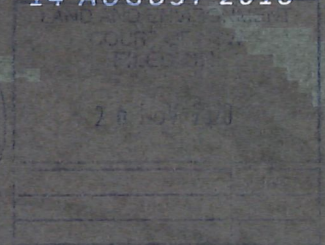


# MULLER *partnership*

## BLACK HILL 39 NO. LOT INDUSTRIAL SUDIVISION 6 No. STAGES DETAILED COST REPORT

*Newcastle :: Sydney :: Melbourne*

14 AUGUST 2018





14 August 2018

F&F Properties  
C/-Barr Property & Planning  
92 Young Street,  
**CARRINGTON NSW 2294**

**ATTENTION: LIAM BUXTON**

**RE: BLACK HILL 39 NO. LOT INDUSTRIAL SUBDIVISION – 6 No. STAGES  
DETAILED COST REPORT**

As per your request dated 31<sup>st</sup> July 2018, Muller Partnership has prepared the Detailed Cost Report Update for the above project stages and enclose our report.

|                                 |                               |
|---------------------------------|-------------------------------|
| Stage 1 [18.73 Ha] – 6 No. Lots | \$ 12,835,000 Excl GST        |
| Stage 2 [32.09 Ha] – 8 No. Lots | \$ 14,095,000 Excl GST        |
| Stage 3 [31.17 Ha] – 7 No. Lots | \$ 13,835,000 Excl GST        |
| Stage 4 [35.86 Ha] – 6 No. Lots | \$ 16,430,000 Excl GST        |
| Stage 5 [29.10 Ha] – 6 No. Lots | \$ 11,910,000 Excl GST        |
| Stage 6 [28.89 Ha] – 6 No. Lots | \$ 7,865,000 Excl GST         |
| <b>TOTAL</b>                    | <b>\$ 76,970,000 Excl GST</b> |

*Please note the attached Detailed Cost Report have been prepared based on the current preliminary information and should be updated if additional information becomes available. Please take note of our Assumptions (Item 3.0) and Exclusions (Item 4.0).*

Should you wish to discuss any of the above please do not hesitate to contact either Matthew Lochrin or the undersigned.

Yours faithfully

**MULLER PARTNERSHIP**

*C.R. Beard*

**CAMERON BEARD**  
**DIRECTOR**

CB:ML 18248 Black Hill Industrial Suidivision - Detailed Cost Report

**Disclaimer**

Muller Partnership have prepared this report in part on the basis of information supplied to it in the ordinary course of business by Liam Buxton of Barr Property & Planning.

Whilst all reasonable professional care and skill have been exercised to validate its accuracy and authenticity, Muller Partnership is unable to provide any Guarantee in that regard, and will not be liable to any party for any loss arising as a result of any such information subsequently being found to be inaccurate, lacking authenticity or having been withheld.

This report is only intended for use by Barr Property & Planning and Muller Partnership accepts no responsibility to other parties who use opinions or information contained herein. They do so at their own risk.

In acting as Quantity Surveyor for Barr Property & Planning, Muller Partnership's liability is limited to the scope of services and value limit, as defined in their Professional indemnity insurance cover. A copy is available on request.

This report covers only the items as contained in this report. Should the Barr Property & Planning require additional items or areas of assessment, these should be specifically requested and will be actioned as agreed between the parties.

The construction costs are current as at the date of this assessment only. The values assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in values.

**Document history & status**

| Revision | Date       | Description          | By | Review | Approved |
|----------|------------|----------------------|----|--------|----------|
| 1        | 10/08/2018 | Detailed Cost Report | ML | CB     | CB       |
| 2        | 14/08/2018 | Detailed Cost Report | ML | CB     | CB       |

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### **Glossary of Key Terms**

#### *Preliminaries & Margin*

The Preliminaries and Margin Allowance is an allowance for the builder margin and their establishment and management of the site. This item will therefore include for items such as site fencing & amenities, site foreman, head office overheads, insurances, scaffolding & hoarding, craneage, site cleaning, OH&S management, QA, etc.



## 1.0 EXECUTIVE SUMMARY

### Project Description

Muller Partnership has been engaged by Liam Buxton of Barr Property & Planning on behalf of F&F Properties to prepare a Detailed Cost Estimate for the proposed 6 No. stages of industrial subdivision and 2 No. intersection works at John Renshaw Drive, Black Hill.

The project comprises of site establishment, demolition and disposal of rubbish and road pavement, site clearance, earthworks, eastern & western intersection works, road pavement, concrete kerbs / medians / footpaths, subsoil drainage, stormwater drainage, detention basin, potable water reticulation, sewer reticulation, LV & HV cable reticulation, communications reticulation, traffic control signals, signage and line marking, sediment and erosion control and landscaping.

## 2.0 SCHEDULE OF INFORMATION

Muller Partnership has used the following information in compiling our Detailed Cost Report:

1. ADW Johnson drawings provided by Liam Buxton of Barr Property & Planning 31<sup>st</sup> July 2018 and titled as follows:
  - 239590-CON-001(D) Overall Site Plan [dated 6/06/2018];
  - 239590-CON-002(D) Clearing Plan [dated 6/06/2018];
  - 239590-CON-004(D) Superlot Staging Plan [dated 19/07/2018];
  - 239590-CENG-005(C) Earthworks Plan [dated 28/09/2017];
  - 239590-CENG-202(E) Draft Watermain layout [dated 6/06/2018];
  - 239590-CENG-302(D) Gravity Sewer layout [dated 6/06/2018];
  - 239590-ESK-101(B) Strategic Plan Proposed Shared Access [dated 9/05/2018];
2. ADW Johnson Civil Drawings titled 'Black Hill Industrial Subdivision – Development Application' dated 3<sup>rd</sup> August 2018, received 31<sup>st</sup> July 2018 and named as follows:
  - 239590(1)-CENG-001 to 239590(1)-CENG-502 [29 sheets, Rev A];
3. ADW Johnson Report titled 'Stormwater Management Plan – Proposed industrial Subdivision' [Ref: N:\239590\Design\Documents\SWMP\SWMP BLACK HILL INDUSTRIAL.docx] dated 3<sup>rd</sup> August 2018, Rev A and received 31<sup>st</sup> July 2018;
4. Power Design & Energy Project Pty Ltd Electrical Drawing titled 'Black Hill Industrial/Commercial Subdivision – Due Diligence Sketch' received 31<sup>st</sup> July 2018;
5. Email and telephone correspondence with Liam Buxton of Barr Property & Planning in relation to scope (numerous);

All rates used within our Detailed Cost Report have been gathered from our in-house databases as well as being constructed from first principles namely labour, materials and waste to reflect current market and project specific value.



### 3.0 ASSUMPTIONS

We have made the following assumptions in the preparation of our Detailed Cost Report:-

1. The works will be competitively tendered to a number of suitable qualified contractors on a lump sum basis;
2. A construction contingency of 10% has been included for all estimates;
3. The Contractor will have clear uninterrupted access to the site;
4. All approaching lanes of traffic to the new East and West intersections on John Renshaw Drive will be demolished and new pavement laid;
5. A provisional allowance of \$50,000 *Excl GST* has been included for geotechnical testing and certification per stage;
6. A provisional allowance of \$50,000 *Excl GST* has been included for location of services per stage;
7. A provisional allowance of \$100,000 *Excl GST* has been included for protection of services per stage;
8. A provisional allowance of \$25,000 *Excl GST* has been included for removal and disposal of all rubbish within development area per stage;
9. We have used ADW Johnson Pty Ltd's cut to fill quantities;
10. We have used ADW Johnson Pty Ltd's rip and recompact rock quantities;
11. We have allowed to crush 10% of ripped rock as per ADW Johnson Pty Ltd's quantities;
12. An excavation depth of 450mm has been allowed for existing area of John Renshaw Drive to receive new pavement;
13. We have allowed a pavement build-up of 440 thick subbase, 100 thick basecourse, 50 thick asphaltic concrete and 7mm primer seal to all roads;
14. Flush points have been assumed at 150m points for the subsoil drainage;
15. A provisional allowance of \$500,000 *Excl GST* has been included for stormwater detention basins per stage as per ADW Johnson Pty Ltd's Estimate of Development Costs [NB: No design detail provided];
16. A provisional allowance of \$10,000 *Excl GST* has been included to connect to existing 1200 dia potable water reticulation service in stage 1;
17. A provisional allowance of \$5,000 *Excl GST* has been included to connect to existing 1200 dia potable water reticulation service in stage 3;
18. Allowed for one 600 long x 300 wide x 250 high mass concrete thrust block per lot [NB: No design details provided];
19. A provisional quantity of 1 maintenance shaft per 100m has been provided for each stage [NB: No design detail provided];

### 3.0 Assumptions Cont...

20. A provisional allowance of \$10,000 *Excl GST* has been included to connect to existing sewer reticulation service in stage 1;
21. A provisional allowance of \$5,000 *Excl GST* has been included to connect LV cables to power supply per stage;
22. A provisional allowance of \$15,000 *Excl GST* has been included to connect HV cables to power supply per stage;
23. We have allowed 1 electrical distribution pillar per lot;
24. We have allowed for 2 no. NBN conduits per communications line on electrical concept drawing;
25. We have allowed for 2 no. communication distribution pits per stage;
26. A provisional allowance of \$5,000 *Excl GST* has been included for regulatory signs and sightboards as required per stage;
27. We have allowed for 1 street tree per 50m of road either side of the street;



#### 4.0 EXCLUSIONS

Within the following Detailed Cost Estimate the acronym 'EXCL' means work that has **not** been included in our estimate. We specifically note the following exclusions from the estimated cost:

1. GST;
2. Escalation;
3. Authority's fees and charges & legal fees;
4. Client Side Project Management;
5. Delay costs including latent conditions;
6. Design Consultant costs;
7. Works outside the specified site area;
8. Finance costs;
9. Works outside normal hours;
10. Land Acquisition;
11. Contamination allowances [NB: Unless Otherwise Noted];
12. Treatment/ disposal of unsuitable material [NB: Unless Otherwise Noted];
13. Acid Sulphate soils;
14. Exporting of excavated materials [NB: Unless Otherwise Noted];
15. Aboriginal and Heritage impacts;
16. Approval delays including Environmental Approvals;
17. Dewatering;
18. Relocation of 132kV transmission line and electrical easement;
19. Lead-in electricity infrastructure;
20. Lead-in water infrastructure;
21. Lead-in sewer infrastructure;
22. Lighting to internal roads [NB: None shown on concept drawing];
23. Reimbursements for intersection or utilities works;
24. Ecological offset credits;

**APPENDIX A – DETAILED COST ESTIMATE**



**Proposed 6 No. Stage, 39 No. Lot Industrial Subdivision**  
**John Renshaw Drive, Black Hill**  
**Detailed Cost Report Estimate**  
**August 2018**

**MAIN COST SUMMARY**

| <i>Ref</i> | <i>Description</i>              | <i>%</i>      | <i>Cost/ m2</i> | <i>Sub Total</i>  | <i>Total</i>      |
|------------|---------------------------------|---------------|-----------------|-------------------|-------------------|
| 1.0        | STAGE 1 [18.73 Ha] - 6 No. Lots | 16.68         |                 | 12,835,000        | 12,835,000        |
| 2.0        | STAGE 2 [32.09 Ha] - 8 No. Lots | 18.31         |                 | 14,095,000        | 14,095,000        |
| 3.0        | STAGE 3 [31.17 Ha] - 7 No. Lots | 17.97         |                 | 13,835,000        | 13,835,000        |
| 4.0        | STAGE 4 [35.86 Ha] - 6 No. Lots | 21.35         |                 | 16,430,000        | 16,430,000        |
| 5.0        | STAGE 5 [29.10 Ha] - 6 No. Lots | 15.47         |                 | 11,910,000        | 11,910,000        |
| 6.0        | STAGE 6 [28.89 Ha] - 6 No. Lots | 10.22         |                 | 7,865,000         | 7,865,000         |
| 7.0        | <b>GST EXCLUSIVE TOTAL</b>      |               |                 |                   | <u>76,970,000</u> |
|            |                                 | <b>100.00</b> |                 | <b>76,970,000</b> | <b>76,970,000</b> |

**Proposed 6 No. Stage, 39 No. Lot Industrial Subdivision**  
**John Renshaw Drive, Black Hill**  
**Detailed Cost Report Estimate**  
**August 2018**

**ESTIMATE DETAILS**

| Ref  | Description  | Quantity   | Unit  | Rate       | Amount            |
|--|--|------------|-------|------------|-------------------|
| <b>1.0 STAGE 1 [18.73 Ha] - 6 No. Lots</b> |  |            |       |            |                   |
| <b><u>GENERAL</u></b>                      |  |            |       |            |                   |
| 1  | Site Establishment   | 1.00       | Item  | 100,000.00 | 100,000.00        |
| 2  | Supervision, management, amenities, etc  | 16.00      | Weeks | 10,000.00  | 160,000.00        |
| 3  | Survey and setout of works by surveyor   | 15.00      | Days  | 1,800.00   | 27,000.00         |
| 4  | Geotechnical testing and certification [NB: Provisional Allowance]   | 1.00       | Item  | 50,000.00  | 50,000.00         |
| 5  | Location of services [NB: Provisional Allowance]   | 1.00       | Item  | 50,000.00  | 50,000.00         |
| 6  | Protection of services [NB: Provisional Allowance]   | 1.00       | Item  | 100,000.00 | 100,000.00        |
| 7  | Traffic control [NB: Provisional Allowance]  | 1.00       | Item  | 115,000.00 | 115,000.00        |
| 8  | Temporary traffic barrier allowance including supply, rental and moving  | 900.00     | m     | 200.00     | 180,000.00        |
| 9  | Subtotal   |            |       |            | <u>782,000.00</u> |
| <b><u>CLEARING &amp; DEMOLITION</u></b>    |  |            |       |            |                   |
| <b>Site Clearance</b>                      |  |            |       |            |                   |
| 10   | Clear site including grubbing and mulching as required   | 187,140.00 | m2    | 1.50       | 280,710.00        |
| 11   | Allowance to remove significant trees  |            | No    |            | <b>INCL</b>       |
| 12   | Allowance for protection of existing trees   |            | No    |            | <b>INCL</b>       |
| <b>Demolition</b>                          |  |            |       |            |                   |
| 13   | Removal and disposal of entire road pavement   | 9,985.00   | m2    | 15.00      | 149,775.00        |
| 14   | Removal and disposal of all rubbish within the development area including removal of existing fence as required :[NB: Provisional Allowance] | 1.00       | Item  | 25,000.00  | 25,000.00         |
| 15   | Subtotal   |            |       |            | <u>455,485.00</u> |
| <b><u>BULK EARTHWORKS</u></b>              |  |            |       |            |                   |
| <b>Topsoil</b>                             |  |            |       |            |                   |
| 16   | Strip and stockpile 150mm of topsoil complete  | 28,071.00  | m3    | 15.00      | 421,065.00        |
| 17   | Replace topsoil to disturbed areas 150mm thick   | 28,071.00  | m3    | 12.00      | 336,852.00        |
| 18   | Remove off site remaining spoil material   | 28,071.00  | m3    |            | <b>EXCL</b>       |
| <b>Cut</b>                                 |  |            |       |            |                   |
| 19   | Cut to required level and push to fill   | 94,638.00  | m3    | 10.00      | 946,380.00        |
| 20   | Rip and recompact rock   | 687.00     | m3    | 10.00      | 6,870.00          |
| 21   | Crush ripped rock [NB: Allowed 10%]  | 69.00      | m3    | 15.00      | 1,035.00          |
| 22   | Allow to box out existing road basecourse to required levels [NB: Allowed for depth of 450]  | 4,494.00   | m3    | 35.00      | 157,290.00        |
| 23   | Allow to dispose of excess material offsite  | 4,494.00   | m3    | 30.00      | 134,820.00        |



