
CIV ESTIMATE REPORT

NOVEMBER 2022

CARRINGTON HYDRAULIC ENGINE HOUSE – STAGE 3

BOURKE STREET, CARRINGTON

PROJECT ID: 17763



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8 November 2022

EJE Architecture
412 King Street
NEWCASTLE NSW 2300Attention: Dominic Warland
Email: DWarland@eje.com.au

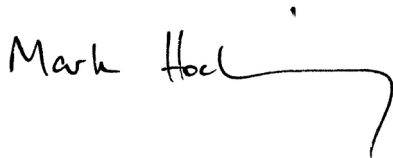
Dear Dominic

**CARRINGTON HYDRAULIC ENGINE HOUSE – STAGE 3
CIV ESTIMATE REPORT**

We have pleasure in enclosing our Capital Investment Value (CIV) Report for the above stated project.

We trust that our report is of assistance and will be pleased to provide any further information, which you may require upon request.

Yours sincerely

**Mark Hocking**
Director
Rider Levett Bucknall
mark.hocking@au.rlb.com

REPORTS ISSUED

Revision	Date	Title Description	Released By
1	09.07.2021	Estimate Report – DRAFT	Director
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5	09.08.2021	Estimate Report – Rev B	Director
6	12.08.2021	Estimate Report – Rev C	Director
7	23.08.2022	DA Estimate Report	Director
8	08.11.2022	CIV Estimate Report	Director

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1 EXECUTIVE SUMMARY

This report estimates a total cost of \$1,298,688 excluding GST. This report is based on the information received on 9 August 2022 via email received from Dominic Warland of EJE Architecture, please refer to Appendix D for details.

With a total Gross Floor Area of 294m², the above estimate represents a cost of \$4,417/m² excluding GST.

Rates used in the formulation of this estimate are current as at November 2022. As we have not been provided with any program escalation has been excluded from the estimate. We have prepared this estimate based on the project being procured via a single stage competitive tender.

We refer you to the body of the report for the full summary, assumptions, clarifications, and detailed basis of the above estimate.

2 INTRODUCTION

2.1 PURPOSE OF REPORT

This CIV Estimate Report has been prepared by Rider Levett Bucknall to accompany a DA for remediation works to the existing Carrington Hydraulic Engine House and construction of a new access ramp located at Bourke Street, Carrington.

This report has been prepared to provide a detailed calculation of the capital investment value (CIV) of the development, prepared by a qualified quantity surveyor. Further, this report provides an estimate of the retained and new jobs that would be created during the construction and operational phases of the development, including details of the methodology to determine the figures provided.

We have prepared this CIV Estimate Report to verify the Capital Investment Value of the project in accordance with the definition contained in The Environmental Planning and Assessment Regulation 2000 and 'Planning Circular PS 21-020 dated 2 December 2021'.

Under this policy the Capital Investment Value is defined as follows;

Capital investment value of a development or project includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment, other than the following costs—

- (a) amounts payable, or the cost of land dedicated or other benefit provided, under a condition imposed under the Act, Division 7.1 or 7.2 or a planning agreement,*
- (b) costs relating to a part of the development or project that is the subject of a separate development consent or project approval,*
- (c) land costs, including costs of marketing and selling land,*
- (d) GST, within the meaning of the A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth.*

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.

The actual cost of the development will vary depending on numerous matters including but not limited to the method of contractual procurement, phasing, quality of finishes and fitments, method of construction, calibre of contractor, timing and implementation of the works, utility provisions outside site boundaries and the like.

2.2 PROJECT DESCRIPTION

The project comprises of remediation works to the existing Carrington Hydraulic Engine House and construction of a new access ramp located at Bourke Street, Carrington. The project following scope of works:

- Remediation works to the existing Hydraulic Engine House including access ramp, alterations and additions, and services;
- Encapsulation of Engine Room subfloor; and
- External works including access ramp, landscaping, and connection to services.
- Crane base signage on reused sandstone plinth
- Stainless steel interpretation signage on reused sandstone plinth

2.3 STATEMENT OF RELIANCE

This report is prepared for the reliance of 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 the prior knowledge and written consent of Rider Levett Bucknall.

