

# CAPITAL INVESTMENT VALUE (CIV) REPORT

LOT 1 – BRINGELLY ROAD BUSINESS HUB, BRINGELLY NSW

Prepared for:

**ESR AUSTRALIA**



Submission by:



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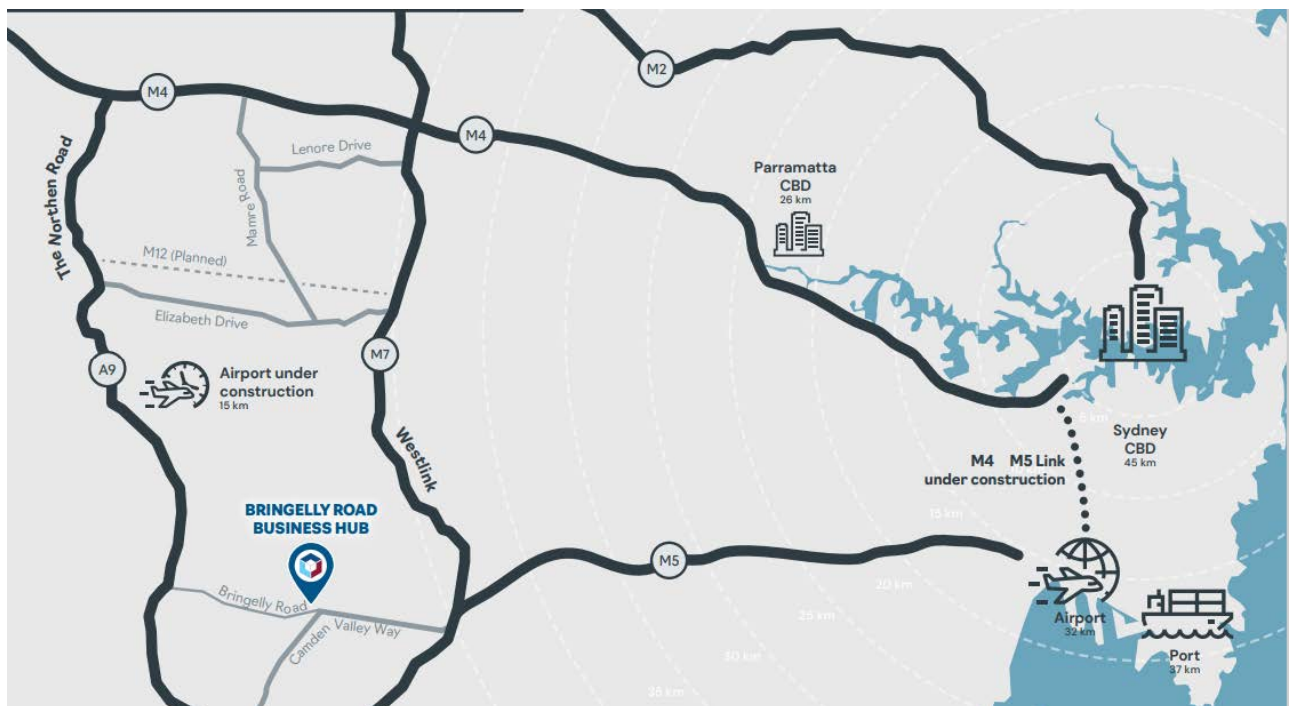
## 1. Introduction

QS1 Pty Ltd were requested by the Developer; ESR AUSTRALIA to prepare a Capital Investment Value (CIV) Report for their proposed industrial project in Sydney's southwestern suburb of Bringelly, to be known as Lot 1 Bringelly Road Business Hub.

This development forms part of the overall approved masterplan industrial estate which is located within the South West Growth corridor between Moorebank Intermodal terminal and Sydney's new airport at Badgery's Creek.

### 1.1 Key Location Details

The following map shows the location of the proposed project in relation to the greater Sydney region and its importance to the rapidly growing demand of the region and its excellent connectivity to the major arterials and Sydney's new Airport.



The following are key criteria for this site: -

- 45km from the CBD
- 32km from Sydney Kingsford Smith Airport
- 15km from Sydney's new Airport at Badgery's Creek
- 3.5km from the M7 motorway
- 37km from Port Botany

### 1.2 Key Project Details

The project looks to develop an existing 12,890m<sup>2</sup> parcel of land into a new office/warehouse facility with extensive hardstand and landscape including: -

- Undertake cut to fill earthworks including retaining structures as required
- Construct new office warehouse complex totalling a Gross Floor Area (GFA) of 5,425m<sup>2</sup>
- Construct new hardstand areas for truck movements and general parking
- Construct new landscape area and Asset protection Zone (APZ)
- Supply and installation of new substation
- Construct new OSD tank and associated pipework
- Construct new above ground sprinkler tank

## 2. Capital Investment Value

Capital Investment Value (CIV) is defined by the Environmental Planning and Assessment Regulation 2000 – (Circular PS 21-020), as required by the State Environmental Planning Policy Amendment (Capital Investment Value) 2010 to be:

“Capital Investment Value of a development or project 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).”

