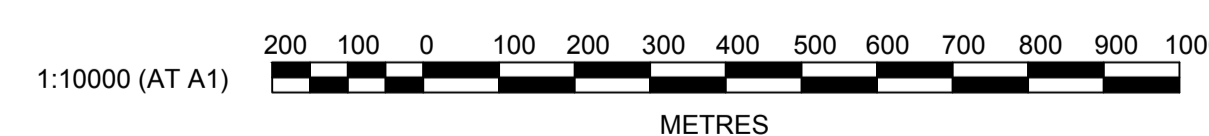


LEGEND

EXTENT OF CUT

EXTENT OF FILL



Plotted: 6 June 2013 8:10:13 AM File Name: J:\9351\DK - Concept Sketch Designs\9351\SK325.dwg

AMENDMENT	DES	DRN	CKD	APR	DATE	
D	BASIN 7B REVISED	KM	KM	MS	DC	27/05/13
C	POST EXHIBITION REVISED BASIN DESIGN	KM	LVD	MS	DC	06/05/13
B	ISSUED FOR EXHIBITION	PAS	PAS	DC	DC	29/08/12
A	ISSUED FOR EXHIBITION					

J. WYNDHAM PRINCE CONSULTING CIVIL INFRASTRUCTURE ENGINEERS & PROJECT MANAGERS

PO Box 4366 PENRITH WESTFIELD NSW 2750
 P 02 4720 3300 F 02 4721 7638 W www.jwprince.com.au E jwp@jwprince.com.au

AZIMUTH:
 DATUM:
 ORIGIN:

CLIENT:

WINTEN PROPERTY GROUP

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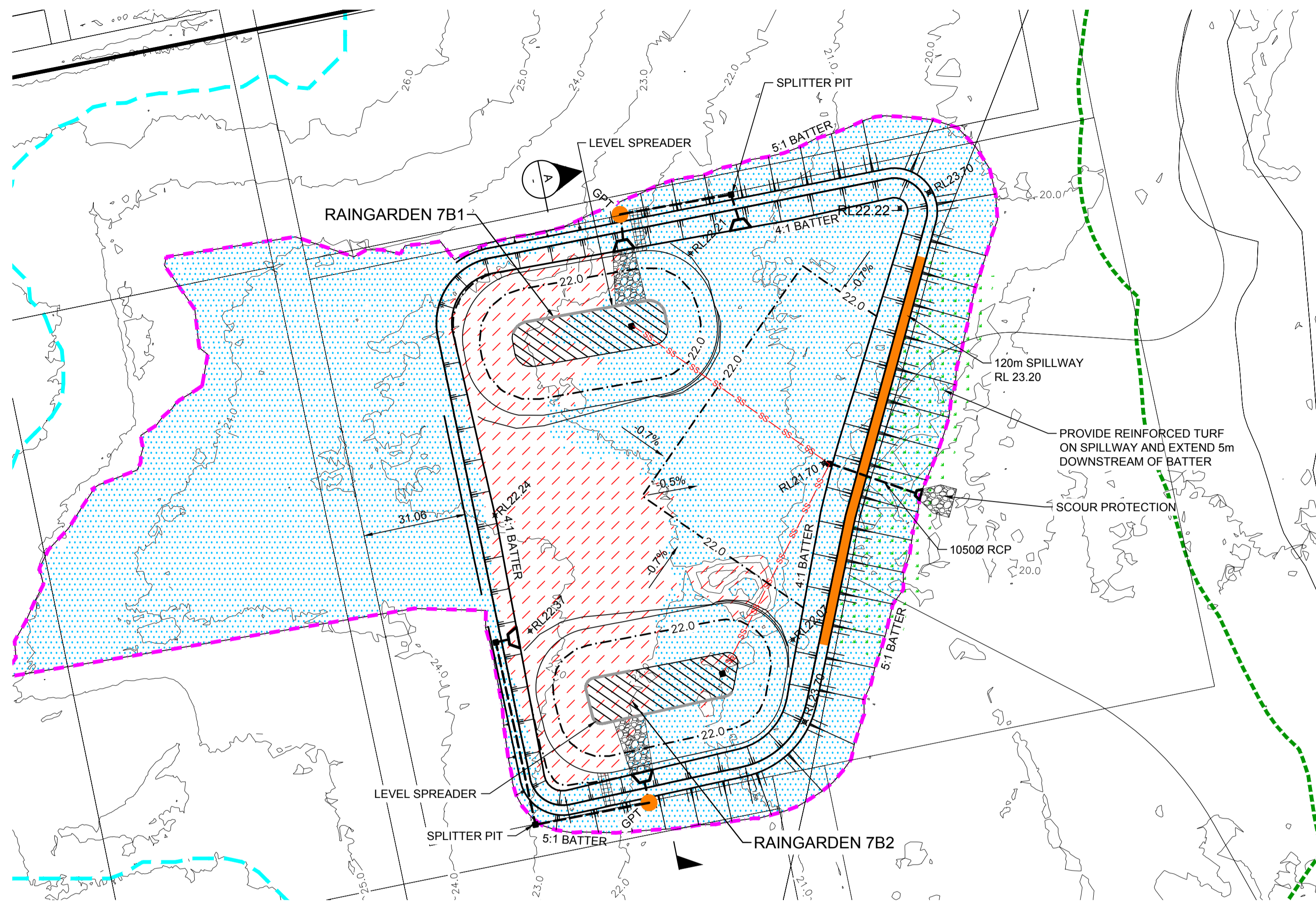
MARSDEN PARK RESIDENTIAL PRECINCT

OVERALL PRECINCT
 CUT FILL PLAN

PLAN No: 9351/SK325 D

FILE No: 9351SK325

SHEET SIZE: A1 ORIGINAL



LEGEND

- EXTENT OF CUT
- EXTENT OF FILL
- RAINGARDEN MEDIA BED
- OSD BASIN SPILLWAY
- REINFORCED TURF
- MAINTENANCE ACCESS & HARDSTAND AREA
- ROCK SCOUR PROTECTION
- STORMWATER DRAINAGE LINE
- GPT AND OUTLET
- SUBSOIL DRAINAGE LINE
- PREDEVELOPMENT PMF EXTENT
- FUTURE RIPARIAN CORRIDOR
- EXTENT OF BLACKTOWN CITY COUNCIL SECTION 94 CONTRIBUTIONS
- LEVEL SPREADER
- FLOW SPREADER
- DESIGN CONTOURS
- EXISTING CONTOURS

BASIN 7B OPTION 2 SUMMARY TABLE

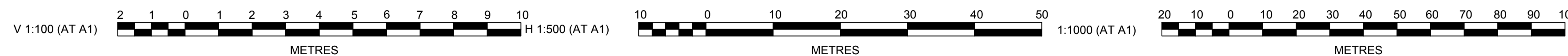
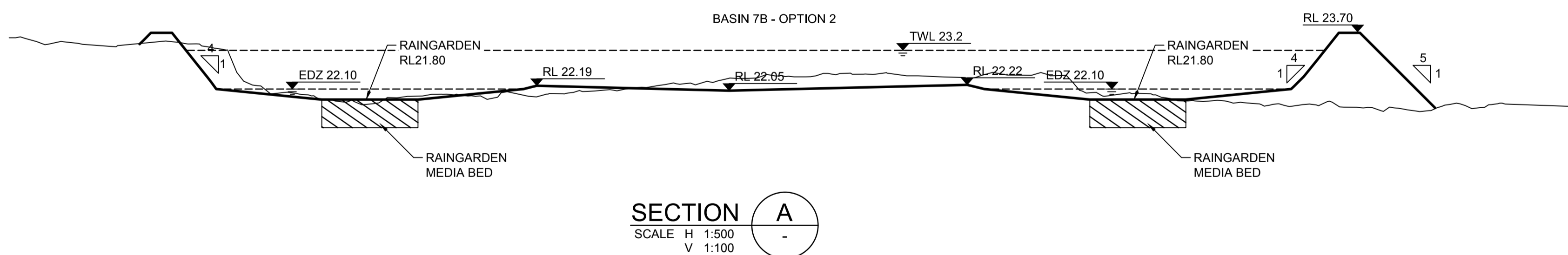
LOCATION	OSD STORAGE VOLUME (m3)	S94 EXTENT OF CUT (m3)	S94 EXTENT OF FILL (m3)	S94 BALANCE (m3)	S94 DISTURBED AREA (m2)
BASIN 7B - OPTION 2	19167	-3376	27688	24312	38248

NOTE: VOLUMES ARE MEASURED BETWEEN THE EXISTING SURFACE AND THE FINAL DESIGN SURFACE AND DO NOT ALLOW FOR TOPSOIL REMOVAL OR RESPREAD

BASINS 7 OPTION 2 RAINGARDEN SUMMARY

LOCATION	MEDIA BED SURFACE AREA (m2)
RAIN GARDEN 7B - 1	600
RAIN GARDEN 7B - 2	600

NOTE: RAINGARDEN AREAS SUBJECT TO CHANGE



Plotted: 20 June, 2013 10:24:42 AM. File Name: J:\9351\DKS - Concept Sketch Designs\9351\SK330.dwg

NO.	DESCRIPTION	KM	KM	MS	APR	DATE
A	ISSUED FOR EXHIBITION					
	AMENDMENT	DES	DRN	CKD	APR	DATE

J. WYNDHAM PRINCE CONSULTING CIVIL INFRASTRUCTURE ENGINEERS & PROJECT MANAGERS

PO Box 4366 PENRITH WESTFIELD NSW 2750
P 02 4720 3300 F 02 4721 7638 W www.jwprince.com.au E jwp@jwprince.com.au

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MARSDEN PARK RESIDENTIAL PRECINCT

BASIN 7B - OPTION 2
PLAN AND SECTION

PLAN No: 9351/SK330 **A**

FILE No: 9351SK330

SHEET SIZE: A1 ORIGINAL

PRELIMINARY COST ESTIMATE

PROJECT: Marsden Park Residential Precinct

CLIENT: Winten Property Group

JWP Plan Number/Version: 9351SK301-324	BASINS AND CHANNELS COST SUMMARY
----------------------------------------	-----------------------------------------

NO.	ITEM	AMOUNT Exc GST\$
1	BASIN A1	\$3,976,000.00
2	BASIN A3	\$2,836,000.00
3	BASIN 2	\$2,440,000.00
4	BASIN 3	\$4,259,000.00
5	BASIN 4	\$7,296,000.00
6	BASIN 5	\$7,862,000.00
7	BASIN 6	\$6,788,000.00
8	BASIN 7A	\$1,421,000.00
9	BASIN 7B	\$1,604,000.00
10	BASIN 8	\$2,104,000.00
	COMBINED BASINS / RAINGARDENS SUB-TOTAL	\$40,586,000.00
11	RAINGARDEN A4	\$273,000.00
12	RAINGARDEN B1	\$831,000.00
13	RAINGARDEN B2	\$549,000.00
14	RAINGARDEN B3	\$507,000.00
15	RAINGARDEN 1	\$703,000.00
16	RAINGARDEN 3	\$1,201,000.00
17	RAINGARDEN 3F	\$787,000.00
18	RAINGARDEN 4	\$762,000.00
19	RAINGARDEN 5D	\$757,000.00
20	RAINGARDEN 5B-OS	\$342,000.00
21	RAINGARDEN 6E	\$830,000.00
	INDEPENDENT RAINGARDENS SUB-TOTAL	\$7,542,000.00
22	CHANNELS TC1 & TC2	\$8,899,000.00
23	CHANNEL TC3	\$1,477,000.00
24	CHANNEL TC4	\$4,724,000.00
25	CHANNEL TC6	\$1,312,000.00
26	CHANNEL TC7	\$932,000.00
27	CHANNEL TC8	\$2,853,000.00
28	CHANNEL TC9	\$1,143,000.00
	CHANNELS SUBTOTAL	\$21,340,000.00
29	BRIDGE CROSSING 1	\$5,680,000.00
30	CULVERT CROSSING 2	\$2,496,000.00
31	CULVERT CROSSING 3	Incorporated into Channel TC1 Costs
32	CULVERT CROSSING 4	Incorporated into Channel TC1 Costs
33	BRIDGE CROSSING 5	\$5,680,000.00
	BRIDGES SUBTOTAL	\$13,856,000.00
	STORMWATER & DRAINAGE SECTION 94 TOTAL ESTIMATE	\$83,324,000.00

CLARIFICATIONS

This Opinion Of Probable Cost is based on the following clarifications and assumptions:

