

jf:17271.6.1. DA Estimate Report. ps.sk

6 December 2019

Goodman Group
Level 17, 60 Castlereagh St
SYDNEY NSW 2000Attention: Ms Stephanie Partridge
Email: Stephanie.Partridge@goodman.com

Dear Stephanie,

**DA ESTIMATE REPORT – DECEMBER 2019
MOD 2 SEARS, OAKDALE WEST ESTATE**

Please find attached our DA Estimate Report for the proposed project located at Oakdale West Estate, Horsley Park, NSW 2175.

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.

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

Yours faithfully,

**Paul Skinner**
Director
Rider Levett BucknallPaul.Skinner@au.rlb.comISO 9001
FS 548756

DA ESTIMATE

DECEMBER 2019

MOD 2 SEARS, OAKDALE WEST ESTATE

OAKDALE WEST ESTATE, HORSLEY PARK

Prepared For

Goodman Group
Level 17, 60 Castlereagh St
SYDNEY NSW 2000

Prepared By

Rider Levett Bucknall NSW Pty Ltd
Level 19
141 Walker Street
North Sydney NSW 2060
T: +61 2 9922 2277

Our Ref

17271-ES-1

Project number

17271

Issued on

6 December 2019

RLB.com

REPORTS ISSUED

Report	Date	Title Description	Released By
1	6 December 2019	DA Estimate Report	Paul Skinner

RIDER LEVETT BUCKNALL QA

	Prepared by:	Reviewed by:	Released by:
Name:	Staz Kamenschchikov & Alexander Wang	Robbie Stewart	Paul Skinner

Signature:



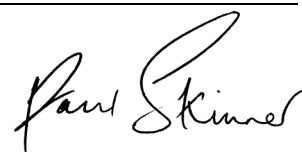


TABLE OF CONTENTS

1.0	Executive Summary	1
1.1	Introduction	1
1.2	Cost Summary	1
1.3	Major Assumptions	1
1.4	Statement of Reliance	1
2.0	Project Information	2
2.1	Project Team	2
2.2	Project Description	2
3.0	Basis of Report	3
3.1	Purpose and Status of Cost Report	3
3.2	Basis of Procurement	3
3.3	Programme	3
3.4	Forecast Escalation	3
3.5	Information Used	3
3.6	Key Assumptions	3
3.7	Inclusions	4
3.8	Exclusions	5
4.0	Schedule of Areas	6
4.1	Definition	6
4.2	Schedule	6

APPENDICES

Appendix A: Estimate Details

Appendix B: Drawing Register

1.0 EXECUTIVE SUMMARY

1.1 INTRODUCTION

This report provides preliminary costs for the proposed MOD 2 site infrastructure and warehouse 1A, 1B1, 1B2 & 1C works located at Oakdale West Estate, Horsley Park. The project is known as MOD 2 SEARS.

1.2 COST SUMMARY

The costs can be summarised as follows:

Element	Cost
Construction Cost	\$199,891,191
Design Contingency	Excl.
Construction Contingency	Excl.
Professional Fees - Planning Phase	\$9,994,558
Professional Fees - Delivery Phase	\$10,504,251
Authority Fees & Charges	Excl.
Escalation to Construction	Excl.
Escalation During Construction	Excl.
TOTAL PROJECT COSTS (Excluding GST)	\$220,390,000
Goods & Services Tax (GST)	\$22,039,000
TOTAL PROJECT COSTS (Including GST)	\$242,429,000

1.3 MAJOR ASSUMPTIONS

This estimate report is based on a number of assumptions, as per Section 3.6 further within this report.

The following assumptions are of particular note:

- Architectural specifications.
- Engineering services works
- Tenant specific FF&E is excluded

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 TEAM

Client:	Goodman Limited
Quantity Surveyor:	Rider Levett Bucknall
Architect:	SBA Architects
Engineering Services:	AT&L

2.2 PROJECT DESCRIPTION

The project involves MOD 2 infrastructure works and the construction of 1A, 1B1, 1B2 & 1C warehouse located at Oakdale West Estate and comprises the following scope of works:

MOD 2

- Site infrastructure civil works consisting of demolition, bulk excavation (Precinct 1), road works (Road 1, 2, 6 & 7), stormwater, sewer, retaining walls and landscaping.

Warehouse Buildings 1A, 1B1, 1B2 & 1C

- Construction of new warehouse and office facilities.
- Construction of new carpark and hardstand areas including landscaping.

3.0 BASIS OF REPORT

3.1 PURPOSE AND STATUS OF COST REPORT

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

As the project progresses, the developing design should be reviewed against the allowances made within this report. The costs should be considered in the context of the current stage of the design.

3.2 BASIS OF PROCUREMENT

The estimate is based on the assumption that a competitive tender form of procurement process will be conducted with pre-qualified contractors (no less than 3 no.) with the proven capability and relevant experience to successfully deliver a project of this nature.

3.3 PROGRAMME

RLB has not been advised of a planning or delivery programme for this project.

3.4 FORECAST ESCALATION

Forecast escalation is excluded from this estimate.

3.5 INFORMATION USED

The costs in this report are based upon rates applied to measured elemental quantities and are current as at December 2019.

- Drawings used – refer Appendix B

3.6 KEY ASSUMPTIONS

Due to the stage of the project, some of the report is based on assumptions rather than outline design. These assumptions should be tested as the project progresses.

We have employed the following assumptions in preparing this report:

- Specifications generally. The estimate includes \$/m2 allowance for elements including finishes and services, based on assumed specifications and preliminary design information.
- Engineering services allowances are based on \$/m2 allowances, based on assumed design, capacities, etc. and system installations.
- MOD 2 civil works measured within the Precinct 1 boundaries parameters, as per AT&L drawing 15-272-C1003 Rev A10.
- RLB has not allowed for air-conditioning to warehouses, only ventilation.
- Earthwork allowances are based on excavation in material other than rock.
- A provisional allowance of \$100,000 is included for the refuelling tanks
- A provisional allowance of \$90,000 is included for refuelling station and pump.
- A provisional allowance of \$50,000 is included for above ground LPG gas tank.
- A provisional allowance of \$2,900,000 is included for Kiosk substation including cabling.
- A provisional allowance of \$140,000 is included for the automatic washer “Karcher TB-46”.
- A provisional allowance of \$150,000 is included for the Gross Pollutant Trap.
- A provisional allowance of \$21,056,000 is included for in-rack sprinklers.

- A provisional allowance of 950,000 is included for solar energy system.
- A provisional allowance of \$1,375,000 is included for truck weighbridges.
- FF&E, loose fittings and equipment are excluded from the estimate.
- The estimate does not include an allowance for staging and/or to complete the works out of sequence.
- It is assumed that the works will be undertaken during normal working hours.
- No allowance for Stage 2 works to warehouse 1A.

3.7 INCLUSIONS

The estimate includes the following allowances:

- Professional Fees – Planning Phase (5%)
- Professional Fees – Delivery Phase (5%)
- Authority Fees & Charges (2%)
- Goods and Services Tax (10%)
- A provisional allowance of \$100,000 for the refuelling tanks
- A provisional allowance of \$90,000 for refuelling station and pump.
- A provisional allowance of \$50,000 for above ground LPG gas tank.
- A provisional allowance of \$2,900,000 for Kiosk substation including cabling.
- A provisional allowance of \$140,000 for the automatic washer “Karcher TB-46”.
- A provisional allowance of \$150,000 for the Gross Pollutant Trap.
- A provisional allowance of \$21,056,000 for in-rack sprinklers.
- A provisional allowance of \$1,375,000 for truck weighbridges.
- A provisional allowance of 950,000 for solar energy system.

