

DONALD CANT WATTS CORKE



DA Estimate

Gow Street Resource Recovery Facility

81-87 Gow Street

Padstow NSW, 2211

26 July 2021

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excellence**

I INTRODUCTION

DCWC has prepared the attached Development Application Estimate and report as required by City of Canterbury Bankstown Council.

The purpose of this assessment is to determine the current construction cost value of the development for council purposes only and is not to be used for project budgeting, finance, insurance, sale, mortgage or any other purposes.

I certify that I have;

1. Inspected the plans subject of the application for development consent, complying development or construction certificate
2. Prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors (AIQS)
3. Included GST in the calculation of the developments costs
4. Measured Gross Floor Area (GFA) in accordance with the Method of Measurement Building Area in the AIQS Cost Management Manual Volume, Appendix A2.

Name: Yogendra Sumithiran



Position and Qualifications: Associate /CQS, MAIQS (Member No. 11570), MRICS

2 DRAWINGS AND INFORMATION USED

Architectural drawings (A00 to A10) prepared by Style Developments dated 20 April 2021 and drawings 3750-2&3 prepared by Abode Design dated 15 September 2018:

- A00 PDF Cover Page
- A01 PDF Existing Site Plan
- A02 PDF Proposed Site Plan
- A03 PDF Process Building Floor Plan
- A04 PDF Elevations
- A05 PDF Elevations
- A06 PDF Building Sections
- A07 PDF Equipment Elevations
- A08 PDF Truck Queuing Medium Rigid
- A09 PDF Truck Queuing B-Double
- A10 PDF Truck Loading and Unloading
- 3750 -2 PDF Office building floor plans
- 3750 -3 PDF Office building elevations and sections

APPENDIX A – ESTIMATE TO BE SUBMITTED TO COUNCIL

Please note the subsequent pages are those required by council as part of your DA submission.

These pages should be detached from this document and submitted accordingly.

Registered Quantity Surveyor's Detailed Cost Report

[development Cost of \$500, 000 OR more]

* A member of the Australian Quantity Surveyors

DEVELOPMENT APPLICATION No.

Date:

27/07/2021

APPLICANTS NAME

GOW Street Recycling Pty Ltd

DEVELOPMENT NAME:

Gow Street Recourse Recovery Facility

APPLICANTS ADDRESS

81-87 Gow Street Padstow NSW 2211

DEVELOPMENT ADDRESS:

81-87 Gow Street Padstow NSW 2211

DEVELOPMENT DETAILS:

| | | | | | |
|--------------------------------|----|------------------|--------------------------|-----|-----|
| Gross Floor Area - Commercial | m2 | 520 | Gross Floor Area | m2 | 520 |
| Gross Floor Area - Residential | m2 | - | Total Gross Floor Area | m2 | 520 |
| Gross Floor Area - Retail | m2 | - | Total Site Area | m2 | 681 |
| | | | Total Car Parking Spaces | no. | 3 |
| TOTAL DEVELOPMENT COST | \$ | 3,355,523 | excl GST | | |
| TOTAL CONSTRUCTION COST | \$ | 3,195,736 | excl GST | | |
| TOTAL GST | \$ | 335,552 | | | |

ESTIMATE DETAILS:

| | | | | |
|-------------------------------|----|------------------|-------------------------|--|
| PROFFESIONAL FEES | \$ | 159,787 | | |
| | % | 6 | of Construction cost | |
| | % | 6 | of Development cost | |
| DEMOLITION & SITE PREPARATION | \$ | 239,397 | total construction cost | |
| | \$ | 351.54 | /m2 of site area | |
| EXCAVATION | \$ | 31,875 | total construction cost | |
| | \$ | 46.81 | /m2 of site area | |
| CONSTRUCTION Commercial | \$ | 2,924,464 | total construction cost | |
| | \$ | 4,294.37 | /m2 of site area | |
| CONSTRUCTION Residential | \$ | 0 | total construction cost | |
| | \$ | - | /m2 of site area | |
| CONSTRUCTION Retail | \$ | - | total construction cost | |
| | \$ | - | /m2 of site area | |
| FITOUT Commercial | \$ | - | total construction cost | |
| | \$ | - | /m2 of site area | |
| FITOUT Residential | \$ | - | total construction cost | |
| | \$ | - | /m2 of site area | |
| FITOUT Retail | \$ | - | total construction cost | |
| | \$ | - | /m2 of site area | |
| CARPARK | \$ | - | total construction cost | |
| | \$ | INCL | /m2 of site area | |
| | \$ | INCL | Per Space | |

I certify that I have:

- * Inspected the plans the subject of the application for development consent;
- * Prepared and attach an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals for the Australian Institute of Quantity Surveyors;
- * Calculated the development costs in accordance with the definition of development costs in clause 25J pf the Environmental Planning and Assessment Regulation 2000 at current prices;
- * Included GST in the calculation of development cost, and
- * 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:

Yogendra Sumithiran

Position and Qualifications:

Associate / MAIQS, CQS, MRICS

Date:

