

Mr James Clouten – Incivil Project Services
Maryland Development Company Pty Ltd
Lakeside Parade & Jordan Springs Blvd
Jordan Springs
NSW 2747

28 March 2018

Dear Sir,

**EAST WEST CONNECTOR ROAD – JORDAN SPRINGS FEE PROPOSAL – STAGE 3
DA ESTIMATE
QUANTITY SURVEYOR REPORT**

We understand that you will be submitting a Development Application for the above mentioned project. We further understand that as part of the submission you require a report identifying the development cost.

We confirm that we have prepared an estimate in accordance with Section 25J of the Environmental Planning Regulation 2000 for this development application and we advise you that the estimated cost at time of lodgement is **\$4,181,057** (including GST) and attach our report which supports this estimate.

We specifically note that the above estimate is based on drawings prepared by Cardno Limited (refer list of drawings in the attached Schedule of Information Used).

Should you require any further information or wish to discuss any aspect of the attached, please do not hesitate to contact us.

Yours faithfully

WT PARTNERSHIP



PHIL BAXENDALE
Associate – AIQS

SUMMARY OF ESTIMATED COSTS

CONSTRUCTION COSTS – EAST WEST CONNECTOR ROAD FLOOD PROOFING UPGRADES

	\$
EARTHWORKS	635,550
RETAINING WALLS	700,365
ELECTRICAL INSTALLATION	15,000
UTILITY PROTECTION AND RELOCATION	1,550,000
MISCELLANEOUS	500,000
TRADE TOTAL	3,400,915
PRELIMINARIES, OVERHEADS & MARGIN	170,046
PROFESSIONAL FEES	230,000
SUBTOTAL (EXCLUDING GST)	3,800,961
GST (10%)	380,096
TOTAL ESTIMATED VALUE (AT TIME LODGEMENT BEING MARCH 2018) (INCLUDING GST)	4,181,057

* Refer to Appendix A for a breakdown of estimated costs

SCHEDULE OF INFORMATION USED

- 1) Drawing prepared by Cardno Limited

Drawing No/ Revision	Title	Revision
EWC3-1001	Stage 3 Title Page	2
EWC3-1011	General Notes and Legends	2
EWC3-1041	Development Application Staging Plan & Road Hierarchy Plan	2
EWC3-1051	Existing Services & Survey Plan	2
EWC3-1101	Erosion & Sediment Control Plan	2
EWC3-1131	Erosion & Sediment Control Details	2
EWC3-1141	Cut/Fill Plan	2

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EWC3-1151	Tree Removal Plan	2
EWC3-1251	Typical Road Cross Sections and Details	2
EWC3-1301	Roads & Stormwater Plan	3
EWC3-1351	Road Longitudinal Sections	2
EWC3-1601	Siteworks Details	2
EWC3-1701	Pavement, Signage and Linemarking Plan	3
EWC3-2201	Stormwater Drainage Details 1	2
EWC3-2202	Stormwater Drainage Details 2	2
EWC3-2301	Internal Stormwater Catchment Plan	2
EWC3-2351	External Stormwater Catchment Plan	2
EWC3-3001	Turn Path Plan	1

SCHEDULE OF EXCLUSIONS

- a) Escalation in costs beyond the date of this budget estimate (i.e. March 2018);
- b) Land costs, holding costs and interest charges;
- c) Legal fees;
- d) Council contributions, special fees and payments (Section 94) and Long Service Leave Levy;
- e) Statutory authority fees and charges (Telstra, Integral Energy, Sydney Water and Agility);
- f) Asbestos Removal;
- g) Contaminated soil removal or remediation;
- h) Unknown site conditions in excess of allowances made;
- i) Design and Construction Contingency and client project contingency;
- j) Works outside the site boundary;
- k) Demolition of existing roads, bridges etc. (we have been advised this is part of a separate DA application);
- l) Preparing, executing and registering the plan of subdivision and any related covenants, easements or other rights