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.

3 PROJECT COSTS

3.1 COST ESTIMATE SUMMARY

The costs can be summarised as follows:

Description	Cost	Cost/m2	% Cost
<i>Carrington Hydraulic Engine House</i>			
Site Preparation and Demolition Work	266,134	905	20%
Building Works	766,151	2,606	59%
Stainless Interpretation Sign	12,193	41	1%
Access Ramp	113,137	385	9%
Crane Base Plaques	18,482	63	1%
TOTAL CONSTRUCTION COST	1,176,097	4,000	91%
Preliminaries	Incl.		
Design Fees	Excl.		
Margin	Incl.		
Staging Allowance	Excl.		
Locality Allowance	Excl.		
Design Contingency	Excl.		
Escalation to commencement	Excl.		
Escalation during construction	Excl.		
Design Consultant Fees	117,610		9%
Authority Fees	Excl.		
Long Service Leave Levy	4,981		0%
Planning Contingency	Excl.		
Construction Contingency	Excl.		
Client Direct Costs	Excl.		
Goods and Services Tax	Excl.		
Rounding	Excl.		
TOTAL OTHER PROJECT COSTS	122,591	417	9%
TOTAL CIV ESTIMATE	1,298,688	4,417	100%

A further breakdown of cost can be found in the Estimate in **Appendix A** of this report.

4 BASIS OF ESTIMATE

4.1 BASIS OF QUANTIFICATION & PRICING

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

This cost estimate is based on the documentation listed in Appendix B and does not, at this stage, provide a direct comparison with the tenders to be received at a future date.

4.2 BASIS OF PROCUREMENT

The costs in this report assumes that a competitive tender will be obtained from a suitably qualified contractor.

4.3 PROGRAMME

No programme information has been provided.

4.4 ESCALATION

Our estimate has been based on market rates current at the date of this report.

4.5 CLARIFICATIONS AND ASSUMPTIONS

- We have assumed works will take place in a single continuous stage.
- We have assumed the majority of decontamination has already occurred
- We have assumed that the site can be made safe during construction using commonly used safe work methodologies
- Existing machinery relocation is excluded
- Securing existing platform in Generator room is excluded
- We have assumed existing site infrastructure is suitable for the proposed project
- Allowances for building services have been made on benchmarked rates and lump sum allowances where applicable. These allowances are subject to future design and should be reviewed in conjunction with specialist services engineers.
- Builder's Preliminaries and Margin have been included.
- Design Consultant Fees have been excluded.
- Authority Fees have been excluded.
- We have excluded loose FF&E from our estimate

4.6 ITEMS SPECIFICALLY EXCLUDED

Site Works

- Demolition of existing buildings
- Rock excavation
- Piled foundations
- Removal and / or remediation of hazardous materials beyond specified
- Upgrades of existing services infrastructure
- Works outside site boundary
- Decontamination and removal of hazardous materials beyond specified
- Diverting existing services

Temporary Works

- Temporary staging space and decanting works
- Standby power generation

Structure

- Structural transfers

Fit-out and Interiors

- Fitout to office / retail / concessions, etc.
- Curtains and blinds
- Loose furniture fixtures and equipment
- Operating supplies and equipment
- Artwork
- Tenant fit-out

Building Services

- AV Equipment
- Active ICT equipment
- Specialised equipment, computer equipment, business machines (copiers, printers, etc.) or other 'plug-in' equipment

Sustainability

- Greenstar or NABERS certification

Authority Fees and Requirements

- Authority charges and contributions
- Planning Reform Fee (plan FIRST)
- Destructive testing
- Affordable Housing contributions
- Environmental impact studies

Other

- Development costs including land, approvals, legal fees, agent fees and lease incentives
- Phasing costs
- Contingencies
- Consultant fees
- Escalation
- Client direct costs
- Finance and interest charges
- Goods and Services Tax
- Prototypes
- Relocation costs
- Promotion and marketing costs
- Pre-opening budget
- Effect of foreign exchange currency fluctuations
- Work at penalty rates for "out of hours" or programme acceleration
- Changes in law, standards and codes

4.7 COVID-19 RECOVERY IMPACTS

Our estimate has been prepared to reflect the anticipated changed market conditions due to the impact of COVID-19, however the pandemic recovery continues to be a concern with risks to material supply, production disruption, efficiency of consultants and construction productivity.

