

# **DETAILED COST REPORT**

## **ADDITIONS TO LONGUEVILLE PRIVATE HOSPITAL**

**47 KENNETH STREET, LONGUEVILLE**

APRIL 2023

# Introduction

As per the request from Imagescape Design Studios, Berco Consulting has prepared the attached Detailed Cost Report as required by the Lane Cove Municipal Council.

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

I certify that I have;

1. Inspected the plans subject of the application for development consent, complying development or construction certificate.
2. Prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors (AIQS)
3. Included GST in the calculation of the development's costs.
4. Measured Gross Floor Area (GFA) in accordance with the Method of Measurement Building Area in the AIQS Cost Management Manual Volume, Appendix A2.

Name: Richard Cohen

A handwritten signature in black ink, appearing to read "Richard Cohen".

Position and Qualifications: Director / MAIQS No 3938

# DRAWINGS AND INFORMATION USED

Architectural issued drawings (Rev.10) prepared by Imagescape Design Studios as follows:

|       |   |    |
|-------|---|----|
| A 001 | TITLE SHEET                                     | 10 |
| A 003 | GFA CALCULATIONS                                | 10 |
| A 005 | HEIGHT LIMITS ANALYSIS                          | 10 |
| A 010 | PERSPECTIVE                                     |    |
| A 020 | SITE ANALYSIS                                   | 10 |
| A 021 | SITE ANALYSIS RESPONSE                          | 10 |
| A 022 | VIEWS ANALYSIS                                  |    |
| A 023 | STREETSCAPE ANALYSIS                            |    |
| A 030 | SHADOW DIAGRAMS - EXISTING PROPOSED SUMMER 9AM  | 10 |
| A 031 | SHADOW DIAGRAMS - EXISTING PROPOSED SUMMER NOON | 10 |
| A 032 | SHADOW DIAGRAMS - EXISTING PROPOSED SUMMER 3PM  | 10 |
| A 033 | SHADOW DIAGRAMS - EXISTING PROPOSED WINTER 9AM  | 10 |
| A 034 | SHADOW DIAGRAMS - EXISTING PROPOSED WINTER NOON | 10 |
| A 035 | SHADOW DIAGRAMS - EXISTING PROPOSED WINTER 3PM  | 10 |
| A 050 | SITE PLAN EXISTING                              | 10 |
| A 051 | SITE PLAN PROPOSED                              | 10 |
| A 052 | SITE PLAN - LOCAL CONTEXT                       | 10 |
| A 053 | SITE WORKS - TRUCK MANOEUVERING                 | 10 |
| A 100 | LOWER GROUND PLAN EXISTING                      | 10 |
| A 101 | GROUND FLOOR PLAN EXISTING                      | 10 |
| A 104 | LOWER GROUND PLAN PROPOSED                      | 10 |
| A 105 | GROUND FLOOR PLAN PROPOSED                      | 10 |
| A 106 | FIRST FLOOR PLAN PROPOSED                       | 10 |
| A 107 | ROOF PLAN - ROOF PLANT ROOM                     | 10 |
| A 111 | LOWER GROUND FIRE STRATEGY PLAN                 | 10 |
| A 112 | GROUND FLOOR FIRE STRATEGY PLAN                 | 10 |
| A 113 | FIRST FLOOR FIRE STRATEGY PLAN                  | 10 |
| A 114 | LOWER GROUND ACCESSIBILITY PLAN                 | 10 |
| A 115 | GROUND FLOOR ACCESSIBILITY PLAN                 | 10 |
| A 116 | FIRST FLOOR ACCESSIBILITY PLAN                  | 10 |
| A 300 | ELEVATIONS – EAST                               | 10 |
| A 301 | ELEVATIONS – NORTH                              | 10 |
| A 302 | ELEVATIONS – WEST                               | 10 |
| A 303 | ELEVATIONS – SOUTH                              | 10 |
| A 304 | EXTERIOR FINISHES                               | 10 |
| A 400 | SECTIONS - SHEET 1                              | 10 |
| A 401 | SECTIONS - SHEET 2                              | 10 |
| A 604 | ACCESSIBLE PUBLIC TOILET DETAILS                | 10 |
| A 605 | ACCESSIBLE PATIENT TOILET DETAILS               | 10 |
| A 606 | ACCESSIBLE ENSUITE DETAILS                      | 10 |

# APPENDIX A – ESTIMATE TO BE SUBMITTED TO COUNCIL

Please note the subsequent pages are those required by council as part of your DA submission.

