



# **CALDERWOOD URBAN DEVELOPMENT PROJECT**

**AT**

**CALDERWOOD VALLEY  
ILLAWARRA REGION, NSW**

**FOR**

**DELFIN LEND LEASE**



**QUANTITY SURVEYORS REPORT**  
**19<sup>th</sup> February 2010 – Issue 2**

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## INTRODUCTION

Wilde and Woollard (**W&W**) has been commissioned to prepare the Quantity Surveyors Report on behalf of Delfin Lend Lease (**DLL**) in accordance with the instructions received from Bill Mitchell dated **4<sup>th</sup> February 2010**.

W&W have received and reviewed documents relating to the project namely; Calderwood Urban Development project and all associated development works to the subject site and have relied upon this information as being true and correct in all respects.

In accordance with the **Part 3A Project Application** process, and to satisfy the Director General's Requirements pursuant to Section 75F of the *Environmental Planning and Assessment Act 1979*: W&W has sort address the Application Fee Information namely;

"The application fee is based on the Capital Investment Value (**CIV**) of the project as defined in the Major Projects SEPP and as set out in Clause 8H *Environmental Planning and Assessment Regulation 2000*. To verify the cost of works for this project, the applicant is requested to submit a Quantity Surveyors report to detail the CIV's of the **Concept Plan** and **Stage 1 Project Application**".

### 1.1 INFORMATION USED / RELIED UPON

The QS Report is based on the following information and details;

- § Briefing by DLL concerning the services and documentation required on **Tuesday 19<sup>th</sup> January 2010**;
- § DLL project documentation ;
  - DLL Capital Investment Value Assessment schedule(s);
  - DLL CIV dissection schedule(s) (CONCEPT PLAN);
  - DLL CIV dissection schedule(s) (STAGE 1 PROJECT APPLICATION);
- § WW general documentation ;
  - Waterford major intersection project schedules;
  - Waterford County Boulevard / Collector Roadway project schedules;
  - Waterford County Sub divisional project schedules;
  - Turn 4 Industrial Estate, Eastern Creek project schedules;
  - Turn 4 Main Roadways / Roundabouts project schedules;
  - Badgally Road Route Alignment project schedules;
  - Eagle Vale Way connector way project schedules;
  - DLL Sales / Information Centre St Marys project schedules;

## 2.1 QUANTITY SURVEYORS REPORT

W&W was provided the above documentation and details and based on this information we have prepared the following;

- § This QS Report dated 15<sup>th</sup> February 2010;
- § Project Costs Analysis –
  - Calderwood Urban Development Project;

The Calderwood Urban Development Project is a master planned community development by Delfin Lend Lease. The Calderwood Urban Development Project proposes a mix of residential, employment, retail, education, conservation and open space uses. The development proposes 4,800 dwellings and 50 hectares of retail, education, community and mixed use / employment land. The overall development will accommodate about 12,500 people and will deliver \$3 billion in development expenditure and create 7,600 full time equivalent jobs by 2026.

Stage 1 Project Application is anticipated to cover subdivision for up to approx. 330 residential allotments, a mixed use neighbourhood centre, open space and drainage works, associated roadways and applicable infrastructure.

In preparing our report W&W have considered the following development components that comprise the Calderwood Urban Development project:

§ State roads / Intersections	§ Power distribution network	§ Storm water drainage
§ Local / collector roads	§ Communications networks	§ Sales / Information Centres
§ Community centre	§ Telstra MDF Building	§ Landscapes / maintenance
§ Library facility	§ Streetscape works	§ Open space embellishments
§ Water supply infrastructure	§ Remediation works	§ Town centre / village works
§ Sewer infrastructure	§ Major entry statements	§ HV / LV lead-ins
§ Mains power supply	§ Demolition / site clearing	§ Sub Stations / Kiosks
§ Major culverts / headwalls	§ Bridges / Ramps	§ Roadway fitments / signage

The CIV costing methodology carried out by WW incorporates a review of the Concept documentation including the anticipated yield / mix (ratios) for the respective land end-use requirements.

This process generally includes the measured bulk check of quantities and items of the project elements and scope of works, and then extrapolating current project rates for civil works, infrastructure and general building and development works based upon recent projects previously provided by land and civil contractors, builders and the like.

The summary amounts for the Concept Plan and Stage 1 Project Application are shown in the Costs Schedule include for all consultants fees, labour cost, materials purchases and any necessary plant and equipment required to complete the works.

