

Detailed Cost Report*

[Cost of Development equal to or greater than \$3,000,000]

* Prepared by a Quantity Surveyor registered as a member of the Australian Institute of Quantity Surveyors

DEVELOPMENT APPLICATION No.

REFERENCE:

COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No.

CONSTRUCTION CERTIFICATE No.

DATE:

APPLICANT'S NAME:

APPLICANT'S ADDRESS:

DEVELOPMENT NAME:

DEVELOPMENT ADDRESS:

DEVELOPMENT DETAILS:

Gross Floor Area – Commercial	Incl. m ²	Gross Floor Area – Other	NA m ²
Gross Floor Area – Residential	29,236 m ²	Total Gross Floor Area	47,289 m ²
Gross Floor Area – Retail	1,539 m ²	Total Site Area	6,560 m ²
Gross Floor Area – Car Parking	16,514 m ²	Total Car Parking Spaces	315
Total Development Cost	\$ 159,654,715.00		
Total Construction Cost	\$ 138,890,650.00		
Total GST	\$ 14,514,065.00		

ESTIMATE DETAILS:

Professional Fees	\$ 6,250,000.00	Excavation	\$ 3,151,718.29
% of Development Cost	4%	Cost per m ² of site area	\$ 480.44 /m ²
% of Construction Cost	4.5%	Car Park	\$ 33,195,158.45
Demolition and Site Preparation	\$ 4,066,722.28	Cost per m ² of site area	\$ 2,010.12 /m ²
Cost per m ² of site area	\$ 619.93 /m ²	Cost per space	\$ 105,382 /space
Construction – Commercial	\$ Included	Fit-out – Commercial	\$ NA
Cost per m ² of commercial area	\$ Included /m ²	Cost per m ² of commercial area	\$ NA /m ²
Construction – Residential	\$ 93,986,348.46	Fit-out – Residential	\$ Included
Cost per m ² of residential area	\$ 3,214.75 /m ²	Cost per m ² of residential area	\$ Included /m ²
Construction – Retail	\$ 4,490,702.51	Fit-out – Retail	\$ NA
Cost per m ² of retail area	\$ 2,917.94 /m ²	Cost per m ² of retail area	\$ NA /m ²

I certify that I have:

- inspected the plans the subject of the application for development consent or construction certificate.
- prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.
- calculated the development costs in accordance with the definition of development costs in section 208 of the *Environmental Planning and Assessment Regulation 2021* at current prices.
- included GST in the calculation of development cost.
- measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1, Appendix A2.

Signed:

Name: Cormac Ryan

Position and Qualifications: Associate Director (Altus Group Cost Management) BSc. (Hons), MAIQS