- 1 This Opinion of Probable cost is based on J. Wyndham Prince's experience and judgment as a firm of practicing professional civil engineers familiar with the construction industry and that the cost estimate can not be guaranteed as we have no control over Contractor's prices, market forces, material supply costs, competitive bids from tenderers and specific site conditions that may be encountered but not yet investigated.
- 2 This Opinion of Probable Cost is based on the information supplied by the client prior to the date of preparation and is subject to traffic investigation and modelling, geotechnical investigation and design, hydrological and hydraulic investigation and design, utility impact assessment by Utility Authorities, concept and detail investigation and design of civil works.
- 3 This Opinion of Probable Cost is based on present day costs.
- 4 This Opinion of Probable Costs has been prepared for the purposes of identifying indicative Section 94 costs for elements within the proposed Precinct.
- 5 Establishment Costs have been assumed to be approximately 5% of the Construction Works of the elements (including additional contingencies).
- 6 Clearing Costs are indicative only and are based on assumptions after assessing recent aerial photography of the area
- 7 Strip and Stockpile of the Topsoil is based on removing the upper 100mm to 150mm of ground and stockpiling for later use over the site.
- 8 Respread of Topsoil is based on utilising the stockpiled material and spreading over the finished surface, excluding raingarden and riparian areas.
- 9 Excavation and disposing of unsound material is the complete removal offsite of unsuitable material which is usually the result of desilting existing farm dams. Costs include disposal fees.
- 10 Cut to Dispose off Site is the complete removal offsite of excess material which is otherwise suitable for construction or filling. Costs include disposal fees.
- 11 Core Riparian Bush Regeneration Planting includes weeding of the existing corridor of exotic species and limited introduction of endemic riparian planting to complement existing stand of vegetation. Cost rate includes up to two years maintenance of the riparian bush corridor
- 12 Core Riparian Bush Revegetation Planting includes partial introduction of endemic riparian plant species to complement current stand of vegetation. Cost rate includes up to two years maintenance of the riparian bush corridor.
- 13 General Planting includes the planting of endemic, low-maintenance species and up to two years maintenance of the basin/channel floor and embankments
- 14 Spillway Weir is assumed to consist of a formed 300wx500d concrete edge strip along the full length of the weir for level control, cost rate excludes reinforced turfing for the remainder of the 9m wide weir surface and batters to basin crest, which is included in the Spillway item
- 15 Reinforced Turfing on Weir and Spillway is assumed to utilise 18mm 3D synthetic matting, which will be placed on the weir and the downstream side of Spillways from the weir to the finished ground level, for the full width of the spillway and weir.
- 16 Soil & Water Management costs have been assumed to be based on a general allowance involving generic erosion protection measures.
- 17 Raingarden costs include the excavation, placement of subsoil drainage system, placement of drainage media and 600mm deep treatment filter media layer. Planting has been excluded from the general cost, but has been itemised in the following line item.
- 18 GPT devices cost are assumed to include supply and placement of device and also includes the provision for a diversion splitter pit and related pipework.
- 19 Main Outlet costs include the supply and placement of RC Box Culvert or Pipe drainage systems, including headwalls and wingwalls. RCBC costs include excavation, placing blinding layer, base slab, sealing and backfilling.
- 20 Low-Level Outlet is the piped connection between the first stage outlet structure and the main basin discharge control outlet structure.
- 21 Main Basin Outlet Structure costs is an allowance to provide a major reinforced concrete drainage structure.
- 22 Low-Level Outlet Pit - Allowance to provide a drainage structure to accept the first stage detention discharge flows and raingarden discharges for drainage to the main outlet structure.
- 23 Main Outlet Slotted Weir consists of the main retaining structure providing the opening for basin discharges, which incorporate the walling and base (floor) armoured protection. The spillway weir is the rock protection for the basin overflow weir, above the slotted outlet structure.
- 24 Rock Erosion Protection costs include placement of rock armouring downstream of the basin outlet into the channel. Includes rock ramps and energy dissipaters.
- 25 An allowance of an additional 15% has been assumed for Plant & other Contingencies.
- 26 Consultancy and Project Management Fees have been assumed to be a further 6% of the total project cost.
- 27 A provisional allowance has been made for various Government Agency approvals (DSC, RTA, DECCW, etc) - no research has been undertaken to assess whether certain Government Authorities have approval rights over any or all of the various drainage devices to be provided.
- 28 Council DA Fees and planFIRST Levy costs have been factored in and are calculated in accordance with Councils Fee and charges 2010-2011
- 29 A provisional allowance has been allowed for the cost in providing Principal Certifier Approvals, whether they be undertaken by Council or any other approved Certifier.

PRELIMINARY COST ESTIMATE

PROJECT: Marsden Park Residential Precinct

CLIENT: Winten Property Group

JWP Plan Number/Version: 9351SK302	BASIN A1
-------------------------------------------	-----------------

NO.	ITEM	QTY.	UNIT	RATE		AMOUNT	
				Exc GST\$		Exc GST\$	
1	BASIN						
	Establishment (5%)	1	item	\$190,000.00		\$190,000.00	
	Clearing (Allowance Only)	1	item	\$50,000.00		\$50,000.00	
	Strip & stockpile topsoil	50,600	sq.m.	\$1.50		\$75,900.00	
	Respread topsoil	46,470	sq.m.	\$2.50		\$116,175.00	
	Earthworks - Excavate and Dispose of Unsound Material		cu.m.	\$200.00			
	Earthworks - Cut to Fill On Site		cu.m.	\$5.00			
	Earthworks - Import material	127,800	cu.m.	\$7.50		\$958,500.00	
	Earthworks - Cut, Dispose and Compact within 2 km		cu.m.	\$10.00			
	Earthworks - Cut to Dispose off Site (incl. disposal fees)		cu.m.	\$75.00			
	Trim and Compact	50,600	sq.m.	\$1.00		\$50,600.00	
	Planting (incl maintenance for 2 years)	42,470	sq.m.	\$9.50		\$403,465.00	
	Reinforced Turfing on Weir and Spillway (incl 2 yr maint)	4,000	sq.m.	\$25.00		\$100,000.00	
	Soil & Water Management (Allowance Only)	1	item	\$25,000.00		\$25,000.00	
				SUBTOTAL		\$1,970,000.00	
2	BIO-RETENTION RAINGARDEN						
	Media Bed constructions (incl. Earthworks, filter bed & subsoil drainage)	4,130	sq.m.	\$180.00		\$743,400.00	
	Raingarden Planting	4,130	sq.m.	\$45.00		\$185,850.00	
	Construction of Maintenance Access	2	item	\$10,000.00		\$20,000.00	
	CDS P1015 GPT and Associated Drainage Infrastructure	1	item	\$65,000.00		\$65,000.00	
	CDS P1518 GPT and Associated Drainage Infrastructure	1	item	\$115,000.00		\$115,000.00	
				SUBTOTAL		\$1,130,000.00	
3	DRAINAGE / STRUCTURES						
	600 dia (RRJ) Outlet (incl. exc., lay & backfill)	5	lin.m.	\$300.00		\$1,500.00	
	1050 dia (RRJ) Outlet (incl. exc., lay & backfill)	50	lin.m.	\$850.00		\$42,500.00	
	Main Basin Outlet Structures	2	each	\$15,000.00		\$30,000.00	
	Rock Erosion Protection at Culvert Outlet	250	sq.m.	\$250.00		\$62,500.00	
				SUBTOTAL		\$137,000.00	
				TOTAL FOR ITEMS 1, 2 & 3		\$3,237,000.00	
4	PLANT & CONTINGENCIES						
	15% Plant & Contingency		item			\$486,000.00	
				SUBTOTAL WITH 15% CONTINGENCY		\$3,723,000.00	
5	ADMINISTRATION AND MANAGEMENT COSTS						
	Consultancy and Project Management Fees (6%)		item			\$224,000.00	
	Government Agency Approvals (DSC, RTA, DECCW, etc - Allowance Only)		item			\$10,000.00	
	Council DA Fees and planFIRST Levy		item			\$8,919.00	
	PCA Fees (Allowance Only)		item			\$10,000.00	
				SUBTOTAL		\$253,000.00	
				TOTAL		\$3,976,000.00	

PRELIMINARY COST ESTIMATE

PROJECT: Marsden Park Residential Precinct

CLIENT: Winten Property Group

JWP Plan Number/Version: 9351SK303	BASIN A3
-------------------------------------------	-----------------

NO.	ITEM	QTY.	UNIT	RATE		AMOUNT	
				Exc GST\$		Exc GST\$	
1	BASIN						
	Establishment (5%)	1	item	\$135,000.00		\$135,000.00	
	Clearing (Allowance Only)	1	item	\$50,000.00		\$50,000.00	
	Strip & stockpile topsoil	32,520	sq.m.	\$1.50		\$48,780.00	
	Respread topsoil	31,070	sq.m.	\$2.50		\$77,675.00	
	Earthworks - Excavate and Dispose of Unsound Material	2,500	cu.m.	\$200.00		\$500,000.00	
	Earthworks - Cut to Fill On Site	3,480	cu.m.	\$5.00		\$17,400.00	
	Earthworks - Import material	77,020	cu.m.	\$7.50		\$577,650.00	
	Earthworks - Cut, Dispose and Compact within 2 km		cu.m.	\$10.00			
	Earthworks - Cut to Dispose off Site (incl. disposal fees)		cu.m.	\$75.00			
	Trim and Compact	32,520	sq.m.	\$1.00		\$32,520.00	
	Planting (incl maintenance for 2 years)	28,670	sq.m.	\$9.50		\$272,365.00	
	Reinforced Turfing on Weir and Spillway (incl 2 yr maint)	2,400	sq.m.	\$25.00		\$60,000.00	
	Soil & Water Management (Allowance Only)	1	item	\$25,000.00		\$25,000.00	
				SUBTOTAL		\$1,797,000.00	
2	BIO-RETENTION RAINGARDEN						
	Media Bed constructions (incl. Earthworks, filter bed & subsoil drainage)	1,450	sq.m.	\$180.00		\$261,000.00	
	Raingarden Planting	1,450	sq.m.	\$45.00		\$65,250.00	
	Construction of Maintenance Access	1	item	\$10,000.00		\$10,000.00	
	CDS P1015 GPT and Associated Drainage Infrastructure	1	item	\$65,000.00		\$65,000.00	
				SUBTOTAL		\$402,000.00	
3	DRAINAGE / STRUCTURES						
	450 dia (RRJ) Outlet (incl. exc., lay & backfill)	5	lin.m.	\$200.00		\$1,000.00	
	750 dia (RRJ) Outlet (incl. exc., lay & backfill)	25	lin.m.	\$450.00		\$11,250.00	
	Main Basin Outlet Structures	2	each	\$15,000.00		\$30,000.00	
	Rock Erosion Protection / Energy Dissipator at Outlet	250	sq.m.	\$250.00		\$62,500.00	
				SUBTOTAL		\$105,000.00	
				TOTAL FOR ITEMS 1, 2 & 3		\$2,304,000.00	
4	PLANT & CONTINGENCIES						
	15% Plant & Contingency		item			\$346,000.00	
				SUBTOTAL WITH 15% CONTINGENCY		\$2,650,000.00	
5	ADMINISTRATION AND MANAGEMENT COSTS						
	Consultancy and Project Management Fees (6%)		item			\$159,000.00	
	Government Agency Approvals (DSC, RTA, DECCW, etc - Allowance Only)		item			\$10,000.00	
	Council DA Fees and planFIRST Levy		item			\$6,687.00	
	PCA Fees (Allowance Only)		item			\$10,000.00	
				SUBTOTAL		\$186,000.00	
				TOTAL		\$2,836,000.00	

