
SSDA ESTIMATE REPORT

SEPTEMBER 2022

ESR WESTLINK INDUSTRIAL ESTATE – STAGE 1 SSDA ESTIMATE

MAMRE ROAD, KEMPS CREEK
ESR AUSTRALIA

PROJECT ID: 17580-6.1 ES-1



jf:17580.6.1.ES-Rpts.DA. Est

2nd September 2022

ESR Australia
Level 29, Bond St
SYDNEY, NSW 2000

Attention: Grace Macdonald
Email: grace.macdonald@esr.com

Dear Madam

**ESR WESTLINK INDUSTRIAL ESTATE – STAGE 1 SSDA ESTIMATE
SSDA ESTIMATE REPORT**

We have pleasure in enclosing our SSDA Estimate Report for the above stated scheme.

We trust that our report is of assistance and will be pleased to provide any further information, which you may require upon request.

Yours faithfully



Robbie Stewart
Rider Levett Bucknall
Senior Consultant
email: robbie.stewart@au.rlb.com



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REPORTS ISSUED

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0	14 April 2022	SSDA Estimate Report	Robbie Stewart
1	1 September 2022	SSDA Estimate Report Update	Robbie Stewart
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TABLE OF CONTENTS

1	Executive Summary	5
1.1	Carbon and Sustainability	5
2	Introduction	6
2.1	Purpose of Report	6
2.2	Project Description	6
2.3	Statement of Reliance	6
3	Project Costs	7
3.1	Cost Estimate Summary	7
4	Areas & Functional Units	8
4.1	Area Schedule	8
5	Basis of Estimate	9
5.1	Basis of Quantification & Pricing	9
5.2	Basis of Procurement	9
5.3	Programme	9
5.4	Escalation	9
5.5	Contingency	9
5.6	Clarifications and Assumptions	9
5.7	Items Specifically Excluded	10
5.8	COVID-19 Recovery Impacts	11

APPENDICES

Appendix A: Estimate

Appendix B: Schedule of Information

Appendix C: Standard Area Definitions

1 EXECUTIVE SUMMARY

This report estimates a total cost of \$128,330,000 excluding GST based on the information received on 23 August 2022.

Based upon the total Gross Floor Area of 91,850m² the project is currently \$1,397/m² GFA.

Rates used in the formulation of this estimate are current as at August 2022. Our estimate assumes a programme of 24 months and is exclusive of post tender escalation. We have prepared this estimate based on the project being procured via a single stage competitive tender and based on complete design information.

The report identifies potential savings opportunities and cost risks for consideration. We refer you to the body of the report for the full summary, assumptions, clarifications, and detailed basis of the above estimate.

1.1 CARBON AND SUSTAINABILITY

This report excludes costs associated with Greenstar or NABERS certification including the GBCA Climate Active Carbon Neutral Buildings certification.

If required, RLB can provide embodied carbon estimating through our sustainability consultancy service.

2 INTRODUCTION

2.1 PURPOSE OF REPORT

This SSD Application Estimate has been prepared for Westlink Development and is based on the information received on 23 August 2022. The report has been prepared to forecast the total cost of the project as currently detailed.

As the project progresses, the developing design should be reviewed against the allowances made within this report. The costs should be considered in the context of the current stage of the design.

This Cost Summary Report has been prepared for the purpose of providing an indicative order of cost suitable to fulfil the SSDA submission requirements for the State Environmental Planning Policies. The actual cost of the development will vary depending on numerous matters including but not limited to the method of contractual procurement, staging, quality of finishes and fitments, method of construction, calibre of contractor, timing and implementation of the works, utility provisions outside site boundaries, etc. Hence, this report is for the benefit of Council only and is not to be relied upon by third parties.

2.2 PROJECT DESCRIPTION

The project is the proposed Early Earthworks, Warehouses, Offices, and the associated External Works, located in Kemps Creek.

The Estimate indicates the likely costs for the proposed development and will be further developed and refined as the project progresses through the design stages

The project comprises the following:

- Two Warehouses.
- Warehouse 1 is approximately 72,370m² and Warehouse 4 is approximately 19,480m².
- The number of Functional Units are two warehouses each with offices and car parking spaces.
- Offices including a single storey Transport office and a two-storey office building within Lot 1; and two single storey dock offices, a single storey office building and a two-storey office building withing Lot 2.
- Each unit has external works comprising of access roads hardstand for loading, car parking and landscaped areas around the perimeter of the sites.
- Site infrastructure including access roadway.

2.3 STATEMENT OF RELIANCE

This report is prepared for the reliance of the party/parties for whom it is prepared. Rider Levett Bucknall accepts no responsibility, or liability, to any other party who might use or rely upon this report without the prior knowledge and written consent of Rider Levett Bucknall.

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3 PROJECT COSTS

3.1 COST ESTIMATE SUMMARY

The costs can be summarised as follows:

Description	AMOUNT
Construction Cost	\$110,265,657.00
Preliminaries	\$6,615,945.00
Builders Design Fees	\$2,922,040.00
Builders Overheads and Margin	\$4,790,000.00
Estimated Construction Cost	\$124,593,642.00
Professional Fees	\$3,736,358.00
Authority Fees Charges	Excl.
Land and Legal Costs	Excl.
Long Service Leave Levy	Excl.
Development Contingency	Excl.
Escalation	Excl.
TOTAL ESTIMATED COST (EXCLUDING GST)	\$128,330,000.00

A further breakdown of cost can be found in the Estimate in **Appendix A** of this report.

4 AREAS & FUNCTIONAL UNITS

4.1 AREA SCHEDULE

The current design is made up of the following areas.

Description	GFA	
Lot 1		
Warehouse 1 Ground Floor	65,000	m2
Office (2 Storey)	1,576	m2
Transport Office	160	m2
Battery Charging	650	m2
Car Parking (3 Levels)	4,984	m2
TOTAL Lot 1	72,370	m2
Lot 4		
Warehouse 4	18,480	m2
Office (1 & 2 Storey)	900	m2
Dock Office	100	m2
TOTAL Lot 4	19,480	m2
TOTAL	91,850	m2

- Gross floor area (GFA) – as defined by the AIQS

5 BASIS OF ESTIMATE

5.1 BASIS OF QUANTIFICATION & PRICING

This estimate is based upon:

- Functional Square Cost Rates from historical benchmark projects updated to August 2022 applied to areas provided by the Architect
- Elemental Square Cost Rates current as at August 2022 applied to measured areas
- Measured elemental/trade quantities priced with rates current August 2022.

This cost estimate is based on the documentation listed below and in Appendix A and does not, at this stage, provide a direct comparison with the tenders to be received at a future date. To enable monitoring of costs, this estimate should be updated regularly during the design phases of this project

The following information was used in the preparation of this estimate:

Document Title	Reference	Date
Engineering drawing prepared by AT&L Civil Engineers	20-748-SKC102	XX/06/22
Architectural drawings prepared by Nettleton Tribe Partnership	1287_DA	12/08/2022

A full record of the information used can be found in Appendix B of this report.

5.2 BASIS OF PROCUREMENT

We have prepared this estimate based on the project being procured via a single stage competitive tender and based on complete design information.

5.3 PROGRAMME

No programme information has been provided.

5.4 ESCALATION

This estimate is based on fixed price market rates prevailing as at September 2022

5.5 CONTINGENCY

The estimate excludes contingency allowances.

5.6 CLARIFICATIONS AND ASSUMPTIONS

Due to the stage of the project, some of the report is based on assumptions rather than outline design. These assumptions should be tested as the project progresses.

We have employed the following assumptions in preparing this report:

- Specification as per other projects of this nature (Architectural, Structural, Services & Civil)
- There is no work outside the site boundaries.
- Ground conditions normal with no contamination
- Elemental cost estimating. The estimate includes, but not limited to, \$/m2 allowance for elements including walls, floors, ceilings, finishes and services, based on assumed specifications and preliminary design information.
- Engineering services allowances are based on \$/m2 allowances, based on assumed design, capacities, etc. and system installations.

- Earthwork allowances are based on area of the site.
- No allowance for any works related to hazardous or contaminated material.
- Assume external wall and roof sheeting being composite roof and wall panels.
- FF&E, loose fittings and equipment are excluded from the estimate.
- The estimate does not include an allowance for staging and/or to complete the works out of sequence.
- It is assumed that the works will be undertaken during normal working hours.

5.7 ITEMS SPECIFICALLY EXCLUDED

In compiling this DA Estimate, no allowance has been made for the following cost items. Allowances for these items should be added as appropriate to establish the total project cost. If requested, we can provide assistance to assess these allowances:

- Any costs and fees as a result of any development approval resubmissions
- Any special or additional contributions sought by authorities for public or other facilities as a condition of development approval.
- Artworks
- Building Bond lodged with NSW Fair Trading
- Computer installations including wiring.
- Long Service Leave Levy
- Escalation (Cost increases beyond April 2022)
- Management fees (other than allowances expressly included in the estimate)
- Destructive testing
- Diverting existing services
- Environmental impact study costs
- Fees and charges levied by local government for Development Plan applications, Development Approval, Construction Certification and the like
- Finance costs and interest charges
- Land and legal costs
- Furniture, fittings and equipment (other than allowances expressly included in the estimate)
- Plan First fee
- Public utilities' charges, contributions and levies
- Security systems (other than allowances expressly included in the estimate)
- Site investigation and test bores
- Special acoustic costs
- Site decontamination (All costs associated with hazardous and contaminated materials)
- Corporate Signage (other than allowances expressly included in the estimate)
- Telephone services
- Works outside site boundaries
- Augmentation and extensions to existing Authority mains
- Out of sequence works, staging/phasing costs and working outside normal working hours.
- Any upgrade to existing building to comply with current construction code that may be required, but not documented.
- Air-conditioning of warehouses
- Tenant specialist equipment, etc. for the purposes of ultimate occupant business operations
- Treatment of soft spots and special groundwater conditions
- All costs associated with heritage, cultural, archaeological artefacts, etc.
- Truck queueing digital display board
- Sub-station contribution
- Transport Infrastructure levies
- External Communication Works

- Standby Generator
- Glazed Office Partitions
- Allowance for fitout to Offices
- Infrastructure Upgrades to Aldington Rd & Mamre Rd and associated Service Works

5.8 COVID-19 RECOVERY IMPACTS

Our estimate has been prepared to reflect the anticipated changed market conditions due to the impact of COVID-19, however the pandemic recovery continues to be a concern with risks to material supply, production disruption, efficiency of consultants and construction productivity.

