



Mitchell Brandtman

5D Quantity Surveyors & Construction Expert Opinion

Edmondson Park Precinct 3

Cost Estimate Report

Edmondson Park Precinct 3 Cost Estimate

Prepared for:
Landcom

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Date:	13 December 2022
Issue:	1.0



1 **SUMMARY**

As requested, we have prepared a Cost Estimate for the proposed subdivision works at Edmondson Park Precinct 3 based upon the available documentation.

Based on current market rates and the documentation provided, the total estimated cost for the subdivision works is \$16,497,545 inclusive of preliminaries contingency, escalation and exclusive of professional fees and GST.

We note that the cost estimate should be considered as indicative only at this stage for the purposes of preparing a budget for a feasibility study and that prior to finalising any design or agreements, detailed estimates should be prepared based upon further developed design documentation.

2 **MAIN SUMMARY OF CONSTRUCTION COSTS**

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

<u>Item</u>	<u>Total (\$)</u>
Demolition	\$324,000.00
Soil and Water Management	\$50,866.00
Earthworks	\$1,471,889.00
Stormwater Drainage	\$2,110,908.00
Road Pavement	\$3,658,090.00
Retaining Walls	\$733,040.00
Potable Water Reticulation	\$875,000.00
Sewer Reticulation	\$1,125,000.00
Telecommunications	\$200,000.00
Gas Reticulation	Excluded
Electrical Reticulation	\$1,625,000.00
Landscaping And Vegetation	\$812,644.00
Pocket Park	\$682,179.00
Preliminaries (7%)	\$956,804.00
Total (Excl. Contingency, Escalation and GST)	\$14,625,420.00
Contingency (10%)	\$1,462,542.00
Escalation (5% p.a for 1 year)	\$804,398.00
Total (Excl. GST)	\$16,892,360.00



3 INFORMATION USED

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

- Infrastructure & Development Consulting – Civil Plan, Revision A drawings dated 02 December 2022: 22-514-DA-C130, C131, C150, C151, C155, C156, C160, C161, C162, C163, C170, C171, C175, C176, C200, C201, C202, C203, C204, C205, C206, C207, C208, C209, C210, C211, C215, C216, C250, C251, C252;
- Place Design Group – Edmondson Park Streetscapes, Revision 01 Dated 31 August 2022.

4 SCHEDULE OF EXCLUSIONS

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

- Legal fees, taxes and duties;
- Finance and related fees and charges;
- Land purchasing and holding costs;
- Latent conditions and remediation and removal of contaminated material from site including investigation and associated fees other than allowances included in the estimate;
- Excavation in rock;
- Gas reticulation works;
- Statutory fees and charges;
- Long service levy;
- Escalation beyond December 2022;
- Decommission and backfill bioretention garden;
- GST.

5 SCHEDULE OF ASSUMPTIONS

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

- Cut and fill quantities provided by Infrastructure & Development Consulting;
- Requirements for sewer, potable water, telecommunications and electrical services;
- Topsoil will be stripped, ameliorated and reused on site;
- Standard depth for drainage trench excavation;
- Road Pavement composition;
- Stormwater pipe size



Yours Sincerely

MITCHELL BRANDTMAN

A handwritten signature in black ink, appearing to be 'Matthew Kritzler', written over a light green circular background.

Matthew Kritzler
Partner

Attachment 1 - Cost Estimate

Edmondson Precinct 3
Subdivision Estimate - December 2022

DESCRIPTION	TOTAL
Demolition	\$ 324,000.00
Erosion And Sediment Control	\$ 50,866.00
Earthworks	\$ 1,471,889.00
Stormwater Drainage	\$ 2,110,908.00
Road Pavements	\$ 3,658,090.00
Retaining Walls	\$ 733,040.00
Potable Water Reticulation	\$ 875,000.00
Sewer Reticulation	\$ 1,125,000.00
Telecommunications	\$ 200,000.00
Gas Reticulation	\$ -
Electrical Reticulation	\$ 1,625,000.00
Landscaping And Vegetation	\$ 812,644.00
Pocket Park	\$ 682,179.00
Preliminaries (7% Including Geotechnical Reporting)	\$ 956,804.00
Total (Excl. Contingency, Escalation and GST)	\$ 14,625,420.00
Contingency (10%)	\$ 1,462,542.00
Escalation 5% p.a for 1 year)	\$ 804,398.00
Total (Excl. GST)	\$ 16,892,360.00

