

COST PLAN



Redleaf, Orange

DA Masterplan Estimate Rev2

Landcom

0016-0043



Redleaf, Orange

Landcom

Redleaf DA Masterplan Estimate



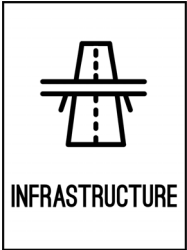
BUILDING
CONSULTANCY



TAX & ASSETS
SERVICES



PPP
ADVISORY



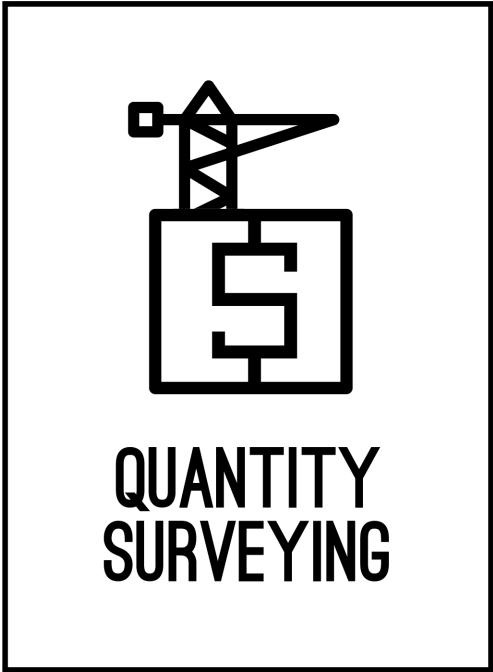
INFRASTRUCTURE



FACILITIES
MANAGEMENT
ADVISORY



EXPERT
WITNESS



QUANTITY
SURVEYING

Project Number: 0016-0043	Reviewed By: Stephen Flynn	Prepared By: Jordan Dimech
Document Title	Issued To:	Issue Date:
Masterplan Estimate - May '25 Update	Landcom	28 May 2025
Masterplan Estimate - July '25 Update	Landcom	09 July 2025
DA Masterplan Estimate	Landcom	18 July 2025
DA Masterplan Estimate	Landcom	18 July 2025



SUMMARY



Client: Landcom
Project: Redleaf, Orange

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0016-0043
Date - 18/07/2025

Code	Description	Page	% of Cost	Cost/m2	Total
1	Open Space Relative to Stage 1	4	4.36	10.17	2,465,064
2	Open Space Relative to Stage 2	4	2.31	5.40	1,307,586
3	Open Space Relative to Stage 3	4	0.80	1.86	450,450
4	Open Space Relative to Stage 4	5	2.45	5.72	1,385,107
5	Detention Basin	5	2.38	5.55	1,345,004
6	Stage 1	6	10.48	24.46	5,928,651
7	Stage 2	6	9.82	22.92	5,553,813
8	Stage 3	7	10.64	24.83	6,016,721
9	Stage 4	7	9.89	23.09	5,596,279
10	Sewer Pump Station	8	6.47	15.10	3,660,570
11	Relocation and under-grounding of existing overhead power-lines and assets on the Land - Electrical Engineering Details TBC	8	1.50	3.51	850,000
12	Dairy Creek Road Slip Lane	9	0.20	0.47	113,465
13	Trade Works Subtotal		61.30	143.07	34,672,708
14	Preliminaries & Margin		6.13	14.31	3,467,271
15	Design Contingency (5% of Trade Works Subtotal)		3.07	7.15	1,733,635
16	Locality Adjustment		2.11	4.94	1,196,208
17	Escalation to midpoint of Construction (Equal to June 2028 as per Master Program Dated 10 April 2025)		5.64	13.16	3,189,889
18	Nett Construction Cost (NCC)		78.25	182.63	44,259,712
19	Professional Fees		7.16	16.72	4,051,055
20	Statutory, Authority, Registration, & Certification Fees		8.04	18.77	4,550,000
21	Internal Landcom DM Fees				EXCLUDED
22	Project Contingency		6.54	15.27	3,700,254
23	Gross Construction Cost (GCC)		100.00	233.39	56,561,020

GFA: 242,349.00 m2 Cost/m2 (excl GST): \$233/m2

Project Total (excl GST): 56,561,020



REPORT DETAILS



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Details: DA Masterplan Estimate Rev2
0016-0043
Date - 18/07/2025

