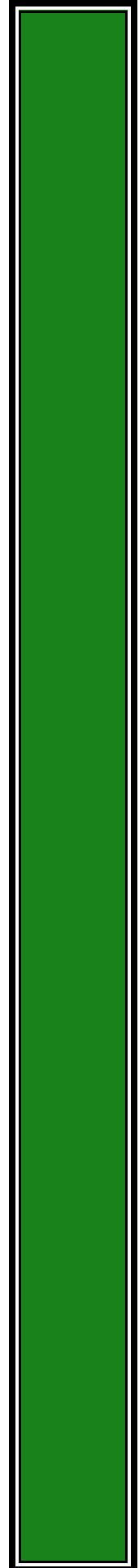


Appendix 18
Quantity Surveyor's Report



RESOURCE CO FACILITY NSW

CONCEPT ESTIMATE NO 2

WETHERILL PARK NSW

8 March 2016



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1 ESTIMATE SUMMARY

We estimate the total construction cost in the amount of **\$15,184,000.00 (Excl GST and Escalation)** at base date of 8 March 2016.

The Concept Estimate No 2 is summarised as follows;

| | GFA (m ²) | GFA (\$/m ²) | \$ (Excl GST) |
|---|--------------------------|-----------------------------|-------------------|
| Elemental Costs | | | 10,757,000 |
| Design Contingency - assessed at approx. 5% | | | 538,000 |
| Subtotal | 8,476 | 1,332.59 | 11,295,000 |
| Preliminaries - assessed at approx. 6.5% | | | 734,000 |
| Builder's Margin - assessed at approx. 5% | | | 601,000 |
| Design Fee - assessed as included (as advised) [†] | | | Included |
| Estimated Tender Price (Excl GST) | 8,476 | 1,409.09 | 12,630,000 |
| Construction Contingency - assessed at approx. 5% | | | 632,000 |
| Estimated Construction Cost (Excl GST) | 8,476 | 1,791 | 15,184,000 |
| Professional Fees - Provisional Sum (as advised) [†] | | | 500,000 |
| Land Cost (as advised)* | | | 6,000,000 |
| Non-Refundable Option Fee (as advised)* | | | 300,000 |
| Fitout Costs (as advised)* | | | 10,268,000 |
| Other Site Infrastructure (as advised)* | | | 465,000 |
| Total Estimated Project Cost (Excl GST and Escalation) | 8,476 | 3,633.20 | 30,795,000 |

Notes

[†]Provided by ADCAP Partners

*As advised by Bell Architecture

| Extras "below the line" | |
|--------------------------------|---------|
| Weighbridge | 177,000 |
| Rapid Doors | 722,000 |
| Site Preparation | 472,000 |
| Boundary wall, Fencing & Gates | 357,000 |
| External Stormwater Drainage | 61,643 |
| Transformer Costs | 247,000 |

Above extras "below the line" are inclusive of Contingencies, Preliminaries and Margin, exclusive of GST, Escalation and Professional Fees.

We therefore expect the total construction cost to range from \$14,500,000 - \$15,500,000 (excl GSTS and Escalation).



Potential savings inclusive of Contingency, Preliminaries and Margin, exclusive of GST and Escalation as per options discussed between Bell Architecture and WT Partnership;

- Roads, Footpaths & Paved Areas;
 - Option A - MD Concrete in lieu of HD Concrete \$280,000
 - Option B - HD Asphalt Concrete in lieu of HD Concrete \$560,000
- External Walls;
 - Option A - 200 mm thick DINCEL Dado Wall in lieu of 200 mm thick Precast Concrete Wall \$147,000
 - Option B - 200 mm thick DINCEL Dado Wall in lieu of 300 mm thick Precast Concrete Wall \$282,000

2 PROJECT DEFINITION

The project comprises demolition of existing building; bulk earthworks; new manufacturing facility, workshop and office, new concrete pavements, external services and landscaping for Resource Co NSW at 35 – 37 Frank Street, Wetherill Park NSW 2164.

3 SCHEDULE OF AREAS

The total area of new works is tabulated below;

| | (m ²) |
|---|-------------------|
| Manufacturing Facility: Main Building* | 7,493 |
| Manufacturing Facility: Office and Amenities* | 50 |
| Workshop (areas reduced as discussed)* | 630 |
| Office* | 303 |
| GFA | 8,761 |
| Precast Concrete Pavements | 873 |
| Asphalt Concrete Pavements | 2,424 |
| In-Situ Concrete Pavements | 10,123 |

*Areas provided by Bell Architecture

4 DOCUMENTATION

This estimate is based on the following documentation:

- Bell Architecture drawings received via email/dropbox on 26 January 2016;
 - SK2201-Floor Plans-Office-Manufacturing Amenities (P2)
 - SK2401-Roof Plan-Part 1(P2)
 - SK2402-Roof Plan-Part 2(P2)
 - SK3101-Elevations-Manufacturing Facility (P2)
 - SK3102-Elevations-Office - Workshop (P2)
 - SK4101-Sections (P2)

- SK0001-Cover Sheet (P1)
- SK1101-Site Plan (P2)
- SK1102-Site Plan Detail-Part 1(P2)
- SK1103-Site Plan Detail-Part 2(P2)
- Wetherill Park Sydney NSW 3D Model (received via email on 28 January 2016)
- Mott MacDonald drawings received via email on 21 January 2016;
 - 101 Cover Sheet
 - 102 Notes and Legends
 - 103 General Arrangement Plan
 - 104 Sediment and Erosion Management Control Concept Plan
 - 105 Sediment and Erosion Management Details
 - 106 Site Cross Sections - 1 of 2
 - 107 Site Cross Sections - 2 of 2
 - 108 Bulk Earthworks Layout Plan
 - 109 Siteworks and Stormwater Drainage Plan - Sheet 1 of 2
 - 110 Siteworks and Stormwater Drainage Plan - Sheet 2 of 2
 - 111 Retaining Wall Plan
 - 112 Stormwater Drainage Catchment Plan
- Tract drawings received via email on 21 January 2016;
 - 0215-0954_LD-100 Site Wide General Arrangement Plan
 - 0215-0954_LD-200 Detail General Arrangement Plan
 - 0215-0954_LD-300 Landscape Section and Elevation
- Meeting between Bell Architecture and WT Partnership held on 10 February 2016
- Various email regarding scope and areas

5 SPECIFIC INCLUSIONS

Our estimate is inclusive of the following allowances within the Total Estimated Construction Cost figure;

- Design Contingency (5%)
- Preliminaries (6.5%)
- Builder's Margin (5%)
- Construction Contingency (5%)
- Professional Fees \$500,000 – Provisional Sum (as advised)
- Manufacturing Facility Underground Rain Water Retention Tank \$100,000 – Provisional Sum
- External Fire Protection \$300,000 – Provisional Sum

- We have assumed the project followed Design and Construct procurement model

6 SPECIFIC EXCLUSIONS

The estimate excludes the following:

- As noted within Estimate
- Extras “below the line”
- OGTEC Package
- Contamination, Removal of hazardous Materials and Site Remediation
- Effect of encountering ground water or surface water problems & excavation of rock
- Site access restriction
- Bird Protection
- Awnings
- Loose Furniture including Workstations and Reception Desk
- Signage Cost other Statutory/Signage
- Work out of normal working hours
- Traffic Management
- Authority Fees, Charges and Head Contractor Works
- Delay and Prolongation Costs
- Land and Legal Costs
- The effects of union action or other industrial actions
- Negotiated Contracts and/or Construction Management
- Escalation
- Energy efficiency design and materials
- Goods and Service Tax

7 CONCLUSION / DISCLAIMER

We highlight that due to the preliminary nature of the documentation, our Estimate should be viewed as indicative and a preliminary opinion of the probable order of cost based on a concept without definition of design or quality.

Where WT Partnership has not been provided with sufficient information, we have made assumptions and allowances which will require detailed review once the detailed design is developed.

Please review the detail of our Estimate, in particular the many assumptions as to scope, quality, performance and finishes of the current design intent to ensure it generally reflects your requirements.

WT Partnership recommended Services Engineer be engaged to confirm our assumptions.

The estimate has been prepared expressly for Bell Architecture and is not to be used for any other purpose or distributed to any third party.