**Proposed 6 No. Stage, 39 No. Lot Industrial Subdivision**  
**John Renshaw Drive, Black Hill**  
**Detailed Cost Report Estimate**  
**August 2018**

**ESTIMATE DETAILS**

| Ref   | Description  | Quantity   | Unit | Rate   | Amount              |
|---|--|------------|------|--------|---------------------|
| <b>1.0 STAGE 1 [18.73 Ha] - 6 No. Lots</b>                              |  |            |      |        | (Continued)         |
| <b>Trimming</b>   |  |            |      |        |                     |
| 24  | Trim subgrade to roads   | 9,148.00   | m2   | 1.00   | 9,148.00            |
| 25  | Trim subgrade to footpaths   | 1,517.00   | m2   | 1.00   | 1,517.00            |
| 26  | Trim subgrade to regrade areas   | 176,476.00 | m2   | 1.00   | 176,476.00          |
| 27  | Subtotal   |            |      |        | <u>2,191,453.00</u> |
| <b><u>ROADWORKS</u></b>   |  |            |      |        |                     |
| <b>Road Pavement</b>  |  |            |      |        |                     |
| <b><u>MC01 Road</u></b>   |  |            |      |        |                     |
| 28  | 440mm subbase  | 5,263.00   | m2   | 48.50  | 255,255.50          |
| 29  | 100mm basecourse   | 5,263.00   | m2   | 11.00  | 57,893.00           |
| 30  | 50mm Asphaltic concrete (AC14)   | 5,263.00   | m2   | 28.00  | 147,364.00          |
| 31  | 7mm Primer Seal  | 5,263.00   | m2   | 4.00   | 21,052.00           |
| <b><u>MC06 Road</u></b>   |  |            |      |        |                     |
| 32  | 440mm subbase  | 3,886.00   | m2   | 48.50  | 188,471.00          |
| 33  | 100mm basecourse   | 3,886.00   | m2   | 11.00  | 42,746.00           |
| 34  | 50mm Asphaltic concrete (AC14)   | 3,886.00   | m2   | 28.00  | 108,808.00          |
| 35  | 7mm Primer Seal  | 3,886.00   | m2   | 4.00   | 15,544.00           |
| <b><u>John Renshaw Drive Eastern (shared) Intersection Widening</u></b> |  |            |      |        |                     |
| 36  | Allowance to tie road widening in to the existing road   | 863.00     | m    | 150.00 | 129,450.00          |
| 37  | 440mm subbase  | 16,459.00  | m2   | 48.50  | 798,261.50          |
| 38  | 100mm basecourse   | 16,459.00  | m2   | 11.00  | 181,049.00          |
| 39  | 50mm Asphaltic concrete (AC14)   | 16,459.00  | m2   | 28.00  | 460,852.00          |
| 40  | 7mm Primer Seal  | 16,459.00  | m2   | 4.00   | 65,836.00           |
| <b><u>Connection into Existing Road</u></b>                             |  |            |      |        |                     |
| 41  | Allowance to make smooth connection between new and existing road pavement as per council requirements | 14.00      | m    | 150.00 | 2,100.00            |
| 42  | Subtotal   |            |      |        | <u>2,474,682.00</u> |
| <b><u>CONCRETE WORKS</u></b>  |  |            |      |        |                     |
| <b>Kerbs</b>  |  |            |      |        |                     |
| 43  | Allow for 150 high barrier SF kerb   | 658.00     | m    | 75.00  | 49,350.00           |
| 44  | Allow for 150 high barrier SA kerb   | 1,213.00   | m    | 140.00 | 169,820.00          |
| <b>Infill to Median</b>   |  |            |      |        |                     |

**Proposed 6 No. Stage, 39 No. Lot Industrial Subdivision**  
**John Renshaw Drive, Black Hill**  
**Detailed Cost Report Estimate**  
**August 2018**

**ESTIMATE DETAILS**

| Ref  | Description   | Quantity | Unit | Rate       | Amount            |
|--|---|----------|------|------------|-------------------|
| <b>1.0 STAGE 1 [18.73 Ha] - 6 No. Lots</b> |   |          |      |            | (Continued)       |
| 45   | 150 thick reinforced concrete [25MPa] median infill comprising SL72 reinforcement mesh and finish :[NB: Assumed]<br><b>Footpaths</b>                                  | 987.00   | m2   | 110.00     | 108,570.00        |
| 46   | 2500 wide reinforced concrete footpath  | 1,928.00 | m2   | 115.00     | 221,720.00        |
| 47   | Subtotal  |          |      |            | <u>549,460.00</u> |
| <b><u>SUBSOIL DRAINAGE</u></b>             |   |          |      |            |                   |
| 48   | 300 wide x approx. 750 deep subsoil drainage including detailed excavation, clean draining filter sand wrapped in Bidim A24 geofabric and 100 dia socked subsoil pipe | 1,213.00 | m    | 58.00      | 70,354.0          |
| 49   | Flushing points to last   | 10.00    | No   | 135.00     | 1,350.00          |
| 50   | Subtotal  |          |      |            | <u>71,704.00</u>  |
| <b><u>STORMWATER DRAINAGE</u></b>          |   |          |      |            |                   |
| <b>Detailed Excavation</b>                 |   |          |      |            |                   |
| 51   | Allowance for detailed excavation to stormwater pipework<br><b>Pipework</b>   | 594.00   | m3   | 65.00      | 38,610.00         |
| 52   | Allow for new / extension to existing 450 dia Reinforced concrete stormwater pipe including excavation, supply, bed, lay, joint and backfill complete<br><b>Pits</b>  | 466.00   | m    | 220.00     | 102,520.00        |
| 53   | 1800 long kerb lintel with pit insert including excavation complete<br><b>Filtration Systems</b>  | 3.00     | No   | 5,000.00   | 15,000.00         |
| 54   | 'Ecosol' 4600 high flow gross pollutant trap<br><b>Detention Basin</b>  | 1.00     | No   | 80,000.00  | 80,000.00         |
| 55   | Allowance for stormwater detention basin [NB: Provisional Allowance]  | 1.00     | Item | 500,000.00 | 500,000.00        |
| 56   | Subtotal  |          |      |            | <u>736,130.00</u> |
| <b><u>POTABLE WATER RETICULATION</u></b>   |   |          |      |            |                   |
| <b>Main Reticulations</b>                  |   |          |      |            |                   |
| 57   | Allow for 150 dia DICL water main pipe  | 329.00   | m    | 165.00     | 54,285.00         |
| 58   | Allow for 200 dia ditto   | 280.00   | m    | 235.00     | 65,800.00         |
| 59   | Allowance to connect to existing 1200 dia potable water reticulation services [NB: Provisional Allowance]<br><b>Split Services</b>                                    | 1.00     | Item | 10,000.00  | 10,000.00         |
| 60   | Allow for 32 dia polyethylene PN16 pipe off 150 DICL water main   | 46.00    | m    | 85.00      | 3,910.00          |

**Proposed 6 No. Stage, 39 No. Lot Industrial Subdivision**  
**John Renshaw Drive, Black Hill**  
**Detailed Cost Report Estimate**  
**August 2018**

**ESTIMATE DETAILS**

| Ref  | Description  | Quantity | Unit | Rate      | Amount            |
|--|--|----------|------|-----------|-------------------|
| <b>1.0 STAGE 1 [18.73 Ha] - 6 No. Lots</b> |  |          |      |           | (Continued)       |
|  | <u>Thrust Blocks</u>   |          |      |           |                   |
| 61   | 600 long x 300 wide x 250 high mass concrete thrust block [NB: Assumed]                                      | 6.00     | No   | 240.00    | 1,440.00          |
| 62   | Subtotal   |          |      |           | <u>135,435.00</u> |
|  | <u>SEWER RETICULATION</u>  |          |      |           |                   |
|  | <u>Gravity Sewer Reticulation</u>  |          |      |           |                   |
| 63   | Allow for 150 dia. uPVC SN8 sewer pipe including trench excavation and backfill complete                     | 1,263.00 | m    | 100.00    | 126,300.00        |
| 64   | Allow for maintenance shaft [NB: Provisional Quantity]   | 13.00    | No   | 1,500.00  | 19,500.00         |
| 65   | Allowance for connection tee joint including capping for future works [NB: Provisional; no details provided] | 6.00     | No   | 500.00    | 3,000.00          |
| 66   | Allowance to connect to existing sewer reticulation [NB: Provisional Allowance]                              | 1.00     | Item | 10,000.00 | 10,000.00         |
| 67   | Subtotal   |          |      |           | <u>158,800.00</u> |
|  | <u>ELECTRICAL &amp; COMMUNICATIONS RETICULATION</u>  |          |      |           |                   |
|  | <u>Transmission Line</u>   |          |      |           |                   |
| 68   | Allowance to relocate 132kV transmission line and electrical easement [NB: Provisional Allowance]            | 1.00     | Item |           | EXCL              |
|  | <u>Electrical Reticulation</u>   |          |      |           |                   |
|  | <u>LV Works</u>  |          |      |           |                   |
| 69   | Allow for LV cables and conduit including excavation and backfilling complete                                | 1,097.00 | m    | 260.00    | 285,220.00        |
| 70   | Allowance to connect to power supply [NB: Provisional Allowance]   | 1.00     | Item | 5,000.00  | 5,000.00          |
|  | <u>HV Works</u>  |          |      |           |                   |
| 71   | Allow for HV cables and conduit including excavation and backfilling complete                                | 1,277.00 | m    | 800.00    | 1,021,600.00      |
| 72   | Allowance to connect to power supply [NB: Provisional Allowance]   | 1.00     | Item | 15,000.00 | 15,000.00         |
|  | <u>Pillars</u>   |          |      |           |                   |
| 73   | Allow for distribution pillar  | 6.00     | No   | 2,000.00  | 12,000.00         |
|  | <u>Communications Reticulation</u>   |          |      |           |                   |
|  | <u>Conduits</u>  |          |      |           |                   |
| 74   | Allow for P100 NBN conduits  | 2,018.00 | m    | 70.00     | 141,260.00        |
| 75   | NBN communication cables   | 2,018.00 | m    |           | EXCL              |
|  | <u>Pits</u>  |          |      |           |                   |
| 76   | Allow for distribution / local network pit [NB: Provisional Quantity]  | 2.00     | No   | 1,800.00  | 3,600.00          |



**Proposed 6 No. Stage, 39 No. Lot Industrial Subdivision**  
**John Renshaw Drive, Black Hill**  
**Detailed Cost Report Estimate**  
**August 2018**

**ESTIMATE DETAILS**

| Ref  | Description   | Quantity   | Unit | Rate       | Amount              |
|--|---|------------|------|------------|---------------------|
| <b>1.0 STAGE 1 [18.73 Ha] - 6 No. Lots</b> |   |            |      |            | (Continued)         |
| 77   | Subtotal  |            |      |            | <u>1,483,680.00</u> |
|  | <b><u>TRAFFIC CONTROL SIGNALS</u></b>   |            |      |            |                     |
| 78   | Supply and installation of complete 4 way<br>signalised intersection [NB: Provisional<br>Allowance] | 1.00       | No   | 275,000.00 | 275,000.00          |
| 79   | Subtotal  |            |      |            | <u>275,000.00</u>   |
|  | <b><u>SIGNAGE &amp; LINE MARKING</u></b>  |            |      |            |                     |
|  | <b>Signage</b>  |            |      |            |                     |
| 80   | Road Name Blade   | 2.00       | No   | 400.00     | 800.00              |
| 81   | No parking/ stopping sign   | 4.00       | No   | 400.00     | 1,600.00            |
| 82   | Keep left sign  | 1.00       | No   | 400.00     | 400.00              |
| 83   | No through road sign  | 1.00       | No   | 400.00     | 400.00              |
| 84   | Give Way sign   | 2.00       | No   | 400.00     | 800.00              |
| 85   | Allowance for regulatory signs and sightboards<br>as required [NB: Provisional Allowance]           | 1.00       | Item | 5,000.00   | 5,000.00            |
| 86   | Allowance for subdivision entry signage [NB:<br>Provisional Allowance]                              | 1.00       | Item | 500,000.00 | 500,000.00          |
|  | <b>Line Marking</b>   |            |      |            |                     |
| 87   | E1 line marking to new pavement   | 3,628.00   | m    | 5.00       | 18,140.00           |
| 88   | L1 ditto  | 1,799.00   | m    | 5.00       | 8,995.00            |
| 89   | TB ditto  | 120.00     | m    | 5.00       | 600.00              |
| 90   | Arrow ditto   | 11.00      | No   | 150.00     | 1,650.00            |
| 91   | Subtotal  |            |      |            | <u>538,385.00</u>   |
|  | <b><u>SEDIMENT &amp; EROSION CONTROL</u></b>  |            |      |            |                     |
|  | <b>Sediment &amp; Erosion Control</b>   |            |      |            |                     |
| 92   | Silt fence  | 654.00     | m    | 12.00      | 7,848.00            |
| 93   | Access shaker ramp  | 1.00       | No   | 2,000.00   | 2,000.00            |
| 94   | Subtotal  |            |      |            | <u>9,848.00</u>     |
|  | <b><u>LANDSCAPING</u></b>   |            |      |            |                     |
|  | <b>Seeding</b>  |            |      |            |                     |
| 95   | Seeding to disturbed areas  | 187,140.00 | m2   | 0.50       | 93,570.00           |
| 96   | Spread mulch to last  | 187,140.00 | m2   | 2.00       | 374,280.00          |
| 97   | Refer to Bulk Earthworks Trade for<br>respreding of existing topsoil                                |            | Note |            |                     |
|  | <b>Turf</b>   |            |      |            |                     |
| 98   | Allowance for 100 thick topsoil to new turf<br>areas  | 3,942.00   | m2   | 7.00       | 27,594.00           |