### 2.1 Calculation of CIV

QS1 have prepared a Cost Plan 13<sup>th</sup> April 2022 for the proposed development that estimates the cost of construction works which forms the basis of the estimated total Capital Investment Value of **\$10,645,036.00 exc. GST**, broken down as follows:

Item	Description	Cost (\$)
1.0	Enabling & Site Preparation Works	\$997,961
2.0	Construction Works	\$5,386,826
3.0	External Services	\$681,182
4.0	External Works & Landscaping	\$2,274,825
5.0	Preliminaries & Margin	\$810,314
	<b>Sub Total – Construction Works [1]</b>	<b>\$10,151,108</b>
6.0	Statutory Fees	Excluded
7.0	Professional Fees	\$456,800
8.0	Development Management Fees	Excluded
9.0	Finance Cost	Excluded
10.0	Long Service Levy	\$37,128
	<b>Sub Total – Development Costs [2]</b>	<b>\$493,928</b>
	<b>TOTAL ESTIMATED CIV [1] +[2]</b>	<b>\$10,645,036</b>

## 2.2 Information Used

The following information/documentation was used in the preparation of this CIV: -

SBA Architects - ARCHITECTURAL

- 22118/DA-01/P3; COVER SHEET
- 22118/DA-03/P6; SITE PLAN
- 22118/DA-04/P6; WAREHOUSE PLAN
- 22118/DA-05/P4; WAREHOUSE ROOF PLAN
- 22118/DA-01/P4; OFFICE FLOOR PLANS
- 22118/DA-07/P4; WAREHOUSE ELEVATIONS
- 22118/DA-08/P4; OFFICE ELEVATIONS
- 22118/DA-09/P3; WAREHOUSE SECTION

## 2.3 Version

This is the SECOND Version of this Cost Plan.

### **3. Development Notes**

#### **3.1 Program**

The rates included within this CIV are current as at April 2022.

Whilst no program for the construction works was provided, based on our experience we believe that a duration of 36 weeks would be anticipated.

#### **3.2 Statutory Fees**

We note that “Statutory Fees” have been excluded from the above cost calculations in accordance with the current definition. Long Service Leave payment has been included.

#### **3.3 Professional Fees**

Professional fees have been included in our cost calculations based on our experience and information provided by ESR Australia. An amount of 4.5% of Construction costs has been allowed.

#### **3.4 Development Management Fees**

We note that “Development Management Fees” have been excluded from the above cost calculations in accordance with the current definition.

#### **3.5 Design Contingency**

We note that “Design Contingencies” have been excluded from the above cost calculations in accordance with the current definition.

#### **3.6 Escalation**

We have made no allowance for escalation within the cost calculations

#### **3.7 Finance Costs**

We note that “Design Contingencies” have been excluded from the above cost calculations in accordance with the current definition.

#### **3.8 Assumptions Generally**

The following assumption have been made within the preparation of this CIV Report

##### Assumptions

- The works will be tendered competitively under a standard form of Design & Construct or similar contract as produced by Standards Australia or RIAA & MBA
- It is assumed the works will be delivered by a Tier 2/3 Contractor.
- Builders Preliminaries and Margin have been included at 8.7% of the Net Trade Value.

Exclusions

- Works external to the immediate area [unless specifically noted] including landscaping.
- Removal of hazardous materials UNO
- Relocation or diversion of existing engineering service mains UNO
- Amplification of existing engineering service supplies other than the substation works
- Site Security.
- Financing and legal costs.
- Any future roadworks to Skyline Crescent



## 4. Report Parameters

The CIV estimate should be considered as indicative only at this stage for the purposes of a planning submission and that prior to finalising any design or agreements, detail estimates should be prepared based on future development design information.

We confirm that the information provided within this report is true and accurate at the date of this report.

The copyright of this Cost Plan is vested in QS1 PTY LTD and it shall not be copied or reproduced in whole or in part, nor shall it be used in whole or in part for any project or part of any project other than that for which it is specifically produced, without the express permission of QS1 PTY LTD, given in writing.

Position of Authorised Representative:	<b>Director</b>
Signature of Authorised Representative:	
Date:	<b>20th May 2022 (REVISION 2)</b>

## 5.1 APPENDIX B – CIV

# Elemental Summary

**Project:** 21069 - Bringelly Road Business Hub  
**Building:** Proposed Industrial Development Lot1  
 Bringelly Rd

**Details:** 11. Capital Investment Value Report  
 PROPOSED INDUSTRIAL DEVELOPMENT  
 LOT 1 - BRINGELLY ROAD, BUSINESS  
 HUB, BRINGELLY NSW  
 Project No. 21069; Ver2.0