RLB advise our current estimate does not account for exacerbated risks such as:

- Imported material delivery delays
- Further tightening of social distancing rules impacting on programme
- Exchange rate fluctuations

The risk impact should be considered in the context of the current stage of the design and delivery cycle of the project.

RLB anticipate that the impact on the estimate may only be in the short to medium term and that long-term impacts may revert to normal circumstances hence this will be subject to ongoing monitoring.

APPENDIX A: CIV Estimate

CARRINGTON HYDRAULIC ENGINE HOUSE

CIV ESTIMATE



LOCATION SUMMARY

GFA: Gross Floor Area
Rates Current At November 2022

Ref	Location	GFA m ²	GFA \$/m ²	Total Cost \$
A	CARRINGTON HYDRAULIC ENGINE HOUSE			
A1	SITE PREPARATION AND DEMOLITION WORKS			266,134
A2	BUILDING WORKS	294	2,606	766,151
	A - CARRINGTON HYDRAULIC ENGINE HOUSE	294	3,511	1,032,285
B	STAINLESS INTERPRETATION SIGN			12,193
C	ACCESS RAMP			113,137
D	CRANE BASE PLAQUES			18,482
ESTIMATED NET COST		294	4,000	1,176,097
MARGINS & ADJUSTMENTS				
	Preliminaries			Incl.
	D&C Related Costs			Excl.
	Margin			Incl.
CONSTRUCTION SUB-TOTAL		294	4,000	1,176,097
	Staging Allowance			Excl.
	Locality Allowance			Excl.
	Escalation to Commencement			Excl.
	Escalation During Construction			Excl.
CONSTRUCTION TOTAL		294	4,000	1,176,097
	Design Consultant Fees	10.0%		117,610
	Authority Fees (Other than LSLL)			Excl.
	Authority Fees (Long Service Leave Levy)	0.4%		4,981
	Project Contingency			Excl.
	Client Direct Costs			Excl.
PROJECT TOTAL		294	4,417	1,298,688
	Goods and Services Tax			Excl.
ESTIMATED TOTAL COST		294	4,417	1,298,688

CARRINGTON HYDRAULIC ENGINE HOUSE

CIV ESTIMATE

LOCATION ELEMENT ITEM

A CARRINGTON HYDRAULIC ENGINE HOUSE

A1 SITE PREPARATION AND DEMOLITION WORKS

Rates Current At November 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
AR	ALTERATIONS AND RENOVATIONS				
112	Allowance to demolish non-original lightweight timber walkway, handrail and structure to Engine Room	m ²	28	101	2,826
236	Allowance to treat all contaminated fabric with PVA spray sealant	m ²	259	101	26,131
237	Allowance to clear light debris to base of Accumulator Tower	m ²	25	101	2,523
247	Allowance to remove existing floor grates and place into sub-floor cavity	m ²	11	151	1,665
254	Allowance to decontaminate and move existing grates	m ²	10	656	6,558
255	Allowance to cut back existing steel support beams	m ²	10	151	1,514
256	Allowance to decontaminate grates	m ²	10		Incl.
293	Allowance to re-install original floor grates	m ²	10	504	5,044
260	Allowance to grind down existing raised concrete plinth and make good	m ²	3	505	1,514
115	Allowance to remove existing large timber beams	m	49	303	14,832
113	Allowance to demolish existing timber beams	m	14	202	2,826
238	Allowance to rake out mortar course and make good for new termimesh lining to Accumulator Tower	m	28	252	7,062
246	Allowance to remove existing beams and structure	m	13	353	4,591
248	Allowance to cut down top of brick dwarf wall to suit new ramp	m	20	303	6,053
249	Allowance to remove and disposed rotted timber beam	m	11	91	999
263	Allowance to demolish non-original timber balustrade	m	4	51	202
150	Allowance to demolish timber doorway, frame and jambs	No	2	253	505
3	Allowance to demolish masonry to existing door opening	No	2	303	606
28	Allowance to remove existing lintel	No	1	354	354
298	Seal existing opening around new services conduits	No	1	505	505
144	Allowance for temporary balustrade to wall opening	No	1	959	959
235	Allowance to demolish single steel column and leave remnants in cavity for permanent storage	No	1	202	202
239	Allowance to remove timber beam below first mortar course to Accumulator Tower	No	2	505	1,009
240	Allowance to clean debris from existing pipe penetration	No	2	505	1,009
241	Allowance to trim end of pipe protruding from wall	No	2	202	404
242	Allowance to cut sandstone in situ to enlarge vent opening; 650mm SQ	No	4	1,211	4,843
243	Allowance to move heavy rubble to clear base of columns for new plinth	No	2	505	1,009
244	Allowance to demolish brickwork and timber framing and make good	No	1	505	505
251	Allowance to remove internal downpipe and make good	No	2	354	707

