



**QUANTIFY
CONSULTING**

Estimated Development Cost

Kurri Kurri Integrated Resource Recovery Centre

for

Recycle Central



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CLIENT NAME: Recycle Central

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REVISION: 1

REVISION NOTES: -

STAGE: State Significant Development Application

DATE: 7th August 2025

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EXECUTIVE SUMMARY

The following Estimate Development Cost report has been prepared for purpose of identifying the estimated construction cost for proposed works to the Kurri Kurri Integrated Resource Recovery Centre located Kurri Kurri for the client Recycle Central. We have undertaken an elemental measure for the full scope of works and we have applied current industry rates to provide a budget which we believe is a fair representation of the full scope of works and the current market.

The total estimated development cost for the proposed works as per the documentation required is **\$51,876,730 excluding GST**.

PROJECT DESCRIPTION	Kurri Kurri Integrated Resource Recovery Centre
PROJECT LOCATION	Kurri Kurri NSW 2327
PROJECT STAGE	State Significant Development
DATE OF ASSESSMENT	7 th August 2025

ITEM	COST (EXCL. GST)
Demolition and Remediation	\$385,544
Construction including plant & equipment	\$44,293,493
Mitigation of Impact Items (included in construction)	-
Consultant Fees 5%	\$2,214,675
Authorities Fees (long service levy) 0.25%	\$110,734
Plant & Equipment (included in construction)	-
Furniture, Fittings & Equipment (included in construction)	-
Contingency 5%	\$2,214,675
Escalation 6% per annum	\$2,657,610
TOTAL EDC (EXCL. GST) for SSD/SSI	\$51,876,730
GST	\$ 5,187,673
TOTAL EDC (INCL. GST) for NON-SSD/SSI	\$57,064,403

I certify that the calculation is accurate and covers the full scope of works in the identified development proposal, at the date of EIS lodgement.

Tim Roberts

Director & Quantity Surveyor

Member of the Australian Institute of Quantity Surveyor, AIQS Certified Quantity Surveyor

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BASIS OF REPORT PREPARATION

- A. This report has been prepared for the consent authority which is the NSW Department of Planning, Housing and Infrastructure.
- B. This report has been identified as a requirement of the Secretary's Environmental Assessment Requirements SSD-71547218 issued on the 28th June 2024.
- C. This report 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).
 - The AIQS practice standard for calculating the EDC for State significant projects in NSW
 - Australian Cost Management Manual Volume 1
- D. The report has been based upon the following documents:
- Architectural plan set
 - Landscape plan set
 - Kurri Kurri Integrated Resource Recovery Centre Environmental Impact Statement (EMM 2025)
 - Kurri Kurri Integrated Resource Recovery Centre Infrastructure Plan (Impact 2025)
 - Kurri Kurri Integrated Resource Recovery Centre Traffic Impact Assessment (EMM 2025)
 - Kurri Kurri Integrated Resource Recovery Centre Water Assessment (EMM 2025)
 - Kurri Kurri Integrated Resource Recovery Centre Air Quality and Greenhouse Gas Assessment (EMM 2025)
 - Kurri Kurri Integrated Resource Recovery Centre Noise and Vibration Impact Assessment (EMM 2025)
 - Kurri Kurri Integrated Resource Recovery Centre Preliminary Site Investigation (EMM 2025)
 - Kurri Kurri Integrated Resource Recovery Centre Bushfire Assessment Report (Cool Burn 2025)
 - Kurri Kurri Integrated Resource Recovery Centre Aboriginal Cultural Heritage Assessment Report (EMM 2025)
 - Kurri Kurri Integrated Resource Recovery Centre Social Impact Assessment (EMM 2025)
 - Fire Safety Report (FORMIGA1 2025)
- E. This report confirms that the quantity surveyor has read and understood the scope of the project as defined by the environmental impact statement
- F. This report has been prepared by Tim Roberts, a member of the Australian Institute of Quantity Surveyors holding the designation of Certified Quantity Surveyor whom has sufficient industry experience to prepare construction cost reports.

SCOPE OF THE CALCULATION OF THE EDC

- A. The development proposal includes expansion of an existing resource recovery facility (RRF) (referred to as the Integrated Resource Recovery Centre) to process up to 450,000 tonnes per annum of general solid waste (non-putrescible), on-site storage for up to 40,000 tonnes of waste material at any time, and operating 24 hours a day, 7 days per week, and includes minor additions and changes to the existing RRF and the site. The owner of the property is identified as Central Waste Plant Pty Ltd.
- B. This report relates to Planning Secretary's Environmental Assessment Requirements application number SSD-71547218 located at Kurri Kurri NSW.
- C. The full scope works includes:
- Construction of a new Weighbridge building housings office above.
 - Construction of a new Residual Materials Processing Shed.
 - Conversion of an existing workshop in a metal processing shed.
 - Extension to the existing Material Processing Shed Extension.
 - Construction new awnings over the existing & new material bays.
 - External site works including services, external paving, fencing & landscaping.
 - Construction of a new slip lane to Mitchell Avenue for truck access to the site.

REPORT DETAILS

Addresses

Lot 1 DP1309128, 6-8 Styles St Kurri Kurri NSW 2327
Lot 6 DP1251190, 10 Styles St Kurri Kurri NSW 2327
Lot 3 DP586741, 147 Mitchell Avenue Kurri Kurri NSW 2327
Lot 4 DP586741, 145 Mitchell Avenue Kurri Kurri NSW 2327
Lot 1 DP1128108, 1 Styles St Kurri Kurri NSW 2327

Areas

FECA

Weighbridge Office / Shed – 875 m2
Residual Materials Processing Shed – 4745 m2
Existing Workshop Conversion – 561 m2
Material Processing Shed Extension & Awnings – 535 m2

UCA

Weighbridge Office / Shed – 300 m2
Residual Materials Processing Shed – 400 m2
Existing Workshop Conversion – 231 m2
Material Processing Shed Extension & Awnings – 850 m2
Southern Awnings – 2650 m2
Northern Awnings – 481 m2

GFA

Weighbridge Office / Shed – 1,175 m2
Residual Materials Processing Shed – 5,145 m2
Existing Workshop Conversion – 792 m2
Material Processing Shed Extension & Awnings – 1,385 m2
Southern Awnings – 2,650 m2
Northern Awnings – 481 m2

Drawings Used

A100 – Cover Sheet_G
A101 – 3D Views_G
A102 – Site Plan_G
A103 – Weighbridge Shed_G
A104 – Residual Material Processing Shed_G
A105 – Processing Shed_G
A106 – Material Storage Bays_G
A107 – Material Movement Diagram_G
L01 – Site Plan, Report & Drawing Schedule_G
L02 – Landscape Plan_G

L03 – Landscape Plan_G
L04 – Landscape Details_G
L05 – Specification_G
L06 – Maintenance Specification_G
L07 – Schedules_G

