

30 July 2025  
 Our File: 2555088919/MT-DA

Michael Antoun  
 Antouns Construction Pty Ltd  
 44 Pearson Street  
 SOUTH WENTWORTHVILLE NSW 2145

Dear Michael

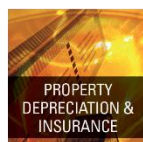
**55 Martin Road, Badgery's Creek (Stage 1) – DA-263/2018/C**  
**Registered Quantity Surveyor's Cost Estimate Report for Liverpool City Council**

We have prepared a Development Application Elemental Cost Estimate for the construction of an industrial development comprising of a ground floor processing shed and a mezzanine floor for the amenities. The works excludes the external works and services.

Furthermore, the works relate to the modification to development consent DA-263/2018 under section 4.55 of the EPA Act 1979, amended architectural plans for the approved processing shed.

Our cost estimate for the uplift of the construction works is **\$2,492,070 (excl GST)** and the development cost is **\$2,905,754 (incl GST)**. An analysis of the estimated cost is summarised below:

Item		DA- 263/2018/C COST (EXCL GST) (A)	DA-263/2018 COST (EXCL GST) (B)	UPLIFT (EXCL GST) (A) - (B)
Preliminaries	(7.5%)	\$ 506,361	\$ 342,379	\$ 163,981
Demolition		-	-	-
Substructure		\$ 1,286,596	\$ 869,941	\$ 416,655
Superstructure		\$ 3,689,642	\$ 2,494,777	\$ 1,194,865
Finishes		\$ 163,190	\$ 110,342	\$ 52,848
Fittings		\$ 74,846	\$ 50,608	\$ 24,238
Services		\$ 1,537,200	\$ 1,039,388	\$ 497,812
External Works		-	-	-
External Services		-	-	-
Unmeasured Works Allowance	(0.5%)	\$ 36,289	\$ 24,537	\$ 11,752
Profit & Overheads	(5.5%)	\$ 401,177	\$ 271,258	\$ 129,918
<b>Total Construction Cost (Excl GST)</b>		<b>\$ 7,695,300</b>	<b>\$ 5,203,230</b>	<b>\$ 2,492,070</b>
Add: Professional Fees	(6.0%)	\$ 461,718	\$ 312,194	\$ 149,524
<b>Total Development Cost (Excl GST)</b>		<b>\$ 8,157,018</b>	<b>\$ 5,515,424</b>	<b>\$ 2,641,594</b>
Add: Total GST	(10.0%)	\$ 815,702	\$ 551,542	\$ 264,159
<b>Total Development Cost (Incl GST)</b>		<b>\$ 8,972,720</b>	<b>\$ 6,066,966</b>	<b>\$ 2,905,754</b>
Total Site Area		23,825m2	23,825m2	0m2
Total Gross Floor Area		7,088m2	4,261m2	2,827m2



Sydney

Adelaide

Melbourne

Perth

Brisbane

Singapore



We certify that we have:

- Inspected Architectural DWG 01\_E, DWG 03\_K, DWG 04\_F, DWG 05\_O, DWG 06\_K, DWG 07\_C, DWG 08\_F, DWG 09\_D, DWG 16\_C and DWG 17\_C dated 12 February 2025 as prepared by PTI Architecture.
- Prepared and attached an elemental estimate generally in accordance with the Australian Cost Management Manuals from Australian Institute of Quantity Surveyors
- Calculated the development costs at current prices
- Included GST in the calculation of the development cost
- Measured Gross Floor Area (GFA) in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual Volume 1, Appendix A2
- Included works as indicated on the drawings and within the site boundary.
- Prepared this estimate as a requirement for a DA submission. This is not a tender estimate.

If you should wish to discuss this matter further, please contact Peter Hammond of this office.

Yours faithfully

A handwritten signature in black ink, appearing to be 'P. Hammond'.

