

9 September 2021

St Philip's Christian College Foundation  
C/- Barr Planning  
92 Young Street  
**CARRINGTON NSW 2294**

**ATTENTION: KIRRA SOMERVILLE**

Dear Kirra,

**RE: ST PHILIPS PORT STEPHENS – PROPOSED JUNIOR SCHOOL BUILDING  
182 SALAMANDER WAY, SALAMANDER BAY  
SECTION 7.12 REPORT AND ESTIMATE**

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As per your request dated 16<sup>th</sup> July 2021, Muller Partnership has prepared the attached Section 7.12 estimate and report as required by Port Stephens Council.

The purpose of this assessment is to determine the current construction cost value of the proposed development 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 the undersigned.

Yours faithfully

**MULLER PARTNERSHIP**



**LUKE BROOKS – Associate**

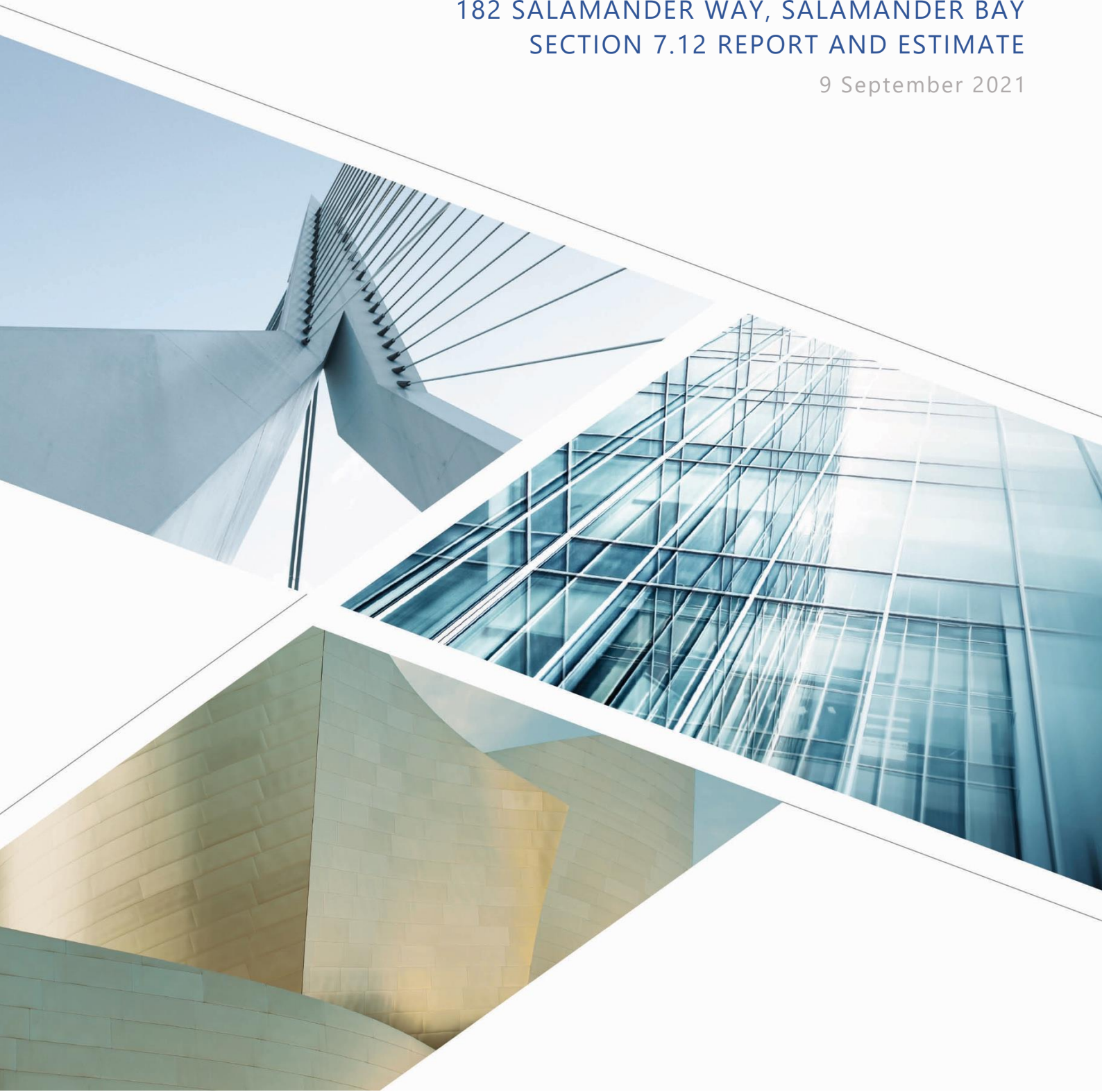
GM:LB 21213 - SPCC Port Stephens, Junior School - Section 7.12

