

COST ESTIMATE REPORT

AUGUST 2020

## LOT 4 WAREHOUSE FACILITY

BRINGELLY ROAD, LEPPINGTON, SYDNEY

**Prepared For**

ESR Australia  
Level 29, 20 Bond St, Sydney 2000 |  
Australia

**Issued on**

20<sup>th</sup> August 2020

**Prepared By**

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**Our Ref**

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**Project number**

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20<sup>th</sup> August 2020ESR Australia  
Level 29, 20 Bond St, Sydney 2000 | AustraliaAttention: Mr Riley Sampson  
Email: [Riley.Sampson@esr.com](mailto:Riley.Sampson@esr.com)

Dear Sir,

**LOT 4 WAREHOUSE FACILITY – BRINGELLY ROAD, LEPPINGTON, SYDNEY  
DA ESTIMATE Rev. 2**

Please find attached our DA Estimate for the proposed Warehouse Facility located at Lot 4, Bringelly Road, Leppington, Sydney.

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Should you have any queries or require any further information or comment, please do not hesitate to contact me.

Yours faithfully

**Robbie Stewart**  
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Rider Levett Bucknall  
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## REPORTS ISSUED

Report	Date	Title Description	Released By
1	17/08/2020	DA Cost Estimate Report	Robbie Stewart
2	19/08/2020	DA Cost Estimate Report	Robbie Stewart
2.2	20/08/2020	DA Cost Estimate Report	Robbie Stewart

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## TABLE OF CONTENTS

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<b>1.0</b>	<b>Executive Summary</b>	<b>1</b>
1.1	Introduction	1
1.2	Cost Summary	1
1.3	Major Assumptions	1
1.4	Statement of Reliance	1

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<b>2.0</b>	<b>Project Information</b>	<b>2</b>
2.1	Project Description	2

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<b>3.0</b>	<b>Basis of Report</b>	<b>2</b>
3.1	Purpose and Status of Cost Report	2
3.2	Basis of Procurement	2
3.3	Information Used	2
3.4	Inclusions	2
3.5	Exclusions	2

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## APPENDICES

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**Appendix A: Estimate Details**

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**Appendix B: Information Used**

## 1.0 EXECUTIVE SUMMARY

### 1.1 INTRODUCTION

This report provides estimated costs for the proposed development comprising the construction of the new Warehouse Facility located at Lot 4, Bringelly Road, Leppington, NSW.

### 1.2 COST SUMMARY

The costs can be summarised as follows:

Description	Cost
<b>Construction Cost</b>	<b>\$35,516,805.00</b>
Contractor's Design Fees (2.5%)	\$887,920.13
Contractor's Preliminaries (8%)	\$2,912,378.01
Contractor's Overheads and Margin (4%)	\$1,572,684.13
Professional Fees (2%)	\$817,795.75
Authority Fees & Charges	Excl.
Long Service Levy (0.3%)	\$143,023.24
Goods & Services Tax (GST)	Excl.
<b>TOTAL ESTIMATED COST (excl. GST)</b>	<b>\$41,850,606.25</b>

### 1.3 MAJOR ASSUMPTIONS

This report is based on several assumptions. Please refer to Sections 3.4 and 3.5 of this report for the complete list of assumptions.

### 1.4 STATEMENT OF RELIANCE

This report is prepared for the reliance for the party/parties for whom it is prepared. Rider Levett Bucknall accepts no responsibility, or liability, to any other party who might use or rely upon this report without our prior knowledge and written consent. Further, no portion of this report (including without limitation any conclusions which may affect value, the identity of Rider Levett Bucknall or its Sub-Contractors, or any individuals signing or associated with this report, or the Professional Associations or Organisations with which they are affiliated) shall be copied or disseminated to third parties, by any means, without the prior written consent and approval of Rider Levett Bucknall.

## **2.0 PROJECT INFORMATION**

### **2.1 PROJECT DESCRIPTION**

The Lot 4 Warehouse Facility includes the construction of a new warehouse, offices, storage with all other associated services and infrastructure works required for the building. External works includes the construction of roads, footpaths, paved hardstand areas, landscaping and services.

## **3.0 BASIS OF REPORT**

### **3.1 PURPOSE AND STATUS OF COST REPORT**

This cost report has been prepared to forecast the total cost of the project as currently detailed. It has been based on preliminary information.

### **3.2 BASIS OF PROCUREMENT**

The costs in this report assume that a competitive tender will be obtained for the building work. The plant and machinery installations will be installed by a specialist company employed by the Contractor.

### **3.3 INFORMATION USED**

The costs in this report are based on rates applied to measured quantities at rate allowances current as at August 2020.

Information used in preparation of this estimate are:

- SBA Architects - Architectural Drawings received via email, dated 12/08/2020 3:17 PM.
- Costin Roe Consulting - Civil Drawings received via email, dated 12/08/2020 3:17 PM.

Refer to Appendix B for a complete list of drawings and information relied upon.

### **3.4 INCLUSIONS**

The estimate includes the following allowances:

- Site works
- Contractor's Overhead & Profit (Margins)
- Escalation

### **3.5 EXCLUSIONS**

In compiling this Cost Estimate, no allowance has been made for the following cost items.

- Affordable Housing contributions
- Any special or additional contributions sought by authorities for public or other facilities as a condition of development approval
- Contingency
- GST
- Building Bond lodged with NSW Fair Trading
- Environmental impact study costs
- Fees and charges levied by local government for Development Plan applications, Development Approval, Construction Certification and the like

- Plan First fee
- Public utilities' charges, contributions and levies
- Sub-station contribution
- Transport Infrastructure levies

## APPENDIX A: ESTIMATE DETAILS



# Lot 4 Bringelly - Temp. Controlled WH DA

## Proposed Industrial Development Estimate (Aug 2020)

Location Summary

GFA: Gross Floor Area  
Rates Current At August 2020

Location	GFA m <sup>2</sup>	Cost/m <sup>2</sup>	Total Cost
<b>B BUILDING WORKS</b>			
B1 Main Office	1,000	2,152	2,151,885.00
B2 Dock Offices 1 & 2	372	2,891	1,075,335.00
B3 Warehouse	34,711	753	26,137,843.00
B4 Guardhouse	16	2,353	37,655.00
<b>B - BUILDING WORKS</b>	<b>39,583</b>	<b>\$1,328</b>	<b>\$29,402,718.00</b>
<b>C EXTERNAL WORKS</b>			<b>6,114,087.00</b>
<b>ESTIMATED NET COST</b>	<b>39,583</b>	<b>\$1,628</b>	<b>\$35,516,805.00</b>
<b>MARGINS &amp; ADJUSTMENTS</b>			
Contractor's Design Fees	2.5%		\$887,920.13
Contractor's Preliminaries	8%		\$2,912,378.01
Contractor's Overheads and Margin	4%		\$1,572,684.13
Professional Fees	2%		\$817,795.75
Authority Fees & Charges			Excl.
Long Service Levy	0.3%		\$143,023.24
Goods & Services Tax (GST)			Excl.
<b>ESTIMATED TOTAL COST</b>	<b>39,583</b>	<b>\$2,237</b>	<b>\$41,850,606.25</b>

