

QUANTITY SURVEY REPORT

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Project:	Proposed Single Dwelling At No. 32 Trevenar St, Ashbury NSW 2193
Applicant:	Urbanace Pty Ltd
Builder:	Developer Managed

Job Code: Q23C069

Report Date: 27 July 2023

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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 proposed development comprises the demolition of existing structure(s) and the construction of two-storey single dwelling with associated garage car parking, at No. 32 Trevenar St, Ashbury NSW 2193.

3. Construction Cost Estimate

Description	Amount (\$)
Total Construction Cost	832,588
Add Consultants Fees	25,542
Total Development Cost (excl. GST)	858,130
Add GST	85,813
Total Development Cost (incl. GST)	943,943

The required Council Schedule, titled "Registered Quantity Surveyor's Report" 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 2021 (Section 208) - Section 7.12A 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)
Ground Floor	Garage	45	0	45
Ground Floor	Living area	98	0	98
Ground Floor	Porch & Alfresco	0	30	30
First Floor	Living area	123	0	123
First Floor	Balcony	0	11	11
Total		266	41	306

**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 ANZRPNG 4 Methods of Measurement used by Valuation and Property Industry Professionals.*

5. Quality of Finishes

Finishes may be considered of Standard to Good quality, as described in the attached Schedule of Finishes (Appendix C), prepared by Construction Consultants (QS) and based on information supplied by the Developer.

The quality of finishes proposed, are appropriate to the type, scale and location of this project.

6. Exclusions

The following are excluded from the Cost Estimate – these items are typically defined as Developer's expenses or soft costs and do not pertain to actual construction or physical project works. Such items are generally considered for the purposes of obtaining Finance by Lending Institutions

- Land Acquisition;
- Marketing and financing;
- Legal costs;
- Taxes, levies and charges;

The following exclusions are for Authorities related works outside the boundary of the subject project or potential latent conditions that have not yet been identified:

- Amplification / amendments to existing services;
- Roadworks / Public Domain Works;
- Electrical substation / major electrical works;

The following have been generally excluded from our cost plan:

- Amendments to plans, incomplete documentation;
- Decontamination works;
- Commercial / Retail Fit-out
- Dewatering / Drainage Pit & Pump-out;
- Rock excavation other than indicated in design drawings provided
- Loose furniture;
- Flyscreens / Blinds;
- Solar Panels;
- Authorities Fees (S7.12 Contribution and the like);
- Additional Contingency allowance normally required by the Financier over and above the agreed construction sum to cover a variety of unforeseen costs including interest, etc.

7. Documentation

Our Cost Estimate was based on Architectural Drawings prepared by ARQUERO, Project No. not specified, Drawing Nos. C0, C3-12. Revision F, Dated 20/04/2023.

Please refer to *Appendix D* for a reduced copy of part of these Architectural Drawings.

8. Design Assumptions / Parameters

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

- Masonry construction;
- Reinforced concrete strip / pad footings;
- Reinforced concrete columns and floor slabs (framed structure).

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 considerably, 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 Report is prepared in accordance with the *Environmental Planning and Assessment Regulation 2021 (EPA)* and must **NOT** be used for Construction Loan / Financial Purposes as it does not address the requirements set by financial institutions and their instruction brief. Should a Report be required for Construction Loan / Financial Purposes please contact *Construction Consultants (QS)* directly.

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 CQS MAIB MCIOB ICECA*
FAIQS Reg. No. 3618

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: Urbanace Pty Ltd		Development address: 32 Trevenar St, Ashbury NSW 2193	
Applicant's address:			
DEVELOPMENT DETAILS Proposed two-storey single dwelling with associated garage car parking			
GFA – Commercial (m2):	N/A	GFA – Parking (m2):	45
GFA – Residential (m2):	262	GFA – Other (m2):	N/A
GFA – Retail (m2):	N/A	Total GFA (m2):	306
Total development cost:	\$858,130 + GST	Total site area (m2):	440
Total construction cost:	\$832,588 + GST	Total car parking spaces:	2
Total GST:	\$85,813		
ESTIMATE DETAILS		Refer 'Appendix B'	
Professional fees (\$):		Construction (Commercial):	
% of construction cost:		Total construction cost:	
% of demolition cost:		\$/m ² of site area:	
Demolition and site preparation:		Construction (Residential):	
Total construction cost:		Total construction cost:	
\$/m ² of site area:		\$/m ² of site area:	
Excavation:		Construction (Retail):	
Total construction cost:		Total construction cost:	
\$/m ² of site area:		\$/m ² of site area:	
Fitout (Residential):		Fitout (Commercial):	
Total construction cost:		Total construction cost:	
\$/m ² of site area:		\$/m ² of site area:	
Fitout (Retail):		Parking:	
Total construction cost:		Total construction cost:	
\$/m ² of site area:		\$/m ² 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.

