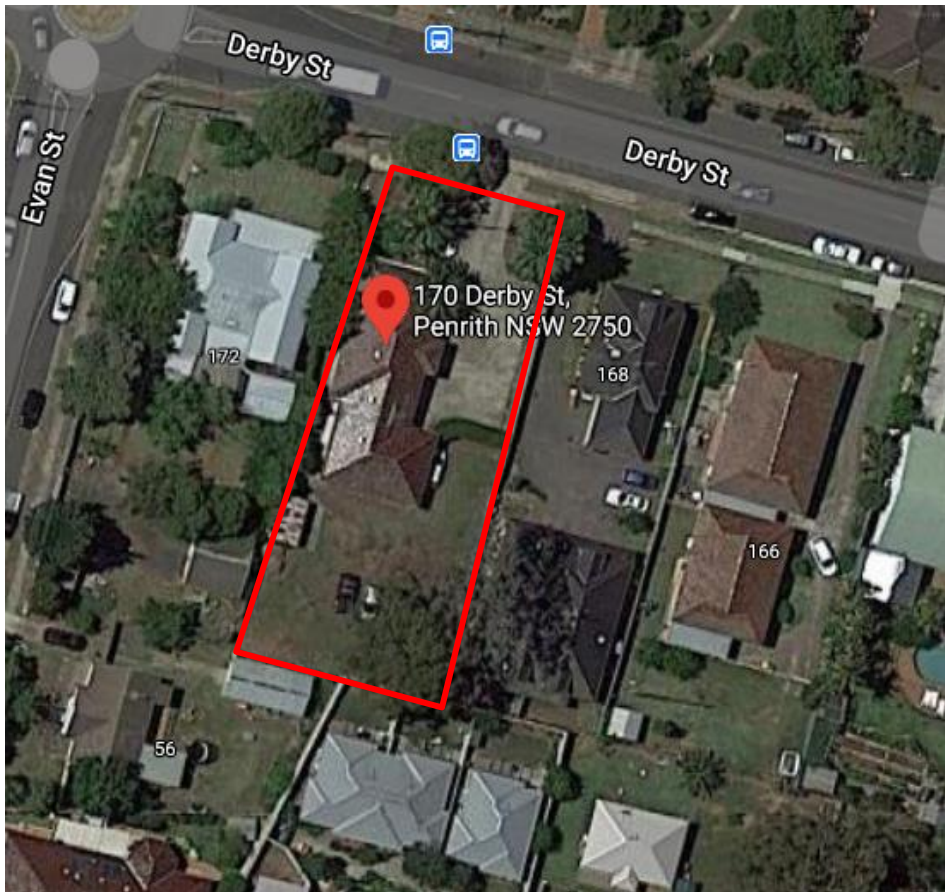


# QUANTITY SURVEY REPORT

Not for Bank Use



Source: Google Maps

**Project:** Proposed Childcare Centre  
At No. 170 Derby Street  
Penrith NSW 2750

**Applicant:** Montessorry Academy  
C/- Cullen Feng PTY Ltd

**Builder:** Developer Managed

Project Code: Q20C162

Report Date: 18 December 2020

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<i>Appendix A</i>	<i>Council Schedule</i>
<i>Appendix B</i>	<i>Elemental Cost Estimate Summary</i>
<i>Appendix C</i>	<i>Reduced Architectural Drawings</i>

## **1. Instruction**

We have undertaken a study of the probable cost of construction for the above project, based on the supplied architectural drawings and other information provided.

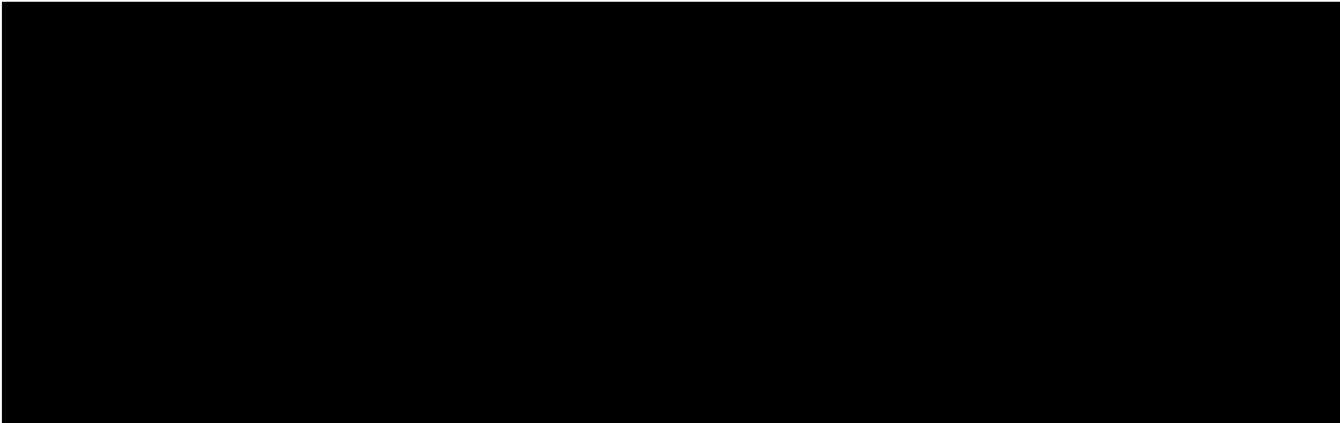
We have also taken into consideration the proposed method of procurement (Developer Managed).

