



MitchellBrandtman

5D Quantity Surveyors & Construction Expert Opinion

Lot 6 Garfield Road Riverstone DA Estimate

**Lot 6 Garfield Road East, Riverstone
DA Estimate**

Prepared for:
Orion Consulting

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Date:	29 July 2021
Issue:	1.0



1 **SUMMARY**

As requested, we have prepared a DA Estimate for the proposed subdivision works at Lot 6 Garfield Road, Riverstone based upon the available documentation.

Based on current market rates and the documentation provided, the total estimated cost for the works is **\$2,597,418 (\$2,857,160 incl. GST)** inclusive of preliminaries and professional fees and exclusive of contingency and GST.

We note that the estimate should be considered as indicative only at this stage for the purposes of lodging a Development Application and that prior to finalising any design or agreements, detailed estimates should be prepared base on further developed design information.

2 **MAIN SUMMARY OF CONSTRUCTION COSTS**

Refer to Attachment 1 for full details of our detailed cost estimate

<u>Item</u>	<u>Total</u>
Stage 1	\$1,871,038
Stage 2	\$533,979
Total Excluding Design and GST	\$2,405,017.00
Professional Fees and Design Cost (8%)	\$192,401.00
Total Excluding GST	\$2,597,418.00

3 **INFORMATION USED**

The following information has been used in the preparation of this DA estimate:-

- Orion Consulting – DA Application, Revision B drawings:
DA-000, 001, 002, 003, 004, 005, 100, 101, 200, 201, 300, 301, 302, 400, 401, 410, 411, 412, 413, 430, 500, 501, 502, 503, 600
- Orion Consulting – Stage 1 Updated Staging Plan dated 18 June 2021
21-0126-03-SK-010-01
- Orion Consulting – Stage 1 Updated Staging Plan dated 21 June 2021
21-0126-03-SK-011-01



4 SCHEDULE OF EXCLUSIONS

The following exclusions have been made in the preparation of this DA estimate:-

- Legal fees, taxes and duties
- Finance and related fees and charges
- Land purchasing and holding costs
- Latent conditions other than those included in the estimate
- Excavation in rock
- Gas reticulation works
- Statutory fees and charges
- Remediation and removal of contaminated material from site including investigation and associated fees
- Subgrade replacement
- Long service levy
- Escalation beyond July 2021
- GST

5 SCHEDULE OF ASSUMPTIONS

The following assumptions have been made in the preparation of this DA estimate:

- Work will be tendered on a competitive basis
- Works to be completed in 2 stages
- Topsoil will be reused on site
- Cut and fill quantities provided by Orion Consulting
- Temporary basin based on design drawing 18-70-DA-430 Rev B
- Requirements for sewer, potable water, telecommunications and electrical services
- Road pavement composition