Peter Hammond MCIOB FRICS AAIQS No. 9898

**Director**

**Napier & Blakeley Pty Ltd**

ENCL



## Report Parameters

This report is the opinion of Napier & Blakeley Pty Ltd (**Napier & Blakeley**) and is to be read together with and is subject to the term and conditions of our engagement. Our opinions in this report are based on the information referred to in this report that has been made available to us by or on behalf of the addressee (**Information**).

Napier & Blakeley has not obtained independent verification of the Information. As such, our opinion may be different if the Information is incorrect or inaccurate in any way. This report was prepared solely for the addressee and its use is limited to the purpose for which it was provided. No third party may rely on this report without first obtaining the prior written consent of Napier & Blakeley.

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PROJECT: 55 Martin Road, Badgery's Creek		Description: The construction of an industrial development comprising of a ground floor processing shed and a mezzanine floor for the amenities. The works excludes all associated external works and services. The works relate to the modification to development consent DA-263/2018/C under section 4.55 of the EPA Act 1979, amended architectural plans for the approved processing shed.									
JOB NUMBER: 2555088919											
DATE: 9-Jul-25											
	7.5%	PRELIMINARIES	7.5%	Insert	ALL INSERT CELLS =	This colour					
	0.5%	UNMEASURED WORKS ALLOWANCE	0.5%	Insert							
	5.5%	PROFIT & OVERHEADS	5.5%	Insert							
	6.0%	PROFESSIONAL FEES	6.0%	Insert					AREA NOT IN TOTAL		
		FUNCTIONAL AREA =									
					Warehouse - FECA (m2)	Awnings - UCA (m2)	External Works (m2)			TOTAL WORKS	
					Area sqm = 6,314	Area sqm = 774	Area sqm = 16,907			Area sqm = 7,088	
					\$/SQM	\$	\$/SQM	\$	\$/SQM	\$	
O1	SB	SUBSTRUCTURE	\$ 203.77	\$1,286,596	-	-	-	-	\$ 181.52	\$1,286,596	
O2	CL	Columns	\$ 40.00	\$252,560	-	-	-	-	\$ 35.63	\$252,560	
O3	UF	Upper Floors	\$ 10.23	\$64,600	-	-	-	-	\$ 9.11	\$64,600	
O4	SC	Staircase	\$ 3.02	\$19,080	-	-	-	-	\$ 2.69	\$19,080	
O5	RF	Roof	\$ 183.65	\$1,159,545	\$ 375.00	\$290,250	-	-	\$ 204.54	\$1,449,795	
O6	EW	External Walls	\$ 238.62	\$1,506,659	-	-	-	-	\$ 212.56	\$1,506,659	
O7	WW	Windows	-	-	-	-	-	-	-	-	
O8	ED	External Doors	\$ 11.70	\$73,888	-	-	-	-	\$ 10.42	\$73,888	
O9	NW	Internal Walls	\$ 42.44	\$267,972	-	-	-	-	\$ 37.81	\$267,972	
10	NS	Internal Screens & B/L	\$ 7.26	\$45,838	-	-	-	-	\$ 6.47	\$45,838	
11	ND	Internal Doors	\$ 1.46	\$9,250	-	-	-	-	\$ 1.31	\$9,250	
TOTAL		SUPERSTRUCTURE	\$ 538.39	\$3,399,392	\$ 375.00	\$290,250	-	-	\$520.55	\$3,689,642	
12	WF	Wall Finishes	\$ 11.14	\$70,332	-	-	-	-	\$ 9.92	\$70,332	
13	FF	Floor Finishes	\$ 12.36	\$78,053	-	-	-	-	\$ 11.01	\$78,053	