## **2. Brief Development Description**

The proposal comprises the demolition of existing structure(s) and the construction of a two (2) storey Childcare Centre with associated basement parking, at 170 Derby Street, Penrith.

The proposed Childcare Centre consists of:

- Twenty three (23) x car parking spaces within the Basement;
- Admin/reception, indoor play areas, outdoors play areas, lobby, cot room, nappy room, kitchen, laundry, toilets, and storage within Ground Floor to First Floor.



The required Council Schedule, titled "Detailed Cost Summary" is attached in *Appendix A*. Also, please refer to *Appendix B* for an Elemental Cost Estimate Summary prepared in accordance with the Environmental Planning and Assessment Regulation 2000 (Reg 25J) - Section 7.12 Levy - Determination of proposed cost of Development. A detailed report may be obtained upon request.

Our Construction Cost Estimate may be considered as reasonable, based on the proposed level of finishes and in the absence of the Structural and Services drawings, the Contract Documents and DA Conditions.

#### 4. Areas

According to the architectural drawings, the proposed approximate Floor Areas may be presented as follows:

Building Level	Description	F.E.C.A* (m2)	U.C.A** (m2)	G.F.A*** Total (m2)
Basement	Parking	779		779
Ground Floor	Childcare Area	498	239	737
Level 1	Childcare Area	250	64	314
<b>Total</b>		<b>1,527</b>	<b>302</b>	<b>1,829</b>

*\*F.E.C.A (Fully Enclosed Covered Area): The sum of all such areas at all building floor levels, including basements (except unexcavated portions), floored roof spaces and attics, garages, penthouses, enclosed porches and attached enclosed covered ways alongside building, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and useable areas of the building, computed by measuring from the normal inside face of exterior walls but ignoring any projections such as plinths, columns, piers and the like which project from the normal inside face of exterior walls. It shall not include open courts, light wells, connecting or isolated covered ways and net open areas of upper portions of rooms, lobbies, halls interstitial spaces and the like which extend through the storey being computed.*

*\*\*U.C.A (Unenclosed Covered Area): The sum of all such areas at all building floor levels, including roofed balconies, open verandahs, porches and porticos, attached open covered ways alongside buildings, undercrofts and useable space under buildings, unenclosed access galleries (including ground floor) and any other trafficable covered areas of the building which are not totally enclosed by full height walls, computed by measuring the area between the enclosing walls or balustrade (i.e. from the inside face of the UCA excluding the wall or balustrade thickness). When the covering element (i.e. roof or upper floor) is supported by columns, is cantilevered or is suspended, or any combination of these, the measurements shall be taken to the edge of the paving or to the edge of the cover, whichever is the lesser. UCA shall not include eaves overhangs, sun shading, awnings and the like where these do not relate to clearly defined trafficable covered areas, nor shall it include connecting or isolated covered ways.*

*\*\*\*G.F.A (Gross Floor Area): The sum of the 'Fully Enclosed Covered Area' and 'Unenclosed Covered Area' as defined. The G.F.A definition used here is different to the Gross Building Area defined in the ANZRPGN 4 Methods of Measurement used by Valuation and Property Industry Professionals.*

#### 5. Quality of Finishes

The proposed Fixtures and Finishes of the development may be described as of purpose-built standard commercial quality. The quality of finishes proposed, are appropriate to the type, scale and location of this project.

The specialised fit-out works, incl. playground equipment and loose furniture are excluded and shall be supplied and installed by future operators.

#### **Construction Consultants (QS)**

Quantity Survey Report - DA Council Submission only (Not for Bank Use)  
[Q20C162] 170 Derby Street, Penrith

## **6. Documentation**

Our Cost Estimate was based on Architectural Drawings prepared by *Cullen Feng PTY Ltd*, Project No.2023, Drawing Nos. DA01 to DA03 and DA06 to DA14, Rev -, Dated 30/11/2020.

Please refer to *Appendix C* for a reduced copy of these drawings.

## **7. Exclusions**

Our Cost Estimate does not include the following:

- Land Acquisition;
- Marketing and financing;
- Legal costs;
- Project management costs;
- Disabled access;
- Building insurance costs;
- Major services diversions, external connections and/or improvements;
- Amplification / amendment to existing services;
- Underpinning of existing structure;
- Amendments to plans, incomplete documentation;
- Taxes, levies and charges;
- Decontamination works / Asbestos Removal;
- Rock excavation;
- Dewatering / Drainage pump & pump-out;
- FF&Es;
- Roadworks / Public domain works;
- Flyscreen's / Blinds;
- Loose furniture;
- Reception Desk(s);
- Indoor and outdoor play equipment;
- Authorities Fees (s7.12 Contribution and the like);
- Contingency allowance.

## **8. Design Assumptions / Parameters**

In the absence of engineering drawings, the structure of the proposed building was assumed of conventional nature, comprising the following:

- Reinforced concrete soldier piles / shotcrete to basement shoring;
- Reinforced concrete strip / pad footings;
- Reinforced concrete columns and floor slabs (framed structure).

### **Construction Consultants (QS)**

Quantity Survey Report - DA Council Submission only (Not for Bank Use)

[Q20C162] 170 Derby Street, Penrith

Our Indicative Cost Estimate was based on the assumption that the whole development will be constructed in a single stage (i.e. not a staged development). If the building is to be completed in stages, the cost of preliminaries and Building services may increase.

