

jf:16841.6.1 Austral Upgrade.KM.RS

08 May 2019

Austral Bricks
c/o Willow Tree Planning
Suite 7, Level 7, 100 Walker Street,
North Sydney
NSW 2060

Attention: Andrew Cowan
Email: acowan@willowtp.com.au

Dear Sir,

DA ESTIMATE.

AUSTRAL BRICKS PLANT UPGRADE, 780 Wallgrove Road, Horsley Park, NSW

Please find attached our DA Estimate for the proposed upgrade of the Austral Bricks plant located at 780 Wallgrove Road, Horsley Park.

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 me.

Yours faithfully



Robbie Stewart
Senior Consultant
Rider Levett Bucknall
robbie.stewart@au.rlb.com

cc. Megan Kublins – Brickworks Land & Development



ISO 9001
FS 548756

ESTIMATE REPORT

2019

AUSTRAL BRICKS PLANT UPGRADE

780 WALLGROVE ROAD, HORSLEY PARK, NSW

Prepared By

Rider Levett Bucknall NSW Pty Ltd
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Our Ref

ES-2

Project number

16841

REPORTS ISSUED

Report	Date	Title Description	Released By
1	14/01/2019	DA Estimate Austral Bricks Plant Upgrade	Robbie Stewart
2	16/04/2019	DA Estimate Austral Bricks Plant Upgrade	Robbie Stewart
3	08/05/2019	DA Estimate Austral Bricks Plant Upgrade	Robbie Stewart

RIDER LEVETT BUCKNALL QA

	Prepared by:	Reviewed by:	Released by:
Name:	Konstantin Mukarev	Robbie Stewart	Robbie Stewart
Signature:			

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1.0 EXECUTIVE SUMMARY

1.1 INTRODUCTION

This report provides estimated costs for the proposed development comprising the upgrade of the Austral Bricks Plant located at 780 Wallgrove Road, Horsley Park, NSW.

1.2 COST SUMMARY

The costs can be summarised as follows:

Description	Cost
Construction Cost	\$14,336,935.50
Consultant Fees	\$100,000
Authority Fees & Charges	Excluded
Building Works Total	\$14,436,935.50
Austral Bricks Plant and Machinery	\$9,187,200
TOTAL PROJECT COST (excl. GST)	\$23,624,136
Goods & Services Tax (GST)	\$2,362,410
TOTAL ESTIMATED PROJECT COST	\$25,986,546

1.3 MAJOR ASSUMPTIONS

This report is based on a number of assumptions, as per Section 3.4 and 3.5 of this report.

The following assumptions are of note:

- The asbestos on site is restricted to the warehouse roof which is being removed and replaced.
- There is no further contamination that requires specialist treatment.
- The existing plant will not operate during the construction period
- There will only be fire sprinkler systems installed to the new office.

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:	Austral Bricks
Town Planner:	Willow Tree Planning
Architect:	SBA Architects
Traffic	Ason
Noise	Benbow
Quantity Surveyor:	Rider Levett Bucknall
BCA Consultant	BMG
Civil:	AT&L Civil Engineers
Fire Safety	Core
Ecology	Cumberland
Waste	LG

2.2 PROJECT DESCRIPTION

The project is situated on a 55,000m² site. The existing production building area is 18,800m². The new 11,350m² building extension consists of an extended kiln car storage area and relocated de hacker. There is also a 13,250m² old section of the building to be re-roofed. There are new retaining walls and 8,500m² of new hardstand. The work includes new footings for the scrubber and relocated clay bins. The scope of work includes a new fire hydrant system with two fire hydrant water storage tanks, a hydrant booster pump room, booster assembly and new hydrant loop.

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 installation will be installed by a specialist company employed by Austral Bricks.

3.3 INFORMATION USED

The costs in this report are based on rates applied to measured quantities at rate allowances current as at April 2019.

