WT PARTNERSHIP

INFRASTRUCTURE GROUP

Cost Engineering Consultants

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18 February 2014

UrbanGrowth
c/- NPC
Suite 405, Level 4, 10-12 Clarke Street
CROWS NEST, NSW 2065
Attention: Mr Craig Kelly

Dear Sir,

NORTH RYDE STATION PRECINCT
DA ESTIMATE

We confirm that the total development cost for the purposes of Development Application lodgement is $2,127,667 including allowance for Professional Fees and GST.

We attach our Registered Quantity Surveyor's Detailed Cost Report together with an indicative estimate for your information and use.

If you have any queries, please do not hesitate to contact us.

Yours faithfully,
WT PARTNERSHIP

KEVIN DAVIS
Director

Registered Quantity Surveyor's Detailed Cost Report

[Development cost of $750,000 or more]

APPLICANT'S NAME:	UrbanGrowth NSW
APPLICANT'S ADDRESS:	PO Box 237, Parramatta NSW 2124
DEVELOPMENT ADDRESS:	North Ryde Station Precinct
DEVELOPMENT PROPOSAL:	North Ryde Station Activation Project

DEVELOPMENT DETAILS			
GFA - Commercial (m^2)	n/a	GFA - Other (m^2)	n/a
GFA - Retail (m^2)	n/a	Total GFA (m^2)	n/a
GFA - Residential (m^2)	n/a	Total Site Area (m^2)	4,300
GFA - Car Parking (m^2)	n/a	Total car parking spaces	n/a

ESTIMATE DETAILS			
Professional fees			
% of construction cost	7.50%		
% of development cost	6.98%		
Total Professional fees	$134,947		
Demolition and site preparation			
$/$m^2$ of site area	$0		
Total construction cost	$0		
Excavation			
$/$m^2$ of site area	$0		
Volume of material removed (m^3)	1,772		
Total construction cost	$0		
Construction (Commercial)		**Fitout (Commercial)**	
$/$m^2$ of commercial area	n/a	$/$m^2$ of commercial area	n/a
Total construction cost	n/a	Total construction cost	n/a
Construction (Residential)		**Fitout (Residential)**	
$/$m^2$ of residential area	n/a	$/$m^2$ of residential area	n/a
Total construction cost	n/a	Total construction cost	n/a
Construction (Retail)		**Fitout (Retail)**	
$/$m^2$ of retail area	n/a	$/$m^2$ of retail area	n/a
Total construction cost	n/a	Total construction cost	n/a
Construction (Industrial)		**Fitout (Industrial)**	
$/$m^2$ of industrial area	n/a	$/$m^2$ of industrial area	n/a
Total construction cost	n/a	Total construction cost	n/a
Construction (Other)		**Fitout (Other)**	
$/$m^2$ of other area	n/a	$/$m^2$ of other area	n/a
Total construction cost	$1,799,295	Total construction cost	n/a
Parking			
$/$m^2$ of parking area	n/a		
$/space	n/a		
Total construction cost	n/a		

Total Construction Cost	$1,934,242
GST	$193,425
Total Development Cost	$2,127,667

I certify that I have:

- Inspected the plans the subject of the application for development consent.
- Prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.
- Included GST in the calculation of development cost.
- The estimated costs of the proposed development have been prepared having regard to matters set out in clause 255 of the *Environmental Planning and Assessment Regulation 2000*.
- Measured Gross Floor Areas in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual Volume 1, Appendix A2.

