

Chris Schuler
Marchese Partners
Level 1, 53 Walker Street
Sydney NSW 2060

14 December 2017

Dear Sir

**RE: PROPOSED RESIDENTIAL DEVELOPMENT
28 – 32 EVAN SREET, PENRITH, NSW, 2750
REGISTERED QUANTITY SURVEYOR'S COST REPORT**

We confirm that the Total Development Cost for the purposes of Development Application lodgement is \$22,600,000 excluding GST (\$24,860,000 including GST).

We attach our Registered Quantity Surveyors Detailed Cost Report along with a breakdown of the Total Estimated Development Cost, Schedule of Information Used and Schedule of Areas.

We specifically note that the above estimate is based on preliminary design information made available to ourselves at this point and therefore we have made a number of assumptions in relation to the project requirements. The estimate may be subject to change as the design develops.

Should you require any further information or wish to discuss any aspect of the attached, please do not hesitate to contact us.

Yours faithfully
WT Partnership



SIMON HENSLEY
National Director

DEVELOPMENT APPLICATION

REFERENCE: 172958 QS CSR

DATE: 14 December 2017

REGISTERED QUANTITY SURVEYOR'S COST SUMMARY REPORT

DEVELOPMENT NAME 28 - 32 EVAN STREET, PENRITH
DEVELOPMENT ADDRESS 28 - 32 EVAN STREET, PENRITH
 NSW, 2750

TOTAL DEVELOPMENT COST (including GST) \$ 24,860,000
 TOTAL CONSTRUCTION COST (excluding GST) \$ 21,150,000
 TOTAL GST \$ 2,260,000
 TOTAL SITE AREA m² 1,633
 GROSS FLOOR AREA m² 9,790

PROFESSIONAL FEES % 7.00 of construction cost
 % 6.36 of development cost

DEMOLITION/SITE PREPARATION/EXCAVATION \$ 930,000 total construction cost
 (EXCL GST) \$ 570 /m² of site area

CONSTRUCTION CAR PARK \$ 3,650,000 total construction cost
 (EXCL GST) \$ 828 /m² of building area

CONSTRUCTION RESIDENTIAL \$ 14,300,000 total construction cost
 (EXCL GST) \$ 2,656 /m² of building area

We certify that we have

- Inspected the plans the subject of the application for development consent;
- Prepared this estimate 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 255 of the Environmental Planning & Assessment Regulation 2000 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): WT Partnership

Signed: 

Name: Simon Hensley

Position and Qualifications: National Director, AAIQS

Date: 14 December 2017

Contact Number: 02 9929 7422

Contact Address: WT Partnership, Level 26, 45 Clarence Street, Sydney, NSW, 2000

Residential Development
28 - 32 Evan Street, Penrith
Total Development Cost

A. CONSTRUCTION COST	CARPARK \$	RESIDENTIAL \$	OTHER \$	TOTAL \$
Demolition	-	-	120,000	120,000
Site Preparation and Bulk Earthworks	-	-	810,000	810,000
Shoring	-	-	1,140,000	1,140,000
Substructure	310,000	-	-	310,000
Columns	170,000	330,000	-	500,000
Upper Floors	940,000	1,630,000	-	2,570,000
Staircases	80,000	80,000	-	160,000
Roof	190,000	420,000	-	610,000
External Walls, Windows and External Doors	10,000	2,050,000	-	2,060,000
Internal Walls	410,000	1,390,000	-	1,800,000
Internal Doors	50,000	270,000	-	320,000
Wall Finishes	10,000	400,000	-	410,000
Floor Finishes	70,000	670,000	-	740,000
Ceiling Finishes	10,000	500,000	-	510,000
Fixtures and Fittings	60,000	1,000,000	-	1,060,000
Hydraulic Services	130,000	1,050,000	-	1,180,000
Electrical Services	130,000	680,000	-	810,000
Fire Services	180,000	50,000	-	230,000
Mechanical Services	190,000	410,000	-	600,000
Vertical Transportation	40,000	300,000	-	340,000
BWIC (Services)	20,000	70,000	-	90,000
Roof Terrace	-	440,000	-	440,000
External Works	-	-	260,000	260,000
External Services	-	-	320,000	320,000
Builder's Preliminaries, Overheads and Profit	650,000	2,560,000	550,000	3,760,000
TOTAL	\$ 3,650,000	\$ 14,300,000	\$ 3,200,000	\$ 21,150,000
B. PROFESSIONAL FEES				
Professional Fees based on Total Project Costs = 7.0% of Construction Cost				\$ 1,450,000
C. TOTAL DEVELOPMENT COST (EXCLUDING GST)				\$ 22,600,000
Goods & Service Tax				\$ 2,260,000
TOTAL DEVELOPMENT COST (INCLUDING GST)				\$ 24,860,000

D. SCHEDULE OF INFORMATION USED

DRAWING NO.	TITLE	DATE
DA.00	Cover Sheet	December 2017
DA1.03	Site Plan	December 2017
DA1.04	Survey Plan	December 2017
DA2.01	Ground Floor Plan	December 2017
DA2.02	Level 1 - 4 Floor Plan	December 2017
DA2.03	Level 5 Floor Plan	December 2017
DA2.04	Roof Floor Plan	December 2017
DA2.05	Basement 1 Floor Plan	December 2017
DA2.06	Basement 2 Floor Plan	December 2017
DA2.07	Basement 3 Floor Plan	December 2017
DA3.01	West (Evan Street) Elevation	December 2017
DA3.02	North Elevation	December 2017
DA3.03	East Elevation	December 2017
DA3.04	South Elevation	December 2017
DA4.01	Section A-A	December 2017
DA4.02	Section B-B	December 2017
DA4.03	Section C-C	December 2017
DA5.01	Solar Access Diagrams	December 2017
DA5.02	Cross Ventilation Diagrams	December 2017
DA5.03	Storage Diagrams	December 2017
DA5.04	Shadow Analysis	December 2017
DA6.01	Adaptable Units	December 2017
DA7.01	Finishes Schedule	December 2017
DA7.02	CGI Shot 'Evan Street'	December 2017
DA7.03	CGI Shot 'Cemetery	December 2017
DA8.01	Demolition Plan	December 2017

**Residential Development
28 - 32 Evan Street, Penrith
Total Development Cost**



E. SCHEDULE OF GROSS FLOOR AREAS

	FECA (m2)	UCA (m2)	GFA (m2)
Carpark			
Car Park - B03 - B01	4,406	-	4,406
	4,406	-	4,406
Residential			
Residential	4,641	743	5,384
	4,641	743	5,384
Total (m2)	9,047	743	9,790