# Lot 4 Bringelly - Temp. Controlled WH DA

## Proposed Industrial Development Estimate (Aug 2020)

Location Element Item

### B BUILDING WORKS

B1 Main Office

GFA: 1,000 m<sup>2</sup>

Rates Current At August 2020

Description	Unit	Qty	Rate	Total
<b>SB SUBSTRUCTURE</b>				
18 Reinforced concrete slab on ground incl. basecourse, reinforcement, barrier membrane and foundation beams	m <sup>2</sup>	529	100.00	52,900.00
19 Allowance for foundations and substructure	m <sup>2</sup>	529	25.00	13,225.00
22 Allowance for termite protection	m <sup>2</sup>	529	5.00	2,645.00
23 Lift Pit	No	1	10,000.00	10,000.00
<b>SUBSTRUCTURE</b>			<b>78.77</b>	<b>\$78,770.00</b>
<b>CL COLUMNS</b>				
24 Allowance for frame work (including columns, beams etc.)	t	14.0	4,800.00	67,200.00
<b>COLUMNS</b>			<b>67.20</b>	<b>\$67,200.00</b>
<b>UF UPPER FLOORS</b>				
25 Suspended concrete slab	m <sup>2</sup>	500	220.00	110,000.00
<b>UPPER FLOORS</b>			<b>110.00</b>	<b>\$110,000.00</b>
<b>SC STAIRCASES</b>				
26 Allowance for staircase to Office building, 1200mm wide including balustrades, stair nosing etc. complete (Ground to Level 1)	M/R	4	3,500.00	14,000.00
<b>STAIRCASES</b>			<b>14.00</b>	<b>\$14,000.00</b>
<b>RF ROOF</b>				
29 Allowance for roof framing and structure including purlins etc.	t	5	4,800.00	24,000.00
30 Allowance for metal deck roof covering complete including sarking and insulation, finishes, flashings etc.	m <sup>2</sup>	520	55.00	28,600.00
32 Allowance for entrance awning complete including frame, roof covering, soffit lining, flashings, rainwater disposal etc.	m <sup>2</sup>	9	300.00	2,700.00
33 Allowance for internal box gutter	m	30	200.00	6,000.00
34 Allowance for roof to outdoor area complete including frame, roof covering, soffit lining, flashings, rainwater	m <sup>2</sup>	81	300.00	24,300.00
35 Extra allowance for roof parapet including flashing	m	47	150.00	7,050.00
36 Allowance for roof drainage system including gutters, downpipes etc. complete	Item	1	12,000.00	12,000.00
<b>ROOF</b>			<b>104.65</b>	<b>\$104,650.00</b>
<b>EW EXTERNAL WALLS</b>				
57 Solid metal cladding (dark grey) fixed to both side of the external walls (roof parapet /end wall) to East side roof edges	m <sup>2</sup>	39	250.00	9,750.00
58 Solid metal cladding (dark grey) fixed to external walls, complete including internal wall finishes	m <sup>2</sup>	176	250.00	44,000.00
59 Solid metal cladding (white) fixed to external walls, complete including internal wall finishes	m <sup>2</sup>	64	250.00	16,000.00
61 Allowance for projected window frame to East side of Level 1 windows including awning complete	m <sup>2</sup>	10	450.00	4,500.00

# Lot 4 Bringelly - Temp. Controlled WH DA

## Proposed Industrial Development Estimate (Aug 2020)

Location Element Item

### B BUILDING WORKS

B1 Main Office (continued)

GFA: 1,000 m<sup>2</sup>

Rates Current At August 2020

Description	Unit	Qty	Rate	Total
62 External vertical aluminium sun shading battens (powdercoat in light timber grain finish) with steel sun shading frame (painted dark grey) complete including	m <sup>2</sup>	150	350.00	52,500.00
<b>EXTERNAL WALLS</b>			<b>126.75</b>	<b>\$126,750.00</b>
<b>WW WINDOWS</b>				
64 Exterior glazed windows including frame and hardware	m <sup>2</sup>	243	350.00	85,050.00
65 Spandrel glazing dark grey windows including frame and hardware	m <sup>2</sup>	10	450.00	4,500.00
66 Glass entrance wind lobby / airlock	m <sup>2</sup>	19	600.00	11,400.00
67 Allowance for window hood over South side of Level 1 window	m <sup>2</sup>	8	350.00	2,800.00
<b>WINDOWS</b>			<b>103.75</b>	<b>\$103,750.00</b>
<b>ED EXTERNAL DOORS</b>				
71 1860x3000mm Double leaf glazed door with glazed top panel, including frame and hardware	No	3	3,000.00	9,000.00
73 Automatic sliding glazed door to entrance lobby / airlock	No	1	5,000.00	5,000.00
<b>EXTERNAL DOORS</b>			<b>14.00</b>	<b>\$14,000.00</b>
<b>NW INTERNAL WALLS</b>				
76 Allowance for reinforced concrete lift wall	m <sup>2</sup>	80	220.00	17,600.00
77 Allowance for inter-tenancy wall between Office building and the Warehouse	m <sup>2</sup>	298	190.00	56,620.00
78 Internal partitions complete including wall linings and finishes to both sides	m <sup>2</sup>	715	95.00	67,925.00
79 Allowance for strapping to concrete wall complete including wall linings and finishes	m <sup>2</sup>	67	80.00	5,360.00
80 Ceiling height interior glazed partitions	m <sup>2</sup>	47	550.00	25,850.00
<b>INTERNAL WALLS</b>			<b>173.36</b>	<b>\$173,355.00</b>
<b>NS INTERNAL SCREENS AND BORROWED LIGHTS</b>				
81 Internal windows complete including frame and	m <sup>2</sup>	14	450.00	6,300.00
82 Allowance for ceiling height interior privacy screens/fins to Well being / Lunch area	m <sup>2</sup>	19	250.00	4,750.00
83 Operable wall	m <sup>2</sup>	35	1,350.00	47,250.00
84 Glass balustrade, approx. 1100mm high	m	13	600.00	7,800.00
85 Toilet cubicles including partition, door and hardware	No	9	1,200.00	10,800.00
86 Shower cubicles including partition, door and hardware	No	2	1,500.00	3,000.00
87 Access toilet cubicles including partition, door and	No	2	1,500.00	3,000.00
<b>INTERNAL SCREENS AND BORROWED LIGHTS</b>			<b>82.90</b>	<b>\$82,900.00</b>
<b>ND INTERNAL DOORS</b>				
89 Interior single door complete including painting, frame and hardware	No	21	650.00	13,650.00
90 Interior single door to services cupboards etc. complete including painting, frame and hardware	No	3	750.00	2,250.00

# Lot 4 Bringelly - Temp. Controlled WH DA

## Proposed Industrial Development Estimate (Aug 2020)

Location Element Item

### B BUILDING WORKS

B1 Main Office (continued)