RLB advise our current estimate does not account for exacerbated risks such as:

- Imported material delivery delays
- Further tightening of social distancing rules impacting on programme
- Exchange rate fluctuations

The risk impact should be considered in the context of the current stage of the design and delivery cycle of the project.

RLB anticipate that the impact on the estimate may only be in the short to medium term and that long-term impacts may revert to normal circumstances hence this will be subject to ongoing monitoring.

**APPENDIX A:
Estimate**

KEMPS CREEK INDUSTRIAL ESTATE

WESTLINK STAGE 1 DA ESTIMATE (AUGUST 2022)



LOCATION SUMMARY

GFA: Gross Floor Area
Rates Current At August 2022

Ref	Location	GFA m ²	GFA \$/m ²	Total Cost \$
EW	Early Works			32,999,419
A	Lot 1			
A1	Warehouse 1 Ground Floor	65,000	630	40,931,510
A2	Office (2 Storey)	1,576	2,129	3,355,984
A3	Transport Office	160	2,822	451,493
A4	Battery Charging	650	726	472,142
A5	Car Parking (3 Levels)	4,984	1,481	7,379,100
A6	External Works			6,938,150
	A - Lot 1	72,370	823	59,528,379
B	Lot 4			
B1	Warehouse 4	18,480	656	12,117,182
B2	Office (1 & 2 Storey)	900	2,683	2,414,668
B3	Dock Office	100	3,551	355,103
B4	External Works			2,850,906
	B - Lot 4	19,480	911	17,737,859
C	Infrastructure Upgrades to Aldington Rd & Mamre Rd			
C1	Infrastructure Roads			Excl.
C2	Infrastructure Water			Excl.
C3	Infrastructure Sewer			Excl.
C4	Infrastructure Electrical			Excl.
C5	Infrastructure Stormwater			Excl.
	C - Infrastructure Upgrades to Aldington Rd & Mamre Rd			Excl.
ESTIMATED NET COST		91,850	1,200	110,265,657
MARGINS & ADJUSTMENTS				
	Preliminaries	6.0%		6,615,945
	Builders Design Fees	2.5%		2,922,040
	Builders Overheads and Margin	4.0%		4,790,000
	Professional Fees	3.0%		3,736,358
	Headworks, Authority Charges & Contributions			Excl.
	Design Development Contingency			Excl.
	Construction Contingency			Excl.
	Escalation Beyond September 2022			Excl.
	GST			Excl.
ESTIMATED TOTAL COST		91,850	1,397	128,330,000

KEMPS CREEK INDUSTRIAL ESTATE

WESTLINK STAGE 1 DA ESTIMATE (AUGUST 2022)



LOCATION TRADE/MAIN HEADING ITEM

EW Early Works

Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
PR	PRELIMINARIES				
289	Road Sweeping (Half Days)	Item			27,500
290	WHS	Item			8,129
291	QA and compliance	Item			12,100
292	Survey / WAE	Item			60,548
296	Allowance for Temporary Site Fencing (18 month allowance)	m	2,567	25.00	64,175
297	Precommencement documentation	Item			Incl.
298	Traffic Control/ traffic management plan	Item			12,450
299	Allowance for Principal Contractor Insurances, BGs, etc.	Item			Incl.
300	Dilapidation Reports (Assumed 100m north and south of site entry)	Item			2,084
302	Service Locataing	Item			3,500
303	Allowance for Dewatering	Item			12,500
304	Demobilisation	Item			2,000
305	Time Lapse Camera's & Drone	Item			20,000
306	Insurances Premium	Item			Incl.
307	Bond Fees	Item			Incl.
308	Long Service Levy	Item			Excl.
1.1	Site Establishment				
280	Ancillary items & Floats	Item			25,745
281	Site Compound and Set-Up	Item			25,773
	1.1 - Site Establishment				51,518
1.2	Sediment & Erosion Controls				
282	Silt Fence Only	m	2,483	10.00	24,830
283	Catch drain	m	4,194	13.00	54,522
284	Straw bale filter (SD 6-7)	Each	129	125.00	16,125
285	Allowance for pipe crossing	Item			10,000
286	Maintain sediment and erosion controls	Item			6,140
	1.2 - Sediment & Erosion Controls				111,617
1.3	Cattle Grid and Site Access				
287	Heavy duty concrete wheel wash	Item			14,765
288	Site access maintenance	Item			8,250
	1.3 - Cattle Grid and Site Access				23,015
1.8	External Professional Fees				
293	Geotech (Level 2 Pavement)	Item			Incl.
294	Geotech (Level 2 Stormwater)	Item			Incl.

KEMPS CREEK INDUSTRIAL ESTATE

WESTLINK STAGE 1 DA ESTIMATE (AUGUST 2022)



LOCATION TRADE/MAIN HEADING ITEM

EW Early Works (continued)

Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
295	CBR testing to estate roads subgrade	Item			8,745
	1.8 - External Professional Fees				8,745
1.22	Consultants				
309	External Power Reticulation	Item			50,000
310	Civil Detailed Design	Item			Incl.
311	Sydney Water	Item			90,000
312	Comms - NBN	Item			45,000
313	Environmental Clearance	Item			90,000
314	Retaining Walls - Peer Review	Item			Incl.
315	Geotech Advice	Item			Incl.
316	Vibration Monitoring	Item			90,000
317	Subdivision & Land Titles	Item			Excl.
318	Surveyor	Item			90,000
	1.22 - Consultants				455,000
	PR - PRELIMINARIES				874,881
DE1	DEMOLITION AND SITE CLEARING				
2.1	Demolition				
320	Demolish structures	Item			525,000
321	Mill and dispose asphalt (assumed 50mm thick)	Item			25,000
	2.1 - Demolition				550,000
2.2	Site Clearing				
322	Herbicide Spraying and Slashing (min. 4 Weeks Prior) to Scattered Growth	m ²	173,616	1.00	173,616
323	Tree Clearing and Grubbing	Item			35,000
324	Disposal of Vegetation	Item			35,000
325	Ecologist	Note			Excl.
	2.2 - Site Clearing				243,616
2.3	Existing Basins				
326	Dewater	Item			16,800
327	Desilt creeks and dams	m ³	8,119	6.00	48,714
	2.3 - Existing Basins				65,514
2.4	Site Works				
328	Removal of Power Poles	Item			98,000
329	Remdiation - RAP (30Ha site)	Item			500,000
	2.4 - Site Works				598,000
	DE1 - DEMOLITION AND SITE CLEARING				1,457,130

KEMPS CREEK INDUSTRIAL ESTATE

WESTLINK STAGE 1 DA ESTIMATE (AUGUST 2022)



LOCATION TRADE/MAIN HEADING ITEM

EW Early Works (continued)

Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
BE	BULK EARTHWORKS				
3.1	Site Preparation				
330	Strip Topsoil 200mm Thickness	m ²	173,616	1.00	173,616
331	Topsoil and/or Vegetation Disposal	Note			Excl.
	3.1 - Site Preparation				173,616
3.2	Earthworks				
332	Allowance for cut	m ³	612,400	3.00	1,837,200
333	Downsize rock (Allowance for a Crusher)	m ³	158,843	3.00	476,529
334	Fill with onsite material	m ³	467,265	2.00	934,530
335	Allowance for Topsoil Blending 1:8 2m below FSL	m ³	34,724	3.00	104,172
336	Stockpile excess spoil	Item			80,000
337	Stockpile excess topsoil (Relocate)	Item			85,000
339	Allowance for proof roll inspections & reports	Item			21,000
340	Allowance for Plate Load Testing (Excavator Hire Only)	Item			31,500
341	Proof Roll (standard)	m ²	173,616	1.00	173,616
342	Provision to remove / replace Soft Spots	Note			Excl.
343	Final trim and compact to finished subgrade	m ²	173,616	1.00	173,616
344	Final trim and compact to batters (E/O)	m ²	33,493	1.00	33,493
345	Stockpile detailed spoil	Note			Incl.
	3.2 - Earthworks				3,950,656
3.4	Sediment Basin				
346	Excavate basin Extra Over	Note			Incl.
347	Cart spoil to stockpile Extra Over	Note			Incl.
	3.4 - Sediment Basin				Incl.
	BE - BULK EARTHWORKS				4,124,272
SW1	STORMWATER				
473	Allowance for stormwater (cost benchmarked against detailed stormwater scheme for Stage 1 estate)	m ²	20,568	133.00	2,735,544
4.1	Excavation in OTR				
419	Pipe trench	m ³	6,034		Incl.
420	Benching	m ³	7,630		Incl.
	4.1 - Excavation in OTR				Incl.
4.2	Excavation in Rock EO				
421	Extra over allowance for pipe trench in rock	m ³	1,509		Incl.
422	Extra over allowance for benching in rock	m ³	2,290		Incl.
	4.2 - Excavation in Rock EO				Incl.
4.3	Supply & Install Class 3				
423	Ø375mm RCP	m	35		Incl.