3.8 EXCLUSIONS

In compiling this DA Estimate, no allowance has been made for the following cost items. Allowances for these items should be added as appropriate to establish the total project cost. If requested, we can provide assistance to assess these allowances:

- Stage 2 works to warehouse 1A
- Any costs and fees as a result of any development approval resubmissions
- Any special or additional contributions sought by authorities for public or other facilities as a condition of development approval
- Computer installations including wiring
- Cost increases beyond December 2019
- Design Contingency
- Construction Contingency
- Environmental impact study costs
- Finance costs and interest charges
- Land and legal costs
- Loose furniture, fittings and equipment (other than allowances expressly included in the estimate)
- Public utilities' charges, contributions and levies
- Site allowance payment that may be applicable to the works
- All costs associated with hazardous and contaminated materials
- Corporate Signage
- Telephone services
- Works outside site boundaries
- Augmentation and extensions to existing Authority mains
- Out of sequence work / staging & working outside normal working hours
- Any upgrade to existing building to comply with current construction code that may be required, but not documented
- Air-conditioning of warehouse
- Tenant specialist equipment, etc. for the purposes of ultimate occupant business operations
- Excavation in rock
- Treatment of soft spots
- All costs associated with heritage, cultural, archaeological artefacts, etc.
- External gas connection works
- Truck queueing digital display board

4.0 SCHEDULE OF AREAS

4.1 DEFINITION

The terminology “GFA” as utilised in this report relates to Gross Floor Area. The definition of GFA as measured in this report is as follows:

GROSS FLOOR AREA (G.F.A.)

The sum of the “Fully Enclosed Covered Area” and “Unenclosed Covered Area” as defined.

FULLY ENCLOSED COVERED AREA (F.E.C.A.)

The sum of all such areas at all building floor levels, including basements (except unexcavated portions), floored roof spaces and attics, garages, penthouses, enclosed porches and attached enclosed covered ways alongside buildings, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and usable areas of the building, computed by measuring from the normal inside face of exterior walls but ignoring any projections such as plinths, columns, piers and the like which project from the normal inside face of exterior walls. It shall not include open courts, lightwells, connecting or isolated covered ways and net open areas or upper portions of rooms, lobbies, halls, interstitial spaces and the like which extend through the storey being computed.

UNENCLOSED COVERED AREA (U.C.A.)

The sum of all such areas at all building floor levels, including roofed balconies, open verandahs, porches and porticos, attached open covered ways alongside buildings, undercrofts and usable space under buildings, unenclosed access galleries (including ground floor) and any other trafficable covered areas of the building which are not totally enclosed by full height walls, computed by measuring the area between the enclosing walls or balustrade (i.e. from the inside face of the U.C.A. excluding the wall or balustrade thickness). When the covering element (i.e. roof or upper floor) is supported by columns, is cantilevered or is suspended, or any combination of these, the measurements shall be taken to the edge of the paving or to the edge of the cover, whichever is the lesser. U.C.A. shall not include eaves overhangs, sun shading, awnings and the like where these do not relate to the clearly defined trafficable areas, nor shall it include connecting or isolated covered ways.

4.2 SCHEDULE

Location	GFA
Warehouse 1A	71,458 m ²
Mezzanine 1A	31,856 m ²
Offices & Amenities 1A	3,627 m ²
Gatehouse 1A	93 m ²
Energy Complex 1A	922 m ²
Trailer Workshop & Wash 1A	726 m ²
Warehouse 1B1 & 1B2	10,323 m ²
Office & Amenities 1B1 & 1B2	1,043 m ²
Warehouse 1C	4,538 m ²
Office & Amenities 1C	408 m ²
TOTAL	124,991 m²

APPENDIX A: ESTIMATE DETAILS

MOD 2 Sears DA Estimate

DA Estimate - December 2019

Location Summary

GFA: Gross Floor Area
Rates Current At December 2019

Location	GFA m ²	Cost/m ²	Total Cost
A SITE PREPARATION			
A1 Demolition (Precinct 1)			3,371
A2 Site Preparation (Precinct 1)			13,671,544
A3 Civil Works (Road Nos. 1, 2, 6 & 7)			6,937,245
A - SITE PREPARATION			\$20,612,160
B BUILDING WORKS			
B1 Warehouse (1A)	71,458	1,446	103,328,747
B2 Mezzanine (1A)	31,856	437	13,924,647
B3 Offices & Amenities (1A)	3,627	2,764	10,023,981
B4 Gatehouse (1A)	93	2,914	270,958
B5 Energy Complex (1A)	922	1,969	1,815,566
B6 Trailer Workshop & Wash (1A)	726	2,205	1,600,595
B7 Warehouse (1B1 & 1B2)	10,323	1,045	10,787,166
B8 Offices & Amenities (1B1 & 1B2)	1,043	3,004	3,133,153
B9 Warehouse (1C)	4,538	1,040	4,721,697
B10 Offices & Amenities (1C)	408	3,562	1,453,439
B - BUILDING WORKS	124,994	\$1,209	\$151,059,949
C EXTERNAL WORKS			
C1 Carpark			2,424,687
C2 Hardstand			16,074,701
C3 Landscaping & External Works			1,940,829
C4 Services Infrastructure			7,778,865
C - EXTERNAL WORKS			\$28,219,082
ESTIMATED NET COST	124,994	\$1,599	\$199,891,191
MARGINS & ADJUSTMENTS			
Design Contingency			Excl.
Construction Contingency			Excl.
Professional Fees - Planning Phase	5.0%		\$9,994,558
Professional Fees - Delivery Phase	5.0%		\$10,504,251
Authority Fees & Charges			Excl.
Escalation to Construction			Excl.
Escalation During Construction			Excl.
ESTIMATED TOTAL COST (EXCL. GST)	124,994	\$1,763	\$220,390,000
Goods & Services Tax (GST)	10.0%		\$22,039,000
ESTIMATED TOTAL COST	124,994	\$1,940	\$242,429,000