PRELIMINARY COST ESTIMATE

PROJECT: Marsden Park Residential Precinct

CLIENT: Winten Property Group

JWP Plan Number/Version: 9351SK308	BASIN 2
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NO.	ITEM	QTY.	UNIT	RATE		AMOUNT	
				Exc GST\$		Exc GST\$	
1	BASIN						
	Establishment (5%)	1	item		\$115,000.00		\$115,000.00
	Clearing (Allowance Only)	1	item		\$50,000.00		\$50,000.00
	Strip & stockpile topsoil	43,730	sq.m.		\$1.50		\$65,595.00
	Respread topsoil	40,570	sq.m.		\$2.50		\$101,425.00
	Earthworks - Excavate and Dispose of Unsound Material		cu.m.		\$200.00		
	Earthworks - Cut to Fill On Site	13,440	cu.m.		\$5.00		\$67,200.00
	Earthworks - Import material	14,640	cu.m.		\$7.50		\$109,800.00
	Earthworks - Cut, Dispose and Compact within 2 km		cu.m.		\$10.00		
	Earthworks - Cut to Dispose off Site (incl. disposal fees)		cu.m.		\$75.00		
	Trim and Compact	43,730	sq.m.		\$1.00		\$43,730.00
	Planting (incl maintenance for 2 years)	39,370	sq.m.		\$9.50		\$374,015.00
	Reinforced Turfing on Weir and Spillway (incl 2 yr maint)	1,200	sq.m.		\$25.00		\$30,000.00
	Soil & Water Management (Allowance Only)	1	item		\$25,000.00		\$25,000.00
					SUBTOTAL		\$982,000.00
2	BIO-RETENTION RAINGARDEN						
	Media Bed constructions (incl. Earthworks, filter bed & subsoil drainage)	3,160	sq.m.		\$180.00		\$568,800.00
	Raingarden Planting	3,160	sq.m.		\$45.00		\$142,200.00
	Construction of Maintenance Access	2	item		\$10,000.00		\$20,000.00
	CDS P1012 GPT and Associated Drainage Infrastructure	1	item		\$55,000.00		\$55,000.00
	CDS P1015 GPT and Associated Drainage Infrastructure	1	item		\$65,000.00		\$65,000.00
					SUBTOTAL		\$851,000.00
3	DRAINAGE / STRUCTURES						
	525 dia (RRJ) Outlet (incl. exc., lay & backfill)	5	lin.m.		\$250.00		\$1,250.00
	1200 dia (RRJ) Outlet (incl. exc., lay & backfill)	50	lin.m.		\$1,050.00		\$52,500.00
	Main Basin Outlet Structures	2	each		\$15,000.00		\$30,000.00
	Rock Erosion Protection / Energy Dissipator at Outlet	250	sq.m.		\$250.00		\$62,500.00
					SUBTOTAL		\$147,000.00
					TOTAL FOR ITEMS 1, 2 & 3		\$1,980,000.00
4	PLANT & CONTINGENCIES						
	15% Plant & Contingency		item				\$297,000.00
					SUBTOTAL WITH 15% CONTINGENCY		\$2,277,000.00
5	ADMINISTRATION AND MANAGEMENT COSTS						
	Consultancy and Project Management Fees (6%)		item				\$137,000.00
	Government Agency Approvals (DSC, RTA, DECCW, etc - Allowance Only)		item				\$10,000.00
	Council DA Fees and planFIRST Levy		item				\$5,912.00
	PCA Fees (Allowance Only)		item				\$10,000.00
					SUBTOTAL		\$163,000.00
					TOTAL		\$2,440,000.00

PRELIMINARY COST ESTIMATE

PROJECT: Marsden Park Residential Precinct

CLIENT: Winten Property Group

JWP Plan Number/Version: 9351SK309	BASIN 3
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NO.	ITEM	QTY.	UNIT	RATE		AMOUNT	
				Exc GST\$		Exc GST\$	
1	BASIN						
	Establishment (5%)	1	item	\$185,000.00		\$185,000.00	
	Clearing (Allowance Only)	1	item	\$50,000.00		\$50,000.00	
	Strip & stockpile topsoil	75,980	sq.m.	\$1.50		\$113,970.00	
	Respread topsoil	75,980	sq.m.	\$2.50		\$189,950.00	
	Earthworks - Excavate and Dispose of Unsound Material	500	cu.m.	\$200.00		\$100,000.00	
	Earthworks - Cut to Fill On Site	58,160	cu.m.	\$5.00		\$290,800.00	
	Earthworks - Import material		cu.m.	\$7.50			
	Earthworks - Cut, Dispose and Compact within 2 km	20,510	cu.m.	\$10.00		\$205,100.00	
	Earthworks - Cut to Dispose off Site (incl. disposal fees)		cu.m.	\$75.00			
	Trim and Compact	75,980	sq.m.	\$1.00		\$75,980.00	
	Planting (incl maintenance for 2 years)	66,980	sq.m.	\$9.50		\$636,310.00	
	Reinforced Turfing on Weir and Spillway (incl 2 yr maint)	9,000	sq.m.	\$25.00		\$225,000.00	
	Soil & Water Management (Allowance Only)	1	item	\$25,000.00		\$25,000.00	
	Supply and Install 1.8 m high Pallisade Type Security Fence	1,300	lin.m	\$250.00		\$325,000.00	
				SUBTOTAL		\$2,423,000.00	
2	BIO-RETENTION RAINGARDEN						
	Media Bed constructions (incl. Earthworks, filter bed & subsoil drainage)		sq.m.	\$180.00			
	Raingarden Planting		sq.m.	\$45.00			
	Construction of Maintenance Access	4	item	\$10,000.00		\$40,000.00	
	CDS P1012 GPT and Associated Drainage Infrastructure	3	item	\$55,000.00		\$165,000.00	
	CDS P1009 GPT and Associated Drainage Infrastructure	1	item	\$45,000.00		\$45,000.00	
				SUBTOTAL		\$250,000.00	
3	DRAINAGE / STRUCTURES						
	600 dia (RRJ) Lowflow Outlet (incl. exc., lay & backfill)	75	lin.m	\$300.00		\$22,500.00	
	Main Basin Outlet Conduits (5/3000x1200 RCBC's)	30	lin.m	\$16,250.00		\$487,500.00	
	Main Basin Outlet Structure	1	each	\$35,000.00		\$35,000.00	
	Rock Erosion Protection / Energy Dissipator at Outlet	1,000	sq.m.	\$250.00		\$250,000.00	
				SUBTOTAL		\$795,000.00	
				TOTAL FOR ITEMS 1, 2 & 3		\$3,468,000.00	
4	PLANT & CONTINGENCIES						
	15% Plant & Contingency		item			\$521,000.00	
				SUBTOTAL WITH 15% CONTINGENCY		\$3,989,000.00	
5	ADMINISTRATION AND MANAGEMENT COSTS						
	Consultancy and Project Management Fees (6%)		item			\$240,000.00	
	Government Agency Approvals (DSC, RTA, DECCW, etc - Allowance Only)		item			\$10,000.00	
	Council DA Fees and planFIRST Levy		item			\$9,473.00	
	PCA Fees (Allowance Only)		item			\$10,000.00	
				SUBTOTAL		\$270,000.00	
				TOTAL		\$4,259,000.00	

PRELIMINARY COST ESTIMATE

PROJECT: Marsden Park Residential Precinct

CLIENT: Winten Property Group

JWP Plan Number/Version: 8980SK312	BASIN 4
-------------------------------------------	----------------

NO.	ITEM	QTY.	UNIT	RATE	AMOUNT
				Exc GST\$	Exc GST\$
1	BASIN				
	Establishment (5%)	1	item	\$325,000.00	\$325,000.00
	Clearing (Allowance Only)	1	item	\$50,000.00	\$50,000.00
	Strip & stockpile topsoil	104,080	sq.m.	\$1.50	\$156,120.00
	Respread topsoil	104,080	sq.m.	\$2.50	\$260,200.00
	Earthworks - Excavate and Dispose of Unsound Material	2,000	cu.m.	\$200.00	\$400,000.00
	Earthworks - Cut to Fill On Site	-2,000	cu.m.	\$5.00	-\$10,000.00
	Earthworks - Import material	266,890	cu.m.	\$7.50	\$2,001,675.00
	Earthworks - Cut, Dispose and Compact within 2 km		cu.m.	\$10.00	
	Earthworks - Cut to Dispose off Site (incl. disposal fees)		cu.m.	\$75.00	
	Trim and Compact	104,080	sq.m.	\$1.00	\$104,080.00
	Planting (incl maintenance for 2 years)	94,080	sq.m.	\$9.50	\$893,760.00
	Reinforced Turfing on Weir and Spillway (incl 2 yr maint)	10,000	sq.m.	\$25.00	\$250,000.00
	Soil & Water Management (Allowance Only)	1	item	\$25,000.00	\$25,000.00
	Supply and Install 1.8 m high Pallsade Type Security Fence	1,400	lin.m	\$250.00	\$350,000.00
				SUBTOTAL	\$4,806,000.00
2	BIO-RETENTION RAINGARDEN				
	Media Bed constructions (incl. Earthworks, filter bed & subsoil drainage)		sq.m.	\$180.00	
	Raingarden Planting		sq.m.	45.00	
	Construction of Maintenance Access	2	item	\$10,000.00	\$20,000.00
	CDS P1009 GPT and Associated Drainage Infrastructure	4	item	\$45,000.00	\$180,000.00
				SUBTOTAL	\$200,000.00
3	DRAINAGE / STRUCTURES				
	450 dia (RRJ) Lowflow Outlet (incl. exc., lay & backfill)	70	lin.m	\$200.00	\$14,000.00
	Main Basin Outlet Conduits (2/3000x1200 RCBC's)	100	lin.m	\$6,500.00	\$650,000.00
	Main Basin Outlet Structure	1	each	\$25,000.00	\$25,000.00
	300 dia (RRJ) Low Flow Outlet to Raingarden	50	lin.m.	\$200.00	\$10,000.00
	Rock Erosion Protection / Energy Dissipator at Outlet	1,000	sq.m.	\$250.00	\$250,000.00
				SUBTOTAL	\$949,000.00
				TOTAL FOR ITEMS 1, 2 & 3	\$5,955,000.00
4	PLANT & CONTINGENCIES				
	15% Plant & Contingency		item		\$894,000.00
				SUBTOTAL WITH 15% CONTINGENCY	\$6,849,000.00
5	ADMINISTRATION AND MANAGEMENT COSTS				
	Consultancy and Project Management Fees (6%)		item		\$411,000.00
	Government Agency Approvals (DSC, RTA, DECCW, etc - Allowance Only)		item		\$10,000.00
	Council DA Fees and planFIRST Levy		item		\$15,421.00
	PCA Fees (Allowance Only)		item		\$10,000.00
				SUBTOTAL	\$447,000.00
				TOTAL	\$7,296,000.00

PRELIMINARY COST ESTIMATE

PROJECT: Marsden Park Residential Precinct

CLIENT: Winten Property Group

JWP Plan Number/Version: 9351SK315	BASIN 5
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NO.	ITEM	QTY.	UNIT	RATE		AMOUNT	
				Exc GST\$		Exc GST\$	
1	BASIN						
	Establishment (5%)	1	item	\$340,000.00		\$340,000.00	
	Clearing (Allowance Only)	1	item	\$50,000.00		\$50,000.00	
	Strip & stockpile topsoil	91,475	sq.m.	\$1.50		\$137,212.50	
	Respread topsoil	87,640	sq.m.	\$2.50		\$219,100.00	
	Earthworks - Excavate and Dispose of Unsound Material	2,500	cu.m.	\$200.00		\$500,000.00	
	Earthworks - Cut to Fill On Site	3,150	cu.m.	\$5.00		\$15,750.00	
	Earthworks - Import place & compact material		cu.m.	\$7.50			
	Earthworks - Cut, Dispose and Compact within 2 km	131,320	cu.m.	\$10.00		\$1,313,200.00	
	Earthworks - Cut to Dispose off Site (incl. disposal fees)		cu.m.	\$75.00			
	Trim and Compact	91,475	sq.m.	\$1.00		\$91,475.00	
	Planting (incl maintenance for 2 years)	78,440	sq.m.	\$9.50		\$745,180.00	
	Reinforced Turfing on Weir and Spillway (incl 2 yr maint)	9,200	sq.m.	\$25.00		\$230,000.00	
	Soil & Water Management (Allowance Only)	1	item	\$25,000.00		\$25,000.00	
				SUBTOTAL		\$3,667,000.00	
2	BIO-RETENTION RAINGARDEN 1						
	Media Bed constructions (incl. Earthworks, filter bed & subsoil drainage)	1,700	sq.m.	\$180.00		\$306,000.00	
	Raingarden Planting	1,700	sq.m.	\$45.00		\$76,500.00	
	Construction of Maintenance Access	1	item	\$10,000.00		\$10,000.00	
	CDS P1512 GPT and Associated Drainage Infrastructure	1	item	\$100,000.00		\$100,000.00	
				SUBTOTAL		\$493,000.00	
3	BIO-RETENTION RAINGARDEN 2						
	Media Bed constructions (incl. Earthworks, filter bed & subsoil drainage)	2,620	sq.m.	\$9.50		\$24,890.00	
	Raingarden Planting	2,620	sq.m.	\$150.00		\$393,000.00	
	Construction of Maintenance Access	1	item	\$25.00		\$25.00	
	CDS P1518 GPT and Associated Drainage Infrastructure	1	item	\$115,000.00		\$115,000.00	
				SUBTOTAL		\$533,000.00	
4	BIO-RETENTION RAINGARDEN 3						
	Media Bed constructions (incl. Earthworks, filter bed & subsoil drainage)	2,135	sq.m.	\$180.00		\$384,300.00	
	Raingarden Planting	2,135	sq.m.	\$45.00		\$96,075.00	
	Construction of Maintenance Access	1	item	\$10,000.00		\$10,000.00	
	CDS P1512 GPT and Associated Drainage Infrastructure	1	item	\$100,000.00		\$100,000.00	
				SUBTOTAL		\$591,000.00	
5	DRAINAGE / STRUCTURES						
	Upper Basin 5A Outlet Structure	1	each	\$30,000.00		\$30,000.00	
	Upper Basin 5B Outlet Structure	1	each	\$30,000.00		\$30,000.00	
	Main Basin Outlet Structure	1	each	\$50,000.00		\$50,000.00	
	3 x 2400x1200 (RCBC) Outlet (incl. exc., lay & backfill)	100	lin.m.	\$9,000.00		\$900,000.00	
	Rock Erosion Protection / Energy Dissipator at Outlet	500	sq.m.	\$250.00		\$125,000.00	
				SUBTOTAL		\$1,135,000.00	
				TOTAL FOR ITEMS 1, 2, 3, 4 & 5		\$6,419,000.00	
6	PLANT & CONTINGENCIES						
	15% Plant & Contingency		item			\$963,000.00	
				SUBTOTAL WITH 15% CONTINGENCY		\$7,382,000.00	
7	ADMINISTRATION AND MANAGEMENT COSTS						
	Consultancy and Project Management Fees (6%)		item			\$443,000.00	
	Government Agency Approvals (DSC, RTA, DECCW, etc - Allowance Only)		item			\$10,000.00	
	Council DA Fees and planFIRST Levy		item			\$16,530.00	
	PCA Fees (Allowance Only)		item			\$10,000.00	
				SUBTOTAL		\$480,000.00	
				TOTAL		\$7,862,000.00	