Date: 10/05/2023

Ref.	Description	Quantity	Unit	Rate	Total
STAGE 3 - BUILDINGS 3W/3E					
1	STAGE 3 - DEMOLITION & SITE PREPARATION	3,394	m2	591.25	2,006,705
2	BUILDING 3W/3E-CARPARK (BASEMENT B1-B3) (Including Ground floor service rooms and Loading Dock Level)	8,837	m2	1,789.42	15,813,144
3	BUILDING 3E - RETAIL/COMMERCIAL (GF) (SHELL)	510	m2	2,038.25	1,039,510
4	BUILDING 3E - EOT FACILITIES / AMENITIES (GF)	97	m2	5,322.68	516,300
5	BUILDING 3E - RESIDENTIAL (GF-ROOF)	5,549	m2	2,775.78	15,402,777
6	BUILDING 3W - RETAIL/COMMERCIAL (GF) (SHELL)	431	m2	2,537.47	1,093,650
7	BUILDING 3W - RESIDENTIAL (GF-ROOF)	6,209	m2	2,463.96	15,298,725
8	BUILDING 3E/W - EXTERNAL WORKS & SERVICES	1,866	m2	895.82	1,671,600
9	PRELIMINARIES & MARGIN	21,633	m2	464.15	10,041,000
Subtotal Stage 3 Construction		21,633	m2	2,906.83	62,883,411
STAGE 4 - BUILDINGS 4S/4N					
10	STAGE 4 - DEMOLITION & SITE PREPARATION	3,166	m2	445.57	1,410,670
11	BUILDING 4S - CARPARK (BASEMENT B1-B3) (including lower ground, upper ground and level 1 services rooms, storage areas and wine cellars)	7,677	m2	1,918.73	14,730,123
12	BUILDING 4S - RETAIL/COMMERCIAL (GF)		m2		N/A
13	BUILDING 4S - POOL AND GYM (LG)	598	m2	3,175.79	1,899,120
14	BUILDING 4S - RESIDENTIAL (GF-ROOF)	12,333	m2	2,572.87	31,731,176
15	BUILDING 4N - RETAIL/COMMERCIAL (GF) (SHELL)	598	m2	2,506.28	1,498,757
16	BUILDING 4N - RESIDENTIAL (GF-ROOF)	4,450	m2	2,588.22	11,517,593
17	BUILDING 4N/S - EXTERNAL WORKS & SERVICES	558	m2	1,942.29	1,083,800
18	PRELIMINARIES & MARGIN	25,656	m2	473.03	12,136,000
Subtotal Stage 4 Construction		25,656	m2	2,962.55	76,007,239
TOTAL CONSTRUCTION COST					138,890,650
19	PROFESSIONAL FEES				6,250,000
TOTAL DEVELOPMENT COST EXCL GST					145,140,650
20	GST				14,514,065
TOTAL DEVELOPMENT COST INCL GST					159,654,715
AREA SCHEDULE					
STAGE 3 SITE					
	STAGE 3 OVERALL SITE AREA	3,394	m2		
	STAGE 3 OVERALL BASEMENT/CARPARKING AREA	9,110	m2		
	BUILDING 3E - RETAIL/COMMERCIAL (GF) (SHELL)	526	m2		
	BUILDING 3E - EOT FACILITIES / AMENITIES (GF)	100	m2		
	BUILDING 3E - RESIDENTIAL GFA	5,721	m2		
	BUILDING 3W - RETAIL/COMMERCIAL (GF) (SHELL)	445	m2		
	BUILDING 3W - RESIDENTIAL GFA	6,401	m2		
	STAGE 3 OVERALL EXTERNAL AREA (GF)	1,866	m2		
STAGE 4 SITE					
	STAGE 4 OVERALL SITE AREA	3,166	m2		

Ref.	Description	Quantity	Unit	Rate	Total
	STAGE 4 OVERALL BASEMENT/CARPARKING AREA	7,914	m2		
	BUILDING 4S - POOL AND GYM (LG)	616	m2		
	BUILDING 4S - RESIDENTIAL (GF-ROOF)	12,715	m2		
	BUILDING 4N - RETAIL/COMMERCIAL (GF) (SHELL)	616	m2		
	BUILDING 4N - RESIDENTIAL (GF-ROOF)	4,588	m2		
	STAGE 4 OVERALL EXTERNAL AREA	558	m2		

DOCUMENTATION USED

Architectural DA Documentation received from SJB Architects dated April 2023	note
Structural Documentation from Xavier Knight Structural Engineers dated April 2023	note