Signed:

Name: Michael M. Dakhouli

Position and qualifications FAIQS No. 3618

Date: 27.07.2023

Elemental Summary

[Q23C069] 32 Trevenar Street, Ashbury NSW

Code	Item	%	Cost (\$) / m2	Total Cost (\$)
PR	Preliminaries	11.58	324	99,350
AR	Demolition	2.86	80	24,535
XP	Site Preparation	0.33	9	2,862
SB	Substructure (Excavation, Footings & Ground Floor Slab)	3.61	101	31,001
CL	Columns	1.22	34	10,434
UF	Upper floors	3.10	87	26,609
SC	Staircases	0.66	19	5,679
RF	Roof	4.90	137	42,073
EW	External Walls	9.24	259	79,286
WW	Windows	5.77	162	49,554
ED	External Doors	2.35	66	20,200
NW	Internal Walls	2.45	69	21,010
NS	Internal Screens	1.92	54	16,437
ND	Internal Doors	2.11	59	18,113
WF	Wall Finishes	2.20	62	18,891
FF	Floor Finishes	2.42	68	20,809
CF	Ceiling Finishes	2.90	81	24,898
FT	Fitments	2.93	82	25,180
PB	Hydraulic Services (incl. External Services)	3.23	90	27,714
AC	Mechanical Services (Wet Areas Ventilation, Air Conditioning and Vacuum System if applicable)	4.78	134	41,013
LP	Electrical Services	4.18	117	35,868
XR/XN	Siteworks (Boundary walls, Fencing and Gates, etc.)	1.14	32	9,814
XL	Landscaping and Improvements (Incl. pool)	12.39	347	106,320
BM	Builder's Margin	8.73	245	74,936
	Total Construction Cost (excl. GST)			832,588
	Add Consultants Fees	2.98	83	25,542
	Total Development Cost (excl. GST)	100.00	2,801	858,130
	Add GST			85,813
	Total Development Cost (incl. GST)			943,943

Proposed Dwelling Development

[Q23C069] 32 Trevenar Street, Ashbury NSW

ASSUMED SCHEDULE OF FINISHES

Fixtures and Finishes

Kitchen appliances

Cooktop	Gas cooktop - <i>Smeg S/S</i>
Wall Oven	Electric multi-function - <i>Smeg S/S</i>
Rangehood	Re-circulating - <i>Smeg S/S</i>
Dishwasher	Free standing
Sink	<i>Clark</i> Stainless Steel 1 & ½ bowl

Laundry Fittings

Dryer	3.5kg standard
Laundry Tub	45 Litre tub / Cabinet

Tapware

Kitchen	Single Lever Mixer / Chrome
Vanity	Single Lever Mixer / Chrome
Bath	Single Lever Mixer / Chrome
Shower	Single Lever Mixer / Chrome

Bathroom Fittings

Main Bathroom	<i>Caroma or equal</i>
Ensuite	<i>Caroma or equal</i>
Shower Screens	Powdercoated alum. Semi-Frameless / Safety glass
Mirror	Wall mounted BE mirror above each vanity unit

Bathroom Sanitary ware

Bath	Stylus acrylic bath
WC Suite	Vitreous China Suite with 6/3 dual flush
Vanity Unit	Laminated top with Semi-recessed basin

Internal finishes and Fittings

Cornices	Standard Cove
Internal Doors	Hollow core - plain
Front Doors	Featured door
Door Handles	Lockset to entry doors
	Metal lever to internal doors
Kitchen	Stone benchtop and laminated doors
Wardrobes	Mirrored doors
Walls	Set plasterboard and painted
Ceilings	Suspended set plasterboard / painted
Blinds	Vertical

