

DEPARTMENT of PLANNING, HOUSING & INFRASTRUCTURE

Lot 101/DP1306448 (South) Badgerys Creek Proposed Industrial Development

**Estimated Development Cost Report prepared in accordance with the "Standard Form of
Estimated Development Cost Report (State Significant Projects) - March 2025**

20-Mar-25

The estimate for the proposed works are based on industry recognised prices, and estimated costs have been prepared having regard to the matters set out in the NSW Planning Circular PS 24-002 Changes to how development costs are calculated for planning purposes.

The estimated cost of carrying out the development includes:

Design & erection of building and associated infrastructure

Construction of the project

Fixed, mobile plant & equipment

Item	Quantity	Rate	\$
Use and Development As attached			\$86,433,000
Total for Construction Works			\$86,433,000
Fees incl. on-going design, consultant fees, long service levy, community consultation, on-going monitoring	Item		incl.
Total for EDC in accordance with NSW Planning Circular PS 24-002 dated 27 February 2024			\$86,433,000
GST	10%		\$8,643,300
Total incl Fees and GST			\$95,076,300

Notes

EDC is based on the full scope of works as identified in the development proposal at 20 March 2025

Demolition costs excluded as are by others

Rates above include allowances for prelims and margin.

Contingencies are included as noted

Procurement assumed to be based on competitive lump sum tenders

Land costs, legal fees, on-going maintenance and holding charges are excluded

Works outside the site boundary are excluded

Signed:		Contact number:	02 8086 2062
Name:	Matthew Dunk MAIQS, CQS	Contact address:	19/287 Military Rd Cremorne NSW 2090
Position:	Senior Quantity Surveyor	Date:	20-Mar-25

Proposed Industrial Development Lot 101/DP1306448 (South) Badgerys Creek DA Application 20th March 2025	
Cost Summary This estimate summary is prepared for the Use & Development SSDA submission only Refer to Basis of Preparation for documents used in the preparation of this estimate	
Item	\$
Demolition & Remediation	N/A
Construction (Refer Detailed calculation schedule)	\$81,950,000.00
Mitigation of impact items	N/A
Consultant Fees	\$1,000,000.00
Authority Fees (LSLL)	\$204,875.00
Plant & Equipment	incl.
Loose Furniture, Fittings & Equipment	incl.
sub total	\$83,154,875.00
Contingency Allowance	\$1,639,000.00
Escalation to commencement of construction as per AIQS Building Cost Index December 2024. Base Date April 2025 (407) and project commencement October 2025 (415) = 2.00%	\$1,639,000.00
Total EDC (excl GST) for SSD/SSI	\$86,433,000.00
GST	\$8,643,300.00
Gross Floor Area (AIQS)	Item
GFA m2 (AIQS)	59,784 m2
Construction Cost Only \$/m2 GFA (AIQS)	\$1,370.77
<u>Notes</u> 1) Rates and prices are based on list of documents enclosed 2) Cost plan prepared broadly in accordance with the AIQS Cost Management Manual.	

**Proposed Industrial Development
Estimated Development Cost Report (State Significant Projects)**

20-Mar-25

Basis of Preparation

The Estimated Development Cost Report has been prepared for NSW Department of Planning, Housing & Infrastructure with respect to the Secretary's Environmental Assessment Requirements (SEARS) issued for State significant projects in NSW

The Estimated Development Cost has been prepared in accordance with:

Legislative and regulatory requirements of the consent authority for calculating the EDC (EP&A Act, EP&A reg, SEPPs, the Planning Circular and SEARS)

AIQS practice standard for calculating the EDC for state significant projects in NSW

Refer enclosed document list

To the best of our knowledge there is no information that has not been issued to us which would materially affect the calculations used in the detailed calculation schedule for the preparation of the EDC

Matthew Dunk is a Certified Quantity Surveyor Registration No. #7583 and has recent experience working on the new auditorium for the State Library of NSW

To the best of our knowledge there are no matters that may impair the objectivity of the calculation of the Estimated Development Cost Report

