

MULLER *partnership*

PROPOSED MIXED USE DEVELOPMENT  
CNR MACQUEEN & PERTH STREET, ABERDEEN  
SECTION 94A REPORT AND ESTIMATE

*Newcastle :: Sydney :: Melbourne*  
*28 June 2017*



28 June 2017

Dwp suters  
16 Telford Street  
**NEWCASTLE EAST, NSW 2009**

**ATTENTION: JOSHUA RHODES**

Dear Joshua,

**CNR MACQUEEN & PERTH STREET, ABERDEEN – MIXED USE DEVELOPMENT  
SECTION 94A REPORT AND ESTIMATE**

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As per your request dated 21<sup>st</sup> March 2017, Muller Partnership has prepared the attached Section 94a estimate and report as required by Upper Hunter Shire Council.

*The purpose of this assessment is to determine the current construction costs for council purposes only and is not to be used for project budgeting, finance, insurance, sale, mortgage or any other purposes.*

Should you require any of these services, Muller Partnership are able to provide them separately.

Should you have any queries or require any further information please do not hesitate to contact *Luke Brooks* or the undersigned.

Yours faithfully

**MULLER PARTNERSHIP**



**CAMERON BEARD – Director**

CB:LB – 17104 - Aberdeen Valley Fair - Section94a Report

## 1.0 SCHEDULE OF INFORMATION

The following information has been used in completing our assessment of the work:

1. Architectural concept drawings prepared by dwp suters received 14 June 2017 (18 sheets).
2. Hydraulic engineering preliminary drawings prepared by McCallum PFCA received 14 June 2017 (4 sheets).
3. Civil engineering drawings prepared by Lindsay Dynan received 14 June 2017 (4 sheets).
4. Marked-up structural engineering drawings prepared by Lindsay Dynan received 14 June 2017 (2 sheets).
5. Landscape drawing prepared by Scape Design received 14 June 2017 (2 sheets).
6. Site survey prepared by Marshall Scott Surveying & Land Development Consultants received 28 February 2017.
7. Marked-up electrical engineering site plan received 14 June 2017.
8. Acoustic Assessment report prepared by Spectrum Acoustics received 14 June 2017.
9. Geotechnical report prepared by Douglas Partners received 14 June 2017.
10. Scoping Analysis Report prepared by Insite received 14 June 2017.
11. Traffic Movement drawings prepared by SECA Solution received 14 June 2017 (5 sheets).

## 2.0 DISCLAIMER

Muller Partnership have prepared this report in part on the basis of information supplied to it in the ordinary course of business by dwp suters.

Whilst all reasonable professional care and skill have been exercised to validate its accuracy and authenticity, Muller Partnership is unable to provide any Guarantee in that regard, and will not be liable to any party for any loss arising as a result of any such information subsequently being found to be inaccurate, lacking authenticity or having been withheld.

This report is only intended for use by dwp suters and Muller Partnership accepts no responsibility to other parties who use opinions or information contained herein. They do so at their own risk.

In acting as Quantity Surveyor for dwp suters, Muller Partnership's liability is limited to the scope of services and value limit, as defined in their Professional Indemnity insurance cover. A copy is available on request.

This report covers only the items as contained in this report. Should dwp suters require additional items or areas of assessment, these should be specifically requested and will be actioned as agreed between the parties.

## **FORMS TO BE SUBMITTED TO COUNCIL**

Please note the subsequent page (5 No.) are those required by Upper Hunter Shire Council as part of your DA submission.

These pages should be detached from this document and submitted accordingly.

Contact Number: (02) 4965 4722

**Schedule 3** (Clause 13)

**Registered Quantity Surveyor's Detailed Cost Report**

**Development Cost in excess of \$500,000**

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

**Development Application No:**

**Date:** 28-Jun-17

**Complying Development Application No:**

**Construction Certificate No:**

**Applicant's name:**

**Applicant's Address:**

**Development:** Proposed Mixed Use Development

**Development Address:** Corner Macqueen & Perth Street, Aberdeen

**DEVELOPMENT DETAILS:**


Gross Floor Area - Commercial	1,540 m2	Gross Floor Area - Other	m2
Gross Floor Area - Residential	m2	Total Gross Floor Area	11,186 m2
Gross Floor Area - Retail	9,646 m2	Total Site Area	44,344 m2
Gross Floor Area - Parking	m2	<b>Total Parking Spaces</b>	317 No
<b>Total Development Cost</b>			
<b>Total Construction Cost</b>	<b>\$26,250,000</b>	<b>Excl GST</b>	
<b>Total GST</b>	<b>\$2,625,000</b>		