APPENDIX 1
CONCEPT ESTIMATE NO 2

ESTIMATE SUMMARY



Resource Co NSW
35-37 Frank Street, Wetherill Park
CONCEPT ESTIMATE NO 2

Job No: 15-131
Cost Base Date: 7/03/2016
GFA (m2): 8,476.00

Date Printed: 7/03/2016

| Auto code | Section | Unit | Quantity | Rate | Total |
|-----------|---|------------|--------------|-----------------|-------------------|
| 1 | Substructure | m2 | 8,263 | 239.02 | 1,975,000 |
| 2 | Columns | m2 | 8,263 | 34.73 | 287,000 |
| 3 | Upper Floors | m2 | 188 | 250.00 | 47,000 |
| 4 | Staircases | m/ri se | 13 | 2,461.54 | 32,000 |
| 5 | Roof | m2 | 8,600 | 196.51 | 1,690,000 |
| 6 | External Walls | m2 | 6,768 | 238.03 | 1,611,000 |
| 7 | Windows | m2 | 154 | 577.92 | 89,000 |
| 8 | External Doors | m2 | 676 | 337.28 | 228,000 |
| 9 | Internal Walls | m2 | 658 | 202.13 | 133,000 |
| 10 | Internal Screens & Borrowed Lights | m2 | 19 | 631.58 | 12,000 |
| 11 | Internal Doors | m2 | 79 | 367.09 | 29,000 |
| 12 | Wall Finishes | m2 | 161 | 130.43 | 21,000 |
| 13 | Floor Finishes | m2 | 332 | 99.40 | 33,000 |
| 14 | Ceiling Finishes | m2 | 353 | 59.49 | 21,000 |
| 15 | Fitments | | | | 123,000 |
| 16 | Special Equipment | | | | 0 |
| 17 | Mechanical Services | m2 | 353 | 266.29 | 94,000 |
| 18 | Hydraulic Services | m2 | 8,476 | 44.71 | 379,000 |
| 19 | Fire Protection | m2 | 8,476 | 89.31 | 757,000 |
| 20 | Electric Light & Power | m2 | 8,476 | 82.00 | 695,000 |
| 21 | Special Services | | | | 0 |
| 22 | Site Preparation | m2 | 20,776 | 12.18 | 253,000 |
| 23 | Roads, Footpaths & Paved Areas | m2 | 11,196 | 123.97 | 1,388,000 |
| 24 | Boundary Walls, Fencing & Gates | m | 350 | 165.71 | 58,000 |
| 25 | Landscaping & Improvements | m2 | 432 | 131.94 | 57,000 |
| 26 | External Stormwater Drainage | | | | 405,000 |
| 27 | External Sewer Drainage | | | | 25,000 |
| 28 | External Water Supply | | | | 15,000 |
| 29 | External Fire Protection | | | | 300,000 |
| 30 | Transformer Costs | | | | 0 |
| 31 | Design Contingency - assessed at approx. 5% | | | | 538,000 |
| | Subtotal | m2 | 8,476 | 1,332.59 | 11,295,000 |
| 32 | Preliminaries - assessed at approx. 6.5% | | | | 734,000 |
| 33 | Builder's Margin - assessed at approx. 5% | | | | 601,000 |

ESTIMATE SUMMARY



Resource Co NSW
35-37 Frank Street, Wetherill Park
CONCEPT ESTIMATE NO 2

Job No: 15-131
Cost Base Date: 7/03/2016
GFA (m2): 8,476.00

Date Printed: 7/03/2016

| Auto code | Section | Unit | Quantity | Rate | Total |
|-----------|--|-----------|--------------|-----------------|-------------------|
| 34 | Design Fee - assumed included | | | | Included |
| | Estimated Tender Price (Excl. GST) | m2 | 8,476 | 1,490.09 | 12,630,000 |
| 35 | Construction Contingency - assessed at approx. 5% | | | | 632,000 |
| | Total Estimated Construction Cost (Excl. GST) | m2 | 8,476 | 1,564.65 | 13,262,000 |
| 36 | Professional Fees - Provisional Sum (as advised) | | | | 500,000 |
| 37 | Land Costs (as advised) | | | | 6,000,000 |
| 38 | Non-Refundable Option Fee (as advised) | | | | 300,000 |
| 39 | Fitout Costs (as advised) | | | | 10,268,000 |
| 40 | Other Site Infrastructure (as advised) | | | | 465,000 |
| | Estimated Project Cost (Excl. GST and Escalation) | m2 | 8,476 | 3,633.20 | 30,795,000 |
| | Extra over - "Below the Line" | | | | |
| 41 | Weighbridge | | | | 177,000 |
| 42 | Rapid Doors | | | | 722,000 |
| 43 | Site Preparation | | | | 472,000 |
| 44 | Boundary Walls, Fencing & Gates | | | | 357,000 |
| 45 | External Stormwater Drainage | | | | 61,643 |
| 46 | Transformer Costs | | | | 247,000 |
| | Roads, Footpaths & Paved Areas - Options | | | | |
| 47 | Option A - MD Concrete in lieu of HD Concrete | m2 | 6,133 | -45.64 | -279,895 |
| 48 | Option B - HD Asphalt Concrete in lieu of HD Concrete | m2 | 6,133 | -91.23 | -559,528 |
| | External Walls - Options | | | | |
| 49 | Option A - 200 mm thick DINCEL Dado Wall in lieu of 200 mm thick Precast Concrete Wall | m2 | 956 | -153.77 | -147,000 |
| 50 | Option B - 200 mm thick DINCEL Dado Wall in lieu of 300 mm thick Precast Concrete Wall | m2 | 1,020 | -276.47 | -282,000 |

ESTIMATE DETAIL

Resource Co NSW
35-37 Frank Street, Wetherill Park
CONCEPT ESTIMATE NO 2

Job No: 15-131
Cost Base Date: 7/03/2016
GFA (m2): 8,476.00

Date Printed: 7/03/2016

| Item | Section | Unit | Qty | Rate | Total |
|-------------------------------|--|------|-------|--------|------------------|
| 1 Substructure | | | | | |
| MANUFACTURING FACILITY | | | | | |
| 1.1 | Substructure comprising on ground reinforced concrete slab including excavation, termite treatment, sub base, reinforcement, required pad/strip footings and construction joints; 150 mm thick | m2 | 7,493 | 240.00 | 1,798,320 |
| WORKSHOP | | | | | |
| 1.2 | Substructure comprising on ground reinforced concrete slab including excavation, termite treatment, sub base, reinforcement, required pad/strip footings and construction joints; 150 mm thick | m2 | 630 | 240.00 | 151,200 |
| OFFICE | | | | | |
| 1.3 | Substructure comprising on ground reinforced concrete slab including excavation, termite treatment, sub base, reinforcement, required pad/strip footings and construction joints; 150 mm thick | m2 | 140 | 175.00 | 24,500 |
| Subtotal | | | | | 1,974,020 |

| | | | | | |
|-------------------------------|---|----|-------|-------|----------------|
| 2 Columns | | | | | |
| MANUFACTURING FACILITY | | | | | |
| 2.1 | Steel columns including all welds, bolts, base plates and connections | m2 | 7,493 | 35.00 | 262,255 |
| WORKSHOP | | | | | |
| 2.2 | Steel columns including all welds, bolts, base plates and connections | m2 | 630 | 35.00 | 22,050 |
| OFFICE | | | | | |
| 2.3 | Steel columns including all welds, bolts, base plates and connections | m2 | 140 | 15.00 | 2,100 |
| Subtotal | | | | | 286,405 |

| | | | | | |
|-------------------------------|--|----|-----|--------|---------------|
| 3 Upper Floors | | | | | |
| MANUFACTURING FACILITY | | | | | |
| 3.1 | Suspended floor comprising reinforced concrete slab including formwork, reinforcement and construction joints for Office and Amenities; 150 mm thick | m2 | 25 | 245.00 | 6,125 |
| OFFICE | | | | | |
| 3.2 | Suspended floor comprising reinforced concrete slab including formwork, reinforcement and construction joints; 150 mm thick | m2 | 163 | 245.00 | 39,935 |
| Subtotal | | | | | 46,060 |

| | | | | | |
|-------------------------------|---|--------|---|----------|-------|
| 4 Staircases | | | | | |
| MANUFACTURING FACILITY | | | | | |
| 4.1 | Metal stair including tube railing to one side of stair | m/rise | 6 | 1,300.00 | 7,800 |
| WORKSHOP | | | | | |
| 4.2 | 900 mm high steel tube railings | m | 6 | 250.00 | 1,500 |
| 4.3 | Allow for metal stair approx. 1500 mm long | item | 1 | 1,500.00 | 1,500 |
| OFFICE | | | | | |

ESTIMATE DETAIL

Resource Co NSW
35-37 Frank Street, Wetherill Park
CONCEPT ESTIMATE NO 2

Job No: 15-131
Cost Base Date: 7/03/2016
GFA (m2): 8,476.00

Date Printed: 7/03/2016

| Item | Section | Unit | Qty | Rate | Total |
|----------|------------------------------------|-----------------|-----|----------|--------------------|
| 4 | Staircases | | | | <i>(Continued)</i> |
| 4.4 | Stair including monolithic finish | m/ris e | 7 | 1,500.00 | 10,500 |
| 4.5 | Glass Balustrade to adjacent stair | m | 21 | 500.00 | 10,500 |
| | | Subtotal | | | 31,800 |

5 Roof

| | | | | | |
|-------------------------------|--|-----------------|-------|--------|------------------|
| MANUFACTURING FACILITY | | | | | |
| 5.1 | 0.42 mm BMT Colorbond metal roof sheeting including flashings, barge capping, gutters, overflows, rainwater heads and downpipes complete and including steel rafters and purlins | m2 | 7,827 | 200.00 | 1,565,400 |
| 5.2 | Allowance for roof access walkway for maintenance of plant and equipment - as discussed | item | 1 | | Excluded |
| WORKSHOP | | | | | |
| 5.3 | 0.42 mm BMT Colorbond metal roof sheeting including flashings, barge capping, gutters, overflows, rainwater heads and downpipes complete and including steel rafters and purlins | m2 | 585 | 160.00 | 93,600 |
| 5.4 | No allowance for roof/canopy to "reduced area" | note | | | N/A |
| 5.5 | Allowance for roof access walkway for maintenance of plant and equipment - as discussed | item | 1 | | Excluded |
| OFFICE | | | | | |
| 5.6 | 0.42 mm BMT Colorbond metal roof sheeting including flashings, barge capping, gutters, overflows, rainwater heads and downpipes complete and including steel rafters and purlins | m2 | 188 | 160.00 | 30,080 |
| 5.7 | Allowance for roof access walkway for maintenance of plant and equipment - as discussed | item | 1 | | Excluded |
| | | Subtotal | | | 1,689,080 |

