Project Silverback – Oakdale East Industrial Estate

SSD-120888992

s.7.12 Cost Estimate Report

Building 2B and Lot 2C

03 July 2026

Empowering growth.

Estimate Summary

Ref	Description	Quantity	Unit	Rate	Total
	Silverback - Oakdale Industrial East Estate				
	Lot 109 of Deposited Plan 1293112				
	s.7.12 - Cost of Development				
	SSD-120888992				
	Warehouse Building 2B and Lot 2C				
	July 2026				
1/A	Site Preparation & Earthworks	163,451	m2	39.34	6,430,428
1/B	Substructure	163,451	m2	166.38	27,194,802
1/C	Columns	163,451	m2	11.51	1,882,003
1/D	Structural Steel	163,451	m2	262.69	42,936,756
1/E	Upper Floors	163,451	m2	293.92	48,041,033
1/F	Staircase	163,451	m2	5.91	965,217
1/G	Roof	163,451	m2	54.92	8,976,537
1/H	External Walls & Doors	163,451	m2	43.94	7,181,888
1/J	Internal Walls	163,451	m2	4.13	674,715
1/K	Internal Doors & Screens	163,451	m2	2.76	450,800
1/L	Wall; Ceiling and Floor Finishes	163,451	m2	12.45	2,035,297
1/M	Joinery	163,451	m2	4.83	788,860
1/N	Fitments	163,451	m2	1,830.30	299,165,472
1/P	Hydraulics Services	163,451	m2	8.79	1,436,250
1/Q	Mechanical Services	163,451	m2	44.01	7,193,730
1/R	Fire Services	163,451	m2	59.79	9,773,052
1/S	Electrical Services	163,451	m2	192.30	31,431,224
1/T	Transportation	163,451	m2	0.52	85,000
1/U	External Works	163,451	m2	167.69	27,409,922
1/V	External Services	163,451	m2	78.91	12,897,332
1/W	**Subtotal - Trades**	163,451	m2	3,285	**536,950,318**
	Head Contractor Preliminaries & Supervision				16,640,000
	Head Contractor Margin				10,180,000
	Head Contractor D&C Design				4,760,000
1/X	**Subtotal - Head Contract Works**	163,451	m2	3,478	**568,530,318**
	Client Direct Consultants [Excluding D&C Contracted Sums]				5,930,000

SSD-120888992 - Building 2B and 2C s.712

Estimate Summary

Ref	Description	Quantity	Unit	Rate	Total
	Local Authority Fees & Contributions - Excluded				Excluded
	Long Service Levy [LSLL]				Excluded
	Contingency				Excluded
	Escalation to Commencement				Excluded
2/A	**Estimated Development Cost [Excluding GST]**	163,451	m2	3,515	**574,460,318**
	Goods & Services Tax [GST]				57,446,030
2/B	**Estimated Development Cost [Including GST]**	163,451	m2	3,866	**631,906,348**
2/C	FECA	142,363	m2		
2/D	UCA	21,088	m2		
2/E	**GFA**	163,451	m2		
	Total Cost				**631,906,348**