14	CF	Ceiling Finishes	\$ 2.34	\$14,805	-	-	-	-	\$ 2.09	\$14,805	
TOTAL		FINISHES	\$ 25.85	\$163,190	-	-	-	-	\$23.02	\$163,190	
15	FT	Fittings	\$ 10.63	\$67,106	\$ 10.00	\$7,740	-	-	\$ 10.56	\$74,846	
16	SE	Special Equipment	-	-	-	-	-	-	-	-	
TOTAL		FITTINGS	\$ 10.63	\$67,106	\$ 10.00	\$7,740	-	-	\$10.56	\$74,846	
17	SF	Sanitary Fixtures	-	-	-	-	-	-	-	-	
18	PD	Sanitary Plumbing	\$ 10.67	\$67,400	\$ 25.00	\$19,350	-	-	\$ 12.24	\$86,750	
19	WS	Water Supply	-	-	-	-	-	-	-	-	
20	GS	Gas Service	-	-	-	-	-	-	-	-	
21	SH	Space Heating	-	-	-	-	-	-	-	-	
22	VE	Ventilation	\$ 25.86	\$163,300	-	-	-	-	\$ 23.04	\$163,300	
23	EC	Evaporative Cooling	-	-	-	-	-	-	-	-	
24	AC	Air Conditioning	\$ 3.23	\$20,400	-	-	-	-	\$ 2.88	\$20,400	
25	FP	Fire Protection	\$ 81.34	\$513,550	-	-	-	-	\$ 72.45	\$513,550	
26	LP	Electric Light & Power	\$ 100.00	\$631,400	\$ 35.00	\$27,090	-	-	\$ 92.90	\$658,490	
27	CM	Communications	\$ 15.00	\$94,710	-	-	-	-	\$ 13.36	\$94,710	
28	TS	Transportation Systems	-	-	-	-	-	-	-	-	
29	SS	Special Services	-	-	-	-	-	-	-	-	
TOTAL		SERVICES	\$ 236.10	\$1,490,780	\$ 60.00	\$46,440	-	-	\$216.87	\$1,537,200	
30	CE	CENTRALISED ENERGY SYSTEMS	-	-	-	-	-	-	-	-	
31	AR	DEMOLITION	-	-	-	-	-	-	-	-	
		SUB-TOTAL - BUILDING	\$ 1,014.74	\$6,407,044	\$ 445.00	\$344,430	-	-	\$ 952.52	\$6,751,474	
		PRELIMINARIES - BUILDING	\$ 76.11	\$480,528	\$ 33.38	\$25,832	-	-	\$ 71.44	\$506,361	
		UNMEASURED WORKS ALLOWANCE -	\$ 5.45	\$34,438	\$ 2.39	\$1,851	-	-	\$ 5.12	\$36,289	
		SUB-TOTAL - BUILDING	\$ 1,096.30	\$6,922,010	\$ 480.77	\$372,114	-	-	\$ 1,029.08	\$7,294,123	
32	XP	Site Preparation incl. excavation	-	-	-	-	-	-	-	-	
33	XR	Roads, Footpaths & Paved Areas	-	-	-	-	-	-	-	-	
34	XN	Boundary Walls, Fencing & Gates	-	-	-	-	-	-	-	-	
35	XB	Pool, Outbuilding & Covered Ways	-	-	-	-	-	-	-	-	
36	XL	Landscaping & Improvements	-	-	-	-	-	-	-	-	
TOTAL		SITE WORKS	-	-	-	-	-	-	-	-	
37	XK	Ext Stormwater Drainage	-	-	-	-	-	-	-	-	
38	XD	Ext Sewer Drainage	-	-	-	-	-	-	-	-	
39	XW	Ext Water Supply	-	-	-	-	-	-	-	-	
40	XG	Ext Gas	-	-	-	-	-	-	-	-	
41	XF	Ext Fire Protection	-	-	-	-	-	-	-	-	
42	XE	Ext Electrical	-	-	-	-	-	-	-	-	
43	XC	Ext Communications	-	-	-	-	-	-	-	-	
44	XS	Ext Special Services	-	-	-	-	-	-	-	-	
TOTAL		EXTERNAL SERVICES	-	-	-	-	-	-	-	-	
45	XX	EXTERNAL ALTERATIONS	-	-	-	-	-	-	-	-	
		SUB-TOTAL - EXTERNAL WORKS	-	-	-	-	-	-	-	-	
		PRELIMINARIES - EXTERNAL	-	-	-	-	-	-	-	-	
		UNMEASURED WORKS ALLOWANCE -	-	-	-	-	-	-	-	-	
TOTAL		EXTERNAL WORKS	-	-	-	-	-	-	-	-	
46	YY	PROFIT & OVERHEADS	\$ 60.30	\$380,711	\$ 26.44	\$20,466	-	-	\$ 56.60	\$401,177	
TOTAL		BUILDING + EXTERNAL WORKS + SPECIAL PROVISIONS	\$ 1,156.59	\$7,302,720	\$ 507.21	\$392,580	-	-	\$ 1,085.68	\$7,695,300	
		PROFESSIONAL FEES	\$ 69.40	\$438,163	\$ 30.43	\$23,555	-	-	\$ 65.14	\$461,718	
TOTAL		GROSS WORKS	\$ 1,225.99	\$7,740,884	\$ 537.64	\$416,135	-	-	\$ 1,150.82	\$8,157,018	

