

Trade Summary Report

Project: WESTERN SYDNEY PARKLANDS TRUST	Details: Budget Estimate Opt 1 Sept 2012
Building: Horsley DV Business Park	

Code	Description	Quantity	Unit	Rate	Total
	Notes and Assumptions				0
	Site preparation and earthworks				5,209,080
	Erosion and sediment control				273,256
	Roads and pavement				1,083,204
	Retaining walls				1,750,808
	Stormwater drainage				1,373,993
	Other services				1,550,000
	External roadworks				515,000
	Landscaping				325,000
	Provisional Sums				30,000
	Subtotal - Civil Works				12,110,341
	SUBTOTAL - CIVIL WORKS COST				12,110,341
	D&C Preliminaries & Margin				
	Preliminaries	9.0	%		1,089,931
	Mark-Up	incl	%		0
	SubTotal - Prelims & Margins				1,089,931
	TOTAL - CIVIL WORKS COST				13,200,272
	Design Contingency	2.5	%		330,007
	TOTAL - CONTRACT WORKS				13,530,279

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Notes and Assumptions

	Drawing List				
	Costin Roe Consulting engineering drawings dated 08.06.12				
	Co11492.00-DA20 A Erosion & Sediment Control Plan				
	Co11492.00-DA31 B Bulk Earthworks Plan Sheet 1				
	Co11492.00-DA32 B Bulk Earthworks Plan Sheet 2				
	Co11492.00-DA41-1 C Concept Stormwater Finished Levels Plan Sheet 1				
	Co11492.00-DA41-8 C Concept Stormwater Finished Levels Plan Sheet 8				
	Co11492.00-DA50 B Access Road Sections and Details				
	Co11492.00-DA61 A Retaining Wall Layout Plan Sheet 1				
	Co11492.00-DA62 A Retaining Wall Layout Plan Sheet 2				
	Co11492.00-PC07 B Preliminary Bulk Earthworks - Option 7 dated 02.12.11				
	Scope of Works				
	Site clearance				
	Oversite cut and fill				
	Imported fill to finished levels				
	Imported fill to form batters between lots and to western area in lieu of retaining wall				
	Bitumen roadway and footpath including kerb and gutter				
	Estate reinforced earth wall and no-fines blockwork retaining wall				
	OSD/Water quality basin 1 and 2				
	Allowance for stormwater pipes and pits				
	Erosion control measures				
	Allowance for water provision				
	Allowance for sewer provision				
	Allowance for street lighting and conduits				
	Allowance for Telstra conduit provision				
	Minimal allowance for underground gas pipework				
	Allowance for landscaping and boundary fence and gates				
	Provision for 100m dedicated deceleration lane off Cowpasture Road				
	Connection to existing roundabout				
	Minimal allowance for decontamination				
	Methodology				
(a)	The cost model has been prepared from the drawings listed				
(b)	The following key assumptions have been made in the preparation of this Cost Model				
	Exclusions				
	The following items have been excluded from the presented costs:-				
(a)	Reinforced earth retaining wall in between lots and to western area				

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Notes and Assumptions
(Continued)

(b)	Rock excavation				
(c)	Modification and protection of existing services				
(d)	Modification to roundabout, traffic signals and the like				
(e)	Crossovers to Horsley Drive and Cowpasture Road				
(f)	Subgrade replacement				
(g)	Dewatering of excavations				
(h)	Abnormal site conditions				
(i)	Surveys				
(j)	Professional Fees				
(k)	Legal Fees and agent fees				
(l)	Land Cost				
(m)	Environmental impact study costs				
(n)	Statutory Fees				
(o)	Goods and Services Tax				
(p)	Long Service Leave Levies				
(q)	Public Utilities' charges, contributions and levies				

Notes and Assumptions
0
Site preparation and earthworks

	<u>Demolition</u>				
	Demolish existing houses and structures	1	Item	45,000.00	45,000
	<u>Site preparation</u>				
	Clear site of all vegetation, loose materials, etc	217,043	m2	0.50	108,522
	<u>Topsoil</u>				
	Strip 100mm topsoil, spread and level on site	227,082	m2	1.50	340,623
	Provision for staging - protection of topsoil	45,417	m2	2.00	90,834
	Removal of excess topsoil from site	3,407	m3	25.00	85,175
	<u>Groundworks</u>				
	Cut and fill over site	398,111	m3	3.70	1,473,011
	Imported fill	67,495	m3	30.00	2,024,850
	Imported fill to form batters between lots in lieu of retaining wall	27,323	m3	30.00	819,690
	Trim and compact surface	221,376	m2	1.00	221,376

Site preparation and earthworks
5,209,080
Erosion and sediment control

	<u>Temporary erosion control</u>				
	Sediment fence with catch drain	5,088	m	37.00	188,256
	Sediment basin	1	Item	52,000.00	52,000
	Allow for sediment trap, check dam etc	1	Item	5,000.00	5,000

Trade Detail Report

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Erosion and sediment control