Drawing Schedule

SSDA - DRAWING LIST	
Sheet Number	Sheet Name
DA000	ACKNOWLEDGEMENT
DA001	COVER SHEET
DA002	WAREHOUSE 3D PERSPECTIVES
DA003	WAREHOUSE 3D PERSPECTIVES
DA004	WAREHOUSE 3D PERSPECTIVES
DA005	OFFICE 3D PERSPECTIVE
DA006	OFFICE 3D PERSPECTIVE
DA007	OFFICE 3D PERSPECTIVE
DA008	OFFICE 3D PERSPECTIVE
DA010	LOCATION PLAN & REGIONAL CONTEXT
DA050	SITE ANALYSIS
DA100	MASTERPLAN STAGING & DEVELOPMENT SUMMARY
DA101	GF PLAN - STAGE 1
DA102	CARPARKING LAYOUT - WH 03
DA103	CARPARKING LAYOUT - WH 04
DA105	ROOF PLAN - STAGE 1
DA200	ELEVATIONS & SECTION - STAGE 1
DA201	ELEVATIONS - WAREHOUSE 03
DA202	ELEVATIONS - WAREHOUSE 04
DA210	ELEVATIONS 3D & MATERIALS
DA300	SECTIONS - WAREHOUSE 03
DA301	SECTIONS - WAREHOUSE 04
DA400-A	OFFICE 03 - FLOOR PLANS
DA400-B	OFFICE 03 - ELEVATIONS
DA401-A	OFFICE 04 - FLOOR PLANS
DA401-B	OFFICE 04 - ELEVATIONS
DA410	DOCK OFFICE PLANS (TYPICAL)
DA500	SIGNAGE PLAN
DA600	SHADOW DIAGRAMS

**Proposed Industrial Development
Estimated Development Cost Report (State Significant Projects)**

20-Mar-25

Basis of Preparation

The Estimated Development Cost Report has been prepared on behalf of DHL Supply Chain (Australia) Pty Ltd with legal landowners being Richmond Bridge Burra Park 2 Pty Ltd as trustee of the Burra Park Property Trust 1 for the construction of two warehouses, offices, carparking & associated infrastructure

The State Significant Development Application seeks consent for the following:

Clearing of any vegetation within the proposed development area;

Benching and in-ground building services and utility work

Construction and use of Stage 1 Warehouse 03 & 04 including dock office

Construction of two storey office including reception, amenities, lunch room, breakout and meeting rooms to Warehouses

Construction of two storey carpark for each warehouse including rooftop canopies and external mesh and planter walls

Provision of shared access road and warehouse infrastructure, including
Hardstanding and access roads

Extensive ground landscaping works; tree replenishment, footpaths and water features, and
Extension and augmentation of infrastructure and services, as required

The Project will be delivered as a single stage

**Proposed Industrial Development
Estimated Development Cost Report (State Significant Projects)**

20-Mar-25

Detailed Calculation Schedule

Refer attached Cost Plan and Summary

DHL Badgery's Creek Stage 1 (Warehouses 3 + 4)

Job Name :	<u>22085AC01</u>	<u>Job Description</u>
Client's Name:	<u>DHL</u>	Stage 1 Construction consisting of 2 warehouses, offices and associated infrastructure including hardstanding & parking

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
1	SUBSTRUCTURE	16.07	220.24	13,166,579		13,166,579
2	SUPERSTRUCTURE	34.98	479.56	28,670,195		28,670,195
3	SERVICES	19.68	269.73	16,125,340		16,125,340
4	EXTERNAL WORKS	15.90	217.91	13,027,450		13,027,450
5	ROADS & PAVING	1.09	15.01	897,140		897,140
6	Subtotal					<u>71,886,704</u>
7	PRELIMINAIRES & MARGIN	12.28	168.33	10,063,296		10,063,296
8						
9	NOTES & EXCLUSIONS					
GFA: 59,784 m2.		100.00	1,370.77	81,950,000		81,950,000

Final Total : \$	81,950,000
G.S.T. 10.00% :	8,195,000
Final Total Incl. G.S.T. : \$	90,145,000

DHL Badgery's Creek Stage 1 (Warehouses 3 + 4)