Signed:

Name: Kevin Davis

Position and Qualifications: Director. MRICS

Date: 18-Feb-14

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NORTH RYDE STATION PRECINCT
NEW ACCESS ROAD

COST ESTIMATE

FEBRUARY 2014

Ref	CONSTRUCTION COST SUMMARY	Unit	Qty	Rate $	Amount $
A	Demolition & Site Preparation	1	item		-
B	Excavation	0	m3		-
C	Construction	1	item		1,799,295
D	Parking	1	item		-
1.0	CONSTRUCTION TOTAL (EXCL GST)				$ 1,799,295

Ref	DEVELOPMENT COST SUMMARY	Unit	Qty	Rate $	Amount $
1.0	Construction Total				$ 1,799,295
2.0	Professional Fees				$ 134,947
3.0	Council & Other Statutory Fees & Charges				Excl
4.0	Project Management Fees				N/A
5.0				Sub Total	$ 1,934,242
6.0	Goods & Service Tax				$ 193,425
	TOTAL DEVELOPMENT COST INCLUDING GST				$ 2,127,667

1 INFORMATION USED

The following information, as provided by Robert Bird Group, was used in the preparation of the cost estimate:

- Drawing No. C0-00 Cover Sheet
- Drawing No. C0-01 Draft Plan of Subdivision
- Drawing No. C0-05 Survey Plan
- Drawing No. C0-06 Demolition Plan
- Drawing No. C1-01 Erosion and Sediment Control Plan
- Drawing No. C2-01 Bulk Earthworks Plan
- Drawing No. C2-02 Civil Works Plan
- Drawing No. C3-02 Site Layout and Grading Plan
- Drawing No. C3-03 Swept Path Analysis Plan
- Drawing No. C3-15 Typical Roads Cross Sections
- Drawing No. C5-01 Signs and Linemarking Plan
- Drawing No. C6-01 Stormwater Drainage Plan
- Drawing No. C6-50 Stormwater Catchment Plan
- Drawing No. C9-01 Combined Services Layout Plan
- Drawing No. C10-01 Landscaping Plan

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NORTH RYDE STATION PRECINCT
NEW ACCESS ROAD
PRELIMINARY ESTIMATE BASED ON DA PLANS ISSUED BY ROBERT BIRD GROUP - 17 FEBRUARY 2014