MOD 2 Sears DA Estimate

DA Estimate - December 2019

Element Summary

Gross Floor Area: 124,994 m²
Rates Current At December 2019

Description		%	Cost/m ²	Total Cost
SB	SUBSTRUCTURE	13.8%	\$268	\$33,459,325
CL	COLUMNS	1.7%	\$33	\$4,098,465
UF	UPPER FLOORS	4.3%	\$83	\$10,323,640
SC	STAIRCASES	0.2%	\$4	\$480,500
RF	ROOF	6.3%	\$123	\$15,347,706
EW	EXTERNAL WALLS	5.3%	\$103	\$12,839,240
WW	WINDOWS	0.3%	\$7	\$836,900
ED	EXTERNAL DOORS	0.4%	\$7	\$864,800
NW	INTERNAL WALLS	1.5%	\$30	\$3,716,285
NS	INTERNAL SCREENS AND BORROWED LIGHTS	0.1%	\$1	\$143,400
ND	INTERNAL DOORS	0.1%	\$2	\$196,900
WF	WALL FINISHES	0.2%	\$3	\$417,560
FF	FLOOR FINISHES	0.2%	\$4	\$504,789
CF	CEILING FINISHES	0.2%	\$4	\$465,090
FT	FITMENTS	0.4%	\$9	\$1,072,689
SE	SPECIAL EQUIPMENT	0.7%	\$14	\$1,725,000
HS	HYDRAULIC SERVICES	0.8%	\$16	\$2,041,126
SF	SANITARY FIXTURES	0.1%	\$2	\$219,400
MS	MECHANICAL SERVICES	2.3%	\$44	\$5,505,160
FP	FIRE PROTECTION	11.7%	\$227	\$28,393,305
LP	ELECTRIC LIGHT AND POWER	4.0%	\$78	\$9,725,406
TS	TRANSPORTATION SYSTEMS	0.3%	\$5	\$615,000
BW	BUILDERS WORK IN CONNECTION WITH SERVICES	0.4%	\$7	\$925,600
XP	SITE PREPARATION	5.0%	\$97	\$12,174,960
XR	ROADS, FOOTPATHS AND PAVED AREAS	7.7%	\$149	\$18,671,024
XN	BOUNDARY WALLS, FENCING AND GATES	0.3%	\$5	\$650,025
XB	OUTBUILDINGS AND COVERED WAYS	0.0%	\$1	\$50,000
XL	LANDSCAPING AND IMPROVEMENTS	0.3%	\$7	\$845,810
XK	EXTERNAL STORMWATER DRAINAGE	2.1%	\$40	\$5,054,520
XD	EXTERNAL SEWER DRAINAGE	0.3%	\$6	\$729,600
XW	EXTERNAL WATER SUPPLY	0.1%	\$2	\$300,000
XG	EXTERNAL GAS	0.1%	\$2	\$240,000
XF	EXTERNAL FIRE PROTECTION	0.2%	\$4	\$477,155
XE	EXTERNAL ELECTRIC LIGHT AND POWER	2.0%	\$39	\$4,888,949
XC	EXTERNAL COMMUNICATIONS	0.0%	\$1	\$68,000
PR	PRELIMINARIES	5.8%	\$113	\$14,171,339
MA	BUILDERS MARGIN & OVERHEAD	3.2%	\$61	\$7,652,523
ESTIMATED NET COST		82.5%	\$1,599	\$199,891,191
MARGINS & ADJUSTMENTS				
Design Contingency				Excl.

MOD 2 Sears DA Estimate

DA Estimate - December 2019

Element Summary

Gross Floor Area: 124,994 m²
Rates Current At December 2019

Description	%	Cost/m ²	Total Cost
MARGINS & ADJUSTMENTS (continued)			
Construction Contingency			Excl.
Professional Fees - Planning Phase	5.0%		\$9,994,558
Professional Fees - Delivery Phase	5.0%		\$10,504,251
Authority Fees & Charges			Excl.
Escalation to Construction			Excl.
Escalation During Construction			Excl.
ESTIMATED TOTAL COST (EXCL. GST)		\$1,763	\$220,390,000
Goods & Services Tax (GST)	10.0%		\$22,039,000
ESTIMATED TOTAL COST		\$1,940	\$242,429,000

MOD 2 Sears DA Estimate

DA Estimate - December 2019

Element Item

Gross Floor Area: 124,994 m²
Rates Current At December 2019

Description	Unit	Qty	Rate	Total Cost
SB SUBSTRUCTURE				
153 Allowance for foundations to offices	m ²	4,365	250	1,091,250
197 Allowance for foundations	m ²	77,255	250	19,313,750
156 Allowance for termite protection	m ²	81,617	5	408,085
155 Reinforced concrete slab on ground incl. basecourse, reinforcement, barrier membrane and foundation beams to offices	m ²	4,365	150	654,750
198 Reinforced concrete slab on ground incl. basecourse, reinforcement, barrier membrane and foundation beams	m ²	77,255	150	11,588,250
154 Lift Pit	No	6	15,000	90,000
325 Precast concrete retaining wall to Loading Dock	m ²	225	400	90,000
326 Strip footing to Loading Dock Pre-cast concrete skirting wall, including excavation, concrete and reinforcement	m	83	280	23,240
327 Allowance for the installation of anchor boxes for racking	Item			200,000
SUBSTRUCTURE			\$268/m²	\$33,459,325
CL COLUMNS				
292 Allowance for columns to high bay warehouse max height 35.5m (assume 12kg/m ²)	t	308.67	4,500	1,389,015
293 Allowance for columns to low bay warehouse max height 27.15m (assume 12kg/m ²)	t	432.30	4,500	1,945,350
355 Allowance for columns to warehouse 1B1/1B2 (assume 8kg/m ²)	t	73.04	4,500	328,680
369 Allowance for columns to warehouse 1C (assume 8kg/m ²)	t	30.55	4,500	137,475
232 Allowance for columns to out buildings (assume 8kg/m ²)	t	17.55	4,500	78,975
159 Allowance for columns to office	m ²	4,398	40	175,920
127 150mm wide structural steel columns to office greenwall as architectural feature	m	117	350	40,950
222 SHS end post to structural engineers detail as architectural feature	m	6	350	2,100
COLUMNS			\$33/m²	\$4,098,465
UF UPPER FLOORS				
157 Reinforced concrete suspended slab to office	m ²	2,612	245	639,940
158 Suspended upper floor of skybridge incl. structural steel supports	m ²	65	1,200	78,000
271 Step platform to warehouse	m ²	163	300	48,900
275 Mezzanine platforms	m ²	31,856	300	9,556,800
UPPER FLOORS			\$83/m²	\$10,323,640
SC STAIRCASES				
305 1500mm wide stairs to office incl. glazed balustrade	M/R	12	3,500	42,000
130 1800mm wide main lobby stairs to office incl. glazed balustrade	M/R	8	3,750	30,000
129 2000mm wide stairs to office incl. glazed balustrade	M/R	8	4,000	32,000

MOD 2 Sears DA Estimate

DA Estimate - December 2019

Gross Floor Area: 124,994 m²
Rates Current At December 2019

Element Item

Description	Unit	Qty	Rate	Total Cost
206 1200mm wide external stairs to energy complex incl. steel balustrade	M/R	8	2,000	16,000
373 1200mm wide warehouse stairs to office incl. steel balustrade	M/R	12	2,000	24,000
131 1400mm wide fire stairs incl. steel balustrade	M/R	8	2,750	22,000
263 Steel external access stair 1000mm wide incl. steel balustrade	M/R	58	1,500	87,000
274 Mezzanine access stairs 1000mm wide incl. steel balustrade	M/R	117	1,500	175,500
272 Step platform stairs 1200mm wide incl. balustrade to step platform	M/R	13	1,500	19,500
265 Dock access stairs 1200mm wide incl. steel balustrade	M/R	13	2,500	32,500
STAIRCASES			\$4/m²	\$480,500
RF ROOF				
161 Prefinished metal deck roofing including sarking and insulation to offices	m ²	2,166	95	205,770
162 Prefinished metal deck roofing including sarking and insulation to skybridge	m ²	58	95	5,510
186 Prefinished metal deck roofing including sarking and insulation to warehouses	m ²	77,863	95	7,396,985
165 Prefinished metal deck roofing including sarking and insulation to awnings	m ²	11,392	95	1,082,240
362 Extra over allowance for translucent sheet strips to warehouse 1B/1C roof	m ²	13,213	10	132,130
321 Metal awning to offices incl. metal sheeting and framing	m ²	11	350	3,850
273 Roof framing and dust proof sheeting to warehouse spare parts facility	m ²	601	65	39,065
163 Roof framing and structure to office (assume 8kg/m ²)	t	9.78	4,500	44,010
188 Roof framing and structure to warehouse (assume 8kg/m ²)	t	622.91	4,500	2,803,095
192 Structural steel to awning including support columns (allow 18kg/m ²)	t	162.06	4,500	729,270
329 Allowance for purlins to roof	m ²	91,478	20	1,829,560
318 Birdmesh lining to awning soffit	m ²	11,158	5	55,790
193 Ridge capping	m	597	75	44,775
173 Barge capping	m	1,155	75	86,625
168 Eave gutters	m	1,252	95	118,940
169 Box gutters	m	747	180	134,460
170 Additional allowance for rain water goods to office	m ²	1,280	5	6,400
216 Additional allowance for rainwater goods to warehouse & awnings	m ²	89,255	5	446,275
167 Allowance for roof safety system	m ²	91,478	2	182,956
ROOF			\$123/m²	\$15,347,706