COMMERCIAL
IN CONFIDENCE

Ref.	Description	Quantity	Unit	Rate	Total
1	STAGE 3 - DEMOLITION & SITE PREPARATION				
1.1	DEMOLITION / SITE PREPARATION	3,394	m2	267.41	907,605
1.2	RETENTION WORKS	3,394	m2	144.81	491,500
1.3	MINE GROUTING	3,394	m2	179.02	607,600
	STAGE 3 - DEMOLITION & SITE PREPARATION TOTAL				2,006,705
2	BUILDING 3W/3E-CARPARK (BASEMENT B1-B3) (INCLUDING GROUND FLOOR SERVICE ROOMS AND LOADING DOCK				
2.1	DEMOLITION & SITE PREPARATION	8,837	m2	0.00	INCL
2.2	EARTHWORKS	8,837	m2	160.49	1,418,264
2.3	RETAINING / SHORING	8,837	m2	264.81	2,340,100
2.4	SUBSTRUCTURE	8,837	m2	259.86	2,296,400
2.5	COLUMNS	8,837	m2	61.85	546,600
2.6	UPPER FLOORS	8,837	m2	484.31	4,279,859
2.7	ROOF	8,837	m2	0.00	N/A
2.8	STAIRCASES	8,837	m2	16.63	147,000
2.9	EXTERNAL WALLS	8,837	m2	35.27	311,700
2.10	WINDOWS	8,837	m2	0.00	EXCL
2.11	EXTERNAL DOORS	8,837	m2	4.64	41,000
2.12	INTERNAL WALLS	8,837	m2	144.17	1,274,010
2.13	INTERNAL DOORS	8,837	m2	16.87	149,100
2.14	WALL FINISHES	8,837	m2	13.79	121,875
2.15	CEILING FINISHES	8,837	m2	8.58	75,860
2.16	FLOOR FINISHES	8,837	m2	23.00	203,255
2.17	FITMENTS/EQUIPMENT	8,837	m2	15.53	137,220
2.18	SPECIAL FITMENTS/EQUIPMENT	8,837	m2	15.84	140,000
2.19	JOINERY	8,837	m2	11.32	100,000
2.20	HYDRAULIC SERVICES	8,837	m2	20.56	181,650
2.21	MECHANICAL SERVICES	8,837	m2	69.83	617,100
2.22	ELECTRICAL SERVICES	8,837	m2	78.99	698,050
2.23	FIRE PROTECTION SERVICES	8,837	m2	66.10	584,100
2.24	TRANSPORTATION SERVICES	8,837	m2	16.97	150,000
2.25	EXTERNAL WORKS	8,837	m2	0.00	N/A
	SUBTOTAL TRADE	8,837	m2	1,789.42	15,813,143
	BUILDING 3W/3E-CARPARK (BASEMENT B1-B3) (INCLUDING GROUND FLOOR SERVICE ROOMS AND LOADING DOCK LEVEL) TOTAL				15,813,144

Ref.	Description	Quantity	Unit	Rate	Total
3	BUILDING 3E - RETAIL/COMMERCIAL (GF) (SHELL)				
3.1	DEMOLITION & SITE PREPARATION	510	m2	0.00	INCL
3.2	SUBSTRUCTURE	510	m2	0.00	INCL
3.3	COLUMNS	510	m2	61.88	31,560
3.4	UPPER FLOORS	510	m2	0.00	INCL
3.5	ROOF	510	m2	0.00	INCL
3.6	STAIRCASES	510	m2	0.00	INCL
3.7	EXTERNAL WALLS	510	m2	580.59	296,100
3.8	WINDOWS	510	m2	678.04	345,800
3.9	EXTERNAL DOORS	510	m2	58.82	30,000
3.10	INTERNAL WALLS	510	m2	170.88	87,150
3.11	INTERNAL DOORS	510	m2	0.00	N/A
3.12	WALL FINISHES	510	m2	0.00	EXCL
3.13	CEILING FINISHES	510	m2	0.00	EXCL
3.14	FLOOR FINISHES	510	m2	0.00	EXCL
3.15	FITMENTS/EQUIPMENT	510	m2	0.00	EXCL
3.16	SPECIAL FITMENTS/EQUIPMENT	510	m2	0.00	N/A
3.17	JOINERY	510	m2	0.00	EXCL
3.18	HYDRAULIC SERVICES	510	m2	58.82	30,000
3.19	MECHANICAL SERVICES	510	m2	39.22	20,000
3.20	ELECTRICAL SERVICES	510	m2	77.35	39,450
3.21	FIRE PROTECTION SERVICES	510	m2	77.35	39,450
3.22	TRANSPORTATION SERVICES	510	m2	235.29	120,000
3.23	EXTERNAL WORKS	510	m2	0.00	N/A
	SUBTOTAL TRADE	510	m2	2,038.25	1,039,510

Notes

Tenancy fitout is excluded. it is assumed will be fitted out by future tenants.

The cost of the ground floor slab is included in the basement upper floors section, and the cost of the floor overhead is included in the residential section