6 External Walls

| | | | | | |
|-------------------------------|---|----|-------|--------|---------|
| MANUFACTURING FACILITY | | | | | |
| Concrete Precast | | | | | |
| 6.1 | 4000 mm high precast panel wall including reinforcing an grouting, natural concrete finish, 300 mm thick | m2 | 1,020 | 450.00 | 459,000 |
| 6.2 | 4000 mm high precast panel wall including reinforcing an grouting, natural concrete finish, 200 mm thick | m2 | 517 | 350.00 | 180,950 |
| 6.3 | 2700 mm high precast panel wall including reinforcing an grouting, natural concrete finish, 200 mm thick (Fire Pump Room) | m2 | 66 | 350.00 | 23,100 |
| Cladding | | | | | |
| 6.4 | 9000 mm high Colorbond cladding including steel framing, approx. from 4000 mm high above finished floor level, Surfsmist finish | m2 | 4,017 | 150.00 | 602,550 |
| WORKSHOP | | | | | |
| Concrete Precast | | | | | |

ESTIMATE DETAIL

Resource Co NSW
35-37 Frank Street, Wetherill Park
CONCEPT ESTIMATE NO 2

Job No: 15-131
Cost Base Date: 7/03/2016
GFA (m2): 8,476.00

Date Printed: 7/03/2016

| Item | Section | Unit | Qty | Rate | Total |
|-------------------------|---|------|-----|--------|--------------------|
| 6 External Walls | | | | | <i>(Continued)</i> |
| 6.5 | 4075 mm high precast panel wall including reinforcing an grouting, natural concrete finish, 200 mm thick | m2 | 303 | 350.00 | 106,050 |
| 6.6 | 2700 mm high precast panel wall including reinforcing an grouting, natural concrete finish, 200 mm thick (Locked Spare Storage) | m2 | 70 | 350.00 | 24,500 |
| Cladding | | | | | |
| 6.7 | 4675 mm high Colorbond cladding including steel framing, approx. from 4075 mm high above finished floor level, Surfsmist finish | m2 | 613 | 150.00 | 91,950 |
| OFFICE | | | | | |
| Concrete Precast | | | | | |
| 6.8 | 3950 mm high precast panel wall including reinforcing an grouting, light grey render finish to external side, furring channel, insulation, plasterboard and paint finish to internal side, 200 mm thick | m2 | 27 | 510.00 | 13,770 |
| 6.9 | 4800 mm high precast panel wall including reinforcing an grouting, rough form timber finish to external side, furring channel, insulation, plasterboard and paint finish to internal side, 200 mm thick | m2 | 105 | 850.00 | 89,250 |
| Cladding | | | | | |
| 6.10 | Aluminium composite cladding, light grey | m2 | 30 | 650.00 | 19,500 |
| Subtotal | | | | | 1,610,620 |

7 Windows

| | | | | | |
|-------------------------------|--|----|-----|-----------|---------------|
| MANUFACTURING FACILITY | | | | | |
| 7.1 | Aluminium framed single glazed windows, powdercoat finish - Amenities Only | m2 | 13 | 450.00 | 5,850 |
| OFFICE | | | | | |
| 7.2 | Aluminium framed single glazed windows, powdercoat finish | m2 | 141 | 450.00 | 63,450 |
| 7.3 | Extra over for single sliding door including hyperwave/microwave sensor opening device | no | 1 | 15,000.00 | 15,000 |
| 7.4 | Extra over for single swing door | no | 3 | 1,500.00 | 4,500 |
| Subtotal | | | | | 88,800 |

8 External Doors

| | | | | | |
|-------------------------------|--|----|----|-----------|---------|
| MANUFACTURING FACILITY | | | | | |
| Timber Doors | | | | | |
| 8.1 | 2060 mm wide x 920 mm wide solid core timber door including frame, hardware and paint finish | no | 14 | 1,100.00 | 15,400 |
| Roller Doors | | | | | |
| 8.2 | 9600 mm wide x 6000 mm high roller shutter door, Colorbond Surfsmist finish | no | 7 | 17,000.00 | 119,000 |
| 8.3 | Extra over for electrical operation | no | 7 | 1,500.00 | 10,500 |

ESTIMATE DETAIL

Resource Co NSW
35-37 Frank Street, Wetherill Park
CONCEPT ESTIMATE NO 2

Job No: 15-131
Cost Base Date: 7/03/2016
GFA (m2): 8,476.00

Date Printed: 7/03/2016

| Item | Section | Unit | Qty | Rate | Total |
|-------------------------|--|------|-----|-----------|--------------------|
| 8 External Doors | | | | | <i>(Continued)</i> |
| 8.4 | 11200 mm wide x 6000 mm high roller shutter door, Colorbond Surfemist finish | no | 2 | 20,000.00 | 40,000 |
| 8.5 | Extra over for electrical operation | no | 2 | 1,500.00 | 3,000 |
| WORKSHOP | | | | | |
| Timber Doors | | | | | |
| 8.6 | 2060 mm wide x 920 mm wide solid core timber door including frame, hardware and paint finish | no | 2 | 1,100.00 | 2,200 |
| Roller Doors | | | | | |
| 8.7 | 6000 mm wide x 6000 mm high roller shutter door, Colorbond Surfemist finish | no | 3 | 11,000.00 | 33,000 |
| 8.8 | Extra over for electrical operation | no | 3 | 1,500.00 | 4,500 |
| OFFICE | | | | | |
| 8.9 | Doors included in Windows | note | | | N/A |
| Subtotal | | | | | 227,600 |

| | | | | | |
|-------------------------------|--|----|-----|----------|----------------|
| 9 Internal Walls | | | | | |
| MANUFACTURING FACILITY | | | | | |
| Concrete Precast | | | | | |
| 9.1 | 4000 mm high precast panel wall including reinforcing and grouting, natural concrete finish, 200 mm thick | m2 | 142 | 350.00 | 49,700 |
| Cladding | | | | | |
| 9.2 | 9000 mm high Colorbond cladding to one side only including steel framing, approx. from 4000 mm high above finished floor level, Surfemist finish | m2 | 352 | 150.00 | 52,800 |
| Framed Partitions | | | | | |
| 9.3 | Single stud framed partition including plasterboard lining to both sides, one layer of insulation and paint finish | m2 | 22 | 175.00 | 3,850 |
| OFFICE | | | | | |
| Framed Partitions | | | | | |
| 9.4 | Single stud framed partition including plasterboard lining to both sides, one layer of insulation and paint finish | m2 | 138 | 175.00 | 24,150 |
| Toilet Partitions | | | | | |
| 9.5 | Toilet cubicles including door and hardware | no | 2 | 1,200.00 | 2,400 |
| Subtotal | | | | | 132,900 |

| | | | | | |
|--|---|----|----|--------|-------|
| 10 Internal Screens & Borrowed Lights | | | | | |
| OFFICE | | | | | |
| Internal Glazed Screens and Doors | | | | | |
| 10.1 | 2700 mm high x 4550 mm wide clear anodised aluminium screen | m2 | 13 | 380.00 | 4,940 |

ESTIMATE DETAIL

Resource Co NSW
35-37 Frank Street, Wetherill Park
CONCEPT ESTIMATE NO 2

Job No: 15-131
Cost Base Date: 7/03/2016
GFA (m2): 8,476.00

Date Printed: 7/03/2016

| Item | Section | Unit | Qty | Rate | Total |
|--|---|------|-----|----------|--------------------|
| 10 Internal Screens & Borrowed Lights | | | | | <i>(Continued)</i> |
| 10.2 | Extra over for single sliding door | no | 1 | 2,000.00 | 2,000 |
| 10.3 | 2100 mm high x 2400 mm wide clear anodised aluminium screen | m2 | 6 | 380.00 | 2,280 |
| 10.4 | Extra over for single sliding door | no | 1 | 2,000.00 | 2,000 |
| Subtotal | | | | | 11,220 |

| | | | | | |
|-------------------------------|--|----|---|-----------|---------------|
| 11 Internal Doors | | | | | |
| MANUFACTURING FACILITY | | | | | |
| Timber Doors | | | | | |
| 11.1 | 2060 mm high x 920 mm wide solid core timber door including frame, hardware and paint finish | no | 5 | 950.00 | 4,750 |
| 11.2 | 2060 mm high x 920 mm wide glazed timber door including frame, hardware and paint finish | no | 1 | 1,000.00 | 1,000 |
| Roller Doors | | | | | |
| 11.3 | 9600 mm wide x 6000 mm high roller shutter door, Colorbond Surfsmist finish | no | 1 | 17,000.00 | 17,000 |
| 11.4 | Extra over for electrical operation | no | 1 | 1,500.00 | 1,500 |
| OFFICE | | | | | |
| Timber Doors | | | | | |
| 11.5 | 2060 mm high x 920 mm wide solid core timber door including frame, hardware and paint finish | no | 5 | 950.00 | 4,750 |
| Subtotal | | | | | 29,000 |

| | | | | | |
|-------------------------------|---|----|-----|--------|---------------|
| 12 Wall Finishes | | | | | |
| MANUFACTURING FACILITY | | | | | |
| Ceramic Tiles | | | | | |
| 12.1 | 600 mm x 300 mm ceramic tiles to amenities - PC \$30/m2 supply only | m2 | 52 | 125.00 | 6,500 |
| OFFICE | | | | | |
| Ceramic Tiles | | | | | |
| 12.2 | 600 mm x 300 mm ceramic tiles to amenities - PC \$30/m2 supply only | m2 | 109 | 125.00 | 13,625 |
| Subtotal | | | | | 20,125 |

| | | | | | |
|--------------------------|--|----|----|-------|-------|
| 13 Floor Finishes | | | | | |
| MANUFACTURING | | | | | |
| Carpet | | | | | |
| 13.1 | Extra heavy duty commercial grade carpet tiles to amenities - PC Sum \$50/m2 Supply Only | m2 | 28 | 65.00 | 1,820 |
| Ceramic Tiles | | | | | |

