

ESTIMATE REPORT REV 2

JUNE 2020

NEW BRICKWORKS FACTORY

416 BERRIMA ROAD, MOSS VALE, NSW

Prepared For

Brickworks Land and Development
416 Berrima Road
Moss Vale NSW 2577

Prepared By

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Our Ref

17265.6.1.ES-2

Project number

17265

Issued on

4th June 2020

RLB.com

jf:17265.6.1_DA Estimate Report Rev 2

4 June 2020

Brickworks Land Development
416 Berrima Road
MOSS VALE NSW 2577

Attention: Ms Megan Kublins
Email: Megan.Kublins@brickworks.com.au

Dear Madam,

BOWRAL BRICKWORKS NEW BRICK FACTORY – DA ESTIMATE Rev 2
416 BERRIMA ROAD, MOSS VALE, NSW

Please find attached our DA Estimate for the proposed new brick factory located at 416 Berrima Road, Moss Vale.

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Should you have any queries or require any further information or comment, please do not hesitate to contact me.

Yours faithfully



Robbie Stewart
Senior Consultant
Rider Levett Bucknall

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cc. Andrew Cowan – Willow Tree Planning



ISO 9001
FS 548756

REPORTS ISSUED

Report	Date	Title Description	Released By
1	19/05/2020	DA Estimate Bowral New Bricks	Robbie Stewart
2	04/06/2020	DA Estimate Bowral New Bricks	Robbie Stewart

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TABLE OF CONTENTS

1.0	Executive Summary	1
1.1	Introduction	1
1.2	Cost Summary	1
1.3	Major Assumptions	1
1.4	Statement of Reliance	1
2.0	Project Information	2
2.1	Project Team	2
2.2	Project Description	2
3.0	Basis of Report	2
3.1	Purpose and Status of Cost Report	2
3.2	Basis of Procurement	2
3.3	Information Used	2
3.4	Inclusions	3
3.5	Exclusions	3

APPENDICES

Appendix A: Estimate Details

Appendix B: Drawing Register

1.0 EXECUTIVE SUMMARY

1.1 INTRODUCTION

This report provides estimated costs for the proposed development comprising the upgrade of the New Bricks Factory located at 416 Berrima Road Moss Vale, NSW.

1.2 COST SUMMARY

The costs can be summarised as follows:

Description	Cost
Construction Cost	\$34,985,006
Preliminaries (7.5%)	\$2,623,875
Builder's Overheads and Margin (4.0%)	\$1,504,355
Building Works Total	\$39,113,236
Brickworks Plant Machinery and Equipment	\$30,815,734
Long Service Levy	\$244,751
Professional Fees	\$100,000
Authority Fees & Charges	Excluded
TOTAL PROJECT COST (excl. GST)	\$70,273,721

1.3 MAJOR ASSUMPTIONS

This report is based on several assumptions, as per Section 3.4 and 3.5 of this report.

The following assumptions are of note:

- The asbestos on site is restricted to the warehouse roof which is being removed and replaced.
- There is no further contamination that requires specialist treatment.
- The existing plant will not operate during the construction period

1.4 STATEMENT OF RELIANCE

This report is prepared for the reliance for the party/parties for whom it is prepared. Rider Levett Bucknall accepts no responsibility, or liability, to any other party who might use or rely upon this report without our prior knowledge and written consent. Further, no portion of this report (including without limitation any conclusions which may affect value, the identity of Rider Levett Bucknall or its Sub-Contractors, or any individuals signing or associated with this report, or the Professional Associations or Organisations with which they are affiliated) shall be copied or disseminated to third parties, by any means, without the prior written consent and approval of Rider Levett Bucknall.

2.0 PROJECT INFORMATION

2.1 PROJECT TEAM

Client:	Brickworks
Town Planner:	Willow Tree Planning
Architect:	SBA Architects
Traffic	Ason
Noise	Benbow
Quantity Surveyor:	Rider Levett Bucknall
BCA Consultant	BMG
Civil:	AT&L Civil Engineers
Fire Safety	Core
Ecology	Cumberland
Waste	LG

2.2 PROJECT DESCRIPTION

Bowral New Bricks Factory includes the construction of a new Bricks factory, Office, storage, Crusher plant, External Works, and the installation of Specialist Equipment. External works including the construction of a new unsealed road, a new access road, a concrete paved area, and a hardstand for truck parking. Special equipment includes the installation of new Crusher Plant equipment, an Overhead crane, and a new inclined conveyor including walkway.

3.0 BASIS OF REPORT

3.1 PURPOSE AND STATUS OF COST REPORT

This cost report has been prepared to forecast the total cost of the project as currently detailed. It has been based on preliminary information.

3.2 BASIS OF PROCUREMENT

The costs in this report assume that a competitive tender will be obtained for the building work. The plant and machinery installation will be installed by a specialist company employed by Austral Bricks.

3.3 INFORMATION USED

The costs in this report are based on rates applied to measured quantities at rate allowances current as at June 2020.