Description	Quantity	Unit	Rate	Total
Demolition				
Mill bitumen road pavement	1,710	m2	$ 13.00	$ 22,230.00
Remove existing kerbing	380	m	$ 35.00	$ 13,300.00
Demolish existing retaining wall	73	m2	$ 100.00	$ 7,300.00
Earthworks (site earthworks excluded as only road measured)				
Clear Site & grubbing	2,590	m2	$ 5.00	$ 12,950.00
Remove topsoil and trees	1	Item	$ 5,000.00	$ 5,000.00
Box out roads	1,950	m3	$ 10.00	$ 19,500.00
Box out footpaths	INCL	m3	$ 10.00	
Remove suplus material from site (assume 25% GSW, 25% ENM and 50% VENM)	1,772	m3	$ 56.00	$ 99,232.00
Road pavement including pavement, cycleway				
Asphalt road pavement - consisting of compacted subgrade, 260 thick subbase DGS 40, 150 thick base DGB20 with 50mm wearing course AC10 on primer seal course	*1,400*	*m2*		
Concrete road pavement - consisting of compacted subgrade, 125 thick subbase DGS 40, 200 thick concrete base, 80 thick pavers	*1,250*	*m2*		
Trim, compact and proof rolling	2,650	m2	$ 3.50	$ 9,275.00
Allow for subgrade replacement to softspots (30%)	795	m3	$ 65.00	$ 51,675.00
Sub base (DGS40)	521	m3	$ 110.00	$ 57,310.00
Base (DGB20) - 150mm	210	m3	$ 120.00	$ 25,200.00
Primer seal 10mm	1,400	m2	$ 8.50	$ 11,900.00
Asphalt road 50mm (2x 25mm)	177	t	$ 270.00	$ 47,790.00
200mm thick reinforced concrete road including mesh and joints	1,250	m2	$ 110.00	$ 137,500.00
80mm thick concrete pavers on mortar bed	1,250	m2	$ 225.00	$ 281,250.00
Concrete kerb & gutters	249	m	$ 65.00	$ 16,185.00
Concrete kerb only	157	m	$ 50.00	$ 7,850.00
Kerb only to roundabout	80	m		Excluded
Kerb and gutter to outside roundabout	137	m		Excluded
Dish Drains	57	m	$ 130.00	$ 7,410.00
Vehicle concrete driveway	35	m2	$ 145.00	$ 5,075.00
Backfill to gutters	406	m	$ 5.00	$ 2,030.00
Linemarking	1	LS	$ 2,500.00	$ 2,500.00
Sign posting - Stop sign R1-1	1	each	$ 225.00	$ 225.00
Sign posting - No Stopping sign R5-400®	18	each	$ 300.00	$ 5,400.00
Sign posting - 1P sign R5-1(L)	8	each	$ 450.00	$ 3,600.00
Fixed Bollards	59	each	$ 337.50	$ 19,912.50
Upgrade intersection with Delhi Road	1	Item		Excluded
Footpath				
Footpath pavement - consisting of compacted subgrade, 125mm concrete 25MPa with SL82 mesh centrally located on 50mm thick sand bedding	620	m2	$ 95.00	$ 58,900.00
Allowance for pram ramps	2	No	$ 500.00	$ 1,000.00
Planter box including drainage, sandy loam, topsoil, planting and mulch	225	m2	$ 145.00	$ 32,625.00
Verge trees 400Lt	11	No	$ 1,500.00	$ 16,500.00
Retaining Wall				
Concrete retaining wall along Road 38 - 73m long x 1m high (Provisional)	73	m2	$ 1,400.00	$ 102,200.00
Stormwater				
Road/Stormwater drainage (allow 30% for cross where applicable)				
375mm	74	m	$ 240.00	$ 17,760.00
450mm	124	m	$ 260.00	$ 32,240.00
Junction Pits	3	No	$ 3,500.00	$ 10,500.00
Kerb inlet Pits	11	No	$ 3,900.00	$ 42,900.00
Potable Water				
Water reticulation	231	m	$ 350.00	$ 80,850.00
Recycled water / treated sewerage reticulation		m	$ 250.00	Excluded
Upgrade existing 150 CICL watermain to 200 DICL for connection	60	m	$ 1,500.00	$ 90,000.00
Sewer				
Pipework		m		Excluded
Sewer manholes/junctions) (1/40m)		No		Excluded

Gas				
Gas reticulation (allowance for conduit for road crossing etc, assume pipe provided by authority)	170	m	$ 20.00	$ 3,400.00
Replace existing 150mm gas main	25	m	$ 1,000.00	$ 25,000.00
Opening up and making good footpath in connection with gas main replacement	170	m	$ 75.00	$ 12,750.00
Electrical				
Excavate, backfill, supply & lay street lighting conduit & cable	300	m	$ 62.00	$ 18,600.00
Allowance for connection to existing street lighting circuit	1	Item	$ 5,000.00	$ 5,000.00
Light pole footings	12	No	$ 1,500.00	$ 18,000.00
Light pole 10.5m with single 3m outreach	12	No	$ 2,900.00	$ 34,800.00
Rag bolt assembly	12	No	$ 600.00	$ 7,200.00
Luminaries 400W	12	No	$ 900.00	$ 10,800.00
Substation & connection	1	No		Excluded
HV power conduits 2x150mm HD orange uPVC	222	m	$ 85.00	$ 18,870.00
LV power conduits 4x125mm HD orange uPVC	222	m	$ 85.00	$ 18,870.00
HV Pits (allow average 1/100m)	2	No	$ 5,000.00	$ 10,000.00
LV Pits (allow average 1/50)	4	No	$ 1,500.00	$ 6,000.00
Comms conduit	228	m	$ 80.00	$ 18,240.00
Sub-total				$ 1,564,604.50
Total including 15% preliminaries, overheads and margin				$ 1,799,295.00