BUILDING 3E - RETAIL/COMMERCIAL (GF) (SHELL) TOTAL **1,039,510**

Ref.	Description	Quantity	Unit	Rate	Total
4	BUILDING 3E - EOT FACILITIES / AMENITIES (GF)				
4.1	DEMOLITION & SITE PREPARATION	97	m2	0.00	INCL
4.2	SUBSTRUCTURE	97	m2	0.00	INCL
4.3	COLUMNS	97	m2	61.86	6,000
4.4	UPPER FLOORS	97	m2	0.00	INCL
4.5	ROOF	97	m2	0.00	INCL
4.6	STAIRCASES	97	m2	0.00	INCL
4.7	EXTERNAL WALLS	97	m2	790.21	76,650
4.8	WINDOWS	97	m2	136.08	13,200
4.9	EXTERNAL DOORS	97	m2	77.32	7,500
4.10	INTERNAL WALLS	97	m2	715.98	69,450
4.11	INTERNAL DOORS	97	m2	149.48	14,500
4.12	WALL FINISHES	97	m2	461.34	44,750
4.13	CEILING FINISHES	97	m2	154.64	15,000
4.14	FLOOR FINISHES	97	m2	230.93	22,400
4.15	FITMENTS/EQUIPMENT	97	m2	189.18	18,350
4.16	SPECIAL FITMENTS/EQUIPMENT	97	m2	231.96	22,500
4.17	JOINERY	97	m2	396.91	38,500
4.18	HYDRAULIC SERVICES	97	m2	824.74	80,000
4.19	MECHANICAL SERVICES	97	m2	463.92	45,000
4.20	ELECTRICAL SERVICES	97	m2	360.82	35,000
4.21	FIRE PROTECTION SERVICES	97	m2	77.32	7,500
4.22	TRANSPORTATION SERVICES	97	m2	0.00	N/A
4.23	EXTERNAL WORKS	97	m2	0.00	N/A
	SUBTOTAL TRADE	97	m2	5,322.68	516,300

Notes

The cost of the ground floor slab is included in the basement upper floors section, and the cost of the floor overhead is included in the residential section

BUILDING 3E - EOT FACILITIES / AMENITIES (GF) TOTAL **516,300**

Ref.	Description	Quantity	Unit	Rate	Total
5	BUILDING 3E - RESIDENTIAL (GF-ROOF)				
5.1	DEMOLITION & SITE PREPARATION	5,549	m2	0.00	INCL
5.2	SUBSTRUCTURE	5,549	m2	0.00	INCL
5.3	COLUMNS	5,549	m2	55.00	305,195
5.4	UPPER FLOORS	5,549	m2	353.44	1,961,229
5.5	ROOF	5,549	m2	206.07	1,143,506
5.6	STAIRCASES	5,549	m2	56.14	311,500
5.7	EXTERNAL WALLS	5,549	m2	376.23	2,087,700
5.8	WINDOWS	5,549	m2	250.86	1,392,000
5.9	EXTERNAL DOORS	5,549	m2	2.41	13,400
5.10	INTERNAL WALLS	5,549	m2	303.40	1,683,570
5.11	INTERNAL DOORS	5,549	m2	51.76	287,200
5.12	WALL FINISHES	5,549	m2	90.41	501,708
5.13	CEILING FINISHES	5,549	m2	82.60	458,372
5.14	FLOOR FINISHES	5,549	m2	96.95	537,975
5.15	FITMENTS/EQUIPMENT	5,549	m2	43.51	241,460
5.16	SPECIAL FITMENTS/EQUIPMENT	5,549	m2	12.43	69,000
5.17	JOINERY	5,549	m2	147.70	819,600
5.18	HYDRAULIC SERVICES	5,549	m2	133.85	742,728
5.19	MECHANICAL SERVICES	5,549	m2	102.37	568,050
5.20	ELECTRICAL SERVICES	5,549	m2	132.14	733,240
5.21	FIRE PROTECTION SERVICES	5,549	m2	66.42	368,545
5.22	TRANSPORTATION SERVICES	5,549	m2	144.17	800,000
5.23	EXTERNAL WORKS	5,549	m2	67.90	376,800
	SUBTOTAL TRADE	5,549	m2	2,775.78	15,402,777
BUILDING 3E - RESIDENTIAL (GF-ROOF) TOTAL					15,402,777