Information used in preparation of this estimate are:

- Drawings used – refer Appendix B
- Brickworks Land & Development – Budget Pricing through email dated 18th of May 2020
- AT&L – New Berrima Brickworks Facility- 416-524 Berrima Road Moss Vale – 30th of April 2020

3.4 INCLUSIONS

The estimate includes the following allowances:

- Site works
- Manufacturing plant and equipment
- Design fees

3.5 EXCLUSIONS

In compiling this Preliminary Cost Estimate, no allowance has been made for the following cost items.

- Affordable Housing contributions
- Any special or additional contributions sought by authorities for public or other facilities as a condition of development approval
- GST
- Building Bond lodged with NSW Fair Trading
- Contingencies
- Environmental impact study costs
- Fees and charges levied by local government for Development Plan applications, Development Approval, Construction Certification and the like
- Plan First fee
- Public utilities' charges, contributions and levies
- Sub-station contribution
- Transport Infrastructure levies

**APPENDIX A:
ESTIMATE DETAILS**

New Brick Factory - DA Estimate

DA Estimate for Bowral New Brick Factory

Location Summary

GFA: Gross Floor Area
Rates Current At June 2020

Location	GFA m ²	Cost/m ²	Total Cost
A PRODUCTION BUILDING	25,956	751	19,501,937.00
B OFFICE AND AMENITIES	893	1,826	1,630,613.00
C RAW MATERIAL STORAGE	5,493	587	3,224,772.00
D SURGE BINS AREA	698	1,143	797,756.00
E CRUSHER PLANT BUILDING	235	1,166	274,087.00
F SCRUBBER AND STACK			20,000.00
G REACTOR BUILDING			Excl.
H EXTERNAL WORKS			9,535,841.00
ESTIMATED NET COST	33,275	\$1,051	\$34,985,006.00
MARGINS & ADJUSTMENTS			
Preliminaries	7.5%		\$2,623,875.00
Builder's Overheads and Margin	4.0%		\$1,504,355.00
ESTIMATED CONSTRUCTION COST AT COMPLETION	33,275	\$1,175	\$39,113,236.00
I BRICKWORKS PLANT AND EQUIPMENT			
Kiln	45.2%		\$17,675,000.00
Crusher	0.4%		\$224,180.00
Brick Presses - 3	7.4%		\$4,200,000.00
Brick Setter	6.7%		\$4,126,152.00
Steel Stack - Insulated	0.8%		\$524,602.00
Dehacker	6.2%		\$4,065,800.00
BRICKWORKS PLANT AND EQUIPMENT	33,275	\$926	\$30,815,734.00
Long Services Levy	0.3%		\$244,751.00
Professional Fees	0.1%		\$100,000.00
Headworks and Authority Charges			Excl.
ESTIMATED TOTAL BUILDING WORKS (EXCLUDING GST)	33,275	\$2,112	\$70,273,721.00
ESTIMATED TOTAL COST	33,275	\$2,112	\$70,273,721.00

New Brick Factory - DA Estimate

DA Estimate for Bowral New Brick Factory

Location Element/Trade/Main heading Item

GFA: 25,956 m² Cost/m²: \$751
Rates Current At June 2020

A PRODUCTION BUILDING

Description	Unit	Qty	Rate	Total
SB SUBSTRUCTURE				
1 Allowance for pad footing including excavation for column	m ²	25,956.0	20.00	519,120.00
2 Allowance of 150mm thick Reinforced concrete slab on ground / basement slab including waterproofing, subgrade and blinding	m ²	25,956.0	180.00	4,672,080.00
SUBSTRUCTURE			\$200/m²	\$5,191,200.00
CL COLUMNS				
3 Allowance or structural steel column for production building, storage and plants	t	207.651	5,500.00	1,142,080.00
COLUMNS			\$44/m²	\$1,142,080.00
RF ROOF				
6 Colorbond "Surfmist" Profile metal deck pitched roof including sarking and insulation., etc	m ²	26,466.0	60.00	1,587,960.00
7 Allowance of eave gutter including capping and flashing	m	246.6	120.00	29,592.00
8 Allowance of sump outlet	No	45.0	200.00	9,000.00
9 Allowance for box gutter including flashing	m	303.0	250.00	75,750.00
12 Allowance for barge board	m	186.6	45.00	8,397.00
15 Down pipe	m	472.6	50.00	23,630.00
47 Structural steel roof frame	t	264.660	6,000.00	1,587,960.00
66 Allowance of barge capping and flashing	m	186.6	80.00	14,928.00
ROOF			\$129/m²	\$3,337,217.00
EW EXTERNAL WALLS				
13 1 - Colorbond "Monument" Profiled metal wall cladding including insulation and structural steel wall frame	m ²	4,758.1	80.00	380,648.00
73 2 - Colorbond "Shale Grey" Profiled metal wall cladding including insulation and structural steel wall frame	m ²	1,428.7	80.00	114,296.00
77 7 - 110mm thick Bowral face brickwork in running bond in dark colour tones	m ²	507.0	150.00	76,050.00
EXTERNAL WALLS			\$22/m²	\$570,994.00
ED EXTERNAL DOORS				
74 4 - Auto galvanized steel roller shutter, 5600w x 5100mm high	No	5.0	6,500.00	32,500.00
75 5 - Colourbond "Windspray" Painted single leaf door in charcoal colour, 900m x 2100mm	No	8.0	1,300.00	10,400.00
EXTERNAL DOORS			\$2/m²	\$42,900.00
ND INTERNAL DOORS				
108 Fire-rated Single leaf door including frame, hardware and finishes	No	2.0	1,200.00	2,400.00
INTERNAL DOORS			\$1/m²	\$2,400.00
FF FLOOR FINISHES				
58 Allowance for floor hardener to floor	m ²	25,956.6	10.00	259,566.00
FLOOR FINISHES			\$10/m²	\$259,566.00