Information used in preparation of this estimate are:

- Drawings used – refer Appendix B
- Plant estimates provided by Direxa Engineering

3.4 INCLUSIONS

The estimate includes the following allowances:

- Refurbishment and additions to the existing warehouse
- Site works
- Manufacturing plant and equipment
- Design fees
- GST

3.5 EXCLUSIONS

In compiling this Preliminary 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
- Building Bond lodged with NSW Fair Trading
- Contingencies
- Cost increases beyond April 2019
- Environmental impact study costs
- Fees and charges levied by local government for Development Plan applications, Development Approval, Construction Certification and the like
- Long Service Leave levies
- Plan First fee
- Public utilities' charges, contributions and levies
- Sub-station contribution
- Transport Infrastructure levies

APPENDIX A: ESTIMATE DETAILS

Austral Bricks - Plant Upgrade

Austral Bricks Plant No. 2

Location Summary

GFA: Gross Floor Area
Rates Current At May 2019

Location	GFA m ²	Cost/m ²	Total Cost
A WAREHOUSE	11,346	710	8,059,916.50
B OFFICE	860	1,621	1,394,036.00
C EXTERNAL WORKS			3,027,478.00
D FIT OUT - DIREXA BASE FOR THE MAIN PLANT			9,187,200.00
ESTIMATED NET COST	12,206	\$1,775	\$21,668,630.50
MARGINS & ADJUSTMENTS			
Main Contractors Design	1.7%		\$370,000.00
Preliminaries	4.3%		\$940,000.00
Builder's Overheads and Margin	2.4%		\$550,000.00
ESTIMATED CONSTRUCTION COST AT COMPLETION	12,206	\$1,928	\$23,528,630.50
Professional Fees	0.4%		\$100,000.00
Headworks and Authority Charges			Excl.
ESTIMATED TOTAL BUILDING WORKS (EXCLUDING GST)	12,206	\$1,936	\$23,628,630.50
GST - Building Works	10.0%		\$2,362,860.00
ESTIMATED TOTAL BUILDING WORKS (INCLUDING GST)	12,206	\$2,129	\$25,991,490.50
ESTIMATED TOTAL COST	12,206	\$2,129	\$25,991,490.50

Austral Bricks - Plant Upgrade

Austral Bricks Plant No. 2

Location Element/Trade/Main heading/Sub heading Item

GFA: 11,346 m² Cost/m²: \$710

Rates Current At May 2019

A WAREHOUSE

Description	Unit	Qty	Rate	Total
XX ALTERATIONS				
106 Removal of asbestos roof sheeting and gutters to warehouse	m ²	21,508	40.00	860,320.00
110 Allowance for removal of wall sheeting and doors to warehouse	m ²	3,146	10.00	31,460.00
130 Allowance for Relocation of Clay Bins	No	1	50,000.00	50,000.00
149 Demolition of warehouse structure	m ²	7,110	10.00	71,100.00
150 Allowance for disconnection and removal of existing electrical substation	No	1	50,000.00	50,000.00
ALTERATIONS			\$94/m²	\$1,062,880.00
SB SUBSTRUCTURE				
112 Allowance for concrete repair	m ²	12,246	20.00	244,920.00
117 Allowance for footings to relocated clay bins and scrubber	m ²	1,365	12.00	16,380.00
151 Allowance for new footings to new production building	m ²	11,346	10.00	113,460.00
SUBSTRUCTURE			\$33/m²	\$374,760.00
CL COLUMNS				
109 Allowance for steel columns to warehouse area	t	102.12	4,800.00	490,176.00
COLUMNS			\$43/m²	\$490,176.00
RF ROOF				
111 Steel roof frame to warehouse	t	113.46	4,800.00	544,608.00
113 Prefinished metal roof cover - metal sheeting	m ²	25,346	45.00	1,140,570.00
114 Roof Insulation	m ²	25,339	7.50	190,042.50
115 Rainwater goods	m ²	25,341	10.00	253,410.00
154 Translucent Roof Sheeting	m ²	2,484	40.00	99,360.00
161 Allowance for awning between warehouse and office	m ²	51	50.00	2,550.00
ROOF			\$197/m²	\$2,230,540.50
EW EXTERNAL WALLS				
116 Metal Walls Sheeting and insulation to Outside of warehouse	m ²	5,039	50.00	251,950.00
158 New metal cladding infills to existing openings of clay storage building	m ²	100	52.50	5,250.00
EXTERNAL WALLS			\$23/m²	\$257,200.00
ED EXTERNAL DOORS				
159 Allowance for roller shutter door to 6.2m wide x 5m high	No	4	7,700.00	30,800.00
160 Allowance for fire rated exit door to warehouse	No	5	1,200.00	6,000.00
EXTERNAL DOORS			\$3/m²	\$36,800.00
FT FITMENTS				
118 Bollards to internal and external doors	No	16	650.00	10,400.00
FITMENTS			\$1/m²	\$10,400.00
HS HYDRAULIC SERVICES				
119 Allowance for hydraulic services to warehouse	m ²	11,346	45.00	510,570.00
HYDRAULIC SERVICES			\$45/m²	\$510,570.00

