

17th January 2017

Logos Australian Logistics Venture Prestons Trust & Liverpool City Council
CIO DBL Property Group
Level 6 432 Kent Street
Sydney
NSW 2000

Attention: Jeffrey Lord

Dear Jeffrey,

Re: 34 Yarrunga Street, Prestons - Independent Quantity Surveyor Services Stormwater Drainage

Altus Page Kirkland (APK) has been instructed to provide an independent estimate of cost for stormwater drainage works contribution in relation to the requirements of clauses C14 to C17 (namely C15) of the development consent for works at 34 Yarrunga Street, Prestons (Ref SSD 7155).

APK has reviewed the information referred to in the development consent along with the 'Liverpool Contributions Plan 2009' and further design information provided by the developer.

We estimate the contribution cost which is the net cost for difference between the total cost of the [F8-F9] stormwater culvert works and the cost of the contribution plan 825mm diameter pipe (to be borne by the developer) works to be \$ 1,361,988 (Excluding GST).

- [F8-F9] Stormwater Culvert to Greenfield site - \$1,834,932 (Refer to estimate for details)
- [F7-F8] Stormwater culvert adjacent road - Excluded (Refer to estimate for details)
- Swale & Retaining structure works - \$ 180,643 (Refer to estimate for details)
- **DEDUCTION: [F8-F9] 825mm drainage pipe to Greenfield site - \$ 653,587**

The costs for the stormwater culvert works are based upon the length and path of the Culverts as per the Section 94 plan (refer to Infrastructure maps 9 & 13). The detailed design and sizing of the culvert are as per the Costin Roe Consulting Construction Drawings.

The costs for the credited works is as per the council contribution plan which states *"the cost of supply, lay and backfilling of 825mm diameter is deducted from the cost of works to get the contribution"*.

The length and path of the Culverts as per the Section 94 plan (refer to infrastructure maps 9 & 13).

APK's estimate of costs is enclosed for your information. Please feel free to contact the undersigned should you have any queries or require any clarification.

Yours Faithfully,
Altus Group Cost Management Pty Ltd



Jon Marriott
Associate

Cost Plan Summary

Project: 34 Yarrunga Rd, Prestons
Building: Drainage Works

Details: F7 - F9 Drainage Works

	Description	Quantity	Unit	Rate	Total
1	GENERAL NOTES				0
2	STORMWATER CULVERT - GREENFIELD [F9 - F8]				1,834,932
3	STORMWATER CULVERT - ROAD [F8-F7]				EXCL
4	SWALE				180,643
5	COUNCIL CONTRIBUTION PLAN ALLOWANCE - GREENFIELD [F9 - F8]				-653,587
	<u>SUBTOTAL</u>				<u>1,361,988</u>
6	PRELIMINARIES (10%)				INCL
7	MARGIN (4%)				INCL

Cost Plan Detail

Project: 34 Yarrunga Rd, Prestons
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Details: F7 - F9 Drainage Works

	Description	Quantity	Unit	Rate	Total
1 GENERAL NOTES					
	GENERAL NOTES				
1	Given the high level of detail available for this design we have had to make a significant amount of assumptions regarding scope and specification throughout the order of costs				
	BASIS OF ESTIMATE				
2	Development Consent - Section 89E of the Environmental Planning and Assessment Act 1979 (C14-C17)				
3	Liverpool Contributions Plan 2009				
4	Liverpool Contributions Plan 2009 - INFRASTRUCTURE MAP 9				
5	Liverpool Contributions Plan 2009 - INFRASTRUCTURE MAP 13				
	REFERENCE DOCUMENTS				
6	Costin Roe Consulting Engineers For Construction Stormwater Plans (C425/0 - C453/0)				
	ASSUMPTIONS				
7	We have allowed for contractor preliminaries 10% of the tradeworks value;				
8	We have allowed for contractor margin to be 4% of the tradeworks & preliminaries value;				
9	We note that the council contribution plan states for a box section of 3.0m x 1.2m. APK have allowed for 2 x 1800mm x 1500mm RCBC as per the costing roe construction drawings for a total length of 475m				
	EXCLUSIONS				
10	Escalation beyond November 2016				
11	GST				
12	Out of hours work				
13	Finance costs				
14	Land costs				
15	Staging allowances				
16	Contingencies				
17	Latent Conditions including site decontamination / remediation works				
18	Excavation & disposal of contaminated soil				
	GENERAL NOTES				0
2 STORMWATER CULVERT - GREENFIELD [F9 - F8]					
1	F9-F8 260m				
	<u>HEAD WALL</u>				
	<u>HEAD WALL BASE SLAB</u>				
	<u>FORMWORK</u>				
2	Allowance for edge formwork to slab on ground	17	m	40.00	680
	<u>REINFORCEMENT</u>				
3	SL81 Mesh top	5	m2	15.00	75
	<u>CONCRETE</u>				

Cost Plan Detail

Project: 34 Yarrunga Rd, Prestons
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Details: F7 - F9 Drainage Works

