

27 April 2021

**Port of Newcastle**

Level 4, 25 Wharf Road  
Newcastle NSW 2300

**Attention:** Andrew Stone (Project Manager)  
**Email:** andrew.stone@portofnewcastle.com.au

Dear Andrew

**Cost Summary Report**

**Commercial Development | 46 Fitzroy Street, Carrington NSW**

As requested, we have prepared this Quantity Surveyor Cost Summary Report to determine the cost of the proposed works at Commercial Development | 46 Fitzroy Street, Carrington NSW.

The following is prepared in accordance with Clause 25J of the Environmental Planning and Assessment Regulation 2000, as follows;

**Section 94A / 7.12 levy - Determination of Proposed Cost of Development**

*(1) The proposed cost of carrying out development is to be determined by the consent authority, for the purpose of a section 94A/7.12 levy, by adding up all the costs and expenses that have been or are to be incurred by the applicant in carrying out the development, including the following:*

- (a) if the development involves the erection of a building, or the carrying out of engineering or construction work—the costs of or incidental to erecting the building, or carrying out the work, including the costs (if any) of and incidental to demolition, excavation and site preparation, decontamination or remediation,*
- (b) if the development involves a change of use of land—the costs of or incidental to doing anything necessary to enable the use of the land to be changed,*
- (c) if the development involves the subdivision of land—the costs of or incidental to preparing, executing and registering the plan of subdivision and any related covenants, easements or other rights.*

*(2) For the purpose of determining the proposed cost of carrying out development, a consent authority may have regard to an estimate of the proposed cost of carrying out the development prepared by a person, or a person of a class, approved by the consent authority to provide such estimates.*

*(3) The following costs and expenses are not to be included in any estimate or determination of the proposed cost of carrying out development:*

- (a) the cost of the land on which the development is to be carried out,*
- (b) the costs of any repairs to any building or works on the land that are to be retained in connection with the development,*
- (d) the costs associated with legal work carried out or to be carried out in connection with the development,*
- (e) project management costs associated with the development,*

- (f) the cost of building insurance in respect of the development,*
- (g) the costs of fittings and furnishings, including any refitting or refurbishing, associated with the development (except where the development involves an enlargement, expansion or intensification of a current use of land),*
- (h) the costs of commercial stock inventory,*
- (i) any taxes, levies or charges (other than GST) paid or payable in connection with the development by or under any law,*
- (j) the costs of enabling access by disabled persons in respect of the development,*
- (k) the costs of energy and water efficiency measures associated with the development,*
- (l) the cost of any development that is provided as affordable housing,*
- (m) the costs of any development that is the adaptive reuse of a heritage item.*

*(4) The proposed cost of carrying out development may be adjusted before payment, in accordance with a contributions plan, to reflect quarterly or annual variations to readily accessible index figures adopted by the plan (such as a Consumer Price Index) between the date the proposed cost was determined by the consent authority and the date the levy is required to be paid.*

*(5) To avoid doubt, nothing in this clause affects the determination of the fee payable for a development application.*

Based on the definition above, our estimate of the Development Cost is **\$28,445,100 including GST** and is summarised as follows:

ELEMENT	\$
Mine Subsidence Requirements	\$300,300
Site Preparation	\$929,881
Commercial Building	\$19,991,220
External Works, Services & Infrastructure	\$3,066,915
<b>SUB-TOTAL CONSTRUCTION COST</b>	<b>\$24,288,316</b>
Professional, Consulting & Design Fees	\$1,570,866
<b>SUB-TOTAL DEVELOPMENT COST</b>	<b>\$25,859,182</b>
Goods & Services Tax (GST)	\$2,585,918
<b>TOTAL COST (including GST)</b>	<b>\$28,445,100</b>

Please refer to Appendix 1 for an Elemental Summary of our estimate.

We note this estimate is prepared for the sole purpose of a Section 94a/7.12 Estimate and is *not* to be relied upon for project budgeting, project finance or any other use.

We note our estimate excludes allowances for the following items;

- Development Application and Construction Certificate fees
- Other Authority fees
- Fitout works
- Loose furniture, fixtures, fittings and equipment
- Finance costs
- Contingencies
- Land costs
- Works subject to separate approval

We confirm our estimate is based on the following information received;

- Design documentation prepared by Rainsford Architecture & Design, dated 08/03/2021

I, the undersigned, confirm this estimate has been prepared by an Associate Member of the Australian Institute of Quantity Surveyors and I certify that I have to the best of my knowledge:

- Inspected the plans the subject of the application for development consent or construction certificate (as per those provided above).
- Prepared and attached 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 costs.
- Measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1, Appendix 2.

