

## Appendix E

Dairy Housed Cow Facility- Estimated Development Cost Report (WTP Australia, 2025)

**office address:** 8/19 Norwood Crescent, Moonee Ponds, Victoria Australia 3039

**postal address:** 16 Learmonth Street, Moonee Ponds, Victoria Australia 3039

**telephone:** +61 (0) 3 9326 0106 **email:** [info@scolexia.com.au](mailto:info@scolexia.com.au)



23 July 2025

Tocal Dairy  
c/ - Dairy Housed Cow Facility  
Tocal Agricultural Centre, 815 Tocal Rd Paterson, 2421.

Attention: Matthew Brett  
Email: matthew.brett@dpird.nsw.gov.au

**DAIRY HOUSED COW FACILITY  
Tocal COLLEGE, PATERSON, NSW, 2421  
ESTIMATED DEVELOPMENT COST REPORT**

This Estimated Development Cost (EDC) Report has been prepared by WT Partnership (WT) on behalf of Tocal Dairy.

We confirm the estimated development cost is **\$7,864,245 (Seven Million, Eight Hundred and Sixty-Four Thousand, Two Hundred and Forty-Five Dollars) Excluding GST (\$8,650,670 Including GST).**

This Estimated Development Cost report has been prepared in accordance with the following:

- The Planning Circular (PS-24-002).
- Legislative and regulatory requirements of the consent authority for calculating EDC (EP&A Act, EP&A reg, SEPPs, and the Planning Circular).
- The AIQS practice standard for calculating EDC in NSW.
- Other named guidance that has been used as a basis for calculating the EDC such as AS1181-1982 Australian Standard Method of measurement of civil engineering works and associated building works/ICMS Method.

WT confirms that the EDC calculation is accurate and address all stages and activities identified in the development proposal at the date of lodgement (July 2025).

This report captures the following:

1. Executive summary including EDC definition.
2. Basis of report preparation.
3. Scope of calculation of the EDC.
4. Detailed calculation schedule that supports the EDC (Appendix A).

As requested, the 'high level' estimate of jobs created by the future development during the construction and operational phases are as follows:

- Construction Phase – The project would support approximately 26 FTE construction jobs over the development period.



Should you require any further information or wish to discuss any aspect of the attached please do not hesitate to contact us.

Yours faithfully

**JAMES OSENTON**  
Executive Director

WT REF: PR-030096 - Dairy Housed Cow Facility



# DAIRY HOUSED COW FACILITY

## ESTIMATED DEVELOPMENT COST REPORT

23 July 2025

## CONTENTS

---

CONTACT	5
1 EXECUTIVE SUMMARY	6
2 BASIS OF REPORT	9
3 LIMITATIONS	10
4 STATEMENTS OF QUALIFICATIONS	11
5 SCOPE OF CALCULATION OF THE EDC	11
6 SCHEDULE OF KEY EXCLUSIONS	11

## APPENDICES

---

APPENDIX A	
COUNCIL COST REPORT FOR DA LODGEMENT	
APPENDIX B	
ESTIMATED DEVELOPMENT COST SUMMARY/DETAILED COST BREAKDOWN	

# CONTACT


DETAIL	DESCRIPTION
Name of Company/Trading Name	WTP Australia Pty Ltd
ABN	69 605 212 182
Name of Representative	James Osenton
Position	Executive Director
Head Office Address	Level 10, 15 London Circuit, Canberra, ACT
Telephone	02 6282 3733
Mobile	0408869253
Email	<a href="mailto:josenton@wtpartnership.com.au">josenton@wtpartnership.com.au</a>

DOCUMENT STATUS	NAME	DATE
PREPARED BY	Ming Zhang	23 July 2025
REVIEWED BY	James Osenton	23 July 2025
E-SIGNATURE APPROVED		23 July 2025

REVISION NO.	REVISION DATE	DRAFT.FINAL
1	23 July 2025	Final

# 1 EXECUTIVE SUMMARY

## ESTIMATED DEVELOPMENT COST REPORT – DAIRY HOUSED COW FACILITY – Tocal COLLEGE, PATERSON, NSW 2421

<b>PROJECT DESCRIPTION</b>	Cow facility development including a free stall barn with an equipment shed and associated external works
<b>PROJECT LOCATION</b>	Tocal College Paterson, NSW, 2412
<b>PROJECT STAGE</b>	Development Application (DA)
<b>NAME OF QUANTITY SURVEYOR</b>	James Osenton
<b>DATE OF ASSESSMENT</b>	23 July 2025
<b>SIGNATURE OF QUANTITY SURVEYOR</b>	