KEMPS CREEK INDUSTRIAL ESTATE

WESTLINK STAGE 1 DA ESTIMATE (AUGUST 2022)



LOCATION TRADE/MAIN HEADING ITEM

EW Early Works (continued)

Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
424	Ø750mm RCP	m	7		Incl.
425	Ø900mm RCP	m	37		Incl.
426	Ø1050mm RCP	m	125		Incl.
427	Ø1200mm RCP	m	58		Incl.
428	Ø1800mm RCP	m	331		Incl.
434	Ø1650mm RCP	m	39		Incl.
	4.3 - Supply & Install Class 3				Incl.
4.4	Supply & Install Class 4: In Road Crossings				
429	Ø375mm RCP	m	132		Incl.
430	Ø900mm RCP	m	415		Incl.
431	Ø1050mm RCP	m	22		Incl.
432	Ø1200mm RCP	m	15		Incl.
433	Ø1350mm RCP	m	37		Incl.
	4.4 - Supply & Install Class 4: In Road Crossings				Incl.
4.5	Backfill				
435	Supply, place and compact approved granular backfill material in drainage	m ³	1,015		Incl.
436	Pipe trench - Onsite material	m ³	489		Incl.
437	Benching	m ³	4,377		Incl.
438	Stockpile excess material for reuse	m ³	10,955		Incl.
	4.5 - Backfill				Incl.
4.6	Stormwater Pits 1.5m < x < 2.5m				
439	0.9m x 0.6m with 1.8m lintel KIP	No	12		Incl.
441	1.2m x 1.2m SJP	No	4		Incl.
445	1.8m x 1.8m SJP	No	3		Incl.
450	2.25 x 4.93 KIP	No	1		Incl.
451	BA-1 Basin outlet grated pits 8 x 1.2 x 1.2 + 8 x 0.9 x 0.9 pits	Lot	1		Incl.
	4.6 - Stormwater Pits 1.5m < x < 2.5m				Incl.
4.7	Stormwater Pits 2.5m < x < 3.5m				
440	1.2m x 0.9m with 2.7m lintel KIP	No	1		Incl.
442	1.6m x 1.5m SJP	No	2		Incl.
446	2m x 2.2m KIP	No	2		Incl.
447	2m x 2.25m KIP	No	4		Incl.
448	2m x 2.85m KIP	No	1		Incl.
453	1.2m x 1.2m SJP	No	3		Incl.
	4.7 - Stormwater Pits 2.5m < x < 3.5m				Incl.

KEMPS CREEK INDUSTRIAL ESTATE

WESTLINK STAGE 1 DA ESTIMATE (AUGUST 2022)



LOCATION TRADE/MAIN HEADING ITEM

EW Early Works (continued)

Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
4.8	Stormwater Pits 3.5m < x < 4.5m				
443	1.8m x 1.5m SJP	No	1		Incl.
444	1.6m x 1.6m KIP	No	1		Incl.
449	2.1m x 2.15m KIP	No	1		Incl.
452	1.2m x 0.9m with 2.7m lintel KIP	No	1		Incl.
454	2m x 2.25m KIP	No	4		Incl.
	4.8 - Stormwater Pits 3.5m < x < 4.5m				Incl.
4.11	Supply and Install Headwalls				
455	675mm headwalls	No	2		Incl.
456	Twin 1800 headwall	No	1		Incl.
457	Supply and install rock aprons	No	1		Incl.
	4.11 - Supply and Install Headwalls				Incl.
4.12	Cap Future Connections				
458	Ø900mm RCP	No	2		Incl.
459	Ø1800mm RCP	No	1		Incl.
	4.12 - Cap Future Connections				Incl.
4.13	GPT - Online HUMEGARD HG55 (2 Units)				
460	GPT unit allowance	No	1	350,000.00	350,000
	4.13 - GPT - Online HUMEGARD HG55 (2 Units)				350,000
4.14	CCTV to SW Lines				
461	CCTV to stormwater lines	m	1,469		Incl.
	4.14 - CCTV to SW Lines				Incl.
4.15	Swale				
462	Swale allowance	No	1		Incl.
	4.15 - Swale				Incl.
	SW1 - STORMWATER				3,085,544
PV	PAVEMENTS				
361	Kerb and Gutter	m	1,593	75.00	119,475
373	Pram Ramps Allowance	Each	16	950.00	15,200
380	Line Marking Allowance	Item			15,000
381	Signage Allowance	Item			10,000
382	Allowance to Match to Existing Pavement	Item			10,000
472	Pavement comprising 70mm AC14 (C320) and 7mm single coat spray seal	m ²	10,493	44.00	461,692
474	Extra over for Cut to Fill Road Boxing	m ³	6,296	11.00	69,256
475	150mm DGB20 (Recycled)	m ²	12,067	19.00	229,273
476	175mm DGS40 (Recycled)	m ²	12,067	19.00	229,273
477	300mm SMZ (CBR 30% Sandstone)	m ²	12,067	16.00	193,072

KEMPS CREEK INDUSTRIAL ESTATE

WESTLINK STAGE 1 DA ESTIMATE (AUGUST 2022)



LOCATION TRADE/MAIN HEADING ITEM

EW Early Works (continued)

Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
478	Trim and Compact Subgrade	m ²	12,067	2.00	24,134
479	7mm Single Coat Spray Seal	m ²	3,504	6.00	21,024
480	150mm DGB20 (Recycled)	m ²	4,029	19.00	76,551
481	175mm DGS40 (Recycled)	m ²	4,029	19.00	76,551
482	300mm SMZ (CBR 30% Sandstone)	m ²	4,029	16.00	64,464
483	Trim and Compact Subgrade	m ²	4,029	2.00	8,058
484	Subsoil Drainage	m	1,593	47.00	74,871
485	Backfill Behind Kerb - Site Won Material	m	1,593	9.00	14,337
486	30mm Sand bedding	m ²	3,212	6.00	19,272
487	Trim and Compact	m ²	3,212	3.00	9,636
488	200mm DGB20	m ²	1,490	20.00	29,800
489	Trim and Compact	m ²	1,490	3.00	4,470
490	30mm Sand bedding	m ²	387	6.00	2,322
491	Trim and Compact	m ²	387	6.00	2,322
5.3	Standard Industrial Pavement CUL-DE-SACS				
355	75mm AC14 SBS polymer modified placed in 1 layer as per Penrith City Council specifications	m ²	3,504	40.00	140,160
	5.3 - Standard Industrial Pavement CUL-DE-SACS				140,160
5.7	Subsoil Drainage - Kerbs				
363	Flushing points	Item			Included
364	Intermediate riser	Item			Included
	5.7 - Subsoil Drainage - Kerbs				Included
5.9	Verge Works				
366	Trim and Compact Verge	m ²	4,897	3.00	14,691
	5.9 - Verge Works				14,691
5.10	Footpath (1.5m Wide)				
367	125mm 25 MPa Concrete and SL72 Mesh	m ²	3,212	97.00	311,564
	5.10 - Footpath (1.5m Wide)				311,564
5.13	Basin Access Track				
374	14/7mm spray seal	m ²	1,296	10.00	12,960
	5.13 - Basin Access Track				12,960
5.14	Industrial Driveway				
377	225mm Concrete and 2 layers of SL82 Mesh	m ²	387	185.00	71,595
	5.14 - Industrial Driveway				71,595
	PV - PAVEMENTS				2,331,023
RW	RETAINING WALLS				
391	Retaining wall RW03-C (RW10) - in fill	m ²	309	540.00	166,860
492	Retaining wall (RW01, RW35 & RW38)	m ²	5,286	585.00	3,092,310

KEMPS CREEK INDUSTRIAL ESTATE

WESTLINK STAGE 1 DA ESTIMATE (AUGUST 2022)



LOCATION TRADE/MAIN HEADING ITEM

EW Early Works (continued)

Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
503	Retaining wall (RW04)	m ²	6,006	1,081.00	6,492,486
504	Retaining wall (RW11)	m ²	1,074	553.00	593,922
RW - RETAINING WALLS					10,345,578
BRB	BIO-RETENTION BASIN				
394	Bulk Excavate OSD Basin Extra Over	m ³	13,769	8.00	110,152
395	Fill to Create Embankment	m ³	8,798	4.00	35,192
396	Detailed Trim of Base, Batters and Berm	m ²	7,591	2.00	15,182
417	Signage to basin ALLOWANCE FOR 3 SIGNS	Item			6,000
418	Palisade Fencing	m	465	160.00	74,400
493	100mm Temporary layer (No Planting)	m ²	3,200	13.00	41,600
494	500mm Filter Media	m ²	3,200	60.00	192,000
495	100mm Course Sand Transition Layer	m ²	3,200	15.00	48,000
496	200mm Drainage Layer	m ²	3,200	30.00	96,000
497	400mm Clay liner layer	m ²	7,401	30.00	222,030
498	Remove temporary layer	m ²	3,200	3.00	9,600
499	Add 100mm Filter Media	m ²	3,200	15.00	48,000
500	Tubestock planting	m ²	3,200	15.00	48,000
501	150mm DGB20	m ²	92	19.00	1,748
502	Trim and compact	m ²	92	3.00	276
8.4	Estate Basin Bio Retention Temporary Detail				
397	Temporary Turf	m ²	3,200	14.00	44,800
402	100mm Subsoil Drainage Lines	m	1,018	17.00	17,306
403	Cleanout Eye	Each	49	125.00	6,125
404	1.5mm HDPE Liner	m ²	7,401	15.00	111,015
8.4 - Estate Basin Bio Retention Temporary Detail					179,246
8.5	Estate Basin Final Bio Retention Detail				
406	Topsoil over batter	m ²	5,780	12.00	69,360
410	Establishment watering 3 months	Item			16,000
411	Maintenance / defects liability	Item			9,600
8.5 - Estate Basin Final Bio Retention Detail					94,960
8.6	Concrete Spillway (Assumed Profile)				
412	250mm 32MPa concrete with SL82 mesh	m ²	80	185.00	14,800
8.6 - Concrete Spillway (Assumed Profile)					14,800
8.7	Scour Protection				
415	Rock Scour Protection 500mm thick (Spillway)	m ²	31	145.00	4,495

KEMPS CREEK INDUSTRIAL ESTATE

WESTLINK STAGE 1 DA ESTIMATE (AUGUST 2022)



LOCATION TRADE/MAIN HEADING ITEM

EW Early Works (continued)

Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
416	Rock Scour Protection 300mm thick (Basin)	m ²	277	90.00	24,930
	8.7 - Scour Protection				29,425
	BRB - BIO-RETENTION BASIN				1,266,611
ISR	INTERNAL SERVICE RETICULATION				
463	Water	m	2,706	250.00	676,500
464	Sewer	m	1,560	350.00	546,000
465	Electrical	m	2,899	700.00	2,029,300
466	Comms	m	2,764	95.00	262,580
	ISR - INTERNAL SERVICE RETICULATION				3,514,380
ES	EXTERNAL SERVICES				
467	External power reticulation	m	3,600	800.00	2,880,000
468	External sewer reticulation	Item			1,860,000
469	Stormwater drainage	m	600	1,500.00	900,000
470	NBN	m	600	75.00	45,000
471	External water	m	600	525.00	315,000
	ES - EXTERNAL SERVICES				6,000,000
EARLY WORKS					32,999,419

KEMPS CREEK INDUSTRIAL ESTATE

WESTLINK STAGE 1 DA ESTIMATE (AUGUST 2022)



LOCATION ELEMENT ITEM

A Lot 1

A1 Warehouse 1 Ground Floor

GFA: 65,000 m² Cost/m²: 630
Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SB SUBSTRUCTURE					
1	Allowance for pad footing including excavation for columns to warehouse	m ²	65,000	25.00	1,625,000
2	Allowance of Reinforced concrete slab on ground including ground beams, waterproofing, subgrade and blinding to warehouse	m ²	65,000	110.00	7,150,000
SB - SUBSTRUCTURE				135/m²	8,775,000
CL COLUMNS					
6	Allowance of structural steel column to warehouse (10kg/m ²)	t	650.00	6,500.00	4,225,000
CL - COLUMNS				65/m²	4,225,000
SC STAIRCASES					
135	Allowance for 1300mm wide internal structural steel stair including balustrade and finishes from warehouse to L1 office	M/R	4	4,500.00	18,000
SC - STAIRCASES				1/m²	18,000
RF ROOF					
10	Allowance of metal deck pitched roof including safety mesh, sarking, insulation, gutter, fascia, capping and flashing., etc to warehouse	m ²	65,090	55.00	3,579,950
12	Allowance of structural steel roof frame to warehouse (12kg/m ²)	t	781.08	6,500.00	5,077,020
16	Allowance of awning to warehouse including fire services, roof plumbing, sheeting and structural steel	m ²	8,130	250.00	2,032,500
18	Allowance of roof drainage system to warehouse	m ²	65,090	7.00	455,630
39	Allowance of fall arrest system to warehouse roof, permanent anchor points to roof as required to comply to code	m ²	65,090	10.00	650,900
154	Allowance for metal platform for mechanical plant on roof to Warehouse area	m ²	6,509	50.00	325,450
155	Extra over allowance of translucent profiled roof sheeting to Warehouse area	m ²	6,509	5.00	32,545
RF - ROOF				187/m²	12,153,995
EW EXTERNAL WALLS					
14	Allowance of profiled metal wall cladding including insulation and structural steel wall frame to warehouse	m ²	9,597	45.00	431,865
40	Allowance of precast wall panel	m ²	2,457	280.00	687,960
271	Allowance of dampalon clear sheeting to warehouse	m ²	2,264	60.00	135,840
EW - EXTERNAL WALLS				19/m²	1,255,665
ED EXTERNAL DOORS					
20	Allowance of auto roller shutter to warehouse, 6000mm wide x 5600mm high	No	26	10,000.00	260,000
274	Allowance of auto roller shutter to warehouse, 3000mm wide x 4300mm high	No	16	6,000.00	96,000

KEMPS CREEK INDUSTRIAL ESTATE

WESTLINK STAGE 1 DA ESTIMATE (AUGUST 2022)



LOCATION ELEMENT ITEM

A Lot 1

A1 Warehouse 1 Ground Floor (continued)

GFA: 65,000 m² Cost/m²: 630
Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
22	Allowance of double leaf glazed door to office	No	1	2,750.00	2,750
23	Painted fire-rated single leaf door	No	28	900.00	25,200
24	Allowance of double sliding glazed door to office	No	1	5,000.00	5,000
	ED - EXTERNAL DOORS			6/m²	388,950
ND	INTERNAL DOORS				
35	Painted single leaf door including frame and hardware	No	6	750.00	4,500
	ND - INTERNAL DOORS			1/m²	4,500
FF	FLOOR FINISHES				
145	Allow floor sealer to warehouse	m ²	65,000	25.00	1,625,000
	FF - FLOOR FINISHES			25/m²	1,625,000
FT	FITMENTS				
148	Warehouse signage on external wall	No	1	5,000.00	5,000
149	Allowance for miscellaneous metalworks to Warehouse	m ²	65,000	10.00	650,000
150	Allowance for signage	Lot	1	30,000.00	30,000
151	Loose furniture - Excluded	Note			Excl.
152	Allowance for bollards to warehouse	No	194	600.00	116,400
	FT - FITMENTS			12/m²	801,400
SE	SPECIAL EQUIPMENT				
71	On grade dock leveller including frame, wall protection bumpers and bollards	Set	26	12,500.00	325,000
72	Recessed dock leveller including frame, wall protection bumpers and bollards	Set	16	10,000.00	160,000
	SE - SPECIAL EQUIPMENT			7/m²	485,000
HS	HYDRAULIC SERVICES				
73	Allowance of hydraulic service installation to warehouse	m ²	65,000	50.00	3,250,000
	HS - HYDRAULIC SERVICES			50/m²	3,250,000
FP	FIRE PROTECTION				
81	Allowance of fire service installation to warehouse	m ²	65,000	50.00	3,250,000
	FP - FIRE PROTECTION			50/m²	3,250,000
LP	ELECTRIC LIGHT AND POWER				
85	Allowance of lighting and power service and security installation to warehouse	m ²	65,000	70.00	4,550,000
	LP - ELECTRIC LIGHT AND POWER			70/m²	4,550,000
XR	ROADS, FOOTPATHS AND PAVED AREAS				
118	Bollard	No	66	500.00	33,000
	XR - ROADS, FOOTPATHS AND PAVED AREAS			1/m²	33,000

KEMPS CREEK INDUSTRIAL ESTATE

WESTLINK STAGE 1 DA ESTIMATE (AUGUST 2022)



LOCATION ELEMENT ITEM

A Lot 1

A1 Warehouse 1 Ground Floor (continued)

GFA: 65,000 m² Cost/m²: 630
Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
YY	SPECIAL PROVISIONS				
275	Allowance for warehouse amenities including interior fit out, fittings & fixtures, services works, etc.	m ²	58	2,000.00	116,000
	YY - SPECIAL PROVISIONS			2/m²	116,000
WAREHOUSE 1 GROUND FLOOR				630/m²	40,931,510

KEMPS CREEK INDUSTRIAL ESTATE

WESTLINK STAGE 1 DA ESTIMATE (AUGUST 2022)



LOCATION ELEMENT ITEM

A Lot 1

A2 Office (2 Storey)

GFA: 1,576 m² Cost/m²: 2,129
Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SB	SUBSTRUCTURE				
3	Allowance for pad footing including excavation for column to offices	m ²	788	20.00	15,760
4	Allowance of Reinforced concrete slab on ground including ground beams, waterproofing, subgrade and blinding to office and cafe	m ²	788	95.00	74,860
25	Allowance of lift pit for office	No	1	15,000.00	15,000
	SB - SUBSTRUCTURE			67/m²	105,620
CL	COLUMNS				
7	Allowance of structural steel columns to offices (25kg/m ²)	t	39.40	8,500.00	334,900
	CL - COLUMNS			212/m²	334,900
UF	UPPER FLOORS				
9	Allowance of structural steel floor frame to office (25kg/m ²)	t	19.70	8,500.00	167,450
43	Allowance of concrete suspended bondeck slab to office	m ²	788	250.00	197,000
	UF - UPPER FLOORS			231/m²	364,450
SC	STAIRCASES				
8	Allowance for 1500mm wide internal stair including balustrade and finishes to office	M/R	4	5,500.00	22,000
	SC - STAIRCASES			14/m²	22,000
RF	ROOF				
11	Allowance of metal deck pitched roof including safety mesh, sarking, insulation, gutter, fascia, capping and flashing., etc to offices	m ²	790	55.00	43,450
13	Allowance of structural steel roof frame to offices	t	19.73	7,500.00	147,975
19	Allowance of roof drainage system to offices	m ²	790	8.00	6,320
41	Allowance of fall arrest system to office roof, anchor points and roof plumbing to roof as required to comply to code	m ²	790	25.00	19,750
	RF - ROOF			138/m²	217,495
EW	EXTERNAL WALLS				
273	Allowance of longline cladding to offices	m ²	153	65.00	9,945
272	Allowance of brickwork (recycled) cladding to office	m ²	37	350.00	12,950
15	Allowance of curtain wall system to offices	m ²	554	850.00	470,900
114	Vertical sun shade	m	734	375.00	275,250
	EW - EXTERNAL WALLS			488/m²	769,045
ED	EXTERNAL DOORS				
133	Allowance of single leaf glazed door to office	No	2	2,000.00	4,000
	ED - EXTERNAL DOORS			3/m²	4,000

KEMPS CREEK INDUSTRIAL ESTATE

WESTLINK STAGE 1 DA ESTIMATE (AUGUST 2022)



LOCATION ELEMENT ITEM

A Lot 1

A2 Office (2 Storey) (continued)