PRELIMINARY COST ESTIMATE

PROJECT: Marsden Park Residential Precinct

CLIENT: Winten Property Group

JWP Plan Number/Version: 9351SK318	BASIN 6
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NO.	ITEM	QTY.	UNIT	RATE		AMOUNT	
				Exc GST\$		Exc GST\$	
1	BASIN						
	Establishment (5%)	1	item	\$320,000.00		\$320,000.00	
	Clearing (Allowance Only)	1	item	\$50,000.00		\$50,000.00	
	Strip & stockpile topsoil	44,530	sq.m.	\$1.50		\$66,795.00	
	Respread topsoil	42,855	sq.m.	\$2.50		\$107,137.50	
	Earthworks - Excavate and Dispose of Unsound Material		cu.m.	\$200.00			
	Earthworks - Cut to Fill On Site	7,020	cu.m.	\$5.00		\$35,100.00	
	Earthworks - Import material		cu.m.	\$7.50			
	Earthworks - Cut, Dispose and Compact within 2 km	36,205	cu.m.	\$10.00		\$362,050.00	
	Earthworks - Cut to Dispose off Site (incl. disposal fees)		cu.m.	\$75.00			
	Trim and Compact	44,530	sq.m.	\$1.00		\$44,530.00	
	Planting (incl maintenance for 2 years)	41,030	sq.m.	\$9.50		\$389,785.00	
	Reinforced Turfing on Weir and Spillway (incl 2 yr maint)	3,500	sq.m.	\$25.00		\$87,500.00	
	Soil & Water Management (Allowance Only)	1	item	\$25,000.00		\$25,000.00	
				SUBTOTAL		\$1,488,000.00	
2	BIO-RETENTION RAINGARDEN (6A)						
	Media Bed constructions (incl. Earthworks, filter bed & subsoil drainage)	1,375	sq.m.	\$180.00		\$247,500.00	
	Raingarden Planting	1,375	sq.m.	\$45.00		\$61,875.00	
	Construction of Maintenance Access	1	each	\$10,000.00		\$10,000.00	
	CDS P1009 GPT and Associated Drainage Infrastructure	1	item	\$45,000.00		\$45,000.00	
				SUBTOTAL		\$365,000.00	
3	BIO-RETENTION RAINGARDEN (6B)						
	Media Bed constructions (incl. Earthworks, filter bed & subsoil drainage)	250	sq.m.	\$180.00		\$45,000.00	
	Raingarden Planting	250	sq.m.	\$45.00		\$11,250.00	
	Construction of Maintenance Access	1	item	\$10,000.00		\$10,000.00	
	CDS P0908 GPT and Associated Drainage Infrastructure	1	item	\$40,000.00		\$40,000.00	
				SUBTOTAL		\$107,000.00	
4	BIO-RETENTION RAINGARDEN (6C)						
	Media Bed constructions (incl. Earthworks, filter bed & subsoil drainage)	50	sq.m.	\$180.00		\$9,000.00	
	Raingarden Planting	50	sq.m.	\$45.00		\$2,250.00	
	Construction of Maintenance Access	1	item	\$10,000.00		\$10,000.00	
	CDS P0908 GPT and Associated Drainage Infrastructure	1	item	\$40,000.00		\$40,000.00	
				SUBTOTAL		\$62,000.00	
6	DRAINAGE / STRUCTURES						
	8 x 3300x1200 (RCBC) Link Across Richmond Rd (incl. exc., lay & b	90	lin.m.	\$28,800.00		\$2,592,000.00	
	5 x 3600x900 (RCBC) Outlet Under Vine St (incl. exc., lay & b	25	lin.m.	\$20,000.00		\$500,000.00	
	Main Basin Outlet Structure	1	each	\$50,000.00		\$50,000.00	
	Rock Erosion Protection at Slotted Weir and Culvert Outlets	1,500	sq.m.	\$250.00		\$375,000.00	
				SUBTOTAL		\$3,517,000.00	
						TOTAL FOR ITEMS 1, 2, 3, 4, 5 & 6	\$5,539,000.00
7	PLANT & CONTINGENCIES						
	15% Plant & Contingency		item			\$831,000.00	
						SUBTOTAL WITH 15% CONTINGENCY	\$6,370,000.00
8	ADMINISTRATION AND MANAGEMENT COSTS						
	Consultancy and Project Management Fees (6%)		item			\$383,000.00	
	Government Agency Approvals (DSC, RTA, DECCW, etc - Allowance Only)		item			\$10,000.00	
	Council DA Fees and planFIRST Levy		item			\$14,425.00	
	PCA Fees (Allowance Only)		item			\$10,000.00	
						SUBTOTAL	\$418,000.00
						TOTAL	\$6,788,000.00

PRELIMINARY COST ESTIMATE

PROJECT: Marsden Park Residential Precinct

CLIENT: Winten Property Group

JWP Plan Number/Version: 9351SK321	BASIN 7A
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NO.	ITEM	QTY.	UNIT	RATE		AMOUNT	
				Exc GST\$		Exc GST\$	
1	BASIN						
	Establishment (5%)	1	item		\$70,000.00		\$70,000.00
	Clearing (Allowance Only)	1	item		\$50,000.00		\$50,000.00
	Strip & stockpile topsoil	23,750	sq.m.		\$1.50		\$35,625.00
	Respread topsoil	22,250	sq.m.		\$2.50		\$55,625.00
	Earthworks - Excavate and Dispose of Unsound Material		cu.m.		\$200.00		
	Earthworks - Cut to Fill On Site	6,340	cu.m.		\$5.00		\$31,700.00
	Earthworks - Import material		cu.m.		\$7.50		
	Earthworks - Cut, Dispose and Compact within 2 km	10,160	cu.m.		\$10.00		\$101,600.00
	Earthworks - Cut to Dispose off Site (incl. disposal fees)		cu.m.		\$75.00		
	Trim and Compact	23,750	sq.m.		\$1.00		\$23,750.00
	Planting (incl maintenance for 2 years)	21,650	sq.m.		\$9.50		\$205,675.00
	Reinforced Turfing on Weir and Spillway (incl 2 yr maint)	600	sq.m.		\$25.00		\$15,000.00
	Soil & Water Management (Allowance Only)	1	item		\$25,000.00		\$25,000.00
					SUBTOTAL		\$614,000.00
2	BIO-RETENTION RAINGARDEN						
	Media Bed constructions (incl. Earthworks, filter bed & subsoil)	1,500	sq.m.		\$180.00		\$270,000.00
	Raingarden Planting	1,500	sq.m.		\$45.00		\$67,500.00
	Construction of Maintenance Access	1	item		\$10,000.00		\$10,000.00
	CDS P1009 GPT and Associated Drainage Infrastructure	2	item		\$45,000.00		\$90,000.00
					SUBTOTAL		\$438,000.00
3	DRAINAGE / STRUCTURES						
	450 dia (RRJ) Outlet (incl. exc., lay & backfill)	5	lin.m.		\$200.00		\$1,000.00
	1050 dia (RRJ) Outlet (incl. exc., lay & backfill)	40	lin.m.		\$850.00		\$34,000.00
	Main Basin Outlet Structure	1	ea		\$20,000.00		\$20,000.00
	Rock Erosion Protection at Culvert Outlet	150	sq.m.		\$250.00		\$37,500.00
					SUBTOTAL		\$93,000.00
				TOTAL FOR ITEMS 1, 2 & 3			\$1,145,000.00
4	PLANT & CONTINGENCIES						
	15% Plant & Contingency		item				\$172,000.00
				SUBTOTAL WITH 15% CONTINGENCY			\$1,317,000.00
5	ADMINISTRATION AND MANAGEMENT COSTS						
	Consultancy and Project Management Fees (6%)		item				\$80,000.00
	Government Agency Approvals (DSC, RTA, DECCW, etc - Allowance Only)		item				\$10,000.00
	Council DA Fees and planFIRST Levy		item				\$3,915.00
	PCA Fees (Allowance Only)		item				\$10,000.00
					SUBTOTAL		\$104,000.00
				TOTAL			\$1,421,000.00

PRELIMINARY COST ESTIMATE

PROJECT: Marsden Park Residential Precinct

CLIENT: Winten Property Group

JWP Plan Number/Version: 9351SK322	BASIN 7B
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NO.	ITEM	QTY.	UNIT	RATE		AMOUNT	
				Exc GST\$		Exc GST\$	
1	BASIN						
	Establishment (5%)	1	item		\$75,000.00		\$75,000.00
	Clearing (Allowance Only)	1	item		\$50,000.00		\$50,000.00
	Strip & stockpile topsoil	36,320	sq.m.		\$1.50		\$54,480.00
	Respread topsoil	35,120	sq.m.		\$2.50		\$87,800.00
	Earthworks - Excavate and Dispose of Unsound Material		cu.m.		\$200.00		
	Earthworks - Cut to Fill On Site	14,940	cu.m.		\$5.00		\$74,700.00
	Earthworks - Import material		cu.m.		\$7.50		
	Earthworks - Cut, Dispose and Compact within 2 km	11,410	cu.m.		\$10.00		\$114,100.00
	Earthworks - Cut to Dispose off Site (incl. disposal fees)		cu.m.		\$75.00		
	Trim and Compact	36,320	sq.m.		\$1.00		\$36,320.00
	Planting (incl maintenance for 2 years)	34,520	sq.m.		\$9.50		\$327,940.00
	Reinforced Turfing on Weir and Spillway (incl 2 yr maint)	600	sq.m.		\$25.00		\$15,000.00
	Soil & Water Management (Allowance Only)	1	item		\$25,000.00		\$25,000.00
					SUBTOTAL		\$861,000.00
2	BIO-RETENTION RAINGARDEN						
	Media Bed constructions (incl. Earthworks, filter bed & subsoil drainage)	1,200	sq.m.		\$180.00		\$216,000.00
	Raingarden Planting	1,200	sq.m.		\$45.00		\$54,000.00
	Construction of Maintenance Access	1	item		\$10,000.00		\$10,000.00
	CDS P1015 GPT and Associated Drainage Infrastructure	1	item		\$65,000.00		\$65,000.00
					SUBTOTAL		\$345,000.00
3	DRAINAGE / STRUCTURES						
	450 dia (RRJ) Outlet (incl. exc., lay & backfill)	5	lin.m.		\$200.00		\$1,000.00
	1050 dia (RRJ) Outlet (incl. exc., lay & backfill)	40	lin.m.		\$850.00		\$34,000.00
	Main Basin Outlet Structure	1	each		\$15,000.00		\$15,000.00
	Rock Erosion Protection at Culvert Outlet	150	sq.m.		\$250.00		\$37,500.00
					SUBTOTAL		\$88,000.00
					TOTAL FOR ITEMS 1, 2 & 3		\$1,294,000.00
4	PLANT & CONTINGENCIES						
	15% Plant & Contingency		item				\$195,000.00
					SUBTOTAL WITH 15% CONTINGENCY		\$1,489,000.00
ADMINISTRATION AND MANAGEMENT COSTS							
5	Consultancy and Project Management Fees (6%)		item				\$90,000.00
	Government Agency Approvals (DSC, RTA, DECCW, etc - Allowance Only)		item				\$10,000.00
	Council DA Fees and planFIRST Levy		item				\$4,273.00
	PCA Fees (Allowance Only)		item				\$10,000.00
					SUBTOTAL		\$115,000.00
					TOTAL		\$1,604,000.00

