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10 June 2022

Aqualand  
Level 37, Australia Square  
264 George Street  
SYDNEY NSW 2000Attention: Ms Diana de Borja  
Email: [diana.deborja@aqualand.com.au](mailto:diana.deborja@aqualand.com.au)

Dear Madam

**12-20 BERRY ROAD & 11-19 HOLDSWORTH AVENUE, ST LEONARDS**

As requested, we have prepared an elemental estimate of construction cost for the above project and would advise you that the estimated cost is \$78,000,000 including GST and based on June 2022 rates. Council's completed Cost Report proforma and a summary of the elemental estimate is enclosed for your attention.

If you have any queries in connection with the above, please do not hesitate to contact us.

Yours faithfully

**Richard Rigby**  
Director  
Rider Levett Bucknall  
MRICS (77082)  
[richard.rigby@au.rlb.com](mailto:richard.rigby@au.rlb.com)



# Lane Cove Council

## S94 Levy Registered\* Quantity Surveyor's Detailed Cost Report

[Development cost of \$1,000,000 or more] \* A member of the Australian Institute of Quantity Surveyors

Development Application No. \_\_\_\_\_ Reference: \_\_\_\_\_

Complying Development Certificate Application No. \_\_\_\_\_

Construction Certificate No. \_\_\_\_\_ Date: \_\_\_\_\_

Applicant's Name: \_\_\_\_\_

Applicant's Address: \_\_\_\_\_

Development Name: 12-20 Berry Road & 11-19 Holdsworth Avenue  
St Leonards

Development Address: \_\_\_\_\_

### DEVELOPMENT DETAILS:

Gross floor area –Commercial	417 m2	Gross floor area - Community	171 m2
Gross floor area – Residential	19,508 m2	Total gross floor area	29,768 m2
Gross floor area – Retail	- m2	Total site area	5,573 m2
Gross floor area – Car parking	9,672 m2	Total car parking spaces	182 space
Total development cost	\$ 78,000,000	Total GST of development cost	\$ 7,090,909
Total construction cost	\$ 75,000,000	Total GST of construction cost	\$ 6,818,182

### ESTIMATE DETAILS:

<b>Professional fees</b>	\$	<b>Excavation</b>	\$ incl.
% of development cost	3.8	Cost per square metre of site area	\$ incl. /m2
% of construction cost	4.0	<b>Car Park</b> (excl. GST)	\$ 12,025,959
<b>Demolition and Site Preparation</b> (excl. GST)	\$ 776,345	Cost per square metre of site area	\$ 1,243 /m2
Cost per square metre of site area	\$ 139 /m2	Cost per space	\$ 66,077 /space
<b>Construction – Commercial</b> (exc. GST)	\$ 905,464	<b>Fit-out – Commercial</b>	\$ excl.
Cost per square metre of commercial area	\$ 2,171 /m2	Cost per m2 of other area	\$ excl. /m2
<b>Construction – Residential</b> (exc. GST)	\$ 50,769,032	<b>Fit-out – Residential</b>	\$ incl.
Cost per square metre of residential area	\$ 2,602 /m2	Cost per m2 of residential area	\$ incl. /m2
<b>Construction – Retail</b>	\$ -	<b>Fit-out – Retail</b>	\$ -
Cost per square metre of retail area	\$ - /m2	Cost per m2 of retail area	\$ - /m2

I certify that I have:

- Inspected the plans the subject of the application for development consent or construction certificate.
- Prepared / attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.
- Calculated the proposed cost of carrying out the development in accordance with the provisions of 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:**

Richard Rigby

**Position and Qaulifications:**

MRICS

**Membership No:**

77082

**Date:**

10 June 2022

# 20 BERRY STREET

## DA ESTIMATE

### ELEMENT SUMMARY

Gross Floor Area: 29,768 m<sup>2</sup>  
Rates Current At June 2022

Ref	Description	%	GFA \$/m <sup>2</sup>	Total Cost \$
SB	SUBSTRUCTURE	6.0%	157	4,673,269.77
CL	COLUMNS	1.1%	29	860,910.91
UF	UPPER FLOORS	8.3%	218	6,485,033.30
SC	STAIRCASES	0.8%	20	594,681.54
RF	ROOF	1.6%	41	1,228,572.28
EW	EXTERNAL WALLS	9.0%	237	7,047,833.24
ED	EXTERNAL DOORS	0.0%	1	3,253.57
NW	INTERNAL WALLS	6.2%	162	4,810,247.32
NS	INTERNAL SCREENS AND BORROWED LIGHTS	0.2%	6	193,135.92
ND	INTERNAL DOORS	1.0%	27	813,864.07
WF	WALL FINISHES	2.9%	76	2,275,537.20
FF	FLOOR FINISHES	3.5%	92	2,749,724.25
CF	CEILING FINISHES	2.6%	68	2,026,414.35
FT	FITMENTS	5.6%	148	4,396,666.80
HS	HYDRAULIC SERVICES	4.0%	104	3,085,247.74
GS	GAS SERVICE	0.2%	5	140,988.33
MS	MECHANICAL SERVICES	5.1%	135	4,005,587.00
FP	FIRE PROTECTION	2.1%	56	1,654,610.21
LP	ELECTRIC LIGHT AND POWER	4.6%	120	3,586,106.98
TS	TRANSPORTATION SYSTEMS	2.0%	53	1,572,562.25
SS	SPECIAL SERVICES	1.0%	27	795,318.81
BW	BUILDERS WORK IN CONNECTION WITH SERVICES	0.8%	20	593,616.84
XP	SITE PREPARATION	0.7%	19	571,038.89
XR	ROADS, FOOTPATHS AND PAVED AREAS	0.2%	6	186,700.99
XN	BOUNDARY WALLS, FENCING AND GATES	0.4%	9	278,072.30
XL	LANDSCAPING AND IMPROVEMENTS	1.6%	41	1,216,837.85
XK	EXTERNAL STORMWATER DRAINAGE	0.2%	5	150,152.53
XD	EXTERNAL SEWER DRAINAGE	0.2%	6	191,599.53
XW	EXTERNAL WATER SUPPLY	0.5%	13	397,659.41
XG	EXTERNAL GAS	0.1%	2	72,301.70
XF	EXTERNAL FIRE PROTECTION			Excl.
XE	EXTERNAL ELECTRIC LIGHT AND POWER	0.4%	9	278,361.60
XC	EXTERNAL COMMUNICATIONS	0.1%	2	72,301.70

# 20 BERRY STREET

## DA ESTIMATE



Gross Floor Area: 29,768 m<sup>2</sup>  
Rates Current At June 2022

### ELEMENT SUMMARY

Ref	Description	%	GFA \$/m <sup>2</sup>	Total Cost \$
PR	PRELIMINARIES			
	ESTIMATED NET COST	73.1%	1,915	57,008,209.18
	MARGINS & ADJUSTMENTS			
	PRELIMINARY	15.0%		8,551,231.38
	BUILDERS MARGIN	4.0%		2,622,377.67
	CONSTRUCTION COST ESCALATION			Excl.
	LONG SERVICE LEAVE LEVY			Excl.
	DESIGN & CONSULTANTS FEES	4.0%		2,727,272.65
	DA FEES ETC			Excl.
	DESIGN CONTINGENCY			Excl.
	CONSTRUCTION CONTINGENCY			Excl.
	GOODS & SERVICES TAX	10.0%		7,090,909.12
	ESTIMATED TOTAL COST		2,620	78,000,000.00