Job Name : 22085AC01

Job Description

Client's Name: DHL

Stage 1 Construction consisting of 2 warehouses, offices and associated infrastructure including hardstanding & parking

Item No.	Item Description	Quantity	Unit	Rate	Amount
Trade : 1 <u>SUBSTRUCTURE</u>					
1	Cut and fill to site		m3		EXCL
2	Import fill to site		m3		EXCL
3	Allow to infill existing dam - ass'd 1500mm deep (ass'd can use fill from existing site)	15,436.00	m3	15.00	231,540.00
4	Benching allowance to Superlot to achieved desired RLs	116,052.00	m2	2.00	232,104.00
5	Detail excavation to stormwater trenches - allowance	718.00	m3	150.00	107,700.00
6	Detail excavation for lift pits	27.00	m3	350.00	9,450.00
7	600mm dia piles - all'd 8m deep	346.00	no	4,400.00	1,522,400.00
8	450mm dia piles - all'd 6m deep to carpark	142.00	no	2,700.00	383,400.00
9	Floor slabs on ground - 150mm	965.00	m2	125.00	120,625.00
10	Floor slabs on ground - 230mm	58,250.00	m2	165.00	9,611,250.00
11	Edge beams	2,490.00	m	160.00	398,400.00
12	Internal beams	4,682.00	m	100.00	468,200.00
13	Strip footing, 1000x500	111.00	m	530.00	58,830.00
14	250 thick concrete lift pit bases, including 200kg/m3 reo, DPM & float finish	18.00	m2	450.00	8,100.00
15	200 thick concrete lift pit walls, including 200kg/m3 reo, DPM & float finish	27.00	m2	540.00	14,580.00
<u>SUBSTRUCTURE</u> Total :					13,166,579.00
Trade : 2 <u>SUPERSTRUCTURE</u>					
	<u>Upper Floors</u>				
1	Office suspended slab	927.00	m2	340.00	315,180.00
2	Dock Office suspended slab	320.00	m2	340.00	108,800.00
	<u>Columns</u>				
3	Steel columns to roof - ass'd 250UC	297.00	t	7,000.00	2,079,000.00
4	CLT feature timber columns to Office	165.00	m	950.00	156,750.00
5	Allow for connections, baseplates ec to above	29.70	t	10,000.00	297,000.00
6	Concrete columns to Carpark	142.00	no	1,700.00	241,400.00
	<u>Staircases</u>				
7	Steel Stairs to Dock Office	15.00	m/r	4,500.00	67,500.00

DHL Badgery's Creek Stage 1 (Warehouses 3 + 4)

Job Name : 22085AC01

Job Description

Client's Name: DHL

Stage 1 Construction consisting of 2 warehouses, offices and associated infrastructure including hardstanding & parking

Item No.	Item Description	Quantity	Unit	Rate	Amount
Trade : 2 <u>SUPERSTRUCTURE</u> (Continued)					
8	Internal staircase to Office	8.00	m/r	6,500.00	52,000.00
9	Metal staircase to Office from Warehouse	8.00	m/r	4,500.00	36,000.00
10	Stairs to Carpark	12.00	m/r	3,500.00	42,000.00
	<u>Roof</u>				
11	Roof & steelwork	54,108.00	m2	230.00	12,444,840.00
12	Translucent roof sheet	6,008.00	m2	80.00	480,640.00
13	Loading dock awning canopies	5,030.00	m2	230.00	1,156,900.00
14	Feature timber canopies to Office	475.00	m2	850.00	403,750.00
15	Timber soffit cladding to Office canopy	1,180.00	m2	550.00	649,000.00
16	Roof plumbing	65,146.00	m2	20.00	1,302,920.00
17	Roof safety access system	65,146.00	m2	15.00	977,190.00
	<u>External Walls</u>				
18	Facade - Precast	2,487.00	m2	310.00	770,970.00
19	Facade - Metal cladding	12,924.00	m2	100.00	1,292,400.00
20	Transparent polycarbonate panel - North/South Elevations	194.00	m2	150.00	29,100.00
21	Windows	1,114.00	m2	450.00	501,300.00
22	Masonry walls to Office	472.00	m2	150.00	70,800.00
23	Natural stone cladding to masonry walls	248.00	m2	420.00	104,160.00
24	Weathered timber board cladding to masonry walls	216.00	m2	350.00	75,600.00
25	Louvres to condensers on roof	1,110.00	m2	550.00	610,500.00
	<u>External Doors</u>				
26	Roller doors, 6000x5200	36.00	no	6,300.00	226,800.00
27	Roller doors, 3200x3200	40.00	no	2,100.00	84,000.00
28	Glazed Entry double doors	6.00	no	1,750.00	10,500.00
29	Sliding glazed door to Office	2.00	no	4,500.00	9,000.00
30	External doors	48.00	no	2,500.00	120,000.00
	<u>Internal Walls & Screens</u>				
31	Precast party walls	315.00	m2	290.00	91,350.00
32	Stud walls with plasterboard linings to both faces	1,755.00	m2	145.00	254,475.00