Austral Bricks - Plant Upgrade

Austral Bricks Plant No. 2

Location Element/Trade/Main heading/Sub heading Item

GFA: 11,346 m² Cost/m²: \$710

Rates Current At May 2019

A WAREHOUSE (continued)

Description	Unit	Qty	Rate	Total
MS MECHANICAL SERVICES				
120 Allowance for mechanical services to warehouse	m ²	11,346	15.00	170,190.00
MECHANICAL SERVICES			\$15/m²	\$170,190.00
LP ELECTRIC LIGHT AND POWER				
197 Allowance for electrical services to warehouse	m ²	11,346	200.00	2,269,200.00
199 Allowance for HV installation	Lot	1	550,000.00	550,000.00
ELECTRIC LIGHT AND POWER			\$248/m²	\$2,819,200.00
XR ROADS, FOOTPATHS AND PAVED AREAS				
128 Allowance for armco barriers	m	243	400.00	97,200.00
ROADS, FOOTPATHS AND PAVED AREAS			\$9/m²	\$97,200.00
WAREHOUSE			\$710/m²	\$8,059,916.50

Austral Bricks - Plant Upgrade

Austral Bricks Plant No. 2

Location Element/Trade/Main heading/Sub heading Item

GFA: 860 m² Cost/m²: \$1,621
Rates Current At May 2019

B OFFICE

Description	Unit	Qty	Rate	Total
SB SUBSTRUCTURE				
209 Allowance for Footings to warehouse office	m ²	802	10.00	8,020.00
SUBSTRUCTURE			\$9/m²	\$8,020.00
CL COLUMNS				
163 Allowance for structural steel columns to office	t	8.91	4,800.00	42,768.00
COLUMNS			\$50/m²	\$42,768.00
RF ROOF				
113 Prefinished metal roof cover - metal sheeting	m ²	891	45.00	40,095.00
114 Roof Insulation	m ²	894	7.50	6,705.00
164 Allowance for structural steel columns to office	t	8.91	4,800.00	42,768.00
ROOF			\$104/m²	\$89,568.00
EW EXTERNAL WALLS				
162 Allowance for face brick to external walls	m ²	356	145.00	51,620.00
EXTERNAL WALLS			\$60/m²	\$51,620.00
WW WINDOWS				
167 Allowance for Windows to office	m ²	48	400.00	19,200.00
WINDOWS			\$22/m²	\$19,200.00
ED EXTERNAL DOORS				
168 Allowance for Automated Glazed Double Sliding Door to office	No	2	7,000.00	14,000.00
EXTERNAL DOORS			\$16/m²	\$14,000.00
NW INTERNAL WALLS				
165 Allowance for plasterboard partition wall	m ²	1,664	100.00	166,400.00
166 Extra over for plasterboard to wet areas	m ²	541	5.00	2,705.00
INTERNAL WALLS			\$197/m²	\$169,105.00
NS INTERNAL SCREENS AND BORROWED LIGHTS				
171 Toilet Partitions	No	7	1,000.00	7,000.00
172 Shower Partitions, including shower seat etc.	No	4	1,300.00	5,200.00
INTERNAL SCREENS AND BORROWED LIGHTS			\$14/m²	\$12,200.00
ND INTERNAL DOORS				
169 Allowance for Single Glazed Sliding Door	No	2	3,400.00	6,800.00
170 Allowance for internal timber hollow core door	No	29	400.00	11,600.00
INTERNAL DOORS			\$21/m²	\$18,400.00
WF WALL FINISHES				
173 Paint to Plasterboard Walls	m ²	1,169	10.00	11,690.00
174 Wall tiling to ammenities including waterproofing	m ²	626	135.00	84,510.00
175 Tile Splashback to kitchen, assume 600mm high	m ²	7	200.00	1,400.00
WALL FINISHES			\$113/m²	\$97,600.00
FF FLOOR FINISHES				
176 Floor tiling to ammenities area and cleaner's room including waterproofing	m ²	208	120.00	24,960.00

Austral Bricks - Plant Upgrade

Austral Bricks Plant No. 2

Location Element/Trade/Main heading/Sub heading Item

GFA: 860 m² Cost/m²: \$1,621

Rates Current At May 2019

B OFFICE (continued)