Code	Description	% BC	Cost/m2	Quantity	Unit	Rate	Subtotal	Total
<b>PROPOSED INDUSTRIAL DEVELOPMENT</b> <b>LOT 1, BRINGELLY ROAD BUSINESS HUB, BRINGELLY NSW</b> <b>ESTIMATE OF CONSTRUCTION COST</b> <b>CAPITAL INVESTMENT VALUE (CIV)</b> ===== Revision 01; April 2022 ===== <b>&gt;&gt;&gt;&gt; PREAMBLE &lt;&lt;&lt;&lt;&lt;</b> Generally 0.00 0.00 0 0 Area Analysis 0.00 0.00 0 0  <b><u>ENABLING WORKS &amp; SITE PREPARATION</u></b> <b>-- SITE AREA --</b> - ENABLING WORKS - Demolition Works 0.02 0.29 12,891 m2 0.12 1,575 1,575 - SITE PREPARATION - Bulk Earthworks 9.37 183.63 12,891 m2 77.29 996,386 996,386  <b><u>HEAD CONTRACT WORKS</u></b> <b>-- GFA --</b> <u>Construction</u> - CONSTRUCTION - Warehouse Building 1 50.61 992.78 5,426 m2 992.78 5,386,826 5,386,826 <u>External Services</u> EXTERNAL SERVICES 6.40 125.54 5,426 m2 125.54 681,182 681,182 <u>Landscape &amp; External Works</u> EXTERNAL WORKS 19.37 379.98 5,426 m2 379.98 2,061,747 2,061,747 LANDSCAPE WORKS <u>2.01</u> <u>39.27</u> <u>5,426</u> <u>m2</u> <u>39.27</u> <u>213,078</u> <u>213,078</u>  <b>SUB TOTAL - Construction Direct Costs 1</b> <b>5,426 m2 1,721.49 9,340,794 9,340,794</b> PRELIMINARIES [5.0%] 4.39 86.07 5,426 m2 86.07 467,040 467,040 OVERHEAD RECOVERY & MARGIN [3.5%] <u>3.23</u> <u>63.26</u> <u>5,426</u> <u>m2</u> <u>63.26</u> <u>343,274</u> <u>343,274</u>  <b>SUB TOTAL - Construction Direct Costs 2</b> <b>5,426 m2 1,870.83 10,151,108 10,151,108</b> <b><u>PROFESSIONAL &amp; LSL FEES</u></b> - PROFESSIONAL & LSL FEES - Documentation & Construction Phase <u>4.64</u> <u>91.03</u> <u>5,426</u> <u>m2</u> <u>91.03</u> <u>493,928</u> <u>493,928</u> <b>Construction Direct Costs 3</b> <b>5,426 m2 91.03 493,928 493,928</b>  <b>TOTAL CIV PROJECT COST [1+2+3] EXCL GST</b> <b>5,426 m2 1,961.86 10,645,036 10,645,036</b> <b>GFA: 5,426.00 m2 100.00 1,961.86 10,645,036</b>								

# Trade Detail

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 PROPOSED INDUSTRIAL DEVELOPMENT  
 LOT 1 - BRINGELLY ROAD, BUSINESS  
 HUB, BRINGELLY NSW  
 Project No. 21069; Ver2.0

Code	Description	Quantity	Unit	Rate	Total
<b>A Generally</b>					
1.A	<b>PROJECT DESCRIPTION</b>				
1.B	The project looks to redevelop an existing industrial site into a new Office/Warehouse facility with extensive hardstand and landscape areas. The project in brief will include:-		Note		
1.C	* remove existing trees and strip grassed areas				
1.D	* Undertake cut to fill earthworks including retaining structures as required				
1.E	* Construct new office/warehouse complex totalling 5,470m2 GFA				
1.F	* Construct new hardstand areas for truck movement and carpark				
1.G	* Construct new landscape area and APZ				
1.H	* installation of substation				
1.I	* Construct new OSD tank and stormwater pipework				
1.J	* Construct new above ground sprinkler tank				
1.K	<b>PROJECT DETAILS</b>				
1.L	Client: ESR AUSTRALIA				
1.M	Address: LOT 1, BRINGELLY ROAD, BRINGELLY NSW				
1.N	<b>COST PLAN OWNERSHIP</b>				
1.O	The copyright of this Cost Plan is vested in QS1 PTY LTD and it shall not be copied or reproduced in whole or in part, nor shall it be used in whole or in part for any project or part of any project other than that for which it is specifically produced, without the express permission of QS1 PTY LTD, given in writing.		Note		
1.P	<b>COST PLAN VERSION</b>				
1.Q	The following Cost Plan is FEASIBILITY BUDGET ESTIMATE NO.1 and is based on D.A. Documentation.		Note		
1.R	<b>DOCUMENTS USED</b>				
1.S	The following documentation has been used in the preparation of this Cost Plan;		Note		
1.T	<b><u>SBA Architects</u></b>				
1.U	- 22118/DA-01/P3; COVER SHEET				
1.V	- 22118/DA-03/P6; SITE PLAN				
1.W	- 22118/DA-04/P6; WAREHOUSE PLAN				
1.X	- 22118/DA-05/P4; WAREHOUSE ROOF PLAN				
1.Y	- 22118/DA-01/P4; OFFICE FLOOR PLANS				
1.Z	- 22118/DA-07/P4; WAREHOUSE ELEVATIONS				
1.AA	- 22118/DA-08/P4; OFFICE ELEVATIONS				
1.AB	- 22118/DA-09/P3; WAREHOUSE SECTION				
1.AC	.....				
1.AD	<b>ASSUMPTIONS &amp; CLARIFICATIONS</b>				
1.AE	Your attention is drawn to the following Assumptions and Clarifications made during the preparation of this Cost Plan		Note		