Ref	Description	Quantity	Unit	Rate	Total
	SITE PREPARATION & EARTHWORKS				
	FENCING				
3/A	Temporary fencing to site	2,855	m	28.00	79,940
	SEDIMENT CONTROL				
3/B	Construction Entry	2	Item	6,110.00	12,220
3/C	Sediment fence	2,855	m	25.00	71,375
3/D	Silt Fence with Catch Drain	714	m	32.00	22,840
3/E	Diversion Drain	1,142	m	28.00	31,976
3/F	Kerb Inlet Control (Assumed)	10	no	180.00	1,800
3/G	OH & S	1	Item	15,000.00	15,000
3/H	Dust mitigation	1	Item	25,000.00	25,000
3/J	QA & Compliance	1	Item	6,000.00	6,000
3/K	Allow for de-watering		Item		N/A
3/L	Survey & set-outs	1	Item	12,000.00	12,000
3/M	Road sweepers	1	Item	16,000.00	16,000
	EARTHWORKS				
3/N	Bulk cut over site - Separate SSD		Note		N/A
3/P	Detailed excavation		m3	86.00	0
3/Q	Place and compact imported suitable material to achieve new levels over previous SSDA. Assumed free issue material.	452,456	m3	4.41	1,995,331
3/R	Allow for spread and compaction	241,821	m2	6.00	1,450,926
3/S	Removal and disposal of material off site [Recyclable]		Note		N/A
	RETAINING WALLS				
3/T	Retaining walls for bulk site works	2,973	m2	880.00	2,616,240
3/U	Retaining wing walls	119	m2	620.00	73,780
	Total - Site Preparation & Earthworks				**6,430,428**
	SUBSTRUCTURE				
	EXCAVATION & FOUNDATIONS				
3/V	Pad footings	4,592	m3	1,126.00	5,170,592
3/W	Provisional allowance for piling - subject to finalised design development	1	PROV	7,240,000.00	7,240,000
3/X	Provisional allowance for ground improvement - subject to finalised design development	1	PROV	2,600,000.00	2,600,000
	WAREHOUSE GROUND SLAB				
3/Y	Fibremesh reinforced concrete slab to Warehouse	79,106	m2	134.42	10,633,745
3/Z	Burnish finish to internal warehouse slab portion	79,106	m2	16.00	1,265,696
	Fibremesh reinforced concrete slab to Hardstand/Heavy Duty Pavement				External Works

Ref	Description	Quantity	Unit	Rate	Total
	Power float finish to Hardstand/Heavy Duty Pavement				External Works
	OFFICES & AMENITIES SLAB				
4/A	Reinforced concrete slab to offices	1,791	m2	151.00	270,441
4/B	Steel trowel finish to internal warehouse slab portion	1,791	m2	8.00	14,328
	Total - Substructure				**27,194,802**
	COLUMNS				
4/C	Columns measured in Structural Steel		Note		Elsewhere
	STEEL - CONCRETE COMPOSITE COLUMNS				
	Refer to Structural Steel for Steel Shaft				
	COMPOSITE COLUMNS				
	Concrete Core Filling				
4/D	CHS-Circular Hollow Sections-Column	1,407	m3	574.40	808,181
	Reinforcement				
4/E	Bar reinforcement at 180kg/m3	253.26	tonne	4,240.00	1,073,822
	Total - Columns				**1,882,003**
	STRUCTURAL STEEL				
4/F	Structural Steel framing to warehouse, fleet workshop & awnings	163,452	m2	109.20	17,848,958
4/G	Extra over for Composite columns shaft	1	item	5,330,000	5,330,000
4/H	Extra over for suspended levels support framing	1	item	17,200,000	17,200,000
4/J	Structural Steel roof framing to offices	3,140	m2	56.00	175,840
	PURLINS / GIRTS				
4/K	Wall Girts to cladding zones	33,193	m2	18.00	597,474
4/L	Roof Purlins	99,138	m2	18.00	1,784,484
	Total - Structural Steel				**42,936,756**
	UPPER FLOORS				
	Insitu slabs to upper floors				
4/M	Benchmarked Elemental rate for Warehouse suspended slabs	46,403	m2	481.00	22,319,843
4/N	Allowance for mezzanine zones	51,962	m2	495.00	25,721,190
	Total - Upper Floors				**48,041,033**
	STAIRCASE				
4/P	New internal office stairs with no shaft.	8	m/rise	7,890.00	63,120
4/Q	Metal stair to level 1 from warehouse ground floor	51	m/rise	5,157.00	263,007
4/R	Fire egress stairs	81	m/rise	7,890.00	639,090