GFA: 1,576 m² Cost/m²: 2,129
Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
NW INTERNAL WALLS					
28	Allowance of steel stud plasterboard partition wall with lining to both sides	m ²	1,145	100.00	114,500
29	Extra over plasterboard lining to wet area	m ²	422	5.00	2,110
37	Allowance of plasterboard wall lining on furring channel fixed on precast wall panel	m ²	200	40.00	8,000
117	Allowance of lift shaft wall	m ²	80	250.00	20,000
144	Allowance for interior glazed walls to entry airlock	m ²	22	500.00	11,000
				99/m²	155,610
NS INTERNAL SCREENS AND BORROWED LIGHTS					
46	Ambulant toilet partitions	No	4	1,800.00	7,200
48	Shower screens	No	1	1,350.00	1,350
52	Urinal partition	No	6	350.00	2,100
136	Balustrade around void to office	m	5	1,000.00	5,000
142	Toilet cubicle	No	17	1,100.00	18,700
				22/m²	34,350
ND INTERNAL DOORS					
278	Allowance for interior glazed double doors to entry airlock	No	1	2,500.00	2,500
35	Painted single leaf door including frame and hardware	No	40	750.00	30,000
143	Single leaf service cupboard door including frame and hardwares	No	1	500.00	500
				21/m²	33,000
WF WALL FINISHES					
59	Allowance of ceramic wall tile to wet area	m ²	422	90.00	37,980
60	Painting to plasterboard wall lining, blockwall or concrete wall	m ²	2,147	12.00	25,764
				40/m²	63,744
FF FLOOR FINISHES					
30	Allowance of ceramic tile including waterproofing to toilet and cleaner area to office area	m ²	167	145.00	24,215
49	Allowance of carpet to office	m ²	1,410	47.00	66,270
70	Allowance of tactile	m ²	2	560.00	1,120
				58/m²	91,605
CF CEILING FINISHES					
57	Allowance of suspended plasterboard ceiling including to office	m ²	1,410	72.00	101,520
58	Allowance of MR suspended plasterboard ceiling including painting to wet area	m ²	167	75.00	12,525
				72/m²	114,045

KEMPS CREEK INDUSTRIAL ESTATE

WESTLINK STAGE 1 DA ESTIMATE (AUGUST 2022)



LOCATION ELEMENT ITEM

A Lot 1

A2 Office (2 Storey) (continued)

GFA: 1,576 m² Cost/m²: 2,129
Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
FT	FITMENTS				
38	Kitchenette cupboard including overhead cabinet	m	15	1,500.00	22,500
53	Allowance of lockers	No	134	550.00	73,700
61	Allowance for vanity joinery	m	14	750.00	10,500
62	Soap dispenser	No	15	88.00	1,320
63	Hand Dryer	No	11	1,010.00	11,110
64	Paper towel dispenser	No	11	1,620.00	17,820
65	Grab rail set	No	10	202.00	2,020
66	Toilet roll holder	No	24	75.00	1,800
67	Shower seat to accessible toilet	No	4	200.00	800
68	Allowance of reception desk to office	No	1	13,000.00	13,000
69	Mirror, 1200mm high	m ²	16	400.00	6,400
138	Allowance for shower curtain and rail to accessible toilet	No	3	500.00	1,500
151	Loose furniture - Excluded	Note			Excl.
	FT - FITMENTS			103/m²	162,470
HS	HYDRAULIC SERVICES				
74	Allowance of hydraulic service installation to office	m ²	1,410	100.00	141,000
76	Allowance of hydraulic service installation to wet area	m ²	167	100.00	16,700
	HS - HYDRAULIC SERVICES			100/m²	157,700
SF	SANITARY FIXTURES				
31	WC	No	24	2,500.00	60,000
32	Urinal	No	6	4,000.00	24,000
33	Wash basin	No	15	700.00	10,500
34	Cleaner sink	No	1	1,500.00	1,500
36	Kitchenette sink	No	4	700.00	2,800
47	Shower to accessible toilet	No	4	800.00	3,200
	SF - SANITARY FIXTURES			65/m²	102,000
MS	MECHANICAL SERVICES				
78	Allowance of mechanical service installation to office	m ²	1,410	190.00	267,900
80	Allowance of mechanical service installation to wet area	m ²	167	190.00	31,730
	MS - MECHANICAL SERVICES			190/m²	299,630
FP	FIRE PROTECTION				
82	Allowance of fire service installation to office	m ²	1,410	60.00	84,600
84	Allowance of fire service installation to wet areas	m ²	167	60.00	10,020
	FP - FIRE PROTECTION			60/m²	94,620
LP	ELECTRIC LIGHT AND POWER				
86	Allowance of lighting and power service installation to office	m ²	1,410	100.00	141,000

KEMPS CREEK INDUSTRIAL ESTATE

WESTLINK STAGE 1 DA ESTIMATE (AUGUST 2022)



LOCATION ELEMENT ITEM

A Lot 1

A2 Office (2 Storey) (continued)

GFA: 1,576 m² Cost/m²: 2,129
Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
88	Allowance of lighting and power service installation to wet area	m ²	167	100.00	16,700
	LP - ELECTRIC LIGHT AND POWER			100/m²	157,700
TS	TRANSPORTATION SYSTEMS				
26	Allowance of lift to office, servicing 2 levels	No	1	72,000.00	72,000
	TS - TRANSPORTATION SYSTEMS			46/m²	72,000
OFFICE (2 STOREY)				2,129/m²	3,355,984

KEMPS CREEK INDUSTRIAL ESTATE

WESTLINK STAGE 1 DA ESTIMATE (AUGUST 2022)



LOCATION ELEMENT ITEM

A Lot 1

A3 Transport Office

GFA: 160 m² Cost/m²: 2,822
Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SB	SUBSTRUCTURE				
3	Allowance for pad footing including excavation for column to offices	m ²	160	20.00	3,200
4	Allowance of Reinforced concrete slab on ground including ground beams, waterproofing, subgrade and blinding to office and cafe	m ²	160	95.00	15,200
	SB - SUBSTRUCTURE			115/m²	18,400
CL	COLUMNS				
7	Allowance of structural steel columns to offices (25kg/m ²)	t	4.00	8,500.00	34,000
	CL - COLUMNS			212/m²	34,000
RF	ROOF				
11	Allowance of metal deck pitched roof including safety mesh, sarking, insulation, gutter, fascia, capping and flashing., etc to offices	m ²	161	55.00	8,855
13	Allowance of structural steel roof frame to offices	t	4.01	7,500.00	30,075
19	Allowance of roof drainage system to offices	m ²	161	8.00	1,288
41	Allowance of fall arrest system to office roof, anchor points and roof plumbing to roof as required to comply to code	m ²	161	25.00	4,025
	RF - ROOF			277/m²	44,243
EW	EXTERNAL WALLS				
15	Allowance of curtain wall system to offices	m ²	97	850.00	82,450
40	Allowance of precast wall panel	m ²	62	280.00	17,360
	EW - EXTERNAL WALLS			624/m²	99,810
ED	EXTERNAL DOORS				
133	Allowance of single leaf glazed door to office	No	2	2,000.00	4,000
	ED - EXTERNAL DOORS			25/m²	4,000
FF	FLOOR FINISHES				
49	Allowance of carpet to office	m ²	160	47.00	7,520
	FF - FLOOR FINISHES			47/m²	7,520
CF	CEILING FINISHES				
57	Allowance of suspended plasterboard ceiling including to office	m ²	160	72.00	11,520
	CF - CEILING FINISHES			72/m²	11,520
FT	FITMENTS				
151	Loose furniture - Excluded	Note			Excl.
	FT - FITMENTS				Excl.
HS	HYDRAULIC SERVICES				
74	Allowance of hydraulic service installation to office	m ²	160	100.00	16,000
	HS - HYDRAULIC SERVICES			100/m²	16,000

KEMPS CREEK INDUSTRIAL ESTATE

WESTLINK STAGE 1 DA ESTIMATE (AUGUST 2022)



LOCATION ELEMENT ITEM

A Lot 1

A3 Transport Office (continued)

GFA: 160 m² Cost/m²: 2,822
Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
MS	MECHANICAL SERVICES				
78	Allowance of mechanical service installation to office	m ²	160	190.00	30,400
	MS - MECHANICAL SERVICES			190/m²	30,400
FP	FIRE PROTECTION				
82	Allowance of fire service installation to office	m ²	160	60.00	9,600
	FP - FIRE PROTECTION			60/m²	9,600
LP	ELECTRIC LIGHT AND POWER				
86	Allowance of lighting and power service installation to office	m ²	160	100.00	16,000
	LP - ELECTRIC LIGHT AND POWER			100/m²	16,000
YY	SPECIAL PROVISIONS				
276	Allowance for Transport office interior fit out, fittings & fixtures, services works, etc	m ²	160	1,000.00	160,000
	YY - SPECIAL PROVISIONS			1,000/m²	160,000
TRANSPORT OFFICE				2,822/m²	451,493

KEMPS CREEK INDUSTRIAL ESTATE

WESTLINK STAGE 1 DA ESTIMATE (AUGUST 2022)



LOCATION ELEMENT ITEM

A Lot 1

A4 Battery Charging

GFA: 650 m² Cost/m²: 726
Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SB	SUBSTRUCTURE				
1	Allowance for pad footing including excavation for columns to warehouse	m ²	650	25.00	16,250
2	Allowance of Reinforced concrete slab on ground including ground beams, waterproofing, subgrade and blinding to warehouse	m ²	650	110.00	71,500
	SB - SUBSTRUCTURE			135/m²	87,750
CL	COLUMNS				
6	Allowance of structural steel column to warehouse (10kg/m ²)	t	6.50	6,500.00	42,250
	CL - COLUMNS			65/m²	42,250
RF	ROOF				
10	Allowance of metal deck pitched roof including safety mesh, sarking, insulation, gutter, fascia, capping and flashing., etc to warehouse	m ²	651	55.00	35,805
12	Allowance of structural steel roof frame to warehouse (12kg/m ²)	t	7.82	6,500.00	50,830
18	Allowance of roof drainage system to warehouse	m ²	651	7.00	4,557
39	Allowance of fall arrest system to warehouse roof, permanent anchor points to roof as required to comply to code	m ²	651	10.00	6,510
154	Allowance for metal platform for mechanical plant on roof to Warehouse area	m ²	66	50.00	3,300
155	Extra over allowance of translucent profiled roof sheeting to Warehouse area	m ²	66	5.00	330
	RF - ROOF			156/m²	101,332
EW	EXTERNAL WALLS				
40	Allowance of precast wall panel	m ²	342	280.00	95,760
	EW - EXTERNAL WALLS			147/m²	95,760
ED	EXTERNAL DOORS				
23	Painted fire-rated single leaf door	No	2	900.00	1,800
	ED - EXTERNAL DOORS			3/m²	1,800
FF	FLOOR FINISHES				
145	Allow floor sealer to warehouse	m ²	650	25.00	16,250
	FF - FLOOR FINISHES			25/m²	16,250
FT	FITMENTS				
149	Allowance for miscellaneous metalworks to Warehouse	m ²	650	10.00	6,500
151	Loose furniture - Excluded	Note			Excl.
279	Allowance for signage to Battery Charging	Item			10,000
	FT - FITMENTS			25/m²	16,500

