

11 February 2026

Mr Robert Platt
Development Contributions Coordinator
City of Ryde
1 Pope Street
RYDE NSW 2112

By email to: RobertPI@ryde.nsw.gov.au

Dear Robert,

**Letter of Offer to enter into a Planning Agreement
SSDA for a data centre at 1-5 Khartoum Road, Macquarie Park (DPHI Reference: SSD-80814238)**

1. Introduction

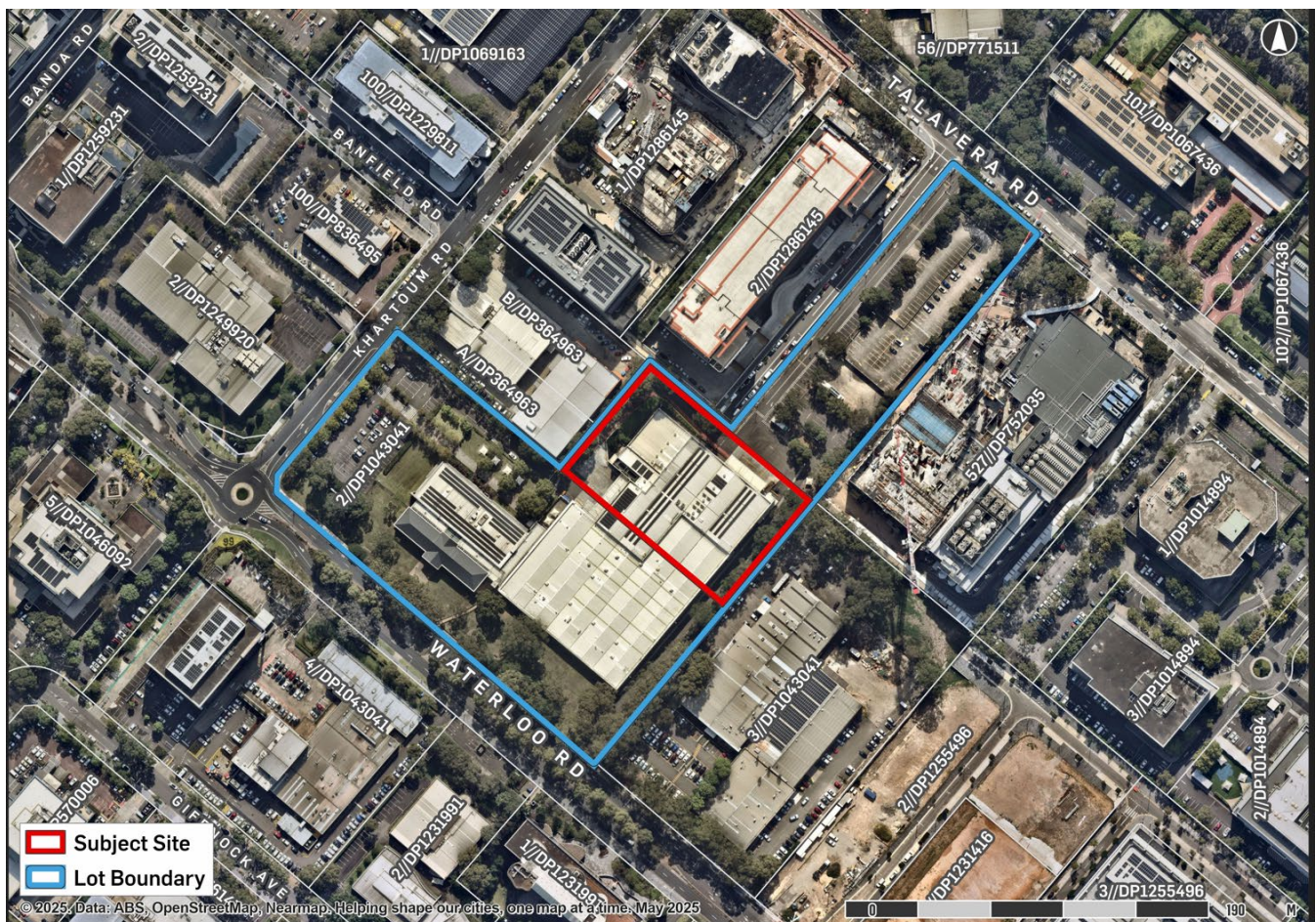
- 1.1 This letter of offer to enter into a Planning Agreement has been prepared in support of a State Significant Development Application (**SSDA**) submitted on behalf of Stockland (**Applicant**).
- 1.2 This letter of offer has been prepared under the terms of the Council's adopted VPA policy of 14 July 2015 (as amended) under Subdivision 2 of Division 7.1 of Part 7 of the *Environmental Planning and Assessment Act 1979 NSW* (EP&A Act).
- 1.3 Set out below are details of the proposed State Significant Development Application at the land identified as 1-5 Khartoum Road, Macquarie Park (**Road 1 Data Centre**), being the land comprised in Lot 2 Deposited Plan 1043041 (**Site**). Refer to **Figure 1** overleaf for a plan identifying the location of the site within the lot boundary.
- 1.4 This letter of offer is submitted for initial consideration by the City of Ryde Council (**Council**), in parallel to the assessment of the SSDA, prior to the formal drafting of the Planning Agreement.