DHL Badgery's Creek Stage 1 (Warehouses 3 + 4)

Job Name : 22085AC01

Job Description

Client's Name: DHL

Stage 1 Construction consisting of 2 warehouses, offices and associated infrastructure including hardstanding & parking

Item No.	Item Description	Quantity	Unit	Rate	Amount
Trade : 2 <u>SUPERSTRUCTURE</u> (Continued)					
33	Stud walls with plasterboard linings to one face to external wall	2,476.00	m2	120.00	297,120.00
34	Extra over above for WR plasterboard	1,440.00	m2	20.00	28,800.00
35	Plasterboard lining to lift & stair core walls	146.00	m2	85.00	12,410.00
36	140mm blockwork walls - sundry walls to Warehouse	200.00	m2	180.00	36,000.00
37	190mm corefilled blockwork walls to lift	146.00	m2	300.00	43,800.00
38	Glazed partition to Office	107.00	m2	450.00	48,150.00
39	Glazed balustrade	26.00	m	850.00	22,100.00
	<u>Internal Doors</u>				
40	Internal single doors	52.00	no	900.00	46,800.00
41	Internal one and a half leaf doors	10.00	no	1,250.00	12,500.00
42	Sundry internal Warehouse doors	20.00	no	900.00	18,000.00
	<u>Floor Finishes</u>				
43	Sealed concrete finish to Factory floor	57,590.00	m2	10.00	575,900.00
44	Recessed entry mat to office entrance doors	6.00	m2	1,200.00	7,200.00
45	WC/Bathroom floor tiles	399.00	m2	240.00	95,760.00
46	Tiled entry to Office	36.00	m2	210.00	7,560.00
47	Anti-static vinyl sheeting to Data room	18.00	m2	90.00	1,620.00
48	Carpet tiles to Offices	1,739.00	m2	65.00	113,035.00
49	Vinyl flooring to Ops Office - Warehouse (allowance)	245.00	m2	75.00	18,375.00
50	Epoxy floor finish to Plantrooms - Warehouse (allowance)	71.00	m2	90.00	6,390.00
51	Vinyl flooring to Lunch room & Kitchen	210.00	m2	85.00	17,850.00
52	Ducted skirting to Office	951.00	m	35.00	33,285.00
	<u>Wall Finishes</u>				
53	Wall tiling to Amenities - Tile PC supply \$50/m2. Taken full height	1,487.00	m2	150.00	223,050.00
54	Splashback wall tiling in kitchen. Tile PC supply \$50/m2	30.00	m2	150.00	4,500.00
55	Waterproofing to shower areas	128.00	m2	80.00	10,240.00
56	Render & paint finish to plant room walls - allowance	288.00	m2	100.00	28,800.00
	<u>Ceiling Finishes</u>				

DHL Badgery's Creek Stage 1 (Warehouses 3 + 4)

Job Name : 22085AC01

Job Description

Client's Name: DHL

Stage 1 Construction consisting of 2 warehouses, offices and associated infrastructure including hardstanding & parking