ESTIMATE DETAIL

Resource Co NSW
35-37 Frank Street, Wetherill Park
CONCEPT ESTIMATE NO 2

Job No: 15-131
Cost Base Date: 7/03/2016
GFA (m2): 8,476.00

Date Printed: 7/03/2016

| Item | Section | Unit | Qty | Rate | Total |
|--|--|------|-----|----------|---------------|
| 13 Floor Finishes <i>(Continued)</i> | | | | | |
| 13.2 | Non-slip sealed vitrified tiles with black grout to amenities - PC Sum \$35/m2 Supply Only | m2 | 12 | 185.00 | 2,220 |
| | Vinyl | | | | |
| 13.3 | Vinyl safety flooring, adhesive fixed with covered skirting to lunch room | m2 | 13 | 120.00 | 1,560 |
| | OFFICE | | | | |
| 13.4 | Extra heavy duty commercial grade carpet tiles to offices, workstation, meeting rooms and reception - PC Sum \$50/m2 Supply Only | m2 | 226 | 65.00 | 14,690 |
| | Ceramic Tiles | | | | |
| 13.5 | Non-slip sealed vitrified tiles with black grout to amenities - PC Sum \$35/m2 Supply Only | m2 | 19 | 185.00 | 3,515 |
| | Vinyl | | | | |
| 13.6 | Vinyl safety flooring, adhesive fixed with covered skirting | m2 | 34 | 120.00 | 4,080 |
| | SUNDRY ITEMS | | | | |
| 13.7 | Allow for floor finish sundry items such as entry mats, nosings, division strips, etc. | item | 1 | 5,000.00 | 5,000 |
| Subtotal | | | | | 32,885 |

14 Ceiling Finishes

| | | | | | |
|-------------------------------|---|----|-----|-------|---------------|
| MANUFACTURING FACILITY | | | | | |
| Suspended Ceiling | | | | | |
| 14.1 | Concealed proprietary suspended ceiling system comprising plasterboard and paint finish to Office and Amenities | m2 | 50 | 75.00 | 3,750 |
| | OFFICE | | | | |
| | Suspended Ceiling | | | | |
| 14.2 | 1200 mm x 600mm exposed grid ceiling system complete | m2 | 282 | 55.00 | 15,510 |
| 14.3 | Concealed proprietary suspended ceiling system comprising plasterboard and paint finish to Amenities | m2 | 21 | 75.00 | 1,575 |
| Subtotal | | | | | 20,835 |

15 Fitments

| | | | | | |
|-------------------------------|---|----|-------|--------|----------|
| MANUFACTURING FACILITY | | | | | |
| 15.1 | Allow for sundry bollards, column protection, etc. only | m2 | 7,721 | 10.00 | 77,210 |
| 15.2 | Allow for sundry fitments to office and amenities | m2 | 50 | 100.00 | 5,000 |
| 15.3 | Loose furniture including work workstations | | | | Excluded |
| WORKSHOP | | | | | |
| 15.4 | Allow for sundry bollards, column protection, etc. only | m2 | 828 | 10.00 | 8,280 |
| OFFICE | | | | | |

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Date Printed: 7/03/2016

| Item | Section | Unit | Qty | Rate | Total |
|--------------------|--|------|-----|--------|--------------------|
| 15 Fitments | | | | | <i>(Continued)</i> |
| 15.5 | Allow for sundry fitments to office and amenities | m2 | 322 | 100.00 | 32,200 |
| 15.6 | Loose furniture including work workstations and reception desk | | | | Excluded |
| Subtotal | | | | | 122,690 |

16 Special Equipment

| | | | | | |
|-------------------------------|--|------|---|--|----------|
| MANUFACTURING FACILITY | | | | | |
| Misting System | | | | | |
| 16.1 | Allow for Misting/Dust Suppression System - as discussed | item | 1 | | Excluded |

17 Mechanical Services

| | | | | | |
|-------------------------------|---|------|-------|----------|---------------|
| MANUFACTURING FACILITY | | | | | |
| 17.1 | Mechanical Services: Simple Ventilation System - Main Building - as discussed | m2 | 7,493 | | Excluded |
| 17.2 | Mechanical Services - Offices and Amenities | m2 | 50 | 250.00 | 12,500 |
| 17.3 | Builder's work in connection - assessed at approx. 5% | item | 1 | 1,000.00 | 1,000 |
| WORKSHOP | | | | | |
| 17.4 | Mechanical Services: Simple Ventilation System - as discussed | m2 | 630 | | Excluded |
| OFFICE | | | | | |
| 17.5 | Mechanical Services | m2 | 303 | 250.00 | 75,750 |
| 17.6 | Builder's work in connection - assessed at approx. 5% | item | 1 | 4,000.00 | 4,000 |
| Subtotal | | | | | 93,250 |

18 Hydraulic Services

| | | | | | |
|-------------------------------|---|------|-------|-----------|----------------|
| MANUFACTURING FACILITY | | | | | |
| 18.1 | Hydraulic Services - Main Building | m2 | 7,493 | 40.00 | 299,720 |
| 18.2 | Hydraulic Services - Offices and Amenities | m2 | 50 | 100.00 | 5,000 |
| 18.3 | Builder's work in connection - assessed at approx. 5% | item | 1 | 15,000.00 | 15,000 |
| WORKSHOP | | | | | |
| 18.4 | Hydraulic Services | m2 | 630 | 40.00 | 25,200 |
| 18.5 | Builder's work in connection - assessed at approx. 5% | item | 1 | 1,000.00 | 1,000 |
| OFFICE | | | | | |
| 18.6 | Hydraulic Services | m2 | 303 | 100.00 | 30,300 |
| 18.7 | Builder's work in connection - assessed at approx. 5% | item | 1 | 2,000.00 | 2,000 |
| Subtotal | | | | | 378,220 |

19 Fire Protection

| | | | | | |
|-------------------------------|--|--|--|--|--|
| MANUFACTURING FACILITY | | | | | |
|-------------------------------|--|--|--|--|--|

ESTIMATE DETAIL

Resource Co NSW
35-37 Frank Street, Wetherill Park
CONCEPT ESTIMATE NO 2

Job No: 15-131
Cost Base Date: 7/03/2016
GFA (m2): 8,476.00

Date Printed: 7/03/2016

| Item | Section | Unit | Qty | Rate | Total |
|---------------------------|--|------|-------|-----------|--------------------|
| 19 Fire Protection | | | | | <i>(Continued)</i> |
| 19.1 | Fire Protection including Sprinkler System - Main Building | m2 | 7,493 | 85.00 | 636,905 |
| 19.2 | Fire Protection including Sprinkler System - Offices and Amenities | m2 | 50 | 85.00 | 4,250 |
| 19.3 | Builder's work in connection - assessed at approx. 5% | item | 1 | 32,000.00 | 32,000 |
| WORKSHOP | | | | | |
| 19.4 | Fire Protection including Sprinkler System | m2 | 630 | 85.00 | 53,550 |
| 19.5 | Builder's work in connection - assessed at approx. 5% | item | 1 | 3,000.00 | 3,000 |
| OFFICE | | | | | |
| 19.6 | Fire Protection including Sprinkler System | m2 | 303 | 85.00 | 25,755 |
| 19.7 | Builder's work in connection - assessed at approx. 5% | item | 1 | 1,000.00 | 1,000 |
| Subtotal | | | | | 756,460 |

20 Electric Light & Power

| | | | | | |
|-------------------------------|---|------|-------|-----------|----------------|
| MANUFACTURING FACILITY | | | | | |
| 20.1 | Electric Light & Power - Main Building | m2 | 7,493 | 75.00 | 561,975 |
| 20.2 | Electric Light & Power - Offices and Amenities | m2 | 50 | 150.00 | 7,500 |
| 20.3 | Builder's work in connection - assessed at approx. 5% | item | 1 | 28,000.00 | 28,000 |
| WORKSHOP | | | | | |
| 20.4 | Electric Light & Power | m2 | 630 | 75.00 | 47,250 |
| 20.5 | Builder's work in connection - assessed at approx. 5% | item | 1 | 2,000.00 | 2,000 |
| OFFICE | | | | | |
| 20.6 | Electric Light & Power | m2 | 303 | 150.00 | 45,450 |
| 20.7 | Builder's work in connection - assessed at approx. 5% | item | 1 | 2,000.00 | 2,000 |
| Subtotal | | | | | 694,175 |

21 Special Services

| | | | | | |
|-------------------------------|--|------|-------|--|----------|
| MANUFACTURING FACILITY | | | | | |
| 21.1 | Allow for compressed air service - as discussed | m2 | 7,493 | | Excluded |
| WORKSHOP | | | | | |
| 21.2 | Allow for compressed air service - as discussed | m2 | 830 | | Excluded |
| 21.3 | Allow for overhead gantry crane including rails, etc. - as discussed | item | 1 | | Excluded |
| 21.4 | Allow for mechanical services pit | item | 1 | | Excluded |

22 Site Preparation

| | | | | | |
|-------------------|--|----|-----|-------|--------|
| DEMOLITION | | | | | |
| 22.1 | Allowance to demolish existing structure and make good - Provisional | m2 | 606 | 50.00 | 30,300 |
| EARTHWORKS | | | | | |

ESTIMATE DETAIL

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Job No: 15-131
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Date Printed: 7/03/2016

| Item | Section | Unit | Qty | Rate | Total |
|------------------------------|---|------|--------|--------|--------------------|
| 22 Site Preparation | | | | | <i>(Continued)</i> |
| Site Clearance | | | | | |
| 22.2 | Clear the site of all vegetable matter, debris, rubbish etc.; including trees <= 500 girth complete with stumps and roots | m2 | 20,776 | 1.00 | 20,776 |
| 22.3 | Remove tree complete with stump and roots; 500 - 1000 girth | no | 15 | 210.00 | 3,150 |
| 22.4 | 1000 - 2000 girth Ditto. | no | 2 | 530.00 | 1,060 |
| 22.5 | Excavate to remove top soil average 150 mm deep; stockpile on site | | | | Excluded |
| Sub grade Preparation | | | | | |
| 22.6 | 300 mm deep 4% Hydrated Lime (as 3% Quicklime) stabilised sub grade - Pavements and Building Pads | m2 | 19,732 | 10.00 | 197,320 |
| Subtotal | | | | | 252,606 |