Ref	Description	Quantity	Unit	Rate	Total
	Roof access stair				Under Roof
	Total - Staircase				**965,217**
	ROOF				
	Roof Framing				
	Structural Steel roof framing to warehouse				Structural Steel
	Structural Steel roof framing to offices				Structural Steel
	Roofing & Roof Plumbing				
5/A	Roof sheeting including safety mesh and insulation to warehouses and external portion of offices (area measured on plan)	70,359	m2	68.00	4,784,412
5/B	Polycarbonate Sheet Roofing to Warehouse	9,930	m2	85.00	844,050
5/C	Roof sheeting dust cover including framing to offices and plants including insulation to internal warehouse zones	3,579	m2	105.00	375,795
5/D	Metal Deck Roof Awning	15,270	m2	68.00	1,038,360
5/E	Roof access & Safety Systems	1	item	80,000.00	80,000
5/F	Allowance for Downpipes & Gutters	1	item	713,425.00	713,425
5/G	Folded aluminium window hood to match metal wall cladding finish		m2	480.00	N/A
5/H	Pedestrian Safety Walkway	1,854	m	420.00	778,680
5/J	Allow for balustrade to Egress Walkway - Assumed 1mH	927	m	345.00	319,815
5/K	Roof Access Ladder	3	no	14,000.00	42,000
	Total - Roof				**8,976,537**
	EXTERNAL WALLS & DOORS				
	WAREHOUSE AND OFFICE				
	EXTERNAL WALLS				
5/L	Precast concrete dado panel	3,549	m2	365.00	1,295,385
5/M	Profile metal wall cladding	27,219	m2	72.00	1,959,768
5/N	Block work to main office	292	m2	650.00	189,800
5/P	Office Box-out - Steel framed office feature box out in metallic cladding	1,141	m2	320.00	365,120
5/Q	Timber look aluminium battens	79	m2	500.00	39,500
5/R	Fire egress stair precast concrete wall	893	m2	365.00	325,945
5/S	Concrete wall to sky bridge entry	20	m2	600.00	12,000
	EXTERNAL GLAZING				
5/T	Office facade glazing	743	m2	980.00	728,140
5/U	Office facade spandrel glazing	291	m2	1,180.00	343,380
	EXTERNAL DOORS				
5/V	Exit Door	15	No	3,850.00	57,750

Ref	Description	Quantity	Unit	Rate	Total
6/A	Double hinged doors to MSB including hardware and frame	8	No	4,500.00	36,000
6/B	Glazed double balcony door including hardware and frame	1	No	5,500.00	5,500
6/C	Glazed double door including hardware and frame	2	No	5,500.00	11,000
6/D	Single leaf doors to dock office and equipment room	4	No	3,000.00	12,000
6/E	Roller shutter doors to recessed docks 3100W x 3300H	100	No	5,250.00	525,000
6/F	Roller shutter doors to on-grade docks 7100W x 5500H	50	No	10,620.00	531,000
6/G	Roller shutter doors to fleet workshop 4000W x 5500H	20	No	10,620.00	212,400
6/H	Balustrade to office balcony	14	m	850.00	11,900
	SUN SHADING SCREENS				
6/J	Powdercoated metal mesh in steel frame	440	m2	420.00	184,800
	LOUVRES				
6/K	Horizontal aluminium weather protection louvres	671	m2	500.00	335,500
	Total - External Walls & Doors				**7,181,888**
	INTERNAL WALLS				
	INTERTENANCY WALL				
	IT Wall_Dado precast panel				N/A
	IT wall_metal clad to above				N/A
	PARTITION WALLS				
6/L	Standard internal partition wall with moisture-resistant board on both sides including insulation	439	m2	170.00	74,630
6/M	Standard internal partition wall with moisture -resistant board to one side and 13mm plasterboard to other side including insulation	482	m2	160.00	77,120
6/N	Standard internal partition wall with moisture-resistant board on one side including insulation	208	m2	125.00	26,000
6/P	Internal partition wall with lining to one side to switch rooms/MSB	583	m2	590.00	343,970
	INTERNAL GLAZING				
6/Q	Full height glazed walls with aluminum head and bottom track, with the suite to match the aluminium door frames		m2		Fitout
	CORE WALLS				
6/R	Precast concrete wall	183	m2	365.00	66,795
	TOILET PARTITIONS				
6/S	Toilet Partitions	44	no	1,400.00	61,600
6/T	Shower Partitions	6	no	1,500.00	9,000
6/U	Urinal Dividers	13	no	1,200.00	15,600
	Total - Internal Walls				**674,715**
	INTERNAL DOORS & SCREENS				
	INTERNAL DOORS				
6/V	Single hinged doors including frames and hardware - Non fire rated	63	No	2,800.00	176,400