PROJECT:		55 Martin Road, Badgery's Creek		Description: The construction of an industrial development comprising of a ground floor processing shed. The works excludes all associated external works.			
JOB NUMBER:		2555088919					
DATE:		9-Jul-25					
	7.5%	PRELIMINARIES	7.5%	Insert	ALL INSERT CELLS =	This colour	
	0.5%	UNMEASURED WORKS ALLOWANCE	0.5%	Insert			
	5.5%	PROFIT & OVERHEADS	5.5%	Insert			
	6.0%	PROFESSIONAL FEES	6.0%	Insert		AREA NOT IN TOTAL	
		FUNCTIONAL AREA =					
			Warehouse - FECA (m2)	Awnings - UCA (m2)	External Works (m2)	TOTAL WORKS	
			Area sqm = 4,621	Area sqm =	Area sqm = 19,204	Area sqm = 4,621	
			\$/SQM	\$	\$/SQM	\$	\$/SQM
O1	SB	SUBSTRUCTURE	\$ 188.26	\$869,941	-	-	\$ 188.26 \$869,941
O2	CL	Columns	\$ 36.96	\$170,770	-	-	\$ 36.96 \$170,770
O3	UF	Upper Floors	\$ 9.45	\$43,680	-	-	\$ 9.45 \$43,680
O4	SC	Staircase	\$ 2.79	\$12,901	-	-	\$ 2.79 \$12,901
O5	RF	Roof	\$ 212.14	\$980,289	-	-	\$ 212.14 \$980,289
O6	EW	External Walls	\$ 220.46	\$1,018,738	-	-	\$ 220.46 \$1,018,738
O7	WW	Windows	-	-	-	-	- -
O8	ED	External Doors	\$ 10.81	\$49,960	-	-	\$ 10.81 \$49,960
O9	NW	Internal Walls	\$ 39.21	\$181,191	-	-	\$ 39.21 \$181,191
10	NS	Internal Screens & B/L	\$ 6.71	\$30,993	-	-	\$ 6.71 \$30,993
11	ND	Internal Doors	\$ 1.35	\$6,254	-	-	\$ 1.35 \$6,254
TOTAL		SUPERSTRUCTURE	\$ 539.88	\$2,494,777	-	-	\$539.88 \$2,494,777
12	WF	Wall Finishes	\$ 10.29	\$47,555	-	-	\$ 10.29 \$47,555
13	FF	Floor Finishes	\$ 11.42	\$52,776	-	-	\$ 11.42 \$52,776
14	CF	Ceiling Finishes	\$ 2.17	\$10,011	-	-	\$ 2.17 \$10,011
TOTAL		FINISHES	\$ 23.88	\$110,342	-	-	\$23.88 \$110,342
15	FT	Fittings	\$ 10.95	\$50,608	-	-	\$ 10.95 \$50,608
16	SE	Special Equipment	-	-	-	-	- -
TOTAL		FITTINGS	\$ 10.95	\$50,608	-	-	\$10.95 \$50,608
17	SF	Sanitary Fixtures	-	-	-	-	- -
18	PD	Sanitary Plumbing	\$ 12.69	\$58,657	-	-	\$ 12.69 \$58,657
19	WS	Water Supply	-	-	-	-	- -
20	GS	Gas Service	-	-	-	-	- -
21	SH	Space Heating	-	-	-	-	- -