New Brick Factory - DA Estimate

DA Estimate for Bowral New Brick Factory

Location Element/Trade/Main heading Item

GFA: 25,956 m² Cost/m²: \$751
Rates Current At June 2020

A PRODUCTION BUILDING (continued)

Description	Unit	Qty	Rate	Total
FT FITMENTS				
65 Allowance for statutory signage	Lot	1.0	2,000.00	2,000.00
83 Bowral external wall company logo (allow installation cost only)	No	2.0	3,000.00	6,000.00
85 1000mm high Wall corner protection angle to sides roller shutter	No	10.0	300.00	3,000.00
			FITMENTS	
			\$1/m²	\$11,000.00
HS HYDRAULIC SERVICES				
144 Allowance of hydraulic service installation to production building	m ²	25,956.0	45.00	1,168,020.00
			HYDRAULIC SERVICES	
			\$45/m²	\$1,168,020.00
MS MECHANICAL SERVICES				
24 Dust extractor	No	34.0	1,500.00	51,000.00
128 Allowance of mechanical service installation to production building	m ²	25,956.0	20.00	519,120.00
			MECHANICAL SERVICES	
			\$22/m²	\$570,120.00
VE VENTILATION				
84 Provisional Sum - Ventilation Stack 25m high	No	1.0	175,000.00	175,000.00
86 Provisional Sum - Ventilation Stack 18m high	No	2.0	126,000.00	252,000.00
			VENTILATION	
			\$16/m²	\$427,000.00
FP FIRE PROTECTION				
132 Allowance of fire service installation to production building	m ²	25,956.0	40.00	1,038,240.00
			FIRE PROTECTION	
			\$40/m²	\$1,038,240.00
LP ELECTRIC LIGHT AND POWER				
136 Allowance of lighting and power service installation to production building	m ²	25,956.0	200.00	5,191,200.00
153 Allowance for HV installation	Lot	1.0	550,000.00	550,000.00
			ELECTRIC LIGHT AND POWER	
			\$221/m²	\$5,741,200.00
			PRODUCTION BUILDING	
			\$751/m²	\$19,501,937.00

New Brick Factory - DA Estimate

DA Estimate for Bowral New Brick Factory

Location Element/Trade/Main heading Item

GFA: 893 m² Cost/m²: \$1,826
Rates Current At June 2020

B OFFICE AND AMENITIES

Description	Unit	Qty	Rate	Total
SB SUBSTRUCTURE				
1 Allowance for pad footing including excavation for column	m ²	893.0	20.00	17,860.00
2 Allowance of 150mm thick Reinforced concrete slab on ground / basement slab including waterproofing, subgrade and blinding	m ²	893.0	180.00	160,740.00
SUBSTRUCTURE			\$200/m²	\$178,600.00
CL COLUMNS				
87 Allowance for structural steel columns to office	t	8.930	5,500.00	49,115.00
COLUMNS			\$55/m²	\$49,115.00
RF ROOF				
6 Colorbond "Surfmist" Profile metal deck pitched roof including sarking and insulation., etc	m ²	896.4	60.00	53,784.00
7 Allowance of eave gutter including capping and flashing	m	56.4	120.00	6,768.00
8 Allowance of sump outlet	No	5.1	200.00	1,020.00
15 Down pipe	m	17.6	50.00	880.00
47 Structural steel roof frame	t	8.964	6,000.00	53,784.00
ROOF			\$130/m²	\$116,236.00
EW EXTERNAL WALLS				
77 7 - 110mm thick Bowral face brickwork in running bond in dark colour tones	m ²	31.0	150.00	4,650.00
78 8 - 110mm thick Bowral face brickwork in dark colour tones - 'HIT & MISS' screen bond or the same pater with black brick inserts	m ²	155.0	150.00	23,250.00
79 9 - 255mm thick cavity wall comprises 110mm thick Bowral face brickwork in stack bond in light colour tones + 40 cavity + 92mm stud + insulation + 13mm plasterboard wall including painting	m ²	104.0	300.00	31,200.00
80 10 - Steel canopy in orange colour to match Bowral logo colour	m ²	19.0	600.00	11,400.00
81 10 - 250mm wide Steel sunblades in orange colour to match Bowral logo colour	m	187.0	250.00	46,750.00
97 Plasterboard wall lining on top hat including painting to inner face of external wall	m ²	38.0	60.00	2,280.00
EXTERNAL WALLS			\$134/m²	\$119,530.00
WW WINDOWS				
76 6 - Powercosted window frame with glass & louvre in medium grey colour	m ²	46.0	600.00	27,600.00
WINDOWS			\$31/m²	\$27,600.00
ED EXTERNAL DOORS				
17 Allowance for Automated Glazed Double Sliding Door to office, 3700mm w x 2700mm h	No	1.0	7,000.00	7,000.00
75 5 - Colourbond "Windspray" Painted single leaf door in charcoal colour, 900m x 2100mm	No	1.0	1,300.00	1,300.00
EXTERNAL DOORS			\$9/m²	\$8,300.00