We have enclosed the excerpt of Regulation 245N of the *Environmental Planning and Assessment Regulation 2000* at the rear of this report.

### 3.1 SUMMARY

We have reviewed the aforementioned documentation and advise in accordance with our brief from DLL and pursuant to the guidelines set down for establishing CIV pursuant to *REG 245N of the EP&A 2000*, we are satisfied the estimated costs for the works are reasonably accurate and reflect current market rates.

The above amounts shown in the Costs Schedule have been reviewed for accuracy and completeness and W&W has carried out further detailed verification and reviews on each respective element.

The stated amounts are deemed 'fair & reasonable' and include for all consultants fees, labour costs, materials purchases and any necessary plant and equipment required to complete the scope works as in accordance with the **PART 3A** Project Application documentation .

#### Capital Investment Values (CIV):-

§ Concept Plan Works Costs - <b>GST);</b>	<b>\$410,010,000</b>	<b>(Excl.</b>
§ Stage 1 Project Application Works Costs - <b>GST);</b>	<b>\$34,695,000</b>	<b>(Exc.</b>

*The above costs are exclusive of Goods and Services Tax (10%)*

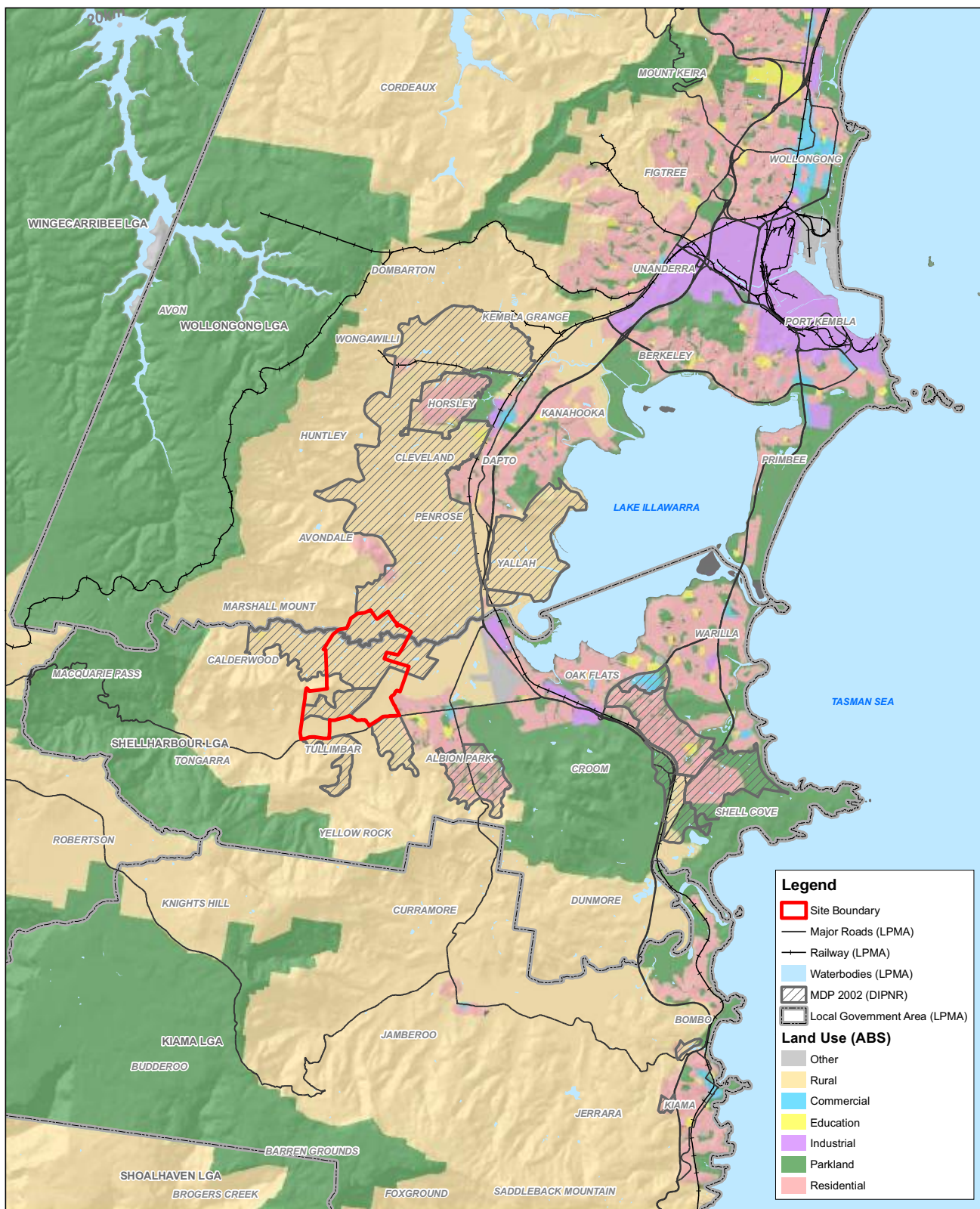
## APPENDIX A – PROJECT COSTS ANALYSIS

Calderwood Urban Development Project  