KEMPS CREEK INDUSTRIAL ESTATE

WESTLINK STAGE 1 DA ESTIMATE (AUGUST 2022)



LOCATION ELEMENT ITEM

A Lot 1

A4 Battery Charging (continued)

GFA: 650 m² Cost/m²: 726
Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
HS	HYDRAULIC SERVICES				
73	Allowance of hydraulic service installation to warehouse	m ²	650	50.00	32,500
	HS - HYDRAULIC SERVICES			50/m²	32,500
FP	FIRE PROTECTION				
81	Allowance of fire service installation to warehouse	m ²	650	50.00	32,500
	FP - FIRE PROTECTION			50/m²	32,500
LP	ELECTRIC LIGHT AND POWER				
85	Allowance of lighting and power service and security installation to warehouse	m ²	650	70.00	45,500
	LP - ELECTRIC LIGHT AND POWER			70/m²	45,500
BATTERY CHARGING				726/m²	472,142

KEMPS CREEK INDUSTRIAL ESTATE

WESTLINK STAGE 1 DA ESTIMATE (AUGUST 2022)



LOCATION ELEMENT ITEM

A Lot 1

A5 Car Parking (3 Levels)

GFA: 4,984 m² Cost/m²: 1,481
Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
YY	SPECIAL PROVISIONS				
270	Allowance for 3 Levels Car Parking building provides 300 parking spaces, including ramp	m ²	8,199	900.00	7,379,100
	YY - SPECIAL PROVISIONS			1,481/m²	7,379,100
CAR PARKING (3 LEVELS)				1,481/m²	7,379,100

KEMPS CREEK INDUSTRIAL ESTATE

WESTLINK STAGE 1 DA ESTIMATE (AUGUST 2022)



LOCATION ELEMENT ITEM

A Lot 1

A6 External Works

Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
FP	FIRE PROTECTION				
96	Allowance of sprinkler/water tank slab	m ²	736	130.00	95,680
	FP - FIRE PROTECTION				95,680
XR	ROADS, FOOTPATHS AND PAVED AREAS				
17	Allowance of pavers to recreational area	m ²	54	250.00	13,500
98	Allowance of heavy duty hardstand to truck loading area and driveway	m ²	24,485	125.00	3,060,625
101	Allowance of bitumen and subbase to carpark area	m ²	1,651	80.00	132,080
103	Footpath	m ²	1,288	90.00	115,920
104	Kerb and gutter and subsoil drainage	m	4,438	90.00	399,420
105	Carpark space including line marking and wheel stop	No	54	70.00	3,780
505	Extra over allowance for ramps	m ²	1,711	120.00	205,320
506	Allowance for external stairs	Item			7,500
119	Armco crash barrier	m	103	240.00	24,720
159	Paving to office external area	m ²	93	220.00	20,460
	XR - ROADS, FOOTPATHS AND PAVED AREAS				3,983,325
XN	BOUNDARY WALLS, FENCING AND GATES				
93	Allowance for 8m wide entrance gate	No	2	8,000.00	16,000
508	Allowance for truck entrance gate	No	1	15,000.00	15,000
509	Allowance for 1m wide pedestrian entrance gate	No	1	1,200.00	1,200
94	Allowance of 2100mm high Black powdercoated chain link fence including post stage 2	m	760	120.00	91,200
507	Allowance for retaining walls to recreational areas	m ²	74	400.00	29,600
116	Allowance of 2100mm high palisade including post	m	732	220.00	161,040
	XN - BOUNDARY WALLS, FENCING AND GATES				314,040
XB	OUTBUILDINGS AND COVERED WAYS				
97	Allowance of pump room	m ²	38	500.00	19,000
	XB - OUTBUILDINGS AND COVERED WAYS				19,000
XL	LANDSCAPING AND IMPROVEMENTS				
100	Landscaping	m ²	12,247	25.00	306,175
510	Allowance for external feature timber bench seat	m	12	850.00	10,200
511	Allowance for bike racks	No	49	600.00	29,400
	XL - LANDSCAPING AND IMPROVEMENTS				345,775
XK	EXTERNAL STORMWATER DRAINAGE				
5	Allowance for OSD tanks to warehouses	No	1	350,000.00	350,000
108	Allowance of external stormwater	m	1,457	400.00	582,800

KEMPS CREEK INDUSTRIAL ESTATE

WESTLINK STAGE 1 DA ESTIMATE (AUGUST 2022)



LOCATION ELEMENT ITEM

A Lot 1

A6 External Works (continued)

Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
109	Allowance of external stormwater pits	No	33	4,000.00	132,000
	XK - EXTERNAL STORMWATER DRAINAGE				1,064,800
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
112	Allowance of external electrical lighting	m ²	27,570	8.00	220,560
	XE - EXTERNAL ELECTRIC LIGHT AND POWER				220,560
CV	CIVIL WORKS				
157	Allowance for civil works to lots	m ²	89,497	10.00	894,970
	CV - CIVIL WORKS				894,970
EXTERNAL WORKS					6,938,150

KEMPS CREEK INDUSTRIAL ESTATE

WESTLINK STAGE 1 DA ESTIMATE (AUGUST 2022)



LOCATION ELEMENT ITEM

B Lot 4

B1 Warehouse 4

GFA: 18,480 m² Cost/m²: 656
Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SB SUBSTRUCTURE					
1	Allowance for pad footing including excavation for columns to warehouse	m ²	18,480	25.00	462,000
2	Allowance of Reinforced concrete slab on ground including ground beams, waterproofing, subgrade and blinding to warehouse	m ²	18,480	110.00	2,032,800
				135/m²	2,494,800
CL COLUMNS					
6	Allowance of structural steel column to warehouse (10kg/m ²)	t	184.80	6,500.00	1,201,200
				65/m²	1,201,200
SC STAIRCASES					
135	Allowance for 1300mm wide internal structural steel stair including balustrade and finishes from warehouse to L1 office	M/R	4	4,500.00	18,000
				1/m²	18,000
RF ROOF					
10	Allowance of metal deck pitched roof including safety mesh, sarking, insulation, gutter, fascia, capping and flashing., etc to warehouse	m ²	18,506	55.00	1,017,830
12	Allowance of structural steel roof frame to warehouse (12kg/m ²)	t	222.07	6,500.00	1,443,455
16	Allowance of awning to warehouse including fire services, roof plumbing, sheeting and structural steel	m ²	2,772	250.00	693,000
18	Allowance of roof drainage system to warehouse	m ²	18,506	7.00	129,542
39	Allowance of fall arrest system to warehouse roof, permanent anchor points to roof as required to comply to code	m ²	18,506	10.00	185,060
154	Allowance for metal platform for mechanical plant on roof to Warehouse area	m ²	1,851	50.00	92,550
155	Extra over allowance of translucent profiled roof sheeting to Warehouse area	m ²	1,851	5.00	9,255
				193/m²	3,570,692
EW EXTERNAL WALLS					
14	Allowance of profiled metal wall cladding including insulation and structural steel wall frame to warehouse	m ²	4,544	45.00	204,480
40	Allowance of precast wall panel	m ²	1,116	280.00	312,480
271	Allowance of dampalon clear sheeting to warehouse	m ²	913	60.00	54,780
				31/m²	571,740
ED EXTERNAL DOORS					
20	Allowance of auto roller shutter to warehouse, 6000mm wide x 5600mm high	No	11	10,000.00	110,000
21	Allowance of auto roller shutter to warehouse, 2800mm wide x 3600mm high	No	8	4,000.00	32,000

KEMPS CREEK INDUSTRIAL ESTATE

WESTLINK STAGE 1 DA ESTIMATE (AUGUST 2022)



LOCATION ELEMENT ITEM

B Lot 4

B1 Warehouse 4 (continued)

GFA: 18,480 m² Cost/m²: 656
Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
23	Painted fire-rated single leaf door	No	12	900.00	10,800
	ED - EXTERNAL DOORS			8/m²	152,800
ND	INTERNAL DOORS				
35	Painted single leaf door including frame and hardware	No	7	750.00	5,250
	ND - INTERNAL DOORS			1/m²	5,250
FF	FLOOR FINISHES				
145	Allow floor sealer to warehouse	m ²	18,480	25.00	462,000
	FF - FLOOR FINISHES			25/m²	462,000
FT	FITMENTS				
148	Warehouse signage on external wall	No	1	5,000.00	5,000
149	Allowance for miscellaneous metalworks to Warehouse	m ²	18,480	10.00	184,800
150	Allowance for signage	Lot	1	30,000.00	30,000
151	Loose furniture - Excluded	Note			Excl.
152	Allowance for bollards to warehouse	No	78	600.00	46,800
	FT - FITMENTS			14/m²	266,600
SE	SPECIAL EQUIPMENT				
71	On grade dock leveller including frame, wall protection bumpers and bollards	Set	11	12,500.00	137,500
72	Recessed dock leveller including frame, wall protection bumpers and bollards	Set	8	10,000.00	80,000
	SE - SPECIAL EQUIPMENT			12/m²	217,500
HS	HYDRAULIC SERVICES				
73	Allowance of hydraulic service installation to warehouse	m ²	18,480	50.00	924,000
	HS - HYDRAULIC SERVICES			50/m²	924,000
FP	FIRE PROTECTION				
81	Allowance of fire service installation to warehouse	m ²	18,480	50.00	924,000
	FP - FIRE PROTECTION			50/m²	924,000
LP	ELECTRIC LIGHT AND POWER				
85	Allowance of lighting and power service and security installation to warehouse	m ²	18,480	70.00	1,293,600
	LP - ELECTRIC LIGHT AND POWER			70/m²	1,293,600
XR	ROADS, FOOTPATHS AND PAVED AREAS				
118	Bollard	No	30	500.00	15,000
	XR - ROADS, FOOTPATHS AND PAVED AREAS			1/m²	15,000
WAREHOUSE 4				656/m²	12,117,182