Description	Unit	Qty	Rate	Total
177 Carpet flooring	m ²	469	55.00	25,795.00
178 Vinyl flooring	m ²	109	90.00	9,810.00
FLOOR FINISHES			\$70/m²	\$60,565.00
CF CEILING FINISHES				
179 Plasterboard suspended ceiling	m ²	798	90.00	71,820.00
180 Paint to suspended ceiling	m ²	798	20.00	15,960.00
181 Extra over for ceiling finish in wet areas	m ²	208	10.00	2,080.00
CEILING FINISHES			\$104/m²	\$89,860.00
FT FITMENTS				
182 Allowance for kitchen joinery	m	3	2,500.00	7,500.00
183 Allowance for vanity joinery	m	9	1,200.00	10,800.00
184 Soap dispenser	No	10	200.00	2,000.00
185 Hand Dryer	No	6	1,000.00	6,000.00
186 Paper towel dispenser	No	6	500.00	3,000.00
187 Grab rail set	No	6	500.00	3,000.00
188 Toilet roll holder	No	13	200.00	2,600.00
189 Shower seat to accessible toilet	No	8	1,000.00	8,000.00
190 Lockers and seats below lockers	No	66	220.00	14,520.00
191 Reception desk	No	1	3,000.00	3,000.00
193 Sanitary Fittings	No	47	500.00	23,500.00
FITMENTS			\$98/m²	\$83,920.00
HS HYDRAULIC SERVICES				
194 Allowance for hydraulic services to office areas - priced per fixture point	No	32	3,500.00	112,000.00
HYDRAULIC SERVICES			\$130/m²	\$112,000.00
MS MECHANICAL SERVICES				
195 Allowance for mechanical services to office	m ²	861	250.00	215,250.00
MECHANICAL SERVICES			\$250/m²	\$215,250.00
FP FIRE PROTECTION				
192 Allowance for fire protection to office	m ²	861	80.00	68,880.00
FIRE PROTECTION			\$80/m²	\$68,880.00
LP ELECTRIC LIGHT AND POWER				
196 Allowance for electrical services to office including fitout	m ²	861	280.00	241,080.00
ELECTRIC LIGHT AND POWER			\$280/m²	\$241,080.00
OFFICE			\$1,621/m²	\$1,394,036.00

Austral Bricks - Plant Upgrade

Austral Bricks Plant No. 2

Location Element/Trade/Main heading/Sub heading Item

C EXTERNAL WORKS

Rates Current At May 2019

Description	Unit	Qty	Rate	Total
SB SUBSTRUCTURE				
107 Allowance for heavy duty interlocking concrete block pavement on ground to hardstand	m ²	8,443	105.00	886,515.00
153 Allowance for gravel access track to existing clay storage building	m ²	2,099	25.00	52,475.00
155 Allowance for Kerb to footpath	m	70	60.00	4,200.00
157 Allowance for Earthworks to existing buildings, cut 40,050m ³	m ³	40,050	3.00	120,150.00
SUBSTRUCTURE				\$1,063,340.00
FP FIRE PROTECTION				
122 Allowance Hydrant Booster Pump Room (prefab)	No	1	10,000.00	10,000.00
123 Allowance for external fire hydrants (External) - Allowed for new ring main and external hydrants	No	1	142,000.00	142,000.00
124 Allowance for booster valve assembly and pumps (hydrant and sprinkler) including associated pipework connections	No	1	250,000.00	250,000.00
125 Allowance for hydrant water storage tanks	No	2	80,000.00	160,000.00
FIRE PROTECTION				\$562,000.00
XR ROADS, FOOTPATHS AND PAVED AREAS				
156 Allowance for Linemarking to Concrete block paving	m	99	2.00	198.00
ROADS, FOOTPATHS AND PAVED AREAS				\$198.00
XN BOUNDARY WALLS, FENCING AND GATES				
121 Allowance for new retaining walls	m ²	1,149	650.00	746,850.00
BOUNDARY WALLS, FENCING AND GATES				\$746,850.00
XL LANDSCAPING AND IMPROVEMENTS				
208 Allowance for Landscaping for warehouse	No	1	100,000.00	100,000.00
LANDSCAPING AND IMPROVEMENTS				\$100,000.00
XK EXTERNAL STORMWATER DRAINAGE				
200 Allowance for proposed heavy duty grated box drain, length of 6m	No	2	4,800.00	9,600.00
201 Stormwater pipe 375mm diameter	m	460	250.00	115,000.00
202 Stormwater pipe 450mm diameter	m	77	350.00	26,950.00
203 Stormwater pipe 600mm diameter	m	411	440.00	180,840.00
204 Proposed outlet headwall with energy dissipator discharge to existing pond	No	2	6,000.00	12,000.00
205 Proposed Overland flow weir with energy dissipator discharge to existing pond	No	1	30,000.00	30,000.00
206 Allowance for proposed detention basin (provide 2,500m ³ storage volume)	No	1	25,000.00	25,000.00
207 Allowance for stormwater pit	No	39	3,500.00	136,500.00
EXTERNAL STORMWATER DRAINAGE				\$535,890.00
XW EXTERNAL WATER SUPPLY				
127 Allowance for rainwater tanks	No	2	9,000.00	18,000.00
EXTERNAL WATER SUPPLY				\$18,000.00