# MULLER *partnership*

Newcastle | Sydney | Melbourne

ST PHILIPS PORT STEPHENS  
PROPOSED JUNIOR SCHOOL BUILDING  
182 SALAMANDER WAY, SALAMANDER BAY  
SECTION 7.12 REPORT AND ESTIMATE

9 September 2021





### **Disclaimer**

Muller Partnership have prepared this report in part on the basis of information supplied to it in the ordinary course of business by Barr Planning / SHAC Architects on behalf of St Philips Christian College Foundation.

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 St Philips Christian College Foundation 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 St Philips Christian College Foundation, 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 St Philips Christian College Foundation require additional items or areas of assessment, these should be specifically requested and will be actioned as agreed between the parties.

The construction costs are current as at the date of this assessment only. The values assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in values.

### **Document history & status**

Revision	Date	Description	By	Review	Approved
0	09/09/2021	Section 7.12	LB	GM	GM



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### **Glossary of Key Terms**

#### *Preliminaries & Margin*

The Preliminaries and Margin Allowance is an allowance for the builders' margin and their establishment and management of the site. This item will therefore include for items such as site fencing & amenities, site foreman, head office overheads, insurances, craneage, site cleaning, OH&S management, QA, etc.



## 1.0 SCHEDULE OF INFORMATION

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


1. Architectural DA Drawings prepared by SHAC Architects dated 12<sup>th</sup> August 2021 (24 No. sheets)
2. Structural Engineering Preliminary Concept drawings prepared by Northrop dated 11<sup>th</sup> August 2021 (4 No. sheets)
3. Mechanical Engineering Preliminary Concept drawings prepared by Edwards & Vickerman received 23<sup>rd</sup> August 2021 (3 No. sheets)
4. Landscape Concept drawings prepared by Moir Landscape Architecture dated 13<sup>th</sup> August 2021 (4 No. sheets)
5. Site Survey prepared by Duggan Mather Surveyors dated 12<sup>th</sup> July 2021 (1 No. sheet)
6. Email telephone correspondence with Elizabeth Brown of SHAC Architects (August-September 2021).



## 2.0 EXCLUSIONS

Within the following Section 7.12 there have been costs that have **not** been included in our estimate. We specifically note the following exclusions from the estimated cost:

1. GST;
2. Escalation & changes in market conditions;
3. Legal fees;
4. Consultant fees;
5. Authority fees;
6. Client Side Project Management;
7. Delay costs including latent conditions;
8. Works outside the specified site area;
9. Finance costs;
10. Construction contingency;
11. Works outside normal hours;
12. Land/ Property Acquisition;
13. Treatment / disposal of unsuitable or hazardous material;
14. Delays resulting from approvals such as Environmental/ Authorities;
15. Site allowances;
16. Repairs & Maintenance works;
17. Staging;
18. Groundwater control;
19. Major bulk earthworks including disposal at licenced facilities;
20. Fire sprinkler system;
21. BCA compliance – assumed design is compliant;
22. Stormwater detention;
23. Upgrade of incoming services supplies unless noted otherwise;
24. Electrical kiosk substation;
25. Gas services works;



26. Design development allowances;

27. FF&E;

28. AV/IT;

29. Material delays / shortages / unexpected price rises due to the COVID-19 pandemic.





### 3.0 FORMS TO BE SUBMITTED TO COUNCIL

Please note the subsequent pages (3 No.) are those required by Port Stephens Council as part of your DA submission.

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



Contact Number: (02) 4965 4722

**Section 7.12 Port Stephens Local Infrastructure Contributions Plan**

**Registered Quantity Surveyor's\* Detailed Cost Report  
Development Cost in excess of \$750,000**

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

**Development Application No:**

**Date:** 9-Sep-21

**Complying Development Application No:**

**Construction Certificate No:**

**Applicant's name:**

**Applicant's Address:**

**Development:** Proposed Double Storey Junior School Building - St Philips Christian College

**Development Address:** 182 Salamnader Way, Salamander Bay

**DEVELOPMENT DETAILS:**

Gross Floor Area - Education	3,236 m2	Gross Floor Area - Other	m2
Gross Floor Area - Residential	m2	Total Gross Floor Area	3,236 m2
Gross Floor Area - Retail	m2	Total Site Area	5,043 m2
Gross Floor Area - Parking	m2	<b>Total Car Parking Spaces</b>	- No
<b>Total Development Cost</b>			
<b>Total Construction Cost</b>	<b>\$9,800,000</b>	<b>Excl GST</b>	
<b>Total GST</b>	<b>\$980,000</b>		