This Cost Estimate may provide no more than a rough guide to the probable cost of the proposed development. Costs may vary due to a range of variables:

- Further Geotechnical investigation;
- Structural and services documentation;
- Contract conditions;
- Final PC Items and Provisional Allowances;
- Variations in the proposed fixtures and finishes;
- DA Conditions.

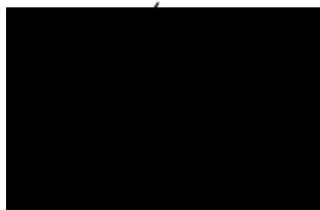
## **9. Contingency Allowance**

A Contingency Allowance (generally between 5% and 10%) will not be included for the purpose of this report.

## **10. Disclaimer**

This Certificate has been prepared for the sole purpose of providing an Initial Cost Plan for DA Council Submission only (not for bank use). This Quantity Survey Certificate is not to be used for any other purpose. This Report is confidential to the developer. The Writer does not accept any contractual, tortious or other form of liability for any consequences, loss or damage which may arise as a result of any other person acting upon or using this report.

Report and estimate prepared by



**Michael M. Dakhoul** *B. Build (Hons. 1) FAIQS MAIB MCIQB ICECA*  
*FAIQS Reg. No. 3618*

**Appendix A**  
*Council Schedule*

## Registered Quantity Surveyors Report

Complete this Registered Quantity Surveyor's Report if your Development costs are **\$500,000 or more**

DA Number:	Date:
Applicant's name: Montessori Academy C/- Cullen Feng PTY Ltd	Development address: 170 Derby Street, Penrith NSW 2750
Applicant's address:	
<b>DEVELOPMENT DETAILS</b> Proposed Childcare Centre	
GFA – Commercial (m2): Childcare Centre 1,050	GFA – Parking (m2): Basement 779
GFA – Residential (m2): N/A	GFA – Other (m2): N/A
GFA – Retail (m2): N/A	Total GFA (m2): 1,829
Total development cost: \$3,300,342 + GST	Total site area (m2): 1,296
Total construction cost: \$3,205,615 + GST	Total car parking spaces: 23
Total GST: \$330,034	
<b>ESTIMATE DETAILS</b> Refer 'Appendix B'	
<b>Professional fees (\$):</b>	<b>Construction (Commercial):</b>
% of construction cost:	Total construction cost:
% of demolition cost:	\$/m <sup>2</sup> of site area:
<b>Demolition and site preparation:</b>	<b>Construction (Residential):</b>
Total construction cost:	Total construction cost:
\$/m <sup>2</sup> of site area:	\$/m <sup>2</sup> of site area:
<b>Excavation:</b>	<b>Construction (Retail):</b>
Total construction cost:	Total construction cost:
\$/m <sup>2</sup> of site area:	\$/m <sup>2</sup> of site area:
<b>Fitout (Residential):</b>	<b>Fitout (Commercial):</b>
Total construction cost:	Total construction cost:
\$/m <sup>2</sup> of site area:	\$/m <sup>2</sup> of site area:
<b>Fitout (Retail):</b>	<b>Parking:</b>
Total construction cost:	Total construction cost:
\$/m <sup>2</sup> of site area:	\$/m <sup>2</sup> of site area:
\$/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 from the Australian Institute of Quantity Surveyors;
- Calculated the development costs in accordance with the definition of development costs in clause 25J of 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 Areas in the AIQS Cost Management Manual Volume 1, Appendix A2.