ITEM	COST
DEMOLITION & REMEDIATION	Excluded
CONSTRUCTION (ITEM A)	\$6,075,779
MITIGATION OF IMPACT ITEMS	Excluded
CONSULTANT FEES	\$303,789
AUTHORITY FEES (LSLL)	\$15,189
PLANT & EQUIPMENT (ITEM B)	\$1,095,000
FURNITURE, FITTINGS & EQUIPMENT	Excluded
CONTINGENCY	\$374,488
ESCALATION	Excluded
<b>TOTAL EDC (EXCL GST)</b>	<b>\$7,864,245</b>
GST	\$786,425
<b>TOTAL EDC (INCL GST)</b>	<b>\$8,650,670</b>

GROSS FLOOR AREA (AIQS)	ITEM
GFA m2 (AIQS)	7,246 m2
Construction Cost Only - \$/m2 GFA (AIQS)	\$1,194/m2

This Estimated Development Cost (EDC) Report has been prepared by WT Partnership (WT) on behalf of Tocal Dairy.

We confirm the estimated development cost is **\$7,864,245 (Seven Million, Eight Hundred and Sixty-Four Thousand, Two Hundred and Forty-Five Dollars) Excluding GST (\$8,650,670 Including GST)**.

This Estimated Development Cost report has been prepared in accordance with the following documents:

- The Planning Circular (PS-24-002).
- Legislative and regulatory requirements of the consent authority for calculating EDC (EP&A Act, EP&A reg, SEPPs, and the Planning Circular).
- The AIQS practice standard for calculating EDC in NSW.
- Other named guidance that has been used as a basis for calculating the EDC such as AS1181-1982 Australian Standard Method of measurement of civil engineering works and associated building works/ICMS Method.
- MasterPlan Tocal drafted by Eagle Direct received via email dated 20 June 2025.
- New Innovative Robotic Freestall Dairy for Tocal Agricultural College 25 provided by Socolexia via email dated 4 July 2025.
- TOTAL\_CONCEPT\_FRST\_20241220 provided by Socolexia via email dated 4 July 2025.
- TOTAL\_ROBOT\_HYBRID-B\_20241016 provided by Socolexia via email dated 4 July 2025.
- The estimate has been prepared by an appropriately qualified Quantity Surveyor.

WT confirms that the EDC calculation is accurate and address all stages and activities identified in the development proposal at the date of lodgement.

As per section 06 of the EP&A Regulation, the EDC, of proposed development can be defined as follows:

*'The estimated cost of carrying out the development, including the following':*

- *The design and erection of a building and associated infrastructure;*
- *The carrying out of a work;*
- *The demolition of a building or work;*
- *Fixed or mobile plant and equipment;*

*'But does not include:*

- *Amounts payable, or the cost of land dedicated, or other benefit provided, under a condition imposed under the EP&A Act, Division 7.1 or 7.2 or a planning agreement;*
- *Costs relating to a part of the development or project that is the subject of a separate development consent or approval;*
- *Land costs, including costs of marketing and selling land;*
- *Costs of the ongoing maintenance or use of the development;*
- *GST.*

As requested, the 'high level' estimate of jobs created by the future development during the construction and operational phases are as follows:

- Construction Phase – The project would support approximately 26 FTE construction jobs over the development period.

## 2 BASIS OF REPORT

This Estimated Development Cost report have been prepared for Tocal Dairy in support of a Development Application (DA) for the Facility Development, located at Tocal College, Paterson (the site)

This DA seeks approval for:

- Site preparation works including bulk excavation and associated roadwork;
- Construction and operation of a 1-storey facility development, comprising:
  1. Free stall barn;
  2. Shed for office & equipment storage.

This Estimated Development Cost report has been prepared in accordance with the following:

- Legislative and regulatory requirements of the consent authority for calculating EDC (EP&A Act, EP&A reg, SEPPs, and the Planning Circular).
- The AIQS practice standard for calculating EDC in NSW.
- Other named guidance that has been used as a basis for calculating the EDC such as AS1181-1982 Australian Standard Method of measurement of civil engineering works and associated building works/ICMS Method.