KEMPS CREEK INDUSTRIAL ESTATE

WESTLINK STAGE 1 DA ESTIMATE (AUGUST 2022)



LOCATION ELEMENT ITEM

B Lot 4

B2 Office (1 & 2 Storey)

GFA: 900 m² Cost/m²: 2,683
Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SB SUBSTRUCTURE					
3	Allowance for pad footing including excavation for column to offices	m ²	610	20.00	12,200
4	Allowance of Reinforced concrete slab on ground including ground beams, waterproofing, subgrade and blinding to office and cafe	m ²	610	95.00	57,950
25	Allowance of lift pit for office	No	1	15,000.00	15,000
SB - SUBSTRUCTURE				95/m²	85,150
CL COLUMNS					
7	Allowance of structural steel columns to offices (25kg/m ²)	t	22.50	8,500.00	191,250
CL - COLUMNS				212/m²	191,250
UF UPPER FLOORS					
9	Allowance of structural steel floor frame to office (25kg/m ²)	t	7.25	8,500.00	61,625
43	Allowance of concrete suspended bondeck slab to office	m ²	290	250.00	72,500
UF - UPPER FLOORS				149/m²	134,125
SC STAIRCASES					
8	Allowance for 1500mm wide internal stair including balustrade and finishes to office	M/R	4	5,500.00	22,000
SC - STAIRCASES				24/m²	22,000
RF ROOF					
11	Allowance of metal deck pitched roof including safety mesh, sarking, insulation, gutter, fascia, capping and flashing., etc to offices	m ²	742	55.00	40,810
13	Allowance of structural steel roof frame to offices	t	18.53	7,500.00	138,975
19	Allowance of roof drainage system to offices	m ²	742	8.00	5,936
41	Allowance of fall arrest system to office roof, anchor points and roof plumbing to roof as required to comply to code	m ²	742	25.00	18,550
RF - ROOF				227/m²	204,271
EW EXTERNAL WALLS					
273	Allowance of longline cladding to offices	m ²	99	65.00	6,435
272	Allowance of brickwork (recycled) cladding to office	m ²	28	350.00	9,800
15	Allowance of curtain wall system to offices	m ²	607	850.00	515,950
114	Vertical sun shade	m	560	375.00	210,000
EW - EXTERNAL WALLS				825/m²	742,185
ED EXTERNAL DOORS					
22	Allowance of double leaf glazed door to office	No	4	2,750.00	11,000
133	Allowance of single leaf glazed door to office	No	2	2,000.00	4,000
ED - EXTERNAL DOORS				17/m²	15,000

KEMPS CREEK INDUSTRIAL ESTATE

WESTLINK STAGE 1 DA ESTIMATE (AUGUST 2022)



LOCATION ELEMENT ITEM

B Lot 4

B2 Office (1 & 2 Storey) (continued)

GFA: 900 m² Cost/m²: 2,683
Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
NW	INTERNAL WALLS				
28	Allowance of steel stud plasterboard partition wall with lining to both sides	m ²	470	100.00	47,000
29	Extra over plasterboard lining to wet area	m ²	562	5.00	2,810
37	Allowance of plasterboard wall lining on furring channel fixed on precast wall panel	m ²	147	40.00	5,880
117	Allowance of lift shaft wall	m ²	74	250.00	18,500
	NW - INTERNAL WALLS			82/m²	74,190
NS	INTERNAL SCREENS AND BORROWED LIGHTS				
46	Ambulant toilet partitions	No	8	1,800.00	14,400
48	Shower screens	No	2	1,350.00	2,700
52	Urinal partition	No	3	350.00	1,050
136	Balustrade around void to office	m	17	1,000.00	17,000
142	Toilet cubicle	No	5	1,100.00	5,500
	NS - INTERNAL SCREENS AND BORROWED LIGHTS			45/m²	40,650
ND	INTERNAL DOORS				
35	Painted single leaf door including frame and hardware	No	17	750.00	12,750
143	Single leaf service cupboard door including frame and hardware	No	1	500.00	500
	ND - INTERNAL DOORS			15/m²	13,250
WF	WALL FINISHES				
59	Allowance of ceramic wall tile to wet area	m ²	562	90.00	50,580
60	Painting to plasterboard wall lining, blockwall or concrete wall	m ²	597	12.00	7,164
	WF - WALL FINISHES			64/m²	57,744
FF	FLOOR FINISHES				
30	Allowance of ceramic tile including waterproofing to toilet and cleaner area to office area	m ²	142	145.00	20,590
49	Allowance of carpet to office	m ²	759	47.00	35,673
70	Allowance of tactile	m ²	2	560.00	1,120
	FF - FLOOR FINISHES			64/m²	57,383
CF	CEILING FINISHES				
57	Allowance of suspended plasterboard ceiling including to office	m ²	759	72.00	54,648
58	Allowance of MR suspended plasterboard ceiling including painting to wet area	m ²	142	75.00	10,650
	CF - CEILING FINISHES			73/m²	65,298
FT	FITMENTS				
38	Kitchenette cupboard including overhead cabinet	m	15	1,500.00	22,500
53	Allowance of lockers	No	90	550.00	49,500

KEMPS CREEK INDUSTRIAL ESTATE

WESTLINK STAGE 1 DA ESTIMATE (AUGUST 2022)



LOCATION ELEMENT ITEM

B Lot 4

B2 Office (1 & 2 Storey) (continued)

GFA: 900 m² Cost/m²: 2,683
Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
61	Allowance for vanity joinery	m	15	750.00	11,250
62	Soap dispenser	No	15	88.00	1,320
63	Hand Dryer	No	11	1,010.00	11,110
64	Paper towel dispenser	No	11	1,620.00	17,820
65	Grab rail set	No	11	202.00	2,222
66	Toilet roll holder	No	16	75.00	1,200
67	Shower seat to accessible toilet	No	4	200.00	800
68	Allowance of reception desk to office	No	2	13,000.00	26,000
69	Mirror, 1200mm high	m ²	18	400.00	7,200
138	Allowance for shower curtain and rail to accessible toilet	No	2	500.00	1,000
151	Loose furniture - Excluded	Note			Excl.
FT - FITMENTS				169/m²	151,922
HS	HYDRAULIC SERVICES				
74	Allowance of hydraulic service installation to office	m ²	759	100.00	75,900
76	Allowance of hydraulic service installation to wet area	m ²	142	100.00	14,200
HS - HYDRAULIC SERVICES				100/m²	90,100
SF	SANITARY FIXTURES				
31	WC	No	16	2,500.00	40,000
32	Urinal	No	6	4,000.00	24,000
33	Wash basin	No	15	700.00	10,500
34	Cleaner sink	No	2	1,500.00	3,000
36	Kitchenette sink	No	3	700.00	2,100
47	Shower to accessible toilet	No	4	800.00	3,200
SF - SANITARY FIXTURES				92/m²	82,800
MS	MECHANICAL SERVICES				
78	Allowance of mechanical service installation to office	m ²	759	190.00	144,210
80	Allowance of mechanical service installation to wet area	m ²	142	190.00	26,980
MS - MECHANICAL SERVICES				190/m²	171,190
FP	FIRE PROTECTION				
82	Allowance of fire service installation to office	m ²	759	60.00	45,540
84	Allowance of fire service installation to wet areas	m ²	142	60.00	8,520
FP - FIRE PROTECTION				60/m²	54,060
LP	ELECTRIC LIGHT AND POWER				
86	Allowance of lighting and power service installation to office	m ²	759	100.00	75,900
88	Allowance of lighting and power service installation to wet area	m ²	142	100.00	14,200
LP - ELECTRIC LIGHT AND POWER				100/m²	90,100

KEMPS CREEK INDUSTRIAL ESTATE

WESTLINK STAGE 1 DA ESTIMATE (AUGUST 2022)



LOCATION ELEMENT ITEM

B Lot 4

B2 Office (1 & 2 Storey) (continued)

GFA: 900 m² Cost/m²: 2,683
Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
TS	TRANSPORTATION SYSTEMS				
26	Allowance of lift to office, servicing 2 levels	No	1	72,000.00	72,000
	TS - TRANSPORTATION SYSTEMS			80/m²	72,000
OFFICE (1 & 2 STOREY)				2,683/m²	2,414,668

KEMPS CREEK INDUSTRIAL ESTATE

WESTLINK STAGE 1 DA ESTIMATE (AUGUST 2022)