Yours Sincerely

MITCHELL BRANDTMAN

Matthew Kritzler
Partner



Attachment 1 DA Estimate

Lot 6 Garfield Road, Riverstone
Subdivision Estimate - July 2021

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
PRELIMINARIES				
Site establishment and amenities	1	Item	\$ 25,000.00	\$ 25,000.00
Traffic control and management	1	Item	\$ 24,000.00	\$ 24,000.00
Survey setout and as built documentation (includes setout of lots)	1	Item	\$ 13,000.00	\$ 13,000.00
Supply of fencing along stage frontages / boundary (allow for 1.8m high temp fence)	685	m	\$ 13.00	\$ 8,905.00
Entry gates and signs	1	No	\$ 750.00	\$ 750.00
Geotechnical testing and supervision including pavement testing, lot classification and trench compaction testing	1	Item	\$ 6,777.00	\$ 6,777.00
Services searches and investigations	1	Item	\$ 4,320.00	\$ 4,320.00
Subtotal				\$ 82,752.00
DEMOLITION				
Tree removal, including stumps	1	Item	\$ 13,800.00	\$ 13,800.00
Demolish existing housing stock and structures including sheds	1	Item	\$ 18,440.00	\$ 18,440.00
Sawcut existing road pavement. Includes boxing out base, subbase and subgrade to required levels	1	Item	\$ 19,200.00	\$ 19,200.00
Demolish and remove existing driveway pavements	1	Item	\$ 810.00	\$ 810.00
Remove existing fence	1	Item	\$ 2,680.00	\$ 2,680.00
Remove existing power poles	1	Item	\$ 25,000.00	\$ 25,000.00
Relocate existing utility pit	1	Item	\$ 10,000.00	\$ 10,000.00
Relocate existing stop valve	2	No	\$ 1,500.00	\$ 3,000.00
Subtotal				\$ 92,930.00
EROSION AND SEDIMENT CONTROL				
Stabilised site access	1	No	\$ 3,500.00	\$ 3,500.00
Sediment fence	795	m	\$ 15.00	\$ 11,925.00
Geotextile inlet filter	26	No	\$ 85.00	\$ 2,210.00
Kerb inlet sediment trap	23	No	\$ 55.00	\$ 1,265.00
Subtotal				\$ 18,900.00
CIVIL CONTRACTOR EARTHWORKS				
Clearing and grubbing site	29,822	m ²	\$ 0.75	\$ 22,367.00
Cut topsoil to stockpile on site	4,474	m ³	\$ 3.75	\$ 16,778.00
Cut to fill	5,211	m ³	\$ 6.00	\$ 31,266.00
Import, place and compact fill to make up for shortfall	13,633	m ³	\$ 14.00	\$ 190,862.00
Respread topsoil on site from stockpile	4,474	m ³	\$ 4.00	\$ 17,896.00
Temporary Basin & Flood Storage area				
Trimming and grading basin and flood storage area	2,803	m ²	\$ 3.50	\$ 9,810.50
Liner	440	m ²	\$ 35.00	\$ 15,400.00
Subsoil drainage	134	m	\$ 15.00	\$ 2,010.00
Flush points	16	No	\$ 120.00	\$ 1,920.00
450mm Sandy loam material	198	m ³	\$ 140.00	\$ 27,720.00
100mm Coarse sand transition layer	44	m ³	\$ 120.00	\$ 5,280.00
250mm Gravel material	110	m ³	\$ 110.00	\$ 12,100.00
Construct spillway	4	m ²	\$ 16.00	\$ 64.00
Allow for maintenance track	103	m ²	\$ 25.00	\$ 2,575.00
Allowance for concrete sleeper walls	135	m	\$ 410.00	\$ 55,350.00
1.8m chainwire fence	503	m	\$ 13.00	\$ 6,539.00
Access gate	1	No	\$ 750.00	\$ 750.00
Subtotal				\$ 418,688.00
STORMWATER DRAINAGE				
Excavate drainage trenches in OTR. Cart surplus to regrade area, spread and compact.	1,732	m ³	\$ 25.00	\$ 43,300.00
<u>Supply, bed, lay, joint and backfill uPVC pipes</u>				
150mm dia uPVC	85	m	\$ 70.00	\$ 5,950.00
225mm dia uPVC	165	m	\$ 90.00	\$ 14,850.00
300mm dia uPVC	35	m	\$ 110.00	\$ 3,850.00
<u>Supply, bed, lay, joint and backfill R.C. pipes</u>				
375mm dia RCP Class 2	275	m	\$ 138.00	\$ 37,950.00
450mm dia RCP Class 2	66	m	\$ 170.00	\$ 11,220.00
525mm dia RCP Class 2	178	m	\$ 206.00	\$ 36,668.00
525mm dia RCP Class 4	31	m	\$ 210.00	\$ 6,510.00
600mm dia RCP Class 4	26	m	\$ 263.00	\$ 6,838.00
675mm dia RCP Class 2	65	m	\$ 304.00	\$ 19,760.00
750mm dia RCP Class 2	9	m	\$ 360.00	\$ 3,240.00
825mm dia RCP Class 2	15	m	\$ 385.00	\$ 5,775.00
900mm dia RCP Class 4	26	m	\$ 456.00	\$ 11,856.00