Floor Finishes

Living / Dining / Kitchen
Bedrooms
Laundry
Bathroom / Ensuite
Porch / Balcony

Ceramic tiles
Carpet
Ceramic tiles
Ceramic tiles
Ceramic tiles

Fixtures

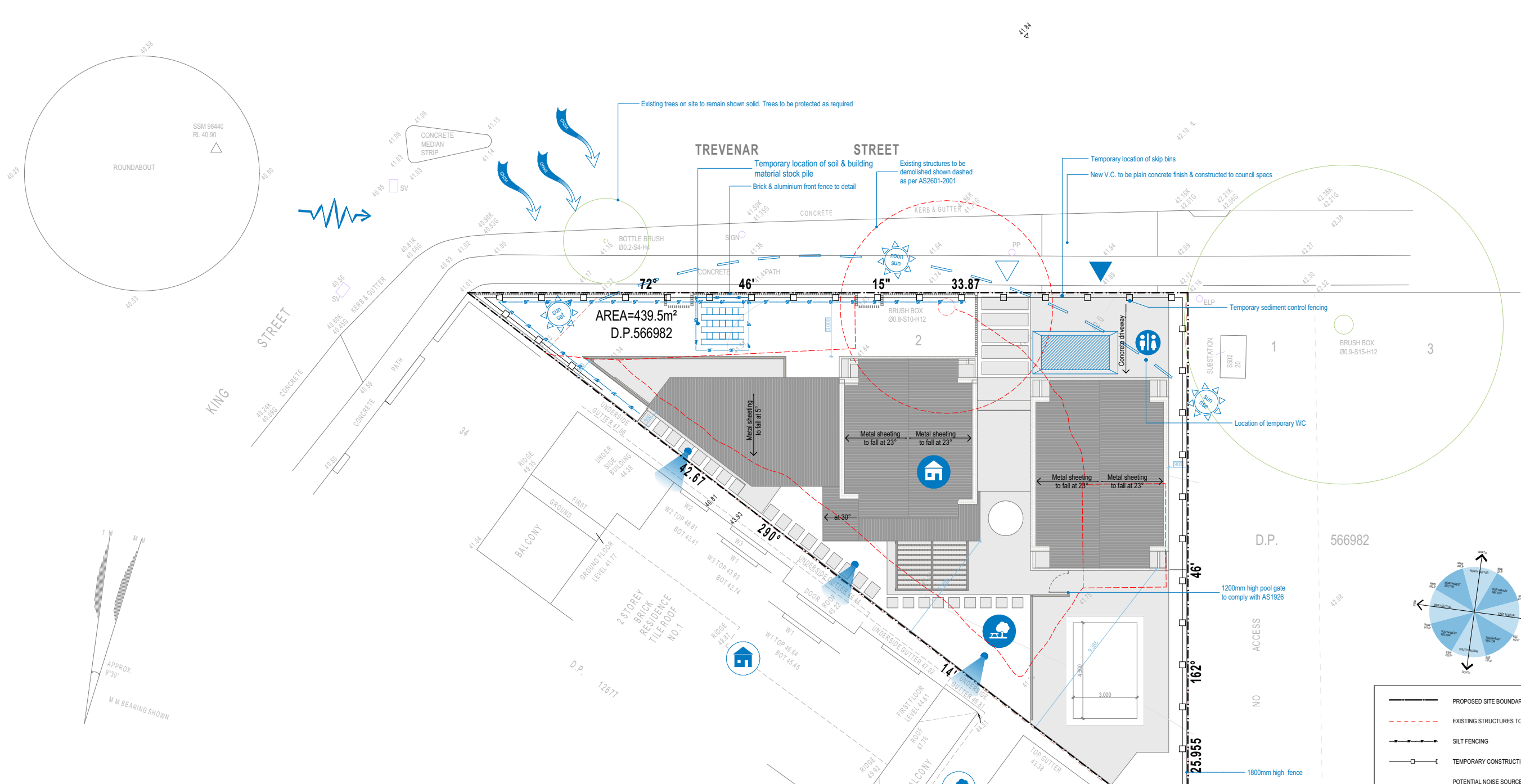
Hot water unit
Air conditioning
Transportation

Rinnai Infinity gas or equal
Ducted R/C
N/A

BUILDING EXTERIOR

External walls
Windows and sliding doors
Balustrades
Roof
Main garage Door
Letterboxes

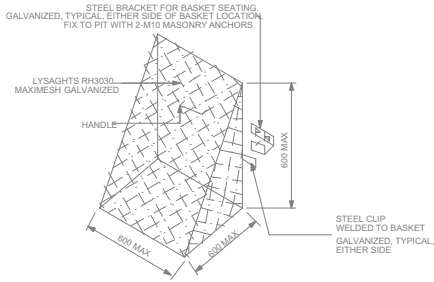
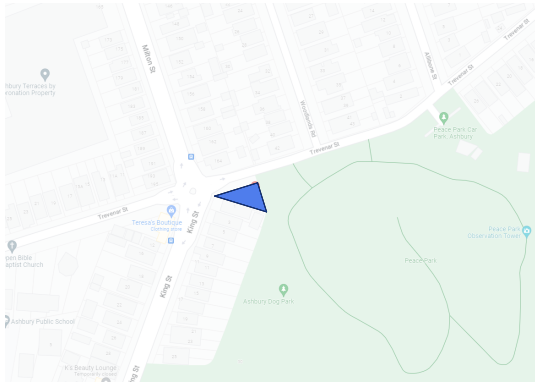
Refer to architectural drawings
Powdercoated aluminum framed
Powdercoated metal / glass infills
Refer to architectural drawings
Overhead / automatic
Powder coated classic



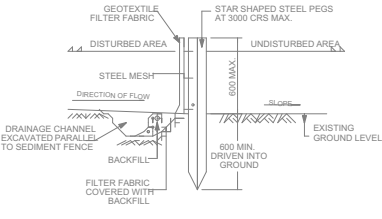
SITE ANALYSIS PLAN

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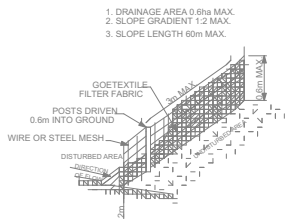
LOCATION MAP