To Collection 0

# Trade Detail

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 Bringelly Rd

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Code	Description	Quantity	Unit	Rate	Total
<b>A</b>	<b>Generally</b>				(Continued)
2.A	Refer also to the body of the report for all other assumptions or clarifications made during the compiling of this Cost Plan		Note		
2.B	<u>General Assumptions:</u>				
2.C	The rates included within this OCB are current at April 2022		Note		
2.D	Construction will commence fourth quarter 2022		Note		
2.E	Anticipated duration is 36 weeks		Note		
2.F	Escalation of cost from April 2022 is excluded.		Note		
2.G	The works will be tendered competitively under a standard form of Design & Construct or similar contract as produced by Standards Australia or RIAA & MBA		Note		
2.H	It is assumed the works will be delivered by a Tier 2/3 Contractor.		Note		
2.I	<u>General Exclusions:</u>				
2.J	<u>The following items have been excluded from this Cost Plan:</u>				
2.K	Works external to the immediate area [unless specifically noted] including landscaping.		Note		
2.L	Removal of hazardous materials UNO		Note		
2.M	Relocation or diversion of existing engineering service mains UNO		Note		
2.N	Amplification of existing engineering service supplies other than the substation works		Note		
2.O	Site Security.		Note		
2.P	Financing and legal costs.		Note		
2.Q	Client Costs associated with the project [unless specifically noted].		Note		
2.R	<u>Site Specific Exclusions</u>				
2.S	Any future roadworks to Skyline Crescent		Note		
2.T	<u>Contingencies</u>				
2.U	Contingencies have been included as follows:-				
2.V	- Contract/Construction [5%]		Note		
2.W	<b>VERSION</b>				
2.X	We advise that this is the SECOND Version of this Cost Plan for the CIV Estimate of Cost				

**Generally**

0

To Collection

0

## Trade Detail

**Project:** 21069 - Bringelly Road Business Hub  
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 LOT 1 - BRINGELLY ROAD, BUSINESS  
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 Project No. 21069; Ver2.0

Code	Description	Quantity	Unit	Rate	Total
<b>B</b>	<b>Area Analysis</b>				
3.A	<u>Area Analysis</u>				
3.B	The following is an area analysis of each Levels functional area breakdown. This is an important tool for future value engineering exercises		Note		
3.C	<u>Site Area</u>				
3.D	Site Area	12,890	m2		
3.E	<u>WAREHOUSE BUILDING 1</u>				
3.F	<u>Ground</u>				
3.G	G - Lift Core	5	m2	FECA	
3.H	G - Office	276	m2	FECA	
3.I	G - Toilets	45	m2	FECA	
3.J	G - Warehouse	4,392	m2	FECA	
3.K	<u>Level 1</u>				
3.L	L1 - Office	670	m2	FECA	
3.M	L1 - Toilets	37	m2	FECA	
3.N	<b>Sub Total - WAREHOUSE BUILDING</b>	<b>5,425</b>	<b>m2</b>		
3.O	<b>TOTAL GROSS FLOOR AREA</b>	<b>5,425</b>	<b>m2</b>		
3.P	<u>Analysis</u>				
3.Q	FECA	5,425	m2		
3.R	UCA	0	m2		
<b>Area Analysis</b>					<b>0</b>

To Collection 0



## Trade Detail

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Code	Description	Quantity	Unit	Rate	Total
<b>C - ENABLING WORKS - Demolition Works</b>					
4.A	<b><u>ENABLING WORKS - DEMOLITION WORKS</u></b>				
4.B	<b><u>Temporary Hoardings</u></b>				
4.C	We have assumed that chainwire mesh fencing will be used for the duration of the works to act as security fencing. We advise that this is included within our Preliminaries Trade calculations		Note		
4.D	<i>Sub Total</i>				0
4.E	<i>Cost/m2</i>	0.00			
4.F	<b><u>Tree Protection &amp; Removal Works</u></b>				
4.G	In the absence of an arborist report we have assumed the following scope		Note		
4.H	<b><u>Tree Removal Works</u></b>				
4.I	Allow to cut down and remove existing trees from site; (allow Provisional Sum)	1	Item	1,500.00	<u>1,575</u>
4.J	<i>Sub Total</i>				<u>1,575</u>
4.K	<i>Cost/m2</i>	0.12			
4.L	<b>DEMOLITION - AFFECTED SITE</b>				
4.M	<b><u>Measurement Notes</u></b>				
4.N	Refer to TREE PROTECTION WORKS above for all necessary allowances		Note		
4.O	Refer to SITE PREPARATION for allowances associated with lawn removal		Note		
4.P	We have NOT included for hazardous materials removal		Note		
4.Q	We advise that there are no existing structures on site that require demolition & removal				
4.R	<i>Sub Total</i>				0
4.S	<i>Cost/m2</i>	0.00			
<b>- ENABLING WORKS - Demolition Works</b>					<b>1,575</b>

**To Collection** 1,575

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Code	Description	Quantity	Unit	Rate	Total
<b>D - SITE PREPARATION - Bulk Earthworks</b>					
5.A	<b><u>SITE PREPARATION - BULK EARTHWORKS</u></b>				
5.B	<b>ENVIRONMENTAL MEASURES</b>				
5.C	<u>Measurement Notes</u>				
5.D	We have assumed that the "Siltration Fence" will extend to the entire affected site area		Note		
5.E	<u>Erosion and Sedimentation control [Assumed]</u>				
5.F	Allow for siltration fence complete with and including Geo-fabrics silt fence, star peg, excavation of trench, back filling and the like	519	m	6.54	3,564
5.G	Allow for sedimentation trap (Provisional Allowance of 100m2)	100	m2	45.00	4,725
5.H	Allow for the supply and installation of temporary construction entry/exit points	1	no	1,430.00	1,502
5.I	Gravel bag protection to kerb inlet pits	2	no	93.52	196
5.J	Allow for [any additional] erosion control	1	item		EXCL.
5.K	Allow for [any additional] sedimentation control	1	item		EXCL.
5.L	Allow for contamination control	1	item		EXCL.
5.M	<b>Sub Total - ENVIRONMENTAL MEASURES</b>				<b>9,987</b>
5.N	<b>BULK EARTHWORKS</b>				
5.O	<u>Generally</u>				
5.P	Assume all excavation in OTR		Note		
5.Q	We have assumed dewatering is NOT required		Note		
5.R	<u>Measurement Notes</u>				
5.S	Quantities provide by Henry & Hymas		Note		
5.T	<u>Site Clearance</u>				
5.U	Allow general site strip across site (allowed as ENM); affected site area; say 50mm includes sifting ameliorating and stockpiling for re-use	12,890	m2	1.50	20,234
5.V	Ditto to strip site of topsoil; assume 50mm deep	12,890	m2	1.23	16,580
5.W	<u>Site Benching</u>				
5.X	Allow for cut to designed bench level	23,016	m3	12.00	289,906
5.Y	Allow to remove from site (based on ENM)	23,016		26.56	641,988
5.Z	Allow to trim and compact to finished design levels	9,381	m2	1.80	17,691
<b>- SITE PREPARATION - Bulk Earthworks</b>					<b>996,386</b>

