

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 2) – DA-263/2018/D
Registered Quantity Surveyor's Cost Estimate Report for Liverpool City Council

We have prepared a Development Application Elemental Cost Estimate for the construction of a 2-storey office development including a geo-tech laboratory and excludes the laboratory equipment. The works also include the demolition of an existing building and all associated external works. There is one lift which serves the building.

Furthermore, the works relate to the modification to development consent DA-263/2018 under section 4.55(2) of the EPA Act 1979, to amend the architectural plans for the approved single storey office/administration building and associated staff and visitor parking to be replaced with a two-storey building, with an additional five (5) car parking spaces.

Our cost estimate for the uplift of the construction works is **\$1,553,908 (excl GST)** and the development cost is **\$1,811,856 (incl GST)**. An analysis of the estimated cost is summarised below:

Item		DA263/2018/D COST (EXCL GST) (A)	DA263/2018 COST (EXCL GST) (B)	UPLIFT (EXCL GST) (A) - (B)
Preliminaries	(12.0%)	\$ 256,470	\$ 98,697	\$ 157,773
Demolition		\$ 40,000	\$ 15,393	\$ 24,607
Substructure		\$ 118,043	\$ 45,426	\$ 72,617
Superstructure		\$ 899,908	\$ 346,309	\$ 553,599
Finishes		\$ 259,235	\$ 99,761	\$ 159,474
Fittings		\$ 113,158	\$ 43,546	\$ 69,612
Services		\$ 353,325	\$ 135,969	\$ 217,356
External Works		\$ 263,579	\$ 101,432	\$ 162,147
External Services		\$ 90,000	\$ 34,634	\$ 55,366
Unmeasured Works Allowance	(0.5%)	\$ 11,969	\$ 4,606	\$ 7,363
Profit & Overheads	(5.0%)	\$ 120,284	\$ 46,289	\$ 73,996
Total Construction Cost (Excl GST)		\$ 2,525,971	\$ 972,063	\$ 1,553,908
Add: Professional Fees	(6.0%)	\$ 151,558	\$ 58,324	\$ 93,234
Total Development Cost (Excl GST)		\$ 2,677,529	\$ 1,030,387	\$ 1,647,142
Add: Total GST	(10.0%)	\$ 267,753	\$ 103,039	\$ 164,714
Total Development Cost (Incl GST)		\$ 2,945,282	\$ 1,133,426	\$ 1,811,856
Total Site Area		1,718m ²	1,718m ²	0m ²
Total Gross Floor Area		725m ²	279m ²	446m ²



Sydney

Adelaide

Melbourne

Perth

Brisbane

Singapore



We certify that we have:

- Inspected Architectural DWG 02_B, DWG 03_B, DWG 04_B, DWG 05_B, DWG 06_B, DWG 07_B, DWG 08_B, DWG 09_B, DWG 10_B, DWG 11_B, DWG 12_B AND DWG 13_B dated 23 January 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**).