### 2.1 THE SITE

The site is located at Tocal College, Paterson, NSW, 2412.

An aerial photograph of the site obtained from Google Map is provided at Figure 1.



**Figure 1:** Aerial photograph of site.

## 2.2 DEVELOPMENT PROPOSAL DOCUMENTS

The following is a list of the development proposal documents upon which the calculation has been based:

ITEM	REPORT	CONSULTANT	REPORT DATE
1	Master Plan Total Agriculture	Eagle Direct	June 2025

## 2.3 SCHEDULE OF GROSS FLOOR AREAS

<i>*GFA – IN LINE WITH AIQS METHOD OF MEASUREMENT</i>	FECA	UCA	GFA
	(m <sup>2</sup> )	(m <sup>2</sup> )	(m <sup>2</sup> )
Free Stall Barn with Shed	7,246	0	7,246
<b>Total (m<sup>2</sup>)</b>	<b>7,246</b>	<b>0</b>	<b>7,246</b>

# 3 LIMITATIONS

WT note the following statements and cost considerations that could influence the accuracy of the calculation of the EDC:

- WT have based this EDC on preliminary design information which is still in the early stages of development. There is a certain level of cost risk and uncertainty associated with this estimate based upon the infancy of the design information. Encountering contamination not identified in the available reports.
- Encountering rock and rock hardness during excavation
- Encountering below ground structures during earthworks
- Price escalation fluctuation due to global economic changes.
- Currency fluctuation changes.
- Global economic volatility impacting supply chain availability.
- Inclement weather risk to the facility during construction.
- Any design scope or design not documented in the design documentation listed in 2.2.
- WT confirm they have read and understood the scope of the project as defined by the design documentation listed in 2.2.
- WT advise there are currently no foreseeable matters impairing the objectivity of the calculation.
- WT note that it is not the role of the Quantity Surveyor to verify that the design contains all the legislation design requirements.

## 4 STATEMENTS OF QUALIFICATIONS

I, James Osenton, MAIQS, have proficient experience in project construction costs in Australia. My career as a professional Quantity Surveyor spans over 33 years. In addition to AIQS membership, I hold a Bachelor of Science (Honours) Degree in Quantity Surveying.

## 5 SCOPE OF CALCULATION OF THE EDC

We confirm the following:

- The development proposal proponent is Tocal Dairy.
- The EDC includes all activities, staging and scope of work scheduled in the basis of Section 2
- This EDC relates to the development proposal identified in the Development Application.
- As the commencement date of construction on site has not been advised, we have excluded escalation cost.

## 6 SCHEDULE OF KEY EXCLUSIONS

The estimate excludes allowances for the following main items in relation to the EDC calculation:

- Amounts payable, or the cost of land dedicated, or other benefit provided, under a condition imposed under the EP&A Act, Division 7.1 or 7.2, or a planning agreement.
- Costs relating to a part of the development or project that is the subject of a separate development consent or approval.
- Land costs, including costs of marketing and selling land.
- Costs of the ongoing maintenance or use of the development.



**APPENDIX A**  
COUNCIL COST REPORT FOR DA LODGEMENT

Template 1 – Based on Floor Space Estimates

# Cost estimate report (Floor Space Estimates)

## Project Information

Development Name	Tocal Dairy	
Development Address	Tocal College Paterson, NSW, 2412	
Description of Development	Cow facility development including a free stall barn with an equipment shed and associated external works	
Floor Areas	Gross Floor Area (Commercial)	m <sup>2</sup>
	Gross Floor Area (Residential)	m <sup>2</sup>
	Gross Floor Area (Retail)	m <sup>2</sup>
	Gross Floor Area (Industrial)	7246 m <sup>2</sup>
	Gross Floor Area (Other)	m <sup>2</sup>
Parking	Gross Floor Area (Parking)	m <sup>2</sup>
	Number of Parking Spaces	
Demolition Works		
Other Works (e.g. pool, fencing, landscaping, tennis court, shed, earthworks, retaining walls etc.)		