Specifications & Other Documents

Dial Before You Dig documentation from relevant authorities.
Kurri Kurri Integrated Resource Recovery Centre Environmental Impact Statement (EMM 2025)
Kurri Kurri Integrated Resource Recovery Centre Infrastructure Plan (Impact 2025)
Kurri Kurri Integrated Resource Recovery Centre Traffic Impact Assessment (EMM 2025)
Kurri Kurri Integrated Resource Recovery Centre Water Assessment (EMM 2025)
Kurri Kurri Integrated Resource Recovery Centre Air Quality and Greenhouse Gas Assessment (EMM 2025)
Kurri Kurri Integrated Resource Recovery Centre Noise and Vibration Impact Assessment (EMM 2025)
Kurri Kurri Integrated Resource Recovery Centre Preliminary Site Investigation (EMM 2025)
Kurri Kurri Integrated Resource Recovery Centre Bushfire Assessment Report (Cool Burn 2025)
Kurri Kurri Integrated Resource Recovery Centre Aboriginal Cultural Heritage Assessment Report (EMM 2025)
Kurri Kurri Integrated Resource Recovery Centre Social Impact Assessment (EMM 2025)
Fire Safety Report (FORMIGA1 2025)

Other Information Provided

Not applicable

ALLOWANCES & ASSUMPTIONS

- Building contractor preliminaries associated for an industrial development of this size.
- Heavy duty slabs on ground to all industrial buildings with associated footings.
- Hot dip galvanized structural steelwork to columns, wall & roof framing.
- Suspended flat plate concrete slabs to multi-storey office building including lift roof slab.
- Steel access walkway & stairs to material storage bays.
- 0.48bmt metal roof sheeting with safety mesh & insulation.
- Corrugated metal cladding to industrial buildings with precast concrete panels to the lower sections (typically 4m high)
- Roof safety systems.
- Heavy duty concrete panels to material bays.
- Precast concrete & aluminium cladding to enclose the weighbridge / office building.
- Commercial quality glazed with solar glass to the office building.
- Provision of a small office & amenities to the Residual Materials Processing Shed (not currently shown on the floor plan).
- Internal fitout of offices including plasterboard walls, suspended tile ceiling, kitchenette joinery, floor coverings and bathrooms ready for occupation.
- Air conditioning to the office & weighbridge buildings.
- Sprinkler systems to all new & converted industrial buildings which are required due to stockpiling of large amounts of demolish material. Sprinkler system have also been included to awnings above material storage bays.
- Misting system to the Residual Materials Processing Shed to assist with dust suppression.
- Commercial grade lift to the office building.
- Demolition of existing industrial buildings on 147 Mitchell Avenue.
- Construction of new slip lane to Mitchell Avenue from heavy duty asphalt.
- Heavy duty concrete paving throughout the site consisting of 200mm thick slab with 2 layers of heavy-duty mesh.
- 4m high concrete fencing to the perimeter of the site with automatic sliding gates to the new entrances.
- Stormwater drainage to buildings & external areas connecting into detention tanks.
- Fire hydrant lines and points are various locations through the site to provide adequate coverage in the event of a fire.

Areas of Cost Risk

- Final structural design all building elements & external works.
- Final services design for building elements & external works.
- Additional works which may not become apparent until the detailed design stage.
- Confirmation of provisional sum relating to the specialist machinery fitout to the new Residual Materials Processing Shed
- Confirmation of provisional sum relating to the substation.
- Confirmation of provisional sum relating to the relocation of the power lines from overhead to underground along part of Mitchell Avenue.

Escalation

This Estimated Development Consent report allows for a 12-month period of escalation from the date of the report. Commercial projects typically attract an escalation in the range of 4-6% per annum and therefore an allowance of 6% has been applied to this project.

Builder's Margin

A builder's margin of 6% has been assumed, which would be typical for a project of this size & complexity. This may fluctuate depending on local market conditions at the time of tender.

Contingency

As the documentation is at a preliminary stage, a contingency of 5% has been added to the cost plan to cover potential variance due to unforeseen issues or additional items which may not become apparent until the detailed design phase or construction phase. This is also consistent with the NSW Department of Planning, Housing & Infrastructure planning circular which requires a 5% contingency to be added.

PROVISIONAL SUMS

- \$ 5,000 excluding GST for building signage to the new offices / weigh bridge building
- \$ 50,000 excluding GST for building signage to the new Residual Materials Processing Shed
- \$ 600,000 excluding GST for provision of two new weighbridges.
- \$ 15,000,000 excluding GST for provision of specialist machinery fitout to the new Residual Materials Processing Shed. This has been based upon preliminary advice from the preferred supplier.
- \$ 100,000 excluding GST for relocation of existing small-scale machinery in the existing workshop conversion.
- \$ 40,000 excluding GST for a granulator for copper cable processing in the existing workshop conversion.
- \$ 25,000 excluding GST for new water meters to the site.
- \$ 250,000 excluding GST for new electrical substation to the site.
- \$ 500,000 excluding GST for the modification of the power lines to Mitchell Avenue from overhead to underground.

EXCLUSIONS

- Amounts payable on the cost of land including Development Contributions
- Costs related to any part of the development subject to a separate development consent or approval
- Land costs including costs of purchasing, holding and marketing
- Ongoing maintenance or use of the development
- Finance Costs.

COST PLAN SUMMARY

COST PLAN SUMMARY

Kurri Kurri Integrated Resource Recovery Centre

All figures exclude GST



<u>Item</u>		<u>Cost \$</u>
Demolition and Remediation	\$	385,544
Construction including plant & equipment	\$	44,293,493
Mitigation of Impact Items (included in construction)	\$	-
Consultant Fees 5%	\$	2,214,675
Authorities Fees (long service levy) 0.25%	\$	110,734
Plant & Equipment (included in construction)	\$	-
Furniture, Fittings & Equipment (included in construction)	\$	-
Contingency 5%	\$	2,214,675
Escalation 6% per annum	\$	2,657,610
Subtotal	\$	<u>51,876,730</u> Excluding GST