27/07/2021

**CITY OF CANTERBURY BANKSTOWN
ELEMENTAL ESTIMATE**

| DESCRIPTION | Area | Unit | \$/m2 | Total |
|--------------------------|------|------|-------|---------|
| DEMOLITION / SITE PREP | 520 | m2 | 460 | 239,397 |
| OFFICE BUILDING | | | | |
| SUBSTRUCTURE | 370 | m2 | 194 | 71,643 |
| COLUMNS | 370 | m2 | 53 | 19,539 |
| UPPER FLOORS | 370 | m2 | 229 | 84,669 |
| ROOF | 370 | m2 | 158 | 58,617 |
| STAIRCASE | 370 | m2 | 35 | 13,026 |
| EXTERNAL WALLS | 370 | m2 | 141 | 52,104 |
| EXTERNAL DOORS & WINDOWS | 370 | m2 | 70 | 26,052 |
| INTERNAL WALLS | 370 | m2 | 106 | 39,078 |
| INTERNAL DOORS | 370 | m2 | 53 | 19,539 |
| WALL FINISHES | 370 | m2 | 70 | 26,052 |
| FLOOR FINISHES | 370 | m2 | 123 | 45,591 |
| CEILING FINISHES | 370 | m2 | 106 | 39,078 |
| FITMENTS | 370 | m2 | 35 | 13,026 |
| HYDRAULIC SERVICES | 370 | m2 | 70 | 26,052 |
| MECHANICAL SERVICES | 370 | m2 | 123 | 45,591 |
| FIRE SERVICES | 370 | m2 | 53 | 19,539 |
| ELECTRICAL SERVICES | 370 | m2 | 141 | 52,104 |

**CITY OF CANTERBURY BANKSTOWN
ELEMENTAL ESTIMATE**

| DESCRIPTION | Area | Unit | \$/m2 | Total |
|---|------------|-----------|--------------|---------------------|
| BUILDING EXTENSION | | | | |
| SUBSTRUCTURE | 150 | m2 | 200 | 30,000 |
| COLUMNS | 150 | m2 | 120 | 18,000 |
| UPPER FLOORS | 150 | m2 | 200 | 30,000 |
| ROOF | 150 | m2 | 500 | 75,000 |
| STAIRCASE | 150 | m2 | 100 | 15,000 |
| EXTERNAL WALLS | 150 | m2 | 720 | 108,000 |
| EXTERNAL DOORS & WINDOWS | 150 | m2 | 200 | 30,000 |
| INTERNAL WALLS | 150 | m2 | 80 | 12,000 |
| INTERNAL DOORS | 150 | m2 | - | - |
| WALL FINISHES | 150 | m2 | 160 | 24,000 |
| FLOOR FINISHES | 150 | m2 | 240 | 36,000 |
| CEILING FINISHES | 150 | m2 | - | - |
| FITMENTS | 150 | m2 | 120 | 18,000 |
| HYDRAULIC SERVICES | 150 | m2 | 480 | 72,000 |
| MECHANICAL SERVICES | 150 | m2 | 200 | 30,000 |
| FIRE SERVICES | 150 | m2 | 120 | 18,000 |
| ELECTRICAL SERVICES | 150 | m2 | 560 | 84,000 |
| SPECIAL EQUIPMENT | 150 | m2 | 5,667 | 850,000 |
| EXTERNAL WORKS & SERVICES | | | | |
| EXTERNAL SERVICES | 520 | m2 | 723 | 375,774 |
| EXTERNAL WORKS & LANDSCAPING | 520 | m2 | 97 | 50,400 |
| NET CONSTRUCTION COST | 520 | m2 | 5,321 | 2,766,871 |
| PRELIMINARIES | 520 | m2 | 532 | 276,687 |
| MARGIN | 520 | m2 | 293 | 152,178 |
| GROSS CONSTRUCTION COST | 520 | m2 | 6,146 | 3,195,736 |
| PROFESSIONAL FEES (5%) | 520 | m2 | 307.28 | 159,787 |
| TOTAL DEVELOPMENT COST (excl GST): | | | | \$ 3,355,523 |
| GST (10%) | | | | 335,552 |
| TOTAL DEVELOPMENT COST (incl GST): | | | | \$ 3,691,075 |

| SPECIAL EQUIPMENTS | | | | | |
|--------------------|--------------------------------------|---|------|---------|----------------|
| 1.0 | Screen spray bar pump | 1 | item | 50,000 | 50,000 |
| 2.0 | Vibrating screen | 1 | item | 80,000 | 80,000 |
| 3.0 | Conveyors | 1 | item | 90,000 | 90,000 |
| 4.0 | Screw separator | 1 | item | 110,000 | 110,000 |
| 5.0 | Submersible pump | 1 | item | 50,000 | 50,000 |
| 6.0 | Flocculant station and dosing system | 1 | item | 50,000 | 50,000 |
| 7.0 | Stainless steel tank/silos | 1 | item | 100,000 | 100,000 |
| 8.0 | Slurry homogeniser tanks | 1 | item | 50,000 | 50,000 |
| 9.0 | Filter feeding centrifugal pump | 1 | item | 40,000 | 40,000 |
| 10.0 | Filter press | 1 | item | 200,000 | 200,000 |
| 11.0 | Pipework valves and BWIC | 1 | item | 30,000 | 30,000 |
| TOTAL | | | | | 850,000 |