Cost (applicant's genuine estimate)		Costs
PROFESSIONAL FEES	% of construction cost	% 5
	% of development cost	%
	total cost	\$ 303,789
DEMOLITION & SITE PREPARATION	x/m <sup>2</sup> of site area	\$
	total construction cost	\$
EXCAVATION	x/m <sup>2</sup> of site area	\$
	volume of material removed	
	total construction cost	\$
CONSTRUCTION Commercial	x/m <sup>2</sup> of commercial area	\$
	total construction cost	\$
CONSTRUCTION Residential	x/m <sup>2</sup> of residential area	\$
	total construction cost	\$
CONSTRUCTION Retail	x/m <sup>2</sup> of retail area	\$
	total construction cost	\$

Cost (applicant's genuine estimate)			Costs
CONSTRUCTION Industrial	x/m <sup>2</sup> of commercial area	\$ 962	\$ 6,075,779
	total construction cost		
CONSTRUCTION other	x/m <sup>2</sup> of commercial area	\$	\$
	total construction cost		
FITOUT Commercial	x/m <sup>2</sup> of commercial area	\$	\$
	total construction cost		
FITOUT Residential	x/m <sup>2</sup> of residential area	\$	\$
	total construction cost		
FITOUT Retail	x/m <sup>2</sup> of retail area	\$	\$
	total construction cost		
FITOUT Industrial	x/m <sup>2</sup> of industrial area	\$	\$
	total construction cost		
FITOUT Other	x/m <sup>2</sup> of retail area	\$	\$
	total construction cost		
CARPARK	x per space	\$	\$
	x/m <sup>2</sup> of parking area	\$	
	total construction cost		
<b>TOTAL CONSTRUCTION COST</b>			<b>\$ 6,075,779</b>
<b>TOTAL GST</b>			<b>\$ 784,425</b>
<b>TOTAL DEVELOPMENT COST</b>			<b>\$ 8,650,670</b>

I certify that:

- I have provided the estimated costs of the proposed development and that those costs are based on industry recognised prices; and
- the estimated costs have been prepared having regard to the matters set out in [clause 255](#) of the *Environmental Planning and Assessment Regulation 2021*


Applicant Name: (Print)	Applicant signature:	Date:



# APPENDIX B

ESTIMATED DEVELOPMENT COST SUMMARY/DETAILED  
COST BREAKDOWN

## EDC REPORT SUMMARY

<b>PROJECT DESCRIPTION</b>	Cow facility development including a free stall barn with an equipment shed and associated external works
<b>PROJECT LOCATION</b>	Tocal College Paterson, NSW, 2412
<b>PROJECT STAGE</b>	Development Application (DA)
<b>NAME OF QUANTITY SURVEYOR</b>	James Osenton
<b>DATE OF ASSESSMENT</b>	23 July 2025
<b>SIGNATURE OF QUANTITY SURVEYOR</b>	

ITEM	COST
DEMOLITION & REMEDIATION	Excluded
CONSTRUCTION (ITEM A)	\$6,075,779
MITIGATION OF IMPACT ITEMS	Excluded
CONSULTANT FEES	\$303,789
AUTHORITY FEES (LSLL)	\$15,189
PLANT & EQUIPMENT (ITEM B)	\$1,095,000
FURNITURE, FITTINGS & EQUIPMENT	Excluded
CONTINGENCY	\$374,488
ESCALATION	Excluded
<b>TOTAL EDC (EXCL GST)</b>	<b>\$7,864,245</b>
GST	\$786,425
<b>TOTAL EDC (INCL GST)</b>	<b>\$8,650,670</b>

GROSS FLOOR AREA (AIQS)	ITEM
GFA m2 (AIQS)	7,246 m2
Construction Cost Only - \$/m2 GFA (AIQS)	\$1,194/m2

# WT ESTIMATE



## MASTER PLAN - WT

### Estimate Summary

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<b>FREE STALL</b>				
	Barns and Concrete				1,909,914
	Lighting and Ventilation				291,326
	Steel Stalls				298,510
	Effluent - Screen and Screw				918,600
	Earthwork for barn pad and main street (not sand lane or pond)				600,000
	<b>CLOSE UP COW AREA</b>				
	Barns and Concrete				1,029,510
	<b>ROBOTS AREA</b>				
	Barns and Concrete				512,085
	Lighting and Ventilation				151,384
	Steel Stalls				19,300
	Effluent - Screen and Screw				30,400
	<b>FREE STALLS AND EQUIPMENT AREA</b>				
	Lighting and Ventilation				70,500
	Steel Stalls				100,450
	Equipment Room				143,800
	Builder's Prelims & Supervision & Margin				Included
1/A	<b>Subtotal</b>	<b>7,246</b>	<b>m2</b>	<b>838.50</b>	<b>6,075,779</b>
	<b>OTHER DEVELOPMENT COSTS</b>				
	Special Equipment				1,095,000
	Design Fees, PM & QS Fees (5%)				303,789
	Authority Fees (0.25%)				15,189
	Construction Contingency (5%)				374,488
	Escalation				Excluded
1/B	<b>Project Total - Exc GST</b>	<b>7,246</b>	<b>m2</b>	<b>1,085.32</b>	<b>7,864,245</b>
	GST				786,425
1/C	<b>Project Total - Inc GST</b>	<b>7,246</b>	<b>m2</b>	<b>1,193.85</b>	<b>8,650,670</b>
	<b>Total Cost</b>				<b>8,650,670</b>