ELEMENTAL SUMMARY

15. Styles St & Mitchell Avenue SSD_B

REF Code	Description	Quantity	Unit	Rate	Total
00 PR	PRELIMINARIES				\$4,850,383
01 SB	SUBSTRUCTURE				\$2,238,180
02 CL	COLUMNS				\$991,916
03 UF	UPPER FLOORS				\$362,855
04 SC	STAIRCASES				\$334,234
05 RF	ROOF				\$4,445,782
06 EW	EXTERNAL WALLS				\$2,126,607
07 WW	WINDOWS				\$198,348
08 ED	EXTERNAL DOORS				\$11,252
09 NW	INTERNAL WALLS				\$399,920
10 NS	INTERNAL SCREENS				
11 ND	INTERNAL DOORS				\$26,569
12 WF	WALL FINISHES				\$323,736
13 FF	FLOOR FINISHES				\$154,390
14 CF	CEILING FINISHES				\$136,015
15 FT	FITMENTS				\$79,873
16 SE	SPECIAL EQUIPMENT				\$15,740,000
17 SF	SANITARY FIXTURES				
18 PD	SANITARY PLUMBING				\$64,570
19 WS	WATER SUPPLY				\$65,642
20 GS	GAS SERVICES				
21 SH	SPACE HEATING				
22 VE	VENTILATION				\$105,529
23 EC	EVAPORATIVE COOLING				
24 AC	AIR CONDITIONING				\$324,955
25 FP	FIRE PROTECTION				\$1,380,508

REF Code	Description	Quantity	Unit	Rate	Total
26 LP	ELECTRIC LIGHT & POWER				\$923,951
27 CM	COMMUNICATIONS				
28 TS	TRANSPORTATION SERVICES				\$145,000
29 SS	SPECIAL SERVICES				\$88,000
30 CE	CENTRALISED ENERGY SYSTEMS				
31 AR	ALTERATIONS & RENOVATIONS				
32 XP	SITE PREPARATION				\$321,877
33 XR	ROADS, FOOTPATHS, PAVED AREAS				\$2,339,725
34 XN	BOUNDARY WALLS, FENCING, GATES				\$1,395,151
35 XB	OUTBUILDINGS & COVERED WAYS				\$30,000
36 XL	LANDSCAPING & IMPROVEMENTS				\$189,396
37 XK	EXTERNAL STORMWATER DRAINAGE				\$816,875
38 XD	EXTERNAL SEWER DRAINAGE				\$2,736
39 XW	EXTERNAL WATER SUPPLY				\$32,371
40 XG	EXTERNAL GAS				
41 XF	EXTERNAL FIRE PROTECTION				\$319,586
42 XE	EXTERNAL ELECTRICS				\$1,125,002
43 XC	EXTERNAL COMMUNICATIONS				\$58,440
44 XS	EXTERNAL SPECIAL SERVICES				
45 XX	EXTERNAL ALTERATIONS				
46 YY	SPECIAL PROVISIONS				\$2,529,663
				Subtotal	\$44,679,037
				G.S.T [10%]	\$4,467,904
				Total	\$49,146,941

15. Styles St & Mitchell Avenue SSD_B

REF Code	Description	Quantity	Unit	Rate	Total
	Weighbridge & Office - (WO)				\$4,465,598
	Residual Materials Processing Shed - (RM)				\$26,410,232
	Existing Workshop Conversion - (EW)				\$336,711
	Materials Processing Shed Extension & Awning - (MP)				\$1,414,374
	Southern Awning - (SA)				\$3,251,492
	Northern Awning - (NA)				\$857,817
	External Works - (EX)				\$7,942,802
				Subtotal	\$44,679,026
				G.S.T [10%]	\$4,467,903
				Total	\$49,146,928

DETAILED COSTINGS

15. Styles St & Mitchell Avenue SSD_B

REF Code	Description	Quantity	Unit	Rate	Total
00 PR	PRELIMINARIES				\$4,850,383
	Weighbridge Office / Shed				\$484,790
	Building contractor preliminaries 13%	0.13	%	\$3,729,153.85	\$484,790.00
	Residual Materials Processing Shed				\$2,866,922
	Building contractor preliminaries 13%	0.13	%	\$22,053,246.15	\$2,866,922.00
	Existing Workshop Conversion				\$36,630
	Building contractor preliminaries 13%	0.13	%	\$281,769.23	\$36,630.00
	Material Processing Shed Extension & Awnings				\$153,656
	Building contractor preliminaries 13%	0.13	%	\$1,181,969.23	\$153,656.00
	Southern Awnings				\$353,180
	Building contractor preliminaries 13%	0.13	%	\$2,716,769.23	\$353,180.00
	Northern Awnings				\$93,154
	Building contractor preliminaries 13%	0.13	%	\$716,569.23	\$93,154.00
	External Works				\$862,051
	Building contractor preliminaries 13%	0.13	%	\$6,631,161.54	\$862,051.00
01 SB	SUBSTRUCTURE				\$2,238,180
	Weighbridge Office / Shed				\$282,156
	Piled foundations	59	each	\$2,173.10	\$128,213.14
	Strip footing	58.8	m	\$282.80	\$16,628.67
	Building slab on ground	116	m2	\$143.00	\$16,588.03
	Ramp & landing slabs	19.3	m2	\$143.00	\$2,759.91
	Termite treatment	116	m2	\$9.50	\$1,102.00
	Weigh bridge slabs	169.9	m2	\$203.20	\$34,523.74
	Weigh bridge block wall to perimeter	118	m	\$397.00	\$46,846.09
	Weigh bridge surround slab	115.5	m2	\$167.70	\$19,369.39
	Lift Pit				\$16,125
	Excavate lift pit	10.7	m3	\$85.00	\$909.53
	Base slab	6	m2	\$462.51	\$2,775.08

REF Code	Description	Quantity	Unit	Rate	Total
	Walls	13.8	m2	\$668.32	\$9,222.82
	Waterproof rear of walls	13.8	m2	\$60.00	\$828.03
	Waterstop	9.2	m	\$50.00	\$460.01
	Subsoil drainage to lift	9.8	m	\$35.00	\$343.01
	Backfill lift pit	16.7	m3	\$95.00	\$1,586.55
	Residual Materials Processing Shed				\$1,351,624
	Slab on ground	4,800	m2	\$242.50	\$1,164,000.00
	Pad footings thickenings to columns	47	each	\$3,992.00	\$187,624.00
	Existing Workshop Conversion				\$11,206
	Infill slab to mechanics pit	24	m2	\$466.92	\$11,206.00
	Material Processing Shed Extension & Awnings				\$180,406
	Slab on ground	546.4	m2	\$242.50	\$132,502.00
	Pad footings thickenings to columns	12	each	\$3,992.00	\$47,904.00
	Southern Awnings				\$400,308
	Pier footings under columns	24	each	\$1,248.00	\$29,952.00
	Strip footings under bay walls	101	m	\$2,885.00	\$291,385.00
	Strip footing under fence	157	m	\$503.00	\$78,971.00
	Northern Awnings				\$12,480
	Pier footings under columns	10	each	\$1,248.00	\$12,480.00
02 CL	COLUMNS				\$991,916
	Weighbridge Office / Shed				\$67,560
	Steel columns to upper floor	78	m	\$293.00	\$22,854.00
	Clad steel columns in fire board	78	m	\$119.00	\$9,282.00
	Concrete columns to 1st floor	54	m	\$656.00	\$35,424.00
	Residual Materials Processing Shed				\$495,878
	HDG steel columns	470	m	\$776.00	\$364,720.29
	HDG steel mullions	207.2	m	\$633.00	\$131,157.71
	Existing Workshop Conversion				
	Not applicable				
	Material Processing Shed Extension & Awnings				\$118,728
	HDG steel columns	153	m	\$776.00	\$118,728.00
	Southern Awnings				\$218,958
	HDG steel awning columns	205	m	\$776.00	\$159,080.00
	HDG steel columns to fence	91	m	\$658.00	\$59,878.00
	Northern Awnings				\$90,792