Edmondson Precinct 3
Subdivision Estimate - December 2022

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
DEMOLITION				
Allowance to remove existing hardstand, fences and residual structures from site	1	Item	\$ 250,000.00	\$ 250,000.00
Tree removal including stumps	1	Item	\$ 74,000.00	\$ 74,000.00
Subtotal				\$ 324,000.00
EROSION AND SEDIMENT CONTROL				
Stabilised site access	1	No	\$ 5,000.00	\$ 5,000.00
Sediment fence	2,667	m	\$ 13.00	\$ 34,671.00
Geotextile inlet filter	65	No	\$ 85.00	\$ 5,525.00
Kerb inlet sediment trap	126	No	\$ 45.00	\$ 5,670.00
Subtotal				\$ 50,866.00
EARTHWORKS				
Clearing and grubbing site	108,373	m ²	\$ 1.05	\$ 113,792.00
Cut topsoil to stockpile on site	21,892	m ³	\$ 4.50	\$ 98,514.00
Cut to fill, spread and compact	15,143	m ³	\$ 6.00	\$ 90,858.00
Import fill to make up for shortfall	38,614	m ³	\$ 12.00	\$ 463,368.00
Allowance to remediate hotspots and debris	1	Item	\$ 250,000.00	\$ 250,000.00
Respread topsoil on site from stockpile	8,736	m ³	\$ 5.50	\$ 48,048.00
Excess topsoil to be respread in low lying areas	13,156	m ³	\$ 8.00	\$ 105,248.00
Bioretention Basin No.1				
Trimming and grading basin	930	m ²	\$ 6.00	\$ 5,580.00
Liner	739	m ²	\$ 25.00	\$ 18,475.00
Subsoil drainage	703	m	\$ 22.00	\$ 15,466.00
400mm Sandy loam material	282	m ³	\$ 140.00	\$ 39,480.00
100mm Coarse sand transition layer	71	m ³	\$ 120.00	\$ 8,520.00
200mm Gravel material	141	m ³	\$ 110.00	\$ 15,510.00
Maintenance track	94	m ²	\$ 25.00	\$ 2,350.00
Planting of bioretention basin including macrophyte planting	703	m ²	\$ 35.00	\$ 24,605.00
Decommission and backfill bioretention garden				Excluded
Bioretention Basin No.2				
Trimming and grading basin	1,910	m ²	\$ 6.00	\$ 11,460.00
Liner	966	m ²	\$ 25.00	\$ 24,150.00
Subsoil drainage	920	m	\$ 22.00	\$ 20,240.00
400mm Sandy loam material	368	m ³	\$ 140.00	\$ 51,520.00
100mm Coarse sand transition layer	92	m ³	\$ 120.00	\$ 11,040.00
200mm Gravel material	184	m ³	\$ 110.00	\$ 20,240.00
Maintenance track	49	m ²	\$ 25.00	\$ 1,225.00
Planting of bioretention basin including macrophyte planting	920	m ²	\$ 35.00	\$ 32,200.00
Decommission and backfill bioretention garden				Excluded
Subtotal				\$ 1,471,889.00
STORMWATER DRAINAGE				
Excavate, supply, bed, lay, joint and backfill uPVC pipes				
150mm dia uPVC	250	m	\$ 76.00	\$ 19,000.00
225mm dia uPVC	350	m	\$ 87.00	\$ 30,450.00
300mm dia uPVC	35	m	\$ 115.00	\$ 4,025.00
Excavate, supply, bed, lay, joint and backfill R.C. pipes				
375mm dia RCP Class 2	1,336	m	\$ 196.00	\$ 261,856.00
450mm dia RCP Class 2	580	m	\$ 221.00	\$ 128,180.00
525mm dia RCP Class 2	370	m	\$ 245.00	\$ 90,650.00
600mm dia RCP Class 2	146	m	\$ 285.00	\$ 41,610.00
750mm dia RCP Class 2	130	m	\$ 370.00	\$ 48,100.00
825mm dia RCP Class 2	48	m	\$ 443.00	\$ 21,264.00
900mm dia RCP Class 2	127	m	\$ 506.00	\$ 64,262.00
1050mm dia RCP Class 2	115	m	\$ 637.00	\$ 73,255.00
CCTV inspection	2,852	m	\$ 6.00	\$ 17,112.00
Cap	6	No	\$ 400.00	\$ 2,400.00