New Brick Factory - DA Estimate

DA Estimate for Bowral New Brick Factory

Location Element/Trade/Main heading Item

GFA: 893 m² Cost/m²: \$1,826
Rates Current At June 2020

B OFFICE AND AMENITIES (continued)

Description	Unit	Qty	Rate	Total
NW INTERNAL WALLS				
95 9 - 255mm thick cavity wall comprises 110mm thick Bowral face brickwork in stack bond in light colour tones + 40 cavity + 92mm stud + insulation + 13mm plasterboard wall including painting	m ²	226.0	300.00	67,800.00
96 Steel stud plasterboard partition wall lining to both sides	m ²	543.0	105.00	57,015.00
98 Extra over plasterboard lining to wet area	m ²	495.0	5.00	2,475.00
INTERNAL WALLS			\$143/m²	\$127,290.00
NS INTERNAL SCREENS AND BORROWED LIGHTS				
101 Toilet cubicle including doors and hardware's	No	14.0	1,300.00	18,200.00
102 1600mm wide Auto sliding glazed door including fixed glazed screen to office	No	2.0	3,500.00	7,000.00
INTERNAL SCREENS AND BORROWED LIGHTS			\$28/m²	\$25,200.00
ND INTERNAL DOORS				
18 Allowance for Automated airlock Glazed Double Sliding Door to office, 3700mm w x 2700mm h	No	1.0	6,000.00	6,000.00
103 Single leaf door including frame, hardware and finishes	No	23.0	750.00	17,250.00
INTERNAL DOORS			\$26/m²	\$23,250.00
WF WALL FINISHES				
60 Allowance of ceramic wall tile to wet area	m ²	131.0	90.00	11,790.00
106 Painting to plasterboard wall lining	m ²	1,181.0	15.00	17,715.00
WALL FINISHES			\$33/m²	\$29,505.00
FF FLOOR FINISHES				
58 Allowance for floor hardener to floor	m ²	53.2	10.00	532.00
99 Allowance of non-slip ceramic tiles including waterproofing to wet area	m ²	204.0	130.00	26,520.00
100 Allowance of carpet tile to office	m ²	637.0	55.00	35,035.00
107 Allowance of skirting	m	440.0	20.00	8,800.00
FLOOR FINISHES			\$79/m²	\$70,887.00
CF CEILING FINISHES				
104 Allowance of ceiling to office area	m ²	637.0	80.00	50,960.00
105 Allowance of ceiling to wet area	m ²	204.0	85.00	17,340.00
CEILING FINISHES			\$76/m²	\$68,300.00
FT FITMENTS				
65 Allowance for statutory signage	Lot	1.0	2,000.00	2,000.00
109 Allowance for kitchen joinery	m	16.0	2,500.00	40,000.00
110 Allowance for vanity joinery	m	3.0	1,200.00	3,600.00
111 Soap dispenser	No	12.0	200.00	2,400.00
112 Hand Dryer	No	8.0	1,000.00	8,000.00
113 Paper towel dispenser	No	8.0	500.00	4,000.00
114 Grab rail set	No	12.0	500.00	6,000.00
115 Toilet roll holder	No	13.0	200.00	2,600.00

New Brick Factory - DA Estimate

DA Estimate for Bowral New Brick Factory

Location Element/Trade/Main heading Item

GFA: 893 m² Cost/m²: \$1,826
Rates Current At June 2020

B OFFICE AND AMENITIES (continued)

