

Appendix D

Statement of CIV

17384.6.1.CIV.ac.rj

8 August 2020

Cleanaway Operations Pty Ltd
Macquarie Corporate Holdings Pty Ltd
Level 6, 50 Martin Place,
Sydney NSW 2000

Dear Sirs

**WESTERN SYDNEY ENERGY AND RESOURCE RECOVERY CENTRE
CAPITAL INVESTMENT VALUE ESTIMATE**

Please find attached our revised Capital Investment Value (CIV) Estimate for the Western Sydney Energy and Resource Recovery Centre (WSERRC).

The CIV for the development has been prepared in accordance with the definition of CIV in the EP&A Regulation and 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, other than the following costs:

- (a) amounts payable, or the cost of land dedicated, or any other benefit provided, under a condition imposed under Division 7.1 or 7.2 of the Act or a planning agreement under that Division,
- (b) costs relating to any part of the development or project that is the subject of a separate development consent or project approval,
- (c) land costs (including any costs of marketing and selling land),
- (d) GST (within the meaning of A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).

The estimate is based on information contained within the Front-End Engineering Design (FEED) Report provided by Arup (Ref WSERRC-ARU-SYD-GLDM-RPT-0001 Issue 1 dated 25 May 2020) including the architectural, civil and structural drawings contained within appendices to that report.

The estimate is based on the following key assumptions:

- (i) Construction is undertaken at the site located at 339 Wallgrove Road in Eastern Creek, NSW (Lot 1 DP 1059698) which is in the Blacktown local government area (LGA).
- (ii) Bulk earthworks quantities for cut and fill, including re-use of material on site, have been provided by Arup.
- (iii) Costs for process plant and equipment are based on a preliminary CAPEX budget for the process equipment for WSERRC provided by Ramboll Danmark A/S (Copenhagen, Denmark) dated 18 June 2020.
- (iv) Construction of the WSERRC facility will be undertaken over approximately 3 years and will include the following five main construction phases:
 - Phase 1 - Demolition
 - Phase 2 - Site Establishment and Enabling Works
 - Phase 3 - Main Construction Works
 - Phase 4 – Testing and Commissioning Works



ISO 9001
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- Phase 5 - Finishing and Landscaping Works
- (v) Rates are current as at June 2020.
- (vi) GST is excluded.

It is estimated that the proposal will create 900 direct construction jobs over the 3-year construction period and in addition between 700-1200 indirect construction jobs.

Approximately 50 full-time equivalent employees and contractors will be employed at peak operations.

We certify that the information provided is accurate at the date of preparation.

Yours faithfully,



Matthew Harris
Managing Director
Rider Levett Bucknall

matthew.harris@au.rlb.com



PROJECT GREEN WARATAH

INDICATIVE ORDER OF COST BUDGET ESTIMATE JULY 2020

Project Green Waratah

Indicative Order of Cost Budget Estimate July 2020

Location Summary

GFA: Gross Floor Area
Rates Current At June 2020

Location	GFA m ²	Cost/m ²	Total Cost
EW ENABLING WORKS			
D Demolition Works			1,181,000
E Earthworks			6,534,600
SD Services Diversions			604,300
EW - ENABLING WORKS			\$8,319,900
FB FACILITY BUILDINGS			
MF Main Facility	26,799	5,220	139,898,500
OA Operations Admin	6,438	3,295	21,210,600
S Stack			2,183,300
VC Visitor Centre	648	6,315	4,092,300
ACC ACC Building	1,687	3,863	6,516,900
SB Substation Building	1,680	3,012	5,060,000
FB - FACILITY BUILDINGS			\$178,961,600
EA EXTERNAL AREAS			
HS Hardstands and Parking			3,117,700
RB Bio-Retention Basin			184,000
DB Detention Basin			593,900
L Landscaping			13,462,300
SQ Special Equipment			2,150,000
SW Stormwater Drainage			696,000
EA - EXTERNAL AREAS			\$20,203,900
ESTIMATED NET COST			\$207,485,400
MARGINS & ADJUSTMENTS			
Design Fees	6.0%		\$12,449,100
Preliminaries	18.0%		\$39,588,200
Overheads & Margin	5.0%		\$12,976,100
SUBTOTAL			\$272,498,800
Construction Contingency	10.0%		\$27,250,100
SUBTOTAL			\$299,748,900
Professional Fees to completion	5.0%		\$14,987,400
Statutory Authority Fees			Excl.
Escalation from May 2020			Excl.
NET CONSTRUCTION COSTS			\$314,736,300
MAIN FACILITY PROCESS EQUIPMENT			
Furnace / Boiler System	57.2%		\$180,000,000
Turbine / Generator / ACC	8.1%		\$40,000,000

Project Green Waratah

Indicative Order of Cost Budget Estimate July 2020

GFA: Gross Floor Area
Rates Current At June 2020

Location Summary

Location	GFA m ²	Cost/m ²	Total Cost
MARGINS & ADJUSTMENTS (continued)			
Flue Gas Treatment System	11.2%		\$60,000,000
Balance of Special Plant & Equipment	3.4%		\$20,000,000
Electrical / CMS	4.9%		\$30,000,000
GROSS CONSTRUCTION COSTS	37,252	\$17,307	\$644,736,300
ESTIMATED TOTAL COST	37,252	\$17,307	\$644,736,300

Project Green Waratah
Indicative Order of Cost Budget Estimate July 2020

Location Element/Trade/Main heading/Sub heading Item

EW ENABLING WORKS

D Demolition Works

Rates Current At June 2020

Description	Unit	Qty	Rate	Total
DE DEMOLITION				
DE DEMOLITION				
44 Demolition of existing farming sheds	m ²	14,200	80	1,136,000
46 Removal of existing electrical poles	No	3	15,000	45,000
				DEMOLITION
				\$1,181,000
				DEMOLITION
				\$1,181,000
				DEMOLITION WORKS
				\$1,181,000

Project Green Waratah

Indicative Order of Cost Budget Estimate July 2020

Location Element/Trade/Main heading/Sub heading Item

EW ENABLING WORKS

E Earthworks

Rates Current At June 2020

Description	Unit	Qty	Rate	Total
XP SITE PREPARATION				
EX EXTERIOR ELEMENTS				
52 Allowance to clear site	m ²	56,590	6	283,000
53 Removal of trees and clear vegetation	m ²	12,950	16	194,300
141 General excavation in rock; cut to fill	m ³	27,300	80	2,184,000
144 Imported or Borrowed Material (other than Selected Material, Verge Material and Foundation Treatment Material). Assume a free supply of suitable material from another project/site 60km away	m ³	10,990	65	703,400
145 General excavation in fill and residual soil; cut to fill	m ³	26,600	40	1,064,000
148 Excavate and disposal of unsuitable material offsite, including tipping and levy. (Assume tipping to Eastern Creek Tip next to site), Allowance of 15% of cut/fill in residual soil quantity (80% GSW, 20% RSW)	m ³	3,990	483	1,923,200
151 Place and compact total fill volume	m ³	60,900	3	182,700
				<i>EXTERIOR ELEMENTS</i>
				<i>SITE PREPARATION</i>
				<i>EARTHWORKS</i>
				<i>\$6,534,600</i>
				<i>\$6,534,600</i>
				<i>\$6,534,600</i>

