

TN:tn/3879.16/004

17th August, 2016

Department of Planning & Assessment
Industry Assessments
Level 3, Room 311
23-33 Bridge Street
SYDNEY NSW 2001



ATTENTION: Ms. Sally Munk

Dear Sally,

PROJECT: 28a McPherson Street, Banksmeadow
Australian Government Multi-Agency Detector Dog Facility
SUBJECT: Capital Investment Value Calculation

As requested, we have prepared this Quantity Surveyor's Certificate of Cost to verify the Capital Investment Value of \$32,324,704 for the project is in accordance with the definition contained in the Environmental Planning Assessment Regulation 2000:

"capital investment value of a development or project includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment, other than the following costs:

- (a) amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6A of Part 4 of the Act or a planning agreement under that Division,
- (b) costs relating to any part of the development or project that is the subject of a separate development consent or project approval,
- (c) land costs (including any costs of marketing and selling land),
- (d) GST (within the meaning of A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth)."

Based on the above definition, we advise that our estimate of Capital Investment Value for this project is \$32,324,704 excluding GST, as summarized in the attached table:

We trust the above is self explanatory, however, if you have any queries, please do not hesitate to contact us.

Yours sincerely

QANSTRUCT (AUST) PTY LTD
ANGUS HAMILTON
AAIQS

CAPITAL INVESTMENT VALUE CALCULATION

Development - Project Costs	\$16,020,304
Building Construction	\$11,672,467
Section 94 Agreement'	\$505,657
Site Capping - Physical Works & Consultants	\$1,527,820
Infrastructure Provision	\$1,081,060
Consultants - Design, Project & Development	\$993,300
Project Costs - DA, Investigation Reports, Etc.	\$240,000
Development - Expenses	\$1,152,000
Insurances - Public Liability, Building, Profession Indemity	\$450,000
Utilities - Electricity (mthly cost for 18mths)	\$144,000
Utilities - Water & Sewer (mthly cost for 18mths)	\$72,000
Utilities - Communication (mthly cost for 18mths)	\$18,000
Rates & Taxes - Council (mthly cost for 18mths)	\$90,000
Rates & Taxes - Land Tax (mthly cost for 18mths)	\$378,000
Operational Assets	\$8,929,400
F, F & E - Kennels & Day Runs	\$63,000
F, F & E - Agility Runs	\$30,000
F, F & E - Support Functions (VET Rooms, Food Prep, Etc)	\$80,000
F, F & E - Support Functions (Laundries, Etc)	\$150,000
F, F & E - Ground Keeping	\$10,000
F, F & E - Main Office	\$250,000
F, F & E - Explosives Storage	\$120,000
F, F & E - Drugs Storage	\$141,400
Technology	\$75,000
Audio Visual	\$40,000
Signage	\$80,000
Communication Infrastruture within Facility	\$300,000
Communication Infrastructure - Site Provisioning	\$950,000
Security	\$600,000
Detector Dogs	\$3,840,000
Vehicles - Trucks	\$200,000
Vehicles - Light Commercial	\$1,470,000
Vehicles - Motor Cars	\$350,000
Vehicles - Trailers	\$180,000
Operational - Expenses	\$6,223,000
Consultants - Government Project Manager - (mthly cost for 18mths)	\$450,000
Consultants - Consultants (Architect, Engineer, Sustainability) - (mthly cost for 3mths)	\$210,000
Consultants - Legal	\$100,000
Utilities - Electricity (mthly cost for 3mths)	\$30,000
Utilities - Water & Sewer (mthly cost for 3mths)	\$30,000
Utilities - Communication (mthly cost for 3mths)	\$45,000
Rates & Taxes - Council (mthly cost for 3mths)	\$15,000
Rates & Taxes - Land Tax (mthly cost for 3mths)	\$63,000
Relocation Costs	\$180,000
Make Good at Existing Facilities	\$300,000
Lease Costs	\$4,800,000
Total Development Costs	\$32,324,704
Development - Project Costs	\$16,020,304
Development - Expenses	\$1,152,000
Operational Assets	\$8,929,400
Operational - Expenses	\$6,223,000

DEVELOPMENT COST ALLOCATION - McPherson Street Banksmeadow

Multi-Agency Co-located Accommodation			
Consultancy Costs			\$993,300
Facility Design	<i>Unit</i>		\$630,000
Architect	1	\$220,000	\$220,000
Structural & Civil Engineer	1	\$190,000	\$190,000
Hydraulic Engineer	1	\$90,000	\$90,000
Services Engineer	1	\$130,000	\$130,000
Compliance	<i>Unit</i>		\$31,000
Fire Engineering	1	\$20,000	\$20,000
Section J Assessment	1	\$6,000	\$6,000
Accessibility Consultant	1	\$5,000	\$5,000
Item			
Financial	<i>Unit</i>		\$212,000
Finance Consultant	1	\$175,000	\$175,000
Property Valuation - Development	1	\$25,000	\$25,000
Property Valuation - Equity Properties	1	\$12,000	\$12,000
Legal Costs - AFL & Lease	<i>Unit</i>		\$30,000
Legal Allocation	1	\$30,000	\$30,000
Item			
Item			
Contingency Value	<i>Unit</i>	<i>Rate</i>	\$90,300
Contingency Allowance	\$903,000	10%	\$90,300

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DEVELOPMENT COST ALLOCATION - McPherson Street Banksmeadow