Description	Unit	Qty	Rate	Total
116 Shower seat to accessible toilet	No	8.0	1,000.00	8,000.00
117 Lockers and seats below lockers	No	66.0	220.00	14,520.00
118 Reception desk	No	1.0	3,000.00	3,000.00
119 Wash Basin	No	3.0	400.00	1,200.00
120 Seating bench	No	7.0	1,500.00	10,500.00
121 WC suit	No	13.0	400.00	5,200.00
122 Kitchen Sink	No	4.0	300.00	1,200.00
123 Shower bases	No	8.0	500.00	4,000.00
124 Laundry Trough	No	3.0	1,500.00	4,500.00
125 Cleaner sink	No	1.0	350.00	350.00
126 Long Seating bench	No	3.0	3,000.00	9,000.00
FITMENTS			\$146/m²	\$130,070.00
HS HYDRAULIC SERVICES				
127 Allowance for hydraulic services to office areas - priced per fixture point	No	32.0	3,500.00	112,000.00
HYDRAULIC SERVICES			\$125/m²	\$112,000.00
MS MECHANICAL SERVICES				
129 Allowance of mechanical service installation to office	m ²	893.0	250.00	223,250.00
MECHANICAL SERVICES			\$250/m²	\$223,250.00
FP FIRE PROTECTION				
133 Allowance of fire service installation to office	m ²	893.0	80.00	71,440.00
FIRE PROTECTION			\$80/m²	\$71,440.00
LP ELECTRIC LIGHT AND POWER				
137 Allowance of lighting and power service installation to office	m ²	893.0	280.00	250,040.00
ELECTRIC LIGHT AND POWER			\$280/m²	\$250,040.00
OFFICE AND AMENITIES			\$1,826/m²	\$1,630,613.00

New Brick Factory - DA Estimate

DA Estimate for Bowral New Brick Factory

Location Element/Trade/Main heading Item

GFA: 5,493 m² Cost/m²: \$587
Rates Current At June 2020

C RAW MATERIAL STORAGE

Description	Unit	Qty	Rate	Total
SB SUBSTRUCTURE				
1 Allowance for pad footing including excavation for column	m ²	5,493.0	20.00	109,860.00
2 Allowance of 150mm thick Reinforced concrete slab on ground / basement slab including waterproofing, subgrade and blinding	m ²	5,493.0	180.00	988,740.00
SUBSTRUCTURE			\$200/m²	\$1,098,600.00
CL COLUMNS				
3 Allowance or structural steel column for production building, storage and plants	t	43.944	5,500.00	241,692.00
COLUMNS			\$44/m²	\$241,692.00
RF ROOF				
6 Colorbond "Surfmist" Profile metal deck pitched roof including sarking and insulation., etc	m ²	5,697.9	60.00	341,874.00
7 Allowance of eave gutter including capping and flashing	m	300.0	120.00	36,000.00
8 Allowance of sump outlet	No	25.0	200.00	5,000.00
10 Allowance ridge capping including flashing	m	150.3	300.00	45,090.00
11 Allowance for fascia board	m	300.0	45.00	13,500.00
12 Allowance for barge board	m	74.9	45.00	3,370.00
15 Down pipe	m	612.7	50.00	30,635.00
47 Structural steel roof frame	t	56.979	6,000.00	341,874.00
66 Allowance of barge capping and flashing	m	74.9	80.00	5,992.00
ROOF			\$150/m²	\$823,335.00
EW EXTERNAL WALLS				
13 1 - Colorbond "Monument" Profiled metal wall cladding including insulation and structural steel wall frame	m ²	585.4	80.00	46,832.00
73 2 - Colorbond "Shale Grey" Profiled metal wall cladding including insulation and structural steel wall frame	m ²	4,189.4	80.00	335,152.00
EXTERNAL WALLS			\$70/m²	\$381,984.00
FF FLOOR FINISHES				
58 Allowance for floor hardener to floor	m ²	5,493.1	10.00	54,931.00
FLOOR FINISHES			\$10/m²	\$54,931.00
FT FITMENTS				
65 Allowance for statutory signage	Lot	1.0	2,000.00	2,000.00
83 Bowral external wall company logo (allow installation cost only)	No	1.0	3,000.00	3,000.00
FITMENTS			\$1/m²	\$5,000.00
HS HYDRAULIC SERVICES				
145 Allowance of hydraulic service installation to raw material storage	m ²	5,493.0	10.00	54,930.00
HYDRAULIC SERVICES			\$10/m²	\$54,930.00
MS MECHANICAL SERVICES				
24 Dust extractor	No	10.0	1,500.00	15,000.00

New Brick Factory - DA Estimate

DA Estimate for Bowral New Brick Factory

Location Element/Trade/Main heading Item

GFA: 5,493 m² Cost/m²: \$587
Rates Current At June 2020

C RAW MATERIAL STORAGE (continued)

Description	Unit	Qty	Rate	Total
130 Allowance of mechanical service installation to raw material storage	m ²	5,493.0		Excl.
MECHANICAL SERVICES			\$3/m²	\$15,000.00
FP FIRE PROTECTION				
134 Allowance of fire service installation to raw material storage	m ²	5,493.0	20.00	109,860.00
FIRE PROTECTION			\$20/m²	\$109,860.00
LP ELECTRIC LIGHT AND POWER				
138 Allowance of lighting and power service installation to raw material storage	m ²	5,493.0	80.00	439,440.00
ELECTRIC LIGHT AND POWER			\$80/m²	\$439,440.00
RAW MATERIAL STORAGE			\$587/m²	\$3,224,772.00