Ref	Description	Quantity	Unit	Rate	Total
7/A	Double hinged door including frame and accessories - Non fire rated	10	No	3,250.00	32,500
7/B	Allow for double swing door to services cupboard	3	No	2,800.00	8,400
7/C	Single hinged glazed door including frames and hardwares	23	No	4,500.00	103,500
7/D	Glazed sliding auto door including frames and hardware	2	No	12,000.00	24,000
7/E	Glazed single sliding auto door including frames and hardware	1	No	10,000.00	10,000
7/F	Speed-stiles	3	No	32,000.00	96,000
	Total - Internal Doors & Screens				**450,800**
	WALL; CEILING AND FLOOR FINISHES				
	WALL FINISHES				
7/G	Paint finish to internal walls	91	m2	25.00	2,275
7/H	Tiled wall finish to Kitchen	35	m2	280.00	9,800
7/J	Tiled wall finish to Amenities	1,568	m2	280.00	439,040
	PAINTING TO PRECAST				
7/K	Paint and specified finish to External and Internal precast panels to Warehouse	3,549	m2	48.00	170,352
7/L	Paint and specified finish to External concrete wall	20	m2	40.00	800
	FLOOR FINISHES				
7/M	Tiles to wet area	573	m2	290.00	166,170
7/N	Carpet tile to office area	2,688	m2	75.00	201,600
7/P	Assume Vinyl to Kitchen area and store rooms	1,142	m2	95.00	108,490
7/Q	Tiling	115	m2	340.00	39,100
7/R	Epoxy finish to waste area	239	m2	180.00	43,020
7/S	Floor Finishes - Epoxy floor to AGV areas required by Automation Contractor	1.00	Item	300,000.00	300,000
	CEILING FINISHES				
7/T	Set plasterboard ceiling to amenities and lobbies	806	m2	145.00	116,870
7/U	Acoustic ceiling tiles to office	3,710	m2	118.00	437,780
	Total - Wall; Ceiling and Floor Finishes				**2,035,297**
	JOINERY				
7/V	Kitchen & Kitchenette Joinery	9	no	13,400.00	120,600
7/W	Utility Joinery	6	no	5,000.00	30,000
7/X	Balcony Joinery	1	no	5,000.00	5,000
7/Y	Lockers	1	item	112,560.00	112,560
7/Z	Toilet Vanities	45	m	2,200.00	99,000
7/AA	Locker Bench	1	item	21,700.00	21,700
7/AB	Sanitary fixtures - Included in hydraulics		Note		Hydraulics
7/AC	Workstations and office joinery		Note		By Tenant