GFA: 1,000 m<sup>2</sup>

Rates Current At August 2020

Description	Unit	Qty	Rate	Total
91 Interior one and a half leaf door complete including painting, frame and hardware	No	3	1,000.00	3,000.00
92 Interior double doors complete including painting, frame and hardware	No	1	1,200.00	1,200.00
93 Extra allowance for fire rating to doors as required	Item	1	1,000.00	1,000.00
95 Allowance for sundry grille and hardware etc.	Item	1	1,000.00	1,000.00
<b>INTERNAL DOORS</b>			<b>22.10</b>	<b>\$22,100.00</b>
<b>WF WALL FINISHES</b>				
96 Allowance for wall tiling and waterproofing to bathrooms and toilets wall linings	m <sup>2</sup>	439	110.00	48,290.00
97 Extra allowance for fire rated linings	Item	1	1,200.00	1,200.00
98 Allowance for feature wall finishes - EXCLUDED	Note			Excl.
<b>WALL FINISHES</b>			<b>49.49</b>	<b>\$49,490.00</b>
<b>FF FLOOR FINISHES</b>				
101 Carpet tiles	m <sup>2</sup>	676	60.00	40,560.00
102 Floor tiling to wet areas (bathrooms, kitchenette etc.)	m <sup>2</sup>	196	105.00	20,580.00
103 Allowance for non-slip vinyl or similar floor finishes to stairs and landing	m <sup>2</sup>	24	80.00	1,920.00
104 Allowance for feature floor finishes to Reception	m <sup>2</sup>	96	150.00	14,400.00
105 Allowance for entrance mat to Airlock	m <sup>2</sup>	11	150.00	1,650.00
107 Allowance for sundry trim and skirting	Item	1	2,000.00	2,000.00
<b>FLOOR FINISHES</b>			<b>81.11</b>	<b>\$81,110.00</b>
<b>CF CEILING FINISHES</b>				
110 Glass lid to entrance wind lobby / airlock	m <sup>2</sup>	11	600.00	6,600.00
112 Allowance for suspended ceiling system including lining, paint finish and trim complete	m <sup>2</sup>	850	85.00	72,250.00
114 Allowance for ceiling bulkheads including framing, linings, paint finish, trim etc.	m	37	90.00	3,330.00
115 Allowance for feature ceilings - EXCLUDED	Note			Excl.
<b>CEILING FINISHES</b>			<b>82.18</b>	<b>\$82,180.00</b>
<b>FT FITMENTS</b>				
122 Allowance for Reception desk joinery unit	Item	1	20,000.00	20,000.00
123 Allowance for kitchenette joinery to Ground floor Utility / Reception area	Item	1	5,000.00	5,000.00
124 Allowance for kitchenette joinery unit to Ground floor Lunch Room	Item	1	18,000.00	18,000.00
125 Allowance for island bench unit to Ground floor Lunch room kitchen	Item	1	5,000.00	5,000.00
126 Allowance for kitchenette joinery unit to Level 1	Item	1	6,500.00	6,500.00
128 Allowance for utility joinery to Ground and Level 1	Item	1	5,000.00	5,000.00

## Lot 4 Bringelly - Temp. Controlled WH DA

### Proposed Industrial Development Estimate (Aug 2020)

Location Element Item

#### B BUILDING WORKS

B1 Main Office (continued)

GFA: 1,000 m<sup>2</sup>

Rates Current At August 2020

Description	Unit	Qty	Rate	Total
129 Allowance for joinery units to Meeting rooms including cabinets	No	6	1,800.00	10,800.00
130 Allowance for joinery units to Storage rooms including shelving units etc.	No	2	1,000.00	2,000.00
131 Allowance for joinery units to Comms room including shelving, rack units etc.	No	1	1,800.00	1,800.00
132 Allowance for joinery units to Ground floor open areas	Item	1	1,800.00	1,800.00
133 Allowance for joinery units to Level 1 open areas	Item	1	1,200.00	1,200.00
135 Allowance for shelving units to Services cupboards	No	3	250.00	750.00
136 3 Stack lockers to change rooms (156 no. in total)	No	52	130.00	6,760.00
137 Allowance for bench seats to change rooms	Item	1	1,500.00	1,500.00
138 Shower seat to shower cubicles and access bathroom	No	3	300.00	900.00
139 Allowance for vanity cabinet to bathrooms	m	9	300.00	2,700.00
140 Allowance for vanity units to accessible bathrooms	No	2	600.00	1,200.00
141 Allowance for grab rails to accessible bathrooms and	No	10	100.00	1,000.00
142 Allowance for wall mounted hand dryer	No	10	300.00	3,000.00
143 Allowance for mirrors to bathrooms	Item	1	1,750.00	1,750.00
144 Allowance for toilet roll holder	No	18	15.00	270.00
145 Allowance for soap dispenser	No	15	25.00	375.00
146 Allowance for paper towel dispenser	Item	1	600.00	600.00
147 Allowance for privacy screens to male toilets	No	5	275.00	1,375.00
148 Allowance for kitchen splashback to kitchenette areas	Item	1	1,500.00	1,500.00
149 Allowance for sundry joinery units and accessories to bathrooms	Item	1	1,200.00	1,200.00
150 Allowance for joinery units and accessories to cleaner's room	No	2	500.00	1,000.00
151 Allowance for miscellaneous metalwork	Item	1	1,200.00	1,200.00
152 Allowance for sundry fitments and fixtures	Item	1	1,200.00	1,200.00
154 Allowance for building signage	Item	1	2,500.00	2,500.00
155 Allowance for regulatory signage	Item	1	1,250.00	1,250.00
157 Vending machines - EXCLUDED	Note			Excl.
158 Loose furniture / F.F. & E. - EXCLUDED	Note			Excl.
<b>FITMENTS</b>			<b>109.13</b>	<b>\$109,130.00</b>
<b>HS HYDRAULIC SERVICES</b>				
163 Allowance for general hydraulic services including water supply to the kitchenette areas, bathrooms, cleaner's rooms etc., including all pipe work and connections etc.	m <sup>2</sup>	1,000	70.00	70,000.00
164 Allowance for Hot Water System	Item	1	12,000.00	12,000.00
166 Allowance for water cooler unit	Item	1	2,500.00	2,500.00
<b>HYDRAULIC SERVICES</b>			<b>84.50</b>	<b>\$84,500.00</b>
<b>SF SANITARY FIXTURES</b>				
167 Allowance for WC suite including pipework complete	No	18	3,500.00	63,000.00

# Lot 4 Bringelly - Temp. Controlled WH DA

## Proposed Industrial Development Estimate (Aug 2020)

Location Element Item

### B BUILDING WORKS

B1 Main Office (continued)

GFA: 1,000 m<sup>2</sup>

Rates Current At August 2020

Description	Unit	Qty	Rate	Total
168 Allowance for supply and installation of urinals including pipework	No	6	280.00	1,680.00
169 Allowance for wash hand basins including tapware and pipework	No	14	1,800.00	25,200.00
170 Allowance for cleaner's sinks including tapware and pipework	No	2	1,800.00	3,600.00
171 Allowance for kitchen sinks including tapware and	No	8	2,000.00	16,000.00
172 Allowance for shower enclosures including shower base, tapware and pipework to Accessible bathrooms	No	2	3,000.00	6,000.00
173 Allowance for showers to changing rooms including tapware and pipework	No	2	2,100.00	4,200.00
<b>SANITARY FIXTURES</b>			<b>119.68</b>	<b>\$119,680.00</b>
<b>PD SANITARY PLUMBING</b>				
174 Allowance for floor waste	No	12	500.00	6,000.00
175 Allowance for general drainage system including pipes and connections	m <sup>2</sup>	1,008	35.00	35,280.00
<b>SANITARY PLUMBING</b>			<b>41.28</b>	<b>\$41,280.00</b>
<b>GS GAS SERVICE</b>				
176 Gas Services - EXCLUDED	Note			Excl.
<b>GAS SERVICE</b>				<b>Excl.</b>
<b>MS MECHANICAL SERVICES</b>				
179 Allowance for HVAC system	m <sup>2</sup>	1,008	250.00	252,000.00
180 Allowance for exhaust fans to bathrooms	No	12	380.00	4,560.00
181 Extra allowance for Air-conditioning System to the Comms room	Item	1	3,000.00	3,000.00
<b>MECHANICAL SERVICES</b>			<b>259.56</b>	<b>\$259,560.00</b>
<b>FP FIRE PROTECTION</b>				
187 Allowance for Fire Protection System including control panels, sprinklers, connections etc. complete	m <sup>2</sup>	1,008	80.00	80,640.00
<b>FIRE PROTECTION</b>			<b>80.64</b>	<b>\$80,640.00</b>
<b>LP ELECTRIC LIGHT AND POWER</b>				
191 Allowance for Electrical Services including power, lighting etc. complete	m <sup>2</sup>	1,008	180.00	181,440.00
192 Allowance for audio visual systems - EXCLUDED	Note	1	0.00	Excl.
<b>ELECTRIC LIGHT AND POWER</b>			<b>181.44</b>	<b>\$181,440.00</b>
<b>CM COMMUNICATIONS</b>				
194 Allowance for general telecommunications services including phone, data outlets and connections, internet connections, Wi-Fi access points etc.	m <sup>2</sup>	1,008	35.00	35,280.00
195 Allowance for security and access control system, including swipe card system, video intercom system,	m <sup>2</sup>	1,008	15.00	15,120.00
<b>COMMUNICATIONS</b>			<b>50.40</b>	<b>\$50,400.00</b>