Item No.	Item Description	Quantity	Unit	Rate	Amount
Trade : 2 <u>SUPERSTRUCTURE</u> (Continued)					
57	Set plasterboard ceilings, including suspension system, and paint finish	299.00	m2	95.00	28,405.00
58	Moisture resistant set plasterboard ceilings, including suspension system, and paint finish	399.00	m2	100.00	39,900.00
59	1200x600 mineral fibre acoustic tiles in suspended pre-finished metal grid system to Office	1,948.00	m2	100.00	194,800.00
60	Extra Over allow feature cladding to GF lobby ceilings - allowance	122.00	m2	250.00	30,500.00
61	Allowance for plasterboard bulkheads	65.00	m	100.00	6,500.00
62	Allowance for ceiling access panels	34.00	no	150.00	5,100.00
63	Allowance for cornice / shadow line	753.00	m	10.00	7,530.00
	<u>Joinery</u>				
64	Reception Desk	10.00	m	5,500.00	55,000.00
65	Waiting area seating	10.00	m	5,000.00	50,000.00
66	Kitchen cupboards, including benchtop & splashback	27.00	m	3,450.00	93,150.00
67	Kitchen benchtop	23.00	m	2,200.00	50,600.00
68	Kitchen cupboards, full height	4.00	m	1,500.00	6,000.00
69	Fridge space & cupboards over	6.00	no	1,000.00	6,000.00
70	Store	10.00	m	1,700.00	17,000.00
71	Printer benchtop with overhead cupboards	8.00	m	1,000.00	8,000.00
72	Dock office built in desk	82.00	m	950.00	77,900.00
73	Amenities joinery bench including stone	34.00	m	2,150.00	73,100.00
74	Mirrors over Amenities sinks	36.00	no	225.00	8,100.00
75	Vanity unit / shelf, including benchtop to accessible basin	7.00	no	1,350.00	9,450.00
76	Mirror only over accessible basins	7.00	no	225.00	1,575.00
	<u>Fixtures & Fittings</u>				
77	Toilet cubicle, including partitions, doors, hardware, shelf & hooks	34.00	no	1,500.00	51,000.00
78	WC fixtures	1.00	no	35,400.00	35,400.00
79	Grab rail sets to accessible WC	5.00	no	1,000.00	5,000.00
80	Grab rail sets to accessible shower	5.00	no	750.00	3,750.00
81	Shower seat	5.00	no	750.00	3,750.00

DHL Badgery's Creek Stage 1 (Warehouses 3 + 4)

Job Name : 22085AC01

Job Description

Client's Name: DHL

Stage 1 Construction consisting of 2 warehouses, offices and associated infrastructure including hardstanding & parking

Item No.	Item Description	Quantity	Unit	Rate	Amount
Trade : 2 <u>SUPERSTRUCTURE</u> (Continued)					
82	Shower curtain & track to accessible bathrooms	5.00	no	250.00	1,250.00
83	Shower cubicle, including partitions, doors, hardware, shelf & hooks	5.00	no	1,500.00	7,500.00
84	Sheer & blackout roller blinds to Offices	761.00	m2	150.00	114,150.00
85	Direction & statutory signage	2.00	item	3,500.00	7,000.00
86	Building name / entry signage	2.00	no	20,000.00	40,000.00
87	Miscellaneous metalwork to warehouse	57,905.00	m2	3.00	173,715.00
88	Lockers	1.00	item	87,000.00	87,000.00
89	Bollards - allowance	188.00	No	750.00	141,000.00
90	Dock levellers	40.00	no	11,500.00	460,000.00
<u>SUPERSTRUCTURE</u> Total :					28,670,195.00
Trade : 3 <u>SERVICES</u>					
	<u>Electrical</u>				
1	Electrical - Factory	57,905.00	m2	40.00	2,316,200.00
2	Electrical - Office	2,618.00	m2	220.00	575,960.00
3	External lighting	43,738.00	m2	20.00	874,760.00
4	Security	43,738.00	m2	5.00	218,690.00
5	NBN conduits, pits and trenching	1.00	item	25,000.00	25,000.00
6	PV allowance - Prov Sum	37,409.00	m2	10.00	374,090.00
7	Battery storage - PROV SUM	2.00	item	150,000.00	300,000.00
8	UPS - Prov Sum	2.00	item	120,000.00	240,000.00
9	Substation & HV connection	2.00	item	550,000.00	1,100,000.00
10	Backup generator	2.00	item	150,000.00	300,000.00
11	EV chargers and connections - PROVISION ONLY	2.00	item	35,000.00	70,000.00
	<u>Mechanical</u>				
12	Mechanical / Ventilation - Factory	57,905.00	m2	5.00	289,525.00
13	Mechanical / Ventilation, air conditioning - Office	2,618.00	m2	180.00	471,240.00
14	Spray Booth exhaust system - Prov Sum	1.00	item	75,000.00	75,000.00
	<u>Fire</u>				