REF Code	Description	Quantity	Unit	Rate	Total
	HDG steel awning columns	117	m	\$776.00	\$90,792.00
03 UF	UPPER FLOORS				\$362,855
	Weighbridge Office / Shed				\$362,855
	1st floor slab - Flat plate	407.1	m2	\$444.00	\$180,752.50
	2nd floor slab - Flat plate	407.1	m2	\$444.00	\$180,752.50
	Waterproof exposed edge of slab	30	m2	\$45.00	\$1,350.00
	Residual Materials Processing Shed				
	Not applicable				
	Existing Workshop Conversion				
	Not applicable				
	Material Processing Shed Extension & Awnings				
	Not applicable				
	Southern Awnings				
	Not applicable				
	Northern Awnings				
	Not applicable				
04 SC	STAIRCASES				\$334,234
	Weighbridge Office / Shed				\$60,569
	External concrete stairs 1	0.3	m/rise	\$4,072.00	\$1,221.60
	External concrete stairs 2	0.3	m/rise	\$4,072.03	\$1,221.61
	Ramp handrail	18.6	m	\$265.00	\$4,929.03
	Internal concrete stairs (incl handrails & landings)	8.64	m/rise	\$6,157.03	\$53,196.76
	Residual Materials Processing Shed				
	Not applicable				
	Existing Workshop Conversion				
	Not applicable				
	Material Processing Shed Extension & Awnings				
	Not applicable				
	Southern Awnings				\$273,665
	Steel access stairs for walkway - Eastern	4.45	m/rise	\$7,365.01	\$32,774.31
	Steel access stairs for walkway - Western	4.45	m/rise	\$7,365.01	\$32,774.31
	Catwalk walkway	164	m	\$1,269.00	\$208,116.38
	Northern Awnings				

REF Code	Description	Quantity	Unit	Rate	Total
	Not applicable				
05 RF	ROOF				\$4,445,782
	Weighbridge Office / Shed				\$188,198
	Structural steel roof framing	416	m2	\$191.00	\$79,456.00
	Metal roofing / safety mesh / anticon	398	m2	\$87.00	\$34,626.00
	Parapet capping	87	m	\$64.00	\$5,568.00
	Box gutter	15	m	\$322.00	\$4,830.00
	Apron flashing	94	m	\$64.00	\$6,016.00
	Box gutter to lift overrun	3	m	\$322.00	\$966.00
	Parapet framing	45	m2	\$115.00	\$5,175.00
	Rear side parapet cladding	37	m2	\$106.00	\$3,922.00
	100mm downpipe to lift box gutter	13	m	\$64.00	\$832.00
	150mm downpipes	38	m	\$109.00	\$4,142.00
	Roof safety system	1	each	\$3,500.00	\$3,500.00
	Lift roof & stairwell roof slab (incl waterproofing)	30	m2	\$522.00	\$15,660.00
	Soffit bulkhead framing	38	m2	\$115.00	\$4,370.00
	Mondo panel soffit lining	43	m2	\$445.00	\$19,135.00
	Residual Materials Processing Shed				\$2,463,733
	Main Roof				\$2,263,483
	Structural steel roof framing	4,807	m2	\$334.00	\$1,605,538.00
	Metal roofing / safety mesh / anticon	4,807	m2	\$109.00	\$523,963.00
	Eaves gutter	160	m	\$155.00	\$24,800.00
	Barge	120	m	\$73.00	\$8,760.00
	Ridge	80	m	\$83.00	\$6,640.00
	300mm PVC downpipes	238	m	\$289.00	\$68,782.00
	Roof safety system	1	each	\$25,000.00	\$25,000.00
	Awning				\$200,250
	Structural steel roof framing	400	m2	\$399.00	\$159,600.00
	Apron flashing	80	m	\$69.00	\$5,520.00
	Box gutter to awning	80	m	\$357.00	\$28,560.00
	Fascia / barge	90	m	\$73.00	\$6,570.00
	Existing Workshop Conversion				
	Not applicable				
	Material Processing Shed Extension & Awnings				\$374,173
	Main Roof				\$273,738
	Structural steel roof framing	546	m2	\$334.00	\$182,364.00

REF Code	Description	Quantity	Unit	Rate	Total
	Metal roofing / safety mesh / anticon	546	m2	\$109.00	\$59,514.00
	Eaves gutter	34	m	\$155.00	\$5,270.00
	Barge	66	m	\$73.00	\$4,818.00
	Ridge	34	m	\$83.00	\$2,822.00
	300mm PVC downpipes	50	m	\$289.00	\$14,450.00
	Roof safety system	1	each	\$4,500.00	\$4,500.00
	Awning				\$100,435
	Structural steel roof framing	207	m2	\$399.00	\$82,593.00
	Apron flashing	34	m	\$69.00	\$2,346.00
	Box gutter to awning	34	m	\$357.00	\$12,138.00
	Fascia / barge	46	m	\$73.00	\$3,358.00
	Southern Awnings				\$953,326
	Structural steel framing				\$458,566
	Rafters	274	m	\$944.00	\$258,656.00
	Tie beam	198	m	\$332.00	\$65,736.00
	Beams	29	m	\$944.00	\$27,376.00
	Bracing	316	m	\$33.00	\$10,428.00
	Purlins	2,095	m	\$46.00	\$96,370.00
	Roofing				\$494,760
	Metal roofing	2,582	m2	\$109.00	\$281,438.00
	Flashings	222	m	\$69.00	\$15,318.00
	Barge cappings	220	m	\$73.00	\$16,060.00
	Parapet capping	222	m	\$73.00	\$16,206.00
	Box gutter	222	m	\$357.00	\$79,254.00
	Downpipes	256	m	\$289.00	\$73,984.00
	Roof safety system	1	each	\$12,500.00	\$12,500.00
	Northern Awnings				\$466,352
	Structural steel framing				\$263,766
	Rafters	172	m	\$944.00	\$162,368.00
	Tie beam	166	m	\$332.00	\$55,112.00
	Bracing	162	m	\$33.00	\$5,346.00
	Purlins	890	m	\$46.00	\$40,940.00
	Roofing				\$202,586
	Metal roofing	1,124	m2	\$109.00	\$122,516.00
	Flashings	125	m	\$69.00	\$8,625.00
	Barge cappings	104	m	\$73.00	\$7,592.00
	Box gutter	99	m	\$357.00	\$35,343.00
	Downpipes	90	m	\$289.00	\$26,010.00