Ref.	Description	Quantity	Unit	Rate	Total
6	BUILDING 3W - RETAIL/COMMERCIAL (GF) (SHELL)				
6.1	DEMOLITION & SITE PREPARATION	431	m2	0.00	INCL
6.2	SUBSTRUCTURE	431	m2	0.00	INCL
6.3	COLUMNS	431	m2	61.95	26,700
6.4	UPPER FLOORS	431	m2	0.00	INCL
6.5	ROOF	431	m2	0.00	INCL
6.6	STAIRCASES	431	m2	0.00	INCL
6.7	EXTERNAL WALLS	431	m2	1,651.74	711,900
6.8	WINDOWS	431	m2	0.00	INCL
6.9	EXTERNAL DOORS	431	m2	104.41	45,000
6.10	INTERNAL WALLS	431	m2	390.49	168,300
6.11	INTERNAL DOORS	431	m2	0.00	N/A
6.12	WALL FINISHES	431	m2	0.00	EXCL
6.13	CEILING FINISHES	431	m2	0.00	EXCL
6.14	FLOOR FINISHES	431	m2	0.00	EXCL
6.15	FITMENTS/EQUIPMENT	431	m2	0.00	EXCL
6.16	SPECIAL FITMENTS/EQUIPMENT	431	m2	0.00	N/A
6.17	JOINERY	431	m2	0.00	EXCL
6.18	HYDRAULIC SERVICES	431	m2	104.41	45,000
6.19	MECHANICAL SERVICES	431	m2	69.61	30,000
6.20	ELECTRICAL SERVICES	431	m2	77.44	33,375
6.21	FIRE PROTECTION SERVICES	431	m2	77.44	33,375
6.22	TRANSPORTATION SERVICES	431	m2	0.00	N/A
6.23	EXTERNAL WORKS	431	m2	0.00	N/A
	SUBTOTAL TRADE	431	m2	2,537.47	1,093,650

Notes

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BUILDING 3W - RETAIL/COMMERCIAL (GF) (SHELL) TOTAL **1,093,650**

Ref.	Description	Quantity	Unit	Rate	Total
7	BUILDING 3W - RESIDENTIAL (GF-ROOF)				
7.1	DEMOLITION & SITE PREPARATION	6,209	m2	0.00	INCL
7.2	SUBSTRUCTURE	6,209	m2	0.00	INCL
7.3	COLUMNS	6,209	m2	65.00	403,585
7.4	UPPER FLOORS	6,209	m2	341.59	2,120,917
7.5	ROOF	6,209	m2	106.07	658,564
7.6	STAIRCASES	6,209	m2	31.57	196,000
7.7	EXTERNAL WALLS	6,209	m2	261.68	1,624,800
7.8	WINDOWS	6,209	m2	195.66	1,214,850
7.9	EXTERNAL DOORS	6,209	m2	2.74	17,000
7.10	INTERNAL WALLS	6,209	m2	292.95	1,818,950
7.11	INTERNAL DOORS	6,209	m2	55.05	341,800
7.12	WALL FINISHES	6,209	m2	110.50	686,100
7.13	CEILING FINISHES	6,209	m2	88.07	546,846
7.14	FLOOR FINISHES	6,209	m2	99.34	616,785
7.15	FITMENTS/EQUIPMENT	6,209	m2	46.48	288,590
7.16	SPECIAL FITMENTS/EQUIPMENT	6,209	m2	10.63	66,000
7.17	JOINERY	6,209	m2	166.53	1,034,000
7.18	HYDRAULIC SERVICES	6,209	m2	153.07	950,425
7.19	MECHANICAL SERVICES	6,209	m2	131.12	814,150
7.20	ELECTRICAL SERVICES	6,209	m2	147.97	918,773
7.21	FIRE PROTECTION SERVICES	6,209	m2	65.41	406,140
7.22	TRANSPORTATION SERVICES	6,209	m2	83.75	520,000
7.23	EXTERNAL WORKS	6,209	m2	8.77	54,450
	SUBTOTAL TRADE	6,209	m2	2,463.96	15,298,725
BUILDING 3W - RESIDENTIAL (GF-ROOF) TOTAL					15,298,725
8	BUILDING 3E/W - EXTERNAL WORKS & SERVICES				
8.1	DEMOLITION & SITE PREPARATION	1,866	m2	100.00	186,600
8.2	ROADS, FOOTPATHS & PAVEMENTS	1,866	m2	240.03	447,900
8.3	LANDSCAPING	1,866	m2	86.92	162,200
8.4	EXTERNAL WALLS, FENCING & GATES	1,866	m2	40.19	75,000
8.5	EXTERNAL STRUCTURES	1,866	m2	0.00	N/A
8.6	EXTERNAL FFE	1,866	m2	69.67	130,000
8.7	STORMWATER & DRAINAGE	1,866	m2	91.05	169,900
8.8	EXTERNAL SERVICES	1,866	m2	267.95	500,000
8.9	PUBLIC DOMAIN WORKS (OUTSIDE BOUNDARY)		m2		EXCLUDED
	SUBTOTAL TRADE (EAST & WEST BUILDING)	1,866	m2	895.82	1,671,600
BUILDING 3E/W - EXTERNAL WORKS & SERVICES TOTAL					1,671,600

