



ESTIMATED DEVELOPMENT COST REPORT

WOOLWORTHS AUSTRAL NORTH

495 FOURTH AVENUE, AUSTRAL NSW 2179

17 June 2024

TCubed Consulting

www.tcubedconsulting.com.au

ESTIMATED DEVELOPMENT COST REPORT

EXECUTIVE SUMMARY

PROJECT DESCRIPTION

MIXED USE

PROJECT LOCATION

495 FOURTH AVENUE, AUSTRAL NSW 2179

PROJECT DA NO.

N/A

PROJECT STAGE

N/A

DATE OF ASSESSMENT

17/06/2024



Following request of Fabcot Pty Ltd, TCubed Consulting have developed an estimate of costs for undertaking the works subject of the noted planning application. This report is an objective calculation of the EDC of the identified development proposal.

A Summary of Estimated Development Cost has been determined as follows:

- Demolition and Remediation	\$	4,930,954.86
- Construction (Item A)	\$	45,053,249.16
- Mitigation of Impact Items		INCL IN ITEM A
- Consultant Fee	\$	2,499,210.20
- Authorities Fees (LSLL)	\$	137,456.56
- Plant & Equipment (item B)		INCL IN FT
- Furniture, Fittings & Equipment		INCL IN FT
- Contingency	\$	2,499,210.20
- Escalation	\$	1,749,447.14
TOTAL EDC (\$ EXCL GST)	\$	56,869,528
GST	\$	5,686,953
TOTAL (\$ INCL GST)	\$	62,556,481

GROSS FLOOR AREA (AIQS)

- GFA(m2)	19,193.00 m2
- Construction Cost Only \$/m2 GFA (AIQS)	2,347.38 \$/m2

A full breakdown of the above estimate has been appended to this executive summary.

In developing the above figures, we note:

1. All category of costs are included in the EDC, as per the current planning circular (PS24-002: Changes to how development costs are calculated for planning purposes)
2. All works costed are consistent with, and include all works and associated works as identified in the Statement of Environmental Effects (SEE) and Architectural plans.
3. The report is accurate at the date of application.
4. The estimate has generally been prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors, and a peer review has been undertaken by another Quantity Surveyor.
5. The Estimated Development Cost (EDC) of a proposed development is defined as the estimated cost of carrying out the development. This includes costs related to the design and erection of a building and associated infrastructure, the execution of work, and the demolition of a building or work, including both fixed or mobile plant and equipment. However, the EDC explicitly excludes certain costs such as amounts payable under conditions imposed under the EP&A Act, Division 7.1 or 7.2 or a planning agreement, costs relating to separate parts of the development that require their own consent or approval, land costs (including marketing and selling expenses), ongoing maintenance or use costs of the development, and the Goods and Services Tax (GST).

TCUBED CONSULTING PTY LTD

Shayne Taylor

Director, AAIQS (#5191), MRICS, CQS



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BASIS OF PREPARATION

As per the request from Fabcot Pty Ltd TCubed Consulting has prepared the attached Development Application Estimate and report as required by Liverpool City Council

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. This report has been prepared in accordance with:
 - Legislative and regulatory requirements of the consent authority for calculating the EDC (EP&A Act, EP&A reg, SEPPs, and the Planning Circular).
 - The AIQS practice standard for calculating the EDC for projects in NSW
 - Other named guidance that has been used as a basis for calculating the EDC such as AS1181-1982 Australian Standard Method of measurement of civil engineering works and associated building works/ICMS Method.
4. Measured Gross Floor Area (GFA) in accordance with the Method of Measurement Building Area in the AIQS Cost Management Manual Volume, Appendix A2.

DOCUMENTATION TRANSMITTAL

As per Addendum



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SCOPE OF CALCULATION

PROJECT DA NO. N/A

As per the request from Fabcot Pty Ltd TCubed Consulting has prepared the attached Development Application Estimate and report as required by Liverpool City Council

DESCRIPTION OF SCOPE OF CALCULATION:

Proposed Woolworths supermarket development, comprising:

- Commercial tenancies
- * Retail tenancies
- *kiosks
- * Woolworths with ancillary liquor tenacy
- * Direct-to-boot service
- * Loading dock
- * Public piazza oriented to Gurner Avenue
- * North-South through-site link, through mall and along Eastern Boundary
- * At-grade carpark
- * Basement carpark
- * Landscaping and Improvement of public domain

ASSUMPTION LIST:

The following broad assumptions have been made during estimation, for further discussion:

- Assumed no signalling works are required with associated road works.
- * Assuming Seperate Retail and Commercial Tenancy fitout work is excluded (subject to a seperate approval application)
- * Assuming Woolworth supermarket fitout work is included
- * Assume public domain improvement works to the extent shown on 'Lower Ground Floor Plan DA3.1 P15'.