REF Code	Description	Quantity	Unit	Rate	Total
	Roof safety system	1	each	\$2,500.00	\$2,500.00
06 EW	EXTERNAL WALLS				\$2,126,607
	Weighbridge Office / Shed				\$666,324
	Precast concrete panels	936	m2	\$454.00	\$424,944.00
	Texture coat paint finish	1,326	m2	\$49.00	\$64,974.00
	Mondo panel external cladding	74	m2	\$445.00	\$32,930.00
	Aluminium louvre blades	352	m	\$240.00	\$84,480.00
	Stud wall to perimeter with insulation & sarking	602	m2	\$98.00	\$58,996.00
	Residual Materials Processing Shed				\$934,651
	Precast concrete panels	882	m2	\$454.00	\$400,428.00
	Paint finish to precast panels	891	m2	\$49.00	\$43,659.00
	Wall girts	2,500	m2	\$87.00	\$217,500.00
	Metal cladding	2,500	m2	\$106.00	\$265,000.00
	Trim / flashing to openings	128	m	\$63.00	\$8,064.00
	Existing Workshop Conversion				
	Not applicable				
	Material Processing Shed Extension & Awnings				\$183,963
	Precast concrete panels	194	m2	\$454.00	\$88,076.00
	Paint finish to precast panels	194	m2	\$49.00	\$9,506.00
	Wall girts	443	m2	\$87.00	\$38,541.00
	Metal cladding	443	m2	\$106.00	\$46,958.00
	Trim / flashing to openings	14	m	\$63.00	\$882.00
	Southern Awnings				\$269,487
	Concrete precast panels (incl footing under)	81	m	\$3,327.00	\$269,487.00
	Northern Awnings				\$72,182
	Wall girts	374	m2	\$87.00	\$32,538.00
	Metal cladding	374	m2	\$106.00	\$39,644.00
07 WW	WINDOWS				\$198,348
	Weighbridge Office / Shed				\$198,348
	Shopfront glazing	179	m2	\$677.00	\$121,183.00
	Fixed glazed windows	73	m2	\$765.00	\$55,845.00
	Sliding glass windows	26	m2	\$820.00	\$21,320.00
	Residual Materials Processing Shed				
	Not applicable				

REF Code	Description	Quantity	Unit	Rate	Total
Existing Workshop Conversion					
Not applicable					
Material Processing Shed Extension & Awnings					
Not applicable					
Southern Awnings					
Not applicable					
Northern Awnings					
Not applicable					
08 ED	EXTERNAL DOORS				\$11,252
	Weighbridge Office / Shed				\$5,304
	Glass entry door	1	each	\$3,387.00	\$3,387.00
	Stairwell fire door	1	each	\$1,917.00	\$1,917.00
	Residual Materials Processing Shed				\$5,948
	PA doors	4	each	\$1,487.00	\$5,948.00
Existing Workshop Conversion					
Not applicable					
Material Processing Shed Extension & Awnings					
Not applicable					
Southern Awnings					
Not applicable					
Northern Awnings					
Not applicable					
09 NW	INTERNAL WALLS				\$399,920
	Weighbridge Office / Shed				\$165,759
	Precast wall panels to lift shaft & stair well	281.6	m2	\$453.90	\$127,818.99
	90mm stud wall to WC areas	211.1	m2	\$72.00	\$15,199.29
	90mm stud wall to lift & stair well	207.6	m2	\$72.00	\$14,947.29
	Acoustic insulation to stud walls	173.8	m2	\$24.00	\$4,171.22
	Thermal insulation to stud walls	193.7	m2	\$18.70	\$3,622.21
	Residual Materials Processing Shed				\$6,467
	90mm stud wall to WC areas	71.3	m2	\$72.00	\$5,133.67
	Thermal insulation to stud walls	71.3	m2	\$18.70	\$1,333.33
Existing Workshop Conversion					

REF Code	Description	Quantity	Unit	Rate	Total
	Not applicable				
	Material Processing Shed Extension & Awnings				\$43,212
	Concrete precast panels	78	m2	\$554.00	\$43,212.00
	Southern Awnings				\$184,482
	Concrete precast panels	333	m2	\$554.00	\$184,482.00
	Northern Awnings				
	Not applicable				
10 NS	INTERNAL SCREENS				
	Weighbridge Office / Shed				
	Not applicable				
	Residual Materials Processing Shed				
	Not applicable				
	Existing Workshop Conversion				
	Not applicable				
	Material Processing Shed Extension & Awnings				
	Not applicable				
	Southern Awnings				
	Not applicable				
	Northern Awnings				
	Not applicable				
11 ND	INTERNAL DOORS				\$26,569
	Weighbridge Office / Shed				\$22,108
	920mm timber doors	11	each	\$1,487.00	\$16,357.00
	Fire rated door to stairwell	3	each	\$1,917.00	\$5,751.00
	Residual Materials Processing Shed				\$4,461
	920mm timber doors	3	each	\$1,487.00	\$4,461.00
	Existing Workshop Conversion				
	Not applicable				
	Material Processing Shed Extension & Awnings				
	Not applicable				
	Southern Awnings				
	Not applicable				

REF Code	Description	Quantity	Unit	Rate	Total
Northern Awnings					
Not applicable					
12 WF	WALL FINISHES				\$323,736
Weighbridge Office / Shed					\$91,034
	Plasterboard	851	m2	\$46.00	\$39,146.00
	Fibre cement to wet areas	176	m2	\$74.00	\$13,024.00
	Painting	851	m2	\$14.00	\$11,914.00
	Tiled walls	154	m2	\$175.00	\$26,950.00
Residual Materials Processing Shed					\$232,702
	Plasterboard	78	m2	\$46.00	\$3,588.00
	Fibre cement	72	m2	\$74.00	\$5,328.00
	Painting	124	m2	\$14.00	\$1,736.00
	Tiled walls	26	m2	\$175.00	\$4,550.00
	Colourbond metal cladding to inside face of wall girts	2,500	m2	\$87.00	\$217,500.00
Existing Workshop Conversion					
Not applicable					
Material Processing Shed Extension & Awnings					
Not applicable					
Southern Awnings					
Not applicable					
Northern Awnings					
Not applicable					
13 FF	FLOOR FINISHES				\$154,390
Weighbridge Office / Shed					\$86,148
	Vinyl to ground floor	67	m2	\$115.00	\$7,705.00
	Topping / tiling / waterproofing to wet areas	25	m2	\$271.00	\$6,775.00
	Tiling to kitchens areas	12	m2	\$171.00	\$2,052.00
	Carpet tiles to general offices	698	m2	\$92.00	\$64,216.00
	Aluminium skirting	225	m	\$24.00	\$5,400.00
Residual Materials Processing Shed					\$61,822
	Topping / tiling / waterproofing to wet areas	6	m2	\$271.00	\$1,626.00
	Carpet tiles to general offices	26	m2	\$92.00	\$2,392.00
	Aluminium skirting	29	m	\$24.00	\$696.00

