



APPENDIX C
Quantity Surveyors Estimate

8th November 2018

den.578

Concrush
Attn: Mr Kevin Thompson
Email: Kevin@concrush.com.au

RE: 21 Racecourse Road TERALBA NSW 2284

Please find attached the **SEAR's Estimate** for the new construction at the above mentioned property.

The Budget Estimate total is **\$1,111,514 exclusive of GST, land and financial costs.**

The estimate was based on the drawings provided by Umwelt and detailed in the estimate.

Please note that any Structural elements that have not been advised have been based on Denary's assumption of what will be required. Therefore it is recommended that this estimate be used for feasibility purposes only.

If you have any queries regarding the Budget Estimate please contact the undersigned.

Best Regards



Ryan Thomson
Principal
Denary

PROJECT INFORMATION

PROJECT DESCRIPTION	Site Works
PROJECT LOCATION	21 Racecourse Road TERALBA NSW 2284
VERSION DESCRIPTION	SEAR's Estimate
RATES CURRENT AT	November 2018
TOTAL (GST EXCLUSIVE)	\$1,111,514
TOTAL (GST INCLUSIVE)	\$1,222,665

ESTIMATE INFORMATION

Below is a list of information used to prepare the SEAR's Estimate.

- Drawings prepared by Umwelt Environmental Consultants as listed

below:

Stage 1 – Conceptual Layout

Stage 2 & 3 – Conceptual Layout

- Engineering Drawings prepared by Northrop Consulting Engineers as

listed below:

Proposal Site and Operational Plan

- NSW Government – Planning & Environment, Secretary's Environmental Assessment Requirements documentation.
- Discussions over the phone & emails

SCHEDULE OF EXCLUSIONS

- Land & Legal Costs

- Authority Costs

- Holding Costs & Interest Charges

- Unknown Conditions

- Finance Costs

- Leasing & Marketing Costs

- Removal of Hazardous Materials & Contaminated Soils

- Delay Costs

- Escalation

SEAR's ESTIMATE

Trade Summary

Project: Industrail		Details: Concrush Expansion			
Building: 21 Racecourse Road TERALBA		SEAR's Estimate			
Description	Quantity	Unit	Rate	SubTotal	Total
<u>STAGE 1</u>					
EXTERNAL FACILITIES				579,134	579,134
EXTERNAL STORMWATER				38,400	38,400
BOUNDARY WALLS, FENCES & GATES				21,600	21,600
FITMENTS				4,500	4,500
ENGINEERED PASTEURISED SYSTEM				200,000	200,000
<u>STAGE 2</u>					
EXTERNAL FACILITIES				45,000	45,000
<u>STAGE 3</u>					
EXTERNAL FACILITIES				18,000	18,000
OUTBUILDINGS & COVERED WAYS				98,220	98,220
BOUNDARY WALLS, FENCES & GATES				6,410	6,410
ROADS & FOOTPATHS				100,250	100,250
SUB TOTAL				1,111,514	1,111,514
GST				10%	111,151
GRAND TOTAL				1,222,665	1,222,665

Trade Detail

Project: Industrail	Details: Concrush Expansion
Building: 21 Racecourse Road TERALBA	SEAR's Estimate

Code	Description	Quantity	Unit	Rate	SubTotal	Total
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EXTERNAL FACILITIES

<u>Storage Areas</u>						
	Civil works to new Storage Areas including preparation, supply & installation of raodbase	18,938	m2	29	551,134	551,134
	Supply & install Geofabric layer (where required)	7,000	m2	4	28,000	28,000

EXTERNAL FACILITIES

579,134

579,134

EXTERNAL STORMWATER

<u>Sanitry Drainage</u>						
	300mm dia. stormwater pipes	100	m	125	12,500	12,500
	1000mm x 1000mm stormwater pits	4	No	1,475	5,900	5,900
	Sedimentation pit	1	No	20,000	20,000	20,000

EXTERNAL STORMWATER

38,400

38,400

BOUNDARY WALLS, FENCES & GATES

<u>Fence</u>						
	1.8m high galvanised chainwire mesh fence	1,080	m2	20	21,600	21,600

BOUNDARY WALLS, FENCES & GATES

21,600

21,600

FITMENTS

<u>Site Signage</u>						
	Allowance for Traffic Flow Signage	1	Item	4,500	4,500	4,500

FITMENTS

4,500

4,500

ENGINEERED PASTEURISED SYSTEM

<u>Pasteurised System</u>						
	Allowance for fans, pumps & tanks	1	Item	200,000	200,000	200,000

ENGINEERED PASTEURISED SYSTEM

200,000

200,000

EXTERNAL FACILITIES

<u>Weighbridge</u>						
	Supply & install 3rd weighbridge	1	No	45,000	45,000	45,000

EXTERNAL FACILITIES

45,000

45,000

Trade Detail

Project: Industrail	Details: Concrush Expansion
Building: 21 Racecourse Road TERALBA	SEAR's Estimate

Code	Description	Quantity	Unit	Rate	SubTotal	Total
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EXTERNAL FACILITIES

	<u>Weighbridges</u>					
	Relocate existing weighbridges	2	No	9,000	18,000	18,000
EXTERNAL FACILITIES					18,000	18,000

OUTBUILDINGS & COVERED WAYS

	<u>Weighbridge Office</u>					
	New weighbridge office	46	m2	2,000	91,220	91,220
	<u>Existing Building</u>					
	Relocate existing Maintenance Shed & Lunch Room	1	Item	7,000	7,000	7,000
OUTBUILDINGS & COVERED WAYS					98,220	98,220

BOUNDARY WALLS, FENCES & GATES

	<u>Gates</u>					
	1.8m high galvanised chainwire mesh gates	13	m2	350	4,410	4,410
	<u>Fencing</u>					
	Security fencing to relocated Maintenance Shed & Lunch Room	1	Item	2,000	2,000	2,000
BOUNDARY WALLS, FENCES & GATES					6,410	6,410

ROADS & FOOTPATHS

	<u>Entry</u>					
	Construct new entry (Civil Works)	1	Item	7,750	7,750	7,750
	Construct new Light Vehicle Exit (Civil Works)	1	Item	22,500	22,500	22,500
	<u>Asphalt Road</u>					
	New sealed asphalt road	2,000	m2	35	70,000	70,000
ROADS & FOOTPATHS					100,250	100,250