Capital Investment Value (CIV) Assessment

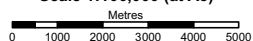
Item	Total Development		Stage 1	
	Included Costs \$000s	Other Costs Within Project \$000s	Included Costs \$000s	Other Costs Within Project \$000s
<b>GENERAL SCHEME WORKS</b>	<b>50,900</b>	<b>92,560</b>	<b>6,395</b>	<b>11,720</b>
Archaeology Works	✓			
Regional Infrastructure Levy				
State / Local Roads		✓		✓
North/South Main Road		✓		✓
Council Infrastructure and Services Levy (s94)				
Open Space Embellishments		✓		✓
Community Centres, Library		✓		
Other				
Community Connections				
Water & Sewerage Trunk works	✓		✓	
Power Lines Co-location/Relocation		✓		
Communications (Telstra MDF Building)	✓			
Electricity Sub Station & Lead-In	✓		✓	
Site Management and Landscape Maintenance				
Relocation of Landowners				
Remediation and Demolition	✓		✓	
Major Entry and Landscaping		✓		✓
Major Internal Drainage	✓		✓	
Sales & Information Centres		✓		✓
Town Centre / Village Centre Costs	✓		✓	
<b>SUBDIVISION WORKS</b>	<b>266,550</b>	<b>-</b>	<b>16,580</b>	<b>-</b>
Design & Professional Fees	✓		✓	
Infrastructure	✓		✓	
<b>TOTAL (Excl. GST)</b>	<b>317,450</b>	<b>92,560</b>	<b>22,975</b>	<b>11,720</b>

## APPENDIX B – CALDERWOOD URBAN DEVELOPMENT PROJECT





Scale 1:100,000 (at A3)