MOD 2 Sears DA Estimate

DA Estimate - December 2019

Element Item

Gross Floor Area: 124,994 m²
Rates Current At December 2019

Description	Unit	Qty	Rate	Total Cost
EW EXTERNAL WALLS				
267 125mm thick precast concrete panels with paint finish monument (PCP-PF-2)	m ²	232	200	46,400
121 150mm thick precast concrete panels off form concrete (PCP-1)	m ²	2,903	225	653,175
252 150mm precast concrete panels to warehouse walls (assume 6.5m high)	m ²	7,381	225	1,660,725
264 150mm precast concrete panels incl. monument paint finish and fixture to external access stairs (PCP-PF-2)	m ²	275	225	61,875
266 150mm thick precast concrete panels with paint finish monument (PCP-PF-2)	m ²	693	225	155,925
330 150mm precast concrete panel incl. paint finish (PCP-2)	m ²	1,738	225	391,050
123 180mm thick precast concrete panels including paint finish monument (PCP-PF-1)	m ²	89	250	22,250
146 180mm Precast concrete panels off form concrete (PCP-1)	m ²	104	250	26,000
147 180mm thick precast concrete panels with paint finish monument (PCP-PF-2)	m ²	238	250	59,500
374 190mm thick concrete block wall incl. paint to external face	m ²	57	275	15,675
141 200mm precast concrete panels off form concrete (PCP-1)	m ²	76	275	20,900
312 300mm precast concrete panel off form concrete finish (PCP-1)	m ²	378	400	151,200
133 150mm stacked bond block in light grey (BLK-1)	m ²	192	250	48,000
144 200mm stacked bond block in light grey (BLK-1)	m ²	84	300	25,200
201 Insulated wall panel colorbond monument (IWP-1)	m ²	65	245	15,925
254 Insulated wall panel colorbond shale grey including fixing to structural steel (IWP-2)	m ²	5,347	245	1,310,015
255 Insulated wall panel colorbond monument including fixing to structural steel (IWP-1)	m ²	24,973	245	6,118,385
237 Steel frame and fibre cement lining to parapet wall	m ²	31	150	4,650
219 PIR panels to 120/120/120 FR	m ²	30	150	4,500
124 Prefinished fibre cement wall sheeting (FC-1)	m ²	93	90	8,370
149 Prefinished metal wall sheeting monument including steel frame (PMW-1)	m ²	7,991	120	958,920
338 Prefinished metal wall sheet cladding Colorbond Goodman green finish (PMW-2)	m ²	497	200	99,400
299 Translucent cladding band (TRS-2)	m ²	359	150	53,850
125 Aluminium louvres to office	m ²	12	650	7,800
145 Louvre wall to MHE charging bay	m ²	37	650	24,050
215 Louvred wall to energy complex 1	m ²	13	650	8,450
203 Louvre screen to match PF-1 colorbond monument PCP wall of energy complex beyond	m ²	394	650	256,100
268 Louvred wall to pallet storage enclosure	m ²	169	650	109,850
269 Louvred wall to valve room	m ²	27	650	17,550

MOD 2 Sears DA Estimate

DA Estimate - December 2019

Element Item

Gross Floor Area: 124,994 m²
Rates Current At December 2019

Description	Unit	Qty	Rate	Total Cost
148 External solar shading louvres to glazing with anodised bronze finish (PF-4)	m ²	90	340	30,600
126 Steel mesh grid to green wall	m ²	136	150	20,400
171 Allowance for parapet wall to skybridge	m ²	91	250	22,750
371 Allowance for retaining wall between carpark and hardstand to future detail	m ²	560	500	280,000
151 Frameless clear glass balustrade to outdoor area balcony	m ²	42	900	37,800
372 Strip footing to retaining wall	m	400	280	112,000
EXTERNAL WALLS			\$103/m²	\$12,839,240
WW WINDOWS				
122 Glazing with dark grey tint (GL-1)	m ²	1,133	600	679,800
128 Spandrel glazing dark grey (Opaque) (GL-2)	m ²	161	600	96,600
150 Privacy glazing translucent (GL-3)	m ²	10	500	5,000
152 Sunhood to windows 400mm wide with paint finish monument (PF-1)	m	72	275	19,800
317 450mm wide steel window hood colorbond monument finish (or similar) (WH-1)	m	119	300	35,700
WINDOWS			\$7/m²	\$836,900
ED EXTERNAL DOORS				
249 920 x 2040mm single leaf solid core door incl. frame, paint and hardware	No	20	1,500	30,000
248 920 x 2040mm single leaf solid core door incl. frame, paint, kickpanel and hardware	No	32	1,600	51,200
231 920 x 2040 single leaf louvred door incl. frame, paint and hardware	No	1	3,000	3,000
319 920 x 2040mm single leaf glazed door incl. frame and hardware	No	1	1,200	1,200
220 920 x 2040mm single leaf fire door incl. frame, paint and hardware	No	1	1,500	1,500
205 920 x 2500mm single leaf solid core door incl. frame, paint, kick panel, grille and hardware	No	3	1,600	4,800
235 920 x 2700mm single leaf glazed door incl. frame and hardware	No	2	1,200	2,400
236 920 x 2700mm single leaf solid core door incl. frame, paint and hardware	No	1	1,500	1,500
214 1000 x 2500mm single leaf louvred door incl. frame, paint and hardware	No	2	3,000	6,000
199 1000 x 2700mm single leaf glazed door incl. frame and hardware	No	2	1,200	2,400
85 1200 x 2700mm single leaf glazed door incl. frame and hardware	No	2	1,200	2,400
86 1800 x 2700mm double leaf glazed door incl. frame and hardware	No	2	3,000	6,000
253 1840 x 2040mm double leaf louvred door incl. frame, paint and hardware	No	2	5,000	10,000