**Proposed 6 No. Stage, 39 No. Lot Industrial Subdivision**  
**John Renshaw Drive, Black Hill**  
**Detailed Cost Report Estimate**  
**August 2018**

**ESTIMATE DETAILS**

| Ref  | Description  | Quantity   | Unit   | Rate         | Amount               |
|--|--|------------|--------|--------------|----------------------|
| <b>1.0 STAGE 1 [18.73 Ha] - 6 No. Lots</b> |  |            |        |              | (Continued)          |
| 99   | Allowance for turf to all road reserve areas                             | 3,942.00   | m2     | 15.00        | 59,130.00            |
|  | <b>Street Trees</b>  |            |        |              |                      |
| 100  | Trim and cultivate subgrade  | 25.00      | m2     | 10.00        | 250.00               |
| 101  | 300 thick topsoil  | 25.00      | m2     | 24.00        | 600.00               |
| 102  | Allowance for 75L street trees [NB: Allowed for a street tree every 50m] | 25.00      | No     | 750.00       | 18,750.00            |
| 103  | Allowance for timber edging to last                                      | 25.00      | No     | 50.00        | 1,250.00             |
| 104  | 50 x 50 hardwood stakes to trees   | 25.00      | No     | 5.00         | 125.00               |
|  | <b>Miscellaneous</b>   |            |        |              |                      |
| 105  | Landscape maintenance  | 12.00      | Months | 2,400.00     | 28,800.00            |
| 106  | Subtotal   |            |        |              | <u>604,349.00</u>    |
| 107  | PRELIMINARIES AND MARGIN   | 1.00       | Item   | 1,255,969.00 | 1,255,969.00         |
| 108  | GST EXCLUSIVE SUBTOTAL   |            |        |              | <u>11,722,380.00</u> |
| 109  | CONSULTANTS FEES   | 1.00       | Item   | 1,112,620.00 | 1,112,620.00         |
| 110  | AUTHORITY FEES & CHARGES   | 1.00       | Item   |              | EXCL                 |
| 111  | GST EXCLUSIVE TOTAL - STAGE 1  |            |        |              | <u>12,835,000.00</u> |
| 112  | \$/Lot   | 1.00       | Item   | 2,139,166.67 |                      |
| 113  | \$/m2 of Site Area   | 1.00       | Item   | 68.59        |                      |
| <b>Total :</b>                             |  |            |        |              | <b>12,835,000.00</b> |
| <b>2.0 STAGE 2 [32.09 Ha] - 8 No. Lots</b> |  |            |        |              |                      |
|  | <b>GENERAL</b>   |            |        |              |                      |
| 1  | Site Establishment   | 1.00       | Item   | 100,000.00   | 100,000.00           |
| 2  | Supervision, management, amenities, etc                                  | 24.00      | Weeks  | 10,000.00    | 240,000.00           |
| 3  | Survey and setout of works by surveyor                                   | 20.00      | Days   | 1,800.00     | 36,000.00            |
| 4  | Geotechnical testing and certification [NB: Provisional Allowance]       | 1.00       | Item   | 50,000.00    | 50,000.00            |
| 5  | Location of services [NB: Provisional Allowance]                         | 1.00       | Item   | 50,000.00    | 50,000.00            |
| 6  | Protection of services [NB: Provisional Allowance]                       | 1.00       | Item   | 100,000.00   | 100,000.00           |
| 7  | Traffic control [NB: Provisional Allowance]                              | 1.00       | Item   | 60,000.00    | 60,000.00            |
| 8  | Subtotal   |            |        |              | <u>636,000.00</u>    |
|  | <b>CLEARING &amp; DEMOLITION</b>   |            |        |              |                      |
|  | <b>Site Clearance</b>  |            |        |              |                      |
| 9  | Clear site including grubbing and mulching as required                   | 324,882.00 | m2     | 1.50         | 487,323.00           |

**Proposed 6 No. Stage, 39 No. Lot Industrial Subdivision**  
**John Renshaw Drive, Black Hill**  
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**ESTIMATE DETAILS**

| Ref  | Description  | Quantity   | Unit | Rate      | Amount             |
|--|--|------------|------|-----------|--------------------|
| <b>2.0 STAGE 2 [32.09 Ha] - 8 No. Lots</b> |  |            |      |           | (Continued)        |
| 10   | Allowance to remove significant trees  |            | No   |           | INCL               |
| 11   | Allowance for protection of existing trees   |            | No   |           | INCL               |
| <b>Demolition</b>                          |  |            |      |           |                    |
| 12   | Removal and disposal of all rubbish within the development area including removal of existing fence as required :[NB: Provisional Allowance] | 1.00       | Item | 25,000.00 | 25,000.00          |
| 13   | Subtotal   |            |      |           | <u>512,323.00</u>  |
| <b><u>BULK EARTHWORKS</u></b>              |  |            |      |           |                    |
| <b>Topsoil</b>                             |  |            |      |           |                    |
| 14   | Strip and stockpile 150mm of topsoil complete  | 48,733.00  | m3   | 15.00     | 730,995.00         |
| 15   | Replace topsoil to disturbed areas 150mm thick   | 48,733.00  | m3   | 12.00     | 584,796.00         |
| 16   | Remove off site remaining spoil material   | 48,733.00  | m3   |           | EXCL               |
| <b>Cut</b>                                 |  |            |      |           |                    |
| 17   | Cut to required level and push to fill   | 204,586.00 | m3   | 10.00     | 2,045,860.00       |
| 18   | Rip and recompact rock   | 17,172.00  | m3   | 10.00     | 171,720.00         |
| 19   | Crush ripped rock [NB: Allowed 10%]  | 1,718.00   | m3   | 15.00     | 25,770.00          |
| <b>Trimming</b>                            |  |            |      |           |                    |
| 20   | Trim subgrade to roads   | 14,966.00  | m2   | 1.00      | 14,966.00          |
| 21   | Trim subgrade to footpaths   | 2,427.00   | m2   | 1.00      | 2,427.00           |
| 22   | Trim subgrade to regrade areas   | 307,491.00 | m2   | 1.00      | 307,491.00         |
| 23   | Subtotal   |            |      |           | <u>3,884,025.0</u> |
| <b><u>ROADWORKS</u></b>                    |  |            |      |           |                    |
| <b>Road Pavement</b>                       |  |            |      |           |                    |
| <b><u>MC01 Road</u></b>                    |  |            |      |           |                    |
| 24   | 440mm subbase  | 11,037.00  | m2   | 48.50     | 535,294.50         |
| 25   | 100mm basecourse   | 11,037.00  | m2   | 11.00     | 121,407.00         |
| 26   | 50mm Asphaltic concrete (AC14)   | 11,037.00  | m2   | 28.00     | 309,036.00         |
| 27   | 7mm Primer Seal  | 11,037.00  | m2   | 4.00      | 44,148.00          |
| <b><u>MC05 Road</u></b>                    |  |            |      |           |                    |
| 28   | 440mm subbase  | 3,930.00   | m2   | 48.50     | 190,605.00         |
| 29   | 100mm basecourse   | 3,930.00   | m2   | 11.00     | 43,230.00          |
| 30   | 45mm Asphaltic concrete (AC14)   | 3,930.00   | m2   | 28.00     | 110,040.00         |
| 31   | 7mm Primer Seal  | 3,930.00   | m2   | 4.00      | 15,720.00          |



**Proposed 6 No. Stage, 39 No. Lot Industrial Subdivision**  
**John Renshaw Drive, Black Hill**  
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**ESTIMATE DETAILS**

| Ref  | Description   | Quantity | Unit | Rate       | Amount              |
|--|---|----------|------|------------|---------------------|
| <b>2.0 STAGE 2 [32.09 Ha] - 8 No. Lots</b> |   |          |      |            | (Continued)         |
| 32   | Subtotal  |          |      |            | <u>1,369,480.50</u> |
|  | <b><u>CONCRETE WORKS</u></b>  |          |      |            |                     |
|  | <b>Kerbs</b>  |          |      |            |                     |
| 33   | Allow for 130 high barrier SF kerb  | 1,380.00 | m    | 75.00      | 103,500.00          |
| 34   | Allow for 150 high barrier SA kerb  | 1,941.00 | m    | 140.00     | 271,740.00          |
|  | <b>Infill to Median</b>   |          |      |            |                     |
| 35   | 150 thick reinforced concrete [25MPa] median infill comprising SL72 reinforcement mesh and finish :[NB: Assumed]  | 2,070.00 | m2   | 110.00     | 227,700.00          |
|  | <b>Footpaths</b>  |          |      |            |                     |
| 36   | 2500 wide reinforced concrete footpath  | 2,427.00 | m2   | 115.00     | 279,105.00          |
| 37   | Subtotal  |          |      |            | <u>882,045.00</u>   |
|  | <b><u>SUBSOIL DRAINAGE</u></b>  |          |      |            |                     |
| 38   | 300 wide x approx. 750 deep subsoil drainage including detailed excavation, clean draining filter sand wrapped in Bidim A24 geofabric and 100 dia socked subsoil pipe | 1,941.00 | m    | 58.00      | 112,578.00          |
| 39   | Flushing points to last   | 13.00    | No   | 135.00     | 1,755.00            |
| 40   | Subtotal  |          |      |            | <u>114,333.00</u>   |
|  | <b><u>STORMWATER DRAINAGE</u></b>   |          |      |            |                     |
|  | <b>Detailed Excavation</b>  |          |      |            |                     |
| 41   | Allowance for detailed excavation to stormwater pipework  | 1,360.00 | m3   | 65.00      | 88,400.00           |
|  | <b>Pits</b>   |          |      |            |                     |
| 42   | 1800 long kerb lintel with pit insert including excavation complete   | 6.00     | No   | 5,000.00   | 30,000.00           |
|  | <b>Pipework</b>   |          |      |            |                     |
| 43   | Allow for new / extension to existing 450 dia Reinforced concrete stormwater pipe including excavation, supply, bed, lay, joint and backfill complete                 | 1,067.00 | m    | 220.00     | 234,740.00          |
|  | <b>Detention Basin</b>  |          |      |            |                     |
| 44   | Allowance for stormwater detention basin [NB: Provisional Allowance]  | 1.00     | Item | 500,000.00 | 500,000.00          |
| 45   | Subtotal  |          |      |            | <u>853,140.00</u>   |
|  | <b><u>POTABLE WATER RETICULATION</u></b>  |          |      |            |                     |
|  | <b>Main Reticulations</b>   |          |      |            |                     |
| 46   | Allow for 150 dia DICL water main pipe  | 330.00   | m    | 165.00     | 54,450.00           |
| 47   | Allow for 200 dia ditto   | 395.00   | m    | 235.00     | 92,825.00           |

**Proposed 6 No. Stage, 39 No. Lot Industrial Subdivision**  
**John Renshaw Drive, Black Hill**  
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**ESTIMATE DETAILS**

| Ref  | Description  | Quantity | Unit | Rate      | Amount            |
|--|--|----------|------|-----------|-------------------|
| <b>2.0 STAGE 2 [32.09 Ha] - 8 No. Lots</b> |  |          |      |           | (Continued)       |
| 48   | Allowance for road crossings   | 38.00    | m    | 150.00    | 5,700.00          |
|  | <a href="#">Split Services</a>   |          |      |           |                   |
| 49   | Allow for 32 dia polyethylene PN16 pipe off 150 DICL water main  | 52.00    | m    | 85.00     | 4,420.00          |
|  | <a href="#">Thrust Blocks</a>  |          |      |           |                   |
| 50   | 600 long x 300 wide x 250 high mass concrete thrust block [NB: Assumed]                                      | 8.00     | No   | 240.00    | 1,920.00          |
| 51   | Subtotal   |          |      |           | <u>159,315.00</u> |
|  | <b><u>SEWER RETICULATION</u></b>   |          |      |           |                   |
|  | <b>Gravity Sewer Reticulation</b>  |          |      |           |                   |
| 52   | Allow for 150 dia. uPVC SN8 sewer pipe including trench excavation and backfill complete                     | 916.00   | m    | 100.00    | 91,600.00         |
| 53   | Allow for maintenance shaft [NB: Provisional Quantity]   | 10.00    | No   | 1,500.00  | 15,000.00         |
| 54   | Dead end   | 1.00     | No   | 1,300.00  | 1,300.00          |
| 55   | Allowance for connection tee joint including capping for future works [NB: Provisional; no details provided] | 8.00     | No   | 500.00    | 4,000.00          |
| 56   | Subtotal   |          |      |           | <u>111,900.00</u> |
|  | <b><u>ELECTRICAL &amp; COMMUNICATIONS RETICULATION</u></b>   |          |      |           |                   |
|  | <b>Lead-In Infrastructure</b>  |          |      |           |                   |
| 57   | Allowance for lead-in electricity infrastructure [NB: Provisional Allowance]                                 | 1.00     | Item |           | EXCL              |
|  | <b>Electrical Reticulation</b>   |          |      |           |                   |
|  | <a href="#">LV Works</a>   |          |      |           |                   |
| 58   | Allow for LV cables and conduit including excavation and backfilling complete                                | 1,335.00 | m    | 260.00    | 347,100.00        |
| 59   | Allowance to connect to power supply [NB: Provisional Allowance]   | 1.00     | Item | 5,000.00  | 5,000.00          |
|  | <a href="#">HV Works</a>   |          |      |           |                   |
| 60   | Allow for HV cables and conduit including excavation and backfilling complete                                | 1,625.00 | m    | 800.00    | 1,300,000.00      |
| 61   | Allowance to connect to power supply [NB: Provisional Allowance]   | 1.00     | Item | 15,000.00 | 15,000.00         |
|  | <a href="#">Pillars</a>  |          |      |           |                   |
| 62   | Allow for distribution pillar  | 8.00     | No   | 2,000.00  | 16,000.00         |
|  | <b>Communications Reticulation</b>   |          |      |           |                   |
|  | <a href="#">Conduits</a>   |          |      |           |                   |
| 63   | Allow for P100 NBN conduits  | 2,546.00 | m    | 70.00     | 178,220.00        |
| 64   | NBN communication cables   | 2,546.00 | m    |           | EXCL              |

