

PRELIMINARY COST ESTIMATE

Private Residence Site address withheld

Job No. 24925 | CP10 Plans | Class P/S Site | N4 Wind Zone

SECTIONS L, M & N – BOX GUTTERS, STORMWATER & HYDRAULIC ENGINEERING

Box Gutter Waterproofing, Parapet Flashings, Downpipes, Underground Drainage, Rainwater Tanks, Hydraulic Engineering

HYDRAULIC SPECIFICATION – BOX GUTTERS & STORMWATER	
Item	Specification
Box gutter membrane	Wolfin G4 EPDM sheet or Ardex WPM 300 liquid-applied Min 2.0mm DFT, 2 coats Primer to timber substrate AS 4654.2 compliant
Outlet sumps	SS304 sump plate 200x200x100mm Domed leaf strainer Set in membrane layer 1 per 8–10 LM gutter Design flow 58.7 L/s total
Overflow scuppers	SS304 through-wall type, 100x75mm Invert 50mm above outlet invert Sized per AS/NZS 3500.3 Table 3.1
Downpipes	100mm Ø PVC stormwater Class 1 Internal concealed where possible Max 24m ² roof catchment per 90mm, 40m ² per 100mm per AS/NZS 3500.3
Underground drainage	100mm PVC SN8 Min fall 1:100 150mm compacted gravel bed and haunch CCTV inspection on completion
Rainwater tanks	2 x 30,000 L HDPE slimline poly (Bushmans or equiv) First-flush diverter per tank inlet Overflow to OSD or kerb WSUD credit applicable
Parapet flashing	0.55mm Colorbond capping 300mm wide Code 4 lead or Colorbond apron flashing Minimum 150mm turn-down into membrane Riveted @ 200mm crs
Design standard	AS/NZS 3500.3:2018 Stormwater Drainage QDC MP 1.4 (SEQ) Design rainfall: Gold Coast hinterland, 10-min 1:100yr ≈ 185 mm/hr

Ref	Description	Qty	Unit	Rate	Total
SECTION L – MAIN HOUSE Box Gutters 85 LM, Parapet Flashing 120 LM, Stormwater, Rainwater Tanks					
L1	Box gutter waterproofing – Wolfin G4 EPDM membrane or Ardex WPM 300 liquid, 2-coat system min 2.0mm DFT, primer, full turn-up at sides, back boards and outlets, supply & install	85	LM	\$175	\$14,875
L2	Stainless steel outlet sumps to box gutters – 200x200x100mm SS304 sump plate with domed strainer, set in membrane, supply & install	10	No.	\$450	\$4,500
L3	Box gutter overflow scuppers – SS304 100x75mm through-wall type, set 50mm above outlet invert, supply & install	10	No.	\$220	\$2,200
L4	Parapet wall capping flashing – 0.55mm BMT Colorbond, 300mm wide custom-folded cap, riveted @ 200mm, lapped & sealed, supply & install	120	LM	\$38	\$4,560
L5	Parapet apron / through-wall flashing – Code 4 lead or 0.55mm Colorbond Z275, lapped 150mm min into membrane, supply & install	120	LM	\$32	\$3,840
L6	Colorbond rainwater heads at downpipe entries, with mesh leaf guard, supply & install	10	No.	\$145	\$1,450
L7	Internal / concealed downpipes – 100mm round PVC stormwater pipe, all bends, brackets, collars, from sump to slab level, supply & install	10	No.	\$280	\$2,800
L8	Underground stormwater drainage – 100mm PVC SN8 Class 1, 150mm gravel bed and haunch, backfill, from downpipe outlets to tank inlets, supply & install	150	LM	\$72	\$10,800
L9	Stormwater inspection openings, sewer pits, 90° bends, reducers, end caps – allow	1	Item	\$2,200	\$2,200
L10	Rainwater supply tanks – 2 No. 30,000 L slimline HDPE poly tanks (Bushmans or equiv), concrete pad, inlet filter, overflow connection, vent, supply & install	2	No.	\$4,200	\$8,400
L11	Pressure pump system – Grundfos CM or equiv, auto pressure set, supply & install (rainwater to house supply)	1	Item	\$2,800	\$2,800
L12	First-flush diverter – 90mm inline diverter, 1 per downpipe run to tank, supply & install	4	No.	\$320	\$1,280
L13	Tank-to-house connection piping – 40mm HDPE from pump to hydraulic connection point, supply & install	1	Item	\$1,800	\$1,800
				Section Total	\$61,505