# Lot 4 Bringelly - Temp. Controlled WH DA

## Proposed Industrial Development Estimate (Aug 2020)

Location Element Item

### B BUILDING WORKS

B1 Main Office (continued)

GFA: 1,000 m<sup>2</sup>

Rates Current At August 2020

Description	Unit	Qty	Rate	Total
<b>TS TRANSPORTATION SYSTEMS</b>				
197 Allowance for BCA compliant elevator complete including finishes etc. (Ground to Level 1)	No	1	65,000.00	65,000.00
<b>TRANSPORTATION SYSTEMS</b>			<b>65.00</b>	<b>\$65,000.00</b>
<b>BW BUILDERS WORK IN CONNECTION WITH SERVICES</b>				
198 Builders work in connection with services	Item	1	50,000.00	50,000.00
<b>BUILDERS WORK IN CONNECTION WITH SERVICES</b>			<b>50.00</b>	<b>\$50,000.00</b>
<b>MAIN OFFICE</b>			<b>\$2,151.89</b>	<b>\$2,151,885.00</b>

# Lot 4 Bringelly - Temp. Controlled WH DA

## Proposed Industrial Development Estimate (Aug 2020)

Location Element Item

### B BUILDING WORKS

B2 Dock Offices 1 & 2

GFA: 372 m<sup>2</sup>

Rates Current At August 2020

Description	Unit	Qty	Rate	Total
<b>B BUILDING WORKS</b>				
B2 Dock Offices 1 & 2				
<b>SB SUBSTRUCTURE</b>				
18 Reinforced concrete slab on ground incl. basecourse, reinforcement, barrier membrane and foundation beams	m <sup>2</sup>	190	100.00	19,000.00
19 Allowance for foundations and substructure	m <sup>2</sup>	190	25.00	4,750.00
22 Allowance for termite protection	m <sup>2</sup>	190	5.00	950.00
<b>SUBSTRUCTURE</b>			<b>66.40</b>	<b>\$24,700.00</b>
<b>CL COLUMNS</b>				
24 Allowance for frame work (including columns, beams	m <sup>2</sup>	419	150.00	62,850.00
<b>COLUMNS</b>			<b>168.95</b>	<b>\$62,850.00</b>
<b>UF UPPER FLOORS</b>				
25 Suspended concrete slab	m <sup>2</sup>	210	245.00	51,450.00
<b>UPPER FLOORS</b>			<b>138.31</b>	<b>\$51,450.00</b>
<b>SC STAIRCASES</b>				
28 Allowance for staircase and landing, approx. 1400mm wide including balustrades, finishes etc. (Ground to Level 1) (in 2 no.)	M/R	8	3,500.00	28,000.00
<b>STAIRCASES</b>			<b>75.27</b>	<b>\$28,000.00</b>
<b>RF ROOF</b>				
29 Allowance for roof framing and structure including purlins etc.	t	0.9	4,800.00	4,320.00
31 Allowance for metal deck roof covering complete including sarking and insulation, finishes, flashings etc.	m <sup>2</sup>	85	55.00	4,675.00
33 Allowance for gutter	m	18	100.00	1,800.00
35 Extra allowance for roof parapet including flashing	m	37	150.00	5,550.00
36 Allowance for roof drainage system including downpipes etc. complete	Item	1	1,000.00	1,000.00
37 Allowance for roof safety system	Item	1	Excl.	
<b>ROOF</b>			<b>46.63</b>	<b>\$17,345.00</b>
<b>EW EXTERNAL WALLS</b>				
54 150mm thick precast concrete panels	m <sup>2</sup>	120	200.00	24,000.00
60 Mini-ORB cladding (Windspray) fixed to external walls, complete including internal wall finishes	m <sup>2</sup>	261	345.00	90,045.00
<b>EXTERNAL WALLS</b>			<b>306.57</b>	<b>\$114,045.00</b>
<b>WW WINDOWS</b>				
64 Exterior glazed windows including frame and hardware	m <sup>2</sup>	180	350.00	63,000.00
<b>WINDOWS</b>			<b>169.35</b>	<b>\$63,000.00</b>
<b>ED EXTERNAL DOORS</b>				
72 1020x2800mm Single leaf glazed door including frame and hardware	No	2	1,500.00	3,000.00
<b>EXTERNAL DOORS</b>			<b>8.06</b>	<b>\$3,000.00</b>



# Lot 4 Bringelly - Temp. Controlled WH DA

## Proposed Industrial Development Estimate (Aug 2020)

Location Element Item

### B BUILDING WORKS

B2 Dock Offices 1 & 2 (continued)

GFA: 372 m<sup>2</sup>

Rates Current At August 2020

Description	Unit	Qty	Rate	Total
<b>NW INTERNAL WALLS</b>				
77 Allowance for inter-tenancy wall between Office building and the Warehouse	m <sup>2</sup>	115	200.00	23,000.00
78 Internal partitions complete including wall linings and finishes to both sides	m <sup>2</sup>	213	95.00	20,235.00
79 Allowance for strapping to concrete wall complete including wall linings and finishes	m <sup>2</sup>	116	80.00	9,280.00
<b>INTERNAL WALLS</b>			<b>141.17</b>	<b>\$52,515.00</b>
<b>NS INTERNAL SCREENS AND BORROWED LIGHTS</b>				
81 Internal windows complete including frame and hardware	m <sup>2</sup>	7	500.00	3,500.00
85 Toilet cubicles including partition, door and hardware	No	4	1,500.00	6,000.00
87 Access toilet cubicles including partition, door and	No	4	2,000.00	8,000.00
<b>INTERNAL SCREENS AND BORROWED LIGHTS</b>			<b>47.04</b>	<b>\$17,500.00</b>
<b>ND INTERNAL DOORS</b>				
89 Interior single door complete including painting, frame and hardware	No	16	650.00	10,400.00
93 Extra allowance for fire rating to doors as required	Item	1	500.00	500.00
95 Allowance for sundry grille and hardware etc.	Item	1	500.00	500.00
<b>INTERNAL DOORS</b>			<b>30.65</b>	<b>\$11,400.00</b>
<b>WF WALL FINISHES</b>				
96 Allowance for wall tiling and waterproofing to bathrooms and toilets wall linings	m <sup>2</sup>	231	1,200.00	277,200.00
97 Extra allowance for fire rated linings	Item	1	1,500.00	1,500.00
98 Allowance for feature wall finishes - EXCLUDED	Note			Excl.
<b>WALL FINISHES</b>			<b>749.19</b>	<b>\$278,700.00</b>
<b>FF FLOOR FINISHES</b>				
101 Carpet tiles	m <sup>2</sup>	258	60.00	15,480.00
102 Floor tiling to wet areas (bathrooms, kitchenette etc.)	m <sup>2</sup>	106	105.00	11,130.00
107 Allowance for sundry trim and skirting	Item	1	1,000.00	1,000.00
<b>FLOOR FINISHES</b>			<b>74.22</b>	<b>\$27,610.00</b>
<b>CF CEILING FINISHES</b>				
111 Allowance for internal roof / lid over inner part of Dock offices (within Warehouse)	m <sup>2</sup>	122	150.00	18,300.00
112 Allowance for suspended ceiling system including lining, paint finish and trim complete	m <sup>2</sup>	398	85.00	33,830.00
<b>CEILING FINISHES</b>			<b>140.13</b>	<b>\$52,130.00</b>
<b>FT FITMENTS</b>				
127 Allowance for kitchenette joinery unit	Item	1	3,000.00	3,000.00
132 Allowance for joinery units to Ground floor open areas	Item	1	1,500.00	1,500.00