2. Development Overview

- 2.1 The SSDA seeks consent for:
 - Site preparation works including tree removal and earthworks.
 - Construction and operation of a 10-storey data centre development, comprising:
 - Maximum building height of 72.3 metres
 - Total gross floor area (GFA) of approximately 13,307sqm.

- Vehicle access via Road 22 (Murrell Street) and Future Road 1, with 19 parking spaces to be located within the building footprint.
- Construction of part Road 1 and part of Road 23 as contained within the subject site.
- Associated landscaping including trees, shrubs and grasses.
- Business identification signage zones.
- Provision of required utilities, including diesel generator back up power system.
- Extension and augmentation of physical infrastructure and utilities including extension of water link main from Road 22 (Murrell Street) to Waterloo Road and secondary water connections.

Figure 1: Site Aerial Map



Source: Urbis, 2025

2.2 A summary of compliance with the *Ryde Local Environmental Plan 2014* (RLEP 2014) incentive provisions is provided in Table 1 below following table.

Table 1: Summary of Built Form Control Compliance

Site Area	8,096sqm	
FSR	Control	Resultant GFA
Base FSR permitted	1:1	8,096sqm GFA
Incentive FSR permitted	3:1	24,288sqm GFA
Total FSR proposed	1.64:1	13,307sqm GFA
Incentive GFA sought	5,211sqm GFA	
Building Height	Control	
Base Height of Building	30m	
Incentive Height of Building	130m	
Height of Building Proposed	72.3m	
Incentive Height sought	42.3m	

2.3 Clause 7.7 of the RLEP 2014 states the award of incentive height and floor space can only be approved if the consent authority is satisfied that adequate provision for one or both of the following is provided:

- (a) **recreation areas** that are configured and located in a way that is appropriate for the recreational purposes of the Precinct,
- (b) an **access network** that is configured and located in a way that will allow a suitable level of connectivity within the Precinct

2.4 The proponent seeks to satisfy Clause 7.7(b) by delivering and dedicating portions of Road 1 and Road 23 within the subject site, forming part of the internal access network and ensuring precinct-wide connectivity. Notably, Clause 7.7(a) is not applicable to the proposal, as there are no planned recreational areas within the site.

3. Local Statutory Contributions

Clause 7.7 LEP 'Incentive' Contribution

- 3.1 This contribution relates to the 'incentive' floor space and building height accessed under Clause 7.7 of Ryde LEP 2014. The indexed incentive contribution rate is \$500m² (as of 1 July 2025).
- 3.2 On this basis, a monetary contribution of **\$2,605,500** would be required (being 5,211sqm 'incentive' floor space multiplied by the 'incentive' rate of \$500). It is acknowledged that the above figure is subject to indexation.

Section 7.12 Local Infrastructure Contributions - Macquarie Park Corridor (2025)

- 3.3 The Macquarie Park Section 7.12 Contributions Plan 2025 (**7.12 Plan**) came into force on 2 May 2025.
- 3.4 The 7.12 Plan imposes a fixed-rate levy of 1.5% on non-residential developments valued at \$250,000 or more. For the Road 1 Data Centre, with an estimated development cost of \$630,439,030, the levy amounts to approximately **\$9,456,585**.
- 3.5 For the purposes of calculating the Section 7.12 levy, enclosed in **Annexure A** is an Estimated Development Cost (EDC) prepared in accordance with Clause 208 of the EP&A Regulation.