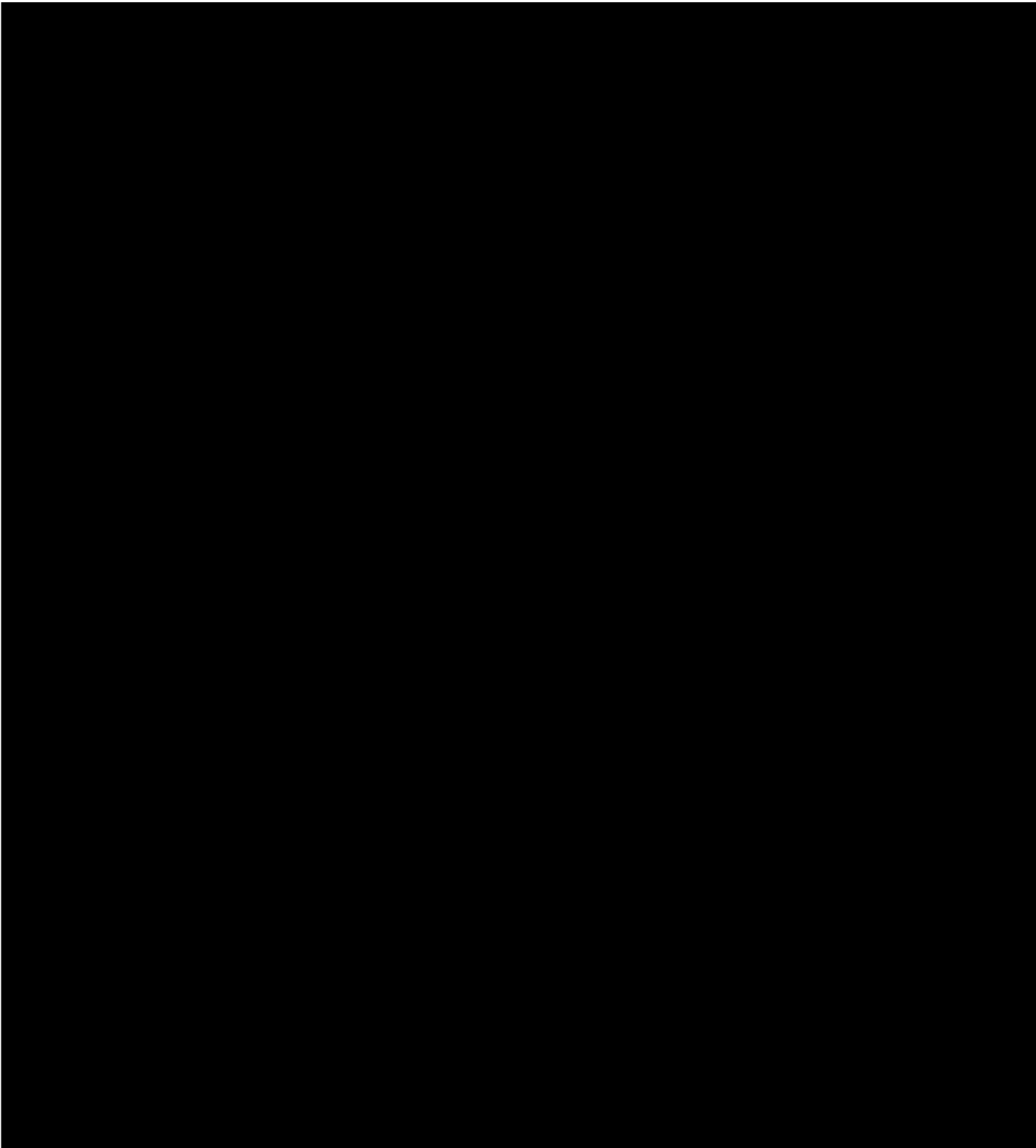
Name: Michael M. Dakhoui

Position and qualifications FAIQS No. 3618

Date: 18.12.2020



**Appendix B**  
*Elemental Cost Estimate Summary*

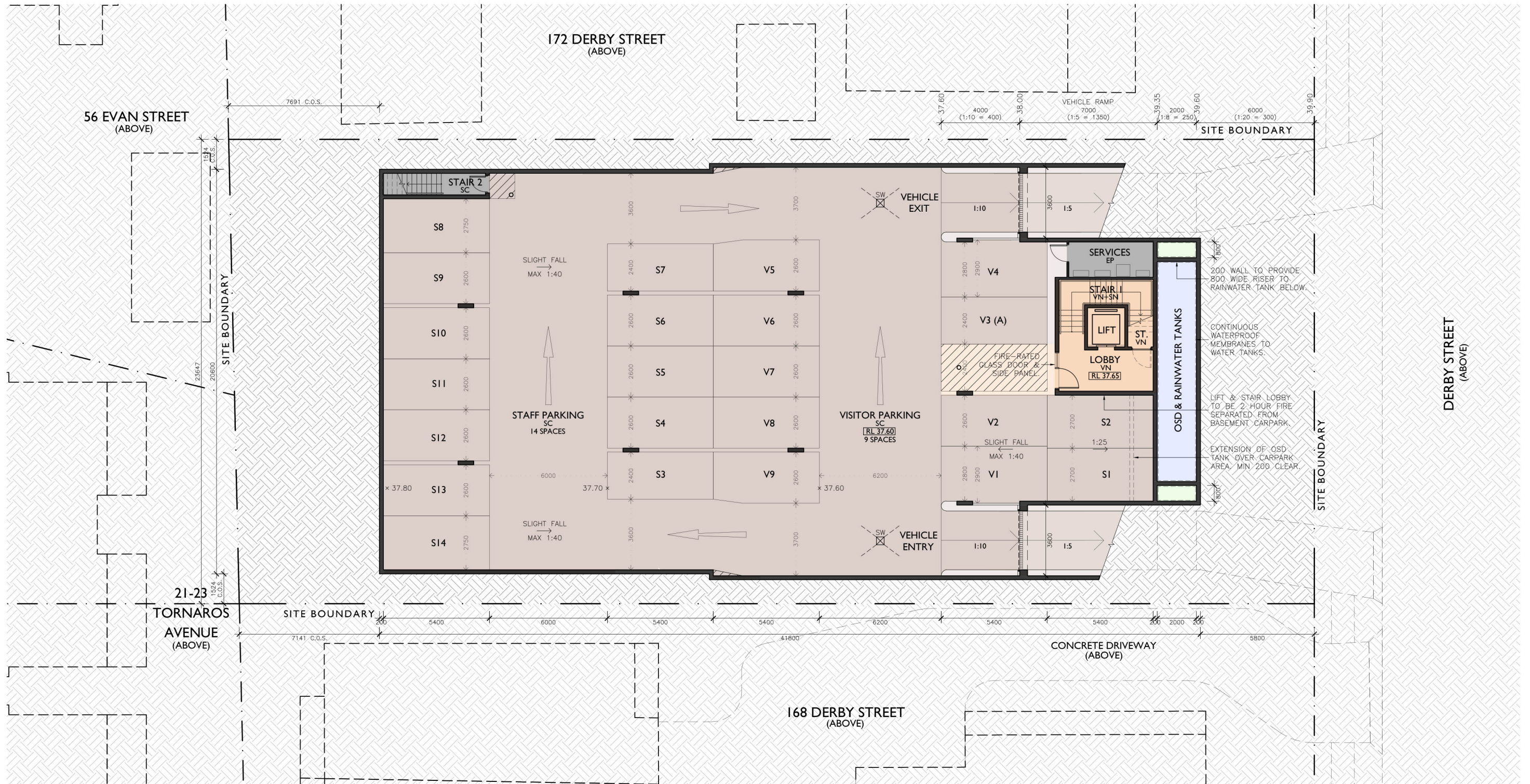


*Construction Consultants (QS)*

*1 of 1*

*18/12/2020*

**Appendix C**  
*Reduced Architectural Drawings*



1 BASEMENT FLOOR PLAN  
1:200 @ A3

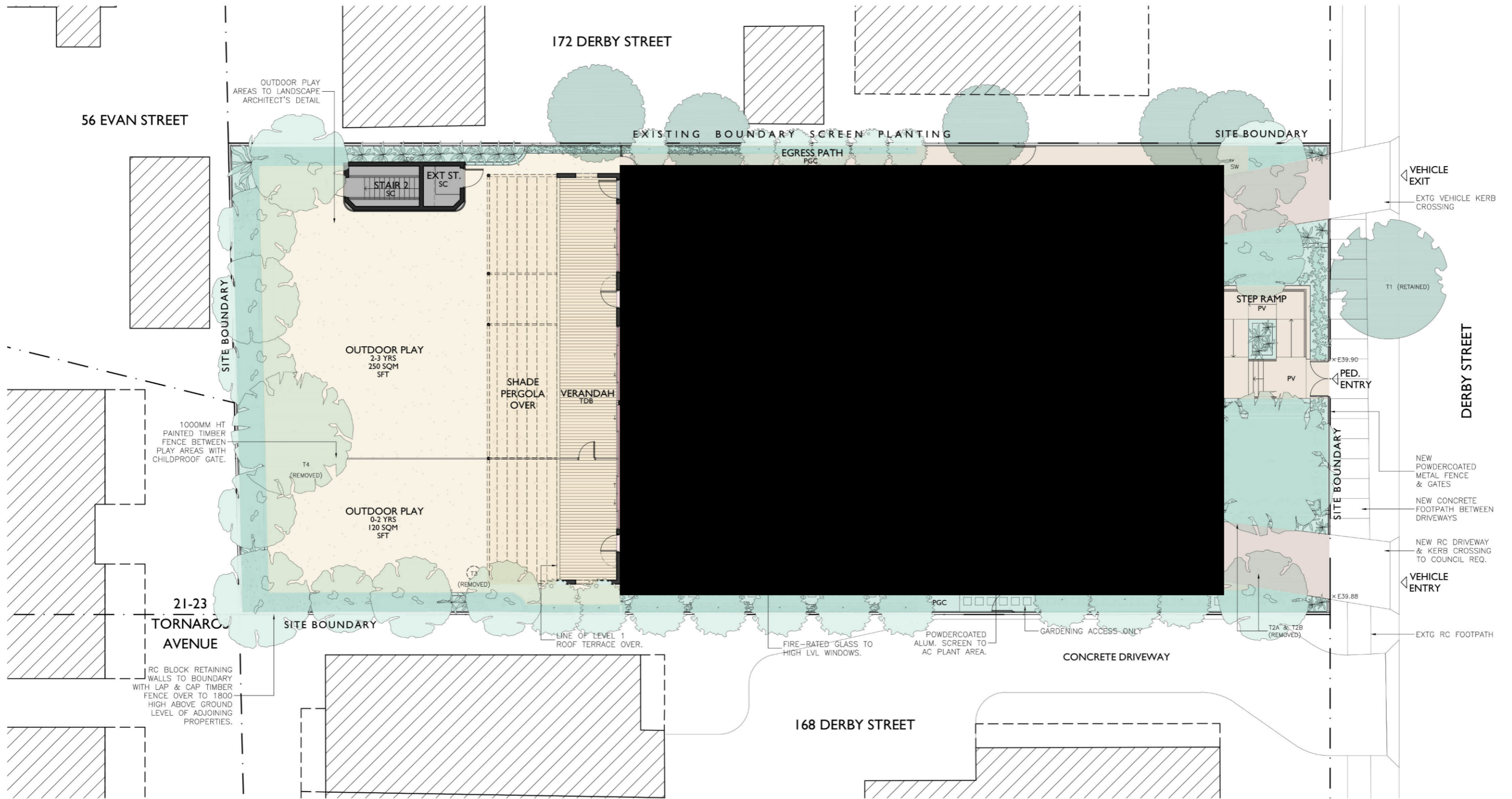
FINISHES LEGEND		COLOUR LEGEND	
REFER TO MATERIALS SCHEDULE FOR MORE INFORMATION			
<b>WALL FINISH</b>	<b>FLOOR FINISH</b>	<b>CLASSROOMS / ANCILLARY</b>	
CBD COLORBOND STEEL	CPV CONCRETE FOOTPATH/ PAVEMENT		
EEG ENERGY EFFICIENT GLAZING	CT CERAMIC TILES		
FBK FACE BRICKWORK	CPT CARPET TILES		
FG FRAMELESS GLASS	EP EPOXY PAINTED CONCRETE		
PCA POWDERCOATED ALUMINIUM	GRV RIVERSTONE GRAVEL		
PCS POWDERCOATED ALUMINIUM PERFORATED SCREEN PANELS	PGC PIGMENTED CONCRETE W/ EXPRESSED GROOVES		
PT PAINT FINISH	PV PORCELAIN PAVERS (NON-SLIP)		
PTF PAINTED TIMBER FENCE	PVS CONCRETE PAVER STEPPING STONES		
RP RENDER & PAINT	SC SEALED CONCRETE		
SSS (SATIN) STAINLESS STEEL	SFT SOFT-FALL SURFACE TO LNSP ARCH DTL		
TC NON-COMBUSTIBLE TIMBER-LOOK CLADDING	SN PROPRIETARY ALUM. NON-SLIP STAIR NOSING		
XP EXTERNAL PAINT FINISH	TDB TIMBER DECKING BOARDS		
XPS EXTERIOR GRADE PAINTED STEEL	TFB TIMBER FLOOR BOARDS		
ZN COLORBOND STEEL ZINC APPEARANCE	VN SHEET OR PLANK VINYL FLOORING		
	WPM WATERPROOF MEMBRANE		