22	VE	Ventilation	\$ 23.89	\$110,416	-	-	\$ 23.89 \$110,416
23	EC	Evaporative Cooling	-	-	-	-	- -
24	AC	Air Conditioning	\$ 2.98	\$13,794	-	-	\$ 2.98 \$13,794
25	FP	Fire Protection	\$ 75.14	\$347,240	-	-	\$ 75.14 \$347,240
26	LP	Electric Light & Power	\$ 96.35	\$445,243	-	-	\$ 96.35 \$445,243
27	CM	Communications	\$ 13.86	\$64,039	-	-	\$ 13.86 \$64,039
28	TS	Transportation Systems	-	-	-	-	- -
29	SS	Special Services	-	-	-	-	- -
TOTAL		SERVICES	\$ 224.93	\$1,039,388	-	-	\$224.93 \$1,039,388
30	CE	CENTRALISED ENERGY SYSTEMS	-	-	-	-	- -
31	AR	DEMOLITION	-	-	-	-	- -
		SUB-TOTAL - BUILDING	\$ 987.89	\$4,565,055	-	-	\$ 987.89 \$4,565,055
		PRELIMINARIES - BUILDING	\$ 74.09	\$342,379	-	-	\$ 74.09 \$342,379
		UNMEASURED WORKS ALLOWANCE -	\$ 5.31	\$24,537	-	-	\$ 5.31 \$24,537
		SUB-TOTAL - BUILDING	\$ 1,067.30	\$4,931,972	-	-	\$ 1,067.30 \$4,931,972
32	XP	Site Preparation incl. excavation	-	-	-	-	- -
33	XR	Roads, Footpaths & Paved Areas	-	-	-	-	- -
34	XN	Boundary Walls, Fencing & Gates	-	-	-	-	- -
35	XB	Pool, Outbuilding & Covered Ways	-	-	-	-	- -
36	XL	Landscaping & Improvements	-	-	-	-	- -
TOTAL		SITE WORKS	-	-	-	-	- -
37	XK	Ext Stormwater Drainage	-	-	-	-	- -
38	XD	Ext Sewer Drainage	-	-	-	-	- -
39	XW	Ext Water Supply	-	-	-	-	- -
40	XG	Ext Gas	-	-	-	-	- -
41	XF	Ext Fire Protection	-	-	-	-	- -
42	XE	Ext Electrical	-	-	-	-	- -
43	XC	Ext Communications	-	-	-	-	- -
44	XS	Ext Special Services	-	-	-	-	- -
TOTAL		EXTERNAL SERVICES	-	-	-	-	- -
45	XX	EXTERNAL ALTERATIONS	-	-	-	-	- -
		SUB-TOTAL - EXTERNAL WORKS	-	-	-	-	- -
		PRELIMINARIES - EXTERNAL	-	-	-	-	- -
		UNMEASURED WORKS ALLOWANCE -	-	-	-	-	- -
TOTAL		EXTERNAL WORKS	-	-	-	-	- -
46	YY	PROFIT & OVERHEADS	\$ 58.70	\$271,258	-	-	\$ 58.70 \$271,258
TOTAL		BUILDING + EXTERNAL WORKS + SPECIAL PROVISIONS	\$ 1,126.00	\$5,203,230	-	-	\$ 1,126.00 \$5,203,230
		PROFESSIONAL FEES	\$ 67.56	\$312,194	-	-	\$ 67.56 \$312,194
TOTAL		GROSS WORKS	\$ 1,193.56	\$5,515,424	-	-	\$ 1,193.56 \$5,515,424