MOD 2 Sears DA Estimate

DA Estimate - December 2019

Element Item

Gross Floor Area: 124,994 m²
Rates Current At December 2019

Description	Unit	Qty	Rate	Total Cost
375 1840 x 2040mm double leaf solid core door incl. frame, paint and hardware	No	1	2,000	2,000
89 1840 x 2500mm double leaf solid core door incl. frame, paint and hardware	No	1	2,200	2,200
250 1840 x 2700mm double leaf solid core door incl. frame, paint and hardware	No	2	2,200	4,400
213 1920 x 2500mm double leaf louvred door incl. frame, paint and hardware	No	9	6,000	54,000
320 2000 x 3200mm double leaf glazed door incl. frame and hardware	No	3	2,200	6,600
204 2320 x 2500mm double leaf solid core door incl. frame, paint and hardware	No	11	2,500	27,500
245 2000 x 2500mm rapid roller doors including translucent panels	No	11	6,000	66,000
242 2200 x 3100mm roller shutter door including dock sealer	No	72	5,000	360,000
251 2500 x 2100mm roller shutter door	No	1	3,800	3,800
208 2500 x 3100mm roller shutter door	No	3	3,800	11,400
241 2600 x 3000mm roller shutter door	No	5	3,800	19,000
218 2550 x 5000mm roller shutter door	No	4	4,000	16,000
243 3100 x 3400mm roller shutter door	No	7	4,000	28,000
247 4000 x 5000mm roller shutter door	No	1	4,000	4,000
246 4500 x 5500mm roller shutter door	No	1	4,000	4,000
347 6000 x 2400mm roller shutter door	No	4	4,500	18,000
244 6000 x 5500mm roller shutter door	No	5	5,000	25,000
344 6000 x 6000mm roller shutter door	No	7	5,000	35,000
370 9000 x 5000mm roller shutter door	No	1	7,500	7,500
346 10000 x 4800mm roller shutter door	No	2	7,500	15,000
314 Folding glazed doors with clear glazing light grey tint or similar (GL-1) incl. frame and hardware	m ²	60	550	33,000
EXTERNAL DOORS			\$7/m²	\$864,800
NW INTERNAL WALLS				
41 Steel stud wall including plasterboard to both sides	m ²	3,261	115	375,015
43 Single stud wall including plasterboard to one side to internal face of external walls	m ²	1,770	65	115,050
42 Double steel stud wall including plasterboard to both sides	m ²	22	150	3,300
44 Glazed partition to offices	m ²	192	600	115,200
45 Internal half glazed wall including sliding window	m ²	12	500	6,000
47 150mm thick precast concrete wall	m ²	25	225	5,625
51 180mm thick precast concrete wall	m ²	10	250	2,500
46 200mm thick precast concrete wall	m ²	248	275	68,200
48 150mm thick block core walls	m ²	296	250	74,000
50 180mm thick block core walls	m ²	31	250	7,750
221 190mm wide blockwall	m ²	20	250	5,000

MOD 2 Sears DA Estimate

DA Estimate - December 2019

Gross Floor Area: 124,994 m²
Rates Current At December 2019

Element Item

Description	Unit	Qty	Rate	Total Cost
49 200mm thick block core walls	m ²	139	250	34,750
52 Extra over allowance for plasterboard to concrete walls	m ²	187	65	12,155
69 Folding partition wall to boardroom incl. steel header beam	m ²	13	1,200	15,600
70 Insulated wall panels to coolroom and freezer	m ²	53	250	13,250
71 1000mm high glazed balustrade	m ²	24	800	19,200
225 1000mm high metal balustrade to trailer workshop	m	17	150	2,550
223 2700mm high chainlink fence	m	8	80	640
291 Steel balustrades to mezzanine platforms	m	11,362	250	2,840,500
INTERNAL WALLS			\$30/m²	\$3,716,285
NS INTERNAL SCREENS AND BORROWED LIGHTS				
79 Toilet partition including door and hardware	No	63	1,800	113,400
84 Shower partition including door and hardware	No	15	2,000	30,000
INTERNAL SCREENS AND BORROWED LIGHTS			\$1/m²	\$143,400
ND INTERNAL DOORS				
82 820 x 2040mm single leaf hollow core door incl. frame, paint and hardware	No	1	900	900
74 920 x 2040mm single leaf hollow core door incl. frame, paint and hardware	No	91	900	81,900
75 920 x 2040mm single leaf solid core door incl. frame, paint and hardware	No	15	1,000	15,000
76 920 x 2040mm single leaf fire door incl. frame, paint and hardware	No	2	1,500	3,000
77 920 x 2040mm single leaf glazed door incl. frame and hardware	No	17	1,200	20,400
83 920 x 2040mm single leaf insulated door to freezer incl. frame, paint and hardware	No	2	2,500	5,000
260 1400 x 2040mm 1.5 leaf solid core door incl. frame, paint and hardware	No	1	1,500	1,500
80 1400 x 2040mm 1.5 leaf hollow core door and side light incl. frame, paint and hardware	No	1	1,200	1,200
81 1450 x 2040mm double leaf solid core door incl. frame, paint and hardware	No	5	2,000	10,000
78 1840 x 2040mm double leaf hollow core door incl. frame, paint and hardware	No	8	2,000	16,000
262 1840 x 2040mm double leaf fire door incl. frame, paint and hardware	No	1	2,500	2,500
261 1840 x 2040mm double leaf glazed door incl. frame and hardware	No	1	2,000	2,000
257 1840 x 2040mm double leaf solid core door incl. frame, paint and hardware	No	2	2,000	4,000
258 2000 x 2040mm double leaf solid core door incl. frame, paint and hardware	No	1	2,000	2,000
224 2000 x 2700mm double leaf chainlink fence gate	No	1	500	500

MOD 2 Sears DA Estimate

DA Estimate - December 2019

Element Item

Gross Floor Area: 124,994 m²
Rates Current At December 2019

Description	Unit	Qty	Rate	Total Cost
308 3100 x 2700mm telescopic sliding door incl. frame, paint and hardware	No	1	5,000	5,000
304 3400 x 2700mm telescopic sliding door incl. frame, paint and hardware	No	1	5,000	5,000
270 3500 x 3500mm roller shutter door incl. frame, paint and hardware	No	2	5,000	10,000
259 5000 x 3400mm sliding roller shutter door incl. rail, paint and hardware	No	2	5,500	11,000
INTERNAL DOORS			\$2/m²	\$196,900
WF WALL FINISHES				
65 Paint to walls	m ²	6,915	15	103,725
66 Full height tiling to bathrooms	m ²	2,314	130	300,820
67 Tiled splashback to kitchen	m ²	32	200	6,400
387 Waterproofing to walls	m ²	189	35	6,615
WALL FINISHES			\$3/m²	\$417,560
FF FLOOR FINISHES				
207 Floor sealer	m ²	75,778		Included
53 Vinyl flooring	m ²	1,142	75	85,650
54 Carpet tiles	m ²	1,681	75	126,075
55 Tiling to bathroom floor incl. waterproofing	m ²	776	140	108,640
57 Feature tiling to entry lobby	m ²	152	180	27,360
56 Tiling to general areas	m ²	35	120	4,200
72 Tiling to kitchen	m ²	103	120	12,360
73 Paving to outdoor balcony/terrace	m ²	330	160	52,800
63 Tiled skirting	m	277	90	24,930
62 Aluminium plate skirting	m	1,765	15	26,475
68 Trim between changes in floor types	m	19	120	2,280
58 Extra over for door mat to office entries	m ²	24	1,200	28,800
226 Linemarking to pedestrian safety walkway	m ²	65	75	4,875
294 Linemarking to warehouse internally	m	172	2	344
FLOOR FINISHES			\$4/m²	\$504,789
CF CEILING FINISHES				
60 Vinyl faced ceiling tiles to suspended ceiling	m ²	3,108	100	310,800
61 Moisture resistant suspended ceiling to wet areas	m ²	776	110	85,360
64 Allowance for ceiling trims	m	2,041	20	40,820
99 FC soffit to balcony	m ²	115	90	10,350
132 Prefinished metal sheeting in dark grey to skybridge soffit (PMW-2)	m ²	81	160	12,960