FOR DEVELOPMENT APPLICATION

ISSUE	DATE	FOR DA REVISION	EL	JC								
DO	NOT	SCALE	FROM	DRAWINGS	VERIFY	ALL	DIMENSIONS	ON	SITE	BEFORE	COMMENCING	WORK

**PROJECT** 170 DERBY STREET, PENRITH  
**CLIENT** MONTESSORI ACADEMY  
**DRAWING** PROPOSED BASEMENT PLAN  
**DATE** NOV 2020 **SCALE** 1:200 @ A3 **DRAWN** EL  
**JOB #** 2023 **DWG #** DA06 **REV.** -

CULLEN FENG ARCHITECTS  
 NOM ARCH: JON CULLEN NSW 6437 | 303 / 77 DUNNING AVENUE, ROSEBERY NSW 2018, AUSTRALIA | +612 8310 2095



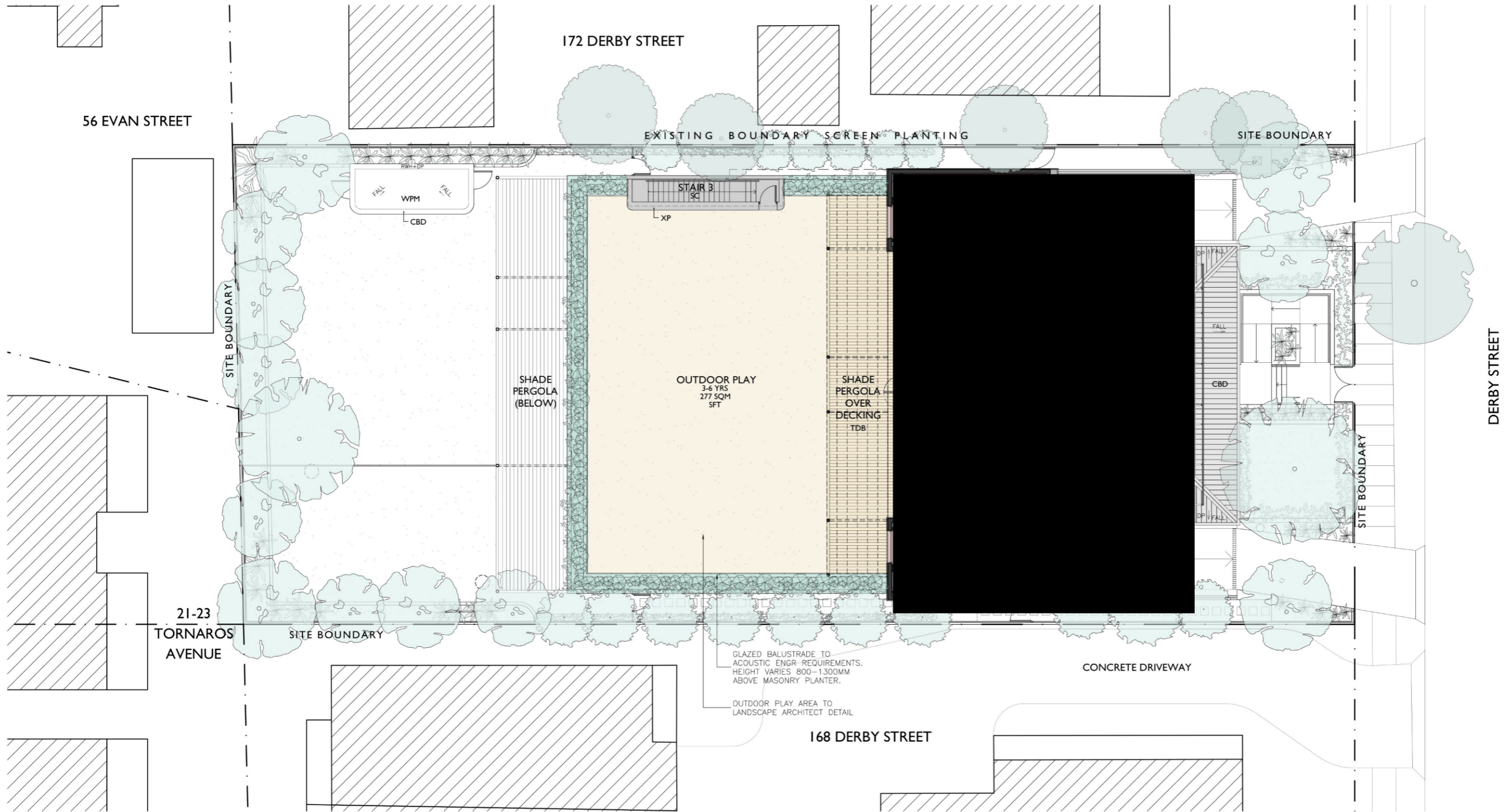
1 GROUND FLOOR PLAN  
1:200 @ A3

FINISHES LEGEND		COLOUR LEGEND	
REFER TO MATERIALS SCHEDULE FOR MORE INFORMATION			
<b>WALL FINISH</b>	<b>FLOOR FINISH</b>	<b>CLASSROOMS / ANCILLARY</b>	
CBD COLORBOND STEEL	CPV CONCRETE FOOTPATH/ PAVEMENT		
EEG ENERGY EFFICIENT GLAZING	CT CERAMIC TILES		
FBK FACE BRICKWORK	CPT CARPET TILES		
FG FRAMELESS GLASS	EP EPOXY PAINTED CONCRETE		
PCA POWDERCOATED ALUMINIUM	GRV RIVERSTONE GRAVEL		
PCS POWDERCOATED ALUMINIUM PERFORATED SCREEN PANELS	PGC FIGMENTED CONCRETE W/ EXPRESSED GROOVES		