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ELEMENT	QTY	UOM	RATE	\$
Demolition & Site Preparatory Works	11,914	m2	363	4,325,399
Substructure	10,898	m2	186	2,028,453
Columns	19,193	m2	43	821,851
Upper Floors	9,079	m2	412	3,740,955
Staircases	19,193	m2	10	192,600
Roof	10,307	m2	441	4,549,460
External Walls	5,503	m2	700	3,853,193
Windows	19,193	m2	15	285,401
External Doors	19,193	m2	12	236,058
Internal Walls & Screens	19,193	m2	93	1,792,628
Internal Doors	19,193	m2	9	175,745
Wall Finishes	19,193	m2	13	252,897
Floor Finishes	19,193	m2	26	503,877
Ceiling Finishes	19,193	m2	53	1,010,589
Fitments	19,193	m2	137	2,621,183
Special Equipment	19,193	m2	5	100,000
Hydraulic Services	19,193	m2	94	1,805,357
Mechanical Services	19,193	m2	174	3,335,834
Fire Protection Installation	19,193	m2	67	1,281,412
Electrical Installation	19,193	m2	137	2,625,808
Lift Installation	19,193	m2	44	850,000
BWIC	19,193	m2	10	196,561
External Services	4,019	m2	1,091	4,386,280
External Works	4,019	m2	715	2,874,252
Total Trade Works (Ex Gst)	19,459	GFA	2,284	43,845,793
Contractor's Preliminaries & Margin	14%			6,138,411
Total Construction Cost (Ex Gst)	19,193	GFA	2,604	49,984,204
Consultant Fee	5%			2,499,210
Authorities Fees (LSLL)	0.25%			137,457
Furniture, Fitting & Equipment	0%			INCLUDED IN FT
Contingency	5%			2,499,210
Escalation	3.5%			1,749,447
Total Development Cost (Ex Gst)	19,193	GFA	2,604	56,869,528
Goods & Services Tax	10%			5,686,953
Total Development Cost (Incl Gst)	19,193	GFA	3,259	62,556,481



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APPENDIX - DOCUMENTATION TRANSMITTAL

PROJECT DA NO.

N/A

Archi:

- 230144_DA1.0_Architectural DA Cover Page_P6
- 230144_DA3.1_Lower Ground Floor Plan_P15
- 230144_DA3.2_Upper Ground Floor Plan_P16
- 230144_DA3.3_First Floor Plan_P14
- 230144_DA3.4_Roof Plan_P11
- 230144_DA4.1_Building Elevations - Sheet 1_P1
- 230144_DA4.2_Building Elevations - Sheet 2_P1
- 230144_DA5.1_Building Sections - Sheet 1_P7
- 230144_DA5.2_Building Sections - Sheet 2_P5
- 230144_DA6.1_Material Palette_P1

Survey:

- 8441 - Detail & Level - Rev A - 495 Fourth Avenue Austral

Landscape Plan:

- Woolworths Austral North - 495 Fourth Avenue, Austral North 14.06.24 (10 pages)

Bushfire Report:

- B234077 - Fourth-Gurner Avenue North Austral - Woolworths - 12.06.2024

- Civil:

- 231125 Civil Engineering Report Rev2.0 (Appendix A)
- 231125_DA_BE01[02]
- 231125_DA_BE02[01]
- 231125_DA_C000[02]
- 231125_DA_C010[01]
- 231125_DA_C100[02]
- 231125_DA_C101[02]
- 231125_DA_C102[02]
- 231125_DA_C110[02]
- 231125_DA_C111[02]
- 231125_DA_C112[02]
- 231125_DA_C120[01]
- 231125_DA_C200[01]
- 231125_DA_C201[01]
- 231125_DA_C202[02]
- 231125_DA_C203[01]

commercial-in-confidence

- 231125_DA_C250[02]
- 231125_DA_C251[02]
- 231125_DA_SE01[01]
- 231125_DA_SE02[01]

Essential Services Report:

- Essential Services Report - 495 Fourth Avenue, Austral.pdf

Acoustic Report:

- 6190R002.LB.240612

Waste Management:

- 23500WREP01F02

Traffic Report:

- Traffic Report - North Austral Shopping Centre, rpt2

Geotechnical:

- NE996_495 Fourth Avenue, Austral NSW - PSI Report Rev (4)_ Certified Report
- NE1784-495 Fourth Avenue, Austral-GSI

Odour Assessment:

- 23101646_Woolworths_Austral_North_AQ_240212

Social impact Assessment:

- SIA - 495 Fourth Avenue, AUSTRAL, dated 13th June 2024