REF Code	Description	Quantity	Unit	Rate	Total
	Clear industrial floor sealer	4,759	m2	\$12.00	\$57,108.00
Existing Workshop Conversion					
Not applicable					
Material Processing Shed Extension & Awnings					\$6,420
	Clear industrial floor sealer	535	m2	\$12.00	\$6,420.00
Southern Awnings					
Not applicable					
Northern Awnings					
Not applicable					
14 CF	CEILING FINISHES				\$136,015
Weighbridge Office / Shed					\$132,623
	Suspended tile ceilings	765	m2	\$104.00	\$79,560.00
	13mm plasterboard ceilings	39	m2	\$92.00	\$3,588.00
	Board insulation to underside of 1st floor - External	299	m2	\$59.00	\$17,641.00
	Board insulation to underside floor - internal	422	m2	\$59.00	\$24,898.00
	Ceiling insulation batts	355	m2	\$18.00	\$6,390.00
	Painting	39	m2	\$14.00	\$546.00
Residual Materials Processing Shed					\$3,392
	13mm plasterboard ceilings	32	m2	\$92.00	\$2,944.00
	Painting	32	m2	\$14.00	\$448.00
Existing Workshop Conversion					
Not applicable					
Material Processing Shed Extension & Awnings					
Not applicable					
Southern Awnings					
Not applicable					
Northern Awnings					
Not applicable					
15 FT	FITMENTS				\$79,873
Weighbridge Office / Shed					\$27,321
	Access WC fitments	1	each	\$2,552.04	\$2,552.04
	Male / female fitments	4	each	\$523.01	\$2,092.03
	Kitchen bench	4.4	m	\$1,449.02	\$6,375.69

REF Code	Description	Quantity	Unit	Rate	Total
	Control room benching	21	m	\$481.01	\$10,101.15
	Sundry signage	1	item	\$1,200.02	\$1,200.02
	Building Signage - PROVISIONAL SUM	1	item	\$5,000.07	\$5,000.07
	Residual Materials Processing Shed				\$52,552
	Access WC fitments	1	each	\$2,552.00	\$2,552.00
	Building Signage - PROVISIONAL SUM	1	item	\$50,000.00	\$50,000.00
	Existing Workshop Conversion				
	Not applicable				
	Material Processing Shed Extension & Awnings				
	Not applicable				
	Southern Awnings				
	Not applicable				
	Northern Awnings				
	Not applicable				
16 SE	SPECIAL EQUIPMENT				\$15,740,000
	Weighbridge Office / Shed				\$600,000
	Weighbridge costs - PROVISIONAL SUM	2	each	\$300,000.00	\$600,000.00
	Residual Materials Processing Shed				\$15,000,000
	Machinery & equipment - PROVISIONAL SUM FROM CLIENT	1	item	\$15,000,000.00	\$15,000,000.00
	Existing Workshop Conversion				\$140,000
	Relocation of equipment - PROVISIONAL SUM FROM CLIENT	1	item	\$100,000.00	\$100,000.00
	Granulator for copper cable processing - PROVISIONAL SUM FROM CLIENT	1	item	\$40,000.00	\$40,000.00
	Material Processing Shed Extension & Awnings				
	Not applicable				
	Southern Awnings				
	Not applicable				
	Northern Awnings				
	Not applicable				
17 SF	SANITARY FIXTURES				
	Weighbridge Office / Shed				

REF Code	Description	Quantity	Unit	Rate	Total
	Included in sanitary plumbing				
	Residual Materials Processing Shed				
	Not applicable				
	Existing Workshop Conversion				
	Not applicable				
	Material Processing Shed Extension & Awnings				
	Not applicable				
	Southern Awnings				
	Not applicable				
	Northern Awnings				
	Not applicable				
18 PD	SANITARY PLUMBING				\$64,570
	Weighbridge Office / Shed				\$49,320
	Access WC	1	each	\$5,500.00	\$5,500.00
	Access basin	1	each	\$3,200.00	\$3,200.00
	Floor waste	5	each	\$870.00	\$4,350.00
	Wall basin	4	each	\$2,600.00	\$10,400.00
	WC	4	each	\$3,900.00	\$15,600.00
	Kitchen sink	2	each	\$3,450.00	\$6,900.00
	Thermostatic mixing valve	1	each	\$2,200.00	\$2,200.00
	100mm PVC sewer riser	9	m	\$130.00	\$1,170.00
	Residual Materials Processing Shed				\$15,250
	Access WC	1	each	\$5,500.00	\$5,500.00
	Access basin	1	each	\$3,200.00	\$3,200.00
	Floor waste	5	each	\$870.00	\$4,350.00
	Thermostatic mixing valve	1	each	\$2,200.00	\$2,200.00
	Existing Workshop Conversion				
	Not applicable				
	Material Processing Shed Extension & Awnings				
	Not applicable				
	Southern Awnings				
	Not applicable				
	Northern Awnings				
	Not applicable				

REF Code	Description	Quantity	Unit	Rate	Total
19 WS	WATER SUPPLY				\$65,642
	Weighbridge Office / Shed				\$5,012
	Hot water unit	3	each	\$1,230.00	\$3,690.00
	Hose cock to weigh bridge areas	2	each	\$301.00	\$602.00
	25mm water riser	9	m	\$80.00	\$720.00
	Residual Materials Processing Shed				\$60,630
	Hot water unit	3	each	\$1,230.00	\$3,690.00
	Misting system	4,745	m2	\$12.00	\$56,940.00
	Existing Workshop Conversion				
	Not applicable				
	Material Processing Shed Extension & Awnings				
	Not applicable				
	Southern Awnings				
	Not applicable				
	Northern Awnings				
	Not applicable				
20 GS	GAS SERVICES				
	Weighbridge Office / Shed				
	Not applicable				
	Residual Materials Processing Shed				
	Not applicable				
	Existing Workshop Conversion				
	Not applicable				
	Material Processing Shed Extension & Awnings				
	Not applicable				
	Southern Awnings				
	Not applicable				
	Northern Awnings				
	Not applicable				
21 SH	SPACE HEATING				
	Weighbridge Office / Shed				
	Not applicable				