DHL Badgery's Creek Stage 1 (Warehouses 3 + 4)

Job Name : 22085AC01

Job Description

Client's Name: DHL

Stage 1 Construction consisting of 2 warehouses, offices and associated infrastructure including hardstanding & parking

Item No.	Item Description	Quantity	Unit	Rate	Amount
Trade : 3 <u>SERVICES</u> (Continued)					
15	Fire services	57,905.00	m2	5.00	289,525.00
16	Sprinklers to Offices	2,618.00	m2	85.00	222,530.00
17	Fire hydrant tanks - 144,000L	4.00	no	25,000.00	100,000.00
18	Fire hydrant tanks - 45,000L	4.00	no	8,500.00	34,000.00
	<u>Hydraulic</u>				
19	Hydraulic services	60,523.00	m2	90.00	5,447,070.00
20	Stormwater pits	60.00	no	2,500.00	150,000.00
21	Stormwater kerb inlet pits	20.00	no	5,000.00	100,000.00
22	Stormwater pipe	2,107.00	m	250.00	526,750.00
23	Stormwater grated drain	150.00	m	400.00	60,000.00
24	Stormwater connection	2.00	item	5,000.00	10,000.00
25	Bio-retention basin	240.00	m2	500.00	120,000.00
26	Trade waste pre-treatment - Prov Sum	2.00	item	20,000.00	40,000.00
27	GPT - Prov Sum	2.00	item	100,000.00	200,000.00
28	In ground rainwater tank - Allowance 168,000L	2.00	item	257,500.00	515,000.00
29	On site waste water dispersion/infiltration trenches - Prov Sum	2.00	item	50,000.00	100,000.00
30	Fire hydrant booster valve - Prov Sum	2.00	item	25,000.00	50,000.00
31	Fire pump room & alarm valve enclosure	102.00	m2	1,500.00	153,000.00
32	Rainwater reuse filtration plant - Prov Sum	2.00	no	15,000.00	30,000.00
33	OSD tank	2.00	item	250,000.00	500,000.00
34	Water connection	2.00	item	8,500.00	17,000.00
35	Sewer connection	2.00	item	15,000.00	30,000.00
	<u>Lift Services</u>				
36	Lift servicing 2 levels	2.00	item	100,000.00	200,000.00
<u>SERVICES</u> Total :					16,125,340.00
Trade : 4 <u>EXTERNAL WORKS</u>					
1	Carparking and Access Roads	8,004.00	m2	105.00	840,420.00
2	Carparking Upper level	7,162.00	m2	340.00	2,435,080.00
3	Hardstanding	28,573.00	m2	130.00	3,714,490.00

DHL Badgery's Creek Stage 1 (Warehouses 3 + 4)

Job Name : 22085AC01

Job Description

Client's Name: DHL

Stage 1 Construction consisting of 2 warehouses, offices and associated infrastructure including hardstanding & parking