Project Green Waratah

Indicative Order of Cost Budget Estimate July 2020

Location Element/Trade/Main heading/Sub heading Item

EW ENABLING WORKS

SD Services Diversions

Rates Current At June 2020

Description	Unit	Qty	Rate	Total
HS HYDRAULIC SERVICES				
HY HYDRAULICS				
69 Allowance to connect into existing water mains	Item			50,000
			HYDRAULICS	\$50,000
			HYDRAULIC SERVICES	\$50,000
XX ALTERATIONS AND RENOVATIONS TO EXISTING EXTERNAL WORKS				
HY HYDRAULICS				
50 Allowance to decommission and remove existing water supply services	m	222	400	88,800
51 Allowance to decommission and remove existing sewer main services	m	23	400	9,200
			HYDRAULICS	\$98,000
DR DRAINAGE				
49 Allowance to decommission and remove existing stormwater services	m	411	300	123,300
			DRAINAGE	\$123,300
EL ELECTRICAL INSTALLATIONS				
47 Allowance to decommission and remove existing electrical services	m	700	300	210,000
48 Allowance to decommission and remove existing communications services	m	615	200	123,000
			ELECTRICAL INSTALLATIONS	\$333,000
ALTERATIONS AND RENOVATIONS TO EXISTING EXTERNAL WORKS				\$554,300
			SERVICES DIVERSIONS	\$604,300

Project Green Waratah

Indicative Order of Cost Budget Estimate July 2020

Location Element/Trade/Main heading/Sub heading Item

FB FACILITY BUILDINGS

MF Main Facility

GFA: 26,799 m² Cost/m²: \$5,220
Rates Current At June 2020

Description	Unit	Qty	Rate	Total	
SB SUBSTRUCTURE					
PI_P PILING					
6	1000mm thick secant pile wall - anchors and shotcreting msd sep (assume N40, 140kg/m3 reo)	m ²	1,222	1,600	1,955,200
36	Allows for tension piling supporting Bunker and preventing uplift (slab area msd)	m ²	1,446	350	506,100
37	Piles supporting internal Boiler Hall columns, 13m deep (assume 600mm dia, N40, 120kg/m3 reo)	m	208	500	104,000
42	800mm thick secant pile wall - anchors and shotcreting msd sep (assume N40, 140kg/m3 reo)	m ²	2,724	1,400	3,813,600
64	Anchoring and shotcreting to 1000mm thick secant pile wall	m ²	789	400	315,600
65	Anchoring and shotcreting to 800mm thick secant pile wall	m ²	1,759	400	703,600
133	Piles supporting internal FGT Hall columns, 9m deep (assume 900mm dia, N40, 120kg/m3 reo)	m	216	600	129,600
134	Piles supporting internal Turbine support columns, 17m deep (assume 1200mm dia, N40, 120kg/m3 reo)	m	102	1,000	102,000
135	Piles supporting internal Boiler Hall columns under Superheater Exchange, 17m deep (assume 1200mm dia, N40, 120kg/m3 reo)	m	136	1,000	136,000
136	Piles caps for 600mm dia. piles (assume 900 x 900 x 400mm deep, N40, 240kg/m3 reo)	No	16	838	13,400
137	Piles caps for 900mm dia. piles (assume 1200 x 1200 x 500mm deep, N40, 240kg/m3 reo)	No	24	1,392	33,400
			PILING	\$292/m²	\$7,812,500
CN_C CONCRETE - CONCRETE ITEMS					
1	200mm thick RC slab on ground	m ²	7,777	180	1,399,800
2	600mm thick RC restraining slab on ground (assume N40, 160kg/m3 reo)	m ²	510	880	448,800
3	1000mm thick RC Waste Bunker slab on ground (assume N40, 160kg/m3 reo)	m ²	1,446	1,100	1,590,600
4	2000mm thick RC piled raft slab on ground (assume N40, 160kg/m3 reo)	m ²	163	2,391	389,600
27	4000mm width x 1500mm deep RC ground beam (assume N40, 160kg/m3 reo)	m	57	5,820	331,700
30	2000mm width x 600mm deep RC ground beam (assume N40, 160kg/m3 reo)	m	62	1,260	78,100
70	Concrete topping slab as protection for tanking membrane	m ²	1,446	120	173,500
71	Concrete wall as protection for tanking membrane	m ²	2,548	300	764,400
91	600mm thick RC buttress walls, below ground (assume N40, 200kg/m3 reo)	m ²	244	910	222,000
139	Allowance for strip footings for external upstand walls	m	373	851	317,100
140	Allowance for strip footings for internal load walls	m	1,396	750	1,047,000
			CONCRETE - CONCRETE ITEMS	\$252/m²	\$6,762,600

Project Green Waratah

Indicative Order of Cost Budget Estimate July 2020

Location Element/Trade/Main heading/Sub heading Item

FB FACILITY BUILDINGS

MF Main Facility (continued)

GFA: 26,799 m² Cost/m²: \$5,220

Rates Current At June 2020

Description	Unit	Qty	Rate	Total
CN_M CONCRETE - TANKING				
66 Tanking membrane to Bunker walls below ground	m ²	2,548	175	445,900
67 Tanking membrane to Bunker slab	m ²	1,446	176	253,100
68 Tanking membrane joint to intersection of Bunker slab and walls below ground	m	165	200	33,000
CONCRETE - TANKING			\$27/m²	\$732,000
SUBSTRUCTURE			\$571/m²	\$15,307,100
CL COLUMNS				
SS STRUCTURAL STEEL				
14 Column, 310UC	t	27.69	7,501	207,700
15 Column, 400WC	t	528.00	7,500	3,960,000
16 Column, 500WC	t	51.40	7,500	385,500
17 Column, 700WB	t	83.25	7,501	624,400
18 Column, 900WB	t	446.44	7,500	3,348,300
87 Allowance for structural steel connections incl columns, beams, trusses, etc (allow 10%)	t	317.92	7,500	2,384,400
STRUCTURAL STEEL			\$407/m²	\$10,910,300
PA PAINTING				
90 Allowance for intumescent coatings to structural steel incl columns, beams, trusses, etc (say 30% required)	m ²	12,196	200	2,439,200
PAINTING			\$91/m²	\$2,439,200
COLUMNS			\$498/m²	\$13,349,500
UF UPPER FLOORS				
CN_C CONCRETE - CONCRETE ITEMS				
13 150mm thick RC bondek slab (assume N40, 120kg/m ³ reo)	m ²	10,249	441	4,509,600
26 200mm thick RC bondek slab (assume N40, 120kg/m ³ reo)	m ²	2,792	481	1,340,200
28 4000mm width x 1500mm deep RC suspended beam (assume N40, 180kg/m ³ reo)	m	70	7,300	511,000
29 1500mm width x 1500mm deep RC suspended beam (assume N40, 180kg/m ³ reo)	m	70	3,060	214,200
31 Waller beam for wall deflection for crane	m	81	5,000	405,000
155 1500mm width x 200mm deep RC suspended beam (assume N40, 180kg/m ³ reo)	m	70	650	45,500
CONCRETE - CONCRETE ITEMS			\$262/m²	\$7,025,500
SS STRUCTURAL STEEL				
19 Beam, 1200WB317	t	19.79	7,499	148,400
20 Beam, 800WB	t	109.19	7,500	818,900
22 Beam, 530UB	t	222.68	7,501	1,670,100

Project Green Waratah

Indicative Order of Cost Budget Estimate July 2020

Location Element/Trade/Main heading/Sub heading Item

FB FACILITY BUILDINGS

MF Main Facility (continued)