Austral Bricks - Plant Upgrade

Austral Bricks Plant No. 2

Location Element/Trade/Main heading/Sub heading Item

C EXTERNAL WORKS (continued)

Rates Current At May 2019

Description		Unit	Qty	Rate	Total
XY	Site Preparation				
152	Allowance for tree removal	No	6	200.00	1,200.00
	Site Preparation				\$1,200.00
	EXTERNAL WORKS				\$3,027,478.00

Austral Bricks - Plant Upgrade

Austral Bricks Plant No. 2

Location Element/Trade/Main heading/Sub heading Item

D FIT OUT - DIREXA BASE FOR THE MAIN PLANT

Rates Current At May 2019

Description		Unit	Qty	Rate	Total
KI	Direxa Engineering Supply and Install for the Main Plant				
143	Potique casing kiln with self standing walls	No	1	9,187,200.00	9,187,200.00
	Direxa Engineering Supply and Install for the Main Plant				\$9,187,200.00
	FIT OUT - DIREXA BASE FOR THE MAIN PLANT				\$9,187,200.00

**APPENDIX B:
DRAWING REGISTER**

DRAWING REGISTER

Architectural Drawings		
SHEET NO	SHEET NAME	CURRENT REVISION
	COVER SHEET AND	
DA101	LOCATION PLAN	B
DA102	SITE PLAN	C
DA103	OVERALL ROOF PLAN	C
DA104	ROOF PLAN	B
	OVERALL GROUND	
DA105	FLOOR PLAN	C
DA110	OFFICE FLOOR PLAN	C
DA201	ELEVATIONS	C
DA202	SECTIONS	C
Civil Drawings		
SHEET NO	SHEET NAME	CURRENT REVISION
DAC001	COVER SHEET, DRAWING LIST AND LOCALITY PLAN	A
DAC002	GENERAL NOTES AND LEDENDS	A
DAC003	SITE CONTEXT PLAN	A
DAC004	GENERAL ARRANGEMENT PLAN	A
DAC010	SITWORKS AND STORMWATER DRAINAGE PLAN - SHEET 1	A
DAC011	SITWORKS AND STORMWATER DRAINAGE PLAN - SHEET 2	A
DAC012	SITWORKS AND STORMWATER DRAINAGE PLAN - SHEET 3	A
DAC020	TYPICAL CROSS SECTIONS - SHEET 1	A
DAC021	TYPICAL CROSS SECTIONS - SHEET 2	A
DAC030	BULK EARTHWORKS CUT/FILL PLAN	A
DAC031	PAVEMENT PLAN	A
DAC040	ACCESS RAMP LONG SECTIONS - SHEET 1	A
DAC041	ACCESS RAMP LONG SECTIONS - SHEET 2	A
DAC042	RETAINING WALL PLAN AND PROFILE - SHEET 1	A
DAC043	RETAINING WALL PLAN AND PROFILE - SHEET 2	A
DAC044	RETAINING WALL PLAN AND PROFILE - SHEET 3	A
DAC045	RETAINING WALL PLAN AND PROFILE - SHEET 4	A
DAC046	RETAINING WALL PLAN AND PROFILE - SHEET 5	A
DAC050	STORMWATER DRAINAGE CATCHMENTS PLAN	A

DAC060

EROSION AND SEDIMENT CONTROL PLAN - SHEET 1 A

DAC061

EROSION AND SEDIMENT CONTROL DETAILS A

Surveying

SHEET NO	SHEET NAME	CURRENT REVISION
111783522	PLAN SHOWING LEVELS, DETAILS AND CONTOURS	4

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