Summary of Local Statutory Contributions

- 3.6 The table below summarises the combined monetary contribution requirements to Council for the project.

Table 2: Summary of Local Statutory Contributions

Item	Value (excl. GST)
Clause 7.7 LEP 'Incentive' Contribution	\$2,605,500
Section 7.12 Local Infrastructure Contributions	\$9,456,585
Total Required Contribution:	\$12,062,085

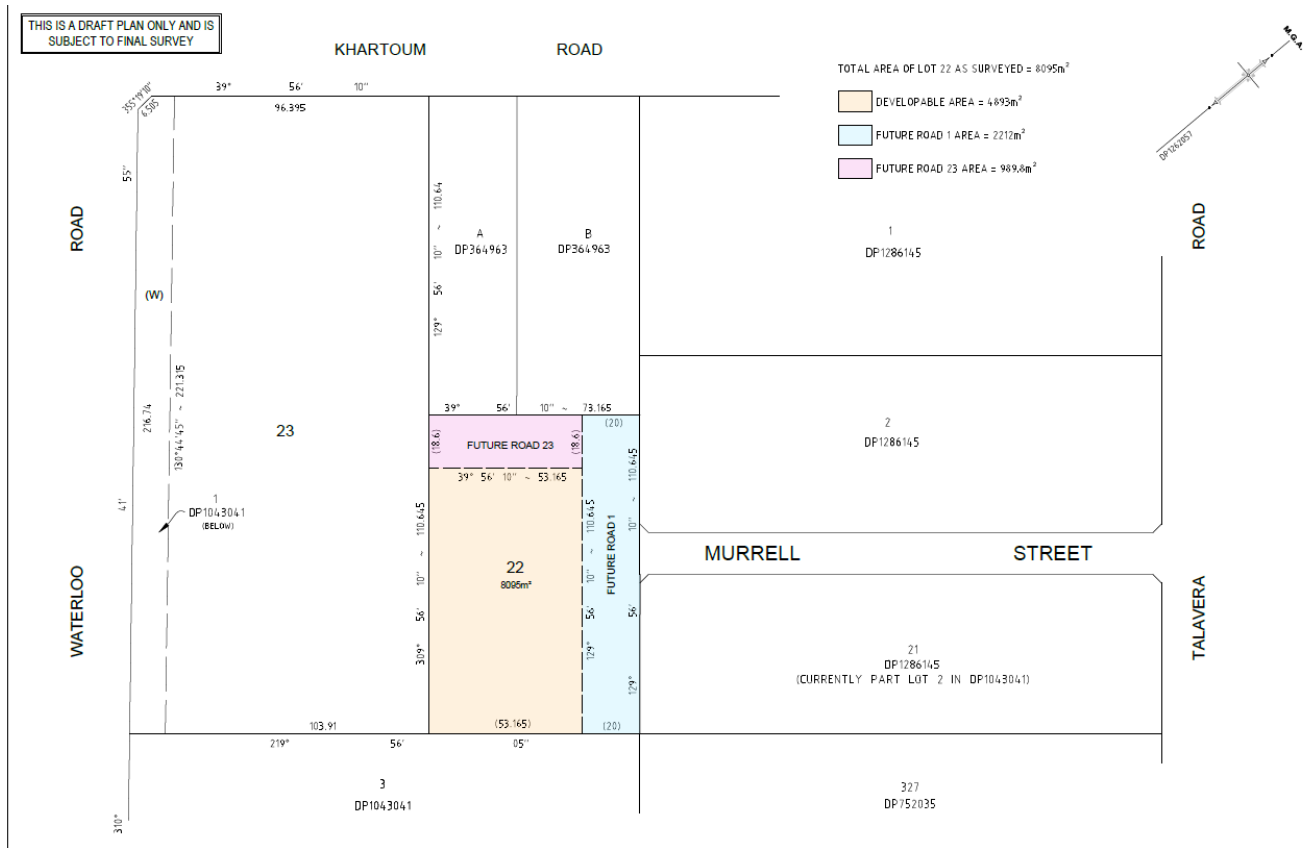
4. Outline of Proposed Works and Value

- 4.1 The following table summarises the scope and value of the works to be undertaken, along with the areas to be dedicated and the timing for the dedication that respond to Clause 7.7 of RLEP incentive contribution.
- 4.2 These works have been independently costed by WT Partnership, a qualified and recognised quantity surveying firm, in accordance with standard industry practice. The detailed Cost Plan is provided at **Annexure B** and forms the basis for the valuation of the proposed works-in-kind for the purposes of the Planning Agreement.