GFA: 26,799 m² Cost/m²: \$5,220

Rates Current At June 2020

Description	Unit	Qty	Rate	Total
88 Truss, 2500mm deep 310UC	t	120.25	7,501	901,900
STRUCTURAL STEEL			\$132/m²	\$3,539,300
UPPER FLOORS			\$394/m²	\$10,564,800
SC STAIRCASES				
CN_C CONCRETE - CONCRETE ITEMS				
178 Allowance for fire stairs	M/R	158	2,600	410,800
CONCRETE - CONCRETE ITEMS			\$15/m²	\$410,800
STAIRCASES			\$15/m²	\$410,800
RF ROOF				
SS STRUCTURAL STEEL				
23 Truss, 2500mm deep 310UC	t	1,542.72	7,501	11,570,400
89 Beam, 530UB (assumed)	t	27.78	7,502	208,400
152 Allowance for purlins for lightweight roofs	m	10,116	45	455,200
154 Allowance for structural roof frame (allowed 30kg/m ²)	t	5.50	7,500	41,300
STRUCTURAL STEEL			\$458/m²	\$12,275,300
RF ROOFING				
109 Allowance for roof safety system	Item			220,000
130 Lightweight roof, incl sheet metal roofing, insulation, safety mesh, trims and drainage	m ²	12,235	151	1,835,300
131 Lightweight roof to Blades, incl sheet metal roofing, insulation, safety mesh, trims and drainage	m ²	2,692	150	403,800
153 EO for detachable roof for Boiler maintenance	m ²	417	500	208,500
ROOFING			\$100/m²	\$2,667,600
ROOF			\$558/m²	\$14,942,900
EW EXTERNAL WALLS				
CN_C CONCRETE - CONCRETE ITEMS				
8 1000mm thick RC Waste Bunker walls (assume N40, 200kg/m ³ reo)	m ²	1,386	1,450	2,009,700
11 200mm thick RC upstand walls (assume N40, 120kg/m ³ reo)	m ²	2,311	581	1,340,400
CONCRETE - CONCRETE ITEMS			\$125/m²	\$3,350,100
FC FACADES				
120 Solid monolithic blades infill, brick cladded facade incl sub-frame / secondary steel	m ²	5,253	800	4,202,400
121 Living walls, green walls incl sub-frame / secondary steel	m ²	1,911	2,000	3,822,000
122 Shadow zone facade to Waste Reception Hall incl sub-frame / secondary steel (assume sheet metal cladding)	m ²	1,503	451	676,400
124 Matt finish metal panel cladding incl sub-frame	m ²	2,816	500	1,408,000
125 Opaque screen facade over solid wall (msd sep), incl sub-frame / secondary steel	m ²	4,684	500	2,342,000

Project Green Waratah

Indicative Order of Cost Budget Estimate July 2020

Location Element/Trade/Main heading/Sub heading Item

FB FACILITY BUILDINGS

MF Main Facility (continued)

GFA: 26,799 m² Cost/m²: \$5,220

Rates Current At June 2020

Description	Unit	Qty	Rate	Total
126 Glazed curtain wall with semi-transparent metal mesh screen incl secondary structural steelwork (assume double glazed facade)	m ²	5,541	1,800	9,973,800
127 Fixed glazing to Operations Admin (assume double glazed facade)	m ²	129	751	96,800
128 Shadow zone facade to Operations Admin incl sub-frame / secondary steel (assume sheet metal cladding)	m ²	2,429	451	1,093,100
129 Solid monolithic blades, brick clad banding panels incl sub-frame / secondary steel	m ²	6,068	851	5,157,800
FACADES			\$1,074/m²	\$28,772,300
EXTERNAL WALLS			\$1,199/m²	\$32,122,400
ED EXTERNAL DOORS				
DO DOORS				
208 Single fire rated door complete	No	24	1,800	43,200
DOORS			\$2/m²	\$43,200
EXTERNAL DOORS			\$2/m²	\$43,200
NW INTERNAL WALLS				
CN_C CONCRETE - CONCRETE ITEMS				
9 800mm thick RC Waste Bunker walls (assume N40, 200kg/m ³ reo)	m ²	3,780	1,230	4,649,400
10 1000mm thick RC Waste Bunker walls (assume N40, 200kg/m ³ reo)	m ²	1,379	1,431	1,972,000
12 600mm thick RC buttress walls, above ground (assume N40, 200kg/m ³ reo)	m ²	2,193	1,031	2,258,800
32 600mm thick RC walls (assume N40, 120kg/m ³ reo)	m ²	982	900	883,800
CONCRETE - CONCRETE ITEMS			\$364/m²	\$9,764,000
CN_P CONCRETE - PRECAST				
7 250mm thick precast RC core walls	m ²	6,810	421	2,860,200
161 Allowance for precast RC internal walls	m ²	15,120	420	6,350,400
CONCRETE - PRECAST			\$344/m²	\$9,210,600
SS STRUCTURAL STEEL				
170 Allowance for secondary steel support and bracing for internal precast walls (say 6kg/m ²)	t	181.57	7,501	1,361,800
STRUCTURAL STEEL			\$51/m²	\$1,361,800
GL GLAZING				
162 Allowance for internal glazed walls	m ²	242	650	157,300
GLAZING			\$6/m²	\$157,300
INTERNAL WALLS			\$765/m²	\$20,493,700

Project Green Waratah

Indicative Order of Cost Budget Estimate July 2020

Location Element/Trade/Main heading/Sub heading Item

FB FACILITY BUILDINGS

MF Main Facility (continued)

GFA: 26,799 m² Cost/m²: \$5,220

Rates Current At June 2020

Description	Unit	Qty	Rate	Total
ND INTERNAL DOORS				
DO DOORS				
209 Single fire rated door complete	No	181	1,800	325,800
			DOORS	\$12/m²
			INTERNAL DOORS	\$12/m²
				\$325,800
WF WALL FINISHES				
PA PAINTING				
159 Allowance for wall finishes to Main Facility	m ²	60,523	10	605,200
			PAINTING	\$23/m²
			WALL FINISHES	\$23/m²
				\$605,200
FF FLOOR FINISHES				
PA PAINTING				
157 Allowance for floor finishes to Main Facility	m ²	26,799	21	536,000
			PAINTING	\$20/m²
			FLOOR FINISHES	\$20/m²
				\$536,000
CF CEILING FINISHES				
PA PAINTING				
158 Allowance for ceiling finishes to Main Facility	m ²	13,041	51	652,100
			PAINTING	\$24/m²
			CEILING FINISHES	\$24/m²
				\$652,100
FT FITMENTS				
MW METALWORK				
160 Allowance for fitments to Main Facility	m ²	26,799	60	1,607,900
			METALWORK	\$60/m²
			FITMENTS	\$60/m²
				\$1,607,900
SE SPECIAL EQUIPMENT				
MW METALWORK				
168 Secondary steel required to support Facility equipment incl internal cranes	Item			Excl.
169 Facility equipment incl internal cranes	Item			Excl.
			METALWORK	Excl.
			SPECIAL EQUIPMENT	Excl.
HS HYDRAULIC SERVICES				
HY HYDRAULICS				
164 Allowance for hydraulic services to Main Facility	m ²	26,799	121	3,215,900
			HYDRAULICS	\$120/m²
			HYDRAULIC SERVICES	\$120/m²
				\$3,215,900

Project Green Waratah

Indicative Order of Cost Budget Estimate July 2020

Location Element/Trade/Main heading/Sub heading Item

FB FACILITY BUILDINGS

MF Main Facility (continued)