Ref.	Description	Quantity	Unit	Rate	Total
10	STAGE 4 - DEMOLITION & SITE PREPARATION				
10.1	DEMOLITION / SITE PREPARATION	3,166	m2	174.60	552,770
10.2	RETENTION WORKS	3,166	m2	155.24	491,500
10.3	MINE GROUTING	3,166	m2	115.73	366,400
	STAGE 4 - DEMOLITION & SITE PREPARATION TOTAL				1,410,670
11	BUILDING 4S - CARPARK (BASEMENT B1-B3) (INCLUDING LOWER GROUND, UPPER GROUND AND LEVEL 1 SERVICES ROOMS, STORAGE AREAS AND WINE CELLARS)				
11.1	DEMOLITION & SITE PREPARATION	7,677	m2	0.00	INCL
11.2	EARTHWORKS	7,677	m2	160.25	1,230,210
11.3	SHORING / RETAINING	7,677	m2	313.16	2,404,142
11.4	SUBSTRUCTURE	7,677	m2	201.24	1,544,900
11.5	COLUMNS	7,677	m2	56.70	435,270
11.6	UPPER FLOORS	7,677	m2	512.19	3,932,114
11.7	ROOF	7,677	m2	0.00	N/A
11.8	STAIRCASES	7,677	m2	25.07	192,500
11.9	EXTERNAL WALLS	7,677	m2	59.69	458,250
11.10	WINDOWS	7,677	m2	0.00	EXCL
11.11	EXTERNAL DOORS	7,677	m2	7.88	60,500
11.12	INTERNAL WALLS	7,677	m2	194.24	1,491,150
11.13	INTERNAL DOORS	7,677	m2	18.86	144,800
11.14	WALL FINISHES	7,677	m2	19.89	152,695
11.15	CEILING FINISHES	7,677	m2	12.86	98,710
11.16	FLOOR FINISHES	7,677	m2	33.88	260,100
11.17	FITMENTS/EQUIPMENT	7,677	m2	20.73	159,122
11.18	SPECIAL FITMENTS/EQUIPMENT	7,677	m2	18.24	140,000
11.19	JOINERY	7,677	m2	15.63	120,000
11.20	HYDRAULIC SERVICES	7,677	m2	27.84	213,710
11.21	MECHANICAL SERVICES	7,677	m2	61.85	474,840
11.22	ELECTRICAL SERVICES	7,677	m2	75.85	582,270
11.23	FIRE PROTECTION SERVICES	7,677	m2	67.06	514,840
11.24	TRANSPORTATION SERVICES	7,677	m2	15.63	120,000
11.25	EXTERNAL WORKS	7,677	m2	0.00	N/A
	SUBTOTAL TRADE	7,677	m2	1,918.73	14,730,123
	BUILDING 4S - CARPARK (BASEMENT B1-B3) (INCLUDING LOWER GROUND, UPPER GROUND AND LEVEL 1 SERVICES ROOMS, STORAGE AREAS AND WINE CELLARS) TOTAL				14,730,123

Ref.	Description	Quantity	Unit	Rate	Total
13	BUILDING 4S - POOL AND GYM (LG)				
13.1	DEMOLITION & SITE PREPARATION	598	m2	0.00	INCL
13.2	SUBSTRUCTURE	598	m2	0.00	INCL
13.3	COLUMNS	598	m2	61.81	36,960
13.4	UPPER FLOORS	598	m2	0.00	INCL
13.5	ROOF	598	m2	0.00	INCL
13.6	STAIRCASES	598	m2	0.00	INCL
13.7	EXTERNAL WALLS	598	m2	245.82	147,000
13.8	WINDOWS	598	m2	234.11	140,000
13.9	EXTERNAL DOORS	598	m2	16.72	10,000
13.10	INTERNAL WALLS	598	m2	154.52	92,400
13.11	INTERNAL DOORS	598	m2	61.81	36,960
13.12	WALL FINISHES	598	m2	154.52	92,400
13.13	CEILING FINISHES	598	m2	206.02	123,200
13.14	FLOOR FINISHES	598	m2	154.52	92,400
13.15	FITMENTS/EQUIPMENT	598	m2	103.01	61,600
13.16	SPECIAL FITMENTS/EQUIPMENT	598	m2	418.06	250,000
13.17	JOINERY	598	m2	309.03	184,800
13.18	HYDRAULIC SERVICES	598	m2	309.03	184,800
13.19	MECHANICAL SERVICES	598	m2	360.54	215,600
13.20	ELECTRICAL SERVICES	598	m2	309.03	184,800
13.21	FIRE PROTECTION SERVICES	598	m2	77.26	46,200
13.22	TRANSPORTATION SERVICES	598	m2	0.00	N/A
13.23	EXTERNAL WORKS	598	m2	0.00	INCL
	SUBTOTAL TRADE	598	m2	3,175.79	1,899,120