**Proposed 6 No. Stage, 39 No. Lot Industrial Subdivision  
John Renshaw Drive, Black Hill  
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**ESTIMATE DETAILS**

| Ref  | Description  | Quantity   | Unit | Rate      | Amount              |
|--|--|------------|------|-----------|---------------------|
| <b>2.0 STAGE 2 [32.09 Ha] - 8 No. Lots</b> |  |            |      |           | (Continued)         |
|  | <u>Pits</u>  |            |      |           |                     |
| 65   | Allow for distribution / local network pit [NB: Provisional Quantity]                    | 2.00       | No   | 1,800.00  | 3,600.00            |
| 66   | Subtotal   |            |      |           | <u>1,864,920.00</u> |
|  | <b><u>SIGNAGE &amp; LINE MARKING</u></b>   |            |      |           |                     |
|  | <b><u>Signage</u></b>  |            |      |           |                     |
| 67   | Road Name Blade  | 2.00       | No   | 400.00    | 800.00              |
| 68   | No parking/ stopping sign  | 6.00       | No   | 400.00    | 2,400.00            |
| 69   | Keep left sign   | 1.00       | No   | 400.00    | 400.00              |
| 70   | No through road sign   | 1.00       | No   | 400.00    | 400.00              |
| 71   | Give Way sign  | 2.00       | No   | 400.00    | 800.00              |
| 72   | Allowance for regulatory signs and sightboards as required :[N.B: Provisional Allowance] | 1.00       | Item | 5,000.00  | 5,000.00            |
|  | <b><u>Line Marking</u></b>   |            |      |           |                     |
| 73   | E1 line marking to new pavement  | 3,209.00   | m    | 5.00      | 16,045.00           |
| 74   | L1 ditto   | 529.00     | m    | 5.00      | 2,645.00            |
| 75   | TB ditto   | 31.00      | m    | 5.00      | 155.00              |
| 76   | Subtotal   |            |      |           | <u>28,645.00</u>    |
|  | <b><u>SEDIMENT &amp; EROSION CONTROL</u></b>   |            |      |           |                     |
| 77   | Silt fence   | 1,212.00   | m    | 12.00     | 14,544.00           |
| 78   | Temporary sediment basin [NB: Provisional Allowance]                                     | 1.00       | No   | 50,000.00 | 50,000.00           |
| 79   | Subtotal   |            |      |           | <u>64,544.00</u>    |
|  | <b><u>LANDSCAPING</u></b>  |            |      |           |                     |
|  | <b><u>Seeding</u></b>  |            |      |           |                     |
| 80   | Seeding to disturbed areas   | 324,882.00 | m2   | 0.50      | 162,441.00          |
| 81   | Spread mulch to last   | 324,882.00 | m2   | 2.00      | 649,764.00          |
| 82   | Refer to Bulk Earthworks Trade for respreading of existing topsoil                       |            | Note |           |                     |
|  | <b><u>Turf</u></b>   |            |      |           |                     |
| 83   | Allowance for 100 thick topsoil to new turf areas  | 6,308.00   | m2   | 7.00      | 44,156.00           |
| 84   | Allowance for turf to all road reserve areas   | 6,308.00   | m2   | 15.00     | 94,620.00           |
|  | <b><u>Street Trees</u></b>   |            |      |           |                     |
| 85   | Trim and cultivate subgrade  | 39.00      | m2   | 10.00     | 390.00              |
| 86   | 300 thick topsoil  | 39.00      | m2   | 24.00     | 936.00              |



**Proposed 6 No. Stage, 39 No. Lot Industrial Subdivision**  
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**ESTIMATE DETAILS**

| <i>Ref</i>                                 | <i>Description</i>   | <i>Quantity</i> | <i>Unit</i> | <i>Rate</i>  | <i>Amount</i>        |
|--|--|-----------------|-------------|--------------|----------------------|
| <b>2.0 STAGE 2 [32.09 Ha] - 8 No. Lots</b> |  |                 |             |              | (Continued)          |
| 87   | Allowance for 75L street trees [NB: Allowed for a street tree every 50m] | 39.00           | No          | 750.00       | 29,250.00            |
| 88   | Allowance for timber edging to last                                      | 39.00           | No          | 50.00        | 1,950.00             |
| 89   | 50 x 50 hardwood stakes to trees   | 39.00           | No          | 5.00         | 195.00               |
| <b>Miscellaneous</b>                       |  |                 |             |              |                      |
| 90   | Landscape maintenance  | 12.00           | Months      | 2,400.00     | 28,800.00            |
| 91   | Subtotal   |                 |             |              | <u>1,012,502.00</u>  |
| 92   | PRELIMINARIES AND MARGIN   | 1.00            | Item        | 1,379,180.50 | 1,379,180.50         |
| 93   | GST EXCLUSIVE SUBTOTAL   |                 |             |              | <u>12,872,353.00</u> |
| 94   | CONSULTANTS FEES   | 1.00            | Item        | 1,222,647.00 | 1,222,647.00         |
| 95   | AUTHORITY FEES & CHARGES   | 1.00            | Item        |              |                      |
| 96   | GST EXCLUSIVE TOTAL - STAGE 2  |                 |             |              | <u>14,095,000.00</u> |
| 97   | \$/Lot   | 1.00            | Item        | 1,761,875.00 |                      |
| 98   | \$/m2 of Site Area   | 1.00            | Item        | 43.38        |                      |
| <b>Total :</b>                             |  |                 |             |              | <b>14,095,000.00</b> |

**3.0 STAGE 3 [31.17 Ha] - 7 No. Lots**

**GENERAL**

|   |  |       |       |            |                   |
|---|--|-------|-------|------------|-------------------|
| 1 | Site Establishment   | 1.00  | Item  | 100,000.00 | 100,000.00        |
| 2 | Supervision, management, amenities, etc                            | 16.00 | Weeks | 10,000.00  | 160,000.00        |
| 3 | Survey and setout of works by surveyor                             | 15.00 | Days  | 1,800.00   | 27,000.00         |
| 4 | Geotechnical testing and certification [NB: Provisional Allowance] | 1.00  | Item  | 50,000.00  | 50,000.00         |
| 5 | Location of services [NB: Provisional Allowance]                   | 1.00  | Item  | 50,000.00  | 50,000.00         |
| 6 | Protection of services [NB: Provisional Allowance]                 | 1.00  | Item  | 100,000.00 | 100,000.00        |
| 7 | Traffic control [NB: Provisional Allowance]                        | 1.00  | Item  | 60,000.00  | 60,000.00         |
| 8 | Subtotal   |       |       |            | <u>547,000.00</u> |

**CLEARING & DEMOLITION**

**Site Clearance**

|    |  |            |    |      |             |
|----|--|------------|----|------|-------------|
| 9  | Clear site including grubbing and mulching as required | 305,744.00 | m2 | 1.50 | 458,616.00  |
| 10 | Allowance to remove significant trees                  |            | No |      | <b>INCL</b> |
| 11 | Allowance for protection of existing trees             |            | No |      | <b>INCL</b> |

**Demolition**

**Proposed 6 No. Stage, 39 No. Lot Industrial Subdivision**  
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**ESTIMATE DETAILS**

| Ref  | Description  | Quantity   | Unit | Rate      | Amount              |
|--|--|------------|------|-----------|---------------------|
| <b>3.0 STAGE 3 [31.17 Ha] - 7 No. Lots</b> |  |            |      |           | (Continued)         |
| 12   | Removal and disposal of all rubbish within the development area including removal of existing fence as required :[NB: Provisional Allowance] | 1.00       | Item | 25,000.00 | 25,000.00           |
| 13   | Subtotal   |            |      |           | <u>483,616.00</u>   |
| <b><u>BULK EARTHWORKS</u></b>              |  |            |      |           |                     |
| <b>Topsoil</b>                             |  |            |      |           |                     |
| 14   | Strip and stockpile 150mm of topsoil complete  | 45,862.00  | m3   | 15.00     | 687,930.00          |
| 15   | Replace topsoil to disturbed areas 150mm thick   | 45,862.00  | m3   | 12.00     | 550,344.00          |
| 16   | Remove off site remaining spoil material   | 45,862.00  | m3   |           | EXCL                |
| <b>Cut</b>                                 |  |            |      |           |                     |
| 17   | Cut to required level and push to fill   | 346,154.00 | m3   | 10.00     | 3,461,540.00        |
| 18   | Rip and recompact rock   | 3,846.00   | m3   | 10.00     | 38,460.00           |
| 19   | Crush ripped rock [NB: Allowed 10%]  | 385.00     | m3   | 15.00     | 5,775.00            |
| <b>Trimming</b>                            |  |            |      |           |                     |
| 20   | Trim subgrade to roads   | 11,966.00  | m2   | 1.00      | 11,966.00           |
| 21   | Trim subgrade to footpaths   | 1,870.00   | m2   | 1.00      | 1,870.00            |
| 22   | Trim subgrade to regrade areas   | 291,909.00 | m2   | 1.00      | 291,909.00          |
| 23   | Subtotal   |            |      |           | <u>5,049,794.00</u> |
| <b><u>ROADWORKS</u></b>                    |  |            |      |           |                     |
| <b>Road Pavement</b>                       |  |            |      |           |                     |
| <b><u>MC01 Road</u></b>                    |  |            |      |           |                     |
| 24   | 440mm subbase  | 11,966.00  | m2   | 48.50     | 580,351.00          |
| 25   | 100mm basecourse   | 11,966.00  | m2   | 11.00     | 131,626.00          |
| 26   | 50mm Asphaltic concrete (AC14)   | 11,966.00  | m2   | 28.00     | 335,048.00          |
| 27   | 7mm Primer Seal  | 11,966.00  | m2   | 4.00      | 47,864.00           |
| 28   | Subtotal   |            |      |           | <u>1,094,889.00</u> |
| <b><u>CONCRETE WORKS</u></b>               |  |            |      |           |                     |
| <b>Kerbs</b>                               |  |            |      |           |                     |
| 29   | Allow for 150 high barrier SA kerb   | 1,496.00   | m    | 140.00    | 209,440.00          |
| <b>Footpaths</b>                           |  |            |      |           |                     |
| 30   | 2500 wide reinforced concrete footpath   | 1,870.00   | m2   | 115.00    | 215,050.00          |
| 31   | Subtotal   |            |      |           | <u>424,490.00</u>   |
| <b><u>SUBSOIL DRAINAGE</u></b>             |  |            |      |           |                     |

**Proposed 6 No. Stage, 39 No. Lot Industrial Subdivision**  
**John Renshaw Drive, Black Hill**  
**Detailed Cost Report Estimate**  
**August 2018**

**ESTIMATE DETAILS**

| Ref  | Description   | Quantity | Unit | Rate       | Amount            |
|--|---|----------|------|------------|-------------------|
| <b>3.0 STAGE 3 [31.17 Ha] - 7 No. Lots</b> |   |          |      |            | (Continued)       |
| 32   | 300 wide x approx. 750 deep subsoil drainage including detailed excavation, clean draining filter sand wrapped in Bidim A24 geofabric and 100 dia socked subsoil pipe | 1,496.00 | m    | 58.00      | 86,768.00         |
| 33   | Flushing points to last   | 10.00    | No   | 135.00     | 1,350.00          |
| 34   | Subtotal  |          |      |            | <u>88,118.00</u>  |
| <b><u>DRAINAGE</u></b>                     |   |          |      |            |                   |
| <b>Detailed Excavation</b>                 |   |          |      |            |                   |
| 35   | Allowance for detailed excavation to stormwater pipework  | 1,125.00 | m3   | 65.00      | 73,125.00         |
| <b>Pipework</b>                            |   |          |      |            |                   |
| 36   | Allow for new / extension to existing 450 dia Reinforced concrete stormwater pipe including excavation, supply, bed, lay, joint and backfill complete                 | 883.00   | m    | 220.00     | 194,260.00        |
| <b>Pits</b>                                |   |          |      |            |                   |
| 37   | 1800 long kerb lintel with pit insert including excavation complete   | 3.00     | No   | 5,000.00   | 15,000.00         |
| <b>Filtration Systems</b>                  |   |          |      |            |                   |
| 38   | 'Ecosol' 4600 high flow gross pollutant trap [NB: Provisional Allowance]  | 1.00     | No   | 80,000.00  | 80,000.00         |
| <b>Detention Basin</b>                     |   |          |      |            |                   |
| 39   | Allowance for stormwater detention basin [NB: Provisional Allowance]  | 1.00     | Item | 500,000.00 | 500,000.00        |
| 40   | Subtotal  |          |      |            | <u>862,385.00</u> |
| <b><u>POTABLE WATER RETICULATION</u></b>   |   |          |      |            |                   |
| <b>Main Reticulations</b>                  |   |          |      |            |                   |
| 41   | Allow for 200 dia DICL water main pipe  | 1,077.00 | m    | 235.00     | 253,095.00        |
| 42   | Allowance for road crossings  | 19.00    | m    | 150.00     | 2,850.00          |
| 43   | Allowance to connect to existing 200 dia potable water reticulation services [NB: Provisional Allowance]  | 1.00     | Item | 5,000.00   | 5,000.00          |
| <b>Single Services</b>                     |   |          |      |            |                   |
| 44   | Allow for 32 dia polyethylene PN16 pipe off 150 DICL water main   | 6.00     | m    | 85.00      | 510.00            |
| <b>Split Services</b>                      |   |          |      |            |                   |
| 45   | Allow for 32 dia polyethylene PN16 pipe off 150 DICL water main   | 130.00   | m    | 85.00      | 11,050.00         |
| <b>Thrust Blocks</b>                       |   |          |      |            |                   |
| 46   | 600 long x 300 wide x 250 high mass concrete thrust block [NB: Assumed]   | 8.00     | No   | 240.00     | 1,920.00          |
| 47   | Subtotal  |          |      |            | <u>274,425.00</u> |
| <b><u>SEWER RETICULATION</u></b>           |   |          |      |            |                   |



**Proposed 6 No. Stage, 39 No. Lot Industrial Subdivision**  
**John Renshaw Drive, Black Hill**  
**Detailed Cost Report Estimate**  
**August 2018**