# Lot 4 Bringelly - Temp. Controlled WH DA

## Proposed Industrial Development Estimate (Aug 2020)

Location Element Item

### B BUILDING WORKS

B2 Dock Offices 1 & 2 (continued)

GFA: 372 m<sup>2</sup>

Rates Current At August 2020

Description	Unit	Qty	Rate	Total
134 Allowance for joinery units to Level 1	Item	1	2,000.00	2,000.00
138 Shower seat to shower cubicles and access bathroom	No	2	250.00	500.00
141 Allowance for grab rails to accessible bathrooms and	No	10	250.00	2,500.00
142 Allowance for wall mounted hand dryer	No	6	800.00	4,800.00
143 Allowance for mirrors to bathrooms	Item	1	2,500.00	2,500.00
144 Allowance for toilet roll holder	No	8	30.00	240.00
145 Allowance for soap dispenser	No	10	50.00	500.00
146 Allowance for paper towel dispenser	Item	1	750.00	750.00
147 Allowance for privacy screens to male toilets	No	2	275.00	550.00
148 Allowance for kitchen splashback to kitchenette areas	Item	1	800.00	800.00
151 Allowance for miscellaneous metalwork	Item	1	800.00	800.00
152 Allowance for sundry fitments and fixtures	Item	1	600.00	600.00
154 Allowance for building signage	Item	1	500.00	500.00
155 Allowance for regulatory signage	Item	1	250.00	250.00
158 Loose furniture / F.F. & E. - EXCLUDED	Note			Excl.
<b>FITMENTS</b>			<b>58.58</b>	<b>\$21,790.00</b>
<b>HS HYDRAULIC SERVICES</b>				
163 Allowance for general hydraulic services including water supply to the kitchenette areas, bathrooms, cleaner's rooms etc., including all pipe work and connections etc.	m <sup>2</sup>	372	60.00	22,320.00
164 Allowance for Hot Water System	Item	2	6,000.00	12,000.00
<b>HYDRAULIC SERVICES</b>			<b>92.26</b>	<b>\$34,320.00</b>
<b>SF SANITARY FIXTURES</b>				
167 Allowance for WC suite including pipework complete	No	8	3,500.00	28,000.00
168 Allowance for supply and installation of urinals including pipework	No	4	280.00	1,120.00
169 Allowance for wash hand basins including tapware and pipework	No	10	1,800.00	18,000.00
171 Allowance for kitchen sinks including tapware and	No	2	2,000.00	4,000.00
172 Allowance for shower enclosures including shower base, tapware and pipework to Accessible bathrooms	No	2	2,100.00	4,200.00
<b>SANITARY FIXTURES</b>			<b>148.71</b>	<b>\$55,320.00</b>
<b>PD SANITARY PLUMBING</b>				
174 Allowance for floor waste	No	6	500.00	3,000.00
175 Allowance for general drainage system including pipes and connections	m <sup>2</sup>	372	35.00	13,020.00
<b>SANITARY PLUMBING</b>			<b>43.06</b>	<b>\$16,020.00</b>

# Lot 4 Bringelly - Temp. Controlled WH DA

## Proposed Industrial Development Estimate (Aug 2020)

Location Element Item

### B BUILDING WORKS

B2 Dock Offices 1 & 2 (continued)

GFA: 372 m<sup>2</sup>

Rates Current At August 2020

Description	Unit	Qty	Rate	Total
<b>GS GAS SERVICE</b>				
176 Gas Services - EXCLUDED	Note			Excl.
<b>GAS SERVICE</b>				<b>Excl.</b>
<b>MS MECHANICAL SERVICES</b>				
179 Allowance for HVAC system	m <sup>2</sup>	372	120.00	44,640.00
180 Allowance for exhaust fans to bathrooms	No	6	380.00	2,280.00
<b>MECHANICAL SERVICES</b>			<b>126.13</b>	<b>\$46,920.00</b>
<b>FP FIRE PROTECTION</b>				
187 Allowance for Fire Protection System including control panels, sprinklers, connections etc. complete	m <sup>2</sup>	372	80.00	29,760.00
<b>FIRE PROTECTION</b>			<b>80.00</b>	<b>\$29,760.00</b>
<b>LP ELECTRIC LIGHT AND POWER</b>				
191 Allowance for Electrical Services including power, lighting etc. complete	m <sup>2</sup>	372	180.00	66,960.00
192 Allowance for audio visual systems - EXCLUDED	Note			Excl.
<b>ELECTRIC LIGHT AND POWER</b>			<b>180.00</b>	<b>\$66,960.00</b>
<b>DOCK OFFICES 1 &amp; 2</b>			<b>2,890.69</b>	<b>\$1,075,335.00</b>