Notes

The cost of the ground floor slab is included in the basement upper floors section, and the cost of the floor overhead is included in the residential section

BUILDING 4S - POOL AND GYM (LG) TOTAL **1,899,120**

Ref.	Description	Quantity	Unit	Rate	Total
14	BUILDING 4S - RESIDENTIAL (GF-ROOF)				
14.1	DEMOLITION & SITE PREPARATION	12,333	m2	0.00	INCL
14.2	SUBSTRUCTURE	12,333	m2	0.00	N/A
14.3	COLUMNS	12,333	m2	56.70	699,325
14.4	UPPER FLOORS	12,333	m2	364.49	4,495,248
14.5	ROOF	12,333	m2	83.85	1,034,124
14.6	STAIRCASES	12,333	m2	40.30	497,000
14.7	EXTERNAL WALLS	12,333	m2	358.27	4,418,500
14.8	WINDOWS	12,333	m2	306.79	3,783,600
14.9	EXTERNAL DOORS	12,333	m2	2.56	31,600
14.10	INTERNAL WALLS	12,333	m2	275.62	3,399,270
14.11	INTERNAL DOORS	12,333	m2	50.83	626,900
14.12	WALL FINISHES	12,333	m2	106.68	1,315,672
14.13	CEILING FINISHES	12,333	m2	79.30	977,970
14.14	FLOOR FINISHES	12,333	m2	101.23	1,248,490
14.15	FITMENTS/EQUIPMENT	12,333	m2	40.04	493,800
14.16	SPECIAL FITMENTS/EQUIPMENT	12,333	m2	13.62	168,000
14.17	JOINERY	12,333	m2	136.77	1,686,800
14.18	HYDRAULIC SERVICES	12,333	m2	130.36	1,607,700
14.19	MECHANICAL SERVICES	12,333	m2	105.40	1,299,900
14.20	ELECTRICAL SERVICES	12,333	m2	122.53	1,511,172
14.21	FIRE PROTECTION SERVICES	12,333	m2	63.33	781,105
14.22	TRANSPORTATION SERVICES	12,333	m2	84.33	1,040,000
14.23	EXTERNAL WORKS	12,333	m2	49.87	615,000
	SUBTOTAL TRADE	12,333	m2	2,572.87	31,731,176
BUILDING 4S - RESIDENTIAL (GF-ROOF) TOTAL					31,731,176

Ref.	Description	Quantity	Unit	Rate	Total
15	BUILDING 4N - RETAIL/COMMERCIAL (GF) (SHELL)				
15.1	DEMOLITION & SITE PREPARATION	598	m2	0.00	INCL
15.2	SUBSTRUCTURE	598	m2	408.19	244,100
15.3	COLUMNS	598	m2	61.81	36,960
15.4	UPPER FLOORS	598	m2	161.08	96,327
15.5	ROOF	598	m2	0.00	INCL
15.6	STAIRCASES	598	m2	58.53	35,000
15.7	EXTERNAL WALLS	598	m2	1,045.90	625,450
15.8	WINDOWS	598	m2	0.00	INCL
15.9	EXTERNAL DOORS	598	m2	29.26	17,500
15.10	INTERNAL WALLS	598	m2	294.35	176,020
15.11	INTERNAL DOORS	598	m2	0.00	N/A
15.12	WALL FINISHES	598	m2	0.00	EXCL
15.13	CEILING FINISHES	598	m2	0.00	EXCL
15.14	FLOOR FINISHES	598	m2	0.00	EXCL
15.15	FITMENTS/EQUIPMENT	598	m2	0.00	EXCL
15.16	SPECIAL FITMENTS/EQUIPMENT	598	m2	0.00	N/A
15.17	JOINERY	598	m2	0.00	EXCL
15.18	HYDRAULIC SERVICES	598	m2	100.33	60,000
15.19	MECHANICAL SERVICES	598	m2	66.89	40,000
15.20	ELECTRICAL SERVICES	598	m2	77.26	46,200
15.21	FIRE PROTECTION SERVICES	598	m2	77.26	46,200
15.22	TRANSPORTATION SERVICES	598	m2	125.42	75,000
15.23	EXTERNAL WORKS	598	m2	0.00	N/A
	SUBTOTAL TRADE	598	m2	2,506.28	1,498,757