Code	Description	Quantity	Unit	Rate	Amount
1	Open Space Relative to Stage 1				
1.1	Sediment and Erosion Control	18,786	m2	0.11	2,131
1.2	Demolition	18,786	m2	0.07	1,401
1.3	Bulk Earthworks	18,786	m2	29.06	545,894
1.4	Soft Landscaping	18,786	m2	30.14	566,302
1.5	Retaining Walls	18,786	m2		EXCLUDED
1.6	Roadworks	18,786	m2		N/A
1.7	Surface Finishes	18,786	m2	32.90	618,117
1.8	Furniture and Fixings	18,786	m2	1.42	26,600
1.9	Edges, Kerbs, Walls	18,786	m2	3.80	71,440
1.10	Fencing, Signage & Art Work	18,786	m2	8.78	164,900
1.11	Stormwater and Drainage Structures	18,786	m2	17.91	336,377
1.12	Potable Water	18,786	m2		N/A
1.13	Sewer	18,786	m2		N/A
1.14	Electrical and Lighting	18,786	m2	6.64	124,800
1.15	Security, Communications and Data	18,786	m2	0.38	7,101
1.16	Trade Works Subtotal				2,465,064
					2,465,064
2	Open Space Relative to Stage 2				
2.1	Sediment and Erosion Control	12,099	m2	0.07	787
2.2	Demolition	12,099	m2	0.09	1,049
2.3	Bulk Earthworks	12,099	m2	11.96	144,684
2.4	Soft Landscaping	12,099	m2	20.34	246,065
2.5	Retaining Walls	12,099	m2		EXCLUDED
2.6	Roadworks	12,099	m2		N/A
2.7	Surface Finishes	12,099	m2	30.44	368,243
2.8	Furniture and Fixings	12,099	m2	19.86	240,268
2.9	Edges, Kerbs, Walls	12,099	m2	3.68	44,480
2.10	Fencing, Signage & Art Work	12,099	m2	3.49	42,280
2.11	Stormwater and Drainage Structures	12,099	m2	6.88	83,208
2.12	Potable Water	12,099	m2		N/A
2.13	Sewer	12,099	m2		N/A
2.14	Electrical and Lighting	12,099	m2	11.07	133,900
2.15	Security, Communications and Data	12,099	m2	0.22	2,621
2.16	Trade Works Subtotal				1,307,586
					1,307,586
3	Open Space Relative to Stage 3				
3.1	Sediment and Erosion Control	11,725	m2	0.06	661



REPORT DETAILS



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Details: DA Masterplan Estimate Rev2
0016-0043
Date - 18/07/2025

Code	Description	Quantity	Unit	Rate	Amount
3.2	Demolition	11,725	m2	0.08	882
3.3	Bulk Earthworks	11,725	m2	2.16	25,348
3.4	Soft Landscaping	11,725	m2	8.56	100,347
3.5	Retaining Walls	11,725	m2		EXCLUDED
3.6	Roadworks	11,725	m2		N/A
3.7	Surface Finishes	11,725	m2	16.71	195,920
3.8	Furniture and Fixings	11,725	m2	4.12	48,310
3.10	Fencing, Signage & Art Work	11,725	m2	2.86	33,580
3.11	Stormwater and Drainage Structures	11,725	m2		N/A
3.12	Potable Water	11,725	m2		N/A
3.13	Sewer	11,725	m2		N/A
3.14	Electrical and Lighting	11,725	m2	3.68	43,200
3.15	Security, Communications and Data	11,725	m2	0.19	2,202
3.16	Trade Works Subtotal				450,450
					450,450
4	Open Space Relative to Stage 4				
4.1	Sediment and Erosion Control	15,803	m2	0.08	1,247
4.2	Demolition	15,803	m2	1.55	24,441
4.3	Bulk Earthworks	15,803	m2	3.02	47,796
4.4	Soft Landscaping	15,803	m2	19.44	307,239
4.5	Retaining Walls	15,803	m2		EXCLUDED
4.6	Roadworks	15,803	m2		N/A
4.7	Surface Finishes	15,803	m2	26.29	415,531
4.8	Furniture and Fixings	15,803	m2	25.50	403,000
4.9	Edges, Kerbs, Walls	15,803	m2	0.17	2,700
4.10	Fencing, Signage & Art Work	15,803	m2	3.99	62,992
4.11	Stormwater and Drainage Structures	15,803	m2		N/A
4.12	Potable Water	15,803	m2	0.53	8,307
4.13	Sewer	15,803	m2		N/A
4.14	Electrical and Lighting	15,803	m2	6.82	107,700
4.15	Security, Communications and Data	15,803	m2	0.26	4,154
4.16	Trade Works Subtotal				1,385,107
					1,385,107
5	Detention Basin				
5.1	Sediment and Erosion Control	23,198	m2	0.15	3,480
5.2	Demolition	23,198	m2	0.11	2,600
5.3	Bulk Earthworks (Including Basin Construction)	23,198	m2	34.02	789,148
5.4	Soft Landscaping	23,198	m2	10.27	238,222
5.5	Hard Landscaping				N/A