PRELIMINARY COST ESTIMATE

PROJECT: Marsden Park Residential Precinct

CLIENT: Winten Property Group

JWP Plan Number/Version: 9351SK323	BASIN 8
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NO.	ITEM	QTY.	UNIT	RATE		AMOUNT	
				Exc GST\$		Exc GST\$	
1	BASIN						
	Establishment (5%)	1	item	\$50,000.00		\$50,000.00	
	Clearing (Allowance Only)	1	item	\$50,000.00		\$50,000.00	
	Strip & stockpile topsoil	21,110	sq.m.	\$1.50		\$31,665.00	
	Respread topsoil	20,810	sq.m.	\$2.50		\$52,025.00	
	Earthworks - Excavate and Dispose of Unsound Material		cu.m.	\$200.00			
	Earthworks - Cut to Fill On Site	4,715	cu.m.	\$5.00		\$23,575.00	
	Earthworks - Import material		cu.m.	\$7.50			
	Earthworks - Cut, Dispose and Compact within 2 km	11,775	cu.m.	\$10.00		\$117,750.00	
	Earthworks - Cut to Dispose off Site (incl. disposal fees)		cu.m.	\$75.00			
	Trim and Compact	21,110	sq.m.	\$1.00		\$21,110.00	
	Planting (incl maintenance for 2 years)	14,970	sq.m.	\$9.50		\$142,215.00	
	Reinforced Turfing on Weir and Spillway (incl 2 yr maint)	3,000	sq.m.	\$25.00		\$75,000.00	
	Soil & Water Management (Allowance Only)	1	item	\$25,000.00		\$25,000.00	
				SUBTOTAL		\$589,000.00	
2	BIO-RETENTION RAINGARDEN						
	Media Bed constructions (incl. Earthworks, filter bed & subsoil drainage)	3,140	sq.m.	\$180.00		\$565,200.00	
	Raingarden Planting	3,140	sq.m.	\$45.00		\$141,300.00	
	Construction of Maintenance Access	1	item	\$10,000.00		\$10,000.00	
	CDS P0908 GPT and Associated Drainage Infrastructure	1	item	\$100,000.00		\$100,000.00	
	CDS P1015 GPT and Associated Drainage Infrastructure	1	item	\$65,000.00		\$65,000.00	
				SUBTOTAL		\$882,000.00	
3	BIO-RETENTION RAINGARDEN						
	Media Bed constructions (incl. Earthworks, filter bed & subsoil drainage)	300	sq.m.	\$180.00		\$54,000.00	
	Raingarden Planting	300	sq.m.	\$45.00		\$13,500.00	
	Construction of Maintenance Access	1	item	\$10,000.00		\$10,000.00	
	CDS P0908 GPT and Associated Drainage Infrastructure	1	item	\$40,000.00		\$40,000.00	
				SUBTOTAL		\$118,000.00	
4	DRAINAGE / STRUCTURES						
	Main Basin Outlet Structure	1	each	\$40,000.00		\$40,000.00	
	Rock Erosion Protection at Culvert Outlet	300	sq.m.	\$250.00		\$75,000.00	
				SUBTOTAL		\$115,000.00	
				TOTAL FOR ITEMS 1, 2, 3 & 4		\$1,704,000.00	
5	PLANT & CONTINGENCIES						
	15% Plant & Contingency		item			\$256,000.00	
				SUBTOTAL WITH 15% CONTINGENCY		\$1,960,000.00	
6	ADMINISTRATION AND MANAGEMENT COSTS						
	Consultancy and Project Management Fees (6%)		item			\$118,000.00	
	Government Agency Approvals (DSC, RTA, DECCW, etc - Allowance Only)		item			\$10,000.00	
	Council DA Fees and planFIRST Levy		item			\$5,252.00	
	PCA Fees (Allowance Only)		item			\$10,000.00	
				SUBTOTAL		\$144,000.00	
				TOTAL		\$2,104,000.00	

PRELIMINARY COST ESTIMATE

PROJECT: Marsden Park Residential Precinct

CLIENT: Winten Property Group

JWP Plan Number/Version: 9351SK310 & 311	CHANNELS TC1 & TC2
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NO.	ITEM	QTY.	UNIT	RATE		AMOUNT	
				Exc GST\$		Exc GST\$	
1	DRAINAGE CHANNEL						
	Establishment (5%)	1	Item		\$420,000.00		\$420,000.00
	Clearing & Desilt (Allowance Only)	1	Item		\$10,000.00		\$10,000.00
	Strip, Stockpile & Respread Topsoil	116,900	sq.m.		\$4.00		\$467,600.00
	Earthworks - Excavate and Dispose of Unsound Material		cu.m.		\$200.00		
	Earthworks - Cut to Fill On Site	9,670	cu.m.		\$5.00		\$48,350.00
	Earthworks - Import material		cu.m.		\$7.50		
	Earthworks - Cut, Dispose and Compact within 2 km	126,000	cu.m.		\$7.50		\$945,000.00
	Earthworks - Cut to Dispose off Site (incl. disposal fees)		cu.m.		\$75.00		
	Trim and Compact	116,900	sq.m.		\$1.00		\$116,900.00
	Planting (incl maintenance for 2 years)	116,900	sq.m.		\$9.50		\$1,110,550.00
	Hydromulch Temporary Batters	8,500	sq.m.		\$1.00		\$8,500.00
	Rock Lined Channel Protection at Culvert Outlets	600	sq.m.		\$250.00		\$150,000.00
	Soil & Water Management (Allowance Only)	1	item		\$15,000.00		\$15,000.00
					SUBTOTAL		\$3,292,000.00
2	ROAD CROSSINGS AND GPT'S						
	6 x 3600x1200 (RCBC) "Crossing 3" (incl. head & wingwalls)	20	lin.m.		\$27,000.00		\$540,000.00
	12 x 3600x1500 (RCBC) "Crossing 4" (incl. head & wingwalls)	20	lin.m.		\$60,000.00		\$1,200,000.00
	5 x 3600x1200 (RCBC) Crossing (incl. head & wingwalls)	20	lin.m.		\$22,500.00		\$450,000.00
	12 x 3600x1200 (RCBC) Crossing (incl. head & wingwalls)	20	lin.m.		\$54,000.00		\$1,080,000.00
	CDS P1009 GPT and Associated Drainage Infrastructure	2	item		\$45,000.00		\$90,000.00
	CDS P1015 GPT and Associated Drainage Infrastructure	2	item		\$65,000.00		\$130,000.00
	CDS P1512 GPT and Associated Drainage Infrastructure	2	item		\$100,000.00		\$200,000.00
	CDS P1518 GPT and Associated Drainage Infrastructure	1	item		\$115,000.00		\$115,000.00
	CDS P2018 GPT and Associated Drainage Infrastructure	1	item		\$170,000.00		\$170,000.00
	Bridge Crossing		lin.m.		\$100,000.00		
					SUBTOTAL		\$3,975,000.00
					TOTAL FOR ITEM 1 & 2		\$7,267,000.00
3	PLANT & CONTINGENCIES						
	15% Plant & Contingency		item				\$1,091,000.00
					SUBTOTAL WITH 15% CONTINGENCY		\$8,358,000.00
4	ADMINISTRATION AND MANAGEMENT COSTS						
	Consultancy and Project Management Fees (6%)		item				\$502,000.00
	Government Agency Approvals (DSC, RTA, DECCW, etc - Allowance Only)		item				\$10,000.00
	Council DA Fees and planFIRST Levy		item				\$18,560.00
	PCA Fees (Allowance Only)		item				\$10,000.00
					SUBTOTAL		\$541,000.00
					TOTAL		\$8,899,000.00

PRELIMINARY COST ESTIMATE

PROJECT: Marsden Park Residential Precinct

CLIENT: Winten Property Group

JWP Plan Number/Version: 9351SK314	CHANNEL TC3
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NO.	ITEM	QTY.	UNIT	RATE		AMOUNT	
				Exc GST\$		Exc GST\$	
1	DRAINAGE CHANNEL						
	Establishment (5%)	1	Item		\$70,000.00		\$70,000.00
	Clearing & Desilt (Allowance Only)	1	Item		\$10,000.00		\$10,000.00
	Strip, Stockpile & Respread Topsoil	19,040	sq.m.		\$4.00		\$76,160.00
	Earthworks - Excavate and Dispose of Unsound Material	1,000	cu.m.		\$200.00		\$200,000.00
	Earthworks - Cut to Fill On Site		cu.m.		\$5.00		
	Earthworks - Import material	43,030	cu.m.		\$7.50		\$322,725.00
	Earthworks - Cut, Dispose and Compact within 2 km		cu.m.		\$7.50		
	Earthworks - Cut to Dispose off Site (incl. disposal fees)		cu.m.		\$75.00		
	Trim and Compact	19,040	sq.m.		\$1.00		\$19,040.00
	Planting (incl maintenance for 2 years)	19,040	sq.m.		\$9.50		\$180,880.00
	Hydromulch Temporary Batters	600	sq.m.		\$1.00		\$600.00
	Rock Lined Channel Protection at Culvert Outlets	600	sq.m.		\$250.00		\$150,000.00
	Soil & Water Management (Allowance Only)	1	item		\$15,000.00		\$15,000.00
					SUBTOTAL		\$1,045,000.00
2	ROAD CROSSINGS AND GPT'S						
	CDS P1009 GPT and Associated Drainage Infrastructure	1	item		\$45,000.00		\$45,000.00
	CDS P1512 GPT and Associated Drainage Infrastructure	1	item		\$100,000.00		\$100,000.00
					SUBTOTAL		\$145,000.00
				TOTAL FOR ITEM 1 & 2			\$1,190,000.00
3	PLANT & CONTINGENCIES						
	15% Plant & Contingency		item				\$179,000.00
				SUBTOTAL WITH 15% CONTINGENCY			\$1,369,000.00
4	ADMINISTRATION AND MANAGEMENT COSTS						
	Consultancy and Project Management Fees (6%)		item				\$83,000.00
	Government Agency Approvals (DSC, RTA, DECCW, etc - Allowance Only)		item				\$10,000.00
	Council DA Fees and planFIRST Levy		item				\$4,023.00
	PCA Fees (Allowance Only)		item				\$10,000.00
					SUBTOTAL		\$108,000.00
				TOTAL			\$1,477,000.00

PRELIMINARY COST ESTIMATE

PROJECT: Marsden Park Residential Precinct

CLIENT: Winten Property Group

JWP Plan Number/Version: 9351SK314

CHANNEL TC4

NO.	ITEM	QTY.	UNIT	RATE		AMOUNT	
				Exc GST\$		Exc GST\$	
1	DRAINAGE CHANNEL						
	Establishment (5%)	1	Item	\$225,000.00		\$225,000.00	
	Clearing & Desilt (Allowance Only)	1	Item	\$10,000.00		\$10,000.00	
	Strip, Stockpile & Respread Topsoil	31,850	sq.m.	\$4.00		\$127,400.00	
	Earthworks - Excavate and Dispose of Unsound Material	1,500	cu.m.	\$200.00		\$300,000.00	
	Earthworks - Cut to Fill On Site		cu.m.	\$5.00			
	Earthworks - Import material	84,650	cu.m.	\$7.50		\$634,875.00	
	Earthworks - Cut, Dispose and Compact within 2 km		cu.m.	\$7.50			
	Earthworks - Cut to Dispose off Site (incl. disposal fees)		cu.m.	\$75.00			
	Trim and Compact	31,850	sq.m.	\$1.00		\$31,850.00	
	Planting (incl maintenance for 2 years)	31,850	sq.m.	\$9.50		\$302,575.00	
	Hydromulch Temporary Batters	1,500	sq.m.	\$1.00		\$1,500.00	
	Rock Lined Channel Protection at Culvert Outlets	3,000	sq.m.	\$250.00		\$750,000.00	
	Soil & Water Management (Allowance Only)	1	item	\$15,000.00		\$15,000.00	
				SUBTOTAL		\$2,399,000.00	
2	ROAD CROSSINGS AND GPT'S						
	6 x 3600x1200 (RCBC) Crossing (incl. head & wingwalls)	20	lin.m.	\$27,000.00		\$540,000.00	
	7 x 3600x1200 (RCBC) Crossing (incl. head & wingwalls)	20	lin.m.	\$31,500.00		\$630,000.00	
	CDS P0908 GPT and Associated Drainage Infrastructure	3	item	\$40,000.00		\$120,000.00	
	CDS P1009 GPT and Associated Drainage Infrastructure	1	item	\$45,000.00		\$45,000.00	
	CDS P1518 GPT and Associated Drainage Infrastructure	1	item	\$115,000.00		\$115,000.00	
				SUBTOTAL		\$1,450,000.00	
TOTAL FOR ITEM 1 & 2						\$3,849,000.00	
3	PLANT & CONTINGENCIES						
	15% Plant & Contingency		item			\$578,000.00	
SUBTOTAL WITH 15% CONTINGENCY						\$4,427,000.00	
4	ADMINISTRATION AND MANAGEMENT COSTS						
	Consultancy and Project Management Fees (6%)		item			\$266,000.00	
	Government Agency Approvals (DSC, RTA, DECCW, etc - Allowance Only)		item			\$10,000.00	
	Council DA Fees and planFIRST Levy		item			\$10,384.00	
	PCA Fees (Allowance Only)		item			\$10,000.00	
				SUBTOTAL		\$297,000.00	
TOTAL						\$4,724,000.00	

