

04 September 2024

Great River NSW Pty Ltd  
Attn: Dylan Gay  
Level 1, 2 Barrack Street  
SYDNEY NSW 2000

Job Number: 910

Dear Dylan

**RE: Nepean Business Park - Civil Works**

Please find attached the Construction Cost Report for the New Construction at the above mentioned property.

The Estimate total is \$1,538,693 inclusive of GST but exclusive of Contingency, Land, Financial costs and Staging.

The estimate was based on the information provided by Enspire Solutions Pty Ltd. Please note that no Structural elements have been advised, therefore the estimate has been based on Denary's assumption of what will be required.

**Disclaimer: This report is only intended for use as a NSW Council Cost Summary Report Development Application requirement only. Denary do not except any responsibility for use of this report other then it's intended purposes.**

**This report and any attachments are confidential and is intended solely for the attention and use of the named addressee(s).**

If you have any queries regarding the Construction Cost Report please contact the undersigned.

Best Regards



Ryan Thomson  
Principal  
Denary  
Bachelor of Construction Management  
AAIQS - 6507

# Registered Quantity Surveyor's\* Detailed Cost Report

Development Cost in excess of \$1,000,000

\*A member of the Australian Institute of Quantity Surveyors or a person who can demonstrate equivalent qualifications.

Development Application No: \_\_\_\_\_ Date: \_\_\_\_\_

Complying Development Application No: \_\_\_\_\_

Applicant's Name: Great River NSW Pty Ltd

Applicant's Address: Level 1, 2 Barrack Street SYDNEY NSW 2000

Development: Land Subdivision Development – Retaining Wall

Development Address: Nepean Business Park NSW

## ESTIMATE DETAILS:

Professional Fees	\$22,739	Civil Works	\$100,101
% of Development Cost	1.48 %	Cost per m <sup>2</sup> of civil area	\$10.01/m <sup>2</sup>
% of Construction Cost	0.75 %	Tree Removal	\$869,610
Demolition and Site Preparation	\$546,242	Cost per square metre of tree removal	\$133.79/m <sup>2</sup>
Cost per square metre of site area	\$17.07 m <sup>2</sup>	Cost per square metre	\$
Construction – Commercial	\$	Hydraulic Services	\$
Cost per square metre of floor area	\$ /m <sup>2</sup>	Cost per m <sup>2</sup> of Road area	\$ /m <sup>2</sup>
Construction – Residential	\$	Fit-out-Residential	\$
Cost per square metre of residential area	\$ /m <sup>2</sup>	Cost per m <sup>2</sup> of residential area	\$ /m <sup>2</sup>
Construction – Retail	\$	Fit-out –Retail	\$
Cost per square metre of retail area	\$ /m <sup>2</sup>	Cost per m <sup>2</sup> of retail area	\$ /m <sup>2</sup>
Construction – Industrial	\$	Fit-out-Industrial	\$
Cost per square metre of floor area	\$ /m <sup>2</sup>	Cost per m <sup>2</sup> of industrial area	\$ /m <sup>2</sup>

## DEVELOPMENT DETAILS:

Gross Floor Area- Commercial	m <sup>2</sup>	Gross Floor Area - Fitout	m <sup>2</sup>
Gross Floor Area – Residential	m <sup>2</sup>	Total Gross Floor Area	m <sup>2</sup>
Gross Floor Area — Civil Works	10,000 m <sup>2</sup>	Total Site Area	32,000 m <sup>2</sup>
Gross Floor Area – Tree Removal	6,500 m <sup>2</sup>	Total Car Parking Spaces	
Total Development Cost	\$1,538,693		
Total GST	\$139,881		

I certify that I have:

- Inspected the plans the subject of the application for development consent or construction certificate.
- <sup>111</sup> • 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 cost.
- 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: Ryan Thomson

Position and Qualifications: Principal – Denary Quantity Surveying, B. Con Mngt, AAIQS

Date: 04/09/2024

Contact Number: 0423605647

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# Trade Summary

**Project:** Industrail

**Details:** COST SUMMARY REPORT

**Building:** NEPEAN BUSINESS PARK - CIVIL WORKS

Description	Total
<b><u>BUILDING ELEMENTS</u></b>	
DEMOLITION & SITE PREPARATION	546,242
CIVIL WORKS	100,101
TREE REMOVAL	869,610
<b>SUB TOTAL</b>	<b>1,515,953</b>
PROFESSIONAL FEES	22,739
<b>DEVELOPMENT COST</b>	<b>1,538,693</b>
<b>GST</b>	<b>139,881</b>
CONSTRUCTION COST	3,031,907
PROFESSIONAL FEES - % OF DEVELOPMENT COST	0.0148
PROFESSIONAL FEES - % OF CONSTRUCTION COST	0.0075
<b><u>AREAS (m2)</u></b>	
SITE	32,000
CIVIL WORKS	10,000
TREE REMOVAL	6,500
<b><u>COST PER SQUARE METRE</u></b>	
DEMOLITION & SITE PREPARATION	17.07
CIVIL WORKS	10.01
TREE REMOVAL	133.79