23 Roads, Footpaths & Paved Areas

| | | | | | |
|----------------------------------|---|----|-------|--------|---------|
| PRECAST PAVERS | | | | | |
| 23.1 | 80 mm thick Concrete Precast Setts laid on prepared bedding sand and 100 mm thick compacted quarry rubble | m2 | 48 | 130.00 | 6,240 |
| 23.2 | 60 mm Precast Concrete Pavers laid on prepared bedding sand and 100 mm thick compacted quarry rubble | m2 | 355 | 115.00 | 40,825 |
| 23.3 | 80 mm thick Ecotrihex, charcoal colour, laid on prepared bedding sand and 100 mm thick compacted quarry rubble | m2 | 470 | 155.00 | 72,850 |
| ASPHALTIC PAVEMENT | | | | | |
| 23.4 | Asphaltic concrete AC14 (A35P) 50 mm thick; including and laid on 150 mm thick compacted PM1/20 QG fine crushed rock placed on 200 mm thick compacted PM2/20 QG quarry rubble | m2 | 2,424 | 63.00 | 152,712 |
| IN-SITU CONCRETE PAVEMENT | | | | | |
| 23.5 | Footpath Concrete Pavement comprising; 100 mm thick concrete, SL72 mesh 100 mm thick compacted quarry rubble | m2 | 1,273 | 82.00 | 104,386 |
| 23.6 | Heavy Duty Concrete Pavement comprising; 220 mm thick concrete, SL92 mesh top and bottom, 7 mm primer seal, 150 mm thick lean mix base course | m2 | 6,133 | 137.00 | 840,221 |
| 23.7 | Medium Duty Concrete Pavement comprising; 150 mm thick concrete, SL82 mesh top and bottom, 7 mm primer seal, 125 mm thick lean mix base course - (staff carpark area as per Mott MacDonald dwg. DA01-110) | m2 | 493 | 100.00 | 49,300 |
| KERBING | | | | | |
| <u>In-situ concrete kerbs:</u> | | | | | |
| 23.8 | Kerb (KO) | m | 419 | 50.00 | 20,950 |
| 23.9 | Kerb and Gutter (KG) | m | 586 | 70.00 | 41,020 |
| 23.10 | Spoon Drain (DD) | m | 34 | 160.00 | 5,440 |
| 23.11 | Wheel Stops (WS) | no | 41 | 120.00 | 4,920 |
| FITMENTS | | | | | |

ESTIMATE DETAIL

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35-37 Frank Street, Wetherill Park
CONCEPT ESTIMATE NO 2

Job No: 15-131
Cost Base Date: 7/03/2016
GFA (m2): 8,476.00

Date Printed: 7/03/2016

| Item | Section | Unit | Qty | Rate | Total |
|--|--|------|-----|-----------|--------------------|
| 23 Roads, Footpaths & Paved Areas | | | | | <i>(Continued)</i> |
| 23.12 | Industrial Bollards, 900 mm high x 150 mm dia. | no | 49 | 450.00 | 22,050 |
| 23.13 | Railing Armco Barrier, 710 mm high | m | 118 | 140.00 | 16,520 |
| LINE MARKING | | | | | |
| 23.14 | Pavement line marking | item | 1 | 10,000.00 | 10,000 |
| Subtotal | | | | | 1,387,434 |

24 Boundary Walls, Fencing & Gates

| FENCES AND GATES | | | | | |
|-------------------------|---|------|-----|-----------|---------------|
| 24.1 | 1800 mm high colorbond fence from top of retaining wall | m | 325 | 100.00 | 32,500 |
| 24.2 | 1830 mm high chainlink fence | m | 25 | 65.00 | 1,625 |
| 24.3 | Extra over for 900 mm wide pedestrian gate | no | 2 | 750.00 | 1,500 |
| 24.4 | Extra over for track entrance gates | no | 7 | 1,000.00 | 7,000 |
| 24.5 | Extra over for electric operation | item | 1 | 15,000.00 | 15,000 |
| Subtotal | | | | | 57,625 |

25 Landscaping & Improvements

| Cultivation treatment | | | | | |
|---|--|----|-------|--------|--------|
| 25.1 | Rip ground surface prior to placing topsoil | m2 | 432 | 10.00 | 4,320 |
| Top soil | | | | | |
| 25.2 | Top soil filling to planting bed; 150 mm deep :[432 m2] | m3 | 65 | 60.00 | 3,900 |
| Grassing; including any associated fertilizer and the establishment of turf by watering, weeding, mowing or rolling; | | | | | |
| 25.3 | Lomandra longifolia 'Verday' 150 mm pot size at 6 no/m2 | m2 | 1,572 | 5.00 | 7,860 |
| 25.4 | Liriope muscari 'Just Right' 150 mm pot size at 6 no/m2 | m2 | 1,572 | 10.00 | 15,720 |
| Turfing; including any associated fertilizer and the establishment of turf by watering, weeding, mowing or rolling; | | | | | |
| 25.5 | Sapphire buffalo turf laid, rolled and watered for two weeks | m2 | 123 | 10.00 | 1,230 |
| Trees including; excavation, topsoil backfilling, fertiliser, planting mats, watering, stakes and ties, etc. | | | | | |
| 25.6 | Corymbia maculata 2.4 m (h), 50 mm cal | no | 20 | 100.00 | 2,000 |
| 25.7 | Platanus x acerifolia 6.0 m (h), 100 mm cal | no | 1 | 300.00 | 300 |
| Shrubs; including planting; | | | | | |
| 25.8 | Raphiolepis indica 'Cosmic White' 300 mm pot size at 1/m2 | m2 | 262 | 25.00 | 6,550 |
| Mulching | | | | | |
| 25.9 | 100 mm thick mulch to planting beds - assumed 50% of grassed and shrub areas | m2 | 155 | 6.00 | 930 |
| Edge Strip | | | | | |

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Job No: 15-131
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| Item | Section | Unit | Qty | Rate | Total |
|--|--|-------|-----|----------|--------------------|
| 25 Landscaping & Improvements | | | | | <i>(Continued)</i> |
| 25.10 | Treated pine 150 mm high strip edging; including all necessary excavation, backfilling, compaction, spikes and similar items | m | 345 | 25.00 | 8,625 |
| Maintenance | | | | | |
| 25.11 | Allow for maintenance of the landscaping works | weeks | 52 | | Excluded |
| Irrigation Installation | | | | | |
| 25.12 | Allow for the complete Irrigation Installation - Provisional Sum | Item | 1 | 5,000.00 | 5,000 |
| 25.13 | Allow for all builder's work in connection with the Irrigation Installation | Item | 1 | 500.00 | 500 |
| Subtotal | | | | | 56,935 |

26 External Stormwater Drainage

| | | | | | |
|---|--|------|-----|------------|---------|
| STORMWATER | | | | | |
| Concrete Pipes | | | | | |
| <u>Fibre Reinforced Concrete pipes in trench; including excavation and backfill, Class 3;</u> | | | | | |
| 26.1 | 225 mm dia. | m | 4 | 140.00 | 560 |
| 26.2 | 300 mm dia. | m | 450 | 160.00 | 72,000 |
| 26.3 | 375 mm dia. | m | 9 | 180.00 | 1,620 |
| 26.4 | 450 mm dia. | m | 185 | 215.00 | 39,775 |
| 26.5 | 600 mm dia. | m | 6 | 300.00 | 1,800 |
| Concrete Pits | | | | | |
| <u>Class B Grated Inlet Pits including frame and grate, excavation and backfill, not exceeding 2 m deep</u> | | | | | |
| 26.6 | 600 mm x 600 mm wide | no | 28 | 1,750.00 | 49,000 |
| <u>Class D Junction Boxes including frame and grate, excavation and backfill, not exceeding 2 m deep</u> | | | | | |
| 26.7 | 900 mm x 900 mm wide | | 5 | 3,000.00 | 15,000 |
| Grated Drain Trench | | | | | |
| 26.8 | Grated drain trench including edge rails, anti-slip grates & locking assemblies, 300 mm wide :[1 no] | m | 26 | 550.00 | 14,300 |
| General Items | | | | | |
| 26.9 | Allow for sundry Inspection Openings | item | 1 | 5,000.00 | 5,000 |
| 26.10 | Allow for Downpipe Connections | item | 1 | 20,000.00 | 20,000 |
| 26.11 | Allow for 2 no Gross Pollutant Traps | item | 1 | 70,000.00 | 70,000 |
| 26.12 | Allow for underground Rain Water Retention Tank and associated equipment to Manufacturing Facility - Provisional Sum | item | 1 | 100,000.00 | 100,000 |
| 26.13 | Allow to connect new system to existing stormwater system | item | 1 | 15,000.00 | 15,000 |