**ESTIMATE DETAILS**

| Ref   | Description  | Quantity | Unit | Rate      | Amount              |
|---|--|----------|------|-----------|---------------------|
| <b>3.0 STAGE 3 [31.17 Ha] - 7 No. Lots</b>    |  |          |      |           | (Continued)         |
| <b>Gravity Sewer Reticulation</b>             |  |          |      |           |                     |
| 48  | Allow for 150 dia. uPVC SN8 sewer pipe including trench excavation and backfill complete                     | 651.00   | m    | 100.00    | 65,100.00           |
| 49  | Allow for maintenance shaft [NB: Provisional Quantity]   | 7.00     | No   | 1,500.00  | 10,500.00           |
| 50  | Dead end   | 1.00     | No   | 1,300.00  | 1,300.00            |
| 51  | Allowance for connection tee joint including capping for future works [NB: Provisional; no details provided] | 7.00     | No   | 500.00    | 3,500.00            |
| 52  | Subtotal   |          |      |           | <u>80,400.00</u>    |
| <b><u>ELECTRICAL &amp; COMMUNICATIONS</u></b> |  |          |      |           |                     |
| <b><u>RETICULATION</u></b>                    |  |          |      |           |                     |
| <b>Electrical Reticulation</b>                |  |          |      |           |                     |
| <b><u>LV Works</u></b>                        |  |          |      |           |                     |
| 53  | Allow for LV cables and conduit including excavation and backfilling complete                                | 953.00   | m    | 260.00    | 247,780.00          |
| 54  | Allowance to connect to power supply [NB: Provisional Allowance]   | 1.00     | Item | 5,000.00  | 5,000.00            |
| <b><u>HV Works</u></b>                        |  |          |      |           |                     |
| 55  | Allow for HV cables and conduit including excavation and backfilling complete                                | 1,218.00 | m    | 800.00    | 974,400.00          |
| 56  | Allowance to connect to power supply [NB: Provisional Allowance]   | 1.00     | Item | 15,000.00 | 15,000.00           |
| <b><u>Pillars</u></b>                         |  |          |      |           |                     |
| 57  | Allow for distribution pillar  | 7.00     | No   | 2,000.00  | 14,000.00           |
| <b>Communications Reticulation</b>            |  |          |      |           |                     |
| <b><u>Conduits</u></b>                        |  |          |      |           |                     |
| 58  | Allow for P100 NBN conduits  | 2,514.00 | m    | 70.00     | 175,980.00          |
| 59  | NBN communication cables   | 2,514.00 | m    |           | EXCL                |
| <b><u>Pits</u></b>                            |  |          |      |           |                     |
| 60  | Allow for distribution / local network pit [NB: Provisional Quantity]  | 2.00     | No   | 1,800.00  | 3,600.00            |
| 61  | Subtotal   |          |      |           | <u>1,435,760.00</u> |
| <b><u>SIGNAGE &amp; LINE MARKING</u></b>      |  |          |      |           |                     |
| <b>Signage</b>                                |  |          |      |           |                     |
| 62  | No parking/ stopping sign  | 6.00     | No   | 400.00    | 2,400.00            |
| 63  | Allowance for regulatory signs and sightboards as required :[N.B: Provisional Allowance]                     | 1.00     | Item | 5,000.00  | 5,000.00            |
| <b>Line Marking</b>                           |  |          |      |           |                     |
| 64  | E1 line marking to new pavement  | 919.00   | m    | 5.00      | 4,595.00            |

**Proposed 6 No. Stage, 39 No. Lot Industrial Subdivision**  
**John Renshaw Drive, Black Hill**  
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**ESTIMATE DETAILS**

| Ref  | Description  | Quantity   | Unit   | Rate         | Amount               |
|--|--|------------|--------|--------------|----------------------|
| <b>3.0 STAGE 3 [31.17 Ha] - 7 No. Lots</b> |  |            |        |              | (Continued)          |
| 65   | L1 ditto   | 460.00     | m      | 5.00         | 2,300.00             |
| 66   | Subtotal   |            |        |              | <u>14,295.00</u>     |
|  | <b><u>SEDIMENT &amp; EROSION CONTROL</u></b>                             |            |        |              |                      |
| 67   | Silt fence   | 81.00      | m      | 12.00        | 972.00               |
| 68   | Subtotal   |            |        |              | <u>972.00</u>        |
|  | <b><u>LANDSCAPING</u></b>  |            |        |              |                      |
|  | <b>Seeding</b>   |            |        |              |                      |
| 69   | Seeding to disturbed areas   | 305,744.00 | m2     | 0.50         | 152,872.00           |
| 70   | Spread mulch to last   | 305,744.00 | m2     | 2.00         | 611,488.00           |
| 71   | Refer to Bulk Earthworks Trade for respreading of existing topsoil       |            | Note   |              |                      |
|  | <b>Turf</b>  |            |        |              |                      |
| 72   | Allowance for 100 thick topsoil to new turf areas                        | 4,862.00   | m2     | 7.00         | 34,034.00            |
| 73   | Allowance for turf to all road reserve areas                             | 4,862.00   | m2     | 15.00        | 72,930.00            |
|  | <b>Street Trees</b>  |            |        |              |                      |
| 74   | Trim and cultivate subgrade  | 30.00      | m2     | 10.00        | 300.00               |
| 75   | 300 thick topsoil  | 30.00      | m2     | 24.00        | 720.00               |
| 76   | Allowance for 75L street trees [NB: Allowed for a street tree every 50m] | 30.00      | No     | 750.00       | 22,500.00            |
| 77   | Allowance for timber edging to last                                      | 30.00      | No     | 50.00        | 1,500.00             |
| 78   | 50 x 50 hardwood stakes to trees   | 30.00      | No     | 5.00         | 150.00               |
|  | <b>Miscellaneous</b>   |            |        |              |                      |
| 79   | Landscape maintenance  | 12.00      | Months | 2,400.00     | 28,800.00            |
| 80   | Subtotal   |            |        |              | <u>925,294.00</u>    |
| 81   | PRELIMINARIES AND MARGIN   | 1.00       | Item   | 1,353,773.00 | 1,353,773.00         |
| 82   | GST EXCLUSIVE SUBTOTAL   |            |        |              | <u>12,635,211.00</u> |
| 83   | CONSULTANTS FEES   | 1.00       | Item   | 1,199,789.00 | 1,199,789.00         |
| 84   | AUTHORITY FEES & CHARGES   | 1.00       | Item   |              | <b>EXCL</b>          |
| 85   | GST EXCLUSIVE TOTAL - STAGE 3  |            |        |              | <u>13,835,000.00</u> |
| 86   | \$/Lot   | 1.00       | Item   | 1,976,428.57 |                      |
| 87   | \$/m2 of Site Area   | 1.00       | Item   | 45.25        |                      |
| <b>Total :</b>                             |  |            |        |              | <b>13,835,000.00</b> |

**4.0 STAGE 4 [35.86 Ha] - 6 No. Lots**

**Proposed 6 No. Stage, 39 No. Lot Industrial Subdivision  
John Renshaw Drive, Black Hill  
Detailed Cost Report Estimate  
August 2018**

**ESTIMATE DETAILS**

| Ref  | Description  | Quantity   | Unit  | Rate       | Amount            |
|--|--|------------|-------|------------|-------------------|
| <b>4.0 STAGE 4 [35.86 Ha] - 6 No. Lots</b> |  |            |       |            |                   |
| <b><u>GENERAL</u></b>                      |  |            |       |            |                   |
| 1  | Site Establishment   | 1.00       | Item  | 100,000.00 | 100,000.00        |
| 2  | Supervision, management, amenities, etc  | 16.00      | Weeks | 10,000.00  | 160,000.00        |
| 3  | Survey and setout of works by surveyor   | 15.00      | Days  | 1,800.00   | 27,000.00         |
| 4  | Geotechnical testing and certification [NB: Provisional Allowance]   | 1.00       | Item  | 50,000.00  | 50,000.00         |
| 5  | Location of services [NB: Provisional Allowance]   | 1.00       | Item  | 50,000.00  | 50,000.00         |
| 6  | Protection of services [NB: Provisional Allowance]   | 1.00       | Item  | 100,000.00 | 100,000.00        |
| 7  | Traffic control [NB: Provisional Allowance]  | 1.00       | Item  | 115,000.00 | 115,000.00        |
| 8  | Temporary traffic barrier allowance including supply, rental and moving  | 400.00     | m     | 200.00     | 80,000.00         |
| 9  | Subtotal   |            |       |            | <u>682,000.00</u> |
| <b><u>CLEARING &amp; DEMOLITION</u></b>    |  |            |       |            |                   |
| <b><u>Site Clearance</u></b>               |  |            |       |            |                   |
| 10   | Clear site including grubbing and mulching as required   | 345,863.00 | m2    | 1.50       | 518,794.50        |
| 11   | Allowance to remove significant trees  |            | No    |            | <b>INCL</b>       |
| 12   | Allowance for protection of existing trees   |            | No    |            | <b>INCL</b>       |
| <b><u>Demolition</u></b>                   |  |            |       |            |                   |
| 13   | Removal and disposal of entire road pavement   | 14,745.00  | m2    | 15.00      | 221,175.00        |
| 14   | Removal and disposal of all rubbish within the development area including removal of existing fence as required :[NB: Provisional Allowance] | 1.00       | Item  | 25,000.00  | 25,000.00         |
| 15   | Subtotal   |            |       |            | <u>764,969.50</u> |
| <b><u>BULK EARTHWORKS</u></b>              |  |            |       |            |                   |
| <b><u>Topsoil</u></b>                      |  |            |       |            |                   |
| 16   | Strip and stockpile 150mm of topsoil complete  | 51,032.00  | m3    | 15.00      | 765,480.00        |
| 17   | Replace topsoil to disturbed areas 150mm thick   | 51,032.00  | m3    | 12.00      | 612,384.00        |
| 18   | Remove off site remaining spoil material   | 51,032.00  | m3    |            | <b>EXCL</b>       |
| <b><u>Cut</u></b>                          |  |            |       |            |                   |
| 19   | Cut to required level and push to fill   | 131,934.00 | m3    | 10.00      | 1,319,340.00      |
| 20   | Rip and recompact rock   | 4,675.00   | m3    | 10.00      | 46,750.00         |
| 21   | Crush ripped rock [NB: Allowed 10%]  | 468.00     | m3    | 15.00      | 7,020.00          |
| 22   | Allow to box out existing road basecourse to required levels [NB: Allowed for depth of 450]  | 6,636.00   | m3    | 35.00      | 232,260.00        |
| 23   | Allow to dispose of excess material offsite  | 6,636.00   | m3    | 30.00      | 199,080.00        |

14/Aug/18



**Proposed 6 No. Stage, 39 No. Lot Industrial Subdivision**  
**John Renshaw Drive, Black Hill**  
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**ESTIMATE DETAILS**

| Ref  | Description  | Quantity   | Unit | Rate   | Amount              |
|--|--|------------|------|--------|---------------------|
| <b>4.0 STAGE 4 [35.86 Ha] - 6 No. Lots</b> |  |            |      |        | (Continued)         |
| 24   | Allow to create batters  | 3,167.00   | m2   | 30.00  | 95,010.00           |
|  | <b>Trimming</b>  |            |      |        |                     |
| 25   | Trim subgrade to roads   | 12,449.00  | m2   | 1.00   | 12,449.00           |
| 26   | Trim subgrade to footpaths   | 2,223.00   | m2   | 1.00   | 2,223.00            |
| 27   | Trim subgrade to regrade areas   | 325,541.00 | m2   | 1.00   | 325,541.00          |
| 28   | Subtotal   |            |      |        | <u>3,617,537.00</u> |
|  | <b><u>ROADWORKS</u></b>  |            |      |        |                     |
|  | <b>Road Pavement</b>   |            |      |        |                     |
|  | <b><u>MC03 Road</u></b>  |            |      |        |                     |
| 29   | 440mm subbase  | 7,875.00   | m2   | 48.50  | 381,937.50          |
| 30   | 100mm basecourse   | 7,875.00   | m2   | 11.00  | 86,625.00           |
| 31   | 50mm Asphaltic concrete (AC14)   | 7,875.00   | m2   | 28.00  | 220,500.00          |
| 32   | 7mm Primer Seal  | 7,875.00   | m2   | 4.00   | 31,500.00           |
|  | <b><u>MC04 Road</u></b>  |            |      |        |                     |
| 33   | 440mm subbase  | 4,575.00   | m2   | 48.50  | 221,887.50          |
| 34   | 100mm basecourse   | 4,575.00   | m2   | 11.00  | 50,325.00           |
| 35   | 50mm Asphaltic concrete (AC14)   | 4,575.00   | m2   | 28.00  | 128,100.00          |
| 36   | 7mm Primer Seal  | 4,575.00   | m2   | 4.00   | 18,300.00           |
|  | <b><u>John Renshaw Drive Eastern (shared)</u></b>  |            |      |        |                     |
|  | <b><u>Intersection Widening</u></b>  |            |      |        |                     |
| 37   | Allowance to tie road widening in to the existing road   | 183.00     | m    | 150.00 | 27,450.00           |
| 38   | 440mm subbase  | 15,649.00  | m2   | 48.50  | 758,976.50          |
| 39   | 100mm basecourse   | 15,649.00  | m2   | 11.00  | 172,139.00          |
| 40   | 50mm Asphaltic concrete (AC14)   | 15,649.00  | m2   | 28.00  | 438,172.00          |
| 41   | 7mm Primer Seal  | 15,649.00  | m2   | 4.00   | 62,596.00           |
|  | <b>Connection into Existing Road</b>   |            |      |        |                     |
| 42   | Allowance to make smooth connection between new and existing road pavement as per council requirements | 14.00      | m    | 150.00 | 2,100.00            |
| 43   | Subtotal   |            |      |        | <u>2,600,608.50</u> |
|  | <b><u>CONCRETE WORKS</u></b>   |            |      |        |                     |
|  | <b>Kerbs</b>   |            |      |        |                     |
| 44   | Allow for 150 high barrier SA kerb   | 1,779.00   | m    | 140.00 | 249,060.00          |
|  | <b>Footpaths</b>   |            |      |        |                     |