CARRINGTON HYDRAULIC ENGINE HOUSE

CIV ESTIMATE

LOCATION ELEMENT ITEM

A CARRINGTON HYDRAULIC ENGINE HOUSE

A1 SITE PREPARATION AND DEMOLITION WORKS (continued)

Rates Current At November 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
252	Allowance to cut portion of fixed guide rail for new door opening, retain piece of rail for interpretive display within tower. Including new fixings for remnant guide rail	No	1	757	757
253	Remove and dispose fixed timber column	No	1	152	152
258	Allowance to cut down small column below level of new floor slab	No	1	253	253
259	Allowance to remove existing rail and allow to decontaminate for re-installation	No	1	303	303
261	Allowance to remove steel plate to create opening	No	1	303	303
264	Allowance to sort existing stack of disused heavy stone and identify pieces for re-use	No	1	6,558	6,558
271	Allowance for new 110dia trade waste and 2x 100dia conduits and make good	No	1	505	505
272	Allowance to permanently seal pipe opening and wall penetration	No	3	182	545
286	Allowance to create new opening in wall and salvage bricks for re-use	No	1	1,514	1,514
287	Allowance to remove loose plywood sheets over missing panels	No	4	51	202
289	Allowance to remove existing timber and pipe attachments and clear rubble for new plinth	No	1	505	505
295	Allowance to trim bottom edge of existing door leaves	No	1	202	202
296	Allowance to trim existing pipe penetration above proposed floor level	No	1	51	51
302	Allowance to trim pipe and conduit	No	2	76	152
303	Remove loose conduit	No	1	76	76
305	Allowance to remove timber beam below first mortar course	No	3	152	455
308	Remove portion of sandstone kerb for new ramp	No	1	505	505
310	Trim down single brick pier to below proposed floor level	No	1	152	152
311	Locally trim deck to suit pipe through wall and guide rail	No	2	152	303
277	Allowance for sundry clearance to sub floor prior to pouring plinths	Item			4,541
187	Allowance for cleaning and decontamination of existing floor grates to entry niche	Item			15,133
191	Termite maintenance - EXCLUDED	Item			Excl.
221	Chemical damp proof course- EXCLUDED	Item			Excl.
143	Allowance to remove temporary asbestos seals to openings	Item			3,633
25	Allowance to remove down pipes and make good	Item			1,514
26	Allowance for sundry patch and repair to wall penetrations	Item			5,044
15	Allowance for termite protection	Item			28,249
17	Allowance to secure and retain existing brackets, pipes and fixtures	Item			10,089
306	Allowance to seal deep weathering to stone with mortar where required	Item			15,134
250	Allowance for sundry demolition and make good	Item			10,089

CARRINGTON HYDRAULIC ENGINE HOUSE

CIV ESTIMATE

LOCATION ELEMENT ITEM

A CARRINGTON HYDRAULIC ENGINE HOUSE

A1 SITE PREPARATION AND DEMOLITION WORKS (continued)