PRELIMINARY COST ESTIMATE

PROJECT: Marsden Park Residential Precinct

CLIENT: Winten Property Group

JWP Plan Number/Version: 9351SK315 & 317

CHANNEL TC6

NO.	ITEM	QTY.	UNIT	RATE		AMOUNT	
				Exc GST\$		Exc GST\$	
1	DRAINAGE CHANNEL						
	Establishment (5%)	1	Item		\$65,000.00		\$65,000.00
	Clearing & Desilt (Allowance Only)	1	Item		\$10,000.00		\$10,000.00
	Strip, Stockpile & Respread Topsoil	17,810	sq.m.		\$4.00		\$71,240.00
	Earthworks - Excavate and Dispose of Unsound Material	2,000	cu.m.		\$200.00		\$400,000.00
	Earthworks - Cut to Fill On Site	700	cu.m.		\$5.00		\$3,500.00
	Earthworks - Import material		cu.m.		\$7.50		
	Earthworks - Cut, Dispose and Compact within 2 km	20,380	cu.m.		\$7.50		\$152,850.00
	Earthworks - Cut to Dispose off Site (incl. disposal fees)		cu.m.		\$75.00		
	Trim and Compact	17,810	sq.m.		\$1.00		\$17,810.00
	Planting (incl maintenance for 2 years)	17,810	sq.m.		\$9.50		\$169,195.00
	Hydromulch Temporary Batters	600	sq.m.		\$1.00		\$600.00
	Rock Lined Channel Protection at Culvert Outlets	600	sq.m.		\$250.00		\$150,000.00
	Soil & Water Management (Allowance Only)	1	item		\$15,000.00		\$15,000.00
					SUBTOTAL		\$1,056,000.00
2	ROAD CROSSINGS AND GPT'S						
			lin.m.		\$50,000.00		
	CDS P0908 GPT and Associated Drainage Infrastructure		item		\$40,000.00		
					SUBTOTAL		
				TOTAL FOR ITEM 1 & 2			\$1,056,000.00
3	PLANT & CONTINGENCIES						
	15% Plant & Contingency		item				\$159,000.00
				SUBTOTAL WITH 15% CONTINGENCY			\$1,215,000.00
4	ADMINISTRATION AND MANAGEMENT COSTS						
	Consultancy and Project Management Fees (6%)		item				\$73,000.00
	Government Agency Approvals (DSC, RTA, DECCW, etc - Allowance Only)		item				\$10,000.00
	Council DA Fees and planFIRST Levy		item				\$3,703.00
	PCA Fees (Allowance Only)		item				\$10,000.00
				SUBTOTAL			\$97,000.00
				TOTAL			\$1,312,000.00

PRELIMINARY COST ESTIMATE

PROJECT: Marsden Park Residential Precinct

CLIENT: Winten Property Group

JWP Plan Number/Version: 9351SK315 & 317	CHANNEL TC7
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NO.	ITEM	QTY.	UNIT	RATE		AMOUNT	
				Exc GST\$		Exc GST\$	
1	DRAINAGE CHANNEL						
	Establishment (5%)	1	Item		\$45,000.00		\$45,000.00
	Clearing & Desilt (Allowance Only)	1	Item		\$10,000.00		\$10,000.00
	Strip, Stockpile & Respread Topsoil	15,630	sq.m.		\$4.00		\$62,520.00
	Earthworks - Excavate and Dispose of Unsound Material		cu.m.		\$200.00		
	Earthworks - Cut to Fill On Site	320	cu.m.		\$5.00		\$1,600.00
	Earthworks - Import material		cu.m.		\$7.50		
	Earthworks - Cut, Dispose and Compact within 2 km	12,770	cu.m.		\$7.50		\$95,775.00
	Earthworks - Cut to Dispose off Site (incl. disposal fees)		cu.m.		\$75.00		
	Trim and Compact	15,630	sq.m.		\$1.00		\$15,630.00
	Planting (incl maintenance for 2 years)	15,630	sq.m.		\$9.50		\$148,485.00
	Hydromulch Temporary Batters	600	sq.m.		\$1.00		\$600.00
	Rock Lined Channel Protection at Culvert Outlets	600	sq.m.		\$250.00		\$150,000.00
	Soil & Water Management (Allowance Only)	1	item		\$15,000.00		\$15,000.00
					SUBTOTAL		\$545,000.00
2	ROAD CROSSINGS AND GPT'S						
	2 x 2400x1200 (RCBC) Crossing (incl. head & wingwalls)	25	lin.m.		\$8,000.00		\$200,000.00
	CDS P0908 GPT and Associated Drainage Infrastructure		item		\$40,000.00		
					SUBTOTAL		\$200,000.00
				TOTAL FOR ITEM 1 & 2			\$745,000.00
3	PLANT & CONTINGENCIES						
	15% Plant & Contingency		item				\$112,000.00
				SUBTOTAL WITH 15% CONTINGENCY			\$857,000.00
4	ADMINISTRATION AND MANAGEMENT COSTS						
	Consultancy and Project Management Fees (6%)		item				\$52,000.00
	Government Agency Approvals (DSC, RTA, DECCW, etc - Allowance Only)		item				\$10,000.00
	Council DA Fees and planFIRST Levy		item				\$2,879.00
	PCA Fees (Allowance Only)		item				\$10,000.00
					SUBTOTAL		\$75,000.00
				TOTAL			\$932,000.00

PRELIMINARY COST ESTIMATE

PROJECT: Marsden Park Residential Precinct

CLIENT: Winten Property Group

JWP Plan Number/Version: 9351SK318 & 320

CHANNEL TC8

NO.	ITEM	QTY.	UNIT	RATE		AMOUNT	
				Exc GST\$		Exc GST\$	
1	DRAINAGE CHANNEL						
	Establishment (5%)	1	Item	\$135,000.00		\$135,000.00	
	Clearing & Desilt (Allowance Only)	1	Item	\$10,000.00		\$10,000.00	
	Strip, Stockpile & Respread Topsoil	22,145	sq.m.	\$4.00		\$88,580.00	
	Earthworks - Excavate and Dispose of Unsound Material		cu.m.	\$200.00			
	Earthworks - Cut to Fill On Site	4,365	cu.m.	\$5.00		\$21,825.00	
	Earthworks - Import material		cu.m.	\$7.50			
	Earthworks - Cut, Dispose and Compact within 2 km	11,380	cu.m.	\$7.50		\$85,350.00	
	Earthworks - Cut to Dispose off Site (incl. disposal fees)		cu.m.	\$75.00			
	Trim and Compact	22,145	sq.m.	\$1.00		\$22,145.00	
	Planting (incl maintenance for 2 years)	22,145	sq.m.	\$9.50		\$210,377.50	
	Hydromulch Temporary Batters	6,000	sq.m.	\$1.00		\$6,000.00	
	Rock Lined Channel Protection at Culvert Outlets	1,000	sq.m.	\$250.00		\$250,000.00	
	Soil & Water Management (Allowance Only)	1	item	\$15,000.00		\$15,000.00	
				SUBTOTAL		\$845,000.00	
2	ROAD CROSSINGS AND GPT'S						
	7 x 3600x1200 (RCBC) Crossing (incl. head & wingwalls)	20	lin.m.	\$31,500.00		\$630,000.00	
	7 x 3600x1200 (RCBC) Crossing (incl. head & wingwalls)	25	lin.m.	\$31,500.00		\$787,500.00	
	CDS P1012 GPT and Associated Drainage Infrastructure	1	item	\$55,000.00		\$55,000.00	
				SUBTOTAL		\$1,473,000.00	
TOTAL FOR ITEM 1 & 2						\$2,318,000.00	
3	PLANT & CONTINGENCIES						
	15% Plant & Contingency		item			\$348,000.00	
SUBTOTAL WITH 15% CONTINGENCY						\$2,666,000.00	
4	ADMINISTRATION AND MANAGEMENT COSTS						
	Consultancy and Project Management Fees (6%)		item			\$160,000.00	
	Government Agency Approvals (DSC, RTA, DECCW, etc - Allowance Only)		item			\$10,000.00	
	Council DA Fees and planFIRST Levy		item			\$6,721.00	
	PCA Fees (Allowance Only)		item			\$10,000.00	
				SUBTOTAL		\$187,000.00	
TOTAL						\$2,853,000.00	

PRELIMINARY COST ESTIMATE

PROJECT: Marsden Park Residential Precinct

CLIENT: Winten Property Group

JWP Plan Number/Version: 9351SK314

CHANNEL TC9

NO.	ITEM	QTY.	UNIT	RATE		AMOUNT	
				Exc GST\$		Exc GST\$	
1	DRAINAGE CHANNEL						
	Establishment (5%)	1	Item		\$55,000.00		\$55,000.00
	Clearing & Desilt (Allowance Only)	1	Item		\$10,000.00		\$10,000.00
	Strip, Stockpile & Respread Topsoil	10,610	sq.m.		\$4.00		\$42,440.00
	Earthworks - Excavate and Dispose of Unsound Material		cu.m.		\$200.00		
	Earthworks - Cut to Fill On Site		cu.m.		\$5.00		
	Earthworks - Import material	20,290	cu.m.		\$7.50		\$152,175.00
	Earthworks - Cut, Dispose and Compact within 2 km		cu.m.		\$7.50		
	Earthworks - Cut to Dispose off Site (incl. disposal fees)		cu.m.		\$75.00		
	Trim and Compact	10,610	sq.m.		\$1.00		\$10,610.00
	Planting (incl maintenance for 2 years)	10,610	sq.m.		\$9.50		\$100,795.00
	Hydromulch Temporary Batters	500	sq.m.		\$1.00		\$500.00
	Rock Lined Channel Protection at Culvert Outlets	400	sq.m.		\$250.00		\$100,000.00
	Soil & Water Management (Allowance Only)	1	item		\$15,000.00		\$15,000.00
					SUBTOTAL		\$487,000.00
2	ROAD CROSSINGS AND GPT'S						
	3 x 3000x1200 (RCBC) Crossing (incl. head & wingwalls)	25	lin.m.		\$11,000.00		\$275,000.00
	CDS P1009 GPT and Associated Drainage Infrastructure	2	item		\$45,000.00		\$90,000.00
	CDS P1015 GPT and Associated Drainage Infrastructure	1	item		\$65,000.00		\$65,000.00
					SUBTOTAL		\$430,000.00
				TOTAL FOR ITEM 1 & 2			\$917,000.00
3	PLANT & CONTINGENCIES						
	15% Plant & Contingency		item				\$138,000.00
				SUBTOTAL WITH 15% CONTINGENCY			\$1,055,000.00
4	ADMINISTRATION AND MANAGEMENT COSTS						
	Consultancy and Project Management Fees (6%)		item				\$64,000.00
	Government Agency Approvals (DSC, RTA, DECCW, etc - Allowance Only)		item				\$10,000.00
	Council DA Fees and planFIRST Levy		item				\$3,370.00
	PCA Fees (Allowance Only)		item				\$10,000.00
					SUBTOTAL		\$88,000.00
				TOTAL			\$1,143,000.00

PRELIMINARY COST ESTIMATE

PROJECT: Marsden Park Residential Precinct

CLIENT: Winten Property Group

JWP Plan Number/Version: 9351SK309	RAINGARDEN A4
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NO.	ITEM	QTY.	UNIT	RATE		AMOUNT	
				Exc GST\$		Exc GST\$	
1	BIO-RETENTION RAINGARDEN						
	Establishment (5%)	1	item		\$10,000.00		\$10,000.00
	Strip & stockpile topsoil	1,000	sq.m.		\$1.50		\$1,500.00
	Respread topsoil	620	sq.m.		\$2.50		\$1,550.00
	Earthworks - Excavate and Dispose of Unsound Material		cu.m.		\$200.00		
	Earthworks - Cut to Fill On Site	300	cu.m.		\$5.00		\$1,500.00
	Earthworks - Import material		cu.m.		\$7.50		
	Earthworks - Cut, Dispose and Compact within 2 km		cu.m.		\$10.00		
	Earthworks - Cut to Dispose off Site (incl. disposal fees)	300	cu.m.		\$75.00		\$22,500.00
	Trim and Compact	1,000	sq.m.		\$1.00		\$1,000.00
	Planting (incl maintenance for 2 years)	620	sq.m.		\$25.00		\$15,500.00
	Media Bed constructions (incl. Earthworks, filter bed & subsoil drainage)	380	sq.m.		\$180.00		\$68,400.00
	Raingarden Planting	380	sq.m.		\$45.00		\$17,100.00
	Construction of Maintenance Access	1	item		\$10,000.00		\$10,000.00
	Outlet Drainage Infrastructure	1	item		\$10,000.00		\$10,000.00
	CDS P1009 GPT and Associated Drainage Infrastructure	1	item		\$45,000.00		\$45,000.00
					SUBTOTAL		\$205,000.00
2	PLANT & CONTINGENCIES						
	15% Plant & Contingency		item				\$31,000.00
					SUBTOTAL WITH 15% CONTINGENCY		\$236,000.00
3	ADMINISTRATION AND MANAGEMENT COSTS						
	Consultancy and Project Management Fees (6%)		item				\$15,000.00
	Government Agency Approvals (DSC, RTA, DECCW, etc - Allowance Only)		item				\$10,000.00
	Council DA Fees and planFIRST Levy		item				\$1,181.00
	PCA Fees (Allowance Only)		item				\$10,000.00
					SUBTOTAL		\$37,000.00
					TOTAL		\$273,000.00

