

09 June 2021

den.751

Rowan Tetu  
Level 1, 2 Barrack Street  
SYDNEY NSW 2000  
Trevor.Stolz@simsmm.com

**RE: Nepean Business Park - Great River Walk Extension**

Please find attached the **Cost Report** for the above mentioned property.

The Cost Report total is **\$315,327 exclusive of GST, land, financial costs and staging.**

The estimate was based on the information provided by Great River NSW Pty Ltd and detailed in the estimate. Please note that any Specification, Structural Elements & Schedule of Finishes that have not been advised have been based on Denary's assumption of what will be required. Therefore it is recommended that this estimate be used for feasibility purposes only.

If you have any queries regarding the Cost Report please contact the undersigned.

Best Regards



Ryan Thomson  
Principal  
Denary

## PROJECT INFORMATION

PROJECT DESCRIPTION	River Walk Extension
PROJECT ADDRESS	Nepean Business Park
VERSION DESCRIPTION	Cost Report
RATES CURRENT AT	June 2021
<b>TOTAL (GST EXCLUSIVE)</b>	<b>\$315,327</b>
<b>TOTAL (GST INCLUSIVE)</b>	<b>\$346,860</b>

## **ESTIMATE INFORMATION**

Below is a list of information used to prepare the Detailed Estimate.

- Development Application prepared by Clouston Associates:
- Discussions over the phone & emails.

# **SCHEDULE OF EXCLUSIONS**

- Land & Legal Costs
- Authority Fees & Charges
- Holding Costs & Interest Charges
- Unknown Conditions
- Finance Costs
- Leasing & Marketing Costs
- Removal of Unknown Hazardous Materials & Contaminated Soils
- Delay Costs
- Staging Costs
- Escalation

# **COST REPORT**

# Trade Summary

**Project:** Commercial

**Details:** COST REPORT

**Building:** Great River Walk Extension

Description	Quantity	Unit	Rate	SubTotal	Total
<b><u>SITE ESTABLISHMENT</u></b>					
Establishment/Disestablishment				17,075	17,075
<b><u>CIVIL WORKS</u></b>					
Sediment & Erosion Control				34,200	34,200
Concrete Works				138,919	138,919
Signage & Linemarking				6,763	6,763
Landscaping				54,500	54,500
<b>SUBTOTAL</b>					<b>251,457</b>
Preliminaries			14%		35,204
Margin			10%		28,666
<b>TOTAL</b>					<b>315,327</b>
Goods & Services Tax (GST)			10%		31,533
<b>GRAND TOTAL</b>					<b>346,860</b>

# Trade Detail

<b>Project:</b> Commercial	<b>Details:</b> COST REPORT
<b>Building:</b> Great River Walk Extension	

Code	Description	Quantity	Unit	Rate	SubTotal	Total
------	-------------	----------	------	------	----------	-------

## Establishment/Disestablishment

	<b><u>SITE ESTABLISHMENT &amp; DISESTABLISHMENT</u></b>					
	Site establishment including: mobilisation, connection and installation of temporary services; site fencing and reinstatement of site upon completion; site management/supervision; coordination of other contractors onsite; provision of all insurances; preparation of site management plans (including but not limited to: WH&S, QA, EMP, Inspection and testing Plan, etc.); preparation construction program and implementation of all plans for the duration of the contract.	1	Item	13,575	13,575	13,575
	Service Location, setting out of all works by a registered surveyor, including WAE plans for all new works and location of all existing services and survey mark replacement as required.	1	Item	3,500	3,500	3,500

<b>Establishment/Disestablishment</b>	<b>17,075</b>	<b>17,075</b>
---------------------------------------	---------------	---------------

## Sediment & Erosion Control

	<b><u>SEDIMENT &amp; EROSION CONTROL - ALLOWANCE</u></b>					
	<b>Rates to include removal from site to an approved licensed facility for waste management, excavation of poor matheral etc</b>		<b>Note</b>			

# Trade Detail

<b>Project:</b> Commercial	<b>Details:</b> COST REPORT
<b>Building:</b> Great River Walk Extension	

Code	Description	Quantity	Unit	Rate	SubTotal	Total
------	-------------	----------	------	------	----------	-------

**Sediment & Erosion Control** (Continued)

	Supply, installation, maintenance and removal (once works are complete) of all required sediment and erosion control measures, including but not limited to: temporary contractor vehicular access, sediment control/silt fencing, sand bags and pit protection and boundary (no-go) fencing AND all de-watering required for completing the Works under Contract	1	item	4,200	4,200	4,200
	Site clearing (tree removal if required) and grubbing including removal of root-balls and mulching to stockpile	10,000	m2	3	30,000	30,000

**Sediment & Erosion Control** **34,200 34,200**

**Concrete Works**

	<b>Rates to include excavation, trimming and base prep, supply of all materials, placement, compaction, jointing, testing, finishing and curing to CNs Construction Specifications</b>		<b>Note</b>			
	<b><u>FOOTPATHS</u></b>					
	Insitu brushed concrete footpath - 150mm thick 32mpa concrete with SL82 mesh including 40mm leveling layer	817	m2	170	138,919	138,919

**Concrete Works** **138,919 138,919**

**Signage & Linemarking**

	<b><u>SIGNAGE &amp; LINEMARKING - ALLOWANCE</u></b>					
	<b>Rates to include supply of all materials, installation, and all other items as required</b>		<b>Note</b>			
	Street Signs (Sign blade & pole)	2	each	224	448	448



# Trade Detail

<b>Project:</b> Commercial	<b>Details:</b> COST REPORT
<b>Building:</b> Great River Walk Extension	

Code	Description	Quantity	Unit	Rate	SubTotal	Total
------	-------------	----------	------	------	----------	-------

**Signage & Linemarking** (Continued)

	Centre of path linemarking (100mm wide broken white retroreflective line)	302	m	6	1,814	1,814
	Wayfinding Signage	1		4,500	4,500	4,500

**Signage & Linemarking** **6,762** **6,762**

**Landscaping**

	<b><u>LANDSCAPING - ALLOWANCE</u></b>					
	<b>Rates to include excavation, supply of all materials, placement establishment and maintenance as required for defects period</b>		Note			
	<b>Tree</b>					
	Tree - as per plans	40	No	400	16,000	16,000
	<b>Native Grasses &amp; Small Shrubs</b>					
	Grasses & Shrubs - as per plans	5,500	m2	7	38,500	38,500

**Landscaping** **54,500** **54,500**