# WT ESTIMATE



MASTER PLAN - WT

## Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
<b><u>BARNS AND CONCRETE</u></b>					
<b><u>Barn Area - Free Stall</u></b>					
2/A	Allowance for footings including detailed excavation	4,100	m2	40.00	164,000
2/B	Allowance for steel portal frame / wall cladding and roof sheeting including insulation, flashing, capping and other roof accessories	4,100	m2	200.00	820,000
2/C	Concrete slab on ground including sand blinding, waterproof membrane, formwork to edge and reinforcement (except feed lane and flush lane)	1,622	m2	165.00	267,630
<b><u>Feed Lane</u></b>					
2/D	Feed lane concrete slab on ground including sand blinding, waterproof membrane, formwork to edge and reinforcement	780	m2	165.00	128,636
<b><u>Flush Lane</u></b>					
2/E	Flush lane concrete slab on ground including sand blinding, waterproof membrane, formwork to edge and reinforcement	650	m2	165.00	107,295
<b><u>Transition Area</u></b>					
2/F	Transition area concrete slab on ground including sand blinding, waterproof membrane, formwork to edge and reinforcement	496	m2	165.00	81,865
<b><u>Travel Lane</u></b>					
2/G	Travel lane concrete slab on ground including sand blinding, waterproof membrane, formwork to edge and reinforcement	499	m2	165.00	82,388
<b><u>Sand Lane</u></b>					
2/H	Sand lane concrete slab on ground including sand blinding, waterproof membrane, formwork to edge and reinforcement	1,564	m2	165.00	258,101
<b>Total - Barns and Concrete</b>					<b>1,909,914</b>
<b><u>LIGHTING AND VENTILATION</u></b>					
Based on Eagle Direct information					Note
2/J	Allow for supply and install new 72" ECVD Fans	19	no	11,750.00	223,250
2/K	Allow for supply and install new 150W light	72	no	445.50	32,076
2/L	Allow for supply and install new controls	1	item	36,000.00	36,000
<b>Total - Lighting and Ventilation</b>					<b>291,326</b>
<b><u>STEEL STALLS</u></b>					
Based on Eagle Direct information					Note
2/M	Allow for supply and install new feed lane steel	198	no	370.00	73,260
2/N	Allow for supply and install new dump tank	10	no	5,065.00	50,650
2/P	Allow for supply and install new HTH stalls	400	no	369.00	147,600
2/Q	Allow for supply and install new gates and fencing	30	no	900.00	27,000
<b>Total - Steel Stalls</b>					<b>298,510</b>