Lot 6 Garfield Road, Riverstone
Subdivision Estimate - July 2021

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
CCTV inspection	691	m	\$ 6.00	\$ 4,146.00
End caps	10	No	\$ 350.00	\$ 3,500.00
<u>Excavate for and construct standard drainage structures</u>				
Kerb inlet pits with 1.8m lintel	14	No	\$ 3,200.00	\$ 44,800.00
Kerb inlet pits with 2.4m lintel	4	No	\$ 3,800.00	\$ 15,200.00
900 x 600mm Grated surface inlet pits	24	No	\$ 2,600.00	\$ 62,400.00
900 x 900mm Grated surface inlet pits	3	No	\$ 3,000.00	\$ 9,000.00
900 x 900mm Junction pit	3	No	\$ 4,000.00	\$ 12,000.00
900 x 900mm Junction pit with gatic lid	3	No	\$ 4,600.00	\$ 13,800.00
900 x 900mm Surcharge pit with flush grate	1	No	\$ 4,200.00	\$ 4,200.00
Allowance for rock headwall to accommodate 375mm including scour protection	1	No	\$ 1,100.00	\$ 1,100.00
Allowance for rock headwall to accommodate 525mm including scour protection	1	No	\$ 1,350.00	\$ 1,350.00
Allowance for rock headwall to accommodate 900mm including scour protection	1	No	\$ 1,900.00	\$ 1,900.00
<u>Excavate, supply, bed, lay and backfill subsoil drain including all necessary connections</u>				
100mm dia. slotted uPVC pipe wrapped in geotextile filter	140	m	\$ 52.00	\$ 7,280.00
Subtotal				\$ 388,443.00
ROAD PAVEMENTS				
Trim and compact pavement at subgrade level	3,363	m ²	\$ 3.00	\$ 10,089.00
270mm crushed sandstone subbase pavement layer	3,363	m ²	\$ 23.00	\$ 77,349.00
150mm DGB20 base material	3,101	m ²	\$ 16.00	\$ 49,616.00
<u>Road Pavement</u>				
7mm thick primer seal	3,101	m ²	\$ 5.50	\$ 17,056.00
50mm thick asphaltic concrete	3,101	m ²	\$ 26.00	\$ 80,626.00
Allowance for making smooth with the existing road surface including an allowance for saw cutting	1	Item	\$ 770.00	\$ 770.00
<u>Concrete Works</u>				
Kerb and gutter	291	m	\$ 67.00	\$ 19,497.00
Rolled kerb and gutter	465	m	\$ 65.00	\$ 30,225.00
Trim and compact footpaths	581	m ²	\$ 1.80	\$ 1,045.80
150mm thick 25MPa concrete footpath pavement	581	m ²	\$ 90.00	\$ 52,290.00
Access driveways				Excluded
Upgrade existing resident driveway to suit new road levels	1	Item	\$ 5,000.00	\$ 5,000.00
Pram ramps	3	No	\$ 750.00	\$ 2,250.00
<u>Temporary road</u>				
Construct temporary road pavement	1,375	m ²	\$ 25.00	\$ 34,375.00
<u>Road Furniture</u>				
Tempoarry safety barrier to turning head	30	m	\$ 45.00	\$ 1,350.00
Allowance for road signage	1	No	\$ 2,500.00	\$ 2,500.00
Allowance for road line markings	1	No	\$ 2,500.00	\$ 2,500.00
<u>Service Conduits (Provisional)</u>				
Allowance for road crossing conduits	1	Item	\$ 12,000.00	\$ 8,000.00
Subtotal				\$ 394,539.00
RETAINING WALL				
Allowance for concrete sleeper retaining wall including excavation, footing, subsoil drainage and backfill	92	m	\$ 410.00	\$ 37,720.00
Allowance for sandstone block retaining wall including excavation, footing, subsoil drainage and backfill	91	m	\$ 600.00	\$ 54,600.00
Allowance for safety fence to top of retaining wall				Excluded
Subtotal				\$ 92,320.00
POTABLE WATER RETICULATION				
Allowance for potable water reticulation per lot	25	Lots	\$ 2,500.00	\$ 62,500.00
Subtotal				\$ 62,500.00
SEWER RETICULATION				
Allowance for sewer reticulation per lot	25	Lots	\$ 3,500.00	\$ 87,500.00
Subtotal				\$ 87,500.00
TELECOMMUNICATIONS				
Install conduit/s for telecommunications (NBN) in a shared trench	25	Lots	\$ 750.00	\$ 18,750.00
Subtotal				\$ 18,750.00
GAS RETICULATION				
Allowance for gas reticulation including excavation, backfilling, supply and place of sand backfill, compaction and reinstatement		Item		Excluded