Table 3: Summary of Value of Works to be undertaken

Description	Terms	Est. Works Value Excl GST	Area	Timing
Road 1 (part) 20m wide	Delivered as works-in-kind. Must comply with approved plans and Council standards.	\$5,869,037	2,212sqm	All required road works must be completed to the satisfaction of Council prior to the issue of the relevant Occupation Certificate. Within six months of the date of the relevant Occupation Certificate, the road will be dedicated to Council, or as otherwise agreed with Council.
Road 23 (part) 14.5m wide	Delivered as works-in-kind. Must comply with approved plans and Council standards.	\$3,654,219	989.8sqm	All required road works must be completed to the satisfaction of Council prior to the issue of the relevant Occupation Certificate. Within six months of the date of the relevant Occupation Certificate, the road will be dedicated to Council, or as otherwise agreed with Council.
Total cost of civil works:		\$9,523,256		

Figure 2: Road 1 and Road 23 Areas



Source: LTS Surveyor, 2025

5. Terms of Offer

- 5.1 If strictly applying Council's policies to the proposed development, the total equivalent value of works and contributions payable would amount to **\$18,979,841**, being the Section 7.12 contributions payable (\$9,456,585) plus the value of the civil works (\$9,523,256).
- 5.2 This would equate to approximately \$6.91 million of additional contribution beyond what would otherwise be required if the incentive floorspace requirement was satisfied via payment of a monetary contribution (i.e., the total equivalent value of \$18,979,841 described in Section 5.1 minus the \$12,062,085 in Local Statutory Contributions described in Table 2).
- 5.3 The Section 7.12 Contributions Plan provides that levies are to be monetary. However, it also states that **"Council may, at its discretion, accept an offer, in connection with a development, by an applicant to enter into a VPA to provide works-in-kind, dedication of land or other material public benefit but is not required to do so"**.

- 5.4 In order to ensure contributions are fair and reasonable, specifically, to avoid the Applicant being financially penalised for delivering local road infrastructure, the Applicant seeks a partial offset against the Section 7.12 contribution. This offset would align the total contribution value with the amount that would otherwise be payable as a monetary contribution if the road infrastructure were not required to be delivered on site.
- 5.5 On this basis, the applicant proposes the following offer:

Table 4: VPA Contribution offer

Item	Value (excl. GST)
Road 1 and 23 Cost Contribution	\$9,523,256
Section 7.12 Local Infrastructure Contribution	\$2,538,829
Total Contribution:	\$12,062,085

6. Timing

- 6.1 The Planning Agreement would be entered into by the Applicant and Council after any development consent has been granted to the subject SSDA.
- 6.2 If the consent authority exercises its discretion to grant consent to the SSDA it could grant consent subject to a condition requiring Stockland to enter into a Planning Agreement with Council in the terms of the offer, before the issue of a construction certificate for the Development pursuant to Section 7.7(3) of the EP&A Act.

In our view, the proposed Planning Agreement delivers tangible public benefit equivalent to a monetary contribution so therefore it aligns with the intent of Clause 7.7 of the RLEP 2014. We welcome the opportunity to discuss the terms further with Council.

Yours sincerely,



Maud Garnier
Senior Development Manager
Stockland
0466 775 255
Maud.Garnier@stockland.com.au



Annexure A - Estimated Development Cost (EDC) prepared in accordance with Clause 208 of the EP&A Regulation



Estimated Development Cost (EDC)

Road 1 Data Centre
SSDA



Level 1,
8 Spring Street
Sydney NSW 2000
Australia
T +61 2 8278 9500
www.linesight.com

25 July 2025

For the attention of:

Department of Planning, Housing and Infrastructure
12 Darcy Street,
Parramatta
NSW 2150

To whom it may concern,

1-5 Khartoum Road, Macquarie Park

ESTIMATED DEVELOPMENT COST (EDC)

Linesight has been requested to prepare an Estimated Development Cost (EDC) to form part of their application for a new Development at 1-5 Khartoum Road, Macquarie Park, NSW, 2113.