# WT ESTIMATE



## MASTER PLAN - WT

### Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<b><u>EFFLUENT - SCREEN AND SCREW</u></b>				
	Based on Eagle Direct information				Note
3/A	Allowance for new screen and structure	1	item	330,000.00	330,000
3/B	Allowance for new screw press	1	no	180,000.00	180,000
3/C	Allowance for new manure pumps	3	no	51,000.00	153,000
3/D	Allowance for new manure agitator	1	no	41,000.00	41,000
3/E	Allowance for new control system	1	item	169,000.00	169,000
3/F	Allowance for new flush valves	6	no	7,600.00	45,600
	<b>Total - Effluent - Screen and Screw</b>				<b>918,600</b>
	<b><u>EARTHWORK FOR BARN PAD AND MAIN STREET (NOT SAND LANE OR POND)</u></b>				
3/G	Estimate earthwork volume (includes both cut and fill volumes for just the housing barns and travel lane)	30,000	m3	20.00	600,000
	<b>Total - Earthwork for barn pad and main street (not sand lane or pond)</b>				<b>600,000</b>
	<b><u>BARNS AND CONCRETE</u></b>				
	<b><u>Barn Area - Milking cows</u></b>				
3/H	Allowance for footings including detailed excavation	2,542	m2	40.00	101,680
3/J	Allowance for steel portal frame / wall cladding and roof sheeting including insulation, flashing, capping and other roof accessories	2,542	m2	200.00	508,400
3/K	Concrete slab on ground including sand blinding, waterproof membrane, formwork to edge and reinforcement	2,542	m2	165.00	419,430
	<b>Total - Barns and Concrete</b>				<b>1,029,510</b>
	<b><u>BARNS AND CONCRETE</u></b>				
	<b><u>Robots Area</u></b>				
3/L	Allowance for footings including detailed excavation	1,264	m2	40.00	50,560
3/M	Allowance for steel portal frame / wall cladding and roof sheeting including insulation, flashing, capping and other roof accessories	1,264	m2	200.00	252,800
3/N	Robot area concrete slab on ground including sand blinding, waterproof membrane, formwork to edge and reinforcement	312	m2	165.00	51,480
	<b><u>Feed Lane</u></b>				
3/P	Feed lane concrete slab on ground including sand blinding, waterproof membrane, formwork to edge and reinforcement	508	m2	165.00	83,820
	<b><u>Flush Lane</u></b>				
3/Q	Flush lane concrete slab on ground including sand blinding, waterproof membrane, formwork to edge and reinforcement	445	m2	165.00	73,425
	<b>Total - Barns and Concrete</b>				<b>512,085</b>

# WT ESTIMATE



MASTER PLAN - WT

## Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<b><u>LIGHTING AND VENTILATION</u></b>				
	Based on Eagle Direct information				Note
4/A	Allow for supply and install new 72" ECVD Fans	8	no	11,750.00	94,000
4/B	Allow for supply and install new 150W light	48	no	445.50	21,384
4/C	Allow for supply and install new controls	1	item	36,000.00	36,000
	<b>Total - Lighting and Ventilation</b>				<b>151,384</b>
	<b><u>STEEL STALLS</u></b>				
	Based on Eagle Direct information				Note
4/D	Allow for supply and install new feed lane steel	40	no	370.00	14,800
4/E	Allow for supply and install new gates and fencing	5	no	900.00	4,500
	<b>Total - Steel Stalls</b>				<b>19,300</b>
	<b><u>EFFLUENT - SCREEN AND SCREW</u></b>				
	Based on Eagle Direct information				Note
4/F	Allowance for new flush valves	4	no	7,600.00	30,400
	<b>Total - Effluent - Screen and Screw</b>				<b>30,400</b>
	<b><u>LIGHTING AND VENTILATION</u></b>				
	Based on Eagle Direct information				Note
4/G	Allow for supply and install new 72" ECVD Fans	6	no	11,750.00	70,500
	<b>Total - Lighting and Ventilation</b>				<b>70,500</b>
	<b><u>STEEL STALLS</u></b>				
	Based on Eagle Direct information				Note
4/H	Allow for supply and install new feed lane steel	80	no	370.00	29,600
4/J	Allow for supply and install new dump tank	8	no	5,065.00	40,520
4/K	Allow for supply and install new HTH stalls	70	no	369.00	25,830
4/L	Allow for supply and install new gates and fencing	5	no	900.00	4,500
	<b>Total - Steel Stalls</b>				<b>100,450</b>
	<b><u>EQUIPMENT ROOM</u></b>				
	<b>Equipment Room</b>				
4/M	Allowance for footings including detailed excavation	280	m2	40.00	11,200
4/N	Allowance for steel portal frame / wall cladding and roof sheeting including insulation, flashing, capping and other roof accessories	280	m2	200.00	56,000
4/P	Equipment area slab for ground floor and upper floor including sand blinding, waterproof membrane, formwork to edge and reinforcement	280	m2	165.00	46,200