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PROJECT:	55 Martin Road, Badgery's Creek	Description: The construction of a 2 storey office development including a geo-tech laboratory. The works also include the demolition of an existing building and all associated external works. There is one lift which serves the building. The works relate to the modification to development consent DA-263/2018/D under section 4.55(2) of the EPA Act 1979, to amend the architectural plans for the approved single storey office/administration building and associated staff and visitor parking to be replaced with a two-storey building, with an additional five (5) car parking spaces.									
JOB NUMBER:	2555088919										
DATE:	9-Jul-25										
	12.0%	PRELIMINARIES	12.0%	Insert							
	0.5%	UNMEASURED WORKS ALLOWANCE	0.5%	Insert							
	5.0%	PROFIT & OVERHEADS	5.0%	Insert							
	6.0%	PROFESSIONAL FEES	6.0%	Insert							
									AREA NOT IN TOTAL		
		FUNCTIONAL AREA =									
			Office - FECA (m2)		Terrace / Balconies - UCA (m2)		External Works (m2)			TOTAL WORKS	
			Area sqm = 636		Area sqm = 89		Area sqm = 1,311			Area sqm = 725	
			\$/SQM	\$	\$/SQM	\$	\$/SQM	\$		\$/SQM	\$
O1	SB	SUBSTRUCTURE	\$ 161.53	\$102,735	\$ 172.00	\$15,308		-		\$ 162.82	\$118,043
O2	CL	Columns	\$ 30.00	\$19,080	\$ 25.00	\$2,225		-		\$ 29.39	\$21,305
O3	UF	Upper Floors	\$ 190.00	\$120,840	-	-		-		\$ 166.68	\$120,840
O4	SC	Staircase	\$ 20.36	\$12,950	-	-		-		\$ 17.86	\$12,950
O5	RF	Roof	\$ 414.78	\$263,800	-	-		-		\$ 363.86	\$263,800
O6	EW	External Walls	\$ 620.72	\$394,775	-	-		-		\$ 544.52	\$394,775
O7	WW	Windows		-		-		-		-	-
O8	ED	External Doors	\$ 12.97	\$8,250		-		-		\$ 11.38	\$8,250
O9	NW	Internal Walls	\$ 102.18	\$64,988		-		-		\$ 89.64	\$64,988
10	NS	Internal Screens & B/L	\$ 2.36	\$1,500		-		-		\$ 2.07	\$1,500
11	ND	Internal Doors	\$ 18.08	\$11,500		-		-		\$ 15.86	\$11,500
TOTAL		SUPERSTRUCTURE	\$ 1,411.45	\$897,683	\$ 25.00	\$2,225	-	-		\$1,241.25	\$899,908
12	WF	Wall Finishes	\$ 162.14	\$103,121	-	-		-		\$ 142.24	\$103,121
13	FF	Floor Finishes	\$ 93.92	\$59,734	\$ 300.00	\$26,700		-		\$ 119.22	\$86,434
14	CF	Ceiling Finishes	\$ 107.46	\$68,345	\$ 15.00	\$1,335		-		\$ 96.11	\$69,680
TOTAL		FINISHES	\$ 363.52	\$231,200	\$ 315.00	\$28,035	-	-		\$357.57	\$259,235
15	FT	Fitments	\$ 170.55	\$108,468	\$ 10.00	\$890		-		\$ 150.84	\$109,358
16	SE	Special Equipment	\$ 5.97	\$3,800		-		-		\$ 5.24	\$3,800
TOTAL		FITTINGS	\$ 176.52	\$112,268	\$ 10.00	\$890	-	-		\$156.08	\$113,158
17	SF	Sanitary Fixtures		-		-		-		-	-
18	PD	Sanitary Plumbing	\$ 52.83	\$33,600	\$ 25.00	\$2,225		-		\$ 49.41	\$35,825
19	WS	Water Supply		-		-		-		-	-
20	GS	Gas Service		-		-		-		-	-
21	SH	Space Heating		-		-		-		-	-
22	VE	Ventilation	\$ 4.95	\$3,150		-		-		\$ 4.34	\$3,150
23	EC	Evaporative Cooling		-		-		-		-	-