TRASH SCREEN DETAIL



TYPICAL SEDIMENT FENCE SECTION



SEDIMENT FENCE



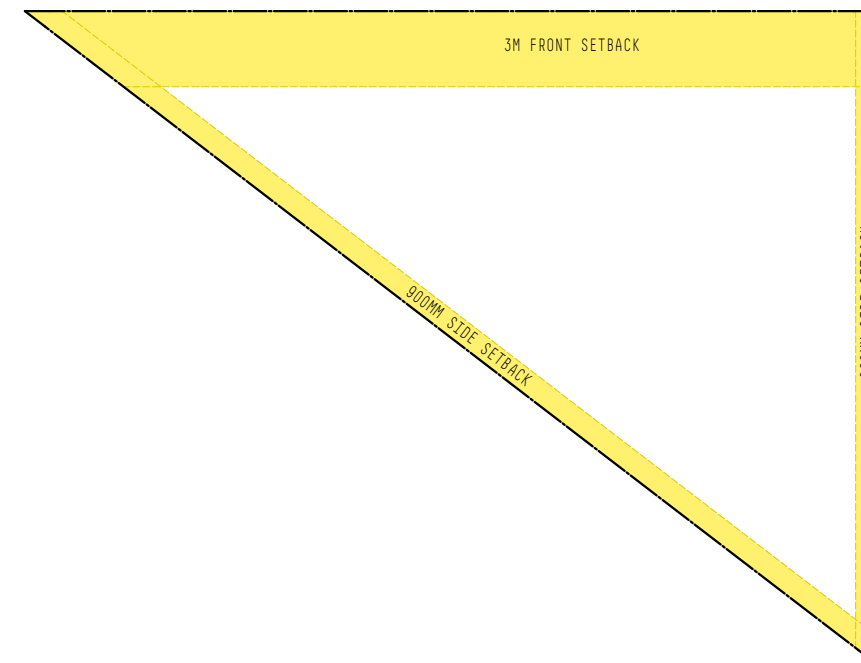
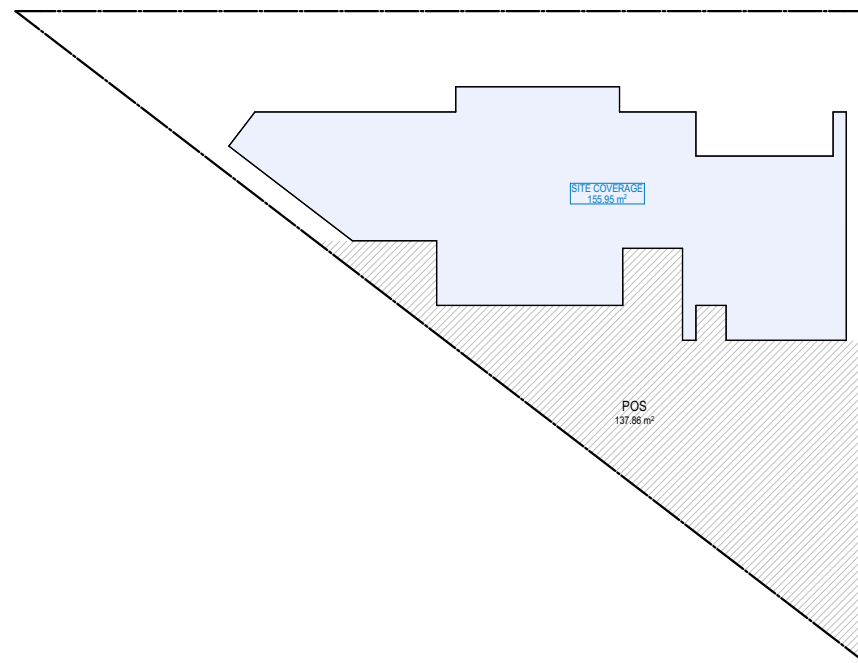
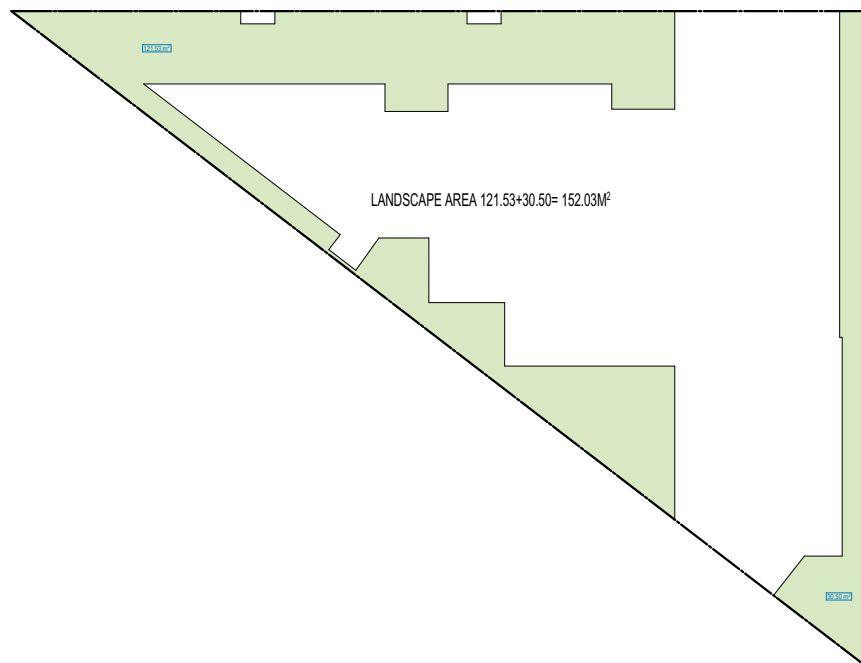
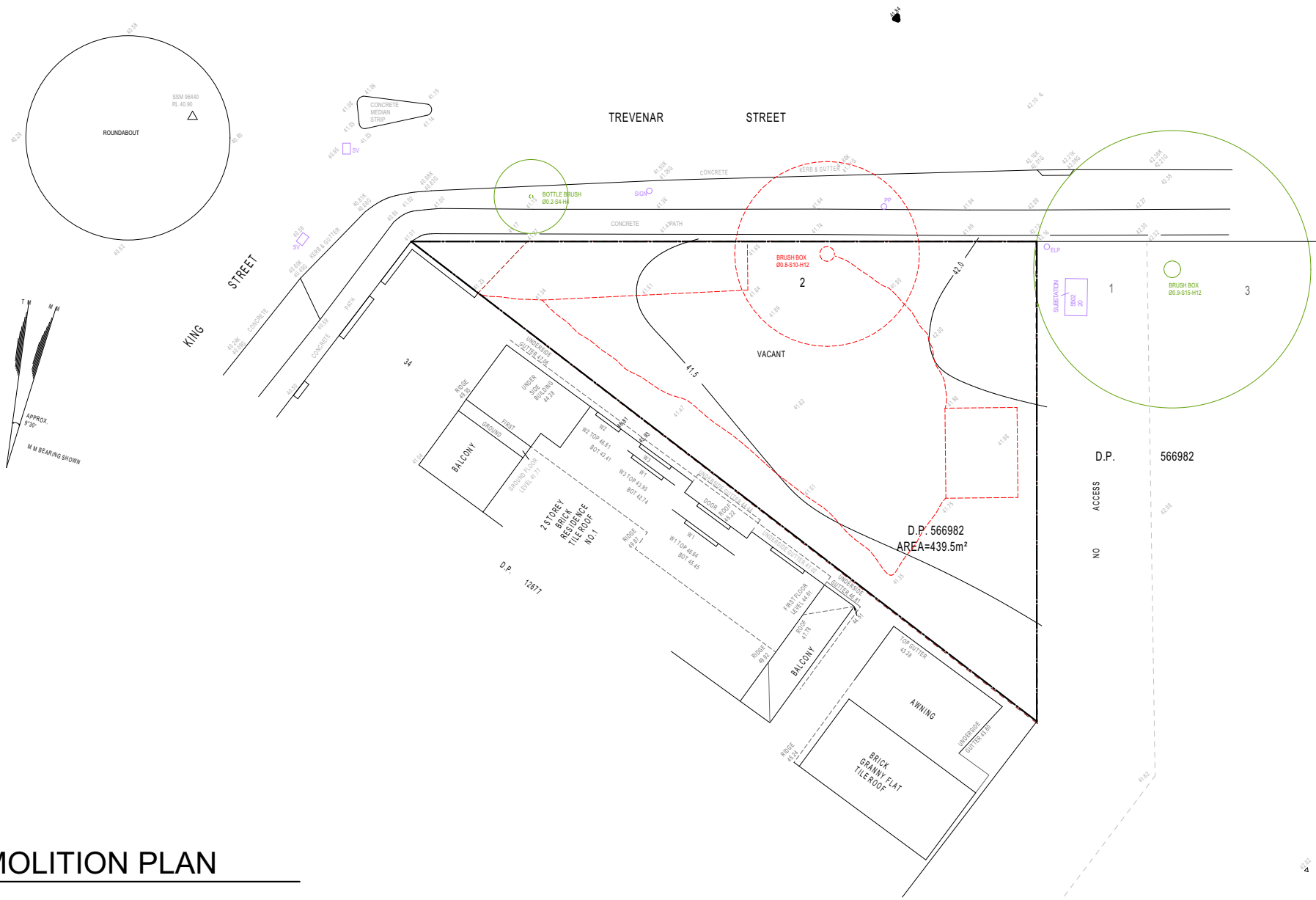
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Issue j:	04/04/2023
Issue i:	21/03/2023
Issue h:	14/03/2023
Issue g:	21/02/2023
Issue f: PRE-DA Issue for Review	02/02/2023
Issue e: Client Updates	
Issue d: Survey Update	
Issue c: Changes	
Issue b: Client Presentation	
Issue a: Sketch	

drawing: SITE ANALYSIS PLAN	project: PROPOSED HOUSE DEVELOPMENT @ 32	client: URBANANCE	drawn: X.X.	scale: as shown	sheet size: A3	Council
	Trevenar St Ashbury		checked: J.E.	date: APR23	ref: 2023-111	HCC