Lot 6 Garfield Road, Riverstone
Subdivision Estimate - July 2021

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
Subtotal				\$ -
ELECTRICAL RETICULATION				
Allowance for electrical services including low voltage, pillars to street frontages and street lighting	25	Lots	\$ 6,500.00	\$ 162,500.00
Subtotal				\$ 162,500.00
LANDSCAPING AND VEGETATION				
<u>Basin</u>				
Planting of temporary bioretention basin (including macrophyte planting)	440	m ²	\$ 25.00	\$ 11,000.00
<u>Streetscape</u>				
Soil mix including ameliorating	1,512	m ²	\$ 4.50	\$ 6,804.00
Turf	1,512	m ²	\$ 9.00	\$ 13,608.00
Seeding to lot areas	14,738	m ²	\$ 0.75	\$ 11,054.00
45 litre street tree planting including pit excavation, soil mix, ag line, stakes, trees and mulch	25	No	\$ 350.00	\$ 8,750.00
Subtotal				\$ 51,216.00
TOTAL CONSTRUCTION COST (EXCL. GST)				\$ 1,871,038.00

Lot 6 Garfield Road, Riverstone
Subdivision Estimate - July 2021

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
PRELIMINARIES				
Site establishment and amenities	1	Item	\$ 15,000.00	\$ 15,000.00
Traffic control and management	1	Item	\$ 6,000.00	\$ 6,000.00
Survey setout and as built documentation (includes setout of lots)	1	Item	\$ 3,640.00	\$ 3,640.00
Supply of fencing along stage frontages / boundary (allow for 1.8m high temp fence)	685	m	\$ 13.00	\$ 8,905.00
Entry gates and signs	1	No	\$ 750.00	\$ 750.00
Geotechnical testing and supervision including pavement testing, lot classification and trench compaction testing	1	Item	\$ 2,359.00	\$ 2,359.00
Services searches and investigations	1	Item	\$ 4,320.00	\$ 4,320.00
Subtotal				\$ 40,974.00
DEMOLITION				
Decommission temporary basin and flood storage area from Stage 1	1	Item	\$ 25,000.00	\$ 25,000.00
Demolish and remove existing temporary road pavement	1,375	m ²	\$ 8.00	\$ 11,000.00
Subtotal				\$ 36,000.00
EROSION AND SEDIMENT CONTROL				
Stabilised site access				Excluded
Sediment fence	142	m	\$ 15.00	\$ 2,130.00
Geotextile inlet filter	6	No	\$ 85.00	\$ 510.00
Kerb inlet sediment trap	11	No	\$ 55.00	\$ 605.00
Subtotal				\$ 3,245.00
CIVIL CONTRACTOR EARTHWORKS				
Cut to fill	25	m ³	\$ 12.00	\$ 300.00
Import, place and compact fill to make up for shortfall	8,750	m ³	\$ 14.00	\$ 122,500.00
Subtotal				\$ 122,800.00
STORMWATER DRAINAGE				
Excavate drainage trenches in OTR. Cart surplus to regrade area, spread and compact.	235	m ³	\$ 25.00	\$ 5,875.00
<u>Supply, bed, lay, joint and backfill R.C. pipes</u>				
375mm dia RCP Class 2	68	m	\$ 138.00	\$ 9,384.00