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| Item | Section | Unit | Qty | Rate | Total |
|--|--|------|-----|------------|--------------------|
| 26 External Stormwater Drainage | | | | | <i>(Continued)</i> |
| Subtotal | | | | | 404,055 |
| 27 External Sewer Drainage | | | | | |
| 27.1 | Allow for External Sewer Upgrade | item | 1 | 25,000.00 | 25,000 |
| 28 External Water Supply | | | | | |
| 28.1 | Allow for External Water Supply upgrade | item | 1 | 15,000.00 | 15,000 |
| 29 External Fire Protection | | | | | |
| 29.1 | Allow for External Fire Protection including Tanks, Boosters, Hydrants, etc. | item | 1 | 300,000.00 | 300,000 |
| 30 Transformer Costs | | | | | |
| 30.1 | Allow for Transformer Costs - assumed outside kiosk type up to 750 kVA | | | | Excluded |
| 31 Weighbridge | | | | | |
| Substructure | | | | | |
| 31.1 | Substructure comprising on ground reinforced concrete slab including excavation, termite treatment, sub base, reinforcement, required pad/strip footings and construction joints; 150 mm thick | m2 | 22 | 175.00 | 3,850 |
| Columns | | | | | |
| 31.2 | Steel columns including all welds, bolts, base plates and connections | m2 | 22 | 15.00 | 330 |
| Roof | | | | | |
| 31.3 | 0.42 mm BMT Colorbond metal roof sheeting including flashings, barge capping, gutters, overflows, rainwater heads and downpipes complete and including steel rafters and purlins | m2 | 22 | 160.00 | 3,520 |
| External Walls | | | | | |
| 31.4 | 4200 mm high brick wall including render and painting to external side; stud framing, insulation, plasterboard and painting to internal side | m2 | 64 | 256.00 | 16,384 |
| Windows | | | | | |
| 31.5 | Aluminium framed single glazed windows, powdercoat finish | m2 | 14 | 450.00 | 6,300 |
| Doors | | | | | |
| 31.6 | 2060 mm wide x 920 mm wide double vision door including frame, hardware and paint finish | no | 2 | 1,000.00 | 2,000 |
| Floor Finishes | | | | | |
| Vinyl | | | | | |
| 31.7 | Vinyl safety flooring, adhesive fixed with covered skirting | m2 | 22 | 120.00 | 2,640 |
| Ceiling Finishes | | | | | |
| 31.8 | Concealed proprietary suspended ceiling system comprising plasterboard and paint finish to Amenities | m2 | 22 | 75.00 | 1,650 |

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| Item | Section | Unit | Qty | Rate | Total |
|-------------------------|---|------|-----|-----------|--------------------|
| 31 Weighbridge | | | | | <i>(Continued)</i> |
| Services | | | | | |
| 31.9 | Mechanical Services | m2 | 22 | 250.00 | 5,500 |
| 31.10 | Hydraulic Services - assumed not required | m2 | 22 | | Excluded |
| 31.11 | Fire Protection including Sprinkler System | m2 | 22 | 85.00 | 1,870 |
| 31.12 | Electric Light & Power | m2 | 22 | 150.00 | 3,300 |
| 31.13 | Builder's work in connection - assessed at approx. 5% | item | 1 | 1,000.00 | 1,000 |
| Weighbridge | | | | | |
| 31.14 | 20 m x 3.5 m weighbridge; 60 tonne capacity, above-ground, trade approved; including installation, weighbridge management software, computer, and desk mount docket printer | item | 1 | 95,000.00 | 95,000 |
| 31.15 | There is no allowance for remote display (to allow driver to view their note vehicle weight from driver's seat) for each end | | | | Excluded |
| Subtotal | | | | | 143,344 |
| 31.16 | Design Contingency - assessed at approx. 5% | | | | 7,167 |
| 31.17 | Preliminaries - assessed at approx. 6.5% | | | | 9,783 |
| 31.18 | Builder's Margin - assessed at approx. 5% | | | | 8,015 |
| 31.19 | Construction Contingency - assessed at approx. 5% | | | | 8,415 |
| Total Extra Over | | | | | 176,724 |

32 Rapid Doors

| | | | | | |
|---|--|----|---|-----------|----------------|
| External Roller Doors | | | | | |
| 32.1 | 9600 mm wide x 6000 mm EFA FLEX SST - XL high rapid roller shutter door | no | 7 | 65,000.00 | 455,000 |
| 32.2 | Extra over for door control; floor loops, remote control and push botton | no | 7 | 3,600.00 | 25,200 |
| 32.3 | 10000 mm wide x 6000 mm EFA FLEX SST - XL high rapid roller shutter door | no | 2 | 65,000.00 | 130,000 |
| 32.4 | Extra over for door control; floor loops, remote control and push botton | no | 2 | 3,600.00 | 7,200 |
| 32.5 | 6000 mm wide x 6000 mm EFA FLEX SST - S high rapid roller shutter door | no | 3 | 39,000.00 | 117,000 |
| 32.6 | Extra over for door control; floor loops, remote control and push botton | no | 3 | 3,600.00 | 10,800 |
| Internal Roller Doors | | | | | |
| 32.7 | 9600 mm wide x 6000 mm EFA FLEX SST - S high rapid roller shutter door | no | 1 | 65,000.00 | 65,000 |
| 32.8 | Extra over for door control; floor loops, remote control and push botton | no | 1 | 3,600.00 | 3,600 |
| Subtotal | | | | | 813,800 |
| <u>Deduct: "Standard" Colorbod Roller Doors</u> | | | | | |

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| Item | Section | Unit | Qty | Rate | Total |
|------------------------------|---|------|-----|-----------|--------------------|
| 32 Rapid Doors | | | | | <i>(Continued)</i> |
| External Roller Doors | | | | | |
| 32.9 | 9600 mm wide x 6000 mm high roller shutter door, Colorbond Surfmist finish | no | 7 | 17,000.00 | -119,000 |
| 32.10 | Extra over for electrical operation | no | 7 | 1,500.00 | -10,500 |
| 32.11 | 11200 mm wide x 6000 mm high roller shutter door, Colorbond Surfmist finish | no | 2 | 20,000.00 | -40,000 |
| 32.12 | Extra over for electrical operation | no | 2 | 1,500.00 | -3,000 |
| 32.13 | 6000 mm wide x 6000 mm high roller shutter door, Colorbond Surfmist finish | no | 3 | 11,000.00 | -33,000 |
| 32.14 | Extra over for electrical operation | no | 3 | 1,500.00 | -4,500 |
| Internal Roller Doors | | | | | |
| 32.15 | 9600 mm wide x 6000 mm high roller shutter door, Colorbond Surfmist finish | no | 1 | 17,000.00 | -17,000 |
| 32.16 | Extra over for electrical operation | no | 1 | 1,500.00 | -1,500 |
| Subtotal | | | | | 585,300 |
| 32.17 | Design Contingency - assessed at approx. 5% | | | | 29,265 |
| 32.18 | Preliminaries - assessed at approx. 6.5% | | | | 39,947 |
| 32.19 | Builder's Margin - assessed at approx. 5% | | | | 32,726 |
| 32.20 | Construction Contingency - assessed at approx. 5% | | | | 34,362 |
| Total Extra Over | | | | | 721,600 |

| | | | | | |
|---------------------------------|--|------|--------|-------|----------------|
| 33 Site Preparation | | | | | |
| Bulk Excavation and Fill | | | | | |
| 33.1 | Quantities below are as per Mott MacDonald dwg. MMD-364729-C-DR-DA01-108 | note | | | N/A |
| 33.2 | Cut and fill including compacting and trimming | m3 | 3,000 | 13.00 | 39,000 |
| 33.3 | Fill utilising imported material including compacting and trimming - Labour Only | m3 | 9,000 | 14.00 | 126,000 |
| 33.4 | We have assumed above cut and fill/fill activities will be carried under "Level 2 Supervision" | note | | | N/A |
| 33.5 | Supply and cart fill material to site | t | 19,800 | 11.00 | 217,800 |
| Subtotal | | | | | 382,800 |
| 33.6 | Design Contingency - assessed at approx. 5% | | | | 19,140 |
| 33.7 | Preliminaries - assessed at approx. 6.5% | | | | 26,126 |
| 33.8 | Builder's Margin - assessed at approx. 5% | | | | 21,403 |
| 33.9 | Construction Contingency - assessed at approx. 5% | | | | 22,473 |
| Total Extra Over | | | | | 471,942 |

ESTIMATE DETAIL

Resource Co NSW
35-37 Frank Street, Wetherill Park
CONCEPT ESTIMATE NO 2

Job No: 15-131
Cost Base Date: 7/03/2016
GFA (m2): 8,476.00

Date Printed: 7/03/2016

| Item | Section | Unit | Qty | Rate | Total |
|---|---|------|-----|--------|--------------------|
| 34 Boundary Walls, Fencing & Gates | | | | | <i>(Continued)</i> |
| RETAINING WALLS | | | | | |
| 200 mm thick DINCEL retaining walls including installation, reinforcement and concrete | | | | | |
| 34.1 | DINCEL CONSTRUCTION SYSTEM is a lightweight, hollow form, manufactured from a durable rigid polymer, which when filled with ready mixed concrete, produces a load bearing, fire resistant structural element - DINCEL | note | | | N/A |
| <u>Retaining Wall Type 1</u> | | | | | |
| 34.2 | 1.25 RW1 :[13 m] | m2 | 16 | 220.00 | 3,520 |
| 34.3 | 2.55 RW1 :[25 m] | m2 | 64 | 220.00 | 14,080 |
| 34.4 | 4.40 RW1 :[31 m] | m2 | 136 | 220.00 | 29,920 |
| 34.5 | 5.60 RW1 :[9 m] | m2 | 48 | 220.00 | 10,560 |
| 34.6 | Extra over for 600 mm deep x 300 mm wide footings, 150 kg/m3 reinforcement | m | 78 | 126.00 | 9,828 |
| <u>Retaining Wall Type 2</u> | | | | | |
| 34.7 | 0.80 RW2 :[36 m] | m2 | 29 | 220.00 | 6,380 |
| 34.8 | 0.90 RW2 :[50 m] | m2 | 45 | 220.00 | 9,900 |
| 34.9 | 1.15 RW2 :[51 m] | m2 | 58 | 220.00 | 12,760 |
| 34.10 | 1.50 RW2 :[50 m] | m2 | 75 | 220.00 | 16,500 |
| 34.11 | 2.00 RW2 :[11 m] | m2 | 22 | 220.00 | 4,840 |
| 34.12 | 3.35 RW2 :[30 m] | m2 | 98 | 220.00 | 21,560 |
| 34.13 | 4.85 RW2 :[10 m] | m2 | 46 | 220.00 | 10,120 |
| 34.14 | 5.65 RW2 :[6 m] | m2 | 32 | 220.00 | 7,040 |
| 34.15 | Extra over for 600 mm deep x 300 mm wide footings, 150 kg/m3 reinforcement | m | 244 | 126.00 | 30,744 |
| <u>Retaining Wall Type 3</u> | | | | | |
| 34.16 | 0.55 RW3 :[9 m] | m2 | 5 | 220.00 | 1,100 |
| 34.17 | 1.20 RW3 :[8 m] | m2 | 10 | 220.00 | 2,200 |
| 34.18 | 1.25 RW3 :[25 m] | m2 | 31 | 220.00 | 6,820 |
| 34.19 | 1.45 RW3 :[9 m] | m2 | 12 | 220.00 | 2,640 |
| 34.20 | 1.75 RW3 :[9 m] | m2 | 15 | 220.00 | 3,300 |
| 34.21 | Extra over for 600 mm deep x 300 mm wide footings, 150 kg/m3 reinforcement | m | 60 | 126.00 | 7,560 |
| <u>Retaining Wall Type 4</u> | | | | | |
| 34.22 | 0.80 RW4 :[13 m] | m2 | 11 | 220.00 | 2,420 |
| 34.23 | 0.90 RW4 :[21 m] | m2 | 19 | 220.00 | 4,180 |
| 34.24 | 1.00 RW4 :[48 m] | m2 | 48 | 220.00 | 10,560 |