**Proposed 6 No. Stage, 39 No. Lot Industrial Subdivision**  
**John Renshaw Drive, Black Hill**  
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**ESTIMATE DETAILS**

| Ref  | Description   | Quantity | Unit | Rate       | Amount              |
|--|---|----------|------|------------|---------------------|
| <b>4.0 STAGE 4 [35.86 Ha] - 6 No. Lots</b> |   |          |      |            | (Continued)         |
| 45   | 2500 wide reinforced concrete footpath  | 2,223.00 | m2   | 115.00     | 255,645.00          |
| 46   | Subtotal  |          |      |            | <u>504,705.00</u>   |
| <b>SUBSOIL DRAINAGE</b>                    |   |          |      |            |                     |
| 47   | 300 wide x approx. 750 deep subsoil drainage including detailed excavation, clean draining filter sand wrapped in Bidim A24 geofabric and 100 dia socked subsoil pipe | 1,779.00 | m    | 58.00      | 103,182.00          |
| 48   | Flushing points to last   | 12.00    | No   | 135.00     | 1,620.00            |
| 49   | Subtotal  |          |      |            | <u>104,802.00</u>   |
| <b>STORMWATER DRAINAGE</b>                 |   |          |      |            |                     |
| <b>Detailed Excavation</b>                 |   |          |      |            |                     |
| 50   | Allowance for detailed excavation to stormwater pipework  | 1,068.00 | m3   | 65.00      | 69,420.00           |
| <b>Pipework</b>                            |   |          |      |            |                     |
| 51   | Allow for new / extension to existing 450 dia Reinforced concrete stormwater pipe including excavation, supply, bed, lay, joint and backfill complete                 | 838.00   | m    | 220.00     | 184,360.00          |
| <b>Pits</b>                                |   |          |      |            |                     |
| 52   | 1800 long kerb lintel with pit insert including excavation complete   | 8.00     | No   | 5,000.00   | 40,000.00           |
| <b>Culverts</b>                            |   |          |      |            |                     |
| 53   | Allowance for 2 x 1.5 long x 0.75 high precast concrete culvert complete [NB: Provisional Allowance]  | 1.00     | Item | 35,000.00  | 35,000.00           |
| 54   | Allowance for 3 x 2.4 long x 1.8 high precast concrete culvert complete [NB: Provisional Allowance]   | 1.00     | Item | 65,000.00  | 65,000.00           |
| 55   | Precast concrete headwall to suit 1.5 x 0.75 culvert [NB: Provisional Allowance]  | 2.00     | No   | 10,000.00  | 20,000.00           |
| 56   | Precast concrete headwall to suit 2.4 x 1.8 culvert [NB: Provisional Allowance]   | 2.00     | No   | 15,000.00  | 30,000.00           |
| <b>Filtration Systems</b>                  |   |          |      |            |                     |
| 57   | 'Ecosol' 4450 high flow gross pollutant trap [NB: Provisional Allowance]  | 2.00     | No   | 70,000.00  | 140,000.00          |
| 58   | 'Ecosol' 4600 high flow gross pollutant trap [NB: Provisional Allowance]  | 1.00     | No   | 80,000.00  | 80,000.00           |
| <b>Detention Basin</b>                     |   |          |      |            |                     |
| 59   | Allowance for stormwater detention basin [NB: Provisional Allowance]  | 1.00     | Item | 500,000.00 | 500,000.00          |
| 60   | Subtotal  |          |      |            | <u>1,163,780.00</u> |
| <b>TRAFFIC CONTROL SIGNALS</b>             |   |          |      |            |                     |
| 61   | Supply and installation of complete 3 way signalised intersection [NB: Provisional]   | 1.00     | No   | 250,000.00 | 250,000.00          |
| 62   | Subtotal  |          |      |            | <u>250,000.00</u>   |

**Proposed 6 No. Stage, 39 No. Lot Industrial Subdivision**  
**John Renshaw Drive, Black Hill**  
**Detailed Cost Report Estimate**  
**August 2018**

**ESTIMATE DETAILS**

| Ref  | Description  | Quantity | Unit | Rate      | Amount            |
|--|--|----------|------|-----------|-------------------|
| <b>4.0 STAGE 4 [35.86 Ha] - 6 No. Lots</b>                 |  |          |      |           | (Continued)       |
| <b><u>POTABLE WATER RETICULATION</u></b>                   |  |          |      |           |                   |
| <b>Main Reticulations</b>                                  |  |          |      |           |                   |
| 63   | Allow for 150 dia DICL water main pipe   | 830.00   | m    | 165.00    | 136,950.00        |
| 64   | Allowance for road crossings   | 28.00    | m    | 150.00    | 4,200.00          |
| <b><u>Single Services</u></b>                              |  |          |      |           |                   |
| 65   | Allow for 32 dia polyethylene PN16 pipe off 150 DICL water main  | 24.00    | m    | 85.00     | 2,040.00          |
| <b><u>Split Services</u></b>                               |  |          |      |           |                   |
| 66   | Allow for 32 dia polyethylene PN16 pipe off 150 DICL water main  | 6.00     | m    | 85.00     | 510.00            |
| <b><u>Thrust Blocks</u></b>                                |  |          |      |           |                   |
| 67   | 600 long x 300 wide x 250 high mass concrete thrust block [NB: Assumed]                                      | 6.00     | No   | 240.00    | 1,440.00          |
| 68   | Subtotal   |          |      |           | <u>145,140.00</u> |
| <b><u>SEWER RETICULATION</u></b>                           |  |          |      |           |                   |
| <b>Gravity Sewer Reticulation</b>                          |  |          |      |           |                   |
| 69   | Allow for 150 dia. uPVC SN8 sewer pipe including trench excavation and backfill complete                     | 1,181.00 | m    | 100.00    | 118,100.00        |
| 70   | Allow for maintenance shaft [NB: Provisional Quantity]   | 12.00    | No   | 1,500.00  | 18,000.00         |
| 71   | Dead end   | 2.00     | No   | 1,300.00  | 2,600.00          |
| 72   | Allowance for connection tee joint including capping for future works [NB: Provisional; no details provided] | 6.00     | No   | 500.00    | 3,000.00          |
| 73   | Subtotal   |          |      |           | <u>141,700.00</u> |
| <b><u>ELECTRICAL &amp; COMMUNICATIONS RETICULATION</u></b> |  |          |      |           |                   |
| <b>Electrical Reticulation</b>                             |  |          |      |           |                   |
| <b><u>LV Works</u></b>                                     |  |          |      |           |                   |
| 74   | Allow for LV cables and conduit including excavation and backfilling complete                                | 1,262.00 | m    | 260.00    | 328,120.00        |
| 75   | Allowance to connect to power supply [NB: Provisional Allowance]   | 1.00     | Item | 5,000.00  | 5,000.00          |
| <b><u>HV Works</u></b>                                     |  |          |      |           |                   |
| 76   | Allow for HV cables and conduit including excavation and backfilling complete                                | 1,333.00 | m    | 800.00    | 1,066,400.00      |
| 77   | Allowance to connect to power supply [NB: Provisional Allowance]   | 1.00     | Item | 15,000.00 | 15,000.00         |
| <b><u>Street Light Works</u></b>                           |  |          |      |           |                   |
| 78   | Allow for SL cables and conduit including excavation and backfilling complete                                | 268.00   | m    | 160.00    | 42,880.00         |



**Proposed 6 No. Stage, 39 No. Lot Industrial Subdivision  
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**ESTIMATE DETAILS**

| Ref  | Description   | Quantity | Unit | Rate       | Amount              |
|--|---|----------|------|------------|---------------------|
| <b>4.0 STAGE 4 [35.86 Ha] - 6 No. Lots</b>   |   |          |      |            | (Continued)         |
| 79   | Allowance for 6500 high LED 17W LED street lights including concrete footing complete<br><u>Pillars</u> | 6.00     | No   | 4,500.00   | 27,000.00           |
| 80   | Allow for distribution pillar<br><b>Communications Reticulation</b><br><u>Conduits</u>                  | 6.00     | No   | 2,000.00   | 12,000.00           |
| 81   | Allow for P100 NBN conduits   | 2,631.00 | m    | 70.00      | 184,170.00          |
| 82   | NBN communication cables<br><u>Pits</u>   | 2,631.00 | m    |            | EXCL                |
| 83   | Allow for distribution / local network pit [NB: Provisional Quantity]                                   | 2.00     | No   | 1,800.00   | 3,600.00            |
| 84   | Subtotal  |          |      |            | <u>1,684,170.00</u> |
| <b><u>SIGNAGE &amp; LINE MARKING</u></b>     |   |          |      |            |                     |
| <b>Signage</b>                               |   |          |      |            |                     |
| 85   | Road Name Blade   | 2.00     | No   | 400.00     | 800.00              |
| 86   | No parking/ stopping sign   | 6.00     | No   | 400.00     | 2,400.00            |
| 87   | Keep left sign  | 1.00     | No   | 400.00     | 400.00              |
| 88   | No through road sign  | 1.00     | No   | 400.00     | 400.00              |
| 89   | Give Way sign   | 2.00     | No   | 400.00     | 800.00              |
| 90   | Allowance for regulatory signs and sightboards as required [NB: Provisional Allowance]                  | 1.00     | Item | 5,000.00   | 5,000.00            |
| 91   | Allowance for subdivision entry signage [NB: Provisional Allowance]<br><b>Line Marking</b>              | 1.00     | Item | 500,000.00 | 500,000.00          |
| 92   | E1 line marking to new pavement   | 5,675.00 | m    | 5.00       | 28,375.00           |
| 93   | L1 ditto  | 2,342.00 | m    | 5.00       | 11,710.00           |
| 94   | TB ditto  | 45.00    | m    | 5.00       | 225.00              |
| 95   | Arrow ditto   | 17.00    | No   | 150.00     | 2,550.00            |
| 96   | Subtotal  |          |      |            | <u>552,660.00</u>   |
| <b><u>SEDIMENT &amp; EROSION CONTROL</u></b> |   |          |      |            |                     |
| 97   | Silt fence  | 1,911.00 | m    | 12.00      | 22,932.00           |
| 98   | Temporary diversion drain   | 335.00   | m    | 30.00      | 10,050.00           |
| 99   | Access shaker ramp  | 1.00     | No   | 2,000.00   | 2,000.00            |
| 100  | Temporary sediment basin [NB: Provisional Allowance]  | 2.00     | No   | 50,000.00  | 100,000.00          |
| 101  | Subtotal  |          |      |            | <u>134,982.00</u>   |
| <b><u>LANDSCAPING</u></b>                    |   |          |      |            |                     |

**Proposed 6 No. Stage, 39 No. Lot Industrial Subdivision**  
**John Renshaw Drive, Black Hill**  
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**ESTIMATE DETAILS**

| Ref  | Description  | Quantity   | Unit   | Rate         | Amount               |
|--|--|------------|--------|--------------|----------------------|
| <b>4.0 STAGE 4 [35.86 Ha] - 6 No. Lots</b> |  |            |        |              | (Continued)          |
|  | <b>Seeding</b>   |            |        |              |                      |
| 102  | Seeding to disturbed areas   | 345,863.00 | m2     | 0.50         | 172,931.50           |
| 103  | Spread mulch to last   | 345,863.00 | m2     | 2.00         | 691,726.00           |
| 104  | Refer to Bulk Earthworks Trade for respreading of existing topsoil       |            | Note   |              |                      |
|  | <b>Turf</b>  |            |        |              |                      |
| 105  | Allowance for 100 thick topsoil to new turf areas                        | 5,780.00   | m2     | 7.00         | 40,460.00            |
| 106  | Allowance for turf to all road reserve areas                             | 5,780.00   | m2     | 15.00        | 86,700.00            |
|  | <b>Street Trees</b>  |            |        |              |                      |
| 107  | Trim and cultivate subgrade  | 36.00      | m2     | 10.00        | 360.00               |
| 108  | 300 thick topsoil  | 36.00      | m2     | 24.00        | 864.00               |
| 109  | Allowance for 75L street trees [NB: Allowed for a street tree every 50m] | 36.00      | No     | 750.00       | 27,000.00            |
| 110  | Allowance for timber edging to last                                      | 36.00      | No     | 50.00        | 1,800.00             |
| 111  | 50 x 50 hardwood stakes to trees   | 36.00      | No     | 5.00         | 180.00               |
|  | <b>Miscellaneous</b>   |            |        |              |                      |
| 112  | Landscape maintenance  | 12.00      | Months | 2,400.00     | 28,800.00            |
| 113  | Subtotal   |            |        |              | <u>1,050,821.50</u>  |
| 114  | PRELIMINARIES AND MARGIN   | 1.00       | Item   | 1,607,745.50 | 1,607,745.50         |
| 115  | GST EXCLUSIVE SUBTOTAL   |            |        |              | <u>15,005,621.00</u> |
| 116  | CONSULTANTS FEES   | 1.00       | Item   | 1,424,379.00 | 1,424,379.00         |
| 117  | AUTHORITY FEES & CHARGES   | 1.00       | Item   |              | EXCL                 |
| 118  | GST EXCLUSIVE TOTAL - STAGE 4  |            |        |              | <u>16,430,000.00</u> |
| 119  | \$/Lot   | 1.00       | Item   | 2,738,333.33 |                      |
| 120  | \$/m2 of Site Area   | 1.00       | Item   | 47.50        |                      |
| <b>Total :</b>                             |  |            |        |              | <b>16,430,000.00</b> |

**5.0 STAGE 5 [29.10 Ha] - 6 No. Lots**

**GENERAL**

|   |  |       |       |            |            |
|---|--|-------|-------|------------|------------|
| 1 | Site Establishment   | 1.00  | Item  | 100,000.00 | 100,000.00 |
| 2 | Supervision, management, amenities, etc                            | 16.00 | Weeks | 10,000.00  | 160,000.00 |
| 3 | Survey and setout of works by surveyor                             | 15.00 | Days  | 1,800.00   | 27,000.00  |
| 4 | Geotechnical testing and certification [NB: Provisional Allowance] | 1.00  | Item  | 50,000.00  | 50,000.00  |