New Brick Factory - DA Estimate

DA Estimate for Bowral New Brick Factory

Location Element/Trade/Main heading Item

GFA: 698 m² Cost/m²: \$1,143
Rates Current At June 2020

D SURGE BINS AREA

Description	Unit	Qty	Rate	Total
SB SUBSTRUCTURE				
1 Allowance for pad footing including excavation for column	m ²	698.0	20.00	13,960.00
2 Allowance of 150mm thick Reinforced concrete slab on ground / basement slab including waterproofing, subgrade and blinding	m ²	698.0	180.00	125,640.00
SUBSTRUCTURE			\$200/m²	\$139,600.00
CL COLUMNS				
3 Allowance or structural steel column for production building, storage and plants	t	5.584	5,500.00	30,712.00
COLUMNS			\$44/m²	\$30,712.00
RF ROOF				
6 Colorbond "Surfmist" Profile metal deck pitched roof including sarking and insulation., etc	m ²	755.1	60.00	45,306.00
7 Allowance of eave gutter including capping and flashing	m	114.0	120.00	13,680.00
8 Allowance of sump outlet	No	10.0	200.00	2,000.00
10 Allowance ridge capping including flashing	m	57.1	300.00	17,130.00
11 Allowance for fascia board	m	114.0	45.00	5,130.00
12 Allowance for barge board	m	25.1	45.00	1,130.00
15 Down pipe	m	265.0	50.00	13,250.00
47 Structural steel roof frame	t	7.551	6,000.00	45,306.00
66 Allowance of barge capping and flashing	m	25.1	80.00	2,008.00
ROOF			\$208/m²	\$144,940.00
EW EXTERNAL WALLS				
13 1 - Colorbond "Monument" Profiled metal wall cladding including insulation and structural steel wall frame	m ²	187.9	80.00	15,032.00
73 2 - Colorbond "Shale Grey" Profiled metal wall cladding including insulation and structural steel wall frame	m ²	1,324.9	80.00	105,992.00
EXTERNAL WALLS			\$173/m²	\$121,024.00
FF FLOOR FINISHES				
58 Allowance for floor hardener to floor	m ²	698.0	10.00	6,980.00
FLOOR FINISHES			\$10/m²	\$6,980.00
FT FITMENTS				
65 Allowance for statutory signage	Lot	1.0	2,000.00	2,000.00
FITMENTS			\$3/m²	\$2,000.00
HS HYDRAULIC SERVICES				
146 Allowance of hydraulic service installation to surge bins	m ²	698.0	10.00	6,980.00
HYDRAULIC SERVICES			\$10/m²	\$6,980.00
MS MECHANICAL SERVICES				
24 Dust extractor	No	2.0	1,500.00	3,000.00
131 Allowance of mechanical service installation to surge bins	m ²	698.0	20.00	13,960.00
MECHANICAL SERVICES			\$24/m²	\$16,960.00

New Brick Factory - DA Estimate

DA Estimate for Bowral New Brick Factory

Location Element/Trade/Main heading Item

GFA: 698 m² Cost/m²: \$1,143
Rates Current At June 2020

D SURGE BINS AREA (continued)

Description	Unit	Qty	Rate	Total
VE VENTILATION				
84 Provisional Sum - Ventilation Stack 25m high	No	1.0	175,000.00	175,000.00
VENTILATION			\$251/m²	\$175,000.00
FP FIRE PROTECTION				
135 Allowance of fire service installation to surge bins	m ²	698.0	20.00	13,960.00
FIRE PROTECTION			\$20/m²	\$13,960.00
LP ELECTRIC LIGHT AND POWER				
139 Allowance of lighting and power service installation to surge bins	m ²	698.0	200.00	139,600.00
ELECTRIC LIGHT AND POWER			\$200/m²	\$139,600.00
SURGE BINS AREA			\$1,143/m²	\$797,756.00