24	AC	Air Conditioning	\$ 150.00	\$95,400		-		-		\$ 131.59	\$95,400
25	FP	Fire Protection	\$ 25.00	\$15,900		-		-		\$ 21.93	\$15,900
26	LP	Electric Light & Power	\$ 151.89	\$96,600	\$ 50.00	\$4,450		-		\$ 139.38	\$101,050
27	CM	Communications	\$ 3.14	\$2,000		-		-		\$ 2.76	\$2,000
28	TS	Transportation Systems	\$ 157.23	\$100,000		-		-		\$ 137.93	\$100,000
29	SS	Special Services		-		-		-		-	-
TOTAL		SERVICES	\$ 545.05	\$346,650	\$ 75.00	\$6,675	-	-		\$487.34	\$353,325
30	CE	CENTRALISED ENERGY SYSTEMS		-		-		-		-	-
31	AR	DEMOLITION		-		-	\$ 30.51	\$40,000		\$ 55.17	\$40,000
		SUB-TOTAL - BUILDING	\$ 2,658.08	\$1,690,536	\$ 597.00	\$53,133	\$ 30.51	\$40,000		\$ 2,460.23	\$1,783,669
		PRELIMINARIES - BUILDING	\$ 318.97	\$202,864	\$ 71.64	\$6,376	\$ 3.66	\$4,800		\$ 295.23	\$214,040
		UNMEASURED WORKS ALLOWANCE -	\$ 14.89	\$9,467	\$ 3.34	\$298	\$ 0.17	\$224		\$ 13.78	\$9,989
		SUB-TOTAL - BUILDING	\$ 2,991.93	\$1,902,868	\$ 671.98	\$59,807	\$ 34.34	\$45,024		\$ 2,769.24	\$2,007,698
32	XP	Site Preparation incl. excavation		-		-	\$ 3.93	\$5,154		\$ 7.11	\$5,154
33	XR	Roads, Footpaths & Paved Areas		-		-	\$ 121.91	\$159,830		\$ 220.46	\$159,830
34	XN	Boundary Walls, Fencing & Gates		-		-	\$ 50.21	\$65,820		\$ 90.79	\$65,820
35	XB	Pool, Outbuilding & Covered Ways		-		-	-	-		-	-
36	XL	Landscaping & Improvements		-		-	\$ 25.00	\$32,775		\$ 45.21	\$32,775
TOTAL		SITE WORKS	-	-	-	-	\$ 201.05	\$263,579		\$363.56	\$263,579
37	XK	Ext Stormwater Drainage		-		-	\$ 26.70	\$35,000		\$ 48.28	\$35,000
38	XD	Ext Sewer Drainage		-		-	\$ 11.44	\$15,000		\$ 20.69	\$15,000
39	XW	Ext Water Supply		-		-	\$ 4.96	\$6,500		\$ 8.97	\$6,500
40	XG	Ext Gas		-		-	\$ 2.67	\$3,500		\$ 4.83	\$3,500
41	XF	Ext Fire Protection		-		-	\$ 1.91	\$2,500		\$ 3.45	\$2,500
42	XE	Ext Electrical		-		-	\$ 19.07	\$25,000		\$ 34.48	\$25,000
43	XC	Ext Communications		-		-	\$ 1.91	\$2,500		\$ 3.45	\$2,500
44	XS	Ext Special Services		-		-		-		-	-
TOTAL		EXTERNAL SERVICES	-	-	-	-	\$ 68.65	\$90,000		\$124.14	\$90,000
45	XX	EXTERNAL ALTERATIONS		-		-		-		-	-
		SUB-TOTAL - EXTERNAL WORKS	-	-	-	-	\$ 269.70	\$353,579		\$ 487.70	\$353,579
		PRELIMINARIES - EXTERNAL	-	-	-	-	\$ 32.36	\$42,429		\$ 58.52	\$42,429
		UNMEASURED WORKS ALLOWANCE -	-	-	-	-	\$ 1.51	\$1,980		\$ 2.73	\$1,980
TOTAL		EXTERNAL WORKS	-	-	-	-	\$ 303.58	\$397,989		\$ 548.95	\$397,989
46	YY	PROFIT & OVERHEADS	\$ 149.60	\$95,143	\$ 33.60	\$2,990	\$ 16.90	\$22,151		\$ 165.91	\$120,284
TOTAL		BUILDING + EXTERNAL WORKS + SPECIAL PROVISIONS	\$ 3,141.53	\$1,998,011	\$ 705.58	\$62,797	\$ 354.82	\$465,163		\$ 3,484.10	\$2,525,971
		PROFESSIONAL FEES	\$ 188.49	\$119,881	\$ 42.33	\$3,768	\$ 21.29	\$27,910		\$ 209.05	\$151,558
TOTAL		GROSS WORKS	\$ 3,330.02	\$2,117,892	\$ 747.92	\$66,565	\$ 376.10	\$493,073		\$ 3,693.14	\$2,677,529