**Proposed 6 No. Stage, 39 No. Lot Industrial Subdivision**  
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**ESTIMATE DETAILS**

| Ref  | Description  | Quantity   | Unit | Rate       | Amount              |
|--|--|------------|------|------------|---------------------|
| <b>5.0 STAGE 5 [29.10 Ha] - 6 No. Lots</b> |  |            |      |            | (Continued)         |
| 5  | Location of services [NB: Provisional Allowance]   | 1.00       | Item | 50,000.00  | 50,000.00           |
| 6  | Protection of services [NB: Provisional Allowance]   | 1.00       | Item | 100,000.00 | 100,000.00          |
| 7  | Traffic control [NB: Provisional Allowance]  | 1.00       | Item | 60,000.00  | 60,000.00           |
| 8  | Subtotal   |            |      |            | <u>547,000.00</u>   |
| <b><u>CLEARING &amp; DEMOLITION</u></b>    |  |            |      |            |                     |
| <b>Site Clearance</b>                      |  |            |      |            |                     |
| 9  | Clear site including grubbing and mulching as required   | 282,012.00 | m2   | 1.50       | 423,018.00          |
| 10   | Allowance to remove significant trees  |            | No   |            | <b>INCL</b>         |
| 11   | Allowance for protection of existing trees   |            | No   |            | <b>INCL</b>         |
| <b>Demolition</b>                          |  |            |      |            |                     |
| 12   | Removal and disposal of all rubbish within the development area including removal of existing fence as required :[NB: Provisional Allowance] | 1.00       | Item | 25,000.00  | 25,000.00           |
| 13   | Subtotal   |            |      |            | <u>448,018.00</u>   |
| <b><u>BULK EARTHWORKS</u></b>              |  |            |      |            |                     |
| <b>Topsoil</b>                             |  |            |      |            |                     |
| 14   | Strip and stockpile 150mm of topsoil complete  | 42,302.00  | m3   | 15.00      | 634,530.00          |
| 15   | Replace topsoil to disturbed areas 150mm thick   | 42,302.00  | m3   | 12.00      | 507,624.00          |
| 16   | Remove off site remaining spoil material   | 42,302.00  | m3   |            | <b>EXCL</b>         |
| <b>Cut</b>                                 |  |            |      |            |                     |
| 17   | Cut to required level and push to fill   | 227,107.00 | m3   | 10.00      | 2,271,070.00        |
| 18   | Rip and recompact rock   | 11,631.00  | m3   | 10.00      | 116,310.00          |
| 19   | Crush ripped rock [NB: Allowed 10%]  | 1,164.00   | m3   | 15.00      | 17,460.00           |
| <b>Trimming</b>                            |  |            |      |            |                     |
| 20   | Trim subgrade to roads   | 11,471.00  | m2   | 1.00       | 11,471.00           |
| 21   | Trim subgrade to footpaths   | 1,759.00   | m2   | 1.00       | 1,759.00            |
| 22   | Trim subgrade to regrade areas   | 268,783.00 | m2   | 1.00       | 268,783.00          |
| 23   | Subtotal   |            |      |            | <u>3,829,007.00</u> |
| <b><u>ROADWORKS</u></b>                    |  |            |      |            |                     |
| <b>Road Pavement</b>                       |  |            |      |            |                     |
| <b><u>MC01 Road</u></b>                    |  |            |      |            |                     |
| 24   | 440mm subbase  | 6,230.00   | m2   | 48.50      | 302,155.00          |



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**ESTIMATE DETAILS**

| Ref  | Description   | Quantity | Unit | Rate      | Amount              |
|--|---|----------|------|-----------|---------------------|
| <b>5.0 STAGE 5 [29.10 Ha] - 6 No. Lots</b> |   |          |      |           | (Continued)         |
| 25   | 100mm basecourse  | 6,230.00 | m2   | 11.00     | 68,530.00           |
| 26   | 50mm Asphaltic concrete (AC14)  | 6,230.00 | m2   | 28.00     | 174,440.00          |
| 27   | 7mm Primer Seal   | 6,230.00 | m2   | 4.00      | 24,920.00           |
|  | <u>MC03 Road</u>  |          |      |           |                     |
| 28   | 440mm subbase   | 5,241.00 | m2   | 48.50     | 254,188.50          |
| 29   | 100mm basecourse  | 5,241.00 | m2   | 11.00     | 57,651.00           |
| 30   | 50mm Asphaltic concrete (AC14)  | 5,241.00 | m2   | 28.00     | 146,748.0           |
| 31   | 7mm Primer Seal   | 5,241.00 | m2   | 4.00      | 20,964.00           |
| 32   | Subtotal  |          |      |           | <u>1,049,596.50</u> |
|  | <b><u>CONCRETE WORKS</u></b>  |          |      |           |                     |
|  | <b>Kerbs</b>  |          |      |           |                     |
| 33   | Allow for 150 high barrier SA kerb  | 1,639.00 | m    | 140.00    | 229,460.00          |
|  | <b>Footpaths</b>  |          |      |           |                     |
| 34   | 2500 wide reinforced concrete footpath  | 1,759.00 | m2   | 115.00    | 202,285.00          |
| 35   | Subtotal  |          |      |           | <u>431,745.00</u>   |
|  | <b><u>SUBSOIL DRAINAGE</u></b>  |          |      |           |                     |
| 36   | 300 wide x approx. 750 deep subsoil drainage including detailed excavation, clean draining filter sand wrapped in Bidim A24 geofabric and 100 dia socked subsoil pipe | 1,639.00 | m    | 58.00     | 95,062.00           |
| 37   | Flushing points to last   | 11.00    | No   | 135.00    | 1,485.00            |
| 38   | Subtotal  |          |      |           | <u>96,547.0</u>     |
|  | <b><u>STORMWATER DRAINAGE</u></b>   |          |      |           |                     |
|  | <b>Detailed Excavation</b>  |          |      |           |                     |
| 39   | Allowance for detailed excavation to stormwater pipework  | 634.00   | m3   | 65.00     | 41,210.00           |
|  | <b>Pipework</b>   |          |      |           |                     |
| 40   | Allow for new / extension to existing 450 dia Reinforced concrete stormwater pipe including excavation, supply, bed, lay, joint and backfill complete                 | 497.00   | m    | 220.00    | 109,340.00          |
|  | <b>Pits</b>   |          |      |           |                     |
| 41   | 1800 long kerb lintel with pit insert including excavation complete   | 4.00     | No   | 5,000.00  | 20,000.00           |
|  | <b>Filtration Systems</b>   |          |      |           |                     |
| 42   | 'Ecosol' 4450 high flow gross pollutant trap [NB: Provisional Allowance]  | 1.00     | No   | 70,000.00 | 70,000.00           |
|  | <b>Detention Basin</b>  |          |      |           |                     |

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| Ref  | Description  | Quantity | Unit | Rate       | Amount            |
|--|--|----------|------|------------|-------------------|
| <b>5.0 STAGE 5 [29.10 Ha] - 6 No. Lots</b>                 |  |          |      |            | (Continued)       |
| 43   | Allowance for stormwater detention basin [NB: Provisional Allowance]   | 1.00     | Item | 500,000.00 | 500,000.00        |
| 44   | Subtotal   |          |      |            | <u>740,550.00</u> |
| <b><u>POTABLE WATER RETICULATION</u></b>                   |  |          |      |            |                   |
| <b>Main Reticulations</b>                                  |  |          |      |            |                   |
| 45   | Allow for 150 dia DICL water main pipe   | 588.00   | m    | 235.00     | 138,180.00        |
| 46   | Allowance for road crossings   | 24.00    | m    | 150.00     | 3,600.00          |
| <b><u>Split Services</u></b>                               |  |          |      |            |                   |
| 47   | Allow for 32 dia polyethylene PN16 pipe off 150 DICL water main  | 40.00    | m    | 85.00      | 3,400.00          |
| <b><u>Thrust Blocks</u></b>                                |  |          |      |            |                   |
| 48   | 600 long x 300 wide x 250 high mass concrete thrust block [NB: Assumed]                                      | 6.00     | No   | 240.00     | 1,440.00          |
| 49   | Subtotal   |          |      |            | <u>146,620.00</u> |
| <b><u>SEWER RETICULATION</u></b>                           |  |          |      |            |                   |
| <b>Gravity Sewer Reticulation</b>                          |  |          |      |            |                   |
| 50   | Allow for 150 dia. uPVC SN8 sewer pipe including trench excavation and backfill complete                     | 677.00   | m    | 100.00     | 67,700.00         |
| 51   | Allow for maintenance shaft [NB: Provisional Quantity]   | 7.00     | No   | 1,500.00   | 10,500.00         |
| 52   | Dead end   | 2.00     | No   | 1,300.00   | 2,600.00          |
| 53   | Allowance for connection tee joint including capping for future works [NB: Provisional; no details provided] | 6.00     | No   | 500.00     | 3,000.00          |
| 54   | Subtotal   |          |      |            | <u>83,800.00</u>  |
| <b><u>ELECTRICAL &amp; COMMUNICATIONS RETICULATION</u></b> |  |          |      |            |                   |
| <b>Electrical Reticulation</b>                             |  |          |      |            |                   |
| <b><u>LV Works</u></b>                                     |  |          |      |            |                   |
| 55   | Allow for LV cables and conduit including excavation and backfilling complete                                | 1,198.00 | m    | 260.00     | 311,480.00        |
| 56   | Allowance to connect to power supply [NB: Provisional Allowance]   | 1.00     | Item | 5,000.00   | 5,000.00          |
| <b><u>HV Works</u></b>                                     |  |          |      |            |                   |
| 57   | Allow for HV cables and conduit including excavation and backfilling complete                                | 1,188.00 | m    | 800.00     | 950,400.00        |
| 58   | Allowance to connect to power supply [NB: Provisional Allowance]   | 1.00     | Item | 15,000.00  | 15,000.00         |
| <b><u>Pillars</u></b>                                      |  |          |      |            |                   |
| 59   | Allow for distribution pillar  | 6.00     | No   | 2,000.00   | 12,000.00         |
| <b>Communications Reticulation</b>                         |  |          |      |            |                   |

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| Ref  | Description  | Quantity   | Unit | Rate     | Amount              |
|--|--|------------|------|----------|---------------------|
| <b>5.0 STAGE 5 [29.10 Ha] - 6 No. Lots</b> |  |            |      |          | (Continued)         |
|  | <u>Conduits</u>  |            |      |          |                     |
| 60   | Allow for P100 NBN conduits  | 2,073.00   | m    | 70.00    | 145,110.00          |
| 61   | NBN communication cables   | 2,073.00   | m    |          | <b>EXCL</b>         |
|  | <u>Pits</u>  |            |      |          |                     |
| 62   | Allow for distribution / local network pit [NB: Provisional Quantity]                    | 2.00       | No   | 1,800.00 | 3,600.00            |
| 63   | Subtotal   |            |      |          | <u>1,442,590.00</u> |
|  | <u><b>SIGNAGE &amp; LINE MARKING</b></u>   |            |      |          |                     |
|  | <u>Signage</u>   |            |      |          |                     |
| 64   | Road Name Blade  | 1.00       | No   | 400.00   | 400.00              |
| 65   | No parking/ stopping sign  | 6.00       | No   | 400.00   | 2,400.00            |
| 66   | Give Way sign  | 2.00       | No   | 400.00   | 800.00              |
| 67   | Allowance for regulatory signs and sightboards as required :[N.B: Provisional Allowance] | 1.00       | Item | 5,000.00 | 5,000.00            |
|  | <u>Line Marking</u>  |            |      |          |                     |
| 68   | E1 line marking to new pavement  | 1,030.00   | m    | 5.00     | 5,150.00            |
| 69   | L1 ditto   | 586.00     | m    | 5.00     | 2,930.00            |
| 70   | TB ditto   | 29.00      | m    | 5.00     | 145.00              |
| 71   | Subtotal   |            |      |          | <u>16,825.00</u>    |
|  | <u><b>SEDIMENT &amp; EROSION CONTROL</b></u>   |            |      |          |                     |
| 72   | Silt fence   | 153.00     | m    | 12.00    | 1,836.00            |
| 73   | Subtotal   |            |      |          | <u>1,836.00</u>     |
|  | <u><b>LANDSCAPING</b></u>  |            |      |          |                     |
|  | <u>Seeding</u>   |            |      |          |                     |
| 74   | Seeding to disturbed areas   | 282,012.00 | m2   | 0.50     | 141,006.00          |
| 75   | Spread mulch to last   | 282,012.00 | m2   | 2.00     | 564,024.00          |
| 76   | Refer to Bulk Earthworks Trade for respreading of existing topsoil                       |            | Note |          |                     |
|  | <u>Turf</u>  |            |      |          |                     |
| 77   | Allowance for 100 thick topsoil to new turf areas  | 5,326.00   | m2   | 7.00     | 37,282.00           |
| 78   | Allowance for turf to all road reserve areas   | 5,326.00   | m2   | 15.00    | 79,890.00           |
|  | <u>Street Trees</u>  |            |      |          |                     |
| 79   | Trim and cultivate subgrade  | 33.00      | m2   | 10.00    | 330.00              |
| 80   | 300 thick topsoil  | 33.00      | m2   | 24.00    | 792.00              |



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**Detailed Cost Report Estimate**  
**August 2018**

**ESTIMATE DETAILS**

| Ref  | Description  | Quantity | Unit   | Rate         | Amount               |
|--|--|----------|--------|--------------|----------------------|
| <b>5.0 STAGE 5 [29.10 Ha] - 6 No. Lots</b> |  |          |        |              | (Continued)          |
| 81   | Allowance for 75L street trees [NB: Allowed for a street tree every 50m] | 33.00    | No     | 750.00       | 24,750.00            |
| 82   | Allowance for timber edging to last                                      | 33.00    | No     | 50.00        | 1,650.00             |
| 83   | 50 x 50 hardwood stakes to trees   | 33.00    | No     | 5.00         | 165.00               |
| <b>Miscellaneous</b>                       |  |          |        |              |                      |
| 84   | Landscape maintenance  | 12.00    | Months | 2,400.00     | 28,800.00            |
| 85   | Subtotal   |          |        |              | <u>878,689.00</u>    |
| 86   | PRELIMINARIES AND MARGIN   | 1.00     | Item   | 1,165,538.50 | 1,165,538.50         |
| 87   | GST EXCLUSIVE SUBTOTAL   |          |        |              | <u>1,165,538.50</u>  |
| 88   | CONSULTANTS FEES   | 1.00     | Item   | 1,031,638.00 | 1,031,638.00         |
| 89   | AUTHORITY FEES & CHARGES   | 1.00     | Item   |              | <b>EXCL</b>          |
| 90   | GST EXCLUSIVE TOTAL - STAGE 5  |          |        |              | <u>11,910,000.00</u> |
| 91   | \$/Lot   | 1.00     | Item   | 1,985,000.00 |                      |
| 92   | \$/m2 of Site Area   | 1.00     | Item   | 42.23        |                      |
| <b>Total :</b>                             |  |          |        |              | <b>11,910,000.00</b> |

**6.0 STAGE 6 [28.89 Ha] - 6 No. Lots**

**GENERAL**

|   |  |       |       |            |                   |
|---|--|-------|-------|------------|-------------------|
| 1 | Site Establishment   | 1.00  | Item  | 100,000.00 | 100,000.00        |
| 2 | Supervision, management, amenities, etc                            | 10.00 | Weeks | 10,000.00  | 100,000.00        |
| 3 | Survey and setout of works by surveyor                             | 8.00  | Days  | 1,800.00   | 14,400.00         |
| 4 | Geotechnical testing and certification [NB: Provisional Allowance] | 1.00  | Item  | 50,000.00  | 50,000.00         |
| 5 | Location of services [NB: Provisional Allowance]                   | 1.00  | Item  | 50,000.00  | 50,000.00         |
| 6 | Protection of services [NB: Provisional Allowance]                 | 1.00  | Item  | 100,000.00 | 100,000.00        |
| 7 | Traffic control [NB: Provisional Allowance]                        | 1.00  | Item  | 60,000.00  | 60,000.00         |
| 8 | Subtotal   |       |       |            | <u>474,400.00</u> |