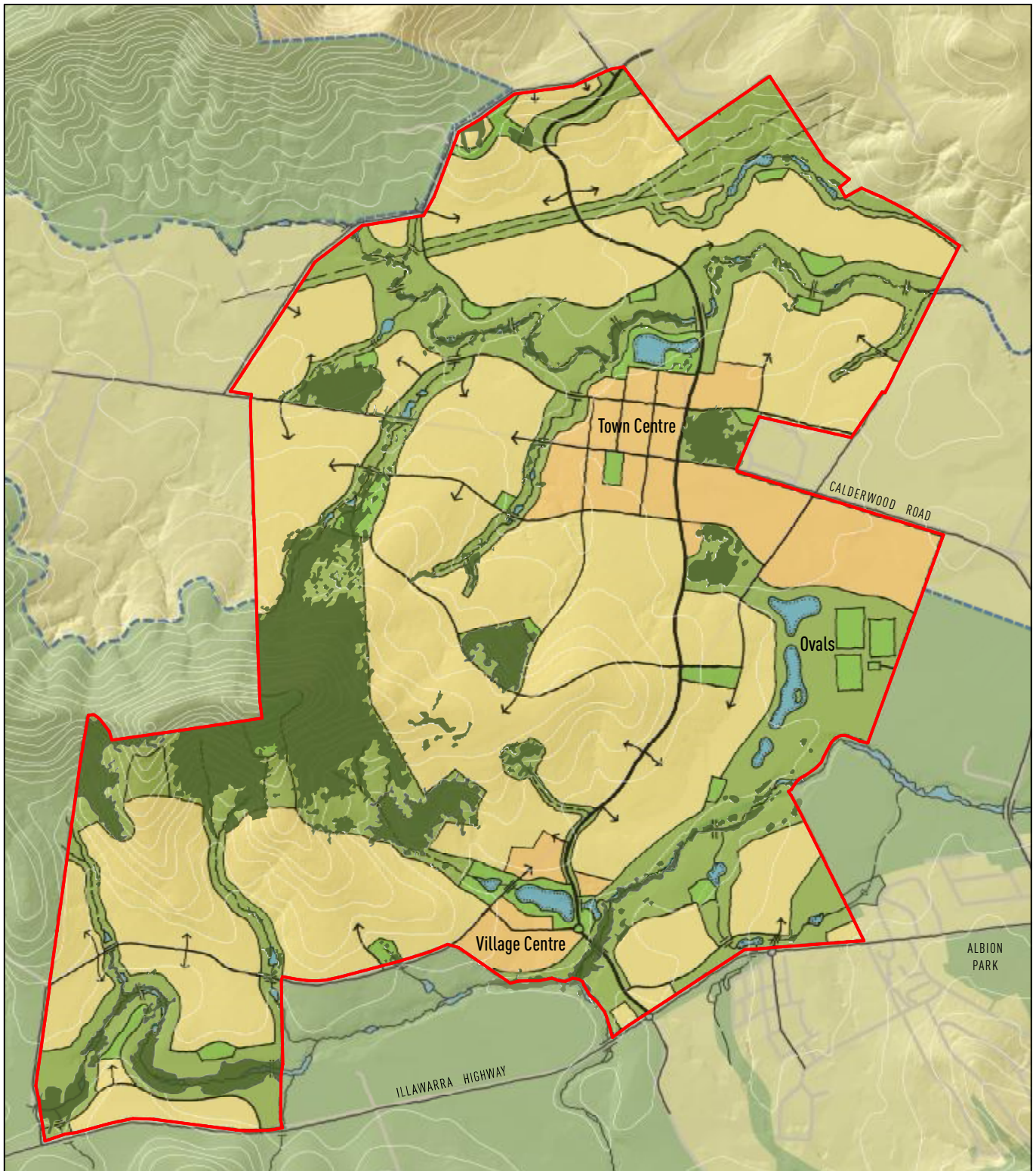
## Location Plan

FIGURE 1

CALDERWOOD URBAN  
DEVELOPMENT PROJECT



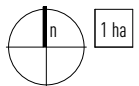
Map Produced by Cardno Wollongong  
Date: 20 January 2010  
Coordinate System: Zone 56 MGA/GDA94  
GIS MAP REF: 110026-01\_18022\_LocationPlan.mxd 05



## Concept Plan

## Part 3A | Calderwood Urban Development Project

- Town and Village Centres**  
Mixed Uses including Retail, Employment, Residential, Learning and Community Amenities
- Residential Neighbourhoods**
- Parks**  
eg Citywide, district and local parks
- Principal Open Space and Drainage**  
eg Environmental Conservation, Environmental Management and Drainage Corridors
- Indicative Water Bodies**



m 0 100 500 1,000

Subject to verification and detailed site survey 1:20,000 @ A4 10m Contours February 2010





Stage/Phase  
Stage 1 Project Application

Project  
Calderwood

Drawing Title  
Illustrative Plan

Development Team  
Development managed by Delfin Inc  
Calderwood Properties Pty Ltd

Consultants  
Cardno  
Shaping the Future

JBA  
Urban & Regional  
PLANNING

eco logical  
PLANNING & DESIGN

Notes

Issue	Date	Amendment
A	31.12.2011	DOP for 1.5 Submissions

Key Plan

Scale  
1:4,000

Issue  
A - DOP Part 3a

Drawn  
DB

Checked  
RB

Job No  
100152

Drawing Number  
00-01

UD-01

## APPENDIX C – REGULATION 245N EP&A 2000





## New South Wales Consolidated Regulations

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### ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000 - REG 245N

#### Meaning of “estimated cost” for determining fee under this Division

##### 245N Meaning of “estimated cost” for determining fee under this Division

- (1) In determining the fee in relation to a project involving the erection of a building, the Director-General must make his or her determination by reference to a genuine estimate of the capital investment value of the project.
- (2) In determining the fee in relation to a project involving the carrying out of a work, the Director-General must make his or her determination by reference to a genuine estimate of the construction costs of the work.
- (3) In determining the fee in relation to a project involving the demolition of a building or work, the Director-General must make his or her determination by reference to a genuine estimate of the costs of demolition.
- (4) In determining the fee in relation to a concept plan for a project, the Director-General may make any necessary assumptions about the detail of the future project that is the subject of the concept plan.
- (5) For the purposes of this clause, the "capital investment value" of a project includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment (but excluding land costs and GST).

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