Most sincerely,



**Aaron Satchell** BConMgt(Hons1), AAIQS, MRICS

Quantity Surveyor | Director

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**APPENDIX 1**

**Quantity Surveyor's Cost Summary Report**

# Estimate Breakup

**A153 - DA Cost Summary Report - 46 Fitzroy Street, Carrington**  
for **Port of Newcastle**

**27/04/2021**

Proposed Commercial Building Development

Description	Quantity	Unit	Rate	Total
<b>MINE SUBSIDENCE REQUIREMENTS</b>				<b>\$300,300.00</b>
Mine Grouting				\$260,000.00
Design Development Allowance (Excluded)				
Preliminaries				\$26,000.00
Builders Margin				\$14,300.00
<b>SITE PREPARATION</b>				<b>\$929,880.40</b>
Demolition & Alterations to Existing				\$114,469.85
Site Preparation & Excavation				\$79,322.49
Site Remediation				\$87,466.00
Spoil Disposal				\$450,642.81
Design Development Allowance				\$73,190.11
Preliminaries				\$80,509.13
Builders Margin				\$44,280.02
<b>COMMERCIAL BUILDING</b>	<b>8,405.17</b>	<b>m2</b>	<b>\$2,378.44</b>	<b>\$19,991,219.94</b>
Substructure				\$1,086,009.82
Staircases				\$111,750.00
Upper Floors				\$2,081,759.03
Columns				\$375,360.22
Roof				\$627,588.75
External Walls				\$1,221,414.58
Windows / Glazing				\$1,391,803.60
External Doors				\$88,150.00

Description	Quantity	Unit	Rate	Total
<b>Internal Walls</b>				<b>\$1,032,969.04</b>
<b>Internal Doors</b>				<b>\$113,500.00</b>
<b>Wall Finishes</b>				<b>\$136,115.80</b>
<b>Floor Finishes</b>				<b>\$470,874.25</b>
<b>Ceiling Finishes</b>				<b>\$633,246.72</b>
<b>Fitments &amp; Fittings</b>				<b>\$357,984.39</b>
<b>Hydraulic Services &amp; Sanitary Fixtures</b>				<b>\$386,900.00</b>
<b>Gas Services (Excluded)</b>				<b>\$5,000.00</b>
<b>Electrical &amp; Communication Services</b>				<b>\$1,948,846.05</b>
<b>Mechanical Services</b>				<b>\$2,067,728.18</b>
<b>Fire Protection Services</b>				<b>\$230,804.15</b>
<b>Vertical Transport</b>				<b>\$390,000.00</b>
<b>Builders Works in Connection with Services</b>				<b>\$251,463.92</b>
<b>Design Development Allowance</b>				<b>\$1,125,695.14</b>
<b>Preliminaries</b>				<b>\$2,904,293.45</b>
<b>Builders Margin</b>				<b>\$951,962.85</b>
<b>EXTERNAL WORKS, SERVICES &amp; INFRASTRUCTURE</b>				<b>\$3,066,914.97</b>
<b>External Hydraulic Services</b>				<b>\$100,000.00</b>
<b>External Stormwater Services</b>				<b>\$66,328.48</b>
<b>External OSD Tank</b>				<b>\$302,882.47</b>
<b>External Gas Services (Excluded)</b>				<b>\$10,000.00</b>
<b>External Electrical &amp; Communication Services</b>				<b>\$601,750.00</b>
<b>External Works &amp; Landscaping</b>				<b>\$376,750.28</b>
<b>Soft Landscaping</b>				<b>\$125,093.17</b>
<b>External Pavements</b>				<b>\$902,998.02</b>
<b>External Civil Works - Retaining Walls</b>				<b>\$43,090.56</b>
<b>Design Development Allowance</b>				<b>\$126,444.65</b>
<b>Preliminaries</b>				<b>\$265,533.76</b>
<b>Builders Margin</b>				<b>\$146,043.57</b>

Description	Quantity	Unit	Rate	Total
<b>PROJECT CONTINGENCIES (Excluded)</b>				
Project Planning Contingency (Excluded)				EXCL
Construction Contingency (Excluded)				EXCL
<b>FITOUT, FURNITURE, FIXTURES &amp; EQUIPMENT (FF&amp;E) (Excluded)</b>				
Provisional Allowance for fitout, furniture, fixtures and equipment (Excluded)				EXCL
<b>INFORMATION &amp; COMMUNICATION TECHNOLOGY (ICT) (Excluded)</b>				
Provisional Allowance for specialised facility operational IT (Excluded)				EXCL
Provisional Allowance for other specialised facility operational ICT (Excluded)				EXCL
<b>PROFESSIONAL, CONSULTING &amp; DESIGN FEES</b>			<b>\$1,570,866.45</b>	
Professional, consulting & design fees (4.5%)			\$1,092,974.19	
E/O for Green Star professional, consulting & design fees (as per Green Star Scorecard)			\$327,892.26	
Provisional Allowance for Project Management Fees	1	each	\$150,000.00	\$150,000.00
<b>AUTHORITY FEES &amp; CHARGES (Excluded)</b>				
Authority / Approval Fees & Charges (Excluded)				EXCL
<b>LAND, LEGAL, SALES &amp; LEASING FEES (Excluded)</b>				
Land, legal, sales and leasing fees (Excluded)				EXCL
<b>FINANCE COSTS (Excluded)</b>				
Finance Costs (Excluded)				EXCL
<b>OTHER ALLOWANCES (Excluded)</b>				
Other allowances / costs (Excluded)				EXCL
<b>ESCALATION (Excluded)</b>				
Escalation (Excluded)				EXCL
			<b>Subtotal</b>	<b>\$25,859,181.75</b>
			G.S.T [10%]	\$2,585,918.17
			<b>Total</b>	<b>\$28,445,099.92</b>

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