Rates Current At November 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
10	Secure corner platform to Generator Room - EXCLUDED	Item			Excl.
222	Salt removal to existing building - EXCLUDED	Item			Excl.
9	Remove machinery and relocate to external display - EXCLUDED	Item			Excl.
186	Removal of hazardous or contaminated materials - EXCLUDED	Item			Excl.
AR - ALTERATIONS AND RENOVATIONS					203,876
XX	EXTERNAL ALTERATIONS AND RENOVATIONS				
69	Allowance to remove portion of sandstone kerb and make good	m	2	51	101
279	Allowance for temporary asphalt ramp from ground to new ramp	m ²	3	505	1,514
XX - EXTERNAL ALTERATIONS AND RENOVATIONS					1,615
XP	SITE PREPARATION				
224	Allowance for site clearance to proposed ramp including removal of vegetation and undergrowth	m ²	35	3	106
326	Allowance for temporary midspan propping	m	24	151	3,633
331	Allowance to provide temporary propping and formwork to all sides of glass floor inserts	Item			Incl.
40	Temporary shoring, propping, strutting, underpinning etc to existing buildings other than localised propping to suit scope of works - EXCLUDED	Item			Excl.
39	Treatment of reactive soil and acid sulphate soils - EXCLUDED	Item			Excl.
41	Dealing with heritage, cultural and archaeological artifacts / findings - EXCLUDED	Item			Excl.
44	Rock excavation - EXCLUDED	Item			Excl.
46	Removal of contaminated soils and materials other than specified - EXCLUDED	Item			Excl.
47	Mine grouting and mine subsidence works - EXCLUDED	Item			Excl.
XP - SITE PREPARATION					3,739
PR	PRELIMINARIES				
1	Builders Preliminaries (20%)	Item			44,352
PR - PRELIMINARIES					44,352
BM	BUILDERS MARGIN				
2	Builders Margin (6%)	Item			12,552
BM - BUILDERS MARGIN					12,552
SITE PREPARATION AND DEMOLITION WORKS					266,134

CARRINGTON HYDRAULIC ENGINE HOUSE

CIV ESTIMATE

LOCATION ELEMENT ITEM

A CARRINGTON HYDRAULIC ENGINE HOUSE

A2 BUILDING WORKS

GFA: 294 m² Cost/m²: 2,606
Rates Current At November 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
AR	ALTERATIONS AND RENOVATIONS				
274	Provisional sum allowance to arrange salvaged building fabric	Item			20,179
204	Allowance for general asbestos decontamination works to Engine Room including airlock and testing for duration of works	Item			60,538
33	Allowance to remove and relocate items for heritage interpretation display and dispose of remainder	Item			25,224
14	Allowance to make good of existing sandstone; assumed to 10% of wall surface	Item			40,359
	AR - ALTERATIONS AND RENOVATIONS			498/m²	146,300
SB	SUBSTRUCTURE				
269	Allowance for termimesh and geofabric	m ²	31	76	2,346
270	Allowance for 20mm dia blue metal gravel to 200mm depth	m ²	25	71	1,766
278	Allowance for ST.01 new sandstone to seal penetrations	No	11	959	10,545
329	Allowance for pad footing PF1; 450mm x 450mm x 350mm	No	6	303	1,817
330	Allowance for pad footing PF2; 450mm x 450mm x 350mm min.	No	15	404	6,054
275	Allowance for SA2; 150x90x8 UA	t	0.15	8,580	1,287
328	Allowance for loose and attached connections (15%)	t	0.03	8,600	258
122	Extra over allowance for sundry joints and sealants to seal subfloor to ensure permanent air-tight cavity	Item			50,449
	SB - SUBSTRUCTURE			253/m²	74,522
CL	COLUMNS				
325	Allowance for SC1; 89x89x3.5 SHS	t	0.15	8,580	1,287
327	Allowance for loose and attached connections - per column	No	8	151	1,211
18	Works to existing columns - EXCLUDED	Item			Excl.
	CL - COLUMNS			8/m²	2,498
UF	UPPER FLOORS				
120	Allowance for glass floor	m ²	11	4,036	44,395
153	Allowance for structural upgrades to existing slab	m ²	35	151	5,298
165	Allowance for structural updates to suit new slabs	m ²	221	202	44,597
226	Allowance for Conc. 01; Honed concrete floor	m ²	175	283	49,440
227	Allowance for Conc. 02; Honed and stained concrete floor	m ²	47	333	15,650
228	Allowance for Conc. 03; Broom finish concrete floor	m ²	31	293	9,071
232	Extra over concrete slab for slab turn down to entry	m	42	1,009	42,377
290	Allowance for glass panel over grates	m ²	6	4,036	24,215
307	Seal base of existing lowered floor slab with concrete	m ²	31	50	1,564
234	Floor finish to Accumulator Tower 2 - EXCLUDED	Item			Excl.
	UF - UPPER FLOORS			805/m²	236,607