REPORT DETAILS



Client: Landcom
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Details: DA Masterplan Estimate Rev2
0016-0043
Date - 18/07/2025

Code	Description	Quantity	Unit	Rate	Amount
5.6	Retaining Walls				N/A
5.7	Roadworks				N/A
5.8	Footpaths				N/A
5.9	Furniture and Fixings				N/A
5.10	Fencing, Signage & Line Marking	23,198	m2	0.43	10,000
5.11	Stormwater and Drainage Structures	23,198	m2	13.00	301,554
5.12	Potable Water				N/A
5.13	Sewer				N/A
5.14	Electrical and Lighting				N/A
5.15	Security, Communications and Data				N/A
5.16	Trade Works Subtotal				1,345,004
					1,345,004
6	Stage 1				
6.1	Sediment and Erosion Control	38,354	m2	0.15	5,753
6.2	Demolition	38,354	m2	0.30	11,506
6.3	Bulk Earthworks	38,354	m2	10.64	408,249
6.4	Soft Landscaping	38,354	m2	5.31	203,529
6.5	Hard Landscaping	38,354	m2	3.76	144,240
6.6	Retaining Walls	38,354	m2		EXCLUDED
6.7	Road Works	38,354	m2	63.31	2,428,290
6.8	Footpaths	38,354	m2	5.92	227,177
6.10	Fencing, Signage & Line Marking	38,354	m2	0.36	13,860
6.11	Stormwater and Drainage Structures	38,354	m2	35.60	1,365,306
6.12	Potable Water	38,354	m2	4.20	161,078
6.13	Sewer	38,354	m2	5.14	197,300
6.14	Electrical and Lighting	38,354	m2	17.93	687,572
6.15	Security, Communications and Data	38,354	m2	1.95	74,790
6.16	Trade Works Subtotal				5,928,651
					5,928,651
7	Stage 2				
7.1	Sediment and Erosion Control	39,612	m2	0.15	5,942
7.2	Demolition	39,612	m2	0.30	11,884
7.3	Bulk Earthworks	39,612	m2	10.51	416,489
7.4	Soft Landscaping	39,612	m2	5.24	207,739
7.5	Hard Landscaping	39,612	m2		N/A
7.6	Retaining Walls	39,612	m2		EXCLUDED
7.7	Road Works	39,612	m2	55.89	2,214,030
7.8	Footpaths	39,612	m2	7.18	284,278
7.10	Fencing, Signage & Line Marking	39,612	m2	1.58	62,394

REPORT DETAILS



Client: Landcom
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Details: DA Masterplan Estimate Rev2
0016-0043
Date - 18/07/2025