PRELIMINARY COST ESTIMATE

PROJECT: Marsden Park Residential Precinct

CLIENT: Winten Property Group

JWP Plan Number/Version: 9351SK309	RAINGARDEN B1
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NO.	ITEM	QTY.	UNIT	RATE		AMOUNT	
				Exc GST\$		Exc GST\$	
1	BIO-RETENTION RAINGARDEN						
	Establishment (5%)	1	item		\$30,000.00		\$30,000.00
	Strip & stockpile topsoil	3,500	sq.m.		\$1.50		\$5,250.00
	Respread topsoil	1,680	sq.m.		\$2.50		\$4,200.00
	Earthworks - Excavate and Dispose of Unsound Material		cu.m.		\$200.00		
	Earthworks - Cut to Fill On Site	1,500	cu.m.		\$5.00		\$7,500.00
	Earthworks - Import material		cu.m.		\$7.50		
	Earthworks - Cut, Dispose and Compact within 2 km		cu.m.		\$10.00		
	Earthworks - Cut to Dispose off Site (incl. disposal fees)	1,000	cu.m.		\$75.00		\$75,000.00
	Trim and Compact	3,500	sq.m.		\$1.00		\$3,500.00
	Planting (incl maintenance for 2 years)	1,680	sq.m.		\$25.00		\$42,000.00
	Media Bed constructions (incl. Earthworks, filter bed & subsoil drainage)	1,820	sq.m.		\$180.00		\$327,600.00
	Raingarden Planting	1,820	sq.m.		\$45.00		\$81,900.00
	Construction of Maintenance Access	1	item		\$10,000.00		\$10,000.00
	Outlet Drainage Infrastructure	1	item		\$10,000.00		\$10,000.00
	CDS P1015 GPT and Associated Drainage Infrastructure	1	item		\$65,000.00		\$65,000.00
					SUBTOTAL		\$662,000.00
2	PLANT & CONTINGENCIES						
	15% Plant & Contingency		item				\$100,000.00
					SUBTOTAL WITH 15% CONTINGENCY		\$762,000.00
3	ADMINISTRATION AND MANAGEMENT COSTS						
	Consultancy and Project Management Fees (6%)		item				\$46,000.00
	Government Agency Approvals (DSC, RTA, DECCW, etc - Allowance Only)		item				\$10,000.00
	Council DA Fees and planFIRST Levy		item				\$2,663.00
	PCA Fees (Allowance Only)		item				\$10,000.00
					SUBTOTAL		\$69,000.00
					TOTAL		\$831,000.00

PRELIMINARY COST ESTIMATE

PROJECT: Marsden Park Residential Precinct

CLIENT: Winten Property Group

JWP Plan Number/Version: 9351SK309	RAINGARDEN B2
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NO.	ITEM	QTY.	UNIT	RATE		AMOUNT	
				Exc GST\$		Exc GST\$	
1	BIO-RETENTION RAINGARDEN						
	Establishment (5%)	1	item		\$15,000.00		\$15,000.00
	Strip & stockpile topsoil	2,000	sq.m.		\$1.50		\$3,000.00
	Respread topsoil	1,020	sq.m.		\$2.50		\$2,550.00
	Earthworks - Excavate and Dispose of Unsound Material		cu.m.		\$200.00		
	Earthworks - Cut to Fill On Site	800	cu.m.		\$5.00		\$4,000.00
	Earthworks - Import material		cu.m.		\$7.50		
	Earthworks - Cut, Dispose and Compact within 2 km		cu.m.		\$10.00		
	Earthworks - Cut to Dispose off Site (incl. disposal fees)	700	cu.m.		\$75.00		\$52,500.00
	Trim and Compact	2,000	sq.m.		\$1.00		\$2,000.00
	Planting (incl maintenance for 2 years)	1,020	sq.m.		\$25.00		\$25,500.00
	Media Bed constructions (incl. Earthworks, filter bed & subsoil drainage)	980	sq.m.		\$180.00		\$176,400.00
	Raingarden Planting	980	sq.m.		\$45.00		\$44,100.00
	Construction of Maintenance Access	1	item		\$10,000.00		\$10,000.00
	Outlet Drainage Infrastructure	1	item		\$10,000.00		\$10,000.00
	CDS P0908 GPT and Associated Drainage Infrastructure	1	item		\$40,000.00		\$40,000.00
	CDS P1009 GPT and Associated Drainage Infrastructure	1	item		\$45,000.00		\$45,000.00
							SUBTOTAL \$431,000.00
2	PLANT & CONTINGENCIES						
	15% Plant & Contingency		item				\$65,000.00
							SUBTOTAL WITH 15% CONTINGENCY \$496,000.00
3	ADMINISTRATION AND MANAGEMENT COSTS						
	Consultancy and Project Management Fees (6%)		item				\$30,000.00
	Government Agency Approvals (DSC, RTA, DECCW, etc - Allowance Only)		item				\$10,000.00
	Council DA Fees and planFIRST Levy		item				\$2,054.00
	PCA Fees (Allowance Only)		item				\$10,000.00
							SUBTOTAL \$53,000.00
							TOTAL \$549,000.00

PRELIMINARY COST ESTIMATE

PROJECT: Marsden Park Residential Precinct

CLIENT: Winten Property Group

JWP Plan Number/Version: 9351SK309	RAINGARDEN B3
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NO.	ITEM	QTY.	UNIT	RATE		AMOUNT	
				Exc GST\$		Exc GST\$	
1	BIO-RETENTION RAINGARDEN						
	Establishment (5%)	1	item		\$15,000.00		\$15,000.00
	Strip & stockpile topsoil	2,000	sq.m.		\$1.50		\$3,000.00
	Respread topsoil	1,040	sq.m.		\$2.50		\$2,600.00
	Earthworks - Excavate and Dispose of Unsound Material		cu.m.		\$200.00		
	Earthworks - Cut to Fill On Site	800	cu.m.		\$5.00		\$4,000.00
	Earthworks - Import material		cu.m.		\$7.50		
	Earthworks - Cut, Dispose and Compact within 2 km		cu.m.		\$10.00		
	Earthworks - Cut to Dispose off Site (incl. disposal fees)	700	cu.m.		\$75.00		\$52,500.00
	Trim and Compact	2,000	sq.m.		\$1.00		\$2,000.00
	Planting (incl maintenance for 2 years)	1,040	sq.m.		\$25.00		\$26,000.00
	Media Bed constructions (incl. Earthworks, filter bed & subsoil drainage)	960	sq.m.		\$180.00		\$172,800.00
	Raingarden Planting	960	sq.m.		\$45.00		\$43,200.00
	Construction of Maintenance Access	1	item		\$10,000.00		\$10,000.00
	Outlet Drainage Infrastructure	1	item		\$10,000.00		\$10,000.00
	CDS P1012 GPT and Associated Drainage Infrastructure	1	item		\$55,000.00		\$55,000.00
					SUBTOTAL		\$397,000.00
2	PLANT & CONTINGENCIES						
	15% Plant & Contingency		item				\$60,000.00
					SUBTOTAL WITH 15% CONTINGENCY		\$457,000.00
3	ADMINISTRATION AND MANAGEMENT COSTS						
	Consultancy and Project Management Fees (6%)		item				\$28,000.00
	Government Agency Approvals (DSC, RTA, DECCW, etc - Allowance Only)		item				\$10,000.00
	Council DA Fees and planFIRST Levy		item				\$1,937.00
	PCA Fees (Allowance Only)		item				\$10,000.00
					SUBTOTAL		\$50,000.00
					TOTAL		\$507,000.00

PRELIMINARY COST ESTIMATE

PROJECT: Marsden Park Residential Precinct

CLIENT: Winten Property Group

JWP Plan Number/Version: 9351SK309	RAINGARDEN 1
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NO.	ITEM	QTY.	UNIT	RATE		AMOUNT	
				Exc GST\$		Exc GST\$	
1	BIO-RETENTION RAINGARDEN						
	Establishment (5%)	1	item		\$25,000.00		\$25,000.00
	Strip & stockpile topsoil	3,000	sq.m.		\$1.50		\$4,500.00
	Respread topsoil	1,600	sq.m.		\$2.50		\$4,000.00
	Earthworks - Excavate and Dispose of Unsound Material		cu.m.		\$200.00		
	Earthworks - Cut to Fill On Site	1,000	cu.m.		\$5.00		\$5,000.00
	Earthworks - Import material		cu.m.		\$7.50		
	Earthworks - Cut, Dispose and Compact within 2 km		cu.m.		\$10.00		
	Earthworks - Cut to Dispose off Site (incl. disposal fees)	1,000	cu.m.		\$75.00		\$75,000.00
	Trim and Compact	3,000	sq.m.		\$1.00		\$3,000.00
	Planting (incl maintenance for 2 years)	1,600	sq.m.		\$25.00		\$40,000.00
	Media Bed constructions (incl. Earthworks, filter bed & subsoil drainage)	1,400	sq.m.		\$180.00		\$252,000.00
	Raingarden Planting	1,400	sq.m.		\$45.00		\$63,000.00
	Construction of Maintenance Access	1	item		\$10,000.00		\$10,000.00
	Outlet Drainage Infrastructure	1	item		\$10,000.00		\$10,000.00
	CDS P1015 GPT and Associated Drainage Infrastructure	1	item		\$65,000.00		\$65,000.00
					SUBTOTAL		\$557,000.00
2	PLANT & CONTINGENCIES						
	15% Plant & Contingency		item				\$84,000.00
					SUBTOTAL WITH 15% CONTINGENCY		\$641,000.00
3	ADMINISTRATION AND MANAGEMENT COSTS						
	Consultancy and Project Management Fees (6%)		item				\$39,000.00
	Government Agency Approvals (DSC, RTA, DECCW, etc - Allowance Only)		item				\$10,000.00
	Council DA Fees and planFIRST Levy		item				\$2,387.00
	PCA Fees (Allowance Only)		item				\$10,000.00
					SUBTOTAL		\$62,000.00
					TOTAL		\$703,000.00

PRELIMINARY COST ESTIMATE

PROJECT: Marsden Park Residential Precinct

CLIENT: Winten Property Group

JWP Plan Number/Version: 9351SK309	RAINGARDEN 3
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NO.	ITEM	QTY.	UNIT	RATE		AMOUNT	
				Exc GST\$		Exc GST\$	
1	BIO-RETENTION RAINGARDEN						
	Establishment (5%)	1	item		\$45,000.00		\$45,000.00
	Strip & stockpile topsoil	5,000	sq.m.		\$1.50		\$7,500.00
	Respread topsoil	2,000	sq.m.		\$2.50		\$5,000.00
	Earthworks - Excavate and Dispose of Unsound Material		cu.m.		\$200.00		
	Earthworks - Cut to Fill On Site	1,500	cu.m.		\$5.00		\$7,500.00
	Earthworks - Import material		cu.m.		\$7.50		
	Earthworks - Cut, Dispose and Compact within 2 km		cu.m.		\$10.00		
	Earthworks - Cut to Dispose off Site (incl. disposal fees)	2,000	cu.m.		\$75.00		\$150,000.00
	Trim and Compact	5,000	sq.m.		\$1.00		\$5,000.00
	Planting (incl maintenance for 2 years)	2,000	sq.m.		\$25.00		\$50,000.00
	Media Bed constructions (incl. Earthworks, filter bed & subsoil drainage)	3,000	sq.m.		\$180.00		\$540,000.00
	Raingarden Planting	3,000	sq.m.		\$45.00		\$135,000.00
	Construction of Maintenance Access	1	item		\$10,000.00		\$10,000.00
	Outlet Drainage Infrastructure	1	item		\$10,000.00		\$10,000.00
							SUBTOTAL \$965,000.00
2	PLANT & CONTINGENCIES						
	15% Plant & Contingency		item				\$145,000.00
							SUBTOTAL WITH 15% CONTINGENCY \$1,110,000.00
3	ADMINISTRATION AND MANAGEMENT COSTS						
	Consultancy and Project Management Fees (6%)		item				\$67,000.00
	Government Agency Approvals (DSC, RTA, DECCW, etc - Allowance Only)		item				\$10,000.00
	Council DA Fees and planFIRST Levy		item				\$3,484.00
	PCA Fees (Allowance Only)		item				\$10,000.00
							SUBTOTAL \$91,000.00
							TOTAL \$1,201,000.00