# Lot 4 Bringelly - Temp. Controlled WH DA

## Proposed Industrial Development Estimate (Aug 2020)

Location Element Item

### B BUILDING WORKS

B3 Warehouse

GFA: 34,711 m<sup>2</sup>

Rates Current At August 2020

Description	Unit	Qty	Rate	Total
<b>B BUILDING WORKS</b>				
B3 Warehouse				
<b>SB SUBSTRUCTURE</b>				
17 Reinforced concrete slab on ground to warehouse incl. basecourse, reinforcement and barrier membrane	m <sup>2</sup>	34,711	100.00	3,471,100.00
20 Allowance for foundations and substructure to Warehouse	m <sup>2</sup>	34,711	10.00	347,110.00
<b>SUBSTRUCTURE</b>			<b>110.00</b>	<b>\$3,818,210.00</b>
<b>CL COLUMNS</b>				
24 Allowance for frame work (including columns, beams etc.)	t	278	4,800.00	1,334,400.00
<b>COLUMNS</b>			<b>38.44</b>	<b>\$1,334,400.00</b>
<b>SC STAIRCASES</b>				
27 Allowance for staircase and landing to safe ped walkway between Office building and Warehouse, approx. 1200mm wide including balustrades, finishes etc.	M/R	4	2,500.00	10,000.00
<b>STAIRCASES</b>			<b>0.29</b>	<b>\$10,000.00</b>
<b>RF ROOF</b>				
38 Roof framing and structure to warehouse (8kg/m <sup>2</sup> )	t	280.10	4,800.00	1,344,480.00
39 Framing to awnings (15kg/m <sup>2</sup> )	t	51.39	4,800.00	246,672.00
40 Allowance for purlins to roof and awnings	m <sup>2</sup>	34,711	20.00	694,220.00
41 Metal sheet roofing incl. sarking and insulation	m <sup>2</sup>	34,711	105.00	3,644,655.00
43 Birdsmesh lining to awning soffit	m <sup>2</sup>	3,426	5.00	17,130.00
44 Box gutter	m	331	120.00	39,720.00
45 Eave gutter	m	550	95.00	52,250.00
46 Ridge capping	m	268	75.00	20,100.00
47 Fascia capping	m	1,226	75.00	91,950.00
48 Additional allowance for rainwater goods	m <sup>2</sup>	34,711	5.00	173,555.00
49 Allowance for roof safety system	m <sup>2</sup>	34,711	2.00	69,422.00
51 Allowance for roof expansion joint	m	1,315	50.00	65,750.00
52 Allowance for warehouse roof access	Item	1	20,000.00	20,000.00
53 Allowance for plinths to roof for AHUs	No	1	6,000	0.00
260 Metal sheet roofing incl. sarking and insulation to awnings	m <sup>2</sup>	3,426	50	171,300.00
<b>ROOF</b>			<b>186.68</b>	<b>\$6,479,904.00</b>
<b>EW EXTERNAL WALLS</b>				
54 150mm thick precast concrete panels	m <sup>2</sup>	2,088	225.00	469,800.00
55 Profiled metal cladding in ironstone/shale/surfmist grey incl. girts and 150mm thick insulated panels fixed to	m <sup>2</sup>	5,182	180.00	932,760.00
56 Profiled metal cladding in ironstone/shale/surfmist grey fixed to precast walls	m <sup>2</sup>	2,088	50.00	104,400.00
<b>EXTERNAL WALLS</b>			<b>43.41</b>	<b>\$1,506,960.00</b>

# Lot 4 Bringelly - Temp. Controlled WH DA

## Proposed Industrial Development Estimate (Aug 2020)

Location Element Item

### B BUILDING WORKS

B3 Warehouse (continued)

GFA: 34,711 m<sup>2</sup>

Rates Current At August 2020

Description	Unit	Qty	Rate	Total
<b>ED EXTERNAL DOORS</b>				
68 6000W x 6000H roller shutter and rapid roller door	No	18	8,000.00	144,000.00
69 3200W x 3400H roller shutter door incl. dock sealer	No	23	5,000.00	115,000.00
70 1000W x 2100H solid core door incl. frame, paint and hardware	No	19	1,100.00	20,900.00
<b>EXTERNAL DOORS</b>			<b>8.06</b>	<b>\$279,900.00</b>
<b>NW INTERNAL WALLS</b>				
75 Single sided armco barrier	m	22	300.00	6,600.00
<b>INTERNAL WALLS</b>			<b>0.19</b>	<b>\$6,600.00</b>
<b>NS INTERNAL SCREENS AND BORROWED LIGHTS</b>				
88 Allowance for railing between safe ped walkway and Warehouse, approx. 1000mm high	m	28	350.00	9,800.00
<b>INTERNAL SCREENS AND BORROWED LIGHTS</b>			<b>0.28</b>	<b>\$9,800.00</b>
<b>ND INTERNAL DOORS</b>				
94 Allowance for gates to interior railing between safe ped walkway and Warehouse	No	2	750.00	1,500.00
<b>INTERNAL DOORS</b>			<b>0.04</b>	<b>\$1,500.00</b>
<b>FF FLOOR FINISHES</b>				
100 Floor sealer to warehouse	m <sup>2</sup>	34,518	5.00	172,590.00
106 Allowance for polished and sealed concrete floor finish to safe pedestrian walkway	m <sup>2</sup>	63	50.00	3,150.00
<b>FLOOR FINISHES</b>			<b>5.06</b>	<b>\$175,740.00</b>
<b>FT FITMENTS</b>				
119 Heavy duty safety bollards	No	118	450.00	53,100.00
121 Warehouse racking - EXCLUDED	Note			Excl.
154 Allowance for building signage	Item	1	3,000.00	3,000.00
155 Allowance for regulatory signage	Item	1	3,500.00	3,500.00
156 Dock accessories	No	23	3,500.00	80,500.00
158 Loose furniture / F.F. & E. - EXCLUDED	Note			Excl.
<b>FITMENTS</b>			<b>4.04</b>	<b>\$140,100.00</b>
<b>SE SPECIAL EQUIPMENT</b>				
159 Dock levellers	No	23	20,000.00	460,000.00
160 Materials handling equipment - EXCLUDED	Note			Excl.
161 Allowance for PhotoVoltaic (PV) System	Item	1	105,180.00	105,180.00
<b>SPECIAL EQUIPMENT</b>			<b>16.28</b>	<b>\$565,180.00</b>

# Lot 4 Bringelly - Temp. Controlled WH DA

## Proposed Industrial Development Estimate (Aug 2020)

Location Element Item

### B BUILDING WORKS

B3 Warehouse (continued)

GFA: 34,711 m<sup>2</sup>

Rates Current At August 2020

Description	Unit	Qty	Rate	Total
<b>HS HYDRAULIC SERVICES</b>				
162 Allowance for hydraulic services to warehouse	m <sup>2</sup>	34,587	15.00	518,805.00
<b>HYDRAULIC SERVICES</b>			<b>14.95</b>	<b>\$518,805.00</b>
<b>MS MECHANICAL SERVICES</b>				
178 Allowance for mechanical services including AHUs (air handling units) to warehouse	m <sup>2</sup>	34,587	180.00	6,225,660.00
<b>MECHANICAL SERVICES</b>			<b>179.36</b>	<b>\$6,225,660.00</b>
<b>FP FIRE PROTECTION</b>				
184 Allowance for fire protection to warehouse	m <sup>2</sup>	34,587	62.00	2,144,394.00
185 Allowance for fire protection to awnings	m <sup>2</sup>	3,489	65.00	226,785.00
<b>FIRE PROTECTION</b>			<b>68.31</b>	<b>\$2,371,179.00</b>
<b>LP ELECTRIC LIGHT AND POWER</b>				
189 Allowance for lights and power to warehouse	m <sup>2</sup>	34,587	65.00	2,248,155.00
190 Allowance for lights and power to awnings	m <sup>2</sup>	3,489	50.00	174,450.00
<b>ELECTRIC LIGHT AND POWER</b>			<b>\$77/m<sup>2</sup></b>	<b>\$2,422,605.00</b>
<b>BW BUILDERS WORK IN CONNECTION WITH SERVICES</b>				
198 Builders work in connection with services	Item	1	100,000.00	100,000.00
<b>BUILDERS WORK IN CONNECTION WITH SERVICES</b>			<b>2.88</b>	<b>\$100,000.00</b>
<b>WAREHOUSE</b>			<b>753.01</b>	<b>\$26,137,843.00</b>