**To Collection** 996,386





# Trade Detail

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 LOT 1 - BRINGELLY ROAD, BUSINESS  
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 Project No. 21069; Ver2.0

Code	Description	Quantity	Unit	Rate	Total
------	-------------	----------	------	------	-------

## E - CONSTRUCTION - Warehouse Building 1

6.A	<b><u>CONSTRUCTION - WAREHOUSE 1</u></b>				
6.B	<b>Area Analysis</b>				
6.C	FECA	5,426	m2		
6.D	UCA	0	m2		
6.E	GFA	5,426	m2		
6.F	NLA	5,420	m2		
6.G	Area Efficiency	99.89	%		
6.H	<b>Space Purpose</b>				
6.I	The area consists of the construction of a New Office/Warehouse Building		Note		
6.J	<b>Assumptions</b>				
6.K	Fitout & Loose Furniture excluded, Warm Shell only		Note		
6.L	<b>Scope</b>				
6.M	1. Warehouse Area		Note		
6.N	2. Ground Floor Office		Note		
6.O	2. Mezzanine Office		Note		
6.P	4. Main Entry		Note		
6.Q	<b>Elemental Analysis</b>				
6.R	<b><u>DEMOLITION &amp; EARTHWORKS</u></b>				
6.S	Refer to SITE PREPARATION & DEMOLITION WORKS Trade Section for allowances		Note		
6.T	<b><u>STRUCTURE</u></b>				
6.U	Detail Excavation	5,426	m2	3.60	20,510
6.V	Foundations	5,426	m2	13.67	77,882
6.W	Ground Slab (Based on 125mm thick)	5,426	m2	79.10	450,656
6.X	Columns (Structural steel Portal Framed Building)	5,426	m2	46.92	267,317
6.Y	Suspended Slabs	5,426	m2	47.08	268,229
6.Z	Stairs (to mezzanine & Warehouse to PAVement)	5,426	m2	4.17	23,758
6.AA	Roof Structure (including Awnings & Super Awnings)	5,426	m2	261.59	1,490,357
6.AB	Roof Sundries	5,426	m2	3.69	21,023
6.AC	Facade/External Walls	5,426	m2	132.06	752,385
6.AD	External Doors	5,426	m2	8.53	48,598
6.AE	Internal Walls	5,426	m2	20.26	115,427
6.AF	Internal Doors	5,426	m2	2.47	14,072
6.AG	<b><u>FINISHES - GENERALLY</u></b>				
6.AH	Floor Finishes (All finishes assumed)	5,426	m2	18.27	104,090

**To Collection** 3,654,305



## Trade Detail

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Code	Description	Quantity	Unit	Rate	Total
<b>E - CONSTRUCTION - Warehouse Building 1</b>					(Continued)
7.A	Ceilings Finishes (Ditto)	5,426	m2	15.26	86,941
7.B	Wall Finishes (Lining to Inside Face of External cladding OFFICE/TOILET Areas)	5,426	m2	6.99	39,824
7.C	<u>FITTINGS</u>				
7.D	Generally	5,426	m2	22.25	126,765
7.E	<u>SERVICES</u>				
7.F	Hydraulic Services	5,426	m2	23.09	131,551
7.G	Electrical Services	5,426	m2	142.71	813,062
7.H	Mechanical Services	5,426	m2	39.13	222,935
7.I	Fire Protection	5,426	m2	34.57	196,956
7.J	Lift Services	5,426	m2	12.91	73,552
7.K	BWIC	5,426	m2	7.19	<u>40,935</u>
7.L	<b>Subtotal</b>				<b>5,386,826</b>
<b>- CONSTRUCTION - Warehouse Building 1</b>					<b>5,386,826</b>

**To Collection** 1,732,520

## Trade Detail

**Project:** 21069 - Bringelly Road Business Hub  
**Building:** Proposed Industrial Development Lot1  
 Bringelly Rd

**Details:** 11. Capital Investment Value Report  
 PROPOSED INDUSTRIAL DEVELOPMENT  
 LOT 1 - BRINGELLY ROAD, BUSINESS  
 HUB, BRINGELLY NSW  
 Project No. 21069; Ver2.0