New Brick Factory - DA Estimate

DA Estimate for Bowral New Brick Factory

Location Element/Trade/Main heading Item

GFA: 235 m² Cost/m²: \$1,166
Rates Current At June 2020

E CRUSHER PLANT BUILDING

Description	Unit	Qty	Rate	Total
SB SUBSTRUCTURE				
1 Allowance for pad footing including excavation for column	m ²	235.0	20.00	4,700.00
5 Allowance of bulk excavation including carting away for crusher plant	m ³	132.0	40.00	5,280.00
16 Allowance of Sump pit for downpipe and connected to existing stormwater drainage	No	2.0	1,000.00	2,000.00
19 Allowance for retaining wall including waterproofing below ground floor to crusher plant	m ²	101.0	400.00	40,400.00
64 Allowance for foundation work for crusher plant	m ²	235.0	250.00	58,750.00
SUBSTRUCTURE			\$473/m²	\$111,130.00
CL COLUMNS				
3 Allowance or structural steel column for production building, storage and plants	t	1.881	5,500.00	10,346.00
COLUMNS			\$44/m²	\$10,346.00
SC STAIRCASES				
4 Allowance for 1200mm wide structural steel stair including balustrade to crusher plant	M/R	4.0	2,200.00	8,800.00
STAIRCASES			\$37/m²	\$8,800.00
RF ROOF				
6 Colorbond "Surfmist" Profile metal deck pitched roof including sarking and insulation., etc	m ²	266.6	60.00	15,996.00
7 Allowance of eave gutter including capping and flashing	m	47.0	120.00	5,640.00
8 Allowance of sump outlet	No	7.9	200.00	1,580.00
10 Allowance ridge capping including flashing	m	23.6	300.00	7,080.00
11 Allowance for fascia board	m	47.0	45.00	2,115.00
12 Allowance for barge board	m	21.4	45.00	963.00
15 Down pipe	m	92.1	50.00	4,605.00
47 Structural steel roof frame	t	2.666	6,000.00	15,996.00
66 Allowance of barge capping and flashing	m	21.4	80.00	1,712.00
ROOF			\$237/m²	\$55,687.00
EW EXTERNAL WALLS				
13 1 - Colorbond "Monument" Profiled metal wall cladding including insulation and structural steel wall frame	m ²	620.6	80.00	49,648.00
EXTERNAL WALLS			\$211/m²	\$49,648.00
ED EXTERNAL DOORS				
75 5 - Colourbond "Windspray" Painted single leaf door in charcoal colour, 900m x 2100mm	No	2.0	1,300.00	2,600.00
EXTERNAL DOORS			\$11/m²	\$2,600.00
NS INTERNAL SCREENS AND BORROWED LIGHTS				
14 1.1m high Galvanized metal balustrade along void	m	23.0	400.00	9,200.00
INTERNAL SCREENS AND BORROWED LIGHTS			\$39/m²	\$9,200.00

New Brick Factory - DA Estimate

DA Estimate for Bowral New Brick Factory

Location Element/Trade/Main heading Item

GFA: 235 m² Cost/m²: \$1,166
Rates Current At June 2020

E CRUSHER PLANT BUILDING (continued)

Description	Unit	Qty	Rate	Total
FF FLOOR FINISHES				
58 Allowance for floor hardener to floor	m ²	235.1	10.00	2,351.00
FLOOR FINISHES			\$10/m²	\$2,351.00
FT FITMENTS				
65 Allowance for statutory signage	Lot	1.0	2,000.00	2,000.00
FITMENTS			\$9/m²	\$2,000.00
HS HYDRAULIC SERVICES				
28 Allowance of hydraulic service installation to crusher plant	m ²	235.0	30.00	7,050.00
HYDRAULIC SERVICES			\$30/m²	\$7,050.00
MS MECHANICAL SERVICES				
25 Allowance of mechanical service installation to crusher plant	m ²	235.0	20.00	4,700.00
MECHANICAL SERVICES			\$20/m²	\$4,700.00
FP FIRE PROTECTION				
26 Allowance of fire service installation to crusher plant	m ²	235.0	15.00	3,525.00
FIRE PROTECTION			\$15/m²	\$3,525.00
LP ELECTRIC LIGHT AND POWER				
27 Allowance of lighting and power service installation to crusher plant	m ²	235.0	30.00	7,050.00
ELECTRIC LIGHT AND POWER			\$30/m²	\$7,050.00
CRUSHER PLANT BUILDING			\$1,166/m²	\$274,087.00

New Brick Factory - DA Estimate

DA Estimate for Bowral New Brick Factory

Location Element/Trade/Main heading Item

F SCRUBBER AND STACK

Rates Current At June 2020

Description	Unit	Qty	Rate	Total
HS HYDRAULIC SERVICES				
147 Allowance of hydraulic service installation to Scrubber and Stack	Lot	1.0	5,000.00	5,000.00
HYDRAULIC SERVICES				\$5,000.00
FP FIRE PROTECTION				
140 Allowance of fire service installation to Scrubber and Stack	Lot	1.0	5,000.00	5,000.00
FIRE PROTECTION				\$5,000.00
LP ELECTRIC LIGHT AND POWER				
142 Allowance of lighting and power service installation to Scrubber and Stack	Lot	1.0	10,000.00	10,000.00
ELECTRIC LIGHT AND POWER				\$10,000.00
SCRUBBER AND STACK				\$20,000.00

New Brick Factory - DA Estimate

DA Estimate for Bowral New Brick Factory

Location Element/Trade/Main heading Item

G REACTOR BUILDING

Rates Current At June 2020

Description	Unit	Qty	Rate	Total
HS HYDRAULIC SERVICES				
148 Allowance of hydraulic service installation to Reactor	Lot	1.0		Excl.
HYDRAULIC SERVICES				Excl.
FP FIRE PROTECTION				
141 Allowance of fire service installation to Reactor	Lot	1.0		Excl.
FIRE PROTECTION				Excl.
LP ELECTRIC LIGHT AND POWER				
143 Allowance of lighting and power service installation to Reactor	Lot	1.0		Excl.
ELECTRIC LIGHT AND POWER				Excl.
REACTOR BUILDING				Excl.