**ESTIMATE DETAILS:**

<b>Professional Fees</b>		<b>Excavation</b>	<b>Incl</b>
% of Development Cost		Cost per square metre of site area	\$ - /m2
% of Construction Cost		<b>Car Park</b>	<b>Incl.</b>
<b>Demolition and Site Preparation</b>		Cost per square metre of site area	\$ - /m2
	<b>\$ 458,601</b>		
Cost per square metre of site	\$ 10 /m2	Cost per Space	\$ - /space
<b>Construction - Commercial</b>	<b>\$ 3,550,756</b>	<b>Fit-out - Commercial</b>	<b>NA</b>
Cost per square metre of commercial area	\$ 2,306 /m2	Cost per square metre of commercial area	\$ - /m2
<b>Construction - Residential</b>	<b>NA</b>	<b>Fit-out - Residential</b>	<b>Incl</b>
Cost per square metre of residential area	\$ - /m2	Cost per square metre of residential area	\$ - /m2
<b>Construction - Retail</b>	<b>\$ 22,240,643</b>	<b>Fit-out - Retail</b>	<b>NA</b>
Cost per square metre of retail area	\$ 2,306 /m2	Cost per square metre of retail area	\$ - /m2

I certify that I have:

- Inspected the plans the subject of the application for development consent or construction certificate
- 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 the development
- 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: Cameron Beard

Position and Qualifications: Director - Muller Partnership; B.ConMgt, M.Bld, MRICS, AAIQS

Date: 28-Jun-17

Contact Number: 02 - 4965 4722

**Aberdeen Valley Fair  
Mixed Use Development - Stage 1  
Section 94a Estimate**

**MAIN COST SUMMARY**

<i>Ref</i>	<i>Description</i>	<i>%</i>	<i>Cost/ m2</i>	<i>Sub Total</i>	<i>Total</i>
1.0	STAGE 1				
2.0	DEMOLITION	1.35	38.05	160,605	160,605
3.0	SITE PREPARATION	0.59	16.48	69,553	69,553
4.0	SUBSTRUCTURE	2.55	71.79	303,040	303,040
5.0	COLUMNS	0.58	16.45	69,440	69,440
6.0	STRUCTURAL STEEL	2.66	75.00	316,575	316,575
7.0	UPPER FLOORS	2.87	80.89	341,440	341,440
8.0	STAIRS & BALUSTRADES	0.46	13.03	55,000	55,000
9.0	EXTERNAL WALLS, WINDOWS AND DOORS	15.54	437.44	1,846,450	1,846,450
10.0	INTERNAL WALLS AND DOORS	2.57	72.40	305,610	305,610
11.0	ROOF	18.10	509.48	2,150,495	2,150,495
12.0	FLOOR FINISHES	1.08	30.30	127,910	127,910
13.0	WALL FINISHES	0.42	11.86	50,040	50,040
14.0	CEILING FINISHES	0.94	26.58	112,180	112,180
15.0	PAINTING	0.15	4.20	17,742	17,742
16.0	JOINERY, FITMENTS AND SIGNAGE	0.45	12.65	53,400	53,400
17.0	HYDRAULIC SERVICES	0.51	14.31	60,400	60,400
18.0	ELECTRICAL SERVICES	2.92	82.11	346,575	346,575
19.0	MECHANICAL SERVICES	6.53	183.80	775,825	775,825
20.0	FIRE PROTECTION	4.41	124.18	524,180	524,180
21.0	VERTICAL TRANSPORTATION	1.68	47.38	200,000	200,000
22.0	LANDSCAPING AND SITEWORKS	7.58	213.47	901,058	901,058
23.0	SITE SERVICES	12.26	345.03	1,456,375	1,456,375
24.0	PRELIMINARIES & MARGIN	13.77	387.61	1,636,107	1,636,107
25.0	<b>STAGE 1 TOTAL (EXCL GST)</b>				<u>11,880,000</u>
		<b>100.00</b>	<b>2,814.50</b>	<b>11,880,000</b>	<b>11,880,000</b>