Ref	Description	Quantity	Unit	Rate	Total
8/A	Timber Construction - To main office main entrance - timber features to the admin areas (XLAM products or similar)	1.00	Item	400,000.00	400,000
	Total - Joinery				**788,860**
	FITMENTS				
	FITMENTS				
8/B	Shower/Eye Wash - Assumed	15	no	4,800.00	72,000
8/C	Blinds to offices		item		Excluded
	SIGNAGE				
8/D	General Line marking, Safety Signage	163,452	m2	2.50	408,630
8/E	Line Marking (non-statutory)	1	Item	250,000.00	250,000
8/F	Building Signage included Elsewhere		Note		Elsewhere
	WAREHOUSE FF&E				
	Racking and equipment				
	Tenant Fitout/plant/equipment				
8/G	Guard railing; safety and protection	121,842	m2	4.80	584,842
	Bollards				Included
	Removable bollards				Included
	EXTERNAL				
8/H	Truck wash equipment	1	PROV	450,000	450,000
	PROVISIONAL SCOPE				
8/J	Site Identification Signage & all tenant related Corporate Signage	1	PROV	500,000	500,000
	TENANT INTEGRATION WORKS				
8/K	BWIC - Corporate Signage	1	PROV	50,000	50,000
8/L	Compressed Air BWIC - BWIC for Compressed Air for Automation	1	PROV	200,000	200,000
8/M	Metalwork - S&I additional metalwork including MHE/LSE charger stands, smoe shed / PUD outdoor area / screening	1	PROV	350,000	350,000
	TENANT SPECIFIC FITOUT AND EQUIPMENT				
8/N	Fitout	1	PROV	101,300,000	101,300,000
8/P	Automation systems –Installation	1	PROV	20,000,000.00	20,000,000
8/Q	Automation systems – Sortation	1	PROV	120,000,000.00	120,000,000
8/R	Automation systems – Chutes	1	PROV	25,000,000.00	25,000,000
8/S	Automation systems – Equipment	1	PROV	30,000,000.00	30,000,000
	Total - Fitments				**299,165,472**
	HYDRAULICS SERVICES				

Estimate Details

Ref	Description	Quantity	Unit	Rate	Total
9/A	Bathrooms	1	item	603,000.00	301,500
9/B	Kitchenette	1	item	143,500.00	71,750
9/C	Hydraulics for mechanical services to office & shops	1	item	17,100.00	17,100
9/D	Roof stormwater systems to buildings	1	item	670,000.00	670,000
9/E	Allowance to connect to mains	1	item	45,000.00	45,000
9/F	Allowance for FHR	1	item	223,200.00	223,200
9/G	Allowance for hydrants	1	item	107,700.00	107,700
	Rainwater tank				Refer to External Works
	Total - Hydraulics Services				**1,436,250**
	MECHANICAL SERVICES				
9/H	Mechanical services to offices and dock offices including plant and distribution across facility	5,698	m2	385.00	2,193,730
	Allowance of BMS				Included
	Undefined Scope Provisional Sums				
9/J	Dock HVAC	1	PROV	4,500,000.00	4,500,000
9/K	Big Ass Fan BWIC - Support & power for Big Ass Fans	1	Item	500,000.00	500,000
	Total - Mechanical Services				**7,193,730**
	FIRE SERVICES				
	FIRE PROTECTION				
9/L	Fire services to offices	5,698	m2	42.00	239,316
9/M	Fire services to sky bridge	101	m2	42.00	4,242
9/N	Fire services to warehouses	121,842	m2	55.80	6,798,784
9/P	Fire services to Covered Loading Zones	21,088	m2	55.80	1,176,710
9/Q	Allowance for fire booster system	1	item	80,000.00	80,000
	PUMPHOUSE & SPRINKLER TANKS				
9/R	New pump-house	1	item	42,000.00	42,000
9/S	Pumps	3	each	24,000.00	72,000
9/T	Storage Tank	3	each	120,000.00	360,000
	TENANT PROVSIONAL SUMS				
9/U	Fire Services - Fire services specifically integrated to the Automation Solution	1	Item	1,000,000.00	1,000,000
	Total - Fire Services				**9,773,052**
	ELECTRICAL SERVICES				
9/V	Electrical power and lighting to office levels	5,698	m2	240.00	1,367,520
9/W	Electrical power and lighting to sky bridge	101	m2	240.00	24,240