Description		Quantity	Unit	Rate	Total
2	STORMWATER CULVERT - GREENFIELD [F9 - F8]				<i>(Continued)</i>
4	Supply & place 250mm thick 32MPa concrete slab on ground	2	m3	300.00	600
	WING WALL FOOTING				
5	SL81 Mesh top	6	m2	15.00	90
6	RL1218 Mesh bottom	6	m2	20.00	120
	<u>CONCRETE</u>				
7	Supply & place 250mm thick 32MPa concrete slab on ground	3	m3	300.00	900
	IN-SITU CONCRETE HEAD WALL & WING WALL				
	<u>FORMWORK</u>				
8	Allowance for wall formwork to head walls	22	m2	120.00	2,640
9	Allowance for edge formwork	3	m	60.00	180
	<u>REINFORCEMENT</u>				
10	SL81 Mesh	11	m2	15.00	165
11	RL1218 Mesh	11	m2	20.00	220
	<u>CONCRETE</u>				
12	Supply & place 350mm thick 32MPa concrete wall	6	m3	300.00	1,800
	SUNDRIES				
13	Allowance to cast in weep holes to the head wall	1	Item	1,000.00	1,000
	<u>SUBTOTAL</u>				<u>8,470</u>
	STORMWATER CULVERT				
	EXCAVATION				
14	Excavation in material OTR	3,588	m3	50.00	179,400
15	Backfilling	2,028	m3	20.00	40,560
16	Disposal	1,560	m3	50.00	78,000
	DE-WATERING				
17	De watering allowance	1	Item	50,000.00	50,000
	IN-SITU CONCRETE SLAB				
	<u>FORMWORK</u>				
18	Allowance for edge formwork to slab on ground				N/A
	<u>REINFORCEMENT</u>				
19	N12-200 top & bottom	20.79	t	2,250.00	46,778
20	N16-200 top & bottom	11.47	t	2,250.00	25,808
	<u>CONCRETE</u>				
21	Supply & place 250mm thick 32MPa concrete slab on ground	315	m3	300.00	94,500
22	E/o allowance for construction joint	30	m	60.00	1,800
	CULVERT				
23	Supply and place 2x 1800mm x 1500mm RCBC x 260m	260	m	3,300.00	858,000
	TEMPORARY SHORING			0.00	

Cost Plan Detail

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Details: F7 - F9 Drainage Works

Description		Quantity	Unit	Rate	Total
2 STORMWATER CULVERT - GREENFIELD [F9 - F8]					<i>(Continued)</i>
24	Temporary shoring		m2		N/A
	BACKFILLING				
25	10mm crushed rock drainage fill material	546	m3	50.00	27,300
26	E/o geofabric separation layer	1,560	m2	10.00	15,600
	SUBSOIL DRAINAGE				
27	Agg drain in filter wrap	520	m	30.00	15,600
	SUNDRIES				
28	Allowance for pipe accessories, access hatches, ladders etc	260	m	150.00	39,000
	SUNDRY ITEMS				
29	Inlet pits	3	No	2,500.00	7,500
30	Allowance for trunk pits	2.0	No	40,000.00	80,000
	TRADE TOTAL				1,568,315
31	Preliminaries(10%)				156,832
32	Margin (4%)				69,006
33	Costin Roe Consultancy Fees				24,500
34	APK Consultancy Fees				16,280
	STORMWATER CULVERT - GREENFIELD [F9 - F8]				1,834,932
3 SWALE					
	<u>Allowance for swale at 1:100 walls to pit</u>				
1	Allowance for drainage pipework	50	m	60.00	3,000
2	Allowance for excavation & grading	138	m3	55.00	7,563
3	Allowance for blue metal aggregate	275	m2	30.00	8,250
4	Allowance for topsoil	275	m2	10.00	2,750
5	Allowance for geotech fabric	275	m2	5.00	1,375
	<u>Allowance for swale at 1:200 walls to culvert</u>				
6	Allowance for drainage pipework	55	m	60.00	3,300
7	Allowance for excavation & grading	193	m3	55.00	10,588
8	Allowance for blue metal aggregate	440	m2	30.00	13,200
9	Allowance for topsoil	440	m2	10.00	4,400
10	Allowance for geotech fabric	440	m2	5.00	2,200
	<u>Outlet Scour Protection</u>				
11	Supply & install 500mm x 500mm x 1500mm sandstone blocks	18	No	480.00	8,640
	<u>Bank Scour Protection</u>				
12	Supply & install 500mm x 500mm x 1500mm sandstone blocks	104	No	480.00	49,920
	<u>Spillway Weir</u>				
13	Supply & install 500mm x 500mm x 1500mm sandstone blocks	89	No	480.00	42,720
	TRADE TOTAL				157,905

Cost Plan Detail

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Description		Quantity	Unit	Rate	Total
3	SWALE				<i>(Continued)</i>
14	PRELIMINARIES (10%)				15,791
15	MARGIN (4%)				6,948
	SWALE				180,643
4	COUNCIL CONTRIBUTION PLAN ALLOWANCE - GREENFIELD [F9 - F8]				
1	Allowance for trench excavation Excavation(assumed 1000mm wide x 1500mm deep)	390	m3	230.00	-89,700
2	Allowance for Back filling with stabilised sand bedding(assumed 1000mm wide x 500m deep)	260	m3	70.00	-18,200
3	Allowance for supply and installation of new 825mm Dia stormwater Pipework	260	m	500.00	-130,000
4	Allowance for concrete encasing to new pipework (assumed 0.5m3 per lineal metre)	130	m3	360.00	-46,800
5	Allowance for plastic marker tape	312	m2	5.00	-1,560
6	Allowance for connections	1	Item	5,000.00	-5,000
	<u>TRADE TOTAL</u>				<u>-291,260</u>
7	Preliminaries(10%)				-29,126
8	Margin (4%)				-12,815
9	Consultancy Fees				-29,126
	COUNCIL CONTRIBUTION PLAN ALLOWANCE - GREENFIELD [F9 - F8]				-653,587