

30 July 2025  
Our File: 2555088919/MT-DA

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

Dear Michael

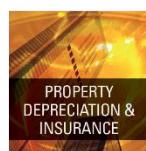
**55 Martin Road, Badgery's Creek (Stage 1) – DA-263/2018/C  
Registered Quantity Surveyor's Cost Estimate Report for Liverpool City Council**

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	23,825m <sup>2</sup>	23,825m <sup>2</sup>	0m <sup>2</sup>
Total Gross Floor Area	7,088m <sup>2</sup>	4,261m <sup>2</sup>	2,827m <sup>2</sup>



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

Peter Hammond MCIQB 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	
0.5%	UNMEASURED WORKS ALLOWANCE							0.5%	Insert	
5.5%	PROFIT & OVERHEADS							5.5%	Insert	
6.0%	PROFESSIONAL FEES							6.0%	Insert	
								ALL INSERT CELLS =		
								This colour		
								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 =	
			\$/SQM		\$/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	Fitments	\$ 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	\$1,490,760	\$ 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	\$	\$/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 Fitments	\$ 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