Code	Description	Quantity	Unit	Rate	Amount
7.11	Stormwater and Drainage Structures	39,612	m2	29.98	1,187,485
7.12	Potable Water	39,612	m2	4.20	166,370
7.13	Sewer	39,612	m2	6.72	266,020
7.14	Electrical and Lighting	39,612	m2	16.51	653,939
7.15	Security, Communications and Data	39,612	m2	1.95	77,243
7.16	Trade Works Subtotal				5,553,813
					5,553,813
8	Stage 3				
8.1	Sediment and Erosion Control	40,856	m2	0.15	6,128
8.2	Demolition	40,856	m2	0.30	12,257
8.3	Bulk Earthworks	40,856	m2	10.39	424,638
8.4	Soft Landscaping	40,856	m2	3.85	157,151
8.5	Hard Landscaping	40,856	m2		N/A
8.6	Retaining Walls	40,856	m2		EXCLUDED
8.7	Road Works	40,856	m2	73.66	3,009,520
8.8	Footpaths	40,856	m2	5.49	224,350
8.10	Fencing, Signage & Line Marking	40,856	m2	2.22	90,585
8.11	Stormwater and Drainage Structures	40,856	m2	20.26	827,920
8.12	Potable Water	40,856	m2	6.16	251,595
8.13	Sewer	40,856	m2	4.21	172,190
8.14	Electrical and Lighting	40,856	m2	18.62	760,717
8.15	Security, Communications and Data	40,856	m2	1.95	79,669
8.16	Trade Works Subtotal				6,016,721
					6,016,721
9	Stage 4				
9.1	Sediment and Erosion Control	40,858	m2	0.15	6,128
9.2	Demolition	40,858	m2	0.07	3,000
9.3	Bulk Earthworks	40,858	m2	10.39	424,640
9.4	Soft Landscaping	40,858	m2	5.18	211,454
9.5	Hard Landscaping	40,858	m2	3.11	127,200
9.6	Retaining Walls	40,858	m2		EXCLUDED
9.7	Road Works	40,858	m2	62.10	2,537,190
9.8	Footpaths	40,858	m2	7.25	296,131
9.10	Fencing, Signage & Line Marking	40,858	m2	2.55	104,208
9.11	Stormwater and Drainage Structures	40,858	m2	15.96	652,200
9.12	Potable Water	40,858	m2	4.20	171,604
9.13	Sewer	40,858	m2	3.65	148,990
9.14	Electrical and Lighting	40,858	m2	20.41	833,867
9.15	Security, Communications and Data	40,858	m2	1.95	79,668



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Details: DA Masterplan Estimate Rev2
0016-0043
Date - 18/07/2025

Code	Description	Quantity	Unit	Rate	Amount
9.16	Trade Works Subtotal				5,596,279
					5,596,279
10	Sewer Pump Station				
10.1	Sediment and Erosion Control	1,034	m2		INCLUDED
10.2	Demolition	1,034	m2		INCLUDED
10.3	Bulk Earthworks	1,034	m2		INCLUDED
10.4	Soft Landscaping	1,034	m2		INCLUDED
10.5	Hard Landscaping				N/A
10.6	Retaining Walls				N/A
10.7	Roadworks				N/A
10.8	Footpaths				N/A
10.9	Furniture and Fixings				N/A
10.10	Fencing, Signage & Line Marking	1,034	m2		INCLUDED
10.11	Stormwater and Drainage Structures				N/A
10.12	Potable Water				N/A
10.13	Sewer	1,034	m2	3,540.20	3,660,570
10.14	Electrical and Lighting	1,034	m2		INCLUDED
10.15	Security, Communications and Data	1,034	m2		INCLUDED
10.16	Trade Works Subtotal				3,660,570
					3,660,570
11	Relocation and under-grounding of existing overhead power-lines and assets on the Land - Electrical Engineering Details TBC				
11.1	Sediment and Erosion Control				N/A
11.2	Demolition				N/A
11.3	Bulk Earthworks				N/A
11.4	Soft Landscaping				N/A
11.5	Hard Landscaping				N/A
11.6	Retaining Walls				N/A
11.7	Roadworks				N/A
11.8	Footpaths				N/A
11.9	Furniture and Fixings				N/A
11.10	Fencing, Signage & Line Marking				N/A
11.11	Stormwater and Drainage Structures				N/A
11.12	Potable Water				N/A
11.13	Sewer				N/A
11.14	Electrical and Lighting	360	m	2,361.11	850,000
11.15	Security, Communications and Data				N/A
11.16	Trade Works Subtotal				850,000
					850,000



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Details: DA Masterplan Estimate Rev2
0016-0043
Date - 18/07/2025

Code	Description	Quantity	Unit	Rate	Amount
12	Dairy Creek Road Slip Lane				
12.1	Construction of new deceleration/slip lane on Dairy Creek Road toward the site. Item includes removal of existing trees and signage, clearance of existing area, fill into embankment with road-base, construct pedestrian separation barriers, install new roadway, signage, line marking, footpath crossover, replacement trees, lighting and existing services adjustment, permits and coordination - Details TBC	83	m	1,367.05	113,465
					113,465

 DISCLAIMER

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Details: DA Masterplan Estimate Rev2
0016-0043
Date - 18/07/2025

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