

Fraser's Property Eastern Creek - Stage 1							
DA Cost Estimate							08-Sep-17
Item	Description	Qty	Unit	Rate	Total	\$	Comments
<b>1</b>	<b>SITE PREPARATION</b>					<b>0</b>	Included in Preliminaries
1.1	Site Establishment	1	item		INCLUDED		
1.2	Environmental Protection	1	item		INCLUDED		
1.4	Survey & Setout	1	item		INCLUDED		
1.5	Traffic Management	1	item		INCLUDED		
<b>2</b>	<b>BULK EARTHWORKS &amp; BENCHING</b>					<b>125,700</b>	
2.1	Clear and grub	41,900	m2		EXCLUDED		EARLY WORKS PACKAGE/Separate budget
2.2	Bench site	0	m3		EXCLUDED		EARLY WORKS PACKAGE/Separate budget
2.3	Minor cut to fill over site area, say 500mm avg depth	20,000	m3		EXCLUDED		EARLY WORKS PACKAGE/Separate budget
2.4	Stabilisation with In Place Mixing	1	item		EXCLUDED		EARLY WORKS PACKAGE/Separate budget
2.5	Final trim and proof roll subgrade	41,900	m2	3		125,700	
2.6	Soft spot allowance	1	item		EXCLUDED		
2.7	Allow for contaminated material remediation and disposal	1	item		EXCLUDED		
<b>3</b>	<b>SEDIMENT &amp; EROSION CONTROL</b>					<b>100,150</b>	
3.1	Sediment Basins	1	item	20,000		20,000	
3.2	Drop inlet sediment traps and inlet control banks	24	each	1,000		24,000	
3.3	Catch diversion drain / flow path	480	m	30		14,400	
3.4	Sediment barrier fencing	450	m	15		6,750	
3.5	Allow for cleaning, emptying and maintaining works through out the contract	1	item	25,000		25,000	
3.6	Removal of Sediment & Basin	1	item	5,000		5,000	
3.7	Formation of site access and vehicle shaker grid	1	item	5,000		5,000	
<b>4</b>	<b>RETAINING &amp; ACOUSTIC WALLS</b>					<b>440,640</b>	
4.1	Allowance for retaining walls	1	item	50,000		50,000	Including batter with excavated material and turf finishes
4.2	Acoustic / noise walls - combination of gabion and timber walls	363	m2	800		290,640	Assumed avg 2.1m high
4.3	Provisional allowance for Architecture Screening	1	item	100,000		100,000	
<b>5</b>	<b>SITE SERVICES / UTILITIES</b>					<b>1,456,610</b>	
	<b>Note: No allowance for services diversion</b>		<b>Note</b>				
5.1	Stormwater drainage connection	1	item	10,000		10,000	Connection to public domain
5.1.1	Excavation for stormwater drainage structures	2,289	m3	50		114,440	
5.1.2	Disposal of excavated material to spoil heap on site	173	m3	35		6,039	
5.1.3	Allow for bed and haunching to underside of RCP pipework	140	m3	165		23,070	
5.1.4	Supply and lay 150mm dia uPVC pipe	152	m	55		8,361	
5.1.5	Supply and lay 225mm dia uPVC pipe	199	m	90		17,910	
5.1.6	Supply and lay 300mm dia uPVC pipe	233	m	150		34,958	
5.1.7	Supply and lay 375mm dia (Class 2) RCP pipe	445	m	175		77,907	
5.1.8	Supply and lay 450mm dia (Class 2) RCP pipe	70	m	220		15,323	
5.1.9	Supply and lay 525mm dia (Class 2) RCP pipe	135	m	250		33,770	
5.1.10	Supply and lay 600mm dia (Class 2) RCP pipe	137	m	300		41,010	
5.1.11	Supply and lay 750mm dia (Class 2) RCP pipe	45	m	400		18,000	
5.1.12	Allow for backfilling with previously excavated materials	1,976	m3	30		59,293	