Code	Description	Quantity	Unit	Rate	Total
<b>F</b>	<b>EXTERNAL SERVICES</b>				
8.A	<u><b>EXTERNAL SERVICES</b></u>				
8.B	<u><b>Cost Code 37XK - External Stormwater Drainage</b></u>				
8.C	Allow for stormwater drainage across site to future detail (area of paved areas)	3,409	m2	30.00	107,380
8.D	Allow for detention tank fixtures and fittings (320m3)	1	item	163,200.00	171,360
8.E	<u><b>Cost Code 38XD - External Sewer Drainage</b></u>				
8.F	Allow for DN150mm diam. VC external sewer drainage ; allow 60m	60	m	125.00	7,875
8.G	Allow to construct maintenance shafts (Sewer inspection pit; say allow 2No.)	2	No.	6,000.00	12,600
8.H	<u><b>Cost Code 39XW - External Water Supply</b></u>				
8.I	Allow for 65mm diam. external water service (say 200m).	200	m	100.00	21,000
8.J	<u><b>Cost Code 40XG - External Gas Supply</b></u>				
8.K	Assume not applicable		Note		
8.L	<u><b>Cost Code 41XP - External Fire Protection</b></u>				
8.M	Allow 100mm diam. external hydrant service (say 50m)	50	m	150.00	7,875
8.N	Allow for diesel hydrant pump set	2	No.	15,000.00	31,500
8.O	Allow for mains connection including all necessary fees	1	item	10,000.00	10,500
8.P	Allow for hose reel pump set	2	No.	7,500.00	15,750
8.Q	Allow for booster valve assembly set; Hydrants	1	item	25,000.00	26,250
8.R	Allow for Fire tank including pipework and BWIC	1	Item	50,000.00	52,500
8.S	<u><b>Cost Code 42XP - External Light &amp; Power</b></u>				
8.T	Allow for external lighting	5,426	m2	3.00	17,092
8.U	Allow for substation inclusive of all fees and associated BWIC	1	item	140,000.00	147,000
8.V	Allow for BWIC	1	Item	20,000.00	21,000
8.W	Allow for mains including connection to supply	25	m	1,000.00	26,250
8.X	<u><b>Cost Code 43XM - External Communications</b></u>				
8.Y	Allow for Telstra & NBN lead in conduit including pits	1	item	5,000.00	5,250
<b>EXTERNAL SERVICES</b>					<b>681,182</b>

**To Collection** 681,182



## Trade Detail

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 HUB, BRINGELLY NSW  
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Code	Description	Quantity	Unit	Rate	Total
<b>G</b>	<b>EXTERNAL WORKS</b>				
9.A	<b><u>EXTERNAL WORKS</u></b>				
9.B	<b><u>New Fencing &amp; Gates</u></b>				
9.C	<u>New Palisade Fencing</u>				
9.D	Allow for new powdercoated 2400mm high high security metal palisade fencing. (assume to extent of Skyline Crescent ONLY)	46	m	408.42	19,877
9.E	<u>Chainwire Fencing</u>				
9.F	Allow for chainwire mesh fencing (assume to North/East/West boundaries)	455	m	85.00	40,609
9.G	<u>New Entry Sliding Gates</u>				
9.H	Allow for new entry sliding gates	2	No.	12,000.00	<u>25,200</u>
9.I	<i>Sub Total</i>				<i>85,685</i>
9.J	<b><u>Hardstand Areas</u></b>				
9.K	Allow for concrete hardstand; assume 150mm 32MPa with SL82 mesh on 150mm compacted subgrade; Truck Area	2,307	m2	130.00	314,897
9.L	Allow for asphaltic paving to parking areas	1,102	m2	57.00	<u>65,952</u>
9.M	<i>Sub Total</i>				<i>380,849</i>
9.N	<b><u>Concrete Crossovers</u></b>				
9.O	Allow for new concrete crossovers to RMS and Council specifications; Entry to carpark	1	No.	8,000.00	8,400
9.P	Allow for new concrete crossovers to RMS and Council specifications; Entry to Loading/Unloading Truck Access	1	No.	15,000.00	<u>15,750</u>
9.Q	<i>Sub Total</i>				<i>24,150</i>
9.R	<b><u>Retaining Walls</u></b>				
9.S	Allow for the construction of retaining walls across site to the following areas (includes detail excavation, FRP of footings, Lay corefilled and reinforced blockwork				
9.T	- RW-01; Eastern Side	240	m2	1,125.00	283,500
9.U	- RW-02; Southern Side	400	m2	1,125.00	472,500
9.V	- RW-03; Western Sode	690	m2	1,125.00	815,063
<b>EXTERNAL WORKS</b>					<b>2,061,747</b>

**To Collection** 2,061,747

## Trade Detail

**Project:** 21069 - Bringelly Road Business Hub  
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 Bringelly Rd

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 HUB, BRINGELLY NSW  
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Code	Description	Quantity	Unit	Rate	Total
<b>H</b>	<b>LANDSCAPE WORKS</b>				
10.A	<u>LANDSCAPE WORKS</u>				
10.B	<u>Trees</u>				
10.C	Allow for 75ltr trees	65	No.	210.00	14,333
10.D	<u>Shrubs &amp; Ground Covers</u>				
10.E	Allow for shrubs and accent planting - say 10% of landscaped area	433	m2	45.00	20,466
10.F	Allow for groundcover and matrix planting - say 20% of landscaped area	866	m2	12.00	10,915
10.G	<u>Turf</u>				
10.H	Allow for turf - say 70% Of landscaped area	3,032	m2	9.00	28,652
10.I	<u>Soils and mulch</u>				
10.J	Allow for soil to planting areas; 150mm deep	1,299	m2	18.00	24,559
10.K	Ditto but for turf; 100mm deep	3,032	m2	12.00	38,203
10.L	Allow for mulch to planted areas	1,299	m2	9.00	12,279
10.M	<u>Irrigation</u>				
10.N	Allow to irrigate all planted and turfed areas	4,331	m2	14.00	63,671
<b>LANDSCAPE WORKS</b>					<b>213,078</b>