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JOB NUMBER:	2555088919						
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12.0%	PRELIMINARIES	12.0%	Insert				
0.5%	UNMEASURED WORKS ALLOWANCE	0.5%	Insert				
5.0%	PROFIT & OVERHEADS	5.0%	Insert				
6.0%	PROFESSIONAL FEES	6.0%	Insert				
						AREA NOT IN TOTAL	
	FUNCTIONAL AREA =	Office - FECA (m2)	Terrace / Balconies - UCA (m2)	External Works (m2)		TOTAL WORKS	
		Area sqm = 279	Area sqm =	Area sqm = 1,311		Area sqm = 279	
		\$/SQM	\$	\$/SQM	\$	\$/SQM	\$
O1	SB SUBSTRUCTURE	\$ 162.82	\$45,426	-	-	\$ 162.82	\$45,426
O2	CL Columns	\$ 29.39	\$8,199	-	-	\$ 29.39	\$8,199
O3	UF Upper Floors	\$ 166.68	\$46,503	-	-	\$ 166.68	\$46,503
O4	SC Staircase	\$ 17.86	\$4,984	-	-	\$ 17.86	\$4,984
O5	RF Roof	\$ 363.86	\$101,518	-	-	\$ 363.86	\$101,518
O6	EW External Walls	\$ 544.52	\$151,920	-	-	\$ 544.52	\$151,920
O7	WW Windows	-	-	-	-	-	-
O8	ED External Doors	\$ 11.38	\$3,175	-	-	\$ 11.38	\$3,175
O9	NW Internal Walls	\$ 89.64	\$25,009	-	-	\$ 89.64	\$25,009
10	NS Internal Screens & B/L	\$ 2.07	\$577	-	-	\$ 2.07	\$577
11	ND Internal Doors	\$ 15.86	\$4,426	-	-	\$ 15.86	\$4,426
TOTAL	SUPERSTRUCTURE	\$ 1,241.25	\$346,309	-	-	\$ 1,241.25	\$346,309
12	WF Wall Finishes	\$ 142.24	\$39,684	-	-	\$ 142.24	\$39,684
13	FF Floor Finishes	\$ 119.22	\$33,262	-	-	\$ 119.22	\$33,262
14	CF Ceiling Finishes	\$ 96.11	\$26,815	-	-	\$ 96.11	\$26,815
TOTAL	FINISHES	\$ 357.57	\$99,761	-	-	\$ 357.57	\$99,761
15	FT Fitments	\$ 150.84	\$42,084	-	-	\$ 150.84	\$42,084
16	SE Special Equipment	\$ 5.24	\$1,462	-	-	\$ 5.24	\$1,462
TOTAL	FITTINGS	\$ 156.08	\$43,546	-	-	\$ 156.08	\$43,546
17	SF Sanitary Fixtures	-	-	-	-	-	-
18	PD Sanitary Plumbing	\$ 49.41	\$13,786	-	-	\$ 49.41	\$13,786
19	WS Water Supply	-	-	-	-	-	-
20	GS Gas Service	-	-	-	-	-	-
21	SH Space Heating	-	-	-	-	-	-
22	VE Ventilation	\$ 4.34	\$1,212	-	-	\$ 4.34	\$1,212
23	EC Evaporative Cooling	-	-	-	-	-	-
24	AC Air Conditioning	\$ 131.59	\$36,713	-	-	\$ 131.59	\$36,713
25	FP Fire Protection	\$ 21.93	\$6,119	-	-	\$ 21.93	\$6,119
26	LP Electric Light & Power	\$ 139.38	\$38,887	-	-	\$ 139.38	\$38,887