GFA: 26,799 m² Cost/m²: \$5,220

Rates Current At June 2020

Description	Unit	Qty	Rate	Total
MS MECHANICAL SERVICES				
ME MECHANICAL INSTALLATIONS				
166 Allowance for mechanical services to Main Facility	m ²	26,799	326	8,709,700
			MECHANICAL INSTALLATIONS	\$325/m² \$8,709,700
			MECHANICAL SERVICES	\$325/m² \$8,709,700
FP FIRE PROTECTION				
FS FIRE SERVICES				
165 Allowance for fire services to Main Facility	m ²	26,799	141	3,751,900
			FIRE SERVICES	\$140/m² \$3,751,900
			FIRE PROTECTION	\$140/m² \$3,751,900
LP ELECTRIC LIGHT AND POWER				
EL ELECTRICAL INSTALLATIONS				
163 Allowance for electrical services to Main Facility	m ²	26,799	451	12,059,600
			ELECTRICAL INSTALLATIONS	\$450/m² \$12,059,600
			ELECTRIC LIGHT AND POWER	\$450/m² \$12,059,600
TS TRANSPORTATION SYSTEMS				
LI LIFT INSTALLATIONS				
167 Allowance for good and access lift to Main Facility (servicing 4 levels)	No	4	300,000	1,200,000
			LIFT INSTALLATIONS	\$45/m² \$1,200,000
			TRANSPORTATION SYSTEMS	\$45/m² \$1,200,000
			MAIN FACILITY	\$5,220/m² \$139,898,500

Project Green Waratah

Indicative Order of Cost Budget Estimate July 2020

Location Element/Trade/Main heading/Sub heading Item

FB FACILITY BUILDINGS

OA Operations Admin

GFA: 6,438 m² Cost/m²: \$3,295

Rates Current At June 2020

Description	Unit	Qty	Rate	Total
SB SUBSTRUCTURE				
CN_C CONCRETE - CONCRETE ITEMS				
1 200mm thick RC slab on ground	m ²	1,340	180	241,200
172 Allowance for foundations	m ²	1,340	200	268,000
CONCRETE - CONCRETE ITEMS			\$79/m²	\$509,200
SUBSTRUCTURE			\$79/m²	\$509,200
CL COLUMNS				
SS STRUCTURAL STEEL				
87 Allowance for structural steel connections incl columns, beams, trusses, etc (allow 10%)	t	26.91	7,500	201,800
119 Allowance for columns (no spec - area msd)	m ²	6,438	51	321,900
STRUCTURAL STEEL			\$81/m²	\$523,700
PA PAINTING				
90 Allowance for intumescent coatings to structural steel incl columns, beams, trusses, etc (say 30% required)	m ²	1,479	200	295,800
PAINTING			\$46/m²	\$295,800
COLUMNS			\$127/m²	\$819,500
UF UPPER FLOORS				
CN_C CONCRETE - CONCRETE ITEMS				
25 130mm thick RC bondek slab (assume N40, 120kg/m ³ reo)	m ²	5,174	421	2,173,100
CONCRETE - CONCRETE ITEMS			\$338/m²	\$2,173,100
SS STRUCTURAL STEEL				
21 Beam, 610UB	t	56.16	7,500	421,200
22 Beam, 530UB	t	75.69	7,501	567,700
24 Beam, 360UB	t	33.43	7,500	250,700
STRUCTURAL STEEL			\$193/m²	\$1,239,600
UPPER FLOORS			\$530/m²	\$3,412,700
SC STAIRCASES				
CN_C CONCRETE - CONCRETE ITEMS				
178 Allowance for fire stairs	M/R	55	2,600	143,000
CONCRETE - CONCRETE ITEMS			\$22/m²	\$143,000
MW METALWORK				
179 Allowance for internal access stairs	M/R	17	7,500	127,500
METALWORK			\$20/m²	\$127,500
STAIRCASES			\$42/m²	\$270,500
RF ROOF				
SS STRUCTURAL STEEL				
23 Truss, 2500mm deep 310UC	t	103.81	7,501	778,600
152 Allowance for purlins for lightweight roofs	m	801	45	36,000

Project Green Waratah

Indicative Order of Cost Budget Estimate July 2020

Location Element/Trade/Main heading/Sub heading Item

FB FACILITY BUILDINGS

OA Operations Admin (continued)

GFA: 6,438 m² Cost/m²: \$3,295

Rates Current At June 2020

Description	Unit	Qty	Rate	Total
154 Allowance for structural roof frame (allowed 30kg/m2)	t	38.30	7,500	287,200
STRUCTURAL STEEL			\$171/m²	\$1,101,800
RF ROOFING				
109 Allowance for roof safety system	Item			20,000
130 Lightweight roof, incl sheet metal roofing, insulation, safety mesh, trims and drainage	m ²	1,102	151	165,300
131 Lightweight roof to Blades, incl sheet metal roofing, insulation, safety mesh, trims and drainage	m ²	176	150	26,400
ROOFING			\$33/m²	\$211,700
ROOF			\$204/m²	\$1,313,500
EW EXTERNAL WALLS				
MA MASONRY				
174 Allowance for external block walls	m ²	1,081	300	324,300
MASONRY			\$50/m²	\$324,300
FC FACADES				
120 Solid monolithic blades infill, brick cladded facade incl sub-frame / secondary steel	m ²	1,310	800	1,048,000
127 Fixed glazing to Operations Admin (assume double glazed facade)	m ²	1,196	751	897,000
129 Solid monolithic blades, brick cladded banding panels incl sub-frame / secondary steel	m ²	698	851	593,300
FACADES			\$394/m²	\$2,538,300
PT PARTITIONS				
177 Allowance for external framed walls	m ²	3,106	111	341,700
PARTITIONS			\$53/m²	\$341,700
EXTERNAL WALLS			\$498/m²	\$3,204,300
ED EXTERNAL DOORS				
DO DOORS				
208 Single fire rated door complete	No	18	1,800	32,400
210 Allowance for large automatic overhead door	No	12	20,000	240,000
DOORS			\$42/m²	\$272,400
EXTERNAL DOORS			\$42/m²	\$272,400
NW INTERNAL WALLS				
CN_P CONCRETE - PRECAST				
7 250mm thick precast RC core walls	m ²	2,178	421	914,800
CONCRETE - PRECAST			\$142/m²	\$914,800
MA MASONRY				
175 Allowance for internal block walls	m ²	1,143	300	342,900
MASONRY			\$53/m²	\$342,900

Project Green Waratah

Indicative Order of Cost Budget Estimate July 2020

Location Element/Trade/Main heading/Sub heading Item

FB FACILITY BUILDINGS

OA Operations Admin (continued)

GFA: 6,438 m² Cost/m²: \$3,295

Rates Current At June 2020

Description	Unit	Qty	Rate	Total
GL GLAZING				
162 Allowance for internal glazed walls	m ²	90	650	58,500
	GLAZING		\$9/m²	\$58,500
PT PARTITIONS				
176 Allowance for internal stud walls	m ²	2,415	131	314,000
	PARTITIONS		\$49/m²	\$314,000
	INTERNAL WALLS		\$253/m²	\$1,630,200
NS INTERNAL SCREENS AND BORROWED LIGHTS				
JO JOINERY				
189 Toilet and shower partitions	No	18	2,000	36,000
	JOINERY		\$6/m²	\$36,000
	INTERNAL SCREENS AND BORROWED LIGHTS		\$6/m²	\$36,000
ND INTERNAL DOORS				
DO DOORS				
209 Single fire rated door complete	No	115	1,800	207,000
	DOORS		\$32/m²	\$207,000
	INTERNAL DOORS		\$32/m²	\$207,000
WF WALL FINISHES				
TL TILING				
185 Allowance for wall finishes to wet areas	m ²	509	200	101,800
	TILING		\$16/m²	\$101,800
PA PAINTING				
182 Allowance for wall finishes to office areas	m ²	8,663	15	129,900
188 Allowance for wall finishes to BOH areas	m ²	5,403	15	81,000
	PAINTING		\$33/m²	\$210,900
	WALL FINISHES		\$49/m²	\$312,700
FF FLOOR FINISHES				
TL TILING				
183 Allowance for floor finishes to wet areas	m ²	238	220	52,400
	TILING		\$8/m²	\$52,400
CA CARPETS				
180 Allowance for floor finishes to office areas	m ²	4,682	91	421,400
	CARPETS		\$65/m²	\$421,400
PA PAINTING				
186 Allowance for floor finishes to BOH areas	m ²	1,520	20	30,400
	PAINTING		\$5/m²	\$30,400
	FLOOR FINISHES		\$78/m²	\$504,200
CF CEILING FINISHES				
SC SUSPENDED CEILINGS				
181 Allowance for ceiling finishes to office areas	m ²	4,682	76	351,200