# WT ESTIMATE



MASTER PLAN - WT

## Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<b><u>EQUIPMENT ROOM</u></b>				<i>(continued)</i>
5/A	Allowance for new flush valves	4	no	7,600.00	30,400
	<b>Total - Equipment Room</b>				<b>143,800</b>
	<b><u>SPECIAL EQUIPMENT</u></b>				
	<b><u>Special Equipment</u></b>				
5/B	Allow for Special equipment quoted by DeLaval dated 9 Oct 2024	1	item	1,095,000.00	1,095,000
5/C	Voluntary Milking System - VMS V300 Including: - DeLaval Insight - DeLaval Pure Flow - End Effector Sand Kit - End Effector Spray Kit - Single Feed Head - Plastic Grain Hopper - Rear Hoof Sprayer - 1 x Touch Screen	4	no		Included
5/D	Milk Transport System - Complete Stainless Steel including: - VMS Tank Valves - 1 x Primary/Secondary milk line - 1 x Auto valves for BMT - 1 x Double Bank Plate Heat Exchanger - 1 x Twin Milk Filter - 0 x Milk Divert Units - Brackets for equipment	1	no		Included
5/E	Vacuum - DVP900F Including: - 4 x DVP900F - PVC Vacuum supply lines - Regulators VRM4000 - Brackets for equipment	4	no		Included
5/F	Compressed Air - Air Compressor - 1 x Kaeser SXC4 (or similar) - Supply lines to DeLaval equipment	1	no		Included
5/G	Herd Management - DelPro Herd Management Software including: - Premium Hewlett Packard PC - Standard HP PC - HN100 - Remote Farm Connection - Wireless Access Point	1	no		Included

# WT ESTIMATE



## MASTER PLAN - WT

### Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<b><u>SPECIAL EQUIPMENT</u></b>				<i>(continued)</i>
6/A	Milk Quality - MM27BC ICAR Approved - Monitoring per Quarter including: - Milk Yield - Milk Flow Rate - Conductivity - Discoloration (Blood) - Mastitis Detection Index (Mdi) - Auto Dump available	1	no		Included
6/B	Milk Storage and Cooling - Existing including - Milk Storage DeLaval 12,000 Ltr DXCEM - Instant Milk Cooling - DeLaval CWC15 & Glycol - Maintenance Cooling - DeLaval 5.8kW Scroll & Copper Kits & BMT Automatic Valving - Energy Recovery (CWC15) - DeLaval 500Ltr Hot Water Storage	1	no		Included
6/C	Cow Identification - At each VMS, SSG, OFS including: - ID Readers - ISO - ISO Readers (NLIS) - NLIS ISO Ear tags - Eartags not included - Hand Held Reader - ISO	1	no		Included
6/D	Feeding including - VMS Feeding - 4 x Dispensers & 4 x Hoppers & 2 x Stalling - Feed Stations - 2 x Stalling & 2 x Dispensers & 2 x Hoppers	1	no		Included
6/E	Cow Traffic System - Grazing including: - Smart Selection Gates - 4 x 2 Way Smart Selection Gates - One way gates x 16 - 4 on SSGs & 4 exit to VMS & 8 Exit feed to beds	1	no		Included
6/F	Milk Analysis - ICAR Milk Meter per Quarter including: - DeLaval MM27BC - Milk Yield & Milk Flow & Conductivity & Milk Discoloration - Mastitis Detection Index - MDi - Included in DelPro software - DeLaval Online Cell Counter - 2 x OCC - DeLaval Herd Navigator - 4 x HN100	1	no		Included
6/G	Cow Comfort and Welfare including: - 8 x Swinging Cow Brush - 12 x Stainless Steel Tipping Troughs  Inclusions: Installation - DeLaval Equipment System Commissioning - DeLaval Equipment System Training - Included DelPro Herd Management Training - Included DelPro 360 (benchmarking) - Ongoing with Service Agreement Warranty - 1 Year Extended Warranty with Service Agreement - 3 Years	1	no		Included

# WT ESTIMATE



MASTER PLAN - WT

## Estimate Details

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<b><u>SPECIAL EQUIPMENT</u></b>				<i>(continued)</i>
	Exclusion: <ul style="list-style-type: none"><li>- Civil works</li><li>- Power to site</li><li>- High voltage power to equipment</li><li>- Refrigeration</li><li>- Steelwork, gantries, cable trays etc</li><li>- Plumbing and effluent</li><li>- Hot water</li><li>- Shed</li><li>- Concrete</li><li>- Grain Silos</li><li>- Feed delivery system to VMS</li><li>- Equipment to unload equipment</li><li>- Storage related to delays</li><li>- Price is subject to final design</li><li>- GST</li></ul>				
	<b>Total - Special Equipment</b>				<b>1,095,000</b>