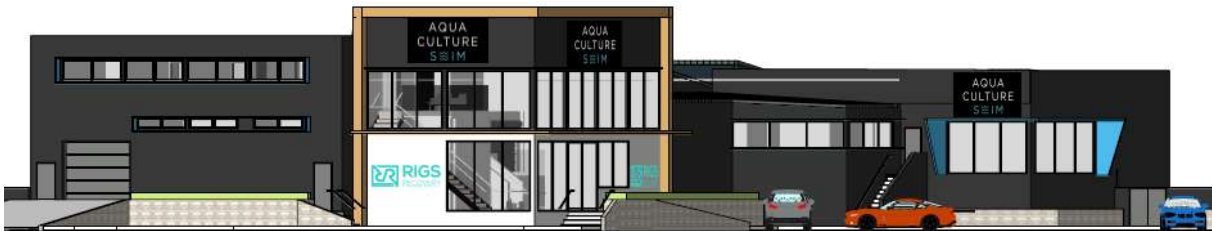


QUANTITY SURVEYORS REPORT



SWIM SCHOOL AND WELLNESS CENTRE

145 OLD PITTWATER ROAD BROOKVALE

November 2021

INTRODUCTION

As per the request from Quattro Architecture, Berco Consulting has prepared the attached Detailed Cost Report as required by the Northern Beaches 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", written in a cursive style.

Position and Qualifications: Director / MAIQS No 3938

DRAWINGS AND INFORMATION USED

Architectural issued drawings prepared by Quattro Architecture Pty Ltd:

DA-A-010	NOTIFICATION PLAN
DA-A-049	EXISTING SITE PLAN
DA-A-050	SITE PLAN
DA-A-060	SITE ANALYSIS PLAN
DA-A-100	GROUND LEVEL PLAN
DA-A-101	LEVEL 1 PLAN
DA-A-102	ROOF PLAN
DA-A-150	WELLNESS CENTRE GROUND PLAN
DA-A-151	WELLNESS CENTRE LEVEL 1
DA-A-153	GROUND LEVEL WET AREAS
DA-A-200	BUILDING ELEVATIONS
DA-A-250	BUILDING SECTIONS
DA-A-800	BUILDING SIGNAGE
DA-A-801	BUILDING SIGNAGE
DA-A-850	BUILDING FINISHES

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.



If you need help lodging your form, contact us		
Email	council@northernbeaches.nsw.gov.au	
Phone	1300 434 434	
Customer Service Centres	Manly Town Hall, 1 Belgrave Street Manly NSW 2095	Dee Why Civic Centre, 725 Pittwater Road Dee Why NSW 2099
	Mona Vale 1 Park Street Mona Vale NSW 2103	Avalon 59A Old Barrenjoey Road Avalon Beach NSW 2107

Office use only	
Form ID	2080
TRIM Ref	
Last Updated	June 2021
Business Unit	Development Assessment
Application No.	

Privacy Protection Notice	
Purpose of collection:	For Council to provide services to the community
Intended recipients:	Northern Beaches Council staff
Supply:	If you choose not to supply your personal information, it may result in Council being unable to provide the services you seek
Access/Correction:	Please contact Customer Service on 1300 434 434 to access or correct your personal information

<p>General Notice</p> <p>This form is required to be submitted with a Development Application, as outlined in Council's Contributions Plan 2019. The form is to be completed by the following persons based on the estimated cost of works:</p> <ul style="list-style-type: none"> • Less than \$1,000,000 - completed by any building industry professional, or • Greater than \$1,000,001 - completed by a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors
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Part 1: Applicant Details


Title	<input checked="" type="radio"/> Mr <input type="radio"/> Mrs <input type="radio"/> Ms <input type="radio"/> Other:		
First Name	Sean William		
Last Name	Davis		
Company Name	Aqua Culture Swim Pty Ltd		
Address	20 Headland Road		
	North Curl Curl	Postcode	2099
Phone		Mobile	0419 637 884
Email	sean@aquacultureswim.com.au		

Part 2: Development Analysis

Note: Labour costs are to be included in the below Development Analysis items.

Development Analysis	Cost	Development Analysis	Cost
1. Demolition and Alterations	\$ 66,240	13. External works	\$ 22,500
2. Structure	\$ 424,513	14. External services	\$
3. External walls, windows and doors	\$ 244,241	15. Excavation works	\$
4. Internal walls, screens and doors	\$ 49,430	16. Preliminaries and margin	\$ 201,538
5. Wall finishes	\$ 16,383	17. Consultant Fees	\$ 87,200
6. Floor finishes	\$ 23,261	Other development works (specify below):	
7. Ceiling finishes	\$ 16,864	Electrical and other works	\$
8. Fittings and Equipment	\$ 17,446	19.	\$ 124,926
9. Hydraulic services	\$ 139,566	20.	\$
10. Mechanical services	\$ 69,783	21.	\$
11. Fire services	\$ 36,636	22.	\$
12. Lift services	\$	23.	\$
Subtotal	\$ 1,104,363	Total estimated cost of works (incl GST)	\$ 1,540,528

Part 3: Declaration

I certify that I have:			
Inspected the plans, subject of the application for development consent or construction certificate			<input checked="" type="checkbox"/>
Calculated the development costs in accordance with the definition of development costs in Clause 25J of the Environmental Planning and Assessment Regulation 2000 at current prices.			<input checked="" type="checkbox"/>
Included GST in the calculation of Total Development Cost			<input checked="" type="checkbox"/>
Signature of Qualified Person Certifying the Value of Work		Date	
Print Name	Richard Cohen		
Qualification/Builder's Licence No.	BSc QS AIQS No 3938		

Northern Beaches Council Quantity Surveyors Report



DA ESTIMATE	Area	Unit	\$/m2	Total
DEMOLITION / SITE PREP	1,173	m2	56	66,240
SUBSTRUCTURE	1,173	m2	238	279,132
COLUMNS	1,173	m2	5	5,815
UPPER FLOORS	1,173	m2	89	104,675
ROOF	1,173	m2	30	34,892
STAIRCASE	1,173	m2	10	11,631
EXTERNAL WALLS	1,173	m2	134	157,012
EXTERNAL DOORS & WINDOWS	1,173	m2	64	75,598
INTERNAL WALLS	1,173	m2	32	37,799
INTERNAL DOORS	1,173	m2	10	11,631
WALL FINISHES	1,173	m2	14	16,283
FLOOR FINISHES	1,173	m2	20	23,261
CEILING FINISHES	1,173	m2	14	16,864
FITMENTS	1,173	m2	15	17,446
HYDRAULIC SERVICES	1,173	m2	119	139,566
MECHANICAL SERVICES	1,173	m2	59	69,783
FIRE SERVICES	1,173	m2	31	36,636
ELECTRICAL SERVICES	1,173	m2	107	125,028
LIFTS / CAR STACKERS	1,173	m2	-	-
EXTERNAL SERVICES	1,173	m2	-	-
EXTERNAL WORKS & LANDSCAPING	1,173	m2	19	22,500
PRELIMINARIES	1,173	m2	85	100,143
MARGIN	1,173	m2	86	101,395
CONSTRUCTION COST	1,173	m2	1,239	1,453,328
PROFESIONAL FEES (6%)	1,173	m2	74.34	87,200
TOTAL DEVELOPMENT COST (INCL GST):			\$ 1,313	\$ 1,540,528
GST (10%)				INCLUDED
TOTAL DEVELOPMENT COST (incl GST):			\$ 1,313	\$ 1,540,528