825mm dia RCP Class 2	98	m	\$ 385.00	\$ 37,730.00
CCTV inspection	166	m	\$ 6.00	\$ 996.00
End caps	10	No	\$ 350.00	\$ 3,500.00
<u>Excavate for and construct standard drainage structures</u>				
Convert existing 900 x 900mm junction pit to kerb inlet pits with 1.8m lintel	4	No	\$ 4,500.00	\$ 18,000.00
Kerb inlet pits with 1.8m lintel	1	No	\$ 3,200.00	\$ 3,200.00
Kerb inlet pits with 2.4m lintel	2	No	\$ 3,800.00	\$ 7,600.00
Subtotal				\$ 86,285.00
ROAD PAVEMENTS				
Trim and compact pavement at subgrade level	1,454	m ²	\$ 3.00	\$ 4,362.00
270mm crushed sandstone subbase pavement layer	1,454	m ²	\$ 23.00	\$ 33,442.00
150mm DGB20 base material	1,303	m ²	\$ 16.00	\$ 20,848.00
<u>Road Pavement</u>				
7mm thick primer seal	1,303	m ²	\$ 5.50	\$ 7,167.00
50mm thick asphaltic concrete	1,303	m ²	\$ 26.00	\$ 33,878.00
Allowance for making smooth with the existing road surface including an allowance for saw cutting	1	Item	\$ 3,080.00	\$ 3,080.00
<u>Concrete Works</u>				
Kerb and gutter	167	m	\$ 67.00	\$ 11,189.00
Rolled kerb and gutter	146	m	\$ 65.00	\$ 9,490.00
Trim and compact footpaths	153	m ²	\$ 1.80	\$ 275.40
150mm thick 25MPa concrete footpath pavement	153	m ²	\$ 95.00	\$ 14,535.00
Subtotal				\$ 138,267.00
POTABLE WATER RETICULATION				
Allowance for potable water reticulation per lot	7	Lots	\$ 2,500.00	\$ 17,500.00
Subtotal				\$ 17,500.00
SEWER RETICULATION				
Allowance for sewer reticulation per lot	7	Lots	\$ 3,500.00	\$ 24,500.00
Subtotal				\$ 24,500.00
TELECOMMUNICATIONS				
Install conduit/s for telecommunications (NBN) in a shared trench	7	Lots	\$ 750.00	\$ 5,250.00

Lot 6 Garfield Road, Riverstone
Subdivision Estimate - July 2021

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
Subtotal				\$ 5,250.00
GAS RETICULATION				
Allowance for gas reticulation including excavation, backfilling, supply and place of sand backfill, compaction and reinstatement		Item		Excluded
Subtotal				\$ -
ELECTRICAL RETICULATION				
Allowance for electrical services including low voltage, pillars to street frontages and street lighting	7	Lots	\$ 6,500.00	\$ 45,500.00
Subtotal				\$ 45,500.00
LANDSCAPING AND VEGETATION				
<u>Streetscape</u>				
Soil mix including ameliorating	626	m ²	\$ 4.50	\$ 2,817.00
Turf	626	m ²	\$ 9.00	\$ 5,634.00
Seeding to lot areas	3,675	m ²	\$ 0.75	\$ 2,757.00
45 litre street tree planting including pit excavation, soil mix, ag line, stakes, trees and mulch	7	No	\$ 350.00	\$ 2,450.00
Subtotal				\$ 13,658.00
TOTAL CONSTRUCTION COST (EXCL. GST)				\$ 533,979.00