Project Green Waratah

Indicative Order of Cost Budget Estimate July 2020

Location Element/Trade/Main heading/Sub heading Item

FB FACILITY BUILDINGS

OA Operations Admin (continued)

GFA: 6,438 m² Cost/m²: \$3,295

Rates Current At June 2020

Description	Unit	Qty	Rate	Total
184 Allowance for ceiling finishes to wet areas	m ²	238	85	20,200
SUSPENDED CEILINGS			\$58/m²	\$371,400
PA PAINTING				
187 Allowance for ceiling finishes to BOH areas	m ²	1,520	20	30,400
PAINTING			\$5/m²	\$30,400
CEILING FINISHES			\$62/m²	\$401,800
FT FITMENTS				
MW METALWORK				
190 Allowance for office areas fitments	m ²	4,682	400	1,872,800
191 Allowance for wet areas fitments	m ²	238	800	190,400
192 Allowance for BOH areas fitments	m ²	1,520	50	76,000
METALWORK			\$332/m²	\$2,139,200
FITMENTS			\$332/m²	\$2,139,200
HS HYDRAULIC SERVICES				
HY HYDRAULICS				
222 Allowance for hydraulic services to office areas	m ²	4,682	121	561,900
223 Allowance for hydraulic services to BOH areas	m ²	1,520	60	91,200
224 Allowance for hydraulic services to wet areas	m ²	238	700	166,600
HYDRAULICS			\$127/m²	\$819,700
HYDRAULIC SERVICES			\$127/m²	\$819,700
MS MECHANICAL SERVICES				
ME MECHANICAL INSTALLATIONS				
225 Allowance for mechanical services to office areas	m ²	4,682	371	1,732,400
226 Allowance for mechanical services to BOH areas	m ²	1,520	100	152,000
227 Allowance for mechanical services to wet areas	m ²	238	200	47,600
MECHANICAL INSTALLATIONS			\$300/m²	\$1,932,000
MECHANICAL SERVICES			\$300/m²	\$1,932,000
FP FIRE PROTECTION				
FS FIRE SERVICES				
228 Allowance for fire services to office areas	m ²	4,682	91	421,400
229 Allowance for fire services to BOH areas	m ²	1,520	90	136,800
230 Allowance for fire services to wet areas	m ²	238	91	21,500
FIRE SERVICES			\$90/m²	\$579,700
FIRE PROTECTION			\$90/m²	\$579,700
LP ELECTRIC LIGHT AND POWER				
EL ELECTRICAL INSTALLATIONS				
219 Allowance for electrical services to office areas	m ²	4,682	330	1,545,000
220 Allowance for electrical services to BOH areas	m ²	1,520	220	334,400

Project Green Waratah

Indicative Order of Cost Budget Estimate July 2020

Location Element/Trade/Main heading/Sub heading Item

FB FACILITY BUILDINGS

OA Operations Admin (continued)

GFA: 6,438 m² Cost/m²: \$3,295

Rates Current At June 2020

Description	Unit	Qty	Rate	Total
221 Allowance for electrical services to wet areas	m ²	238	280	66,600
ELECTRICAL INSTALLATIONS			\$302/m²	\$1,946,000
ELECTRIC LIGHT AND POWER			\$302/m²	\$1,946,000
TS TRANSPORTATION SYSTEMS				
LI LIFT INSTALLATIONS				
167 Allowance for good and access lift to Main Facility (servicing 4 levels)	No	3	300,000	900,000
LIFT INSTALLATIONS			\$140/m²	\$900,000
TRANSPORTATION SYSTEMS			\$140/m²	\$900,000
OPERATIONS ADMIN			\$3,295/m²	\$21,210,600

Project Green Waratah

Indicative Order of Cost Budget Estimate July 2020

Location Element/Trade/Main heading/Sub heading Item

FB FACILITY BUILDINGS

S Stack

Rates Current At June 2020

Description	Unit	Qty	Rate	Total
SB SUBSTRUCTURE				
PI_P PILING				
171 Piles supporting Stack, assume 17m deep (assume 1200mm dia, N40, 120kg/m3 reo)	m	340	1,000	340,000
PILING				\$340,000
CN_C CONCRETE - CONCRETE ITEMS				
1 200mm thick RC slab on ground	m ²	347	180	62,500
5 3000mm thick RC piled raft slab on ground (assume N40, 160kg/m3 reo)	m ²	97	3,490	338,500
CONCRETE - CONCRETE ITEMS				\$401,000
SUBSTRUCTURE				\$741,000
EW EXTERNAL WALLS				
CN_P CONCRETE - PRECAST				
156 Allowance for precast stack (footing msd sep)	Item			800,000
CONCRETE - PRECAST				\$800,000
FC FACADES				
120 Solid monolithic blades infill, brick cladded facade incl sub-frame / secondary steel	m ²	128	800	102,400
129 Solid monolithic blades, brick cladded banding panels incl sub-frame / secondary steel	m ²	541	851	459,900
FACADES				\$562,300
EXTERNAL WALLS				\$1,362,300
FT FITMENTS				
MW METALWORK				
173 Allowance for access fitments for Stack	Item			80,000
METALWORK				\$80,000
FITMENTS				\$80,000
STACK				\$2,183,300

Project Green Waratah

Indicative Order of Cost Budget Estimate July 2020

Location Element/Trade/Main heading/Sub heading Item

FB FACILITY BUILDINGS

VC Visitor Centre

GFA: 648 m² Cost/m²: \$6,315

Rates Current At June 2020

Description	Unit	Qty	Rate	Total
SB SUBSTRUCTURE				
CN_C CONCRETE - CONCRETE ITEMS				
132 Allowance for strip footing for rammed earth feature wall	m	125	751	93,800
202 150mm thick RC slab on ground incl foundations	m ²	648	150	97,200
CONCRETE - CONCRETE ITEMS			\$295/m²	\$191,000
SUBSTRUCTURE			\$295/m²	\$191,000
CL COLUMNS				
CR CARPENTRY				
203 Columns, exposed CLT	m ²	1,126	100	112,600
CARPENTRY			\$174/m²	\$112,600
COLUMNS			\$174/m²	\$112,600
SC STAIRCASES				
CN_C CONCRETE - CONCRETE ITEMS				
178 Allowance for fire stairs	M/R	5	2,600	13,000
CONCRETE - CONCRETE ITEMS			\$20/m²	\$13,000
STAIRCASES			\$20/m²	\$13,000
RF ROOF				
CR CARPENTRY				
204 CLT roof frame and canopy incl supply, wastage and installation	m ²	1,126	750	844,500
215 Extra over CLT roof frame and canopy for visual grade finish incl wastage	m ²	1,126	76	84,500
CARPENTRY			\$1,434/m²	\$929,000
RF ROOFING				
109 Allowance for roof safety system	Item			15,000
214 Allowance for green roof incl structural lining, membrane, planting medium, seed and drainage	m ²	648	411	265,700
ROOFING			\$433/m²	\$280,700
ROOF			\$1,867/m²	\$1,209,700
EW EXTERNAL WALLS				
MA MASONRY				
123 Rammed earth feature wall (footing msd sep)	m ²	697	551	383,400
MASONRY			\$592/m²	\$383,400
FC FACADES				
216 Fixed double glazed facade to Visitor Centre	m ²	437	1,300	568,100
217 Extra over glazed facade for double door	No	2	5,000	10,000
FACADES			\$892/m²	\$578,100
EXTERNAL WALLS			\$1,484/m²	\$961,500