APPENDIX A STAGE 3 DA ESTIMATE

VW

EAST WEST CONNECTOR ROAD STAGE 3

26 March 2018

EAST WEST CONNECTOR ROAD
STAGE 3



Code	Description	Quantity	Unit	Rate	Total
1	EARTHWORKS				635,550
3	ROADS, DRAINAGE AND CONSTRUCTION				700,365
5	ELECTRICAL INSTALLATION				15,000
6	UTILITY PROTECTION AND RELOCATION				1,550,000
7	MISCELLANEOUS				500,000
	SUBTOTAL				3,400,915
	Contractors Preliminaries, Overheads and Margin				170,046
	Proffesional Fees				230,000
TOTAL COST					3,800,961

Code	Description	Quantity	Unit	Rate	Total
1	<u>EARTHWORKS</u>				
	SITE ESTABLISHMENT				
1/A	Site Establishment, incl amenities, plant on site, construction, maintenance and dust control of access tracks etc.	1	item	100,000	100,000
1/B	Traffic Management	1	item	100,000	100,000
1/C	Site Security	1	item	78,000	78,000
1/D	Geotechnical inspection, supervision and testing	1	item	20,000	20,000
1/E	Supply, erect and maintain "ATF" type temporary fencing.	1,000	item	15	15,000
1/F	Temporary barrier fence for trees to be retained	50	item	50	2,500
1/G	Survey and setout of works	1	item	80,000	80,000
1/H	Services locating, marking, levelling and protection	1	item	25,000	25,000
1/J	Implement OH&S Plan, Safety Management Plan, Environmental Management Plan, Quality Management Plan	1	item	25,000	25,000
1/K	Site clean-up	1	item	50,000	50,000
	EROSION AND SEDIMENT CONTROL				
1/L	Geofabric lined silt fence as per detail	250	m	6	1,375
1/M	Catch drain/diversion bank including level spreaders, seeding and decommission	20	m	14	280
1/N	Straw bale bund as per detail	3	each	55	165
1/P	Geotextile filter at all surface inlet pits as per detail	3	each	55	165
1/Q	Sandbag sediment traps at all kerb inlet pits	3	item	55	165
1/R	Construct and maintain temporary sediment basins. Includes maintenance, flocculation, pump-out, disposal of silt and maintenance post-rainfall events	1	item	40,000	40,000
1/S	Stabilised Site Entry/Exit with Wheel Wash	1	item	50,000	50,000
	EARTHWORKS (CONNECTOR AND DUNHEVED LINKS ROAD)				
1/T	clearing of connector road / existing intersection	900	m2	2	1,800
1/U	Road Embankment filling	1,700	m3	20	34,000
1/V	Spread 200mm top soil over embankment	900	m2	5	4,500
1/W	Earthworks – Cut to Fill	80	m3	5	400

EAST WEST CONNECTOR ROAD
STAGE 3



Code	Description	Quantity	Unit	Rate	Total
2/A	Trim and compact to Finished Design Surface	4,500	m2	2	6,750
2/B	Bitumen straw mulch and seed to disturbed areas	900	m2	1	450
Total EARTHWORKS					635,550

Code	Description	Quantity	Unit	Rate	Total
3	<u>ROADS, DRAINAGE AND CONSTRUCTION</u>				
	ROAD PAVEMENTS				
	<u>Pavement Type 1</u>				
3/A	290mm thick subbase (supply)	1,050	m2	23	23,751
3/B	290 mm thick subbase (place)	1,050	m2	18	19,320
3/C	150mm Base (supply)	900	m2	18	16,380
3/D	150 mm base (place)	900	m2	12	10,800
3/E	7mm Primer Seal	900	m2	4	3,150
3/F	50mm AC14	900	m2	30	27,000
	<u>Pavement Type 2 – roundabout</u>				
3/G	175 mm thick subbase (supply)	2,800	m2	14	38,220
3/H	175 mm thick subbase (place)	2,800	m2	14	39,200
3/I	200 mm thick deeplift AC28	2,800	m2	82	229,600
3/K	7mm Primer Seal	2,200	m2	4	8,800
3/L	75 mm PMB AC14	2,200	m2	55	121,000
	ROADWORK ANCILLARIES				
	<u>Supply and Install</u>				
3/M	2.5m Shared Cycleway including transitions and jointing	113	m	160	18,080
3/N	2.5m Pram Ramps	2	each	1,000	2,000
	<u>Minor Concrete</u>				
3/P	150mm Kerb & Gutter (K&G)	386	m	55	21,230
3/Q	Median Kerb (MDK)	275	m	55	15,125
3/R	Splitter Island infill	184	m2	65	11,960
	SIGNAGE AND LINEMARKING FOR STAGE 2				