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5.1.13	900x900 pit with hinged medium duty grated lid Class C including Enviropod 200 micron pit basket with oilsorbs; depth less than 1.0m deep	17	No	2,815	47,855		
5.1.14	900x900 pit with hinged medium duty grated lid Class C including Enviropod 200 micron pit basket with oilsorbs; depth 1.0 to 2.0m deep	3	No	3,415	10,245		
5.1.15	900x900 pit with hinged medium duty grated lid Class C including Enviropod 200 micron pit basket with oilsorbs; depth 2.0-3.0m deep	7	No	4,915	34,405		
5.1.16	900x900 pit with hinged medium duty sealed lid Class C; depth less than 1.0m deep	2	No	2,565	5,130		
5.1.17	900x900 pit with hinged medium duty sealed lid Class C; depth 1.0 to 2m deep	9	No	3,165	28,485		
5.1.18	900x900 pit with hinged medium duty sealed lid Class C; depth 3m deep	2	No	4,665	9,330		
5.1.19	900x900 pit with hinged heavy duty grated lid Class D including Enviropod 200 micron pit basket with oilsorbs; depth 1.0 to 2.0m deep	2	No	3,265	6,530		
5.1.20	900x900 pit with hinged heavy duty grated lid Class D including Enviropod 200 micron pit basket with oilsorbs; depth over 2.0m deep	2	No	4,315	8,630		
5.1.21	900x900 pit with hinged light duty sealed lid Class B; depth 1.0 to 2.0m deep	1	No	3,085	3,085		
5.1.22	900x900 pit with hinged light duty sealed lid Class B; depth over 2.0m deep	3	No	3,985	11,955		
5.1.23	900x900 pit with hinged light duty grated lid Class B including Enviropod 200 micron pit basket with oilsorbs; depth less than 1.0m deep	6	No	2,735	16,410		
5.1.24	900x900 pit with hinged light duty grated lid Class B including Enviropod 200 micron pit basket with oilsorbs; depth 1.0 to 2.0m deep	2	No	3,335	6,670		
5.1.25	300mm wide (Aco drain) heavy duty grated drain Class D	67	m	1,000	67,000		
5.1.26	1m wide open drainage/swale	590	m	20	11,800		
5.2	Allowance for On site detention	1	item		EXCLUDED		Not required
5.3	Sewer services	1	item	10,000	10,000		Coonnection only to public domain
5.4	Water services	1	item	10,000	10,000		Coonnection only to public domain
5.5	Electrical services connection to consumer mains	1	item	20,000	20,000		Coonnection only to public domain
5.6	Kiosk substation	3	No		EXCLUDED		Separate budget
5.7	Street lightings to carpark	41,900	m2	10	419,000		Provisional allowance only
5.8	Security services	1	item	100,000	100,000		Provisional allowance only
5.9	Communication services	1	item	10,000	10,000		Coonnection only to public domain
5.10	Gas services	1	item	10,000	10,000		Coonnection only to public domain
5.11	Fire services	1	item	150,000	150,000		Hydrant, booster, pump and connection. No sprinkler tank is required

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<b>6</b>	<b>ROADS &amp; PAVEMENTS</b>					<b>1,736,627</b>	
6.1	Local seal road including 150mm subgrade, 250mm DGS20, 2 coat seal (7mm/7mm aggregate), tack coat, primer seal, 40mm AC20 & 40mm AC14 to entry of Beggs Road	1,400	m2		EXCLUDED		Outside boundary works
6.2	Internal access roads	4,500	m2		EXCLUDED		Separate budget
6.3	Loading zone including including concrete slab base	3,116	m2	85	264,860		Includes pavement marking
6.4	On grade carpark including 40mm AC14 on 200mm DGS20	14,505	m2	80	1,160,364		Includes pavement marking
6.5	Concrete footpath within carpark, 100m thk	1,080	m2	120	129,600		
6.6	Potential road widening	1,170	m2		EXCLUDED		Separate budget
6.7	Median island with soft landscaping	1,210	m2	150	181,803		
<b>7</b>	<b>BUILDING SHELL CONSTRUCTION</b>					<b>8,651,520</b>	
7.1	Supermarket / Retail Shell	12,016	m2	720	8,651,520		
7.2	Child care for 40 kids including outdoor play areas (Cold Shell)	700	m2		EXCLUDED		Separate budget
7.3	Pad site	1,560	m2		EXCLUDED		Separate budget
<b>8</b>	<b>FITOUT AND SERVICES PROVISION</b>					<b>8,211,740</b>	
8.1	Woolworth (Warm Shell)	3,778	m2	900	3,400,200		Includes 200m2 of mezzanine plant, assumed administration on ground
8.2	Liquor (Warm Shell)	197	m2	1,050	206,850		
8.3	Pharmacy / Medical (Cold Shell)	878	m2	380	333,640		
8.4	Mini Major (Cold Shell)	576	m2	310	178,560		
8.5	Specialty Retail (Cold Shell)	1,636	m2	430	703,480		
8.6	Food Retail (Cold Shell)	1,381	m2	600	828,600		Cold shell only, including new entrance doors, grease arrestors, base building services
8.7	Fresh Food (Cold Shell)	231	m2	400	92,400		
8.8	Kiosk (16m2 each)	3	No	5,000	15,000		Allow capped services only
8.9	New gym (Cold Shell)	366	m2	500	183,000		No allowance for amenities within gym
8.10	End of Trip facilities	57	m2	2,350	133,950		
8.11	Bike Storage	31	m2	550	17,050		Change to chain wire mesh, treat as external space
8.12	Amenities	228	m2	2,510	572,280		
8.13	Mall Circulation corridors/Common areas - Enclosed	1,203	m2	740	890,220		
8.14	Open Mall	723	m2	410	296,430		
8.15	CM	20	m2	940	18,800		
8.16	BOH - Bins/Recycling/Store/Loading/Plantroom	711	m2	480	341,280		
8.17	Child care for 40 kids including outdoor play areas (Cold Shell)	700	m2		EXCLUDED		Separate budget
8.18	Pad site	1,560	m2		EXCLUDED		Separate budget
8.19	Escalators incl Builder's Works		No		N/A		
8.20	Lifts including Builder's Works		No		N/A		
<b>9</b>	<b>FEATURE WALLS</b>					<b>1,988,800</b>	
9.1	Combination of stained pattern precast concrete panels and ribbed metal cladding	2,689	m2	700	1,882,300		Rate as agreed with Frasers
9.2	Allow for LED strip lightings to feature walls	355	m	300	106,500		
<b>10</b>	<b>ESD INITIATIVES</b>					<b>1,000,000</b>	
10.1	ESD 6 Green Star allowance	1	item	1,000,000	1,000,000		Allowance; Requirements TBC

