

29 October 2019

Kings Hill Developments Pty Ltd

c/- Northrop

Level 1, 215 Pacific Highway
CHARLESTOWN NSW 2290

Attention: Chris Piper

Email: CPiper@northrop.com.au

Detailed Cost Report

Development Cost in excess of \$3,000,000

Proposed Development | Kings Hill Urban Release Area – Sewer & Water Lead-in Services

We have prepared the following Detailed Cost Report as part of the Development Application to determine the construction cost of the Sewer & Water Lead-in Services relating to the proposed Kings Hill Urban Release Area.

We advise that our estimate of the *Construction Cost* is **\$11,517,449 including GST** and is summarised as follows:

ELEMENT	\$
Site Preparation	\$224,193
Civil Works & Services	\$8,446,952
Contractors Preliminaries	\$1,300,672
Contractors Overheads & Margin	\$498,591
SUB-TOTAL CONSTRUCTION COST	\$10,470,408
Professional Fees	Excluded.
SUB-TOTAL COST (excluding GST)	\$10,470,408
Goods & Services Tax (GST) - 10%	\$1,047,041
TOTAL COST (including GST)	\$11,517,449

Please refer to Appendix 1 for a Breakdown of our estimate.

Further to the above, we advise that the Construction Cost relating to the Wastewater Infrastructure (*i.e. Sewer Main, Pump Station & Related Civil Works*) component of this overall project, does not exceed \$10 million.

We note this estimate is prepared for the purpose of a Development Application Detailed Cost Report only and is *not* to be used for project budgeting or any other purpose.

Our estimate excludes allowances for the following items;

- Development Application and Construction Certificate fees
- Professional / Consultant Fees
- Authority fees and charges
- Finance costs
- Contingencies
- Works subject to separate Development Application(s)
- Land costs

We confirm our estimate is based on the following information:

- Design documentation prepared by Northrop dated 28/03/2019, as follows:
 - C1.01(2), C2.01(2), C2.02(2), C2.03(2), C2.04(2), C2.05(2), C2.21(1), C2.22(1), C2.23(1), C2.24(1), C2.25(1), C3.01(2), C3.02(2), C3.03(2), C3.04(2), C3.05(3), C3.06(4)
- Preliminary Desktop Assessment (Geotechnical Report) prepared by Douglas partners dated 20/09/2019

I, the undersigned, confirm this estimate has been prepared by an Associate Member of the Australian Institute of Quantity Surveyors and I certify that I have to the best of my knowledge:

- Inspected the design plans subject of the Development Application or documentation as listed above.
- Prepared and attached an estimate generally in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.
- Calculated the estimate in accordance with the Environmental Planning & Assessment Regulation 2000 Part 15, Division 1, Clause 255, at current prices.
- Measured our estimate in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1, Appendix 2.

Most sincerely,



Aaron Satchell BConMgt(Hons1), CQS, AAIQS, MRICS

Quantity Surveyor | Director

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APPENDIX 1

Detailed Cost Report

Estimate Breakup

Detailed Cost Report - Kings Hill Urban Release Area

29/10/2019

for **Kings Hill Developments c/- Northrop**

Lead-in Sewer & Water Services including Sewer Pumping Station

Description	Quantity	Unit	Rate	Total
SITE PREPARATION				\$224,193.51
General				\$26,586.38
Allowance to locate and identify any existing services running through site	6,634.55	m	\$2.50	\$16,586.38
Provisional Allowance for soil testing prior to project commencement	1	each	\$10,000.00	\$10,000.00
Demolition				\$63,528.05
Allowance for saw cutting and removing existing concrete/bitumen pavements in residential and road zones as necessary to allow for trenching	2,117.6	m2	\$30.00	\$63,528.05
Vegetation Removal				\$35,919.08
Allowance for removal of misc. vegetation and small trees	1,795.95	m	\$20.00	\$35,919.08
Traffic Control				\$98,160.00
Allowance for traffic control to public roads between approx. CH0-CH4900	1	each	\$98,160.00	\$98,160.00
CIVIL WORKS & SERVICES				\$8,446,951.85
Civil Works Associated with Hydraulic Services				\$2,410,026.89
Trench excavation associated with in-ground water and sewer services including back-filling (6,635m in length)	19,547.86	m3	\$65.00	\$1,270,610.65
E/O Allowance for trench excavation in shallow rock material	5,812.18	m3	\$45.00	\$261,548.10
Allowance for dewatering of trenches, as required	6,329.15	m	\$30.00	\$189,874.42
Allowance for additional shoring to sides of deep trenching exceeding 2,500mm deep	3,411.05	m	\$70.00	\$238,773.62
Allowance for testing, handling and treatment of possible acid sulphate soils	2,003.69	m3	\$50.00	\$100,184.60
Allowance for drilling under spillway crossing	226.3	m	\$1,000.00	\$226,298.87
Allowance for additional structural requirements over spillway crossings	251.24	m	\$250.00	\$62,810.35

Description	Quantity	Unit	Rate	Total
Allowance for additional excavation and works relating to road crossings	239.71	m	\$250.00	\$59,926.29
Sewer Infrastructure				\$3,723,006.45
450mm dia. sewer main (PE 100 SDR11) - Supply, bedding, laying and jointing, complete	4,205.01	m	\$600.00	\$2,523,006.45
Allowance for Pump Station, complete at CH6638	1	each	\$1,200,000.00	\$1,200,000.00
Water Infrastructure				\$1,512,774.19
300mm dia. water main (PVC-O PN16) - Supply, bedding, laying and jointing, complete	6,634.55	m	\$225.00	\$1,492,774.19
Allowance for connection and works relating to connection to existing Pump Station at CH0	1	each	\$20,000.00	\$20,000.00
Pavements				\$635,280.51
Reinstatement of bitumen / concrete pavements as required to areas affected by trenching works	2,117.6	m2	\$300.00	\$635,280.51
Landscaping				\$165,863.80
Allowance for making good to Council areas, public footpath, etc. as/if required	6,634.55	m	\$25.00	\$165,863.80
CONTRACTORS PRELIMINARIES				\$1,300,671.80
Project Specific Preliminaries				\$1,300,671.80
CONTRACTORS OVERHEADS & MARGIN				\$498,590.86
Contractors Overheads and Margin				\$498,590.86
Subtotal				\$10,470,408.01
G.S.T [10%]				\$1,047,040.80
Total				\$11,517,448.81

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