Edmondson Precinct 3
Subdivision Estimate - December 2022

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
<u>Excavate for and construct standard drainage structures</u>				
Kerb inlet pits with 1.2m lintel	96	No	\$ 3,300.00	\$ 316,800.00
Kerb inlet pits with 1.8m lintel	30	No	\$ 3,600.00	\$ 108,000.00
600 x 600mm Grated surface inlet pits	51	No	\$ 2,100.00	\$ 107,100.00
900 x 600mm Grated surface inlet pits	3	No	\$ 2,600.00	\$ 7,800.00
900 x 900mm Grated surface inlet pits	11	No	\$ 2,800.00	\$ 30,800.00
Allowance for headwall to accommodate 450mm RCP including scour protection	1	No	\$ 1,500.00	\$ 1,500.00
Allowance for headwall to accommodate 600mm RCP including scour protection	2	No	\$ 1,900.00	\$ 3,800.00
Allowance for headwall to accommodate 2x750mm RCP including scour protection	1	No	\$ 3,900.00	\$ 3,900.00
Allowance for headwall to accommodate 1050mm RCP including scour protection	1	No	\$ 2,300.00	\$ 2,300.00
Allowance for GPT	3	No	\$ 150,000.00	\$ 450,000.00
<u>Excavate, supply, bed, lay and backfill subsoil drain including all necessary connections</u>				
100mm dia. slotted uPVC pipe wrapped in geotextile filter	5,322	m	\$ 52.00	\$ 276,744.00
Subtotal				\$ 2,110,908.00
ROAD PAVEMENTS				
Prepare and trim at pavement subgrade level	28,589	m ²	\$ 3.50	\$ 100,062.00
<u>Road Pavement</u>				
260mm crushed sandstone subbase pavement layer	25,467	m ²	\$ 28.00	\$ 713,076.00
150mm DGB20 base material	23,730	m ²	\$ 17.00	\$ 403,410.00
7mm thick 2 coat primer seal	23,730	m ²	\$ 6.00	\$ 142,380.00
50mm thick asphaltic concrete	23,730	m ²	\$ 29.00	\$ 688,170.00
Allowance for making smooth with the existing road surface including an allowance for saw cutting	1	Item	\$ 3,420.00	\$ 3,420.00
<u>Laneways</u>				
160mm crushed sandstone subbase pavement layer	3,122	m ²	\$ 19.00	\$ 59,318.00
150mm DGB20 base material	2,500	m ²	\$ 17.00	\$ 42,500.00
7mm thick 2 coat primer seal	2,500	m ²	\$ 6.00	\$ 15,000.00
50mm thick asphaltic concrete	2,500	m ²	\$ 29.00	\$ 72,500.00
<u>Median and Roundabout</u>				
Prepare and trim footpath subgrade	250	m ²	\$ 3.50	\$ 875.00
Median infill	65	m ²	\$ 220.00	\$ 14,300.00
Roundabout inner circle	185	m ²	\$ 240.00	\$ 44,400.00
<u>Concrete Works</u>				
Kerb and gutter	3,639	m	\$ 80.00	\$ 291,120.00
Rolled kerb and gutter	1,683	m	\$ 75.00	\$ 126,225.00
Modified vehicle crossing	387	m	\$ 95.00	\$ 36,765.00
Median kerb	190	m	\$ 90.00	\$ 17,100.00
Construct concrete driveway	1,952	m ²	\$ 140.00	\$ 273,280.00
Pram ramp	46	No	\$ 750.00	\$ 34,500.00
Prepare and trim footpath subgrade	4,177	m ²	\$ 2.00	\$ 8,354.00
1.2m concrete footpath pavement with SL72 mesh	2,552	m ²	\$ 105.00	\$ 267,960.00
2.5m concrete footpath pavement with SL82 mesh	1,625	m ²	\$ 115.00	\$ 186,875.00
<u>Signage and Linemarking</u>				
Allowance for road signage	1	Item	\$ 9,000.00	\$ 9,000.00
Allowance for road line markings	1	Item	\$ 7,500.00	\$ 7,500.00
<u>Service Conduits (Provisional)</u>				
Allowance for road conduit crossings	1	Item	\$ 100,000.00	\$ 100,000.00
Subtotal				\$ 3,658,090.00
RETAINING WALLS				
Allowance for concrete sleeper retaining wall including excavation, footing, subsoil drainage and backfill	534	m	\$ 510.00	\$ 272,340.00
Allowance for gabion retaining wall including excavation, footing, subsoil drainage and backfill	542	m	\$ 850.00	\$ 460,700.00
Subtotal				\$ 733,040.00
POTABLE WATER RETICULATION				
Allowance for potable water reticulation per lot	250	Lots	\$ 3,500.00	\$ 875,000.00
Subtotal				\$ 875,000.00