PT PAINT FINISH	PV PORCELAIN PAVERS (NON-SLIP)		
PTF PAINTED TIMBER FENCE	PVS CONCRETE PAVER STEPPING STONES		
RP RENDER & PAINT	SC SEALED CONCRETE		
SSS (SATIN) STAINLESS STEEL	SFT SOFT-FALL SURFACE TO UNSP ARCH DTL		
TC NON-COMBUSTIBLE TIMBER-LOOK CLADDING	SN PROPRIETARY ALUM. NON-SLIP STAIR NOSING		
XP EXTERNAL PAINT FINISH	TDB TIMBER DECKING BOARDS		
XPS EXTERIOR GRADE PAINTED STEEL	TFB TIMBER FLOOR BOARDS		
ZN COLORBOND STEEL ZINC APPEARANCE	WN SHEET OR PLANK VINYL FLOORING		
	WPM WATERPROOF MEMBRANE		

FOR DEVELOPMENT APPLICATION

ISSUE	DATE	FOR DA REVISION	EL	JC
DO	NOT	SCALE	FROM	DRAWINGS
VERIFY	ALL	DIMENSIONS	ON	SITE
BEFORE	COMMENCING	WORK		

**PROJECT** 170 DERBY STREET, PENRITH  
**CLIENT** MONTESSORI ACADEMY  
**DRAWING** PROPOSED GROUND FLOOR PLAN  
**DATE** NOV 2020 **SCALE** 1:200 @ A3 **DRAWN** EL  
**JOB #** 2023 **DWG #** DA07 **REV.** -  
**CULLEN FENG ARCHITECTS**  
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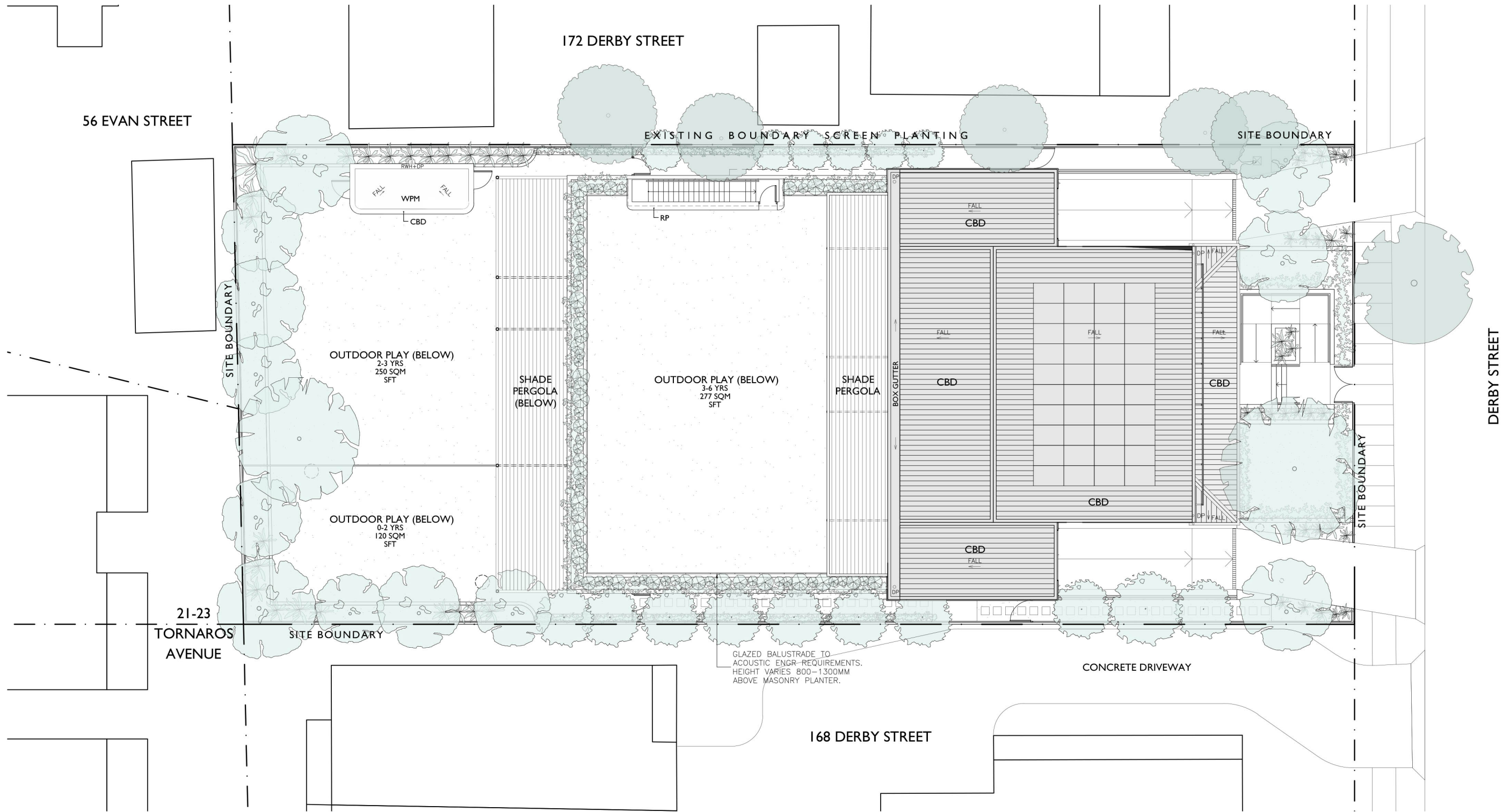
1 FIRST FLOOR PLAN  
1:200 @ A3