# Lot 4 Bringelly - Temp. Controlled WH DA

## Proposed Industrial Development Estimate (Aug 2020)

Location Element Item

### B BUILDING WORKS

B4 Guardhouse

GFA: 34,711 m<sup>2</sup>

Rates Current At August 2020

Description	Unit	Qty	Rate	Total
<b>B BUILDING WORKS</b>				
B4 Guardhouse				
<b>SB SUBSTRUCTURE</b>				
18 Reinforced concrete slab on ground incl. basecourse, reinforcement, barrier membrane and foundation beams	m <sup>2</sup>	20	100.00	2,000.00
21 Allowance for foundations and substructure to Guardhouse	m <sup>2</sup>	20	100.00	2,000.00
22 Allowance for termite protection	m <sup>2</sup>	20	15.00	300.00
<b>SUBSTRUCTURE</b>			<b>268.75</b>	<b>\$4,300.00</b>
<b>RF ROOF</b>				
29 Allowance for roof framing and structure including purlins etc.	m	41.00	85.00	3,485.00
30 Allowance for metal deck roof covering complete including sarking and insulation, finishes, flashings etc.	m <sup>2</sup>	41	60.00	2,460.00
45 Eave gutter	m	6	95.00	570.00
47 Fascia capping	m	26	75.00	1,950.00
50 FC soffit lining incl. paint finish to guardhouse	m <sup>2</sup>	21	50.00	1,050.00
<b>ROOF</b>			<b>594.69</b>	<b>\$9,515.00</b>
<b>EW EXTERNAL WALLS</b>				
63 Double stud wall incl. FC lining to external face and plasterboard lining to internal face	m <sup>2</sup>	37	175.00	6,475.00
<b>EXTERNAL WALLS</b>			<b>404.69</b>	<b>\$6,475.00</b>
<b>WW WINDOWS</b>				
64 Exterior glazed windows including frame and hardware	m <sup>2</sup>	13	500.00	6,500.00
<b>WINDOWS</b>			<b>406.25</b>	<b>\$6,500.00</b>
<b>ED EXTERNAL DOORS</b>				
70 1000W x 2100H solid core door incl. frame, paint and hardware	No	1	1,100.00	1,100.00
<b>EXTERNAL DOORS</b>			<b>68.75</b>	<b>\$1,100.00</b>
<b>WF WALL FINISHES</b>				
99 Paint to walls	m <sup>2</sup>	35	10.00	350.00
<b>WALL FINISHES</b>			<b>21.88</b>	<b>\$350.00</b>
<b>FF FLOOR FINISHES</b>				
108 Carpet to guardhouse	m <sup>2</sup>	16	60.00	960.00
109 Allowance for skirting to guardhouse	m	17	15.00	255.00
<b>FLOOR FINISHES</b>			<b>75.94</b>	<b>\$1,215.00</b>
<b>CF CEILING FINISHES</b>				
118 Suspended plasterboard ceiling incl. paint	m <sup>2</sup>	16	80.00	1,280.00
<b>CEILING FINISHES</b>			<b>80.00</b>	<b>\$1,280.00</b>
<b>FT FITMENTS</b>				
153 Allowance for sundry fitments, fixtures and signage	Item	1	1,000.00	1,000.00

# Lot 4 Bringelly - Temp. Controlled WH DA

## Proposed Industrial Development Estimate (Aug 2020)

Location Element Item

### B BUILDING WORKS

B4 Guardhouse (continued)

GFA: 34,711 m<sup>2</sup>

Rates Current At August 2020

Description	Unit	Qty	Rate	Total
158 Loose furniture / F.F. & E. - EXCLUDED	Note			Excl.
<b>FITMENTS</b>			<b>62.50</b>	<b>\$1,000.00</b>
<b>HS HYDRAULIC SERVICES</b>				
165 Hydraulic service to Guard House - EXCLUDED	Note			Excl.
<b>HYDRAULIC SERVICES</b>				<b>Excl.</b>
<b>GS GAS SERVICE</b>				
177 Gas Services - EXCLUDED	Note			Excl.
<b>GAS SERVICE</b>				<b>Excl.</b>
<b>SH SPACE HEATING</b>				
183 Allowance for space heating	Item	1	1,500.00	1,500.00
<b>SPACE HEATING</b>			<b>93.75</b>	<b>\$1,500.00</b>
<b>MS MECHANICAL SERVICES</b>				
182 Mechanical services - EXCLUDED	Note			Excl.
<b>MECHANICAL SERVICES</b>				<b>Excl.</b>
<b>FP FIRE PROTECTION</b>				
188 Fire protection	Item	1	1,500.00	1,500.00
<b>FIRE PROTECTION</b>			<b>93.75</b>	<b>\$1,500.00</b>
<b>LP ELECTRIC LIGHT AND POWER</b>				
193 Allowance for lighting and power	Item	1	2,000.00	2,000.00
<b>ELECTRIC LIGHT AND POWER</b>			<b>125.00</b>	<b>\$2,000.00</b>
<b>BW BUILDERS WORK IN CONNECTION WITH SERVICES</b>				
198 Builders work in connection with services	Item	1	920.00	920.00
<b>BUILDERS WORK IN CONNECTION WITH SERVICES</b>			<b>57.50</b>	<b>\$920.00</b>
<b>GUARDHOUSE</b>			<b>2,353.44</b>	<b>\$37,655.00</b>



# Lot 4 Bringelly - Temp. Controlled WH DA

## Proposed Industrial Development Estimate (Aug 2020)

Location Element Item

### A SITE PREPARATION

Rates Current At August 2020

Description	Unit	Qty	Rate	Total
<b>A SITE PREPARATION</b>				
<b>XP SITE PREPARATION</b>				
1 Allowance for supply, install and removal of the silt fence	m	1,076	45.00	48,420.00
2 Allow for soil testing prior to commencement or as required by the Geotechnical Specification	Item	1	20,000.00	20,000.00
3 Allow for site clearing	m <sup>2</sup>	69,740	3.00	209,220.00
4 Allowance for sediment and erosion control	Item	1	50,000.00	50,000.00
5 Allowance for cutting / excavation of existing ground	m <sup>3</sup>	30,000	2.20	66,000.00
7 Allowance for backfill and compacting	m <sup>3</sup>	45,000	5.00	225,000.00
9 Allowance for minor site trimming and capping	m <sup>2</sup>	30,000	2.20	66,000.00
10 Allowance for seeding, hydromulch	Item	25,000	2.75	68,750.00
11 Allowance for site entry grate	No	1	5,000.00	5,000.00
12 Allowance for diversion drain including removal after site preparation is done	m	506	100.00	50,600.00
13 Allowance to terminate and remove existing redundant services works	Item	1	60,000.00	60,000.00
14 Allowance for temporary services works as required	Item	1	35,000.00	35,000.00
15 Allowance for disposal of non reusable material including redundant services works off site	Item	1	50,000.00	50,000.00
16 Allowance for site decontamination - remediation and removal of asbestos containing materials and PFAs - EXCLUDED	Note			Excl.
<b>SITE PREPARATION</b>				<b>\$953,990.00</b>
<b>SITE PREPARATION</b>				<b>\$953,990.00</b>