Our estimate is based on the design document as included with the Development Application documents, a summary of the documents used can be found within Appendix A.

Based on this documentation, Linesight's Estimated Development Cost (Excl. Land Cost & GST) is as follows:

- Project State Significant Development Application = **\$630,439,030 (Excl. GST) or \$693,482,933 (incl GST)**

Please see overleaf breakdown to the above costs in line with the Department of Planning & Infrastructure requirements, with reference to Planning Circular (PS 24-002), issued 27th February 2024.

Table 1: Summary of Estimated Development Cost (EDC)

Project Description	Road 1 Data Centre
Project Location	1-5 Khartoum Road, Macquarie Park
Project Stage	Design
Date of Assessment	25/07/2025

DESCRIPTION	COST (EXCL. GST)		METHODOLOGY – PRACTICE NOTE
Demolition and Remediation	\$	327,507	Demolition and site preparation is for Road 1 & Road 23 VPA works only.
Construction	\$	387,576,728	Current market rates for labour, materials, and services, as obtained from reliable databases, publications, benchmarked projects, and quotations.
Mitigation of Impact Items		Included	
Consultant Fees	\$	5,720,545	2.5% of trade works in line with benchmarked projects.
Authorities Fees (LSL)	\$	1,226,385	0.25% of construction only
Plant & Equipment (item B)	\$	178,152,256	Current market rates for labour, materials, and services, as obtained from reliable databases, publications, benchmarked projects, and quotations.
Furniture, Fittings & Equipment		Included	Base level FF&E included.
Contingency		Included above	Contingency included based on benchmark against projects of a similar risk profile
Escalation	\$	57,435,609	Escalation included on construction (phase 2 onward) and plant @ 16.47%.
TOTAL EDC (EXCL. GST) for SSD/SSI	\$	630,439,030	
GST	\$	63,043,903	
TOTAL EDC (INCL. GST) for NON-SSD/SSI	\$	693,482,933	

GROSS BUILDING AREA	ITEM	METHODOLOGY – PRACTICE NOTE
GBA m2	36,057 m2 Excl. roof area	
Construction Cost Only \$/m2 GBA	\$10,749 /m2	



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Inclusions

The proposal will include:

- Site preparation works including tree removal and earthworks.
- Construction and operation of 10-storey data centre development, with a maximum height of 72.8 metres and a combined total gross floor area (GFA) of approximately 13,307sqm including:
 - Lobby and ancillary space: 5,857sqm
 - Offices: 878sqm
 - Four storeys of technical data floor space accommodating 8 data houses: 6,572sqm
- Vehicle access via Road 22 (Murrell Street) and Future Road 1 with 19 parking spaces to be located within the building footprint.
- Construction of part Road 1 and part of Road 23 as contained within the subject site.
- Landscaping and associated public domain works.
- Business identification signage zones.
- 19 diesel generators for back up power.
- Extension and augmentation of physical infrastructure and utilities including extension of water link main from Road 22 (Murrell Street) to Waterloo Road and secondary water connections.

Response to Sears

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEAR's) dated 14 March 2025 issued for the SSDA (SSD-80814238).



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Exclusions

Exclusions within this report are limited only to those that are necessary and allowable by the planning circulars and best practice guidance that this report is based upon:

- Amounts payable on the cost of land including Development Contributions – *as per section 6 of the EP&A Regulation*
- Planning Fees and Contributions – *such fees will be calculated based on this estimate*
- Costs related to any part of the development subject to a separate development consent or approval. *As per Planning Circular PS 24-002.*
- Ongoing maintenance or use of the development - *as per As per Planning Circular PS 24-002*
- GST – *as per As per Planning Circular PS 24-002*
- Finance Costs - *as per AIQS best practice guidance*



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CERTIFICATION OF THE ESTIMATED COST OF WORKS

I certify that:

I have provided the estimated costs of the proposed development and that those costs are based on industry recognised prices; and the estimated costs have been prepared having regard to the matters set out in clause 208 of the Environmental Planning and Assessment Regulation 2021.

A handwritten signature in black ink, appearing to read "B. Coyle".