ESTIMATE DETAIL

Resource Co NSW
35-37 Frank Street, Wetherill Park
CONCEPT ESTIMATE NO 2

Job No: 15-131
Cost Base Date: 7/03/2016
GFA (m2): 8,476.00

Date Printed: 7/03/2016

| Item | Section | Unit | Qty | Rate | Total |
|---|--|------|-------|------------|--------------------|
| 34 Boundary Walls, Fencing & Gates | | | | | <i>(Continued)</i> |
| 34.25 | Extra over for 600 mm deep x 300 mm wide footings, 150 kg/m3 reinforcement | m | 82 | 126.00 | 10,332 |
| General Items | | | | | |
| 34.26 | Allow to make good existing retaining wall :[278 m] | m2 | 1,001 | 50.00 | 50,050 |
| Subtotal | | | | | 288,914 |
| 34.27 | Design Contingency - assessed at approx. 5% | | | | 14,446 |
| 34.28 | Preliminaries - assessed at approx. 6.5% | | | | 19,718 |
| 34.29 | Builder's Margin - assessed at approx. 5% | | | | 16,154 |
| 34.30 | Construction Contingency - assessed at approx. 5% | | | | 16,962 |
| Total Extra Over | | | | | 356,194 |
| 35 External Stormwater Drainage | | | | | |
| 35.1 | Allow for Sediment Control - Provisional Sum | item | 1 | 50,000.00 | 50,000 |
| Subtotal | | | | | 50,000 |
| 35.2 | Design Contingency - assessed at approx. 5% | | | | 2,500 |
| 35.3 | Preliminaries - assessed at approx. 6.5% | | | | 3,412 |
| 35.4 | Builder's Margin - assessed at approx. 5% | | | | 2,796 |
| 35.5 | Construction Contingency - assessed at approx. 5% | | | | 2,935 |
| Total Extra Over | | | | | 61,643 |
| 36 Transformer Costs | | | | | |
| 36.1 | Allow for Transformer Costs - assumed outside kiosk type up to 750 kVA | item | 1 | 200,000.00 | 200,000 |
| Subtotal | | | | | 200,000 |
| 36.2 | Design Contingency - assessed at approx. 5% | | | | 10,000 |
| 36.3 | Preliminaries - assessed at approx. 6.5% | | | | 13,650 |
| 36.4 | Builder's Margin - assessed at approx. 5% | | | | 11,182 |
| 36.5 | Construction Contingency - assessed at approx. 5% | | | | 11,742 |
| Total Extra Over | | | | | 246,574 |
| 37 Option A - MD Concrete in lieu of HD Concrete | | | | | |
| Omit: In-Situ HD Concrete Pavement | | | | | |
| 37.1 | Heavy Duty Concrete Pavement comprising; 220 mm thick concrete, SL92 mesh top and bottom, 7 mm primer seal, 150 mm thick lean mix base course | m2 | 6,133 | 137.00 | -840,221 |
| Add: In-Situ MD Concrete Pavement | | | | | |
| 37.2 | Medium Duty Concrete Pavement comprising; 150 mm thick concrete, SL82 mesh top and bottom, 7 mm primer seal, 125 mm thick lean mix base course | m2 | 6,133 | 100.00 | 613,300 |

ESTIMATE DETAIL

Resource Co NSW
35-37 Frank Street, Wetherill Park
CONCEPT ESTIMATE NO 2

Job No: 15-131
Cost Base Date: 7/03/2016
GFA (m2): 8,476.00

Date Printed: 7/03/2016

| Item | Section | Unit | Qty | Rate | Total |
|------|---------|------|-----|------|-------|
|------|---------|------|-----|------|-------|

37 Option A - MD Concrete in lieu of HD Concrete *(Continued)*

| | | | | | |
|-------------------------------|---|--|--|--|-----------------|
| Subtotal | | | | | -226,921 |
| 37.3 | Design Contingency - assessed at approx. 5% | | | | -11,346 |
| 37.4 | Preliminaries - assessed at approx. 6.5% | | | | -15,606 |
| 37.5 | Builder's Margin - assessed at approx. 5% | | | | -12,694 |
| 37.6 | Construction Contingency - assessed at approx. 5% | | | | -13,328 |
| Total Potential Saving | | | | | -279,895 |

38 Option B - HD Asphalt Concrete in lieu of HD Concrete

| | | | | | |
|--|---|----|-------|--------|-----------------|
| Omit: In-Situ HD Concrete Pavement | | | | | |
| 38.1 | Heavy Duty Concrete Pavement comprising; 220 mm thick concrete, SL92 mesh top and bottom, 7 mm primer seal, 150 mm thick lean mix base course | m2 | 6,133 | 137.00 | -840,221 |
| Add: HD Asphaltic Concrete Pavement | | | | | |
| 38.2 | Asphaltic concrete AC14 (A35P) 50 mm thick; including and laid on 150 mm thick compacted PM1/20 QG fine crushed rock placed on 200 mm thick compacted PM2/20 QG quarry rubble | m2 | 6,133 | 63.00 | 386,379 |
| Subtotal | | | | | -453,842 |
| 38.3 | Design Contingency - assessed at approx. 5% | | | | -22,692 |
| 38.4 | Preliminaries - assessed at approx. 6.5% | | | | -30,975 |
| 38.5 | Builder's Margin - assessed at approx. 5% | | | | -25,375 |
| 38.6 | Construction Contingency - assessed at approx. 5% | | | | -26,644 |
| Total Potential Saving | | | | | -559,528 |

39 Option A - 200 mm thick DINCEL Dado Wall in lieu of 200 mm thick Precast Concrete Wall

| | | | | | |
|-------------------------------|---|----|-----|--------|----------|
| MANUFACTURING FACILITY | | | | | |
| Omit: Concrete Precast | | | | | |
| 39.1 | 4000 mm high precast panel wall including reinforcing an grouting, natural concrete finish, 200 mm thick | m2 | 517 | 350.00 | -180,950 |
| 39.2 | 2700 mm high precast panel wall including reinforcing an grouting, natural concrete finish, 200 mm thick (Fire Pump Room) | m2 | 66 | 350.00 | -23,100 |
| WORKSHOP | | | | | |
| Omit: Concrete Precast | | | | | |
| 39.3 | 4075 mm high precast panel wall including reinforcing an grouting, natural concrete finish, 200 mm thick | m2 | 303 | 350.00 | -106,050 |
| 39.4 | 2700 mm high precast panel wall including reinforcing an grouting, natural concrete finish, 200 mm thick (Locked Spare Storage) | m2 | 70 | 350.00 | -24,500 |
| MANUFACTURING FACILITY | | | | | |
| Add: Concrete Precast | | | | | |

ESTIMATE DETAIL

Resource Co NSW
35-37 Frank Street, Wetherill Park
CONCEPT ESTIMATE NO 2

Job No: 15-131
Cost Base Date: 7/03/2016
GFA (m2): 8,476.00

Date Printed: 7/03/2016

| Item | Section | Unit | Qty | Rate | Total |
|--|---|------|-------|--------|-----------------|
| 39 Option A - 200 mm thick DINCEL Dado Wall in lieu of 200 mm thick Precast Concrete Wall | | | | | |
| 39.5 | 40000 mm high x 200 mm thick DINCEL retaining walls including installation, reinforcement and concrete | m2 | 517 | 225.00 | 116,325 |
| 39.6 | 2700 mm high x 200 mm thick DINCEL retaining walls including installation, reinforcement and concrete | m2 | 66 | 225.00 | 14,850 |
| WORKSHOP | | | | | |
| Add: Concrete Precast | | | | | |
| 39.7 | 4075 mm high x 200 mm thick DINCEL retaining walls including installation, reinforcement and concrete | m2 | 303 | 225.00 | 68,175 |
| 39.8 | 2700 mm high x 200 mm thick DINCEL retaining walls including installation, reinforcement and concrete | m2 | 70 | 225.00 | 15,750 |
| Subtotal | | | | | -119,500 |
| 39.9 | Design Contingency - assessed at approx. 5% | | | | -5,975 |
| 39.10 | Preliminaries - assessed at approx. 6.5% | | | | -8,156 |
| 39.11 | Builder's Margin - assessed at approx. 5% | | | | -6,682 |
| 39.12 | Construction Contingency - assessed at approx. 5% | | | | -7,016 |
| Total Potential Saving | | | | | -147,329 |
| 40 Option B - 200 mm thick DINCEL Dado Wall in lieu of 300 mm thick Precast Concrete Wall | | | | | |
| MANUFACTURING FACILITY | | | | | |
| Omit: Concrete Precast | | | | | |
| 40.1 | 4000 mm high precast panel wall including reinforcing and grouting, natural concrete finish, 300 mm thick | m2 | 1,020 | 450.00 | -459,000 |
| MANUFACTURING FACILITY | | | | | |
| Omit: Concrete Precast | | | | | |
| 40.2 | 40000 mm high x 200 mm thick DINCEL retaining walls including installation, reinforcement and concrete | m2 | 1,020 | 225.00 | 229,500 |
| Subtotal | | | | | -229,500 |
| 40.3 | Design Contingency - assessed at approx. 5% | | | | -11,475 |
| 40.4 | Preliminaries - assessed at approx. 6.5% | | | | -15,663 |
| 40.5 | Builder's Margin - assessed at approx. 5% | | | | -12,832 |
| 40.6 | Construction Contingency - assessed at approx. 5% | | | | -13,474 |
| Total Potential Saving | | | | | -282,944 |