Project Green Waratah

Indicative Order of Cost Budget Estimate July 2020

Location Element/Trade/Main heading/Sub heading Item

FB FACILITY BUILDINGS

VC Visitor Centre (continued)

GFA: 648 m² Cost/m²: \$6,315

Rates Current At June 2020

Description	Unit	Qty	Rate	Total
NW INTERNAL WALLS				
CN_P CONCRETE - PRECAST				
7 250mm thick precast RC core walls	m ²	125	421	52,500
			CONCRETE - PRECAST	\$81/m²
				\$52,500
CR CARPENTRY				
205 CLT walls incl supply, wastage and installation	m ²	271	500	135,500
206 Extra over CLT walls for visual grade finish incl wastage	m ²	541	76	40,600
			CARPENTRY	\$272/m²
				\$176,100
			INTERNAL WALLS	\$353/m²
				\$228,600
ND INTERNAL DOORS				
DO DOORS				
209 Single fire rated door complete	No	7	1,800	12,600
			DOORS	\$19/m²
				\$12,600
			INTERNAL DOORS	\$19/m²
				\$12,600
FF FLOOR FINISHES				
CN_C CONCRETE - CONCRETE ITEMS				
218 Allowance for floor finishes to Visitor Centre	m ²	612	100	61,200
			CONCRETE - CONCRETE ITEMS	\$94/m²
				\$61,200
TL TILING				
183 Allowance for floor finishes to wet areas	m ²	37	220	8,100
			TILING	\$12/m²
				\$8,100
			FLOOR FINISHES	\$107/m²
				\$69,300
FT FITMENTS				
MW METALWORK				
190 Allowance for office areas fitments	m ²	612	400	244,800
191 Allowance for wet areas fitments	m ²	37	800	29,600
			METALWORK	\$423/m²
				\$274,400
			FITMENTS	\$423/m²
				\$274,400
HS HYDRAULIC SERVICES				
HY HYDRAULICS				
222 Allowance for hydraulic services to office areas	m ²	612	121	73,400
224 Allowance for hydraulic services to wet areas	m ²	37	700	25,900
			HYDRAULICS	\$153/m²
				\$99,300
			HYDRAULIC SERVICES	\$153/m²
				\$99,300
MS MECHANICAL SERVICES				
ME MECHANICAL INSTALLATIONS				
225 Allowance for mechanical services to office areas	m ²	612	371	226,400
227 Allowance for mechanical services to wet areas	m ²	37	200	7,400
			MECHANICAL INSTALLATIONS	\$361/m²
				\$233,800
			MECHANICAL SERVICES	\$361/m²
				\$233,800

Project Green Waratah

Indicative Order of Cost Budget Estimate July 2020

Location Element/Trade/Main heading/Sub heading Item

FB FACILITY BUILDINGS

VC Visitor Centre (continued)

GFA: 648 m² Cost/m²: \$6,315

Rates Current At June 2020

Description	Unit	Qty	Rate	Total
FP FIRE PROTECTION				
FS FIRE SERVICES				
228 Allowance for fire services to office areas	m ²	612	91	55,100
230 Allowance for fire services to wet areas	m ²	37	91	3,300
			FIRE SERVICES	\$90/m²
			FIRE PROTECTION	\$58,400
				\$90/m²
				\$58,400
LP ELECTRIC LIGHT AND POWER				
EL ELECTRICAL INSTALLATIONS				
219 Allowance for electrical services to office areas	m ²	612	330	202,000
221 Allowance for electrical services to wet areas	m ²	37	280	10,400
			ELECTRICAL INSTALLATIONS	\$328/m²
			ELECTRIC LIGHT AND POWER	\$212,400
				\$328/m²
				\$212,400
XR ROADS, FOOTPATHS AND PAVED AREAS				
EX EXTERIOR ELEMENTS				
231 Paving to Visitor Centre incl base slab	m ²	1,299	321	415,700
			EXTERIOR ELEMENTS	\$642/m²
			ROADS, FOOTPATHS AND PAVED AREAS	\$415,700
				\$642/m²
			VISITOR CENTRE	\$4,092,300
				\$6,315/m²

Project Green Waratah

Indicative Order of Cost Budget Estimate July 2020

Location Element/Trade/Main heading/Sub heading Item

FB FACILITY BUILDINGS

ACC ACC Building

GFA: 1,687 m² Cost/m²: \$3,863

Rates Current At June 2020

Description	Unit	Qty	Rate	Total
SB SUBSTRUCTURE				
CN_C CONCRETE - CONCRETE ITEMS				
103 Allowance for foundations at ground level to ACC Building (area msd)	m ²	1,687	300	506,100
			CONCRETE - CONCRETE ITEMS	\$300/m²
			SUBSTRUCTURE	\$300/m²
				\$506,100
CL COLUMNS				
SS STRUCTURAL STEEL				
104 Allowance for primary supporting columns for ACC Building (area msd)	m ²	1,687	200	337,400
119 Allowance for columns (no spec - area msd)	m ²	1,687	51	84,400
			STRUCTURAL STEEL	\$250/m²
			COLUMNS	\$250/m²
				\$421,800
UF UPPER FLOORS				
CN_C CONCRETE - CONCRETE ITEMS				
108 Allowance for suspended slab with integrated large fans	m ²	1,687	451	759,200
			CONCRETE - CONCRETE ITEMS	\$450/m²
				\$759,200
SS STRUCTURAL STEEL				
107 Allowance for primary support beams for ACC Building suspended slabs	m ²	1,687	200	337,400
			STRUCTURAL STEEL	\$200/m²
			UPPER FLOORS	\$650/m²
				\$1,096,600
SC STAIRCASES				
MW METALWORK				
105 Allowance for access stairs to ACC Building	M/R	12	6,500	78,000
			METALWORK	\$46/m²
			STAIRCASES	\$46/m²
				\$78,000
RF ROOF				
SS STRUCTURAL STEEL				
152 Allowance for purlins for lightweight roofs	m	1,197	45	53,900
154 Allowance for structural roof frame (allowed 30kg/m ²)	t	50.68	7,500	380,100
			STRUCTURAL STEEL	\$257/m²
				\$434,000
RF ROOFING				
109 Allowance for roof safety system	Item			30,000
130 Lightweight roof, incl sheet metal roofing, insulation, safety mesh, trims and drainage	m ²	1,690	151	253,500
			ROOFING	\$168/m²
			ROOF	\$425/m²
				\$283,500
				\$717,500

Project Green Waratah

Indicative Order of Cost Budget Estimate July 2020

Location Element/Trade/Main heading/Sub heading Item

FB FACILITY BUILDINGS

ACC ACC Building (continued)