CARRINGTON HYDRAULIC ENGINE HOUSE

CIV ESTIMATE

LOCATION ELEMENT ITEM

A CARRINGTON HYDRAULIC ENGINE HOUSE

A2 BUILDING WORKS (continued)

GFA: 294 m² Cost/m²: 2,606
Rates Current At November 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SC	STAIRCASES				
231	Allowance for staircase to Engine Room including landings and balustrade	No	1	5,348	5,348
	SC - STAIRCASES			18/m²	5,348
RF	ROOF				
19	Allowance for make good works to roof relating to solar PV installation	Item			5,045
181	Works to existing roof other than specified - EXCLUDED	Item			Excl.
	RF - ROOF			17/m²	5,045
EW	EXTERNAL WALLS				
312	Replica heritage grille with woven steel security screen	No	4	5,045	20,179
147	Works to existing facade - EXCLUDED	Item			Excl.
	EW - EXTERNAL WALLS			69/m²	20,179
WW	WINDOWS				
145	Internal glazed window panels to Engine Room - EXCLUDED	Item			Excl.
149	Works to windows of base building - EXCLUDED	Item			Excl.
	WW - WINDOWS				Excl.
ED	EXTERNAL DOORS				
266	Allowance for secure access hatch to existing opening	No	4	152	606
288	Allowance for new wall vent to existing opening	No	2	858	1,716
301	Allowance for steel lintel above new door opening	t	0.10	8,580	858
148	Works to external doors of base building other than specified - EXCLUDED	Item			Excl.
	ED - EXTERNAL DOORS			11/m²	3,180
NW	INTERNAL WALLS				
282	Allowance for temporary barrier in timber studs to door opening	m	3	202	606
294	Allowance to re-install original rail on new slab	No	1	253	253
299	Allowance to brick infill original door opening	m ²	3	555	1,665
297	BAL.02 - Industrial balustrade to edge of slab	m	19	656	12,462
	NW - INTERNAL WALLS			51/m²	14,986
ND	INTERNAL DOORS				
280	Allowance for stone threshold within new door opening	No	1	1,514	1,514
281	Allowance to reconstruct brick nibs and stone base course within new doorway	No	2	2,018	4,036
	ND - INTERNAL DOORS			19/m²	5,550
FF	FLOOR FINISHES				
229	Allowance for TGSi; Tactile ground surface indicator	m ²	2	1,009	2,018

CARRINGTON HYDRAULIC ENGINE HOUSE

CIV ESTIMATE

LOCATION ELEMENT ITEM

A CARRINGTON HYDRAULIC ENGINE HOUSE

A2 BUILDING WORKS (continued)