APPENDIX 2
CAPITAL INVESTMENT VALUE FOR EIS

**RESOURCE CO NSW FACILITY
CAPITAL INVESTMENT VALUE FOR EIS**

| Description | Qty | Unit | Rate | Amount |
|---|---------------|-----------|-----------------|-------------------|
| SITE AREA | 20,776 | m2 | | |
| GFA | 8,476 | m2 | | |
| Construction Preliminaries | 1 | Item | 1,372,000.00 | 1,372,000 |
| Demolition and Site Clearance | 20,776 | m2 | 2.70 | 56,000 |
| Site Preparation | | | | |
| Cut and Fill | 3,000 | m3 | 13.00 | 39,000 |
| Fill utilising imported material (assumed 10 trucks per day)* | 9,000 | m3 | 14.00 | 126,000 |
| Fill Material - supply and cart to site | 19,800 | t | 11.00 | 218,000 |
| Sub grade preparation | 19,732 | m2 | 10.03 | 198,000 |
| Buildings | | | | |
| Main Processing Warehouse incl Office & Amenities | 7543 | m2 | 920.06 | 6,940,000 |
| Mechanical Workshop | 630 | m2 | 1,068.25 | 673,000 |
| Office | 303 | m2 | 2,122.11 | 643,000 |
| Site Infrastructure | | | | |
| Pavements & Roads | 20,776 | m2 | 66.81 | 1,388,000 |
| Boundary Walls, Fencing & Gates | 20,776 | m2 | 16.70 | 347,000 |
| Landscaping | 20,776 | m2 | 2.74 | 57,000 |
| Loading Ramp and Banker Walls* | 1 | Item | 65,000 | 65,000 |
| Site Services | | | | |
| Stormwater Drainage | 20,776 | m2 | 21.90 | 455,000 |
| Sewer Drainage Upgrade | 20,776 | m2 | 1.20 | 25,000 |
| Water Supply Upgrade | 20,776 | m2 | 0.72 | 15,000 |
| Fire Protection | 20,776 | m2 | 14.44 | 300,000 |
| Transformer Costs | 1 | Item | 200,000.00 | 200,000 |
| Weigh Bridge | 1 | Item | 177,000.00 | 177,000 |
| Equipment and Fitout | | | | |
| RRF Plant* | 7,543 | m2 | 1,361.26 | 10,268,000 |
| Levies and Charges | | | | |
| Long Service Leve (0.35%) | 1 | Item | 83,000.00 | 83,000 |
| Planning and other Statutory Fees/Charges (0.20%) | 1 | Item | 48,000.00 | 48,000 |
| Subtotal | 8,476 | m2 | 2,795.30 | 23,693,000 |
| Fees | | | | |
| Professional Fees [†] | 1 | Item | 500,000.00 | 500,000 |
| Design Fees* | 1 | Item | Included | Included |
| Council Fees & Charges | 1 | Item | Nil | Nil |
| TOTAL ESTIMATED CIV (Excl. GST) | 8,476 | m2 | 2,854.29 | 24,193,000 |

Notes

*Provided by ADCAP Partners

[†]As advised by Bell Architecture

**RESOURCE CO NSW FACILITY
CONSTRUCTION COSTS FOR DA**

| Description | Qty | Unit | Rate | Amount |
|---|---------------|-----------|-----------------|-------------------|
| SITE AREA | 20,776 | m2 | | |
| GFA | 8,476 | m2 | | |
| Construction Preliminaries | 1 | Item | 1,372,000.00 | 1,372,000 |
| Demolition and Site Clearance | 20,776 | m2 | 2.70 | 56,000 |
| Site Preparation | | | | |
| Cut and Fill | 3,000 | m3 | 13.00 | 39,000 |
| Fill utilising imported material (assumed 10 trucks per day)* | 9,000 | m3 | 14.00 | 126,000 |
| Fill Material - supply and cart to site | 19,800 | t | 11.00 | 218,000 |
| Sub grade preparation | 19,732 | m2 | 10.03 | 198,000 |
| Buildings | | | | |
| Main Processing Warehouse incl Office & Amenities | 7543 | m2 | 920.06 | 6,940,000 |
| Mechanical Workshop | 630 | m2 | 1,068.25 | 673,000 |
| Office | 303 | m2 | 2,122.11 | 643,000 |
| Site Infrastructure | | | | |
| Pavements & Roads | 20,776 | m2 | 66.81 | 1,388,000 |
| Boundary Walls, Fencing & Gates | 20,776 | m2 | 16.70 | 347,000 |
| Landscaping | 20,776 | m2 | 2.74 | 57,000 |
| Loading Ramp and Banker Walls* | 1 | Item | 65,000 | 65,000 |
| Site Services | | | | |
| Stormwater Drainage | 20,776 | m2 | 21.90 | 455,000 |
| Sewer Drainage Upgrade | 20,776 | m2 | 1.20 | 25,000 |
| Water Supply Upgrade | 20,776 | m2 | 0.72 | 15,000 |
| Fire Protection | 20,776 | m2 | 14.44 | 300,000 |
| Transformer Costs | 1 | Item | 200,000.00 | 200,000 |
| Weigh Bridge | 1 | Item | 177,000.00 | 177,000 |
| Levies and Charges | | | | |
| Long Service Levy (0.35%) | 1 | Item | 47,000.00 | 47,000 |
| Planning and other Statutory Fees/Charges (0.20%) | 1 | Item | 27,000.00 | 27,000 |
| ESTIMATED CONSTRUCTION COST (EXCL GST, PROFESSIONAL FEES, CONTINGENCIES, ESCALATION, & FITOUT COSTS) | 8,476 | m2 | 1,577.16 | 13,368,000 |

Notes

*Provided by ADCAP Partners

†As advised by Bell Architecture



APPENDIX 3
CONSTRUCTION COSTS FOR DA

**RESOURCE CO NSW FACILITY
CONSTRUCTION COSTS FOR DA**

| Description | Qty | Unit | Rate | Amount |
|---|---------------|-----------|-----------------|-------------------|
| SITE AREA | 20,776 | m2 | | |
| GFA | 8,476 | m2 | | |
| Construction Preliminaries | 1 | Item | 1,372,000.00 | 1,372,000 |
| Demolition and Site Clearance | 20,776 | m2 | 2.70 | 56,000 |
| Site Preparation | | | | |
| Cut and Fill | 3,000 | m3 | 13.00 | 39,000 |
| Fill utilising imported material (assumed 10 trucks per day)* | 9,000 | m3 | 14.00 | 126,000 |
| Fill Material - supply and cart to site | 19,800 | t | 11.00 | 218,000 |
| Sub grade preparation | 19,732 | m2 | 10.03 | 198,000 |
| Buildings | | | | |
| Main Processing Warehouse incl Office & Amenities | 7543 | m2 | 920.06 | 6,940,000 |
| Mechanical Workshop | 630 | m2 | 1,068.25 | 673,000 |
| Office | 303 | m2 | 2,122.11 | 643,000 |
| Site Infrastructure | | | | |
| Pavements & Roads | 20,776 | m2 | 66.81 | 1,388,000 |
| Boundary Walls, Fencing & Gates | 20,776 | m2 | 16.70 | 347,000 |
| Landscaping | 20,776 | m2 | 2.74 | 57,000 |
| Loading Ramp and Banker Walls* | 1 | Item | 65,000 | 65,000 |
| Site Services | | | | |
| Stormwater Drainage | 20,776 | m2 | 21.90 | 455,000 |
| Sewer Drainage Upgrade | 20,776 | m2 | 1.20 | 25,000 |
| Water Supply Upgrade | 20,776 | m2 | 0.72 | 15,000 |
| Fire Protection | 20,776 | m2 | 14.44 | 300,000 |
| Transformer Costs | 1 | Item | 200,000.00 | 200,000 |
| Weigh Bridge | 1 | Item | 177,000.00 | 177,000 |
| Levies and Charges | | | | |
| Long Service Levy (0.35%) | 1 | Item | 47,000.00 | 47,000 |
| Planning and other Statutory Fees/Charges (0.20%) | 1 | Item | 27,000.00 | 27,000 |
| ESTIMATED CONSTRUCTION COST (EXCL GST, PROFESSIONAL FEES, CONTINGENCIES, ESCALATION, & FITOUT COSTS) | 8,476 | m2 | 1,577.16 | 13,368,000 |

Notes

*Provided by ADCAP Partners

†As advised by Bell Architecture



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