LOCATION ELEMENT ITEM

B Lot 4

B3 Dock Office

GFA: 100 m² Cost/m²: 3,551
Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SB	SUBSTRUCTURE				
3	Allowance for pad footing including excavation for column to offices	m ²	100	20.00	2,000
4	Allowance of Reinforced concrete slab on ground including ground beams, waterproofing, subgrade and blinding to office and cafe	m ²	100	95.00	9,500
	SB - SUBSTRUCTURE			115/m²	11,500
CL	COLUMNS				
7	Allowance of structural steel columns to offices (25kg/m ²)	t	2.50	8,500.00	21,250
	CL - COLUMNS			212/m²	21,250
RF	ROOF				
11	Allowance of metal deck pitched roof including safety mesh, sarking, insulation, gutter, fascia, capping and flashing., etc to offices	m ²	101	55.00	5,555
13	Allowance of structural steel roof frame to offices	t	2.51	7,500.00	18,825
19	Allowance of roof drainage system to offices	m ²	101	8.00	808
41	Allowance of fall arrest system to office roof, anchor points and roof plumbing to roof as required to comply to code	m ²	101	25.00	2,525
	RF - ROOF			277/m²	27,713
EW	EXTERNAL WALLS				
15	Allowance of curtain wall system to offices	m ²	130	850.00	110,500
40	Allowance of precast wall panel	m ²	83	280.00	23,240
	EW - EXTERNAL WALLS			1,337/m²	133,740
ED	EXTERNAL DOORS				
133	Allowance of single leaf glazed door to office	No	2	2,000.00	4,000
	ED - EXTERNAL DOORS			40/m²	4,000
FF	FLOOR FINISHES				
49	Allowance of carpet to office	m ²	100	47.00	4,700
	FF - FLOOR FINISHES			47/m²	4,700
CF	CEILING FINISHES				
57	Allowance of suspended plasterboard ceiling including to office	m ²	100	72.00	7,200
	CF - CEILING FINISHES			72/m²	7,200
FT	FITMENTS				
151	Loose furniture - Excluded	Note			Excl.
	FT - FITMENTS				Excl.
HS	HYDRAULIC SERVICES				
74	Allowance of hydraulic service installation to office	m ²	100	100.00	10,000
	HS - HYDRAULIC SERVICES			100/m²	10,000

KEMPS CREEK INDUSTRIAL ESTATE

WESTLINK STAGE 1 DA ESTIMATE (AUGUST 2022)



LOCATION ELEMENT ITEM

B Lot 4

B3 Dock Office (continued)

GFA: 100 m² Cost/m²: 3,551
Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
MS	MECHANICAL SERVICES				
78	Allowance of mechanical service installation to office	m ²	100	190.00	19,000
	MS - MECHANICAL SERVICES			190/m²	19,000
FP	FIRE PROTECTION				
82	Allowance of fire service installation to office	m ²	100	60.00	6,000
	FP - FIRE PROTECTION			60/m²	6,000
LP	ELECTRIC LIGHT AND POWER				
86	Allowance of lighting and power service installation to office	m ²	100	100.00	10,000
	LP - ELECTRIC LIGHT AND POWER			100/m²	10,000
YY	SPECIAL PROVISIONS				
277	Allowance for Dock office interior fit out, fittings & fixtures, services works, etc	m ²	100	1,000.00	100,000
	YY - SPECIAL PROVISIONS			1,000/m²	100,000
DOCK OFFICE				3,551/m²	355,103

KEMPS CREEK INDUSTRIAL ESTATE

WESTLINK STAGE 1 DA ESTIMATE (AUGUST 2022)



LOCATION ELEMENT ITEM

B Lot 4

B4 External Works

Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
FP	FIRE PROTECTION				
96	Allowance of sprinkler/water tank slab	m ²	179	130.00	23,270
	FP - FIRE PROTECTION				23,270
XR	ROADS, FOOTPATHS AND PAVED AREAS				
17	Allowance of pavers to recreational area	m ²	130	250.00	32,500
98	Allowance of heavy duty hardstand to truck loading area and driveway	m ²	8,681	125.00	1,085,125
101	Allowance of bitumen and subbase to carpark area	m ²	2,254	80.00	180,320
103	Footpath	m ²	605	90.00	54,450
104	Kerb and gutter and subsoil drainage	m	1,664	90.00	149,760
105	Carpark space including line marking and wheel stop	No	89	70.00	6,230
505	Extra over allowance for ramps	m ²	1,015	120.00	121,800
506	Allowance for external stairs	Item			7,500
119	Armco crash barrier	m	45	240.00	10,800
159	Paving to office external area	m ²	69	220.00	15,180
	XR - ROADS, FOOTPATHS AND PAVED AREAS				1,663,665
XN	BOUNDARY WALLS, FENCING AND GATES				
93	Allowance for 8m wide entrance gate	No	5	8,000.00	40,000
508	Allowance for truck entrance gate	No	2	15,000.00	30,000
509	Allowance for 1m wide pedestrian entrance gate	No	2	1,200.00	2,400
94	Allowance of 2100mm high Black powdercoated chain link fence including post stage 2	m	574	120.00	68,880
507	Allowance for retaining walls to recreational areas	m ²	325	400.00	130,000
116	Allowance of 2100mm high palisade including post	m	132	220.00	29,040
	XN - BOUNDARY WALLS, FENCING AND GATES				300,320
XB	OUTBUILDINGS AND COVERED WAYS				
97	Allowance of pump room	m ²	36	500.00	18,000
	XB - OUTBUILDINGS AND COVERED WAYS				18,000
XL	LANDSCAPING AND IMPROVEMENTS				
100	Landscaping	m ²	2,015	25.00	50,375
510	Allowance for external feature timber bench seat	m	28	850.00	23,800
511	Allowance for bike racks	No	9	600.00	5,400
	XL - LANDSCAPING AND IMPROVEMENTS				79,575
XK	EXTERNAL STORMWATER DRAINAGE				
108	Allowance of external stormwater	m	706	400.00	282,400
109	Allowance of external stormwater pits	No	27	4,000.00	108,000
	XK - EXTERNAL STORMWATER DRAINAGE				390,400

KEMPS CREEK INDUSTRIAL ESTATE

WESTLINK STAGE 1 DA ESTIMATE (AUGUST 2022)



LOCATION ELEMENT ITEM

B Lot 4

B4 External Works (continued)

Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
112	Allowance of external electrical lighting	m ²	11,737	8.00	93,896
	XE - EXTERNAL ELECTRIC LIGHT AND POWER				93,896
CV	CIVIL WORKS				
157	Allowance for civil works to lots	m ²	28,178	10.00	281,780
	CV - CIVIL WORKS				281,780
EXTERNAL WORKS					2,850,906

KEMPS CREEK INDUSTRIAL ESTATE

WESTLINK STAGE 1 DA ESTIMATE (AUGUST 2022)



LOCATION ELEMENT ITEM

C Infrastructure Upgrades to Aldington Rd & Mamre Rd

Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
HS HYDRAULIC SERVICES					
122	Allowance for proposed 200mm diameter potable water main reticulation including trenching and valving outside of boundary and leading to Lot 1	m	4,000		Excl.
123	Allowance for proposed external sewer main	m	4,000		Excl.
HS - HYDRAULIC SERVICES					Excl.
LP ELECTRIC LIGHT AND POWER					
124	Allowance for 22kVA external reticulation including pits	m	4,000		Excl.
125	Demolition and removal of existing 11kV and low voltage overhead cables and poles	No	200		Excl.
126	Allowance for new lights to external road including connection to conduit	No	200		Excl.
127	Allowance for communications pits and conduits to early works leading to lot 1	m	4,000		Excl.
LP - ELECTRIC LIGHT AND POWER					Excl.
XR ROADS, FOOTPATHS AND PAVED AREAS					
129	Allowance for upgrade to Mamre and Aldington Road and intersections, double the size of the road, + new line marking	m	4,000		Excl.
130	Allowance for stormwater to Mamre and Aldington Road and intersections	m	4,000		Excl.
131	Allowance for stormwater pits to Mamber and Aldington Road and intersections	No	50		Excl.
XR - ROADS, FOOTPATHS AND PAVED AREAS					Excl.
INFRASTRUCTURE UPGRADES TO ALDINGTON RD & MAMRE RD					Excl.

**APPENDIX B:
Schedule of Information**

SCHEDULE OF INFORMATION

Engineering Drawing prepared by AT&L Civil Engineers

20-748-SKC102 BULK EARTHWORKS STAGE 1 CUT\FILL BALANCE PLAN

Architectural drawings prepared by Nettleton Tribe Partnership Pty Ltd dated 5 April 2022:

12587_DA102 - Estate Plan - Stage 1(P3)
12587_DA105 - Ground Floor Plan - LOT1(P6)
12587_DA105 - Ground Floor Plan - LOT1(P6)
12587_DA105 - Ground Floor Plan - LOT1(P6)
12587_DA105 - Ground Floor Plan - LOT1(P6)
12587_DA118 - Office 4b Plans - LOT 4(P2)
12587_DA121 - Elevations - LOT1(P3)
12587_DA126 - Office Elevations - LOT1(P3)

**APPENDIX C:
Standard Area Definitions**

STANDARD AREA DEFINITIONS

The terminology “GFA” as utilised in this report relates to Gross Floor Area. The definition of GFA as measured in this report is as follows:

GROSS FLOOR AREA (G.F.A.)

The sum of the “Fully Enclosed Covered Area” and “Unenclosed Covered Area” as defined.

FULLY ENCLOSED COVERED AREA (F.E.C.A.)

The sum of all such areas at all building floor levels, including basements (except unexcavated portions), floored roof spaces and attics, garages, penthouses, enclosed porches and attached enclosed covered ways alongside buildings, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and usable areas of the building, computed by measuring from the normal inside face of exterior walls but ignoring any projections such as plinths, columns, piers and the like which project from the normal inside face of exterior walls. It shall not include open courts, lightwells, connecting or isolated covered ways and net open areas or upper portions of rooms, lobbies, halls, interstitial spaces and the like which extend through the storey being computed.

UNENCLOSED COVERED AREA (U.C.A.)

The sum of all such areas at all building floor levels, including roofed balconies, open verandahs, porches and porticos, attached open covered ways alongside buildings, undercrofts and usable space under buildings, unenclosed access galleries (including ground floor) and any other trafficable covered areas of the building which are not totally enclosed by full height walls, computed by measuring the area between the enclosing walls or balustrade (i.e. from the inside face of the U.C.A. excluding the wall or balustrade thickness). When the covering element (i.e. roof or upper floor) is supported by columns, is cantilevered or is suspended, or any combination of these, the measurements shall be taken to the edge of the paving or to the edge of the cover, whichever is the lesser. U.C.A. shall not include eaves overhangs, sun shading, awnings and the like where these do not relate to the clearly defined trafficable areas, nor shall it include connecting or isolated covered ways.

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