Ref	Description	Qty	Unit	Rate	Total
SECTION M – POOL HOUSE Box Gutters 30 LM, Parapet Flashing 40 LM, Stormwater Connection					
M1	Box gutter waterproofing – Wolfin G4 EPDM or Ardex WPM 300 liquid, 2-coat min 2.0mm DFT, supply & install	30	LM	\$175	\$5,250
M2	Stainless steel outlet sumps – SS304 200x200x100mm with domed strainer, supply & install	4	No.	\$450	\$1,800
M3	Box gutter overflow scuppers – SS304 100x75mm through-wall, supply & install	4	No.	\$220	\$880
M4	Parapet wall capping flashing – 0.55mm Colorbond, 300mm wide, supply & install	40	LM	\$38	\$1,520
M5	Parapet apron flashing – Code 4 lead or Colorbond Z275, supply & install	40	LM	\$32	\$1,280
M6	Colorbond rainwater heads with mesh guard, supply & install	4	No.	\$145	\$580
M7	Downpipes – 100mm PVC stormwater, all bends & brackets, supply & install	4	No.	\$280	\$1,120
M8	Underground stormwater – 100mm PVC SN8, excavate, bed, backfill, connect to main house tank line, supply & install	50	LM	\$72	\$3,600
M9	Inspection openings, bends, junctions – allow	1	Item	\$800	\$800
M10	First-flush diverter and connection to main rainwater tank system, supply & install	1	Item	\$1,600	\$1,600
				Section Total	\$18,430

Ref	Description	Qty	Unit	Rate	Total
SECTION N – HYDRAULIC ENGINEERING Design, OSD, Certification					
N1	Hydraulic engineer – stormwater system design: box gutter sizing (AS/NZS 3500.3), downpipe sizing, rainwater tank sizing, underground drainage design, hydraulic calcs, drawings and specification	1	Item	\$5,500	\$5,500
N2	Stormwater detention design and install – Council-required on-site detention (OSD); allow for subsurface pod system, inlet/outlet control pit, overflow to kerb, supply & install	1	Item	\$4,500	\$4,500
N3	Hydraulic engineering certifier inspection and sign-off, QBCC compliance, council drainage approval fee – allow	1	Item	\$1,200	\$1,200
				Section Total	\$11,200

	Section L – Main House (box gutters, stormwater, tanks)	\$61,505
	Section M – Pool House (box gutters, stormwater)	\$18,430
	Section N – Hydraulic Engineering	\$11,200
	GRAND TOTAL – BOX GUTTERS, STORMWATER & HYDRAULICS	\$91,135

NOTES

- Box gutter carpentry framing (timber bearer, side boards, fall boards) is included under Sections H & I (Carpentry). This section covers the hydraulic works only.
- Box gutter waterproofing membrane to be applied to dry timber substrate. Minimum 2.0mm DFT liquid membrane per AS 4654.2, or EPDM sheet with bonded terminations.
- Parapet wall flashing includes capping to top of wall and apron/step flashing at roof/wall junction. Lead Code 4 preferred; Colorbond acceptable where not exposed.
- Tank sizes (2 × 30,000 L = 60 kL total) are a preliminary allowance. Hydraulic engineer to confirm based on approved catchment area, council requirements and potable/non-potable split.
- On-site stormwater detention (N2) is included as a preliminary allowance subject to Council conditions of approval. Hydraulic engineer to confirm requirement.
- CCTV inspection of underground drainage on completion is recommended and may be required by certifier.
- Preliminary estimate only. Pricing basis: SEQ 2026/27. Excludes GST.