GFA: 1,687 m² Cost/m²: \$3,863

Rates Current At June 2020

Description	Unit	Qty	Rate	Total
EW EXTERNAL WALLS				
FC FACADES				
124 Matt finish metal panel cladding incl sub-frame	m ²	2,940	500	1,470,000
FACADES			\$871/m²	\$1,470,000
EXTERNAL WALLS			\$871/m²	\$1,470,000
WF WALL FINISHES				
FI FINISHES				
112 Allowance for internal wall finishes to ACC Building	m ²	1,687		Excl.
FINISHES				Excl.
WALL FINISHES				Excl.
FF FLOOR FINISHES				
FI FINISHES				
110 Allowance for internal floor finishes to ACC Building	m ²	1,687	20	33,700
FINISHES			\$20/m²	\$33,700
FLOOR FINISHES			\$20/m²	\$33,700
CF CEILING FINISHES				
FI FINISHES				
111 Allowance for internal ceiling finishes to ACC Building	m ²	1,687		Excl.
FINISHES				Excl.
CEILING FINISHES				Excl.
FT FITMENTS				
MW METALWORK				
113 Allowance for internal fitments to ACC Building incl all metalwork and signage	m ²	1,687	51	84,400
METALWORK			\$50/m²	\$84,400
FITMENTS			\$50/m²	\$84,400
HS HYDRAULIC SERVICES				
HY HYDRAULICS				
115 Allowance for hydraulic services to ACC Building	m ²	1,687	111	185,600
HYDRAULICS			\$110/m²	\$185,600
HYDRAULIC SERVICES			\$110/m²	\$185,600
MS MECHANICAL SERVICES				
ME MECHANICAL INSTALLATIONS				
116 Allowance for mechanical services to ACC Building	m ²	1,687	51	84,400
MECHANICAL INSTALLATIONS			\$50/m²	\$84,400
MECHANICAL SERVICES			\$50/m²	\$84,400

Project Green Waratah
Indicative Order of Cost Budget Estimate July 2020

Location Element/Trade/Main heading/Sub heading Item

FB FACILITY BUILDINGS

ACC ACC Building (continued)

GFA: 1,687 m² Cost/m²: \$3,863
 Rates Current At June 2020

Description	Unit	Qty	Rate	Total
FP FIRE PROTECTION				
FS FIRE SERVICES				
117 Allowance for fire services to ACC Building	m ²	1,687	90	151,800
			<i>FIRE SERVICES</i>	<i>\$90/m²</i>
			<i>FIRE PROTECTION</i>	<i>\$90/m²</i>
LP ELECTRIC LIGHT AND POWER				
EL ELECTRICAL INSTALLATIONS				
114 Allowance for electrical services to ACC Building	m ²	1,687	1,000	1,687,000
			<i>ELECTRICAL INSTALLATIONS</i>	<i>\$1,000/m²</i>
			<i>ELECTRIC LIGHT AND POWER</i>	<i>\$1,000/m²</i>
			<i>ACC BUILDING</i>	<i>\$3,863/m²</i>

Project Green Waratah

Indicative Order of Cost Budget Estimate July 2020

Location Element/Trade/Main heading/Sub heading Item

FB FACILITY BUILDINGS

SB Substation Building

GFA: 1,680 m² Cost/m²: \$3,012

Rates Current At June 2020

Description	Unit	Qty	Rate	Total
SB SUBSTRUCTURE				
CN_C CONCRETE - CONCRETE ITEMS				
1 200mm thick RC slab on ground	m ²	1,680	180	302,400
			CONCRETE - CONCRETE ITEMS	\$180/m²
			SUBSTRUCTURE	\$180/m²
				\$302,400
RF ROOF				
SS STRUCTURAL STEEL				
154 Allowance for structural roof frame (allowed 30kg/m ²)	t	50.40	7,500	378,000
			STRUCTURAL STEEL	\$225/m²
				\$378,000
RF ROOFING				
109 Allowance for roof safety system	Item			20,000
130 Lightweight roof, incl sheet metal roofing, insulation, safety mesh, trims and drainage	m ²	1,680	151	252,000
			ROOFING	\$162/m²
			ROOF	\$387/m²
				\$650,000
EW EXTERNAL WALLS				
CN_P CONCRETE - PRECAST				
102 External walls to Substation Building (assume precast concrete)	m ²	743	400	297,200
			CONCRETE - PRECAST	\$177/m²
			EXTERNAL WALLS	\$177/m²
				\$297,200
ED EXTERNAL DOORS				
DO DOORS				
208 Single fire rated door complete	No	4	1,800	7,200
210 Allowance for large automatic overhead door	No	2	20,000	40,000
			DOORS	\$28/m²
			EXTERNAL DOORS	\$28/m²
				\$47,200
WF WALL FINISHES				
FI FINISHES				
194 Allowance for internal wall finishes to Substation Building	m ²	1,680		Excl.
			FINISHES	Excl.
			WALL FINISHES	Excl.
FF FLOOR FINISHES				
FI FINISHES				
195 Allowance for internal floor finishes to Substation Building	m ²	1,680	20	33,600
			FINISHES	\$20/m²
			FLOOR FINISHES	\$20/m²
				\$33,600

Project Green Waratah

Indicative Order of Cost Budget Estimate July 2020

Location Element/Trade/Main heading/Sub heading Item

FB FACILITY BUILDINGS

SB Substation Building (continued)

GFA: 1,680 m² Cost/m²: \$3,012

Rates Current At June 2020

Description	Unit	Qty	Rate	Total
CF CEILING FINISHES				
FI FINISHES				
196 Allowance for internal ceiling finishes to Substation Building	m ²	1,680		Excl.
FINISHES				Excl.
CEILING FINISHES				Excl.
FT FITMENTS				
MW METALWORK				
197 Allowance for internal fitments to Substation Building incl all metalwork and signage	m ²	1,680	50	84,000
METALWORK			\$50/m²	\$84,000
FITMENTS			\$50/m²	\$84,000
HS HYDRAULIC SERVICES				
HY HYDRAULICS				
198 Allowance for hydraulic services to Substation Building	m ²	1,680	60	100,800
HYDRAULICS			\$60/m²	\$100,800
HYDRAULIC SERVICES			\$60/m²	\$100,800
MS MECHANICAL SERVICES				
ME MECHANICAL INSTALLATIONS				
199 Allowance for mechanical services to Substation Building	m ²	1,680	50	84,000
MECHANICAL INSTALLATIONS			\$50/m²	\$84,000
MECHANICAL SERVICES			\$50/m²	\$84,000
FP FIRE PROTECTION				
FS FIRE SERVICES				
200 Allowance for fire services to Substation Building	m ²	1,680	60	100,800
FIRE SERVICES			\$60/m²	\$100,800
FIRE PROTECTION			\$60/m²	\$100,800
LP ELECTRIC LIGHT AND POWER				
EL ELECTRICAL INSTALLATIONS				
201 Allowance for electrical services to Substation Building	m ²	1,680	2,000	3,360,000
ELECTRICAL INSTALLATIONS			\$2,000/m²	\$3,360,000
ELECTRIC LIGHT AND POWER			\$2,000/m²	\$3,360,000
SUBSTATION BUILDING			\$3,012/m²	\$5,060,000