Signed:

Name: Brian Coyle

Contact Number: 0400 798 485

Position: Regional Director, ANZ

Contact Address: L1, 8 Spring Street, Sydney, 2000

Date: 25th July 2025

Should you have any comments or queries please do not hesitate to contact us.

Yours sincerely,

A second handwritten signature in black ink, identical to the one above, appearing to read "B. Coyle".

Brian Coyle

MRICS

Regional Director

Linesight

Appendix A - Estimate Design Basis (Development Application Documents)

Drawing Ref	Drawing Description	Rev	Rev Date
Architecture			
MPARK2- GBA- BH- 01- DR- A- 0000	Cover Sheet	1	23.07.2025
MPARK2- GBA- BH- 01- DR- A- 0001	Locality & Context Plan	1	23.07.2025
MPARK2- GBA- BH- 01- DR- A- 0011	Site Analysis	1	23.07.2025
MPARK2- GBA- BH- 01- DR- A- 0020	Shadow Diagrams – Winter Solstice 1	1	23.07.2025
MPARK2- GBA- BH- 01- DR- A- 0021	Shadow Diagrams – Winter Solstice 2	1	23.07.2025
MPARK2- GBA- BH- 01- DR- A- 0030	GFA Calculation Diagrams	1	23.07.2025
MPARK2- GBA- BH- 01- DR- A- 0098	Building H Plans – Basement	1	23.07.2025
MPARK2- GBA- BH- 01- DR- A- 0099	Building H Plans – Lower Ground Floor	1	23.07.2025
MPARK2- GBA- BH- 01- DR- A- 0100	Building H Plans – Upper Ground Floor	1	23.07.2025
MPARK2- GBA- BH- 01- DR- A- 0101	Building H Plans – Level 01	1	23.07.2025
MPARK2- GBA- BH- 01- DR- A- 0102	Building H Plans – Level 02	1	23.07.2025
MPARK2- GBA- BH- 01- DR- A- 0103	Building H Plans – Level 03	1	23.07.2025
MPARK2- GBA- BH- 01- DR- A- 0104	Building H Plans – Level 04	1	23.07.2025
MPARK2- GBA- BH- 01- DR- A- 0105	Building H Plans – Level 05	1	23.07.2025
MPARK2- GBA- BH- 01- DR- A- 0106	Building H Plans – Level 06	1	23.07.2025
MPARK2- GBA- BH- 01- DR- A- 0107	Building H Plans – Level 07	1	23.07.2025
MPARK2- GBA- BH- 01- DR- A- 0108	Building H Plans – Chiller Plant Level	1	23.07.2025
MPARK2- GBA- BH- 01- DR- A- 0109	Building H Plans – Plant Level	1	23.07.2025
MPARK2- GBA- BH- 01- DR- A- 0150	Nort-East Elevation	1	23.07.2025



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Drawing Ref	Drawing Description	Rev	Rev Date
	Architecture		
MPARK2- GBA- BH- 01- DR- A- 0151	North-West & South-East Elevations	1	23.07.2025
MPARK2- GBA- BH- 01- DR- A- 0152	South-West Elevation	1	23.07.2025
MPARK2- GBA- BH- 01- DR- A- 0200	Building H Sections – Sheet 01	1	23.07.2025
MPARK2- GBA- BH- 01- DR- A- 0201	Building H Sections – Sheet 02	1	23.07.2025
MPARK2- GBA- BH- 01- DR- A- 0202	Building H Sections – Sheet 03	1	23.07.2025





Annexure B – Detailed Cost Plan for Road 1 and Road 23 Works prepared by WT Partnership Quantity Surveyors



MACQUARIE PARK

ROAD 1 DATA CENTRE VPA





Estimate Summary

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	ROAD 1 DATA CENTRE VPA				
	JULY 2025				
1/A	PROPOSED ROAD 1	2,213	m2	2,652	5,869,037
1/B	PROPOSED ROAD 23	990	m2	3,691	3,654,219
	TOTAL				9,523,255
	Total Cost				9,523,255