Estimate Details

Ref	Description	Quantity	Unit	Rate	Total
10/A	Electrical power and lighting to warehouses	121,842	m2	92.00	11,209,464
10/B	Lighting to hardstand, carparks and loading area - EXTERNAL SERVICES		m2		Elsewhere
	PV Systems				Excluded
	Provisional Scope				
10/C	Temporary Power Strategy for Automation Contractor to be agreed between the parties at a later date	1	Item	250,000.00	250,000
10/D	3ph 80 no. chargers and room to house (assumed MHE charger allocation)	1	Item	750,000.00	750,000
10/E	High-Voltage Upgrade - Increase to 11MVa	1	Item	7,500,000.00	7,500,000
	TENANT PROVSIONAL SUMS				
10/F	BWIC - Security - Access Control, CCTV & Sensors	1	Item	150,000.00	150,000
10/G	Data Cabling & Cabinets	1	Item	2,000,000.00	2,000,000
10/H	UPS Backup	1	Item	500,000.00	500,000
10/J	Electrical for Automation - additional electrical over and above PPR allowance to facilitate Automation Solutions	1	Item	2,000,000.00	2,000,000
10/K	MHE/AGV Charging - MHE/AGV charging zones, services and equipment above the requirements of the PPR	1	Item	2,000,000.00	2,000,000
10/L	Backup Generator - S & I of a Generator and Fuel Tank System to support 72hrs at the following steps incl. of ATS	1	Item	3,000,000.00	3,000,000
10/M	Active Harmonic Filtration - Provide option for AHF in alignment with the design to be implemented once site is live	1	Item	400,000.00	400,000
10/N	Crack Units - 2 x CRAC units allowing full redundancy within the Comms Room, sized to the equipment being installed in the room	1	Item	280,000.00	280,000
	BESS - 900kW Inverter rating peak charge / discharge, 1250kWh - battery storage				Excluded
	EV Chargers - in-ground conduits only				Excluded
	EV Chargers - Day 1 Chargers only				Excluded
	Total - Electrical Services				**31,431,224**
	TRANSPORTATION				
	LIFT SERVICES				
10/P	Allow for lift services to Office servicing 1 level	1	each	85,000.00	85,000
	Total - Transportation				**85,000**
	EXTERNAL WORKS				
10/Q	Hardstand and Heavy Duty driveway	153,608	m2	110.98	17,047,250
10/R	Carpark on grade	15,973	m2	111.21	1,776,312
10/S	Concrete Pavement_Standard grey broom finished concrete	360	m2	140.00	50,400
10/T	Outdoor pavers to main office area - Assumed	199	m2	300.00	59,700
10/U	EO for weigh-bridge including surrounding structure	2	each	315,000.00	630,000
10/V	EO for Pedestrian Ramp	3	each	2,850.00	8,550

Estimate Details

Ref	Description	Quantity	Unit	Rate	Total
11/A	Speed hump	4	each	2,500.00	10,000
11/B	Crossovers - Heavy Vehicle	3	each	6,800.00	20,400
11/C	Crossovers - Light Duty	3	each	4,500.00	13,500
11/D	Allowance for Fencing and gates Including Outdoors Recreation Zones	1	Item	2,538,000.00	2,538,000
11/E	Allowance for acoustic wall - Assumed 4mH	3,273	m2	370.00	1,211,010
11/F	Pavilion	1	PROV	25,000.00	25,000
11/G	Bicycle Parking	60	No	180.00	10,800
11/H	Allowance for soft landscaping	1	PROV	4,009,000.00	4,009,000
	Allowance for new trees				Included
	Total - External Works				**27,409,922**
	<u>EXTERNAL SERVICES</u>				
	<u>STORMWATER</u>				
11/J	Benchmark rate for Stormwater across site	272,694	m2	24.54	6,692,532
	<u>RAINWATER TANK</u>				
11/K	Rainwater Tank	2	no	45,000.00	90,000
11/L	Electrical power and lighting to building's external areas	1	PROV	62,300.00	62,300
11/M	Electrical power and lighting to hardstand, carparks and loading area	171,500	m2	15.00	2,572,500
11/N	External power reticulation and Kiosk	1	PROV	3,000,000.00	3,000,000
11/P	Diesel Tank	2	No	120,000.00	240,000
11/Q	Ad Blue Tank	2	No	120,000.00	240,000
11/R	Security Services		Item		Excluded
11/S	Communication Services		Item		Excluded
	Total - External Services				**12,897,332**