



REGISTERED QUANTITY SURVEYOR'S REPORT

Alterations and Additions to Newport Surf Life Saving Club

394 Barrenjoey Road, Newport Beach



11 September 2024

TCubed Consulting

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1 INTRODUCTION

As per the request from Northern Beaches Council TCubed Consulting has prepared the attached Development Application Estimate and report as required by 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 developments 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.

2 DRAWINGS AND INFORMATION USED

As per Appendix

Registered Quantity Surveyor's Detailed Cost Report

DA Number:	DA2021/2173	Date:	11 September 2024
Complying Development Application No:			
Construction Certification Number:			
Applicant's name:	0	Development name:	Alterations and Additions to Newport Surf Life Saving Club
Applicant's address:	0	Development address:	394 Barrenjoey Road, Newport Beach

DEVELOPMENT DETAILS

GFA – Commercial (m2):	1,138	GFA – Parking (m2):	0
GFA – Residential (m2):	0	GFA – Other (m2):	0
GFA – Retail (m2):	0	Total GFA (m2):	1,138
Total development cost:	8,694,489	Total site area (m2):	1,360
Total construction cost:	8,124,957	Total car parking spaces:	0
Total GST:	790,408		


ESTIMATE DETAILS

Professional fees (\$):	569,533	Construction (Commercial):	
% of construction cost:	7.0%	Total construction cost:	3,333,005
% of development cost:	6.6%	\$/m ² of commercial area:	2,929
Demolition and Site Preparation:		Construction (Residential):	
Total construction cost:	354,770	Total construction cost:	0
\$/m ² of site area:	261	\$/m ² of residential area:	0
Excavation:		Construction (Retail):	
Total construction cost:	0	Total construction cost:	0
\$/m ² of site area:	0	\$/m ² of retail area:	0
Fit out (Residential):		Fit out (Commercial):	
Total construction cost:	0	Total construction cost:	1,174,707
\$/m ² of residential area:	0	\$/m ² of commercial area:	1,032
Fit out (Retail):		Parking (SEAWALL):	
Total construction cost:	0	Total construction cost:	3,262,475
\$/m ² of retail area:	0	\$/m ² of parking area (N/A):	0
		\$/space (N/A):	0

I certify that I have:

- Inspected the plans the subject of the application for development consent or for a complying development certificate;
- Prepared and attach an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors;
- 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;
- Included GST in the calculation of development cost; and
- Measured Gross Floor Areas in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual Volume 1, Appendix A2.

Signed:



Name:	Christian Bock (TCubed Consulting)
Position and qualifications:	Associate Director, CQS, AAIQS #11338
Date:	11 September 2024



QS Cost Plan Summary			
1	Demolition and alterations	\$	291,000
2	Structure	\$	623,033
3	External walls, windows and doors	\$	825,392
4	Internal walls, screens and doors	\$	177,238
5	Wall finishes	\$	146,808
6	Floor finishes	\$	265,575
7	ceiling finishes	\$	124,198
8	Fittings and equipment	\$	426,973
9	Hydraulic services	\$	198,469
10	Mechanical services	\$	136,900
11	Fire services	\$	16,424
12	Lift services	\$	89,112
13	External works	\$	206,747
14	External services	\$	184,608
15	Excavation works	INCLUDED	
16	Preliminaries & margin	\$	813,550
17	Consultant fees	\$	472,347
OTHER DEVELOPMENT WORKS			
18	Electrical services	\$	314,441
19	BWIC	\$	22,013
29	Seawall	\$	3,359,661
TOTAL DEVELOPMENT COST		\$	8,694,489



ESTIMATED DEVELOPMENT COST REPORT

APPENDIX - DOCUMENTATION TRANSMITTAL

Appendix REF	Document
1	Amended Statement of Environmental Effects (ASEE), prepared by Rhelm and Northern Beaches Planning, dated 9 August 2024 (71 pages)
2	Architectural Plans, prepared by Adriano Pupilli, Dated 31/07/24 (20 pages)
3	Landscape Plans, prepared by Adriano Pupilli, Dated 26/07/24 (3 pages)
4	3D Architectural Renders, prepared by Adriano Pupilli, Dated 31/07/24 (7 pages)
5	Coastal Protection Works drawings prepared by Royal Haskoning DHV, dated 30/07/24 (3 pages)
6	Supplementary Coastal Engineering Report prepared by Royal Haskoning DHV, dated 06-08-24 (77 pages)
7	Newport SLSC stepped seawall physical modelling report, prepared by UNSW WRL, dated 06-08-24
8	Structural Engineering Statement, prepared by Partridge Structural, dated 20-08-21 (4 pages)
9	Supplementary Structural Feasibility Report, prepared by Partridge Structural, dated 05-08-21 (4 pages)
10	BCA Assessment letter, prepared by Jensen Hughes, dated 05-08-24 (3 pages)
11	Access Assessment letter, prepared by Jensen Hughes, dated 05-08-24 (3 pages)
12	Heritage Impact Statement (HIS), prepared by NBRS, dated 07-08-24 (86 pages)
13	Arboricultural Impact Assessment report, prepared by Tree Management Strategies (TMS), dated 07-08-24 (29 pages)
14	Biodiversity Impact Assessment report, prepared by GIS Environmental Consultants, dated 08-08-24 (29 pages)
15	Parking Assessment letter, prepared by TTPA, dated 6-08-24 (1 page)
16	Summary of changes letter, prepared by Adriano Pupilli Architects, dated 05-08-24 (1 page)
17	Owners consent to lodge an application for review of Determination, issued by Northern Beaches Council, dated 29-11-22 (1 page)