(Continued)

	<u>Temporary construction entry / exit</u>				
	Stabilised site access	200	m2	140.00	28,000

Erosion and sediment control

273,256

Roads and pavement

	<u>Asphalt sealed flexible pavement</u>				
	240mm thick basecourse DGB40	9,513	m2	20.00	190,260
	170mm thick basecourse DGB20	9,046	m2	15.00	135,667
	2x40mm thick AC14 including temporary seal	9,046	m2	55.00	497,560
	Kerb and gutter	1,374	m	80.00	109,920
	Subsoil drains 100 dia. PVC including excavation and backfilling	1,374	m	50.00	68,700
	<u>Footpath</u>				
	1200mm wide footpath	756	m2	100.00	75,600
	<u>Others</u>				
	Allowance for line and road markings	2,748	m	2.00	5,496

Roads and pavement

1,083,204

Retaining walls

	<u>No-fines blockwork</u>				
	No fines concrete of clean gravel, cement and water mix backfilling behind retaining wall	169	m3	75.00	12,676
	Concrete core filled block retaining wall	337	m2	287.00	96,720
	100mm dia. AG drain	342	m	108.77	37,198
	Connect AG drain to stormwater	1	Item	500.00	500
	<u>Reinforced earth wall</u>				
	Reinforced earth wall including selected backfill	3,100	m2	485.00	1,503,500
	100mm dia. AG drain	903	m	108.77	98,215
	Connect AG drain to stormwater	1	Item	2,000.00	2,000

Retaining walls

1,750,808

Stormwater drainage

	<u>Stormwater pits and pipes</u>				
	Provision for stormwater pits and pipes	1	Item	600,000	600,000
	Estate GPT's	2	No	80,000.00	160,000
	<u>Diversion of drain</u>				
	Concrete headwalls to suit twin pipes	2	No	7,500.00	15,000
	Scour protection at headwalls	122	m2	50.00	6,100
	Twin 1200mm dia RCP pipes	65	m	500.00	32,500
	1500mm wide swale	252	m	27.00	6,804
	2000mm wide swale	914	m	35.00	31,990

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Stormwater drainage

(Continued)

	3000mm wide swale	908	m	50.00	45,400
	Rock line to invert of swale	195	m2	50.00	9,750
	<u>Water quality basin 1</u>				
	Bulk excavation to reduce levels	2,495	m3	35.00	87,325
	Trim and compact surface	1,134	m2	2.50	2,835
	Rock retaining wall	166	m2	540.00	89,639
	100mm dia. AG drain	166	m	50.00	8,300
	Connect AG drain to stormwater	1	Item	500.00	500
	Concrete headwall	1	No	3,000.00	3,000
	Scour protection at headwall	33	m2	50.00	1,650
	9m broad crested concrete weir	1	No	5,000.00	5,000
	Allow for biofiltration to basin	1	Item	15,000.00	15,000
	<u>Water quality basin 2</u>				
	Bulk excavation to reduce levels	4,716	m3	35.00	165,060
	Trim and compact surface	8,656	m2	2.50	21,640
	20m broad crested concrete weir	1	No	10,000.00	10,000
	Allow for biofiltration to basin	1	Item	48,000.00	48,000
	<u>Connection to existing</u>				
	Allow to connect new drainage line to existing including make good	1	Item	5,000.00	5,000
	Allow for testing and commissioning of hydraulics system	1	Item	3,500.00	3,500

Stormwater drainage

1,373,993

Other services

	<u>Other services</u>				
	Allow for water provision within site boundary	1	Item	200,000.00	200,000
	Allow for sewer provision within site boundary	1	Item	250,000.00	250,000
	Allow for sewer provision outside site boundary	1	Item	250,000.00	250,000
	Allow for provision for street lighting and conduits within site boundary	1	Item	300,000.00	300,000
	Allow for high voltage power	1	Item	450,000.00	450,000
	Allow for Telstra conduit provision	1	Item	50,000.00	50,000
	Allow for underground gas pipework	1	Item	50,000.00	50,000

Other services

1,550,000

External roadworks

	<u>External roadworks</u>				
	Traffic control and management	1	Item	40,000.00	40,000
	Provision for 100m dedicated deceleration lane off Cowpasture Road	1	Item	400,000.00	400,000
	Connection to existing roundabout	1	Item	75,000.00	75,000

External roadworks

515,000

Trade Detail Report

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Landscaping

(Continued)

	Allow for provision for landscaping to basins / verges	1	Item	200,000.00	200,000
	Allow for boundary fencing and gates	1	Item	125,000.00	125,000

Landscaping

325,000

Provisional Sums

	Provision for decontamination	1	PC	30,000.00	30,000
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Provisional Sums

30,000

Preliminaries

	Preliminaries at 9%	1	Item	1,089,930. 71	1,089,931
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Preliminaries

1,089,931

Design Contingency

	Contingency at 2.5%	1	Item	330,006.80	330,007
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Design Contingency

330,007