MOD 2 Sears DA Estimate

DA Estimate - December 2019

Element Item

Gross Floor Area: 124,994 m²
Rates Current At December 2019

Description	Unit	Qty	Rate	Total Cost
228 Non load bearing dust cap and frame over suspended ceiling in trailer workshop	m ²	80	60	4,800
CEILING FINISHES			\$4/m²	\$465,090
FT FITMENTS				
13 Allowance for misc. metalwork to carpark	m ²	18,613	2	37,226
377 Allowance for misc. metalwork to hardstand	m ²	95,431	3	286,293
378 Allowance for misc. metalwork to warehouse	Item			42,500
384 Allowance for misc. metalwork to energy complex	m ²	922	10	9,220
385 Allowance for misc. metalwork to trailer workshop & wash	m ²	450	10	4,500
386 Allowance for fitments to offices	Item			65,000
100 One small and one large hand rail to accessible bathroom	No	10	250	2,500
101 Toilet roll holder	No	70	30	2,100
102 Soap dispenser	No	39	50	1,950
103 Wall mounted hand dryer	No	36	750	27,000
104 Paper towel dispenser	No	36	150	5,400
105 Vanity cabinet to bathrooms	m	73	500	36,500
106 Mirror to bathroom	m ²	78	300	23,400
111 Hand rails set to bathroom stall	No	28	250	7,000
112 Kitchen bench including cupboards	m	59	750	44,250
114 Handrails to ACC shower	No	4	250	1,000
115 Bench to ACC shower	No	4	300	1,200
116 Workbench to spare parts room	m	3	750	2,250
117 Lockers to change rooms (3 tier)	No	415	350	145,250
118 Benches to change rooms	m	85	350	29,750
200 Bench to shower stall	No	3	500	1,500
233 Automatic washer "Karcher TB-46" to trailer wash building - PROVISIONAL SUM	No	1	140,000	140,000
240 Bollard to roller doors	No	204	350	71,400
376 Statutory signage, traffic directional and information signs, dock signage safety, receiving and dispatch area, road markings and associated signage	Item			25,500
380 Corporate Signage - EXCLUDED	Note			Excl.
381 Loose FF&E - EXCLUDED	Note			Excl.
382 Truck queueing digital display board - EXCLUDED	Item			Excl.
388 Reception desk to front lobbies	Item			60,000
FITMENTS			\$9/m²	\$1,072,689
SE SPECIAL EQUIPMENT				
38 Allowance for compactors 2100 x 9000mm	No	5	30,000	150,000
239 Allowance for dock levellers	No	85	17,000	1,445,000
296 Allowance for kitchen waste compactor 2500 x 4300mm	No	1	30,000	30,000

MOD 2 Sears DA Estimate

DA Estimate - December 2019

Element Item

Gross Floor Area: 124,994 m²
Rates Current At December 2019

Description	Unit	Qty	Rate	Total Cost
389 Allowance for commercial kitchen equipment	Item			100,000
SPECIAL EQUIPMENT			\$14/m²	\$1,725,000
HS HYDRAULIC SERVICES				
119 Allowance for hydraulic services to washrooms and toilets - priced per fixture point	No	230	4,500	1,035,000
120 Floor waste including all associated pipework	No	67	1,000	67,000
331 Allowance for general hydraulic services to warehouse including the provision of hydrants and hose reels	m ²	75,233	12	902,796
332 Allowance for general hydraulic services to energy complex including the provision of hydrants and hose reels	m ²	922	15	13,830
333 Allowance for general hydraulic services to trailer workshop and wash area including the provision of hydrants and hose reels	m ²	450	50	22,500
HYDRAULIC SERVICES			\$16/m²	\$2,041,126
SF SANITARY FIXTURES				
90 WC Suite	No	69	1,200	82,800
91 Urinal	No	30	1,000	30,000
92 ACC WC suite	No	10	2,500	25,000
93 Vanity basin including tapware	No	63	650	40,950
94 Shower tapware	No	17	300	5,100
95 Cleaners sink including tapware	No	9	650	5,850
96 Wall mounted ACC vanity basin including associated tapware	No	9	750	6,750
97 Kitchen basin including tapware	No	19	750	14,250
113 Shower tapware to ACC bathroom	No	4	300	1,200
227 600 x 1800mm wash trough sink including tapware	No	1	1,500	1,500
229 Safety eye and shower including tapware	No	3	2,000	6,000
SANITARY FIXTURES			\$2/m²	\$219,400
MS MECHANICAL SERVICES				
328 Allowance for large outdoor fan to 1C outdoor terrace	No	1	15,000	15,000
334 Allowance for mechanical services to Offices (HVAC)	m ²	4,677	350	1,636,950
335 Allowance for ventilation to Warehouse (roof ventilation) - life safety requirements	m ²	75,233	50	3,761,650
336 Allowance for ventilation to Energy Complex	m ²	922	30	27,660
337 Allowance for ventilation to Trailer Workshop & Wash	m ²	450	100	45,000
339 Mechanical services to gatehouse (HVAC)	m ²	63	300	18,900
MECHANICAL SERVICES			\$44/m²	\$5,505,160
FP FIRE PROTECTION				
341 Allowance for fire protection to awnings - allowed for sprinkler installation	m ²	11,392	70	797,440

MOD 2 Sears DA Estimate

DA Estimate - December 2019

Element Item

Gross Floor Area: 124,994 m²
Rates Current At December 2019

Description	Unit	Qty	Rate	Total Cost
342 Allowance for fire protection to gatehouse - allowed for fire detection only	m ²	63	30	1,890
343 Allowance for fire protection to office - allowed for sprinkler installation	m ²	4,677	95	444,315
345 Allowance for fire protection to warehouse - allowed for sprinkler installation	m ²	75,233	80	6,018,640
348 Allowance for in rack sprinklers - PROVISIONAL SUM	Item			21,056,000
349 Allowance for fire protection to energy complex - allowed for dry fire only	m ²	922	35	32,270
350 Allowance for fire protection to trailer workshop & wash - allowed for sprinkler installation	m ²	450	95	42,750
FIRE PROTECTION			\$227/m²	\$28,393,305
LP ELECTRIC LIGHT AND POWER				
295 Allowance for MHE charging unit	No	22	20,000	440,000
351 Allowance for lighting and power to office	m ²	4,677	340	1,590,180
352 Allowance for power and lighting to awnings	m ²	11,392	100	1,139,200
353 Allowance for power and lighting to warehouse	m ²	75,233	72	5,416,776
354 Allowance for security / CCTV / access control to gatehouse	m ²	63	25	1,575
356 Allowance for security / CCTV / access control to office	m ²	4,677	25	116,925
357 Lighting and power to gatehouse	m ²	63	250	15,750
358 Minor allowance for audio visual systems to office	Item			55,000
359 Solar Energy Electrical Power Generation System - PROVISIONAL SUM	Item			950,000
ELECTRIC LIGHT AND POWER			\$78/m²	\$9,725,406
TS TRANSPORTATION SYSTEMS				
360 Passenger lift to service 2 levels	No	3	95,000	285,000
361 Passenger lift to service 3 levels	No	3	110,000	330,000
TRANSPORTATION SYSTEMS			\$5/m²	\$615,000
BW BUILDERS WORK IN CONNECTION WITH SERVICES				
363 BWIC	Item			925,600
BUILDERS WORK IN CONNECTION WITH SERVICES			\$7/m²	\$925,600
XP SITE PREPARATION				
172 Demolish and dispose section of existing road	Item			3,000
174 Allowance to remove existing trees	Item			5,000
175 Allowance for de-watering	Item			50,000
176 Removal of hazardous materials - EXCLUDED	Note			Excl.
177 Excavation in rock - EXCLUDED	Note			Excl.
178 Contaminated material - EXCLUDED	Note			Excl.
179 Allowance for tree protection	Item			5,000
180 Allowance for sediment and erosion control	Item			100,000