**To Collection** 213,078



## Trade Detail

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LOT 1 - BRINGELLY ROAD, BUSINESS  
HUB, BRINGELLY NSW  
Project No. 21069; Ver2.0

Code	Description	Quantity	Unit	Rate	Total
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**I - PROFESSIONAL & LSL FEES - Documentation & Construction Phase**

11.A	<b><u>PROFESSIONAL FEES - DOCUMENTATION &amp; CONSTRUCTION PHASE</u></b>				
11.B	The following fees have been based on historical allowances for similar type projects		Note		
11.C	<b><u>Documentation &amp; Construction Phase</u></b>				
11.D	Estimated Net Project Cost	10,151,108	\$		
11.E	Estimate Percentage for Professional Fees	4.5	%		
11.F	Allow for Professional Fees	1	Item	456,799.86	456,800
11.G	<b><u>LSL Fees</u></b>				
11.H	Allow fo LSL (Construction + Professional Fees)	1	Item	10,607,907.86	37,128

**- PROFESSIONAL & LSL FEES - Documentation & Construction Phase**

**493,928**

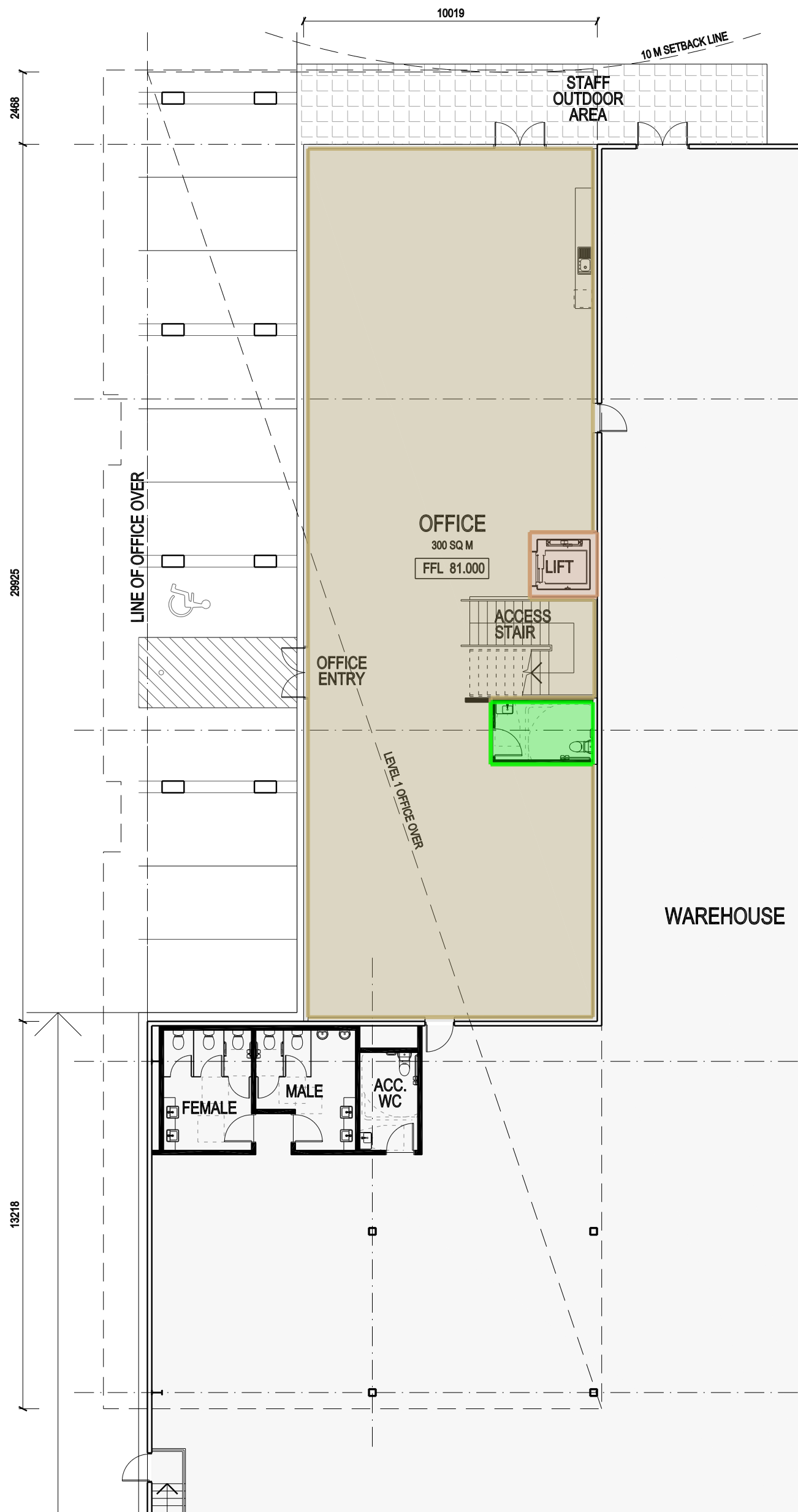
