

Ashleigh Zarlenga
Hanson Heidelberg Cement Group
Level 18, 2-12 Macquarie Street
Parramatta
NSW 2150

24 September 2018

Dear Madam,

**REF: BLACKWATTLE BAY DECOMMISSIONING
DA ESTIMATE QUANTITY SURVEYOR REPORT**

We understand that you will be submitting Development Application for the above mentioned project. We further understand that as part of the submission you require a report identifying the development cost.

We confirm that we have prepared an estimate in accordance with Clause 25J of the Environmental Planning Regulation 2000 for this development application and we advise you that the estimated cost at time of lodgement is **\$1,654,221** (including GST) and attach our report which supports this estimate.

We specifically note that the above estimate is based on the scope of works prepared by Hanson cement Group and the Statement of Environmental Effects Report prepared by ETHOS URBAN.

Should you require any further information or wish to discuss any aspect of the attached, please do not hesitate to contact us.

Yours faithfully

WT PARTNERSHIP

PHIL BAXENDALE
Associate - AIQS

SUMMARY OF ESTIMATED COSTS

CONSTRUCTION COSTS – HANSON HIEDELBERG CEMENT GROUP BLACKWATTLE BAY DECOMMISSIONING.

	\$
DEMOLITION	1,097,643
SPECIAL EQUIPMENT	25,000
ELECTRICAL SERVICES	5,000
MECHANICAL SERVICES	50,000
HYDRAULIC SERVICES	5,000
EXTERNAL WORKS	12,550
TRADE TOTAL	1,182,729
PRELIMINARIES	201,064
PROFIT & MARGIN	69,190
CONSTRUCTION COSTS	1,452,983
PROFESSIONAL FEES	50,854
SUBTOTAL (EXCLUDING GST)	1,503,837
GST (10%)	150,384
TOTAL ESTIMATED VALUE (AT TIME OF LODGEMENT BEING SEPTEMBER 2018) (INCLUDING GST)	1,654,221

* Refer to Appendix A for a breakdown of estimated costs

SCHEDULE OF INFORMATION USED

1) A detailed report for Blackwattle Bay Decommissioning Project Scope of Works prepared by Hanson Heidelberg Cement Group for the following:

- Conveyors
- Pneumatic Systems
- Structures
- Weigh Bins, Storage Tanks
- Cementitious/ Silos
- Additive System

WTP Australia Pty Ltd ACN 605 212 182 ABN 69 605 212 182
Level 26, 45 Clarence Street, Sydney NSW 2000
T +61 2 9929 7422 E sydney@wtpartnership.com.au

- Pit Waste Area

2) Statement of Environmental Effects Report prepared by ETHOS URBAN

SCHEDULE OF EXCLUSIONS

- a) Escalation in costs beyond the date of this budget estimate (i.e. September 2018);
- b) Land costs, holding costs and interest charges;
- c) Legal fees;
- d) Council contributions, special fees and payments (Section 94) and Long Service Leave Levy;
- e) Statutory authority fees and charges (Telstra, Integral Energy, Sydney Water and Agility);
- f) Asbestos Removal;
- g) Contaminated soil removal or remediation not stated in the environmental report;
- h) Unknown site conditions in excess of allowances made;
- i) Design and Construction Contingency and client project contingency;
- j) Works outside the site boundary;
- k) Preparing, executing and registering the plan of subdivision and any related covenants, easements or other rights.
- l) Costs for the removal of any part of the wharf superstructure and substructure, including but not limited to the piles, diagonal bracing, beams, headstocks, girders and concrete decking.

**APPENDIX A
DA ESTIMATE**

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Cost Summary Report - For Development cost between \$150,000.00 & \$3,000,000.00Use this report for estimated cost at DA lodgement stage (Do Not use for section 61 Payments)

DATE: 18 September 2018

DEVELOPMENT APPLICATION

APPLICANT'S NAME
APPLICANT'S ADDRESSHANSON HEIDELBERG CEMENT GROUP
LEVEL 18, 2-12 MACQUARIE STREET, PARAMMATT A NSW, 2150DEVELOPMENT NAME
DEVELOPMENT ADDRESSHANSON CEMENT BLACKWATTLE BAY DECOMMISSIONING
1/1A BRIDGE ROAD, GLEBE

OCCUPIER'S NAME

HANSON HEIDELBERG CEMENT GROUP

DESCRIPTION OF WORKS

DEMOLITION OF A CONCRETE BATCHING PLANT

ANALYSIS OF DEVELOPMENT COST

Demolition and Alterations	1,097,729
Structure	N/A
External Walls, Windows and Doors	N/A
Internal Walls, Screens and Doors	N/A
Wall Finishes	N/A
Floor Finishes	N/A
Ceiling Finishes	N/A
Fitments and Equipment	N/A
Hydraulic Services	N/A
Mechanical Services	50,000
Fire Services	N/A
Plumbing Services	5,000
Electrical Services	5,000
Lift Services	N/A
External Works	N/A
External Services	N/A
Other Related Work - Special Equipment	25,000
Preliminaries and Margin	270,254
Consultant Fees	50,854
Other Related Development costs	

\$	1,503,837	subtotal
\$		

GOOD AND SERVICES TAX (GST 10%)
(All costings above are to be included)

\$	150,384	
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TOTAL DEVELOPMENT COST

\$	1,654,221	(Total Cost)
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I certify that I have:

- Inspected the plans the subject of the application for development consent or construction certificate.
- Prepared this estimate in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.
- Calculated the development costs in accordance with Schedule 2.3 of the City of Sydney Section 61 Contributions Plan 2013 : "Cost of Development - Estimation" and at current prices.
- Included GST in the calculation of development cost.
- 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: _____

Position and Qualifications: _____

Date: _____



185415- HANSON CEMENT GROUP

**BLACKWATTLE BAY CONCRETE BATCH
PLANT DECOMMISSIONING ESTIMATE**

24 SEPTEMBER 2018

WT PARTNERSHIP

PROJECT: Hanson Cement Group
Blackwattle Bay Concrete Batch Plant Decommission
REPORT: 20180918

	Quantity	Unit	Rate (AUD)	Total
<u>20180918 Summary:</u>				
BLACKWATTLE BAY CONCRETE BATCH PLANT DECOMMISSIONING ESTIMATE				
DEMOLITION				1,097,729
SPECIAL EQUIPMENT				25,000
ELECTRICAL SERVICES				5,000
MECHANICAL SERVICES				50,000
HYDRAULIC SERVICES				5,000
SUB TOTAL				1,182,729
PRELIMINARIES (10%)				201,064
MARGINS & OVERHEADS (5%)				69,190
SUB TOTAL				1,452,983
DESIGN FEES (3.5%)				50,854
SUB TOTAL				1,503,837
SCHEDULE OF EXCLUSIONS/INFORMATION USED				0
20180918 TOTAL (Excl. GST)			\$	1,503,837