MOD 2 Sears DA Estimate

DA Estimate - December 2019

Element Item

Gross Floor Area: 124,994 m²
Rates Current At December 2019

Description	Unit	Qty	Rate	Total Cost
181 Allowance for treatment of soft spots - EXCLUDED	Note			Excl.
182 Dealing with heritage, cultural and archeological artifacts / findings - EXCLUDED	Note			Excl.
183 Strip 200mm topsoil and stockpile on site incl. clearing site of vegetation	m ²	269,491	2	538,982
184 Ground compaction	m ²	269,491	2	538,982
185 Cut and fill across the site in OTR (as per AT&L drawing 15-272-C1014 Rev A8)	m ³	974,289	9	8,768,601
187 Fill material taken from adjoining site, assumed Precinct 2 (as per AT&L drawing 15-272-C1014 Rev A8)	m ³	78,999	15	1,184,985
189 Retaining Wall (RW13)	m ²	152	500	76,000
190 Retaining Wall (RW15)	m ²	45	500	22,500
191 Retaining Wall (RW20)	m ²	787	500	393,500
194 Allowance for footing to retaining walls	m	407	300	122,100
195 Subsurface drainage to retaining walls	m	407	50	20,350
196 Material backfilled behind retaining walls (as per AT&L drawing 15-272-C1014 Rev A8)	m ²	3,844	90	345,960
SITE PREPARATION			\$97/m²	\$12,174,960
XR ROADS, FOOTPATHS AND PAVED AREAS				
1 Light duty carpark paving	m ²	18,613	80	1,489,040
2 Concrete hardstand to truck parking, driveway and loading areas	m ²	95,431	120	11,451,720
3 Allowance for line marking	m	8,943	6	53,658
4 Concrete wheel stop to carpark	No	552	120	66,240
5 Concrete footpath to carpark islands	m ²	1,479	70	103,530
6 Concrete kerb	m	6,853	65	445,445
8 Cross hatched line marking	m ²	411	75	30,825
9 Pedestrian crossing line marking	m ²	62	75	4,650
10 Directional arrow line marking 8200 x 1650mm	No	39	400	15,600
11 Disabled emblem line marking	No	11	300	3,300
12 Crossover to council specification	No	16	10,000	160,000
17 Extra over allowance for hardstand up ramps to loading dock	m ²	20	25	500
26 Concrete footpath	m ²	2,127	70	148,890
27 Extra over allowance for access ramp to footpath	No	8	600	4,800
202 Proposed flexible road pavement	m ²	23,358	110	2,569,380
209 Allowance for linemarking to road	m ²	23,358	2	46,716
210 Extra over allowance for concrete roundabout to road	No	1	20,000	20,000
211 Concrete islands to road	m ²	97	70	6,790
212 Proposed kerb and gutter (K&G)	m	3,004	120	360,480
217 Kerb and tow (K&T)	m	25	120	3,000
230 Proposed concrete footpath	m ²	4,330	70	303,100

MOD 2 Sears DA Estimate

DA Estimate - December 2019

Element Item

Gross Floor Area: 124,994 m²
Rates Current At December 2019

Description	Unit	Qty	Rate	Total Cost
300 Access track for Water NSW (extend road No.1)	m ²	76	110	8,360
383 Truck Weighbridge - PROVISIONAL SUM	No	5	275,000	1,375,000
ROADS, FOOTPATHS AND PAVED AREAS			\$149/m²	\$18,671,024
XN BOUNDARY WALLS, FENCING AND GATES				
30 Palisade fencing to street frontage	m	2,393	115	275,195
31 Chain wire link fence including 3 strands of top mounted barbed wire	m	574	65	37,310
35 20m wide automatic sliding palisade gate to carpark entry	No	2	23,000	46,000
322 12.7m wide automatic sliding palisade gate to warehouse vehicle entry	No	1	15,000	15,000
323 7m wide automatic sliding palisade gate to carpark entry	No	1	10,000	10,000
33 2m wide double leaf gate to chainwire fence	No	1	1,000	1,000
324 2m wide double leaf gate to palisade fencing	No	1	4,000	4,000
34 1m wide single swing gate to palisade fencing	No	2	3,000	6,000
32 5.7m wide boom gate to gatehouse	No	8	3,500	28,000
36 Allowance for strip footings to sliding gates	m	60	350	21,000
15 Single sided Armco barrier	m	420	350	147,000
16 Double sided Armco barrier	m	32	500	16,000
87 1940mm high louvre fence	m	6	900	5,400
88 920 x 1940mm louvre gate to louvre fence	No	1	3,000	3,000
238 1000mm high metal balustrade to gatehouse	m	28	315	8,820
297 Proposed guard rail to be W-beam guard fence to RMS specification	m	86	300	25,800
301 Proposed gate for Water NSW	No	1	500	500
BOUNDARY WALLS, FENCING AND GATES			\$5/m²	\$650,025
XB OUTBUILDINGS AND COVERED WAYS				
20 Allowance for pump house to future detail inclusive of associated pipe hook-up, controls, station bowser, etc.	Item			50,000
OUTBUILDINGS AND COVERED WAYS			\$1/m²	\$50,000
XL LANDSCAPING AND IMPROVEMENTS				
23 Allowance for soft landscaping	m ²	23,016	30	690,480
24 Allowance for soft landscaping to carpark islands	m ²	629	30	18,870
28 Extra over for medium tree planting	No	134	150	20,100
29 Allowance for garden bed	m ²	25	50	1,250
37 Allowance for single ring bike rack	No	10	450	4,500
39 Allowance for planter box to skybridge garden	m ²	7	50	350
234 Allowance for soft landscaping to road nature verge	m ²	7,026	10	70,260
276 Allowance for tree planting to nature verge	Item			40,000
LANDSCAPING AND IMPROVEMENTS			\$7/m²	\$845,810