GFA: 294 m² Cost/m²: 2,606
Rates Current At November 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
230	Allowance for MW.01; Matwell entrance matting	m ²	5	505	2,523
	FF - FLOOR FINISHES			15/m²	4,541
CF	CEILING FINISHES				
16	Spray paint existing soffit and trusses - EXCLUDED	m ²	747		Excl.
	CF - CEILING FINISHES				Excl.
HS	HYDRAULIC SERVICES				
163	Subfloor drainage - EXCLUDED	Item			Excl.
	HS - HYDRAULIC SERVICES				Excl.
MS	MECHANICAL SERVICES				
265	Allowance for subfloor supply and exhaust system including hepa filters, fans and ducts	Lot	1	18,161	18,161
338	Allowance for testing, commissioning, training, O/M manuals, etc	Item			2,523
332	Preventative maintenance - EXCLUDED	Item			Excl.
	MS - MECHANICAL SERVICES			70/m²	20,684
ES	ELECTRICAL SERVICES				
225	Allowance for LST.01; Led light strip	m	49	353	17,304
223	Allowance for 2kW PV solar system including installation	No	1	5,045	5,045
267	Allowance to run new services through existing opening around pipe	No	1	505	505
268	Allowance for new electrical services mounted to wall	No	1	253	253
291	Allowance for FB; Recessed electrical floor box including 1 x DGPO and 3 x blank plates	No	9	1,261	11,352
292	Allowance for LSP; New light switch panel	No	1	404	404
317	Allowance for PWP1; LED Batten	No	10	353	3,532
318	Allowance for track spot	No	4	404	1,615
319	Allowance for LED spot light	No	6	908	5,449
320	Allowance for isolator	No	2	555	1,110
321	Allowance for BAT; Battery	No	1	2,523	2,523
322	Allowance for INV; Inverter	No	1	757	757
323	Allowance for Distribution Board	No	1	2,523	2,523
324	Allowance for testing, commissioning, training, O/M manuals, etc	Item			5,045
	ES - ELECTRICAL SERVICES			195/m²	57,417
BW	BUILDERS WORK IN CONNECTION WITH SERVICES				
198	Builders work in connection with services (7%)	Item			5,467
	BW - BUILDERS WORK IN CONNECTION WITH SERVICES			19/m²	5,467
PR	PRELIMINARIES				
1	Builders Preliminaries (20%)	Item			127,688
	PR - PRELIMINARIES			434/m²	127,688

CARRINGTON HYDRAULIC ENGINE HOUSE

CIV ESTIMATE



LOCATION	ELEMENT	ITEM
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367		

A CARRINGTON HYDRAULIC ENGINE HOUSE

A2 BUILDING WORKS (continued)

GFA: 294 m² Cost/m²: 2,606
Rates Current At November 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
BM	BUILDERS MARGIN				
2	Builders Margin (6%)	Item			36,139
	BM - BUILDERS MARGIN			123/m²	36,139
BUILDING WORKS				2,606/m²	766,151

CARRINGTON HYDRAULIC ENGINE HOUSE

CIV ESTIMATE



LOCATION ELEMENT ITEM
B STAINLESS INTERPRETATION SIGN

Rates Current At November 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
XL	LANDSCAPING AND IMPROVEMENTS				
314	Stainless steel interpretive sign	No	1	5,549	5,549
315	Allowance for salvaged stone plinth	No	2	2,018	4,036
	XL - LANDSCAPING AND IMPROVEMENTS				9,585
PR	PRELIMINARIES				
1	Builders Preliminaries (20%)	Item			2,032
	PR - PRELIMINARIES				2,032
BM	BUILDERS MARGIN				
2	Builders Margin (6%)	Item			576
	BM - BUILDERS MARGIN				576
STAINLESS INTERPRETATION SIGN					12,193

CARRINGTON HYDRAULIC ENGINE HOUSE

CIV ESTIMATE

LOCATION ELEMENT ITEM

C ACCESS RAMP

Rates Current At November 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
UF	UPPER FLOORS				
110	Extra over concrete floor slab for internal ramp including balustrade	m ²	21	1,463	30,723
	UF - UPPER FLOORS				30,723
XR	ROADS, FOOTPATHS AND PAVED AREAS				
233	Allowance for SSD.01; Stainless steel decking	m ²	35	656	22,954
335	Concrete footing: 600mm x 600mm x 400mm deep	No	14	530	7,417
337	BAL-01 - Balustrade assume stainless steel	m	34	505	17,153
333	B1: 150 x 75 x 6 channel GR316 SS	t	0.87	10,091	8,779
334	SC1: 80 x 3.0 CHS GR316 SS	t	0.05	10,100	505
336	Allowance for loose and attached connections (15%)	t	0.14	10,093	1,413
	XR - ROADS, FOOTPATHS AND PAVED AREAS				58,221
PR	PRELIMINARIES				
1	Builders Preliminaries (20%)	Item			18,856
	PR - PRELIMINARIES				18,856
BM	BUILDERS MARGIN				
2	Builders Margin (6%)	Item			5,337
	BM - BUILDERS MARGIN				5,337
ACCESS RAMP					113,137