New Brick Factory - DA Estimate

DA Estimate for Bowral New Brick Factory

Location Element/Trade/Main heading Item

H EXTERNAL WORKS

Rates Current At June 2020

Description	Unit	Qty	Rate	Total
FP FIRE PROTECTION				
149 Allowance Hydrant Booster Pump Room (prefab)	No	1.0	10,000.00	10,000.00
150 Allowance for external fire hydrants (External) - Allowed for new ring main and external hydrants	No	1.0	140,000.00	140,000.00
151 Allowance for booster valve assembly and pumps (hydrant and sprinkler) including associated pipework connections	No	1.0	250,000.00	250,000.00
152 Allowance for hydrant water storage tanks	No	2.0	80,000.00	160,000.00
FIRE PROTECTION				\$560,000.00
XP SITE PREPARATION				
62 Allowance for erosion and sediment control	Lot	1.0	12,000.00	12,000.00
71 Clearance of whole site	m ²	178,663.0	2.00	357,326.00
72 Cut down and remove existing trees including grubbing out stump and roots	Item			200,000.00
SITE PREPARATION				\$569,326.00
XR ROADS, FOOTPATHS AND PAVED AREAS				
29 Allowance of hardstand for carpark area	m ²	2,628.0	40.00	105,120.00
30 New fire services road	m ²	9,610.0	120.00	1,153,200.00
31 New hardstand for truck parking and external storage	m ²	43,510.0	40.00	1,740,400.00
33 Bollard (BL)	No	11.0	650.00	7,150.00
36 Kerb to carpark and road	m	2,489.0	90.00	224,010.00
37 Kerb breakouts and concrete apron to carpark and road	m	200.0	110.00	22,000.00
38 Vehicular crossing (VC) access to existing parking area	m	10.0	500.00	5,000.00
56 Allowance for road signage	Lot	1.0	5,000.00	5,000.00
57 Allowance for road line marking (i.e. directional arrow, carpark line marking, disabled., etc)	Lot	1.0	2,000.00	2,000.00
70 External paving at office entry	m ²	171.0	120.00	20,520.00
82 Pedestrian crossing kerb ramp	No	1.0	600.00	600.00
ROADS, FOOTPATHS AND PAVED AREAS				\$3,285,000.00
XN BOUNDARY WALLS, FENCING AND GATES				
69 Allowance of 1800mm high Black powdercoated chain link fence including post	m	1,761.0	65.00	114,465.00
88 Allowance for 10m wide entrance gate	No	1.0	5,000.00	5,000.00
BOUNDARY WALLS, FENCING AND GATES				\$119,465.00
XL LANDSCAPING AND IMPROVEMENTS				
34 Landscaping	m ²	75,042.0	5.00	375,210.00
89 Swale drain	m ²	2,204.0	10.00	22,040.00
LANDSCAPING AND IMPROVEMENTS				\$397,250.00
XK EXTERNAL STORMWATER DRAINAGE				
39 Stormwater sediment basin n/e 1.5m deep	m ²	7,288.0	10.00	72,880.00
42 Allowance of external stormwater for carpark	m ²	2,628.0	40.00	105,120.00
43 Allowance of external stormwater for landscaping	m ²	75,042.0	5.00	375,210.00

New Brick Factory - DA Estimate

DA Estimate for Bowral New Brick Factory

Location Element/Trade/Main heading Item

H EXTERNAL WORKS (continued)

Rates Current At June 2020

Description	Unit	Qty	Rate	Total
45 Allowance of external stormwater for external truck and storage area	m ²	43,510.0	30.00	1,305,300.00
46 Allowance of external stormwater for fire service road	m ²	9,610.0	30.00	288,300.00
154 Allowance of outlet headwall with energy dissipator discharge to existing pond	No	1.0	6,000.00	6,000.00
155 Allowance Overland flow weir with energy dissipator discharge to existing pond	No	1.0	30,000.00	30,000.00
EXTERNAL STORMWATER DRAINAGE				\$2,182,810.00
XW EXTERNAL WATER SUPPLY				
90 Rainwater tanks	No	2.0	10,000.00	20,000.00
EXTERNAL WATER SUPPLY				\$20,000.00
XE EXTERNAL ELECTRIC LIGHT AND POWER				
91 Allowance of external electrical lighting for carpark	m ²	2,628.0	120.00	315,360.00
92 Allowance of external electrical lighting for landscaping	m ²	75,042.0	15.00	1,125,630.00
93 Allowance of external electrical lighting for external truck and storage area	m ²	43,510.0		Excl.
94 Allowance of external electrical lighting for fire service road	m ²	9,610.0	100.00	961,000.00
EXTERNAL ELECTRIC LIGHT AND POWER				\$2,401,990.00
EXTERNAL WORKS				\$9,535,841.00

**APPENDIX B:
DRAWING REGISTER**

DRAWING REGISTER

Sheet No	Sheet Name	Revision
DA101	Cover Sheet	A
DA102	Site Plan	A
DA103	Overall Floor Plan	B
DA104	Overall Roof Plan	A
DA111	Office Floor Plan	A
DA201	Overall Elevations	A
DA202	Overall Sections	A
DA211	Office Elevation & Section	A

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