MOD 2 Sears DA Estimate

DA Estimate - December 2019

Element Item

Gross Floor Area: 124,994 m²
Rates Current At December 2019

Description	Unit	Qty	Rate	Total Cost
XK EXTERNAL STORMWATER DRAINAGE				
134 Stormwater connection works allowance	Item			30,000
277 Proposed kerb inlet pit	No	62	1,800	111,600
278 225mm dia. uPvc proposed stormwater pipe including excavation and backfilling	m	34	170	5,780
279 375mm dia. proposed stormwater pipe including excavation and backfilling	m	1,319	250	329,750
280 450mm dia. proposed stormwater pipe including excavation and backfilling	m	803	350	281,050
281 525mm dia. proposed stormwater pipe including excavation and backfilling	m	476	390	185,640
282 600mm dia. proposed stormwater pipe including excavation and backfilling	m	232	450	104,400
283 825mm dia. proposed stormwater pipe including excavation and backfilling	m	264	830	219,120
284 900mm dia. proposed stormwater pipe including excavation and backfilling	m	476	890	423,640
285 1050mm dia. proposed stormwater pipe including excavation and backfilling	m	438	1,130	494,940
286 1200mm dia. proposed stormwater pipe including excavation and backfilling	m	476	1,335	635,460
287 1650mm dia. proposed stormwater pipe including excavation and backfilling	m	102	2,715	276,930
288 1800mm dia. proposed stormwater pipe including excavation and backfilling	m	88	3,055	268,840
298 Junction pit 1800 x 1800mm	No	4	3,000	12,000
302 1350mm dia. proposed stormwater pipe including excavation and backfilling	m	401	1,475	591,475
303 750mm dia. proposed stormwater pipe including excavation and backfilling	m	344	670	230,480
306 675mm dia. proposed stormwater pipe including excavation and backfilling	m	361	515	185,915
307 1500mm dia. proposed stormwater pipe including excavation and backfilling	m	75	2,140	160,500
309 Surface inlet pit 1200 x 1200mm	No	63	1,800	113,400
310 Junction pit 1200 x 1200mm	No	22	2,500	55,000
311 Stormwater grated drain (GD)	m	131	1,000	131,000
313 Kerb inlet pit	No	32	1,800	57,600
315 Proposed Gross Pollutant Trap - PROVISIONAL SUM	No	2	75,000	150,000
EXTERNAL STORMWATER DRAINAGE			\$40/m²	\$5,054,520
XD EXTERNAL SEWER DRAINAGE				
135 Sewer connection works allowance	Item			120,000
289 Allowance for sewer line	m	1,168	450	525,600
290 Allowance for sewer junction pits 1500 x 1500mm	No	12	7,000	84,000
EXTERNAL SEWER DRAINAGE			\$6/m²	\$729,600

MOD 2 Sears DA Estimate

DA Estimate - December 2019

Element Item

Gross Floor Area: 124,994 m²
Rates Current At December 2019

Description	Unit	Qty	Rate	Total Cost
XW EXTERNAL WATER SUPPLY				
21 Allowance for external water tank including concrete footing (Volume TBC)	No	2	25,000	50,000
136 Water connection works allowance	Item			175,000
364 Allowance for external water tank including concrete foundations (Volume TBC)	No	3	25,000	75,000
EXTERNAL WATER SUPPLY			\$2/m²	\$300,000
XG EXTERNAL GAS				
18 Refuelling tanks including foundations 11,000 x 2,000mm - PROVISIONAL SUM	No	2	50,000	100,000
19 Allowance for refuelling station and pump - PROVISIONAL SUM	Item			90,000
22 Allowance for above ground LPG gas tank 6,700 x 1,300mm - PROVISIONAL SUM	No	1	50,000	50,000
137 Gas connection works allowance - EXCLUDED	Item			Excl.
EXTERNAL GAS			\$2/m²	\$240,000
XF EXTERNAL FIRE PROTECTION				
365 Allowance for external hydrant installation	m ²	95,431	5	477,155
EXTERNAL FIRE PROTECTION			\$4/m²	\$477,155
XE EXTERNAL ELECTRIC LIGHT AND POWER				
138 Allowance for kiosk substations with associated HV cabling - PROVISIONAL SUM	Item			2,900,000
139 Electrical connection works allowance	Item			150,000
366 Allowance for external lighting and power to hardstand areas	m ²	95,431	15	1,431,465
367 Allowance for external lighting to carpark	m ²	18,613	12	223,356
368 Allowance for external lighting and power to landscaped areas	m ²	23,016	8	184,128
EXTERNAL ELECTRIC LIGHT AND POWER			\$39/m²	\$4,888,949
XC EXTERNAL COMMUNICATIONS				
140 Communication connection works allowance	Item			68,000
EXTERNAL COMMUNICATIONS			\$1/m²	\$68,000
PR PRELIMINARIES				
142 Builder's Preliminaries @ 8%	Item			14,171,339
PRELIMINARIES			\$113/m²	\$14,171,339
MA BUILDERS MARGIN & OVERHEAD				
143 Builder's Margin & Overheads @ 4%	Item			7,652,523
BUILDERS MARGIN & OVERHEAD			\$61/m²	\$7,652,523
ESTIMATED NET COST			\$1,599/m²	\$199,891,191

**APPENDIX B:
DRAWING REGISTER**

DRAWING REGISTER

Architectural documentation provided by SBA:

- OAK-1A-DA-10 SITE PLAN – REV V
- OAK-1A-DA-11 ROOF PLAN – REV N
- OAK-1A-DA-12 OFFICE – GROUND FLOOR PLAN – REV M
- OAK-1A-DA-13 OFFICE – FIRST FLOOR PLAN – REV M
- OAK-1A-DA-13A OFFICE – SECOND FLOOR PLAN – REV H
- OAK-1A-DA-14 OFFICE ELEVATIONS – REV M
- OAK-1A-DA-15 WAREHOUSE ELEVATIONS – REV N
- OAK-1A-DA-16 WAREHOUSE SECTIONS 1 – REV N
- OAK-1A-DA-17 WAREHOUSE SECTIONS 2 – REV H
- OAK-1A-DA-18 WAREHOUSE PLAN – REV H
- OAK-1A-DA-18A MEZZANINE PLAN 1 – REV F
- OAK-1A-DA-18B MEZZANINE PLAN 2 – REV F
- OAK-1A-DA-18C MEZZANINE PLAN 3 – REV F
- OAK-1A-DA-18D MEZZANINE PLAN 4 – REV F
- OAK-1A-DA-18E MEZZANINE PLAN 5 – REV F
- OAK-1A-DA-18F MEZZANINE PLAN 6 – REV F
- OAK-1A-DA-19 SKYBRIDGE SECTIONS & ELEVATIONS – REV H
- OAK-1A-DA-20 DOCK OFFICE PLANS – REV G
- OAK-1A-DA-21 GATEHOUSE PLANS – REV H
- OAK-1A-DA-22 TRAILER WORKSHOP PLANS – REV H
- OAK-1A-DA-23 TRAILER WASH PLANS – REV J
- OAK-1A-DA-24 DIESEL REFUELING AREA PLANS – REV G
- OAK-1A-DA-25 ENERGY COMPLEX 1 – REV G
- OAK-1A-DA-25A ENERGY COMPLEX 2 – REV F
- OAK-1A-DA-28 STAGE 2 SITE PLAN – REV J
- OAK-1A-DA-29 STAGE 2 ELEVATIONS – REV H
- OAK-1C-DA-30 SITE PLAN – REV P
- OAK-1C-DA-31 ROOF PLAN – REV J
- OAK-1C-DA-32 OFFICE PLANS 1B1 – REV H
- OAK-1C-DA-33 OFFICE PLANS 1B2 – REV H
- OAK-1C-DA-33A OFFICE PLANS 1C – REV D
- OAK-1C-DA-34 ELEVATIONS OFFICE – REV H
- OAK-1C-DA-34A ELEVATIONS OFFICE – REV D
- OAK-1C-DA-35 ELEVATIONS – REV J
- OAK-1C-DA-36 ELEVATIONS – REV J
- OAK-1C-DA-37 SECTIONS – REV J

Civil documentation provided by AT&L:

- 2000 Series Civil Drawings Precinct 1 On Lot for OWE
- MOD 3: drawings 15-272-C1000 to 15-272-C1137

RLB.com

AFRICA | AMERICAS | ASIA | EUROPE | MIDDLE EAST | OCEANIA