# Lot 4 Bringelly - Temp. Controlled WH DA

## Proposed Industrial Development Estimate (Aug 2020)

Location Element Item

### C EXTERNAL WORKS

Rates Current At August 2020

Description	Unit	Qty	Rate	Total
<b>C EXTERNAL WORKS</b>				
<b>XR ROADS, FOOTPATHS AND PAVED AREAS</b>				
199 Concrete hardstand	m <sup>2</sup>	22,274	80.00	1,781,920.00
201 Concrete kerb	m	2,057	70.00	143,990.00
202 Asphalt to carpark	m <sup>2</sup>	5,904	50.00	295,200.00
203 Pedestrian crossing line marking	m <sup>2</sup>	55	20.00	1,100.00
204 Allowance for speed bump	No	6	1,500.00	9,000.00
205 Concrete wheel stop	No	230	75.00	17,250.00
206 Allowance for car space line marking	m	1,316	5.00	6,580.00
207 Allowance for ACC space line marking	No	3	100.00	300.00
208 Allowance for directional arrow linemarking	No	6	150.00	900.00
209 Paving to footpath/office outdoor area	m <sup>2</sup>	815	100.00	81,500.00
210 Extra over for ramp to footpath	No	3	450.00	1,350.00
<b>ROADS, FOOTPATHS AND PAVED AREAS</b>				<b>\$2,339,090.00</b>
<b>XN BOUNDARY WALLS, FENCING AND GATES</b>				
211 Planter wall incl. tanking and render and paint to external face	m <sup>2</sup>	55	200.00	11,000.00
212 1000mm high metal balustrade	m	64	500.00	32,000.00
213 Palisade fence (assumed to full perimeter)	m	1,043	110.00	114,730.00
214 Fence / screen to staff outdoor area, approx. 2100mm high	m	27	200.00	5,400.00
215 1800mm Wide double fence gate to staff outdoor area	No	1	1,500.00	1,500.00
216 Single sided armco barrier	m	108	200.00	21,600.00
217 5.3m wide boom gate	No	2	3,500.00	7,000.00
218 16.8m wide automatic sliding palisade gate to entry	No	1	22,500.00	22,500.00
219 10m wide automatic sliding palisade gate to exit	No	1	15,000.00	15,000.00
220 Safety bollards to carpark	No	2	350.00	700.00
221 Reinforced concrete block retaining wall	m <sup>2</sup>	2,712	250.00	678,000.00
222 Footing to retaining walls	m	553	350.00	193,550.00
<b>BOUNDARY WALLS, FENCING AND GATES</b>				<b>\$1,102,980.00</b>
<b>XL LANDSCAPING AND IMPROVEMENTS</b>				
223 Allowance for staff outdoor kitchenette, including kitchen bench unit with sinks, BBQ unit, services connections etc. complete	Item	1	15,000.00	15,000.00
224 Allowance for bike racks	Item	1	3,162.00	3,162.00
225 Soft landscaping	m <sup>2</sup>	4,672	30.00	140,160.00
226 Allowance for tree planting	No	29	220.00	6,380.00
227 Allowance for planting to planter boxes incl. irrigation, mulching and planting	m <sup>2</sup>	150	320.00	48,000.00
229 Wooden bench to planter box	m	8	250.00	2,000.00
<b>LANDSCAPING AND IMPROVEMENTS</b>				<b>\$214,702.00</b>

# Lot 4 Bringelly - Temp. Controlled WH DA

## Proposed Industrial Development Estimate (Aug 2020)

Location Element Item

### C EXTERNAL WORKS (continued)

Rates Current At August 2020

Description	Unit	Qty	Rate	Total
<b>XK EXTERNAL STORMWATER DRAINAGE</b>				
230 Sealed junction pit	No	7	2,000.00	14,000.00
231 Single grated gully pit	No	53	1,500.00	79,500.00
232 Linear grated drain	m	153	800.00	122,400.00
233 Allowance for on-site detention tank (storage volume 1,660m3) incl. stormwater treatment device	Item	1	100,000.00	100,000.00
234 225mm dia. stormwater line	m	105	150.00	15,750.00
235 300mm dia. stormwater line	m	251	200.00	50,200.00
236 375mm dia. stormwater line	m	140	250.00	35,000.00
237 450mm dia. stormwater line	m	139	325.00	45,175.00
238 525mm dia. stormwater line	m	72	400.00	28,800.00
239 600mm dia. stormwater line	m	27	450.00	12,150.00
240 675mm dia. stormwater line	m	66	550.00	36,300.00
241 750mm dia. stormwater line	m	143	625.00	89,375.00
242 825mm dia. stormwater line	m	97	700.00	67,900.00
243 900mm dia. stormwater line	m	148	800.00	118,400.00
244 1050mm dia. stormwater line	m	99	1,130.00	111,870.00
245 1200mm dia. stormwater line	m	7	1,335.00	9,345.00
246 Allowance for connection to existing services	Item	1	18,500.00	18,500.00
<b>EXTERNAL STORMWATER DRAINAGE</b>				<b>\$954,665.00</b>
<b>XD EXTERNAL SEWER DRAINAGE</b>				
247 Sewer connection works allowance	Item	1	20,000.00	20,000.00
<b>EXTERNAL SEWER DRAINAGE</b>				<b>\$20,000.00</b>
<b>XW EXTERNAL WATER SUPPLY</b>				
248 Water connection works allowance	Item	1	20,000.00	20,000.00
<b>EXTERNAL WATER SUPPLY</b>				<b>\$20,000.00</b>
<b>XF EXTERNAL FIRE PROTECTION</b>				
249 Allowance for external hydrant installation including sprinkler tank	m <sup>2</sup>	35,000	5.00	175,000.00
<b>EXTERNAL FIRE PROTECTION</b>				<b>\$175,000.00</b>
<b>XE EXTERNAL ELECTRIC LIGHT AND POWER</b>				
250 Allowance for external lighting to carpark	m <sup>2</sup>	6,091	12.00	73,092.00
251 Allowance for external lighting and power to hardstand areas	m <sup>2</sup>	22,274	8.00	178,192.00
252 Allowance for external lighting and power to landscaped areas	m <sup>2</sup>	4,672	8.00	37,376.00
253 Allowance for standby generator	Item			Excluded
254 Eletrical connection works allowance	Item	1	25,000.00	25,000.00
<b>EXTERNAL ELECTRIC LIGHT AND POWER</b>				<b>\$313,660.00</b>
<b>XC EXTERNAL COMMUNICATIONS</b>				
255 Communication connection works allowance	Item	1	20,000.00	20,000.00
<b>EXTERNAL COMMUNICATIONS</b>				<b>\$20,000.00</b>
<b>EXTERNAL WORKS</b>				<b>\$6,114,087.00</b>



## **APPENDIX B: INFORMATION USED**

## DRAWINGS REGISTER

Sheet No	Sheet Name	Revision
DA101	Site Plan	P5
DA201	Warehouse Plan	P2
DA202	Roof Plan	P1
DA203	Warehouse Elevations	P2
DA210	Office - Ground Floor Plan	P1
DA211	Office - Level 1 Plan	P2
DA214	Office Elevations	P2
DA215	Office Sections	P1
DA220	Dock Office Plans	P1
DA221	Dock Office Elevations	P1
DA305	Warehouse Sections	P1
DA400	Typical Details - Dock	P1
DA401	Typical Details - RSD/RRD	P1
DA800	Signage Plan	P1
CO11994.10-DA10	Drawing List & General Details	B
CO11994.10-DA20	Erosion & Sediment Control Plan	B
CO11994.10-DA25	Erosion & Sediment Control Details	B
CO11994.10-DA30	Bulk Earthworks Plan	A
CO11994.10-DA35	Bulk Earthworks Sections - Sheet 1	A
CO11994.10-DA36	Bulk Earthworks Sections - Sheet 2	A
CO11994.10-DA41	Stormwater Drainage Plan - Sheet 1	B
CO11994.10-DA42	Stormwater Drainage Plan - Sheet 2	B
CO11994.10-DA45	Stormwater Drainage Details - Sheet 1	A
CO11994.10-DA46	Stormwater Drainage Details - Sheet 2	A
CO11994.10-DA51	Finished Levels Plan - Sheet 1	B
CO11994.10-DA52	Finished Levels Plan - Sheet 2	B
CO11994.10-DA55	Typical Sections	A

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