Code	Description	Quantity	Unit	Rate	Total
	<u>Signs to Council Standard including posts and erection</u>				
4/A	Keep Left Sign (Sign number G9-259-1)	2	each	200	400
4/B	Shared Path Sign	2	each	200	400
4/C	Roundabout Sign	3	each	200	600
4/D	No Stopping Sign	4	each	200	800
4/E	Temporary road barriers	4	each	1,200	4,800
	<u>Line marking to Council Standard</u>				
4/F	Line marking – TB Line	12	m	12	144
4/G	Line marking – Painted Chevron	823	m2	50	41,150
4/H	Line marking – Shared path	2	each	200	400
4/J	Line marking – Bicycle Separation Line (S5 Edge Line)	115	m	11	1,265
4/K	Line marking – Separation line with raised pavement markers at 12m spacings (S1 Edge Line)	230	m	11	2,530
	DRAINAGE				
	<u>Excavate, supply, bed, lay, joint and backfill Class 2 RCP with RRJ:</u>				
4/L	375mm dia. RRJ RCP Class 3	120	m	156	18,720
	<u>Street Drainage</u>				
4/M	Grated Inlet Pit – 900x900mm	2	each	1,800	3,600
4/N	2.4m lintel kerb inlet	2	each	3,600	7,200
	<u>Precast Headwalls</u>				
4/P	Headwall to suit 375mm dia. RCP	1	each	1,500	1,500
4/Q	Provision of Rip Rap scour protection	50	m2	100	5,000
	SUBSOIL DRAINAGE				
	<u>Excavate, supply, lay and backfill subsoil drain and all necessary connections</u>				

EAST WEST CONNECTOR ROAD
STAGE 3



Code	Description	Quantity	Unit	Rate	Total
5/A	100 dia. Subsoil pipe with filter sock.	150	m	40	6,000
5/B	Concrete surround flushing point	4	each	60	240
Total ROADS, DRAINAGE AND CONSTRUCTION					700,365

EAST WEST CONNECTOR ROAD
STAGE 3



Code	Description	Quantity	Unit	Rate	Total
5	<u>ELECTRICAL INSTALLATION</u>				
	<u>Street lights</u>				
6/A	StreetLED18 4.5 m slimline column and 3 m outreach	6	each	2,500.00	15,000
Total ELECTRICAL INSTALLATION					15,000

Code	Description	Quantity	Unit	Rate	Total
6	<u>UTILITY PROTECTION AND RELOCATION</u>				
	<u>Watermain</u>				
7/A	Relocate water main	2	item	100,000	200,000
	<u>Sewer</u>				
7/B	Reloacte/protect sewer	3	item	200,000	600,000
	<u>Electrical</u>				
7/C	Relocate overhead power	1	m	150,000	150,000
7/D	Relocate recycled water	1	m	200,000	200,000
7/E	Relocate comms	1	m	200,000	200,000
7/F	Relocate gas	1	m	200,000	200,000
Total UTILITY PROTECTION AND RELOCATION					1,550,000

Code	Description	Quantity	Unit	Rate	Total
7	MISCELLANEOUS				
8/A	Traffic Management	1	item	500,000	500,000
Total MISCELLANEOUS					500,000