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**JPR Architects Pty Ltd**

Level 4, 50 Stanley Street  
East Sydney NSW 2010

Attention: Mr. Roland Martinez (Director)

20 August, 2015

**175 CLEVELAND STREET, REDFERN  
Development Application**

For the purpose of satisfying the requirements of the Development Application to The City of Sydney Council, we have pleasure in confirming our opinion of the development cost for the above project.

The estimated total development cost of the project is **\$16,229,200 excluding GST** and we attach an elemental summary in support of the estimate.

We have based our assessment on Architectural Drawing Nos. DA2000/A-2009/A, 3000/A-3003/A and 3100/A inclusive prepared by JPR Architects and dated 10 August 2015.

We trust the foregoing is sufficient for the purpose of The City of Sydney Council but please do not hesitate to contact us should you have any queries regarding the above.

Yours sincerely

Paul Ludlow; BSc; FAIQS; MRICS.  
Newton Fisher & Associates Pty Limited.

**DETAILED COST REPORT**

# Registered\* Quantity Surveyor's Detailed Cost Report

[Development cost in excess of \$3,000,000.00]

\* A member of the Australian Institute of Quantity Surveyors or the Royal Institute of Chartered Surveyors



DEVELOPMENT APPLICATION   
or  
CONSTRUCTION CERTIFICATE [Section 61]

REFERENCE: \_\_\_\_\_  
DATE: 18/08/15

APPLICANT'S NAME \_\_\_\_\_  
APPLICANT'S ADDRESS \_\_\_\_\_

DEVELOPMENT NAME \_\_\_\_\_  
DEVELOPMENT ADDRESS 175 Cleveland Street  
Redfern

OCCUPIER'S NAME \_\_\_\_\_

DESCRIPTION OF WORKS Mixed use development comprising 1 retail tenancy and 64 apartments

TOTAL DEVELOPMENT COST	\$	<u>16,229,200</u>	GROSS FLOOR AREA (Commercial)	m <sup>2</sup>	<u>4,032</u>
TOTAL CONSTRUCTION COST	\$	<u>15,605,000</u>	GROSS FLOOR AREA (Residential)	m <sup>2</sup>	<u>816</u>
TOTAL GST	\$	<u>1,622,920</u>	Total GST Cost		
TOTAL SITE AREA	m <sup>2</sup>	<u>1,060</u>	GROSS FLOOR AREA (Retail)	m <sup>2</sup>	<u>89</u>
TOTAL GROSS FLOOR AREA	m <sup>2</sup>	<u>6,549</u>	GROSS FLOOR AREA (Parking)	m <sup>2</sup>	<u>1,612</u>
			NUMBER OF PARKING SPACES	no	<u>26</u>
PROFESSIONAL FEES	%	<u>4</u>	of construction cost		
	%	<u>3.85</u>	of development cost		
DEMOLITION & SITE PREPARATION	\$	<u>212,000</u>	total construction cost		
	\$	<u>200</u>	/m <sup>2</sup> of site area		
EXCAVATION	\$	<u>314,340</u>	total construction cost		
	\$	<u>297</u>	/m <sup>2</sup> of site area		
CONSTRUCTION Commercial	\$	<u>11,005,328</u>	total construction cost		
	\$	<u>2,729</u>	/m <sup>2</sup> of commercial area		
CONSTRUCTION Residential	\$	<u>2,227,269</u>	total construction cost		
	\$	<u>2,729</u>	/m <sup>2</sup> of residential area		
CONSTRUCTION Retail	\$	<u>142,115</u>	total construction cost		
	\$	<u>1,597</u>	/m <sup>2</sup> of retail area		
FITOUT Commercial	\$	<u>Incl</u>	total construction cost		
	\$		/m <sup>2</sup> of commercial area		
FITOUT Residential	\$	<u>Incl</u>	total construction cost		
	\$		/m <sup>2</sup> of residential area		
FITOUT Retail	\$	<u>N/A</u>	total construction cost		
	\$		/m <sup>2</sup> of retail area		
CARPARK	\$	<u>1,703,948</u>	total construction cost		
	\$	<u>1,057</u>	/m <sup>2</sup> of parking area		
	\$	<u>65,536</u>	per space		

We certify that we have:

- Inspected the plans the subject of the application for development consent or construction certificate
- Prepared and attach 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 Schedule 2.3 of the Central Sydney Contributions Plan 2013: "Cost of Development - Estimation" and at current prices.
- Included GST in the calculation of development cost
- Measured Gross Floor Areas in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual Volume 1, Appendix A2

Prepared by (name of organisation): Newton Fisher & Associates P/L

Signed:

Name: Paul Ludlow

Position and Qualifications: Director; BSc; FAIQS; MRICS

Date: 18th August 2015

**ELEMENTAL SUMMARY**



175 Cleveland Street  
 REDFERN

DA Cost Estimate

<b>Code Ref.</b>	<b>Elemental Summary</b>	<b>Element %</b>	<b>Cost/m2</b>	<b>Element Total</b>
AR	Demolition & Alterations	1.31	32	212,000
SB	Substructure	5.63	139	913,150
CL	Columns	1.39	34	225,270
UF	Upper Floors	12.49	309	2,026,650
SC	Staircases	1.04	26	168,575
RF	Roof	2.01	50	325,867
EW/ED	External Walls & Doors	11.52	285	1,869,259
NW/ND	Internal Walls & Doors	11.34	281	1,840,257
WF	Wall Finishes	6.24	155	1,012,692
FF	Floor Finishes	2.93	73	476,261
CF	Ceiling Finishes	2.64	65	428,548
FT	Fitments	2.23	55	361,970
SE	Special Equipment	0.33	8	52,750
PB	Hydraulic Services	5.65	140	916,319
LP	Electrical Services	3.62	90	587,745
FP	Fire Services	1.97	49	319,113
AC	Mechanical Services	5.82	144	944,850
TS	Transportation Services	2.41	60	390,600
XR/XN	Siteworks	1.22	30	197,800
PR/XP	Preliminaries & Site Establishment	9.81	243	1,592,361
BM	Builders Margin	4.58	113	742,962
DF	Design Fees	3.85	95	624,200
<b>Total</b>		<b>100.00</b>	<b>\$ 2,478</b>	<b>\$ 16,229,200</b>

<b>FECA:</b>	<b>6,549</b>	<b>M2</b>		
<b>Apt/Rms:</b>	<b>107</b>	<b>no</b>	<b>Cost/Apt</b>	<b>\$ 150,347</b>
<b>Comm:</b>	<b>1</b>	<b>no</b>	<b>Cost/Unit</b>	<b>\$ 142,115</b>