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



# 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: 04/04/2023

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

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

Development Name: Macquarie Health

Development Address: 47 Kenneth St, Longueville

### DEVELOPMENT DETAILS:


|                                |              |                                |            |
|--------------------------------|--------------|--------------------------------|------------|
| Gross floor area –Commercial   | m2           | Gross floor area - Other       | 594 m2     |
| Gross floor area – Residential | 2476.8 m2    | Total gross floor area         | 3714 m2    |
| Gross floor area – Retail      | m2           | Total site area                | 2648 m2    |
| Gross floor area – Car parking | 643 m2       | Total car parking spaces       | space      |
| Total development cost         | \$ 7,977,003 | Total GST of development cost  | \$         |
| Total construction cost        | \$ 7,251,821 | Total GST of construction cost | \$ 725,182 |

### ESTIMATE DETAILS:

|   |                 |                                    |                 |
|---|-----------------|------------------------------------|-----------------|
| <b>Professional fees</b>                  | \$ 410,480      | <b>Excavation</b>                  | \$ 7,645.75     |
| % of development cost                     | 5.45%           | Cost per square metre of site area | \$ 2.9 /m2      |
| % of construction cost                    | 6%              | <b>Car Park</b>                    | \$ INCLUDED     |
| <b>Demolition and Site Preparation</b>    | \$ 127,975.24   | Cost per square metre of site area | \$ /m2          |
| Cost per square metre of site area        | \$ 48.3 /m2     | Cost per space                     | \$ /space       |
| <b>Construction – Commercial</b>          | \$ 3,166,135.26 | <b>Fit-out – Commercial</b>        | \$ 3,539,583.92 |
| Cost per square metre of commercial area  | \$ 1,278.3 /m2  | Cost per m2 of other area          | \$ 1,492.1 /m2  |
| <b>Construction – Residential</b>         | \$              | <b>Fit-out – Residential</b>       | \$              |
| Cost per square metre of residential area | \$ /m2          | Cost per m2 of residential area    | \$ /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 Cohen

Position and Qaulifications: \_\_\_\_\_

Membership No: BSc QS AIQS No. 3938

Date: 04/04/2023

# Lane Cove Council Elemental Breakdown



| DA ESTIMATE                               | Area         | Unit      | \$/m2           | Total               |
|---|--------------|-----------|-----------------|---------------------|
| DEMOLITION / SITE PREP                    | 2,477        | m2        | 44              | 110,154             |
| SUBSTRUCTURE                              | 2,477        | m2        | 99              | 244,121             |
| COLUMNS                                   | 2,477        | m2        | 21              | 53,164              |
| UPPER FLOORS                              | 2,477        | m2        | 193             | 477,391             |
| ROOF                                      | 2,477        | m2        | 118             | 292,945             |
| STAIRCASE                                 | 2,477        | m2        | 26              | 65,099              |
| EXTERNAL WALLS                            | 2,477        | m2        | 164             | 406,868             |
| EXTERNAL DOORS & WINDOWS                  | 2,477        | m2        | 172             | 425,855             |
| INTERNAL WALLS                            | 2,477        | m2        | 158             | 392,262             |
| INTERNAL DOORS                            | 2,477        | m2        | 9               | 22,785              |
| WALL FINISHES                             | 2,477        | m2        | 134             | 332,004             |
| FLOOR FINISHES                            | 2,477        | m2        | 151             | 374,360             |
| CEILING FINISHES                          | 2,477        | m2        | 111             | 275,627             |
| FITMENTS                                  | 2,477        | m2        | 115             | 284,807             |
| HYDRAULIC SERVICES                        | 2,477        | m2        | 174             | 430,195             |
| MECHANICAL SERVICES                       | 2,477        | m2        | 252             | 624,406             |
| FIRE SERVICES                             | 2,477        | m2        | 92              | 227,846             |
| ELECTRICAL SERVICES                       | 2,477        | m2        | 200             | 495,293             |
| LIFTS / CAR STACKERS                      | 2,477        | m2        | 32              | 80,000              |
| EXTERNAL SERVICES                         | 2,477        | m2        | 10              | 23,829              |
| EXTERNAL WORKS & LANDSCAPING              | 2,477        | m2        | 9               | 22,500              |
| PRELIMINARIES                             | 2,477        | m2        | 320             | 792,594             |
| MARGIN                                    | 2,477        | m2        | 156             | 387,239             |
| <b>CONSTRUCTION COST</b>                  | <b>2,477</b> | <b>m2</b> | <b>2,762</b>    | <b>6,841,340</b>    |
| PROFESSIONAL FEES (6%)                    | 2,477        | m2        | 166             | 410,480             |
| <b>TOTAL DEVELOPMENT COST (excl GST):</b> |              |           | <b>\$ 2,928</b> | <b>\$ 7,251,821</b> |
| GST (10%)                                 |              |           | 293             | 725,182             |
| <b>TOTAL DEVELOPMENT COST (incl GST):</b> |              |           | <b>\$ 3,221</b> | <b>\$ 7,977,003</b> |