**GFA: 4,221 m2.**

**Aberdeen Valley Fair  
Mixed Use Development - Stage 2  
Section 94a Estimate**

**MAIN COST SUMMARY**

<i>Ref</i>	<i>Description</i>	<i>%</i>	<i>Cost/ m2</i>	<i>Sub Total</i>	<i>Total</i>
1.0	STAGE 2				
2.0	DEMOLITION	0.14	3.23	10,000	10,000
3.0	SITE PREPARATION	1.30	29.79	92,185	92,185
4.0	SUBSTRUCTURE	3.40	77.87	241,000	241,000
5.0	COLUMNS	0.43	9.82	30,380	30,380
6.0	STRUCTURAL STEEL	2.19	50.00	154,750	154,750
7.0	EXTERNAL WALLS, WINDOWS AND DOORS	12.13	277.49	858,825	858,825
8.0	INTERNAL WALLS AND DOORS	0.73	16.70	51,700	51,700
9.0	ROOF	19.70	450.58	1,394,530	1,394,530
10.0	FLOOR FINISHES	0.30	6.87	21,250	21,250
11.0	WALL FINISHES	0.51	11.66	36,100	36,100
12.0	CEILING FINISHES	0.11	2.42	7,500	7,500
13.0	PAINTING	0.79	18.00	55,698	55,698
14.0	JOINERY, FITMENTS AND SIGNAGE	0.79	17.96	55,600	55,600
15.0	HYDRAULIC SERVICES	1.44	32.88	101,750	101,750
16.0	ELECTRICAL SERVICES	2.20	50.31	155,710	155,710
17.0	MECHANICAL SERVICES	4.39	100.48	310,975	310,975
18.0	FIRE PROTECTION	2.70	61.68	190,910	190,910
19.0	LANDSCAPING AND SITEWORKS	24.49	560.25	1,733,960	1,733,960
20.0	SITE SERVICES	8.52	195.01	603,550	603,550
21.0	PRELIMINARIES & MARGIN	13.75	314.58	973,627	973,627
22.0	<b>STAGE 2 TOTAL (EXCL GST)</b>				<u>7,080,000</u>
		<b>100.00</b>	<b>2,287.56</b>	<b>7,080,000</b>	<b>7,080,000</b>

**GFA: 3,095 m2.**



**Aberdeen Valley Fair  
Mixed Use Development - Stage 3  
Section 94a Estimate**

**MAIN COST SUMMARY**

<i>Ref</i>	<i>Description</i>	<i>%</i>	<i>Cost/ m2</i>	<i>Sub Total</i>	<i>Total</i>
1.0	STAGE 3				
2.0	DEMOLITION	0.14	2.58	10,000	10,000
3.0	SITE PREPARATION	1.59	30.04	116,258	116,258
4.0	SUBSTRUCTURE	7.97	150.13	581,000	581,000
5.0	COLUMNS	1.82	34.36	132,990	132,990
6.0	STRUCTURAL STEEL	2.65	50.00	193,500	193,500
7.0	EXTERNAL WALLS, WINDOWS AND DOORS	14.76	278.07	1,076,150	1,076,150
8.0	INTERNAL WALLS AND DOORS	1.54	29.09	112,575	112,575
9.0	ROOF	21.37	402.60	1,558,075	1,558,075
10.0	FLOOR FINISHES	0.05	0.92	3,570	3,570
11.0	WALL FINISHES	0.65	12.20	47,225	47,225
12.0	CEILING FINISHES	0.02	0.33	1,260	1,260
13.0	PAINTING	0.89	16.82	65,090	65,090
14.0	JOINERY, FITMENTS AND SIGNAGE	0.30	5.68	22,000	22,000
15.0	HYDRAULIC SERVICES	0.42	7.96	30,800	30,800
16.0	ELECTRICAL SERVICES	1.66	31.24	120,915	120,915
17.0	MECHANICAL SERVICES	10.44	196.73	761,350	761,350
18.0	FIRE PROTECTION	6.06	114.16	441,800	441,800
19.0	LANDSCAPING AND SITEWORKS	7.20	135.58	524,698	524,698
20.0	SITE SERVICES	6.65	125.30	484,900	484,900
21.0	PRELIMINARIES & MARGIN	13.80	259.91	1,005,844	1,005,844
22.0	<b>STAGE 3 TOTAL (EXCL GST)</b>				<u>7,290,000</u>
		<b>100.00</b>	<b>1,883.72</b>	<b>7,290,000</b>	<b>7,290,000</b>

**GFA: 3,870 m2.**