CARRINGTON HYDRAULIC ENGINE HOUSE

CIV ESTIMATE



LOCATION ELEMENT ITEM

D CRANE BASE PLAQUES

Rates Current At November 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
XL	LANDSCAPING AND IMPROVEMENTS				
313	Crane base interpretive plaques including salvaged sandstone plinth, concrete pad and mowing strip	No	4	3,632	14,529
	XL - LANDSCAPING AND IMPROVEMENTS				14,529
PR	PRELIMINARIES				
1	Builders Preliminaries (20%)	Item			3,081
	PR - PRELIMINARIES				3,081
BM	BUILDERS MARGIN				
2	Builders Margin (6%)	Item			872
	BM - BUILDERS MARGIN				872
CRANE BASE PLAQUES					18,482

APPENDIX B: Schedule of Information

SCHEDULE OF INFORMATION

Architectural documentation prepared by EJE Architecture dated 8 April 2022:

- 11009 – DA – A000 – Coversheet & Site Plan – Rev A
- 11009 – DA –A101 – Sub Floor – Existing / Demolition Plan– Rev A
- 11009 – DA –A102 – Ground Floor – Existing / Demolition Plan– Rev A
- 11009 – DA –A111 – Sub-Floor – Proposed Plan– Rev A
- 11009 – DA –A112 – Ground Floor – Proposed Plan – Rev A
- 11009 – DA –A113 – Roof – Proposed Plan – Rev A
- 11009 – DA –A202 – Ground Floor – Slab Setout/Dimension Plan – Rev A
- 11009 – DA –A501 – South & West Elevations – Existing – Rev A
- 11009 – DA –A511 – South & West Elevations – Proposed – Rev A
- 11009 – DA –A551 – Sections – Existing – Rev A
- 11009 – DA –A561 – Sections – Proposed – Rev A
- 11009 – DA –A801 – Engine RM Internal Elevs – Existing/Demolition
- 11009 – DA –A802 – Gen. Room, Accum. Tower 1 & 2 Internal Elevs – Existing/Demolition – Rev A
- 11009 – DA –A811 – Engine Room Internal Elevs – Proposed – Rev A
- 11009 – DA –A814 – Gen. Room, Accum. Tower 1&2 Internal Elevs Proposed – Rev A
- 11009 – DA –A901 – Construction Details – Rev A
- 11009 – DA –A902 – Sandstone Plaques – Rev A

Structural documentation prepared by Northrop dated 9 May 2022:

- NL1622294 – S K00 – Structural Notes – Rev A
- NL1622294 – S K1 – Slab Support Structure Low Level (Temporary Formwork Support) – Rev A
- NL1622294 – S K2 – Floor Slab Plan – Rev A
- NL1622294 – S K3 – Floor Slab Details – Rev A
- NL1622294 – S KF.01 – Glass Floor Panel– Rev A
- NL1622294 – S K3 – Steel Access Ramp – Rev A

Electrical Services documentation prepared by Electrical Projects Australia Pty. Ltd dated 8 September 2021:

- 21341 – E00 – Cover Sheet – Issue B
- 21341 – E01 – Ground Floor Plan Electrical Layout – Issue E
- 21341 – E02 – Single Line Diagram – Issue B
- Electrical Services Specification dated 17 September 2021

Mechanical Services documentation prepared by Northrop dated 7 September 2021:

- 10000 – M000 – Cover Sheet and Drawing Schedule – Rev A
- 10000 – M001 – Legend, Notes, Schedules and Details – Rev B
- 10000 – M100 – Subfloor – Rev A

Survey Drawing Lot 30 DP 1190075 - prepared by Monteath & Powys dated 16 February 2017

Statement of Environment Effects prepared by ADW Johnson dated 14 April 2022

Statement of Heritage Impact – 003 Rev A prepared by EJE Heritage dated April 2022

Conservation Management Plan Revision A prepared by EJE Heritage dated 17 December 2021

APPENDIX C: Standard Areas Definition

STANDARD AREA DEFINITIONS

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.

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