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>PROPOSED ROAD 1</u>				
	<u>ROAD 1</u>				
	<u>Demolition/ Site Preparation</u>				
2/A	Remove existing pavements	2,213	m2	100	221,322
2/B	Excavate to reduce levels	2,213	m3	137	303,388
2/C	EXTRA for removal of surplus spoil as GSW (say 50%)	2,213	t	185	409,446
2/D	Removal of existing in-ground services	1	Item	20,000	20,000
2/E	Diversion of existing services	1	Item	85,000	85,000
	<u>Hard pavings</u>				
2/F	Paving to road 1 - (Assuming as per City of Ryde - Typical pavement structure High density residential and mixed developments)	1,309	m2	350	458,150
2/G	EXTRA for forming crossovers - Assume by others at later date		No	20,000	N/A
2/H	EXTRA for forming road connection with Road 22 including additional levelling requirements	100	m2	100	10,000
2/J	Feature Paving (Pedestrian) (PV1) - Natural Stone - Granite Paving - 300 x 600 x 60mm including slab sub base.	603	m2	820	494,471
2/K	Kerbs	196	m	150	29,439
2/L	Kerb ramps - no. assumed	4	no	900	3,600
2/M	Allowance for tactiles	4	m2	1,500	6,000
	<u>Landscaping</u>				
2/N	Street trees including pits - Quantity as per Northrop advice	18	No	9,000	161,991
2/P	Landscaping verge	302	m2	160	48,320
	<u>Other</u>				
2/Q	Street furniture	1	Item	15,000	15,000
2/R	Line markings	1	Item	9,000	9,000
2/S	Signage	1	Item	33,000	33,000
	<u>Traffic Management</u>				
2/T	Site Fencing	223	m	150	33,474
2/U	Jersey Kerbs	20	m	800	16,000
2/V	1 x Traffic Controllers at intersection of Road 22 and 1 x at slip road down to Waterloo Rd - Assume 12 week duration	24	wks	5,600	134,400
	<u>Services</u>				
2/W	Street lighting 40m centres	1	Item	180,000	180,000
2/X	Stormwater	2,213	m2	85	188,755
2/Y	Rainwater gardens	1	Item		Excluded
2/Z	Electrical HV pits	2	No	25,000	50,000
2/AA	Electrical trenching & conduits (HV cabling by others)	111	m	1,800	199,116
2/AB	Water supply, sewer & fire hydrant supply incl trenching	111	m	1,250	138,275
2/AC	EXTRA for pits	2	no	2,400	4,800
2/AD	Allow for sewer diversion works due to compromised cover along Road 1 including new pits, connections & removal of existing sewer line on completion (assumes up to 2m deep)	1	item	200,000	200,000



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
3/A	EXTRA for accessing adjacent property to make good the works	2	No	3,500	7,000
3/B	Gas reticulation incl trenching	111	m		Excluded
3/C	EXTRA for pits	2	No		Excluded
	Sub-total:				3,459,946
3/D	Preliminaries & Margin - 21%	1	Item	726,589	726,589
3/E	Contingency - 10%	1	Item	418,654	418,654
3/F	Design & Consultant Fees - 4%	1	Item	184,208	184,208
3/G	Authority Fees - Long Service Leave Levy (LSL)	1	Item	11,973	11,973
3/H	Authority Fees - Hoarding permits, road activity permits, work zone permits etc (estimate only)	1	Item	155,655	155,655
	Sub-total:				4,957,025
3/J	Escalation - to start on site date - say Feb 2027	10.60	%		525,494
3/K	Escalation - to completion date - say August 2030	7.05	%		386,518
Total - PROPOSED ROAD 1					5,869,037
<u>PROPOSED ROAD 23</u>					
<u>ROAD 23 - Adjacent Building H - 53m Length</u>					
<u>Demolition/ Site Preparation</u>					
3/L	Remove existing pavements	990	m2	100	99,045
3/M	Excavate to reduce levels	990	m3	137	135,771
3/N	EXTRA for removal of surplus spoil as GSW (say 50%)	990	t	185	183,233
3/P	Allowance to protect existing trees incl. dwell points - provisional allowance	1	Item	20,000	20,000
3/Q	Diversion of existing services	1	Item	60,000	60,000
<u>Hard pavings</u>					
3/R	Paving to road 23 - (Assuming as per City of Ryde - Typical pavement structure High density residential and mixed developments)	450	m2	350	157,500
3/S	EXTRA for forming ccrossovers incl refuge	1	item	75,000	75,000
	EXTRA for forming road connection with Road 1				N/A
3/T	Feature Paving (Pedestrian) (PV1) - Natural Stone - Granite Paving - 300 x 600 x 60mm including slab sub base.	238	m2	820	195,164
3/U	Kerbs	107	m	150	16,050
3/V	Spoon drain	53	m	150.00	7,926
3/W	Kerb ramps - no. assumed	4	no	900	3,600
3/X	Allowance for tactiles	4	m2	1,500	6,000
<u>Landscaping</u>					
3/Y	Street trees including pits - Quantity as per Northrop advice	1	No	9,000	9,000
3/Z	Landscaping verge	296	m2	160	47,360
<u>Other</u>					
3/AA	Pedestrian crossing including line marking - Assume raised	30	m2	6,785.00	203,550
3/AB	Street furniture	1	Item	12,500	12,500
3/AC	Line markings	1	Item	8,500	8,500