**CLEARING & DEMOLITION**

**Site Clearance**

|    |  |            |    |      |             |
|----|--|------------|----|------|-------------|
| 9  | Clear site including grubbing and mulching as required | 305,555.00 | m2 | 1.50 | 458,332.50  |
| 10 | Allowance to remove significant trees                  |            | No |      | <b>INCL</b> |
| 11 | Allowance for protection of existing trees             |            | No |      | <b>INCL</b> |

**Demolition**

**Proposed 6 No. Stage, 39 No. Lot Industrial Subdivision**  
**John Renshaw Drive, Black Hill**  
**Detailed Cost Report Estimate**  
**August 2018**

**ESTIMATE DETAILS**

| Ref  | Description  | Quantity   | Unit | Rate      | Amount              |
|--|--|------------|------|-----------|---------------------|
| <b>6.0 STAGE 6 [28.89 Ha] - 6 No. Lots</b> |  |            |      |           | (Continued)         |
| 12   | Removal and disposal of all rubbish within the development area including removal of existing fence as required :[NB: Provisional Allowance] | 1.00       | Item | 25,000.00 | 25,000.00           |
| 13   | Subtotal   |            |      |           | <u>483,332.50</u>   |
| <b><u>BULK EARTHWORKS</u></b>              |  |            |      |           |                     |
| <b>Topsoil</b>                             |  |            |      |           |                     |
| 14   | Strip and stockpile 150mm of topsoil complete  | 45,834.00  | m3   | 15.00     | 687,510.00          |
| 15   | Replace topsoil to disturbed areas 150mm thick   | 45,834.00  | m3   | 12.00     | 550,008.00          |
| 16   | Remove off site remaining spoil material   | 45,834.00  | m3   |           | <b>EXCL</b>         |
| <b>Cut</b>                                 |  |            |      |           |                     |
| 17   | Cut to required level and push to fill   | 14,021.00  | m3   | 10.00     | 140,210.00          |
| 18   | Rip and recompact rock   | 29,964.00  | m3   | 10.00     | 299,640.00          |
| 19   | Crush ripped rock [NB: Allowed 10%]  | 2,997.00   | m3   | 15.00     | 44,955.00           |
| <b>Trimming</b>                            |  |            |      |           |                     |
| 20   | Trim subgrade to roads   | 4,402.00   | m2   | 1.00      | 4,402.00            |
| 21   | Trim subgrade to footpaths   | 787.00     | m2   | 1.00      | 787.00              |
| 22   | Trim subgrade to regrade areas   | 300,367.00 | m2   | 1.00      | 300,367.00          |
| 23   | Subtotal   |            |      |           | <u>2,027,879.00</u> |
| <b><u>ROADWORKS</u></b>                    |  |            |      |           |                     |
| <b>Road Pavement</b>                       |  |            |      |           |                     |
| <b><u>MC01 Road</u></b>                    |  |            |      |           |                     |
| 24   | 440mm subbase  | 4,402.00   | m2   | 48.50     | 213,497.00          |
| 25   | 100mm basecourse   | 4,402.00   | m2   | 11.00     | 48,422.00           |
| 26   | 50mm Asphaltic concrete (AC14)   | 4,402.00   | m2   | 28.00     | 123,256.00          |
| 27   | 7mm Primer Seal  | 4,402.00   | m2   | 4.00      | 17,608.00           |
| 28   | Subtotal   |            |      |           | <u>402,783.00</u>   |
| <b><u>CONCRETE WORKS</u></b>               |  |            |      |           |                     |
| <b>Kerbs</b>                               |  |            |      |           |                     |
| 29   | Allow for 150 high barrier SA kerb   | 629.00     | m    | 140.00    | 88,060.00           |
| <b>Footpaths</b>                           |  |            |      |           |                     |
| 30   | 2500 wide reinforced concrete footpath   | 787.00     | m2   | 115.00    | 90,505.00           |
| 31   | Subtotal   |            |      |           | <u>178,565.00</u>   |
| <b><u>SUBSOIL DRAINAGE</u></b>             |  |            |      |           |                     |

**Proposed 6 No. Stage, 39 No. Lot Industrial Subdivision**  
**John Renshaw Drive, Black Hill**  
**Detailed Cost Report Estimate**  
**August 2018**

**ESTIMATE DETAILS**

| <b>Ref</b>                                 | <b>Description</b>  | <b>Quantity</b> | <b>Unit</b> | <b>Rate</b> | <b>Amount</b>     |
|--|---|-----------------|-------------|-------------|-------------------|
| <b>6.0 STAGE 6 [28.89 Ha] - 6 No. Lots</b> |   |                 |             |             | (Continued)       |
| <b>32</b>                                  | 300 wide x approx. 750 deep subsoil drainage including detailed excavation, clean draining filter sand wrapped in Bidim A24 geofabric and 100 dia socked subsoil pipe | 629.00          | m           | 58.00       | 36,482.00         |
| <b>33</b>                                  | Flushing points to last   | 5.00            | No          | 135.00      | 675.00            |
| <b>34</b>                                  | Subtotal  |                 |             |             | <u>37,157.00</u>  |
| <b><u>STORMWATER DRAINAGE</u></b>          |   |                 |             |             |                   |
| <b>Detailed Excavation</b>                 |   |                 |             |             |                   |
| <b>35</b>                                  | Allowance for detailed excavation to stormwater pipework  | 778.00          | m3          | 65.00       | 50,570.00         |
| <b>Pits</b>                                |   |                 |             |             |                   |
| <b>36</b>                                  | 1800 long kerb lintel with pit insert including excavation complete   | 5.00            | No          | 5,000.00    | 25,000.00         |
| <b>Pipework</b>                            |   |                 |             |             |                   |
| <b>37</b>                                  | Allow for new / extension to existing 450 dia Reinforced concrete stormwater pipe including excavation, supply, bed, lay, joint and backfill complete                 | 610.00          | m           | 220.00      | 134,200.00        |
| <b>Detention Basin</b>                     |   |                 |             |             |                   |
| <b>38</b>                                  | Allowance for stormwater detention basin [NB: Provisional Allowance]  | 1.00            | Item        | 500,000.00  | 500,000.00        |
| <b>39</b>                                  | Subtotal  |                 |             |             | <u>709,770.00</u> |
| <b><u>POTABLE WATER RETICULATION</u></b>   |   |                 |             |             |                   |
| <b>Main Reticulations</b>                  |   |                 |             |             |                   |
| <b>40</b>                                  | Allow for 150 dia DICL water main pipe  | 648.00          | m           | 235.00      | 152,280.00        |
| <b>41</b>                                  | Allowance for road crossings  | 24.00           | m           | 150.00      | 3,600.00          |
| <b>Split Services</b>                      |   |                 |             |             |                   |
| <b>42</b>                                  | Allow for 32 dia polyethylene PN16 pipe off 150 DICL water main   | 40.00           | m           | 85.00       | 3,400.00          |
| <b>Thrust Blocks</b>                       |   |                 |             |             |                   |
| <b>43</b>                                  | 600 long x 300 wide x 250 high mass concrete thrust block [NB: Assumed]   | 6.00            | No          | 240.00      | 1,440.00          |
| <b>44</b>                                  | Subtotal  |                 |             |             | <u>160,720.00</u> |
| <b><u>SEWER RETICULATION</u></b>           |   |                 |             |             |                   |
| <b>Gravity Sewer Reticulation</b>          |   |                 |             |             |                   |
| <b>45</b>                                  | Allow for 150 dia. uPVC SN8 sewer pipe including trench excavation and backfill complete  | 652.00          | m           | 100.00      | 65,200.00         |
| <b>46</b>                                  | Allow for maintenance shaft [NB: Provisional Quantity]  | 7.00            | No          | 1,500.00    | 10,500.00         |
| <b>47</b>                                  | Dead end  | 1.00            | No          | 1,300.00    | 1,300.00          |



**Proposed 6 No. Stage, 39 No. Lot Industrial Subdivision**  
**John Renshaw Drive, Black Hill**  
**Detailed Cost Report Estimate**  
**August 2018**

**ESTIMATE DETAILS**

| Ref  | Description  | Quantity | Unit | Rate      | Amount            |
|--|--|----------|------|-----------|-------------------|
| <b>6.0 STAGE 6 [28.89 Ha] - 6 No. Lots</b>                 |  |          |      |           | (Continued)       |
| 48   | Allowance for connection tee joint including capping for future works [NB: Provisional; no details provided] | 6.00     | No   | 500.00    | 3,000.00          |
| 49   | Subtotal   |          |      |           | <u>80,000.00</u>  |
| <b><u>ELECTRICAL &amp; COMMUNICATIONS RETICULATION</u></b> |  |          |      |           |                   |
| <b>Electrical Reticulation</b>                             |  |          |      |           |                   |
| <u>LV Works</u>  |  |          |      |           |                   |
| 50   | Allow for LV cables and conduit including excavation and backfilling complete                                | 798.00   | m    | 260.00    | 207,480.0         |
| 51   | Allowance to connect to power supply [NB: Provisional Allowance]   | 1.00     | Item | 5,000.00  | 5,000.00          |
| <u>HV Works</u>  |  |          |      |           |                   |
| 52   | Allow for HV cables and conduit including excavation and backfilling complete                                | 800.00   | m    | 800.00    | 640,000.00        |
| 53   | Allowance to connect to power supply [NB: Provisional Allowance]   | 1.00     | Item | 15,000.00 | 15,000.00         |
| <u>Pillars</u>   |  |          |      |           |                   |
| 54   | Allow for distribution pillar  | 6.00     | No   | 2,000.00  | 12,000.00         |
| <b>Communications Reticulation</b>                         |  |          |      |           |                   |
| <u>Conduits</u>  |  |          |      |           |                   |
| 55   | Allow for P100 NBN conduits  | 1,612.00 | m    | 70.00     | 112,840.00        |
| 56   | NBN communication cables   | 1,612.00 | m    |           | <b>EXCL</b>       |
| <u>Pits</u>  |  |          |      |           |                   |
| 57   | Allow for distribution / local network pit [NB: Provisional Quantity]  | 2.00     | No   | 1,800.00  | 3,600.00          |
| 58   | Subtotal   |          |      |           | <u>995,920.00</u> |
| <b><u>SIGNAGE &amp; LINE MARKING</u></b>                   |  |          |      |           |                   |
| <b>Signage</b>   |  |          |      |           |                   |
| 59   | Road Name Blade  | 1.00     | No   | 400.00    | 400.00            |
| 60   | No parking/ stopping sign  | 2.00     | No   | 400.00    | 800.00            |
| 61   | No through road sign   | 1.00     | No   | 400.00    | 400.00            |
| 62   | Allowance for regulatory signs and sightboards as required :[N.B: Provisional Allowance]                     | 1.00     | Item | 5,000.00  | 5,000.00          |
| <b>Line Marking</b>  |  |          |      |           |                   |
| 63   | E1 line marking to new pavement  | 1,066.00 | m    | 5.00      | 5,330.00          |
| 64   | L1 ditto   | 430.00   | m    | 5.00      | 2,150.00          |
| 65   | Subtotal   |          |      |           | <u>14,080.00</u>  |
| <b><u>SEDIMENT &amp; EROSION CONTROL</u></b>               |  |          |      |           |                   |

**Proposed 6 No. Stage, 39 No. Lot Industrial Subdivision**  
**John Renshaw Drive, Black Hill**  
**Detailed Cost Report Estimate**  
**August 2018**

**ESTIMATE DETAILS**

| Ref  | Description  | Quantity   | Unit   | Rate         | Amount              |
|--|--|------------|--------|--------------|---------------------|
| <b>6.0 STAGE 6 [28.89 Ha] - 6 No. Lots</b> |  |            |        |              | (Continued)         |
| 66   | Silt fence   | 162.00     | m      | 12.00        | 1,944.00            |
| 67   | Subtotal   |            |        |              | <u>1,944.00</u>     |
|  | <b>LANDSCAPING</b>   |            |        |              |                     |
|  | <b>Seeding</b>   |            |        |              |                     |
| 68   | Seeding to disturbed areas   | 305,555.00 | m2     | 0.50         | 152,777.50          |
| 69   | Spread mulch to last   | 305,555.00 | m2     | 2.00         | 611,110.00          |
| 70   | Refer to Bulk Earthworks Trade for respreading of existing topsoil       |            | Note   |              |                     |
|  | <b>Turf</b>  |            |        |              |                     |
| 71   | Allowance for 100 thick topsoil to new turf areas                        | 2,044.00   | m2     | 7.00         | 14,308.00           |
| 72   | Allowance for turf to all road reserve areas                             | 2,044.00   | m2     | 15.00        | 30,660.00           |
|  | <b>Street Trees</b>  |            |        |              |                     |
| 73   | Trim and cultivate subgrade  | 13.00      | m2     | 10.00        | 130.00              |
| 74   | 300 thick topsoil  | 13.00      | m2     | 24.00        | 312.00              |
| 75   | Allowance for 75L street trees [NB: Allowed for a street tree every 50m] | 13.00      | No     | 750.00       | 9,750.00            |
| 76   | Allowance for timber edging to last                                      | 13.00      | No     | 50.00        | 650.00              |
| 77   | 50 x 50 hardwood stakes to trees   | 13.00      | No     | 5.00         | 65.00               |
|  | <b>Miscellaneous</b>   |            |        |              |                     |
| 78   | Landscape maintenance  | 12.00      | Months | 2,400.00     | 28,800.00           |
| 79   | Subtotal   |            |        |              | <u>848,562.50</u>   |
| 80   | PRELIMINARIES AND MARGIN   | 1.00       | Item   | 769,813.00   | 769,813.00          |
| 81   | GST EXCLUSIVE SUBTOTAL   |            |        |              | <u>7,184,926.00</u> |
| 82   | CONSULTANTS FEES   | 1.00       | Item   | 680,074.00   | 680,074.00          |
| 83   | AUTHORITY FEES & CHARGES   | 1.00       | Item   |              | EXCL                |
| 84   | GST EXCLUSIVE TOTAL - STAGE 6  |            |        |              | <u>7,865,000.00</u> |
| 85   | \$/Lot   | 1.00       | Item   | 1,310,833.33 |                     |
| 86   | \$/m2 of Site Area   | 1.00       | Item   | 25.74        |                     |
| <b>Total :</b>                             |  |            |        |              | <b>7,865,000.00</b> |

**7.0 GST EXCLUSIVE TOTAL**

**Total :**