Item No.	Item Description	Quantity	Unit	Rate	Amount
Trade : 4 <u>EXTERNAL WORKS</u> (Continued)					
4	Line marking to carparking	15,165.00	m2	2.00	30,330.00
5	Fire truck hard stand	156.00	m2	150.00	23,400.00
6	Car park edge thickening	807.00	m	240.00	193,680.00
7	Mesh and planting screen walls to Carpark	535.00	m2	430.00	230,050.00
8	Masonry balustrade walls to upper carpark with render & paint finish	909.00	m2	410.00	372,690.00
9	Canopies to Carpark including planting	1,702.00	m2	1,030.00	1,753,060.00
10	Wheelstops	229.00	no	120.00	27,480.00
11	Screening to substation	56.00	m	1,530.00	85,680.00
12	Retaining walls - allowance	100.00	m	465.00	46,500.00
13	Front fencing	627.00	m	350.00	219,450.00
14	Chain wire fencing to site boundaries	1,005.00	m	150.00	150,750.00
15	Vehicle entry gate, sliding	2.00	no	10,000.00	20,000.00
16	Pedestrian entry gate	2.00	no	1,000.00	2,000.00
17	Bike racks - allowance	46.00	No	650.00	29,900.00
18	Pergola to Footpaths	229.00	m2	1,500.00	343,500.00
19	Bridge over water	40.00	m2	950.00	38,000.00
20	Footpaths	2,820.00	m2	80.00	225,600.00
21	Landscape - General allowance for re-turfing, planting	11,069.00	m2	50.00	553,450.00
22	Planting to Office frontage including allowance for shaping/mounding	6,016.00	m2	200.00	1,203,200.00
23	Trees - 75L	412.00	no	500.00	206,000.00
24	Trees - 100L allowance	10.00	no	750.00	7,500.00
25	Trees - 200L allowance	2.00	no	1,500.00	3,000.00
26	Planterboxes	92.00	m	1,000.00	92,000.00
27	Staff seating allowance - Tables & Chairs	1.00	item	36,600.00	36,600.00
28	Seating wall to Office	136.00	m	440.00	59,840.00
29	Timber seating to above	55.00	m	260.00	14,300.00
30	Maintenance period for landscaping	26.00	wks	750.00	19,500.00
31	Allowance for site signage	1.00	no	15,000.00	15,000.00
32	Wayfinding signage - PROV SUM	2.00	item	5,000.00	10,000.00

DHL Badgery's Creek Stage 1 (Warehouses 3 + 4)

Job Name : 22085AC01

Job Description

Client's Name: DHL

Stage 1 Construction consisting of 2 warehouses, offices and associated infrastructure including hardstanding & parking

Item No.	Item Description	Quantity	Unit	Rate	Amount
Trade : 4 <u>EXTERNAL WORKS</u> (Continued)					
33	Pylon signage - Prov Sum	1.00	item	25,000.00	25,000.00
<u>EXTERNAL WORKS</u> Total :					13,027,450.00
Trade : 5 <u>ROADS & PAVING</u>					
1	Remove existing vegetation	3,746.00	m2	10.00	37,460.00
2	Concrete access road	3,746.00	m2	150.00	561,900.00
3	Kerbs & gutters	513.00	m	100.00	51,300.00
4	New footpath to Estate Rd	1,025.00	m2	100.00	102,500.00
5	Verge to road	1,281.00	m2	80.00	102,480.00
6	Signage to roads	1.00	item	1,000.00	1,000.00
7	Street lighting	9.00	item	4,500.00	40,500.00
<u>ROADS & PAVING</u> Total :					897,140.00
Trade : 6 <u>Subtotal</u>					
<u>Subtotal</u> Total :					
Trade : 7 <u>PRELIMINAIRES & MARGIN</u>					
1	General Preliminaries + Margin (14%)		item		10,064,139.00
2					
3	Adjustment				-843.00
<u>PRELIMINAIRES & MARGIN</u> Total :					10,063,296.00
Trade : 8					
Total :					
Trade : 9 <u>NOTES & EXCLUSIONS</u>					
1	Demolition works - By Others excluded		note		
2	GST excluded		note		

DHL Badgery's Creek Stage 1 (Warehouses 3 + 4)

Job Name :	22085AC01	Job Description
Client's Name:	DHL	Stage 1 Construction consisting of 2 warehouses, offices and associated infrastructure including hardstanding & parking

Item No.	Item Description	Quantity	Unit	Rate	Amount
Trade : 9 <u>NOTES & EXCLUSIONS</u> (Continued)					
3	Racking excluded Blockstack Only		note		
<u>NOTES & EXCLUSIONS</u> Total :					