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<b>11</b>	<b>CANOPIES &amp; SKYLIGHTS</b>					<b>1,369,600</b>	
11.1	Arcade canopy - feature plasterboard/perforated ceiling	477	m2	350	166,950		
11.2	Glazed canopy between specialty tenancy	115	m2	1,500	172,500		
11.3	Metal cladded canopy on steel framed including perimeter glazed insert to Deck	378	m2	1,200	453,600		
11.4	Metal cladded canopy on steel framed along specialty tenancy	185	m2	1,000	185,000		
11.5	Trolley store canopy	48	m2	500	24,000		
11.6	Skylights	300	m2	1,000	300,000		
11.7	Louvres screen to roof	135	m2	500	67,550		
<b>12</b>	<b>LANDSCAPING</b>					<b>1,073,270</b>	
12.1	External walkway with washed aggregate concrete paving	1,421	m2	120	170,520		
12.2	On grade timber deck	865	m2	350	302,750		
12.3	Provisional allowance for Mall planting/seating/display	1	item	50,000	50,000		
12.4	Allowance for Landscaping	1	item	500,000	500,000		in line with Frasers budget
12.5	Communal produce garden including feature perimeter wall cladding	1	item	50,000	50,000		
12.6	Provisional allowance for trees	1	item		INCLUDED		
<b>13</b>	<b>FURNITURE</b>					<b>177,000</b>	
13.1	Provisional allowance for indoor furniture	1	item		EXCLUDED		Tenant's Costs
13.2	Provisional allowance for street furniture	1	item		EXCLUDED		Tenant's Costs
13.3	Provisional allowance for standing up seating	1	item		EXCLUDED		Tenant's Costs
13.4	Sundry - mailbox, bollards, trolley bays, bins etc	1	item	50,000	50,000		
13.5	Provisional allowance for playground	1	item	100,000	100,000		
13.6	Balustrades along deck	45	m	600	27,000		
<b>14</b>	<b>SIGNAGE (PROVISIONAL ALLOWANCE ONLY)</b>					<b>450,000</b>	
14.1	Pylon sign	1	no	150,000	150,000		
14.2	Tenant signage	1	item	100,000	100,000		
14.3	External building signage	1	item	150,000	150,000		As per Frasers budget
14.4	Statutory signage	1	item	50,000	50,000		
<b>15</b>	<b>WORKS OUTSIDE BOUNDARY</b>					<b>0</b>	
15.1	Traffic lights at intersection with Cable Place	1	item		EXCLUDED		
15.2	Access road / verge / footpath / kerbs and gutters / pavement outside boundary	1	item		EXCLUDED		
15.3	Utilities/services outside boundary	1	item		EXCLUDED		
15.4	Works to Stage 2 & 3	1	item		EXCLUDED		
15.5	Pedestrian fence behind bus stop	1	item		EXCLUDED		
<b>Sub Total</b>						<b>26,781,656</b>	
16	Preliminaries & Margin	12.0%		26,781,656	3,213,799		
17	Staging - within Lot 2 Scope of Works	1	item		EXCLUDED		
<b>Total Construction Cost</b>						<b>29,995,455</b>	

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Item	Description	Qty	Unit	Rate	Total	\$	Comments
18	Design Contingency	1	item		EXCLUDED		
19	Construction Contingency	1	item		EXCLUDED		
20	Design Fees	6.0%		29,995,455	1,799,727		
21	Authority Fees and Charges	1	item		EXCLUDED		
22	Long Service Levy	1	item		EXCLUDED		
23	S94 Contribution	1	item		EXCLUDED		
24	Escalation	1	item		EXCLUDED	<b>1,799,727</b>	
<b>TOTAL PROJECT COST (excl GST)</b>						<b>31,795,182</b>	
25	GST					3,179,517	
<b>TOTAL PROJECT COST (incl GST)</b>						<b>34,974,699</b>	
<b>NOTE:</b>							
We have used the following information in the preparation of this cost estimate:							
- Preliminary DA Package received 06.09.2017							
- Henry & Hymas civil drawings dated 30.08.2017							