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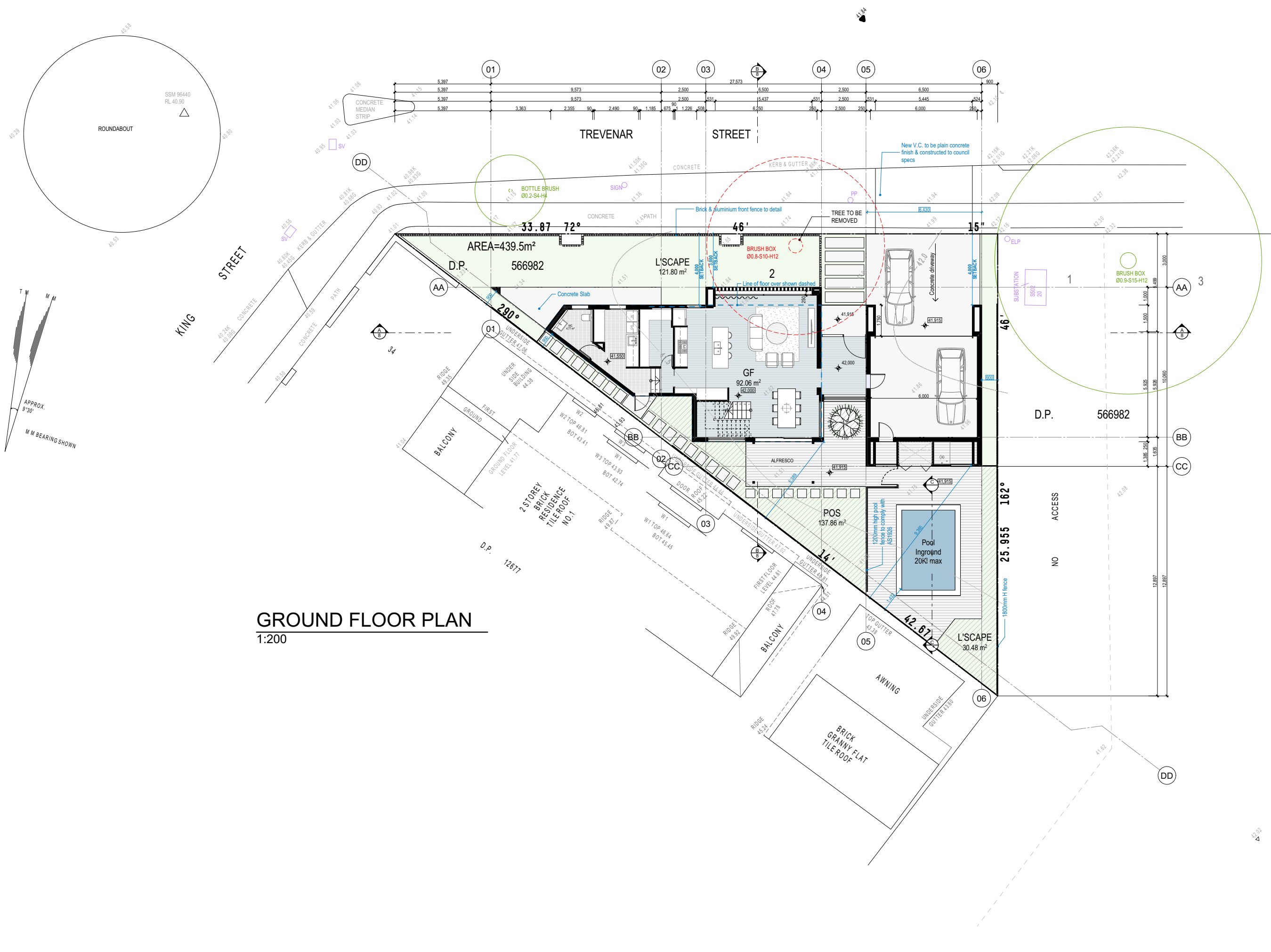
urbanance pty ltd
abn 53 072 932 846
architects + urban designers + builders
nominated architect:
jamal hamdan nsw reg no. 8697





SITE DATA	
SITE AREA	439.5
Ground Floor Area	91.41
First Floor Area	116.35
	207.76
TOTAL	
FSR	1= 0.4727