**ESTIMATE DETAILS:**

<b>Professional Fees</b>		<b>Excavation</b>	<b>Incl</b>
% of Development Cost		Cost per m3 or tonne of excavated area	\$ - /m3
% of Construction Cost		<b>Car Park</b>	<b>NA</b>
<b>Demolition and Site Preparation</b>		Cost per square metre of carpark area	\$ - /m2
	<b>\$ 144,385</b>	Cost per Space	\$ /space
Cost per square metre of site area	29 /m2	<b>Fit-out - Commercial</b>	<b>NA</b>
<b>Construction - Education</b>	<b>\$ 9,655,615</b>	Cost per m2 of commercial area	\$ - /m2
Cost per square metre of floor area	\$ 2,984 /m2	<b>Fit-out - Residential</b>	<b>NA</b>
<b>Construction - Residential</b>	<b>NA</b>	Cost per m2 of residential area	\$ - /m2
Cost per square metre of residential area	\$ - /m2	<b>Fit-out - Retail</b>	<b>NA</b>
<b>Construction - Retail</b>	<b>NA</b>	Cost per m2 of retail area	\$ - /m2
Cost per square metre of retail area	\$ - /m2	<b>Fit-out - Industrial</b>	<b>NA</b>
<b>Construction - Industrial</b>	<b>NA</b>	Cost per m2 of industrial area	\$ - /m2
Cost per square metre of floor 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 prepared generally in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors and that I am a member of the Australian Institute of Quantity Surveyors or a person who can demonstrate equivalent qualifications
- ~~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: Luke Brooks

Position and Qualifications: Associate - Muller Partnership; BConMgt (Hons), MAIQS, CQS

Date: 9-Sep-21

Contact Number: 02 - 4965 4722

**St Phillips Christian College, Port Stephens**  
**Proposed Junior School Building**  
**Section 7.12 Estimate**  
**September 2021**

**MAIN COST SUMMARY**

<i>Ref</i>	<i>Description</i>	<i>%</i>	<i>Cost/ m2</i>	<i>Sub Total</i>	<i>Total</i>
1.0	DEMOLITION	0.70	21.24	68,720	68,720
2.0	SITE PREPARATION	0.77	23.38	75,665	75,665
3.0	SUBSTRUCTURE	6.80	205.87	666,190	666,190
4.0	COLUMNS	0.90	27.24	88,150	88,150
5.0	STAIRS & BALUSTRADES	6.72	203.47	658,425	658,425
6.0	UPPER FLOORS	5.48	165.95	537,000	537,000
7.0	STRUCTURAL STEEL	6.06	183.41	593,520	593,520
8.0	ROOF & ROOF PLUMBING	3.55	107.48	347,815	347,815
9.0	EXTERNAL WALLS	6.48	196.15	634,740	634,740
10.0	EXTERNAL WINDOWS & DOORS	2.41	73.13	236,650	236,650
11.0	INTERNAL WALLS	4.80	145.34	470,325	470,325
12.0	INTERNAL SCREENS & DOORS	1.03	31.09	100,600	100,600
13.0	FLOOR FINISHES	1.91	57.85	187,190	187,190
14.0	WALL FINISHES	1.73	52.31	169,280	169,280
15.0	CEILING FINISHES	4.76	144.26	466,840	466,840
16.0	PAINTING	1.23	37.38	120,972	120,972
17.0	JOINERY, METALWORK & FITMENTS	4.88	147.82	478,350	478,350
18.0	HYDRAULIC SERVICES	1.94	58.81	190,300	190,300
19.0	ELECTRICAL SERVICES	7.42	224.81	727,480	727,480
20.0	MECHANICAL SERVICES	5.55	167.99	543,600	543,600
21.0	FIRE SERVICES	0.74	22.40	72,500	72,500
22.0	VERTICAL TRANSPORTATION SERVICES	1.02	30.90	100,000	100,000
23.0	EXTERNAL SERVICES	1.87	56.60	183,145	183,145
24.0	SITWORKS & LANDSCAPING	4.57	138.42	447,935	447,935
25.0	PRELIMINARIES & MARGIN	16.68	505.13	1,634,607	1,634,608
26.0	<b>CONSTRUCTION TOTAL (EXCL. GST)</b>				<u>9,800,000</u>
		<b>100.00</b>	<b>3,028.43</b>	<b>9,799,999</b>	<b>9,800,000</b>

**GFA: 3,236 m2.**