**To Collection 493,928**

## 5.2 Marked-Up Drawings

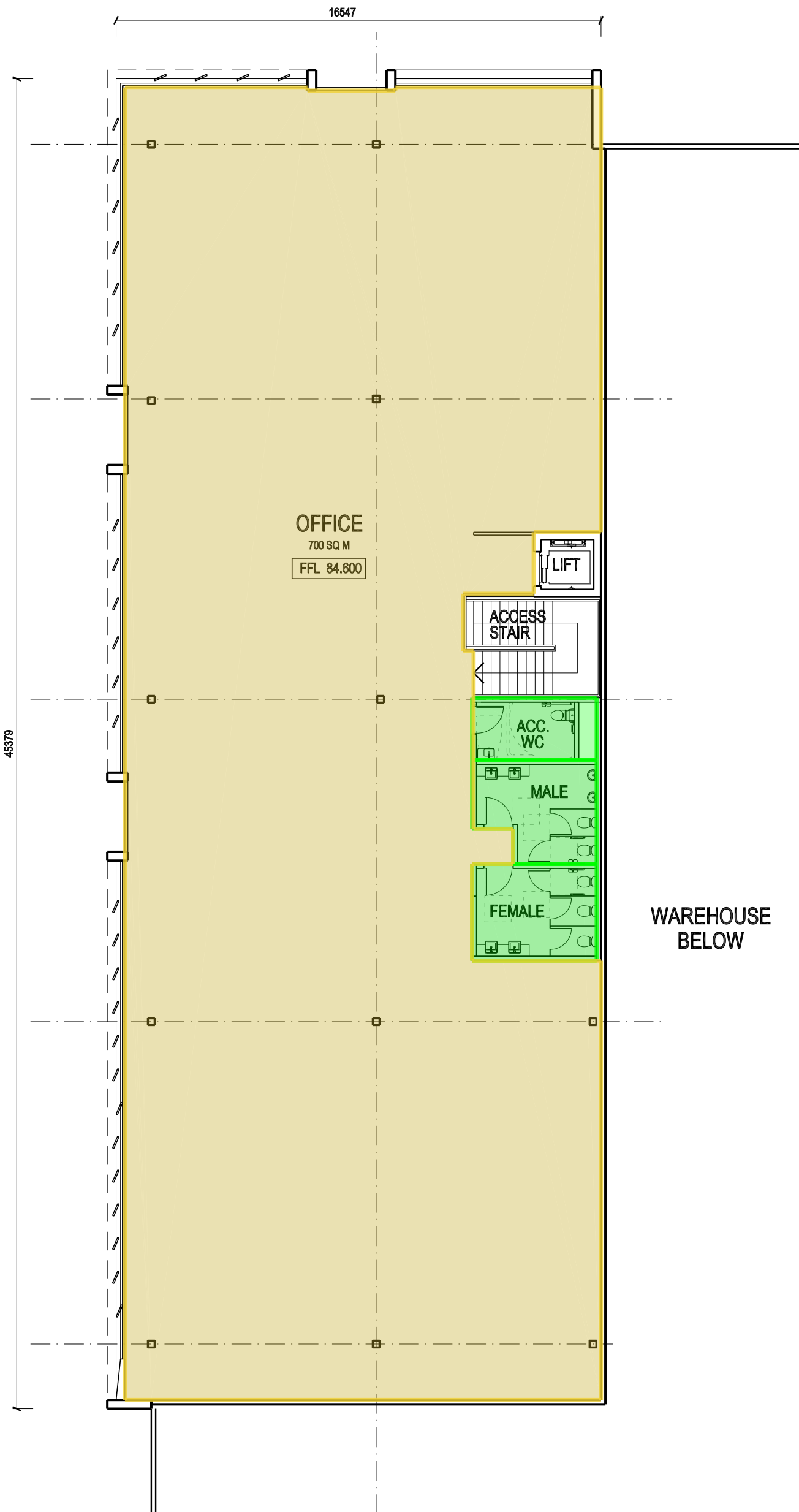
iTWO costX DrawingFUNCTIONAL AREA - GND & LEVEL 1

Project: 21069 - Bringelly Road Business Hub  
Building: Proposed Industrial Development Lot1 Bringelly Rd

Drawing: Architect - S7.12\Binder1: Page 005  
Filename: C:\Users\micha\OneDrive - QS1 Pty Ltd\400 - Projects - Current\Projects 2021\21069 - Lot 1 Bringelly Road\Binder1.pdf



01 GROUND FLOOR PLAN 1:100



02 FIRST FLOOR PLAN 1:100



Legend

Functional Areas	
G - Lift Core	5 m2
G - Office	276 m2
G - Toilets	7 m2
L1 - Office	670 m2
L1 - Toilets	37 m2

DEVELOPMENT APPLICAT

DRAWING TITLE



## iTWO costX DrawingFUNCTIONAL AREA - GROUND

**Project:** 21069 - Bringelly Road Business Hub  
**Building:** Proposed Industrial Development Lot1 Bringelly Rd

Drawing: Architect - S7.12\Binder1: Page 003

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## Legend

## Functional Areas

 G - Toilets	38 m2
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■ G - Warehouse 4,392 m2