COMPLIANCE TABLE		
CONTROL	REQUIRED	PROPOSED
Site Area (m ²)	460	439.5
Floor Space Ratio (max 55%)	241.725	207.760
Front Setback site width predominant in the street	5m	4.09m
Side Setback (established characteristic street pattern)	1m/3m	0.9m/0.9m
Building Height	8.5m	7.8m
Fill above existing ground level	300mm	0
Fill above FFL	600mm	508
POS 35% of the site area	153.625	138.44
Soft landscaping 25% of the site area	109.875	152.63
Max storeys	2	2
Roof pitch	predominant characteristic houses in the street.	23deg
Garage door behind building line	min 1m	1750m
Courtyard Fence	1.8m	1.8m
Solar Access Ram-4pm 21st June (dwelling)	3 hours	3 hrs
Solar Access Ram-4pm 21st June (neighbour)	3 hours	3 hrs
Front Fence	1.2m	1.2m
Pool setback	1m	1.43m
Garage within the building envelope	1	2
Max Highway width at the allotment boundary	2.7 boundary	6.43
Garage width 3 or 30% of building width	8.25	6



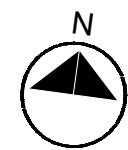
GROUND FLOOR PLAN
1:200

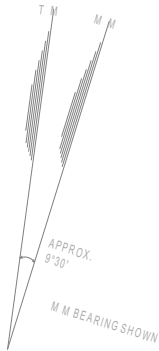
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Issue e: Client Updates	02/02/2023
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Issue c: Changes	
Issue b: Client Presentation	
Issue a: Sketch	

drawing: GROUND FLOOR PLAN	sheet size: A3	Council
project: PROPOSED HOUSE DEVELOPMENT @ 32	scale: as shown	HCC
Trevenar St Ashbury	date: APR23	
client: URBANANCE	checked: J. E.	
drawn: X. X.	date: APR23	

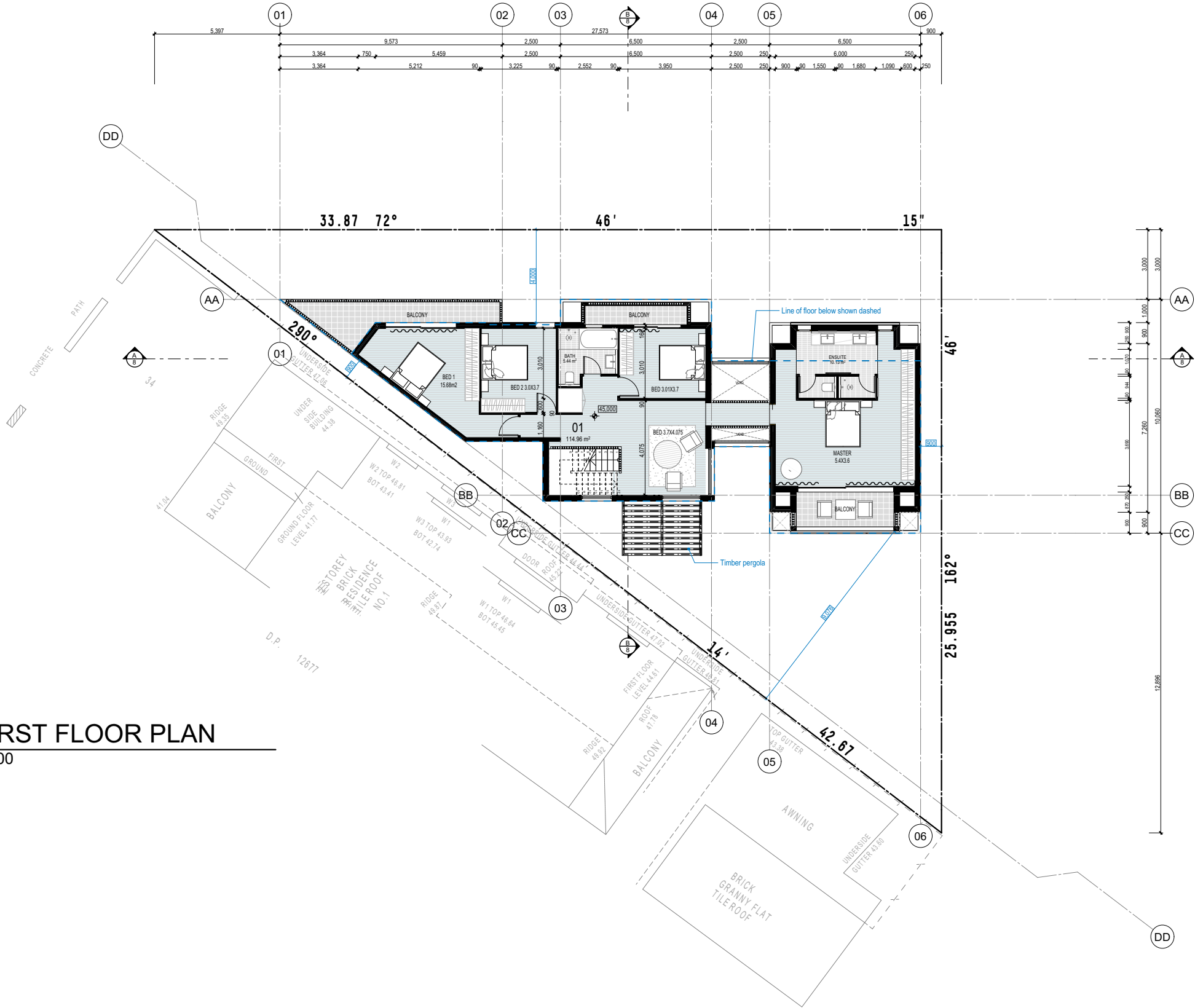
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FIRST FLOOR PLAN
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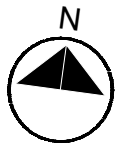