Multi-Agency Co-located Accommodation				
Construction Costs				\$11,672,467
CONSTRUCTION - Kennel Block				
	<i>Calc</i>	<i>Unit</i>		<u>\$3,440,000</u>
Kennel Block	250	7	\$1,600	\$2,800,000
Day Runs		42	\$10,000	\$420,000
Agility Yard		1,200	\$100	\$120,000
Landscape		1	\$100,000	\$100,000
Additional item				
CONSTRUCTION - Buildings				
	<i>Calc</i>	<i>Unit</i>		<u>\$4,835,000</u>
Office Building - Two Level - Base Building		1,200	\$1,800	\$2,160,000
Office Building - Two Level - Fitout Building		1,200	\$1,800	\$2,160,000
ESD Initiatives		1	\$250,000	\$250,000
Explosives Magazine Building		53	\$5,000	\$265,000
Additional item				
CONSTRUCTION - Externals				
	<i>Calc</i>	<i>Unit</i>		<u>\$1,445,140</u>
Site Strip/Fill (allowance) (area) (dept)	0.2	22,500	\$50	\$225,000
Remediation Activities (allowance)		1	\$250,000	\$250,000
Roadways		2,456	\$80	\$196,480
Car Parking		900	\$70	\$63,000
Covered Car Parking		780	\$150	\$117,000
Landscape		8,661	\$60	\$519,660
Fencing to perimeter		400	\$60	\$24,000
Automatic Gates		1	\$50,000	\$50,000
Demolition Activities (allowance)				
CONSTRUCTION - Services				
	<i>Calc</i>	<i>Unit</i>	<i>Rate</i>	<u>\$620,000</u>
Services Reticulation				
Power		1	\$250,000	\$250,000
Communication		1	\$70,000	\$70,000
Water		1	\$120,000	\$120,000
Sewer		1	\$180,000	\$180,000
Additional item				
CONSTRUCTION - Builders Margin & P				
	<i>Calc</i>	<i>Unit</i>	<i>Rate</i>	<u>\$723,810</u>
Preliminaries and Margin		\$10,340,140	7%	\$723,810
Item				
Contingency Value				
		<i>Unit</i>	<i>Rate</i>	<u>\$608,517</u>
Contingency Allowance		\$11,063,950	5.50%	\$608,517

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DEVELOPMENT COST ALLOCATION - McPherson Street Banksmeadow

Multi-Agency Co-located Accommodation			
Project Costs			\$3,354,537
Investigative Reports	<i>Unit</i>		<u>\$105,000</u>
Contamination Report	1	\$25,000	\$25,000
Environmental Assessment	1	\$40,000	\$40,000
Survey	1	\$40,000	\$40,000
Item			
Development Approval Costs	<i>Unit</i>		<u>\$135,000</u>
Town Planning Submission	1	\$60,000	\$60,000
Acoustic Report	1	\$15,000	\$15,000
Specialist Reports	1	\$60,000	\$60,000
Item			
Statutory Contributions - Section 94	<i>Unit</i>		<u>\$505,657</u>
Statutory Contributions	1	\$505,657	\$505,657
Item			
Infrastructure Provision	<i>Unit</i>		<u>\$1,081,060</u>
Services Reticulation			
Power	1	\$220,000	\$220,000
Communication	1	\$220,000	\$220,000
Water	1	\$220,000	\$220,000
Sewer	1	\$220,000	\$220,000
Common Area Works			
Road Surface	1,208	\$80	\$96,640
Drainage	1,208	\$20	\$24,160
Lighting	1	\$40,000	\$40,000
Landscaping	1,013	\$20	\$20,260
Signage	1	\$20,000	\$20,000
Site Capping	<i>Unit</i>	<i>Rate</i>	<u>\$1,368,080</u>
Importation of Fill Material To Site	37,680	\$31	\$1,168,080
Reports & Approvals	1	\$200,000	\$200,000
Item			
Contingency Value	<i>Unit</i>	<i>Rate</i>	<u>\$159,740</u>
Contingency Allowance	\$3,194,797	5%	\$159,740

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DEVELOPMENT COST ALLOCATION - McPherson Street Banksmeadow

Multi-Agency Co-located Accommodation

Section 94 Calculations

	Per Worker	Per / M2	Calculation
Quantity of Workers	23		
Office Area	1,200		
Building Area			
Application of Workers to m2	52		
Site Area		22,500	
Application Rates From Council			
Community Facilities (\$/worker)	\$259.00		\$5,957
Administration (\$/worker)	\$42.00		\$966
Shopping Centre Improvements (City Wide) (\$/worker)	\$188.00		\$4,324
Open Space and Recreation			
Outside Mascot Station Precinct (\$/worker)	\$1,745.00		\$40,135
Mascot Station Precinct (\$/worker)	\$254.00		
Drainage			
Mascot West (\$/m2)		\$12.63	
Botany East (Wilson Pemberton Precinct) (\$/m2)		\$21.18	
Transport Management:			
Mascot West Industrial Area (\$/m2)		\$7.67	
Mascot South Industrial Area (\$/m2)		\$3.18	
Booralee-Hale Industrial Area (\$/m2)		\$12.07	
Margate/ Sir Joseph Banks Industrial Area (\$/m2)		\$5.71	
Banksmeadow North Industrial Area (\$/m2)		\$3.35	
Banksmeadow South Industrial Area (\$/m2)		\$20.19	\$454,275.00
TOTAL CONTRIBUTION CALCULATION			<u><u>\$505,657</u></u>

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