REF Code	Description	Quantity	Unit	Rate	Total
	Residual Materials Processing Shed				
	Not applicable				
	Existing Workshop Conversion				
	Not applicable				
	Material Processing Shed Extension & Awnings				
	Not applicable				
	Southern Awnings				
	Not applicable				
	Northern Awnings				
	Not applicable				
22 VE	VENTILATION				\$105,529
	Weighbridge Office / Shed				\$2,497
	Ventilation to toilets ducted to common roof cowl Drive through weigh bridge to achieve natural ventilation	17.1	m2	\$146.02	\$2,497.00
	Residual Materials Processing Shed				\$847
	Ventilation to toilets ducted to external Natural ventilation proposed due to large openings beyond 5% of floor area	5.8	m2	\$146.03	\$847.00
			note		
	Existing Workshop Conversion				
	Not applicable		m2		
	Material Processing Shed Extension & Awnings				\$102,185
	Ventilation system & roof exhaust	535	m2	\$191.00	\$102,185.00
	Southern Awnings				
	Not applicable, Natural ventilation				
	Northern Awnings				
	Not applicable, Natural ventilation				
23 EC	EVAPORATIVE COOLING				
	Weighbridge Office / Shed				
	Not applicable				
	Residual Materials Processing Shed				
	Not applicable				
	Existing Workshop Conversion				

REF Code	Description	Quantity	Unit	Rate	Total
	Not applicable				
	Material Processing Shed Extension & Awnings				
	Not applicable				
	Southern Awnings				
	Not applicable				
	Northern Awnings				
	Not applicable				
24 AC	AIR CONDITIONING				\$324,955
	Weighbridge Office / Shed				\$322,455
	Air conditioning	777	m2	\$415.00	\$322,455.00
	Residual Materials Processing Shed				\$2,500
	Split system to small offices	1	item	\$2,500.00	\$2,500.00
	Existing Workshop Conversion				
	Not applicable				
	Material Processing Shed Extension & Awnings				
	Not applicable				
	Southern Awnings				
	Not applicable				
	Northern Awnings				
	Not applicable				
25 FP	FIRE PROTECTION				\$1,380,508
	Weighbridge Office / Shed				\$39,210
	Dry fire system	875	m2	\$18.00	\$15,750.00
	Fire hose reels	3	each	\$3,090.00	\$9,270.00
	Fire extinguishers & blankets	1	item	\$1,830.00	\$1,830.00
	Fire hydrants (internal)	3	each	\$4,120.00	\$12,360.00
	Residual Materials Processing Shed				\$720,134
	Dry fire system	4,745	m2	\$12.00	\$56,940.00
	Sprinkler system (including awning)	5,144	m2	\$121.00	\$622,424.00
	Fire hose reels	9	each	\$4,530.00	\$40,770.00
	Existing Workshop Conversion				\$104,771
	Sprinkler system (including awning)	791	m2	\$121.00	\$95,711.00
	Fire hose reels	2	each	\$4,530.00	\$9,060.00

REF Code	Description	Quantity	Unit	Rate	Total
Material Processing Shed Extension & Awnings					\$103,372
	Sprinkler system (including awning)	742	m2	\$121.00	\$89,782.00
	Fire hose reels	3	each	\$4,530.00	\$13,590.00
Southern Awnings					\$350,290
	Sprinkler system	2,650	m2	\$121.00	\$320,650.00
	Fire hose reels	4	each	\$7,410.00	\$29,640.00
Northern Awnings					\$62,731
	Sprinkler system - FECA	481	m2	\$121.00	\$58,201.00
	Fire hose reels	1	each	\$4,530.00	\$4,530.00
26 LP	ELECTRIC LIGHT & POWER				\$923,951
Weighbridge Office / Shed					\$186,175
	Electrical services to building including communications	875	m2	\$197.00	\$172,375.00
	Basic lighting to awning	300	m2	\$46.00	\$13,800.00
Residual Materials Processing Shed					\$569,510
	Electrical services to building including communications	4,745	m2	\$118.00	\$559,910.00
	Basic lighting to awning	400	m2	\$24.00	\$9,600.00
Existing Workshop Conversion					\$25,000
	Allowance for minor electrical works associated with change of use	1	item	\$25,000.00	\$25,000.00
Material Processing Shed Extension & Awnings					\$68,122
	Electrical services to building including communications	535	m2	\$118.00	\$63,130.00
	Basic lighting to awning	208	m2	\$24.00	\$4,992.00
Southern Awnings					\$63,600
	Basic lighting to awning	2,650	m2	\$24.00	\$63,600.00
Northern Awnings					\$11,544
	Basic lighting to awning	481	m2	\$24.00	\$11,544.00
27 CM	COMMUNICATIONS				
Weighbridge Office / Shed					
	Included in electrical				
Residual Materials Processing Shed					
	Included in electrical				
Existing Workshop Conversion					

REF Code	Description	Quantity	Unit	Rate	Total
	Included in electrical				
	Material Processing Shed Extension & Awnings				
	Included in electrical				
	Southern Awnings				
	Included in electrical				
	Northern Awnings				
	Included in electrical				
28 TS	TRANSPORTATION SERVICES				\$145,000
	Weighbridge Office / Shed				\$145,000
	Passenger Lift	1	each	\$145,000.00	\$145,000.00
	Residual Materials Processing Shed				
	Not applicable				
	Existing Workshop Conversion				
	Not applicable				
	Material Processing Shed Extension & Awnings				
	Not applicable				
	Southern Awnings				
	Not applicable				
	Northern Awnings				
	Not applicable				
29 SS	SPECIAL SERVICES				\$88,000
	Weighbridge Office / Shed				\$22,000
	Solar (PV) system	20	kW	\$1,100.00	\$22,000.00
	Residual Materials Processing Shed				\$66,000
	Solar (PV) system	60	kW	\$1,100.00	\$66,000.00
	Existing Workshop Conversion				
	Not applicable				
	Material Processing Shed Extension & Awnings				
	Not applicable				
	Southern Awnings				
	Not applicable				

REF Code	Description	Quantity	Unit	Rate	Total
	Northern Awnings				
	Not applicable				
30 CE	CENTRALISED ENERGY SYSTEMS				
	Weighbridge Office / Shed				
	Not applicable				
	Residual Materials Processing Shed				
	Not applicable				
	Existing Workshop Conversion				
	Not applicable				
	Material Processing Shed Extension & Awnings				
	Not applicable				
	Southern Awnings				
	Not applicable				
	Northern Awnings				
	Not applicable				
31 AR	ALTERATIONS & RENOVATIONS				
	Weighbridge Office / Shed				
	Not applicable				
	Residual Materials Processing Shed				
	Not applicable				
	Existing Workshop Conversion				
	Not applicable				
	Material Processing Shed Extension & Awnings				
	Not applicable				
	Southern Awnings				
	Not applicable				
	Northern Awnings				
	Not applicable				
32 XP	SITE PREPARATION				\$321,877
	Demolition				\$289,657