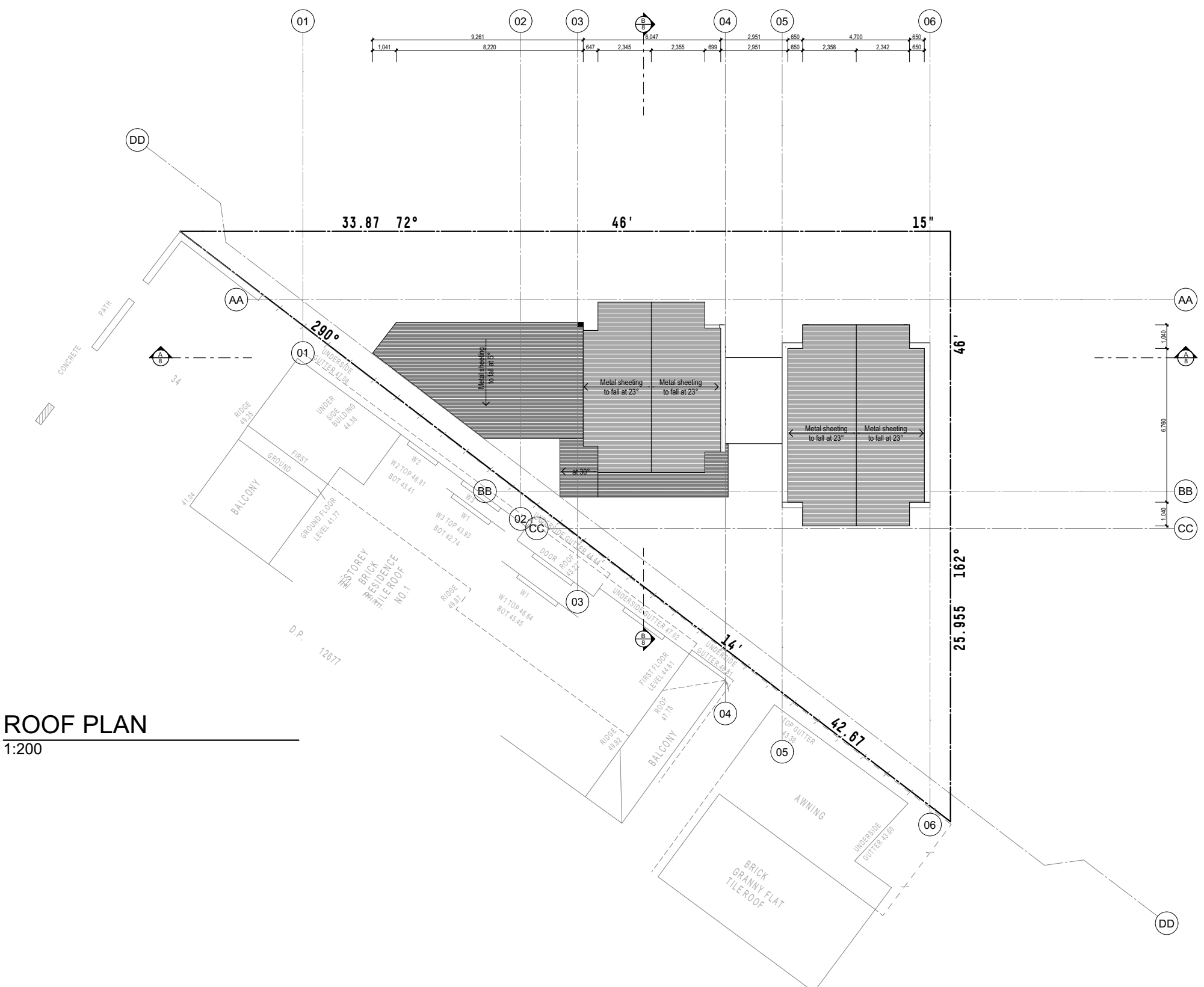
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checked: J.E.	date: APR23	ref: 2023-111
		Council HCC

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