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
4/A	Signage <u>Traffic Management</u>	1	Item	12,500	12,500
4/B	Traffic Management incl controllers for access <u>Services</u>	1	Item		Included in Road 1
4/C	Street lighting 40m centres	1	Item	120,000	120,000
4/D	Stormwater	990	m2	90	89,247
4/E	Rainwater gardens	1	Item		Excluded
4/F	Electrical HV pits	2	No	25,000	50,000
4/G	Electrical trenching & conduits (HV cabling by others)	53	m	1,800	95,112
4/H	Water supply, sewer & fire hydrant supply incl trenching	53	m	1,250	66,050
4/J	EXTRA for pits	2	No	2,400	4,800
4/K	Gas reticulation incl trenching	53	m		Excluded
4/L	EXTRA for pits	2	No		Excluded
	<u>Sub-total:</u>				<u>1,677,908</u>
4/M	Preliminaries & Margin - 21%	1	Item	352,361	352,361
4/N	Contingency - 10%	1	Item	203,027	203,027
4/P	Design & Consultant Fees - 4%	1	Item	89,332	89,332
4/Q	Authority Fees - Long Service Leave Levy (LSL)	1	Item	5,807	5,807
4/R	Authority Fees - Hoarding permits, road activity permits, work zone permits etc (estimate only)	1	Item	75,485	75,485
	<u>Sub-total:</u>				<u>2,403,919</u>
4/S	Escalation - to start on site date - say Feb 2027	10.60	%		254,839
4/T	Escalation - to completion date - say August 2030	7.05	%		187,442
	RETAINING WALL ALONG KENNARDS BOUNDARY - SHEET PILE WITH DECORATIVE PRECAST PANELS				
4/U	Allowance for Sheet piles - Assume 3m below ground to reach suitable soil	310	m2	893.55	277,000
4/V	Demolition of existing retaining wall - Area assumed	119	m2	60.00	7,140
4/W	Allowance to excavate materials and dispose off-site (assume all ENM)	62	m3	100.00	6,200
4/X	Allowance for detail excavation for footings and dispose off-site (assumed all ENM)	26	m3	300.00	7,800
4/Y	Allowance for concrete Footing to support Blockwork - Assume 600x600	70	m	630.96	44,167
4/Z	Allowance for decorative precast panels	104	m2	600.00	62,400
4/AA	Allowance for waterproofing between sheet pile and precast	104	m2	120.00	12,480
4/AB	Allowance for drainage	70	m	150.00	10,500
4/AC	Allowance for soft landscaping (Assumed full 70m length x 4.1m TPZ)	287	m2	150.00	43,050
	<u>Sub-total:</u>				<u>470,737</u>
4/AD	Preliminaries & Margin - 21%	1	Item	98,855	98,855
4/AE	Contingency - 10%	1	Item	56,959	56,959
4/AF	Design & Consultant Fees - 5%	1	Item	31,328	31,328
4/AG	Authority Fees - Long Service Leave Levy (LSL)	1	Item	1,645	1,645



Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
5/A	Authority Fees - Hoarding permits, road activity permits, work zone permits etc (estimate only)	1	Item	23,026	23,026
	Sub-total:				682,549
5/B	Escalation - to start on site date - say Feb 2027	10.59	%		72,255
5/C	Escalation - to completion date - say August 2030	7.05	%		53,214
	TOTAL				808,018
Total - PROPOSED ROAD 23					3,654,219