FINISHES LEGEND		COLOUR LEGEND	
REFER TO MATERIALS SCHEDULE FOR MORE INFORMATION			
WALL FINISH	FLOOR FINISH	CLASSROOMS / ANCILLARY	
CBD COLORBOND STEEL	CPV CONCRETE FOOTPATH/ PAVEMENT	OUTDOOR PLAY AREA	
EEG ENERGY EFFICIENT GLAZING	CT CERAMIC TILES	LOBBY / CIRCULATION	
FBK FACE BRICKWORK	CPT CARPET TILES	ADMIN / BACK OF HOUSE	
FG FRAMELESS GLASS	EP EPOXY PAINTED CONCRETE	CARPARK	
PCA POWDERCOATED ALUMINIUM	GRV RIVERSTONE GRAVEL	PLANT / SERVICES / STORE	
PCS POWDERCOATED ALUMINIUM PERFORATED SCREEN PANELS	PGC PIGMENTED CONCRETE W/ EXPRESSED GROOVES		
PT PAINT FINISH	PV PORCELAIN PAVERS (NON-SLIP)		
PTF PAINTED TIMBER FENCE	PVS CONCRETE PAVER STEPPING STONES		
RP RENDER & PAINT	SC SEALED CONCRETE		
SSS (SATIN) STAINLESS STEEL	SFT SOFT-FALL SURFACE TO LN/SP ARCH DTL		
TC NON-COMBUSTIBLE TIMBER-LOOK CLADDING	SN PROPRIETARY ALUM. NON-SLIP STAIR NOSING		
XP EXTERNAL PAINT FINISH	TDB TIMBER DECKING BOARDS		
XPS EXTERIOR GRADE PAINTED STEEL	TFB TIMBER FLOOR BOARDS		
ZN COLORBOND STEEL ZINC APPEARANCE	VN SHEET OR PLANK VINYL FLOORING		
	WPM WATERPROOF MEMBRANE		

FOR DEVELOPMENT APPLICATION

ISSUE	DATE	FOR DA REVISION	EL BY	JC CHECK
DO	NOT	SCALE	FROM	DRAWINGS
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK				


**PROJECT** 170 DERBY STREET, PENRITH  
**CLIENT** MONTESSORI ACADEMY  
**DRAWING** PROPOSED FIRST FLOOR PLAN  
**DATE** NOV 2020 **SCALE** 1:200 @ A3 **DRAWN** EL  
**JOB #** 2023 **DWG #** DA08 **REV.** -  
 NOM ARCH: JON CULLEN NSW 6437 | 303 / 77 DUNNING AVENUE, ROSEBERY NSW 2018, AUSTRALIA | +612 8310 2095



1 ROOF PLAN  
1:200 @ A3

FINISHES LEGEND		COLOUR LEGEND	
REFER TO MATERIALS SCHEDULE FOR MORE INFORMATION			
WALL FINISH	FLOOR FINISH	CLASSROOMS / ANCILLARY	
CBD COLORBOND STEEL	CPV CONCRETE FOOTPATH/ PAVEMENT	OUTDOOR PLAY AREA	
EEG ENERGY EFFICIENT GLAZING	CT CERAMIC TILES	LOBBY / CIRCULATION	
FBK FACE BRICKWORK	CPT CARPET TILES	ADMIN / BACK OF HOUSE	
FG FRAMELESS GLASS	EP EPOXY PAINTED CONCRETE	CARPARK	
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	WPM WATERPROOF MEMBRANE		

**FOR DEVELOPMENT APPLICATION**

ISSUE	DATE	FOR DA REVISION	EL	JC
DO	NOT	SCALE FROM	DRAWINGS. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK	CHECK

**PROJECT** 170 DERBY STREET, PENRITH

**CLIENT** MONTESSORI ACADEMY

**DRAWING** PROPOSED ROOF PLAN

**DATE** NOV 2020    **SCALE** 1:200 @ A3    **DRAWN** EL

**JOB #** 2023    **DWG #** DA09    **REV.** -

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