Edmondson Precinct 3
Subdivision Estimate - December 2022

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
SEWER RETICULATION				
Allowance for sewer reticulation per lot	250	Lots	\$ 4,500.00	\$ 1,125,000.00
Subtotal				\$ 1,125,000.00
TELECOMMUNICATIONS				
Install conduit/s for telecommunications (NBN) in a shared trench	250	Lots	\$ 800.00	\$ 200,000.00
Subtotal				\$ 200,000.00
GAS RETICULATION				
Allowance for gas reticulation including excavation, backfilling, supply and place of sand backfill, compaction and reinstatement		Item		Excluded
Subtotal				\$ -
ELECTRICAL RETICULATION				
Allowance for electrical services including low voltage, pillars to street frontages and street lighting	250	Lots	\$ 6,500.00	\$ 1,625,000.00
Subtotal				\$ 1,625,000.00
LANDSCAPING AND VEGETATION				
<u>Streetscape</u>				
Soil mix including ameliorating	14,902	m ²	\$ 6.00	\$ 89,410.00
Turf	14,902	m ²	\$ 10.00	\$ 149,016.00
Seeding to lot area	57,850	m ²	\$ 0.65	\$ 37,603.00
Street tree planting including pit excavation, soil mix, ag line, stakes, trees and mulch	250	No	\$ 1,250.00	\$ 312,500.00
Swale turf to bioretention gardens	1,711	m ²	\$ 90.00	\$ 153,990.00
Swale embankment planting to bioretention gardens	825	m ²	\$ 85.00	\$ 70,125.00
Subtotal				\$ 812,644.00
Pocket Park				
<u>Softscape</u>				
75mm mulch	2,653	m ²	\$ 8.00	\$ 21,224.00
300mm soil mix for mass planting and batter planting	2,653	m ²	\$ 50.00	\$ 132,650.00
Allowance for mass planting and batter planting (assume 6No. Plants per m ²)	15,918	No	\$ 4.00	\$ 63,672.00
100mm soil mix for turf	933	m ²	\$ 15.00	\$ 13,995.00
Turf	933	m ²	\$ 11.00	\$ 10,263.00
Allowance for trees	32	No	\$ 650.00	\$ 20,800.00
<u>Playground</u>				
Softfall mounding	153	m ²	\$ 55.00	\$ 8,415.00
Softfall mulch	306	m ²	\$ 65.00	\$ 19,890.00
Allowance for playground equipment				
Older Play Equipment	2	No	\$ 50,000.00	\$ 100,000.00
Children Play Equipment	2	No	\$ 25,000.00	\$ 50,000.00
Nature Play Elements	16	No	\$ 5,000.00	\$ 80,000.00
<u>Hardscape</u>				
Trim and compact subgrade	410	m ²	\$ 2.00	\$ 820.00
1.8m Concrete footpath including SL72 mesh and bedding	360	m ²	\$ 110.00	\$ 39,600.00
Decomposed granite path including basecourse	50	m ²	\$ 55.00	\$ 2,750.00
<u>Furniture</u>				
Seating bench	13	No	\$ 2,750.00	\$ 35,750.00
Shelter	3	No	\$ 25,000.00	\$ 75,000.00
Sandstone logs	35	m	\$ 210.00	\$ 7,350.00
Subtotal				\$ 682,179.00
PRELIMINARIES (7% Including Geotechnical Reporting)	1	Item	\$ 956,804.00	\$ 956,804.00
TOTAL CONSTRUCTION COST (EXCL. GST)				\$ 14,625,420.00