Project Green Waratah

Indicative Order of Cost Budget Estimate July 2020

Location Element/Trade/Main heading/Sub heading Item

EA EXTERNAL AREAS

HS Hardstands and Parking

Rates Current At June 2020

Description	Unit	Qty	Rate	Total
XR ROADS, FOOTPATHS AND PAVED AREAS				
CN_C CONCRETE - CONCRETE ITEMS				
60 Allowance for reinforced concrete hardstand/medians surrounding pavement; assume 200mm thick	m ²	2,773	121	332,800
61 Allowance for Concrete pavement for main entrance and around EfW facility; inclusive of 300mm thick SMZ layer, 200mm DGB20, and 220mm 32mpa dowelled jointed reinforced concrete pavement- SL82 mesh	m ²	16,238	140	2,273,300
62 Allowance for extra over concrete slab thickening to support chimney stack and diesel tanks; assume 300mm	m ²	963	200	192,600
63 Allowance for Asphalt pavement for access road to visitor centre and car park; inclusive of 300mm SMZ layer, 7mm Low cutter seal, 150mm AC20 C450 and 50mm AC10 A15E	m ²	2,058	156	319,000
CONCRETE - CONCRETE ITEMS				\$3,117,700
ROADS, FOOTPATHS AND PAVED AREAS				\$3,117,700
HARDSTANDS AND PARKING				\$3,117,700

Project Green Waratah

Indicative Order of Cost Budget Estimate July 2020

Location Element/Trade/Main heading/Sub heading Item

EA EXTERNAL AREAS

RB Bio-Retention Basin

Rates Current At June 2020

Description	Unit	Qty	Rate	Total
XP SITE PREPARATION				
GW GROUND WORKS				
81 Allowance for detailed excavation of 1000mm depth to base of basin	m ²	906	150	135,900
GROUND WORKS				\$135,900
SITE PREPARATION				\$135,900
XL LANDSCAPING AND IMPROVEMENTS				
EX EXTERIOR ELEMENTS				
83 Allowance for 500mm thick media filter layer	m ²	641	51	32,100
84 Allowance for nutrient removing planting to BCC standards	m ²	641	25	16,000
EXTERIOR ELEMENTS				\$48,100
LANDSCAPING AND IMPROVEMENTS				\$48,100
BIO-RETENTION BASIN				\$184,000

Project Green Waratah

Indicative Order of Cost Budget Estimate July 2020

Location Element/Trade/Main heading/Sub heading Item

EA EXTERNAL AREAS

DB Detention Basin

Rates Current At June 2020

Description	Unit	Qty	Rate	Total
XP SITE PREPARATION				
GW GROUND WORKS				
85 Allowance for detailed excavation; 1900mm depth to base of basin	m ²	2,005	280	561,400
GROUND WORKS				\$561,400
DR DRAINAGE				
86 Allowance for Basin outlet structure	No	1	25,000	25,000
DRAINAGE				\$25,000
SITE PREPARATION				\$586,400
XL LANDSCAPING AND IMPROVEMENTS				
EX EXTERIOR ELEMENTS				
233 Allowance for Rip rap to outlet	m ²	50	150	7,500
EXTERIOR ELEMENTS				\$7,500
LANDSCAPING AND IMPROVEMENTS				\$7,500
DETENTION BASIN				\$593,900

Project Green Waratah

Indicative Order of Cost Budget Estimate July 2020

Location Element/Trade/Main heading/Sub heading Item

EA EXTERNAL AREAS

L Landscaping

Rates Current At June 2020

Description	Unit	Qty	Rate	Total
SB SUBSTRUCTURE				
PI_P PILING				
34 Soldier pile retaining wall [RW01]	m ²	3,635	2,500	9,087,500
35 Soldier pile retaining wall [RW04]	m ²	184	2,500	460,000
38 Soldier pile retaining wall [RW06]	m ²	224	2,500	560,000
207 Soldier pile retaining wall [RW02]	m ²	404	2,500	1,010,000
211 Soldier pile retaining wall [RW03]	m ²	63	2,500	157,500
212 Soldier pile retaining wall [RW05]	m ²	70	2,500	175,000
213 Soldier pile retaining wall [RW07]	m ²	128	2,500	320,000
			PILING	\$11,770,000
			SUBSTRUCTURE	\$11,770,000
XL LANDSCAPING AND IMPROVEMENTS				
EX EXTERIOR ELEMENTS				
72 Allowance for New1.8m high ATF perimeter fence with Shade Cloth	m	1,000	95	95,000
73 Allowance for linemarking to carpark	Item			20,000
74 Supply and install new rubber car stops to new carpark	No	67	1,000	67,000
76 Allowance for Landscaping	m ²	15,103	100	1,510,300
			EXTERIOR ELEMENTS	\$1,692,300
			LANDSCAPING AND IMPROVEMENTS	\$1,692,300
			LANDSCAPING	\$13,462,300

Project Green Waratah
Indicative Order of Cost Budget Estimate July 2020

Location Element/Trade/Main heading/Sub heading Item

EA EXTERNAL AREAS

SQ Special Equipment

Rates Current At June 2020

Description	Unit	Qty	Rate	Total
SE SPECIAL EQUIPMENT				
EX EXTERIOR ELEMENTS				
77 Supply and install new weighbridges for incoming and outgoing trucks	No	5	250,000	1,250,000
EXTERIOR ELEMENTS				\$1,250,000
SPECIAL EQUIPMENT				\$1,250,000
XB OUTBUILDINGS AND COVERED WAYS				
EX EXTERIOR ELEMENTS				
80 Allowance for kiosks to incoming and outgoing truck stops	No	2	100,000	200,000
EXTERIOR ELEMENTS				\$200,000
OUTBUILDINGS AND COVERED WAYS				\$200,000
XS EXTERNAL SPECIAL SERVICES				
EX EXTERIOR ELEMENTS				
78 Allowance for 2 x Diesel Gas tanks to sit above ground on concrete hardstand	Item			200,000
79 Allowance for new pumpstation; assume 3 dispensers	Item			500,000
EXTERIOR ELEMENTS				\$700,000
EXTERNAL SPECIAL SERVICES				\$700,000
SPECIAL EQUIPMENT				\$2,150,000

Project Green Waratah

Indicative Order of Cost Budget Estimate July 2020

Location Element/Trade/Main heading/Sub heading Item

EA EXTERNAL AREAS

SW Stormwater Drainage

Rates Current At June 2020

Description	Unit	Qty	Rate	Total
BW BUILDERS WORK IN CONNECTION WITH SERVICES				
DR DRAINAGE				
193 Allowance to connect into stormwater mains	Item			25,000
DRAINAGE				\$25,000
BUILDERS WORK IN CONNECTION WITH SERVICES				\$25,000
XK EXTERNAL STORMWATER DRAINAGE				
DR DRAINAGE				
92 375mm Reinforced Concrete Pipe Class 4 RRJ, including excavation and backfilling material	m	37	325	12,000
93 450mm Reinforced Concrete Pipe Class 4 RRJ, including excavation and backfilling material	m	55	342	18,800
94 525mm Reinforced Concrete Pipe Class 4 RRJ, including excavation and backfilling material	m	197	412	81,000
95 600mm Reinforced Concrete Pipe Class 4 RRJ, including excavation and backfilling material	m	40	448	17,900
96 675mm Reinforced Concrete Pipe Class 4 RRJ, including excavation and backfilling material	m	189	500	94,500
97 750mm Reinforced Concrete Pipe Class 4 RRJ, including excavation and backfilling material	m	46	529	24,300
98 900mm Reinforced Concrete Pipe Class 4 RRJ, including excavation and backfilling material	m	21	596	12,500
100 Grated kerb inlet pit, including excavation and backfilling material	No	42	5,000	210,000
101 Gross pollutant trap	No	2	100,000	200,000
DRAINAGE				\$671,000
EXTERNAL STORMWATER DRAINAGE				\$671,000
STORMWATER DRAINAGE				\$696,000