PRELIMINARY COST ESTIMATE

PROJECT: Marsden Park Residential Precinct

CLIENT: Winten Property Group

RAINGARDEN 3F

NO.	ITEM	QTY.	UNIT	RATE		AMOUNT	
				Exc GST\$		Exc GST\$	
1	BIO-RETENTION RAINGARDEN						
	Establishment (5%)	1	item		\$30,000.00		\$30,000.00
	Strip & stockpile topsoil	3,000	sq.m.		\$1.50		\$4,500.00
	Respread topsoil	1,400	sq.m.		\$2.50		\$3,500.00
	Earthworks - Excavate and Dispose of Unsound Material		cu.m.		\$200.00		
	Earthworks - Cut to Fill On Site	1,000	cu.m.		\$5.00		\$5,000.00
	Earthworks - Import material		cu.m.		\$7.50		
	Earthworks - Cut, Dispose and Compact within 2 km		cu.m.		\$10.00		
	Earthworks - Cut to Dispose off Site (incl. disposal fees)	1,000	cu.m.		\$75.00		\$75,000.00
	Trim and Compact	3,000	sq.m.		\$1.00		\$3,000.00
	Planting (incl maintenance for 2 years)	1,400	sq.m.		\$25.00		\$35,000.00
	Media Bed constructions (incl. Earthworks, filter bed & subsoil drainage)	1,600	sq.m.		\$180.00		\$288,000.00
	Raingarden Planting	1,600	sq.m.		\$45.00		\$72,000.00
	Construction of Maintenance Access	1	item		\$10,000.00		\$10,000.00
	Outlet Drainage Infrastructure	1	item		\$10,000.00		\$10,000.00
	CDS P1009 GPT and Associated Drainage Infrastructure	2	item		\$45,000.00		\$90,000.00
							SUBTOTAL \$626,000.00
2	PLANT & CONTINGENCIES						
	15% Plant & Contingency		item				\$94,000.00
							SUBTOTAL WITH 15% CONTINGENCY \$720,000.00
3	ADMINISTRATION AND MANAGEMENT COSTS						
	Consultancy and Project Management Fees (6%)		item				\$44,000.00
	Government Agency Approvals (DSC, RTA, DECCW, etc - Allowance Only)		item				\$10,000.00
	Council DA Fees and planFIRST Levy		item				\$2,567.00
	PCA Fees (Allowance Only)		item				\$10,000.00
							SUBTOTAL \$67,000.00
							TOTAL \$787,000.00

PRELIMINARY COST ESTIMATE

PROJECT: Marsden Park Residential Precinct

CLIENT: Winten Property Group

JWP Plan Number/Version: 9351SK312	RAINGARDEN 4
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NO.	ITEM	QTY.	UNIT	RATE		AMOUNT	
				Exc GST\$		Exc GST\$	
1	BIO-RETENTION RAINGARDEN						
	Establishment (5%)	1	item		\$30,000.00		\$30,000.00
	Strip & stockpile topsoil	3,500	sq.m.		\$1.50		\$5,250.00
	Respread topsoil	1,700	sq.m.		\$2.50		\$4,250.00
	Earthworks - Excavate and Dispose of Unsound Material		cu.m.		\$200.00		
	Earthworks - Cut to Fill On Site	1,000	cu.m.		\$5.00		\$5,000.00
	Earthworks - Import material		cu.m.		\$7.50		
	Earthworks - Cut, Dispose and Compact within 2 km		cu.m.		\$10.00		
	Earthworks - Cut to Dispose off Site (incl. disposal fees)	1,200	cu.m.		\$75.00		\$90,000.00
	Trim and Compact	3,500	sq.m.		\$1.00		\$3,500.00
	Planting (incl maintenance for 2 years)	1,700	sq.m.		\$25.00		\$42,500.00
	Media Bed constructions (incl. Earthworks, filter bed & subsoil drainage)	1,800	sq.m.		\$180.00		\$324,000.00
	Raingarden Planting	1,800	sq.m.		\$45.00		\$81,000.00
	Construction of Maintenance Access	1	item		\$10,000.00		\$10,000.00
	Outlet Drainage Infrastructure	1	item		\$10,000.00		\$10,000.00
							SUBTOTAL \$606,000.00
2	PLANT & CONTINGENCIES						
	15% Plant & Contingency		item				\$91,000.00
							SUBTOTAL WITH 15% CONTINGENCY \$697,000.00
3	ADMINISTRATION AND MANAGEMENT COSTS						
	Consultancy and Project Management Fees (6%)		item				\$42,000.00
	Government Agency Approvals (DSC, RTA, DECCW, etc - Allowance Only)		item				\$10,000.00
	Council DA Fees and planFIRST Levy		item				\$2,515.00
	PCA Fees (Allowance Only)		item				\$10,000.00
							SUBTOTAL \$65,000.00
							TOTAL \$762,000.00

PRELIMINARY COST ESTIMATE

PROJECT: Marsden Park Residential Precinct

CLIENT: Winten Property Group

RAINGARDEN 5D

NO.	ITEM	QTY.	UNIT	RATE		AMOUNT	
				Exc GST\$		Exc GST\$	
1	BIO-RETENTION RAINGARDEN						
	Establishment (5%)	1	item		\$30,000.00		\$30,000.00
	Strip & stockpile topsoil	3,000	sq.m.		\$1.50		\$4,500.00
	Respread topsoil	1,400	sq.m.		\$2.50		\$3,500.00
	Earthworks - Excavate and Dispose of Unsound Material		cu.m.		\$200.00		
	Earthworks - Cut to Fill On Site	1,000	cu.m.		\$5.00		\$5,000.00
	Earthworks - Import material		cu.m.		\$7.50		
	Earthworks - Cut, Dispose and Compact within 2 km		cu.m.		\$10.00		
	Earthworks - Cut to Dispose off Site (incl. disposal fees)	1,000	cu.m.		\$75.00		\$75,000.00
	Trim and Compact	3,000	sq.m.		\$1.00		\$3,000.00
	Planting (incl maintenance for 2 years)	1,400	sq.m.		\$25.00		\$35,000.00
	Media Bed constructions (incl. Earthworks, filter bed & subsoil drainage)	1,600	sq.m.		\$180.00		\$288,000.00
	Raingarden Planting	1,600	sq.m.		\$45.00		\$72,000.00
	Construction of Maintenance Access	1	item		\$10,000.00		\$10,000.00
	Outlet Drainage Infrastructure	1	item		\$10,000.00		\$10,000.00
	CDS P1015 GPT and Associated Drainage Infrastructure	1	item		\$65,000.00		\$65,000.00
					SUBTOTAL		\$601,000.00
2	PLANT & CONTINGENCIES						
	15% Plant & Contingency		item				\$91,000.00
					SUBTOTAL WITH 15% CONTINGENCY		\$692,000.00
3	ADMINISTRATION AND MANAGEMENT COSTS						
	Consultancy and Project Management Fees (6%)		item				\$42,000.00
	Government Agency Approvals (DSC, RTA, DECCW, etc - Allowance Only)		item				\$10,000.00
	Council DA Fees and planFIRST Levy		item				\$2,503.00
	PCA Fees (Allowance Only)		item				\$10,000.00
					SUBTOTAL		\$65,000.00
					TOTAL		\$757,000.00

PRELIMINARY COST ESTIMATE

PROJECT: Marsden Park Residential Precinct

CLIENT: Winten Property Group

RAINGARDEN 5B-OS

NO.	ITEM	QTY.	UNIT	RATE		AMOUNT	
				Exc GST\$		Exc GST\$	
1	BIO-RETENTION RAINGARDEN						
	Establishment (5%)	1	item		\$15,000.00		\$15,000.00
	Strip & stockpile topsoil	1,000	sq.m.		\$1.50		\$1,500.00
	Respread topsoil	400	sq.m.		\$2.50		\$1,000.00
	Earthworks - Excavate and Dispose of Unsound Material		cu.m.		\$200.00		
	Earthworks - Cut to Fill On Site	400	cu.m.		\$5.00		\$2,000.00
	Earthworks - Import material		cu.m.		\$7.50		
	Earthworks - Cut, Dispose and Compact within 2 km		cu.m.		\$10.00		
	Earthworks - Cut to Dispose off Site (incl. disposal fees)	400	cu.m.		\$75.00		\$30,000.00
	Trim and Compact	1,000	sq.m.		\$1.00		\$1,000.00
	Planting (incl maintenance for 2 years)	400	sq.m.		\$25.00		\$10,000.00
	Media Bed constructions (incl. Earthworks, filter bed & subsoil drainage)	600	sq.m.		\$180.00		\$108,000.00
	Raingarden Planting	600	sq.m.		\$45.00		\$27,000.00
	Construction of Maintenance Access	1	item		\$10,000.00		\$10,000.00
	Outlet Drainage Infrastructure	1	item		\$10,000.00		\$10,000.00
	CDS P1009 GPT and Associated Drainage Infrastructure	1	item		\$45,000.00		\$45,000.00
							SUBTOTAL \$261,000.00
2	PLANT & CONTINGENCIES						
	15% Plant & Contingency		item				\$40,000.00
							SUBTOTAL WITH 15% CONTINGENCY \$301,000.00
3	ADMINISTRATION AND MANAGEMENT COSTS						
	Consultancy and Project Management Fees (6%)		item				\$19,000.00
	Government Agency Approvals (DSC, RTA, DECCW, etc - Allowance Only)		item				\$10,000.00
	Council DA Fees and planFIRST Levy		item				\$1,472.00
	PCA Fees (Allowance Only)		item				\$10,000.00
							SUBTOTAL \$41,000.00
							TOTAL \$342,000.00

PRELIMINARY COST ESTIMATE

PROJECT: Marsden Park Residential Precinct

CLIENT: Winten Property Group

JWP Plan Number/Version: 9351SK320	RAINGARDEN 6E
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NO.	ITEM	QTY.	UNIT	RATE		AMOUNT	
				Exc GST\$		Exc GST\$	
1	BIO-RETENTION RAINGARDEN						
	Establishment (5%)	1	item		\$20,000.00		\$20,000.00
	Strip & stockpile topsoil	2,500	sq.m.		\$1.50		\$3,750.00
	Respread topsoil	1,500	sq.m.		\$2.50		\$3,750.00
	Earthworks - Excavate and Dispose of Unsound Material		cu.m.		\$200.00		
	Earthworks - Cut to Fill On Site		cu.m.		\$5.00		
	Earthworks - Import material		cu.m.		\$7.50		
	Earthworks - Cut, Dispose and Compact within 2 km		cu.m.		\$10.00		
	Earthworks - Cut to Dispose off Site (incl. disposal fees)	3,780	cu.m.		\$75.00		\$283,500.00
	Trim and Compact	2,500	sq.m.		\$1.00		\$2,500.00
	Planting (incl maintenance for 2 years)	1,500	sq.m.		\$25.00		\$37,500.00
	Media Bed constructions (incl. Earthworks, filter bed & subsoil drainage)	1,000	sq.m.		\$180.00		\$180,000.00
	Raingarden Planting	1,000	sq.m.		\$45.00		\$45,000.00
	Construction of Maintenance Access	1	item		\$10,000.00		\$10,000.00
	Outlet Drainage Infrastructure	1	item		\$10,000.00		\$10,000.00
	CDS P1015 GPT and Associated Drainage Infrastructure	1	item		\$65,000.00		\$65,000.00
					SUBTOTAL		\$661,000.00
2	PLANT & CONTINGENCIES						
	15% Plant & Contingency		item				\$100,000.00
					SUBTOTAL WITH 15% CONTINGENCY		\$761,000.00
3	ADMINISTRATION AND MANAGEMENT COSTS						
	Consultancy and Project Management Fees (6%)		item				\$46,000.00
	Government Agency Approvals (DSC, RTA, DECCW, etc - Allowance Only)		item				\$10,000.00
	Council DA Fees and planFIRST Levy		item				\$2,661.00
	PCA Fees (Allowance Only)		item				\$10,000.00
					SUBTOTAL		\$69,000.00
					TOTAL		\$830,000.00