27	CM Communications	\$ 2.76	\$770	-	-	\$ 2.76	\$770
28	TS Transportation Systems	-	-	-	-	-	-
29	SS Special Services	\$ 137.93	\$38,483	-	-	\$ 137.93	\$38,483
TOTAL	SERVICES	\$ 487.34	\$135,969	-	-	\$ 487.34	\$135,969
30	CE CENTRALISED ENERGY SYSTEMS	-	-	-	-	-	-
31	AR DEMOLITION	-	-	-	\$ 11.74	\$15,393	\$ 55.17
	SUB-TOTAL - BUILDING	\$ 2,405.06	\$671,012	-	\$ 11.74	\$15,393	\$ 2,460.23
	PRELIMINARIES - BUILDING	\$ 288.61	\$80,521	-	\$ 1.41	\$1,847	\$ 295.23
	UNMEASURED WORKS ALLOWANCE -	\$ 13.47	\$3,758	-	\$ 0.07	\$86	\$ 13.78
	SUB-TOTAL - BUILDING	\$ 2,707.14	\$755,291	-	\$ 13.22	\$17,326	\$ 2,769.24
32	XP Site Preparation incl. excavation	-	-	-	\$ 1.51	\$1,983	\$ 7.11
33	XR Roads, Footpaths & Paved Areas	-	-	-	\$ 46.92	\$61,507	\$ 220.46
34	XN Boundary Walls, Fencing & Gates	-	-	-	\$ 19.32	\$25,329	\$ 90.79
35	XB Pool, Outbuilding & Covered Ways	-	-	-	-	-	-
36	XL Landscaping & Improvements	-	-	-	\$ 9.62	\$12,613	\$ 45.21
TOTAL	SITE WORKS	-	-	-	\$ 77.37	\$101,432	\$ 363.56
37	XK Ext Stormwater Drainage	-	-	-	\$ 10.27	\$13,469	\$ 48.28
38	XD Ext Sewer Drainage	-	-	-	\$ 4.40	\$5,772	\$ 20.69
39	XW Ext Water Supply	-	-	-	\$ 1.91	\$2,501	\$ 8.97
40	XG Ext Gas	-	-	-	\$ 1.03	\$1,347	\$ 4.83
41	XF Ext Fire Protection	-	-	-	\$ 0.73	\$962	\$ 3.45
42	XE Ext Electrical	-	-	-	\$ 7.34	\$9,621	\$ 34.48
43	XC Ext Communications	-	-	-	\$ 0.73	\$962	\$ 3.45
44	XS Ext Special Services	-	-	-	-	-	-
TOTAL	EXTERNAL SERVICES	-	-	-	\$ 26.42	\$34,634	\$ 124.14
45	XX EXTERNAL ALTERATIONS	-	-	-	-	-	-
	SUB-TOTAL - EXTERNAL WORKS	-	-	-	\$ 103.79	\$136,067	\$ 487.70
	PRELIMINARIES - EXTERNAL	-	-	-	\$ 12.45	\$16,328	\$ 58.52
	UNMEASURED WORKS ALLOWANCE -	-	-	-	\$ 0.58	\$762	\$ 2.73
TOTAL	EXTERNAL WORKS	-	-	-	\$ 116.82	\$153,157	\$ 548.95
46	YY PROFIT & OVERHEADS	\$ 135.36	\$37,765	-	\$ 6.50	\$8,524	\$ 165.91
TOTAL	BUILDING + EXTERNAL WORKS + SPECIAL PROVISIONS	\$ 2,842.49	\$793,056	-	\$ 136.54	\$179,008	\$ 3,484.10
	PROFESSIONAL FEES	\$ 170.55	\$47,583	-	\$ 8.19	\$10,740	\$ 209.05
TOTAL	GROSS WORKS	\$ 3,013.04	\$840,639	-	\$ 144.74	\$189,748	\$ 3,693.14