REF Code	Description	Quantity	Unit	Rate	Total
	Existing shed	357	m2	\$135.00	\$48,195.00
	Existing industrial building	432	m2	\$270.00	\$116,640.00
	Weighbridge & structure	1	item	\$15,000.00	\$15,000.00
	Yard control building removal	1	item	\$25,000.00	\$25,000.00
	Concrete wall	30	m	\$379.00	\$11,370.00
	Existing driveway crossing	171	m2	\$87.00	\$14,877.00
	Chainwire fence to boundary	570	m	\$40.00	\$22,800.00
	Concrete slab removal for service trenching	477	m	\$75.00	\$35,775.00
	Existing awnings & demountable buildings to be relocated / removed by client				
	Earthworks				\$32,220
	Major earthworks are not required as sites were filled and levelled by previous owners.				
	Minor trimming & levelling for the heavy duty concrete paving	10,740	m2	\$3.00	\$32,220.00
33 XR	ROADS, FOOTPATHS, PAVED AREAS				\$2,339,725
	Mitchell Avenue Slip Lane				\$215,641
	Section 138 fees	1	item	\$5,000.00	\$5,000.00
	Traffic barrier hire	1	item	\$40,000.00	\$40,000.00
	Sawcut edge of existing road	174	m	\$15.00	\$2,610.00
	Strip topsoil	525	m2	\$23.00	\$12,075.00
	Subgrade, subbase & asphalt	525	m2	\$141.00	\$74,025.00
	Kerb & gutter	208	m	\$120.00	\$24,960.00
	Patch asphalt to roadway	143	m2	\$65.00	\$9,295.00
	Arrow markings	1	item	\$150.00	\$150.00
	Signage	1	item	\$1,200.00	\$1,200.00
	Spoon drain	69	m	\$98.00	\$6,762.00
	Concrete footpath	314	m2	\$126.00	\$39,564.00
	Internal Site Works				\$2,124,084
	Heavy duty concrete paving	10,740	m2	\$188.00	\$2,019,120.00
	Kerbs	594	m	\$120.00	\$71,280.00
	Linemarking	668	m	\$10.00	\$6,680.00
	Crossout marking	3	each	\$80.00	\$240.00
	Arrow symbols	17	each	\$150.00	\$2,550.00
	Access symbols	1	each	\$150.00	\$150.00
	Infill slab where existing weighbridge removed	128	m2	\$188.00	\$24,064.00
34 XN	BOUNDARY WALLS, FENCING, GATES				\$1,395,151

REF Code	Description	Quantity	Unit	Rate	Total
	Auto sliding gate - 8.5m	1	each	\$20,000.00	\$20,000.00
	Auto sliding gate - 15.5m	2	each	\$30,000.00	\$60,000.00
	4m high concrete boundary fence	458	m	\$2,842.00	\$1,301,636.00
	Armco barrier	51	m	\$265.00	\$13,515.00
35 XB	OUTBUILDINGS & COVERED WAYS				\$30,000
	Control room building relocation	1	item	\$30,000.00	\$30,000.00
36 XL	LANDSCAPING & IMPROVEMENTS				\$189,396
	Garden beds with topsoil & mulch	2,063	m2	\$84.00	\$173,292.00
	Large sized trees	44	each	\$366.00	\$16,104.00
37 XK	EXTERNAL STORMWATER DRAINAGE				\$816,875
	Stormwater detention tank to serve office building	1	item	\$75,000.00	\$75,000.00
	Stormwater detention tank to serve Shed for Further Processing of Residual Materials	1	item	\$250,000.00	\$250,000.00
	Gross pollutant trap	1	item	\$60,000.00	\$60,000.00
	300m stormpro pipework	203	m	\$239.00	\$48,517.00
	450mm stormpro pipework	483	m	\$346.00	\$167,118.00
	900 x 900 concrete pits	38	each	\$4,955.00	\$188,290.00
	Grated drain to driveways	43	m	\$650.00	\$27,950.00
38 XD	EXTERNAL SEWER DRAINAGE				\$2,736
	100mm PVC sewer line from office / weighbridge to manhole	24	m	\$114.00	\$2,736.00
39 XW	EXTERNAL WATER SUPPLY				\$32,371
	Water supply line from street to weighbridge	64	m	\$91.00	\$5,824.00
	Water supply line from street to residual shed	17	m	\$91.00	\$1,547.00
	Water meter allowance - PROVISIONAL SUM	1	each	\$25,000.00	\$25,000.00
40 XG	EXTERNAL GAS				
	Not applicable				
41 XF	EXTERNAL FIRE PROTECTION				\$319,586
	150mm fire hydrant lines	580	m	\$462.00	\$267,960.00
	Fire hydrant points	13	each	\$3,402.00	\$44,226.00
	Fire hydrant booster assembly	1	each	\$7,400.00	\$7,400.00

REF Code	Description	Quantity	Unit	Rate	Total
42 XE	EXTERNAL ELECTRICS				\$1,125,002
	Substation for Shed for Further Processing of Residual Materials - PROVISIONAL SUM	1	item	\$250,000.00	\$250,000.00
	Relocate power from above ground to underground - PROVISIONAL SUM	1	m	\$500,000.00	\$500,000.00
	External lighting poles	25	each	\$6,800.00	\$170,000.00
	Cabling between buildings	282	m	\$461.00	\$130,002.00
	New site MSB	1	item	\$75,000.00	\$75,000.00
43 XC	EXTERNAL COMMUNICATIONS				\$58,440
	New comms line to street to weighbridge	70	m	\$76.00	\$5,320.00
	New comms lines between buildings	320	m	\$76.00	\$24,320.00
	Pits	12	each	\$2,400.00	\$28,800.00
44 XS	EXTERNAL SPECIAL SERVICES				
	Not applicable				
45 XX	EXTERNAL ALTERATIONS				
	Not applicable				
46 YY	SPECIAL PROVISIONS				\$2,529,663
	Weighbridge Office / Shed				\$252,837
	Builders margin 6%	0.06	%	\$4,213,950.00	\$252,837.00
	Residual Materials Processing Shed				\$1,495,211
	Builders margin 6%	0.06	%	\$24,920,183.33	\$1,495,211.00
	Existing Workshop Conversion				\$19,104
	Builders margin 6%	0.06	%	\$318,400.00	\$19,104.00
	Material Processing Shed Extension & Awnings				\$80,138
	Builders margin 6%	0.06	%	\$1,335,633.33	\$80,138.00
	Southern Awnings				\$184,197
	Builders margin 6%	0.06	%	\$3,069,950.00	\$184,197.00
	Northern Awnings				\$48,583

REF Code	Description	Quantity	Unit	Rate	Total
	Builders margin 6%	0.06	%	\$809,716.67	\$48,583.00
External Works					\$449,593
	Builders margin 6%	0.06	%	\$7,493,216.67	\$449,593.00
				Subtotal	\$44,679,037
				G.S.T [10%]	\$4,467,904
				Total	\$49,146,941