35	Total - Development Cost (incl. GST)					<u>1,111,113.22</u>
36						
37						
38						
39						
40						
41						
42						
43						
<u>Cost Analysis - 23-43 Tattersall Rd, Kings Park</u>					Total :	1,111,113.22