Notes

Tenancy fitout is excluded. it is assumed will be fitted out by future tenants.

BUILDING 4N - RETAIL/COMMERCIAL (GF) (SHELL) TOTAL **1,498,757**

Ref.	Description	Quantity	Unit	Rate	Total
16	BUILDING 4N - RESIDENTIAL (GF-ROOF)				
16.1	DEMOLITION & SITE PREPARATION	4,450	m2	0.00	INCL
16.2	SUBSTRUCTURE	4,450	m2	87.80	390,700
16.3	COLUMNS	4,450	m2	56.71	252,340
16.4	UPPER FLOORS	4,450	m2	325.90	1,450,269
16.5	ROOF	4,450	m2	124.96	556,052
16.6	STAIRCASES	4,450	m2	46.40	206,500
16.7	EXTERNAL WALLS	4,450	m2	377.53	1,680,000
16.8	WINDOWS	4,450	m2	287.90	1,281,150
16.9	EXTERNAL DOORS	4,450	m2	2.61	11,600
16.10	INTERNAL WALLS	4,450	m2	271.21	1,206,870
16.11	INTERNAL DOORS	4,450	m2	47.44	211,100
16.12	WALL FINISHES	4,450	m2	66.60	296,362
16.13	CEILING FINISHES	4,450	m2	66.74	297,011
16.14	FLOOR FINISHES	4,450	m2	94.53	420,675
16.15	FITMENTS/EQUIPMENT	4,450	m2	32.33	143,870
16.16	SPECIAL FITMENTS/EQUIPMENT	4,450	m2	13.48	60,000
16.17	JOINERY	4,450	m2	118.11	525,600
16.18	HYDRAULIC SERVICES	4,450	m2	108.11	481,100
16.19	MECHANICAL SERVICES	4,450	m2	93.38	415,550
16.20	ELECTRICAL SERVICES	4,450	m2	114.99	511,685
16.21	FIRE PROTECTION SERVICES	4,450	m2	68.54	305,009
16.22	TRANSPORTATION SERVICES	4,450	m2	103.37	460,000
16.23	EXTERNAL WORKS	4,450	m2	79.58	354,150
	SUBTOTAL TRADE	4,450	m2	2,588.22	11,517,593
BUILDING 4N - RESIDENTIAL (GF-ROOF) TOTAL					11,517,593
17	BUILDING 4N/S - EXTERNAL WORKS & SERVICES				
17.1	DEMOLITION & SITE PREPARATION	558	m2	100.00	55,800
17.2	ROADS, FOOTPATHS & PAVEMENTS	558	m2	240.86	134,400
17.3	LANDSCAPING	558	m2	149.82	83,600
17.4	EXTERNAL WALLS, FENCING & GATES	558	m2	134.41	75,000
17.5	EXTERNAL STRUCTURES	558	m2	0.00	N/A
17.6	EXTERNAL FFE	558	m2	143.37	80,000
17.7	STORMWATER & DRAINAGE	558	m2	277.78	155,000
17.8	EXTERNAL SERVICES	558	m2	896.06	500,000
17.9	PUBLIC DOMAIN WORKS (OUTSIDE BOUNDARY)	558	m2		EXCLUDED
	SUBTOTAL TRADE (EAST & WEST BUILDING)	558	m2	1,942.29	1,083,800
BUILDING 4N/S - EXTERNAL WORKS & SERVICES TOTAL					1,083,800

NEWCASTLE EAST END - STAGES 3-4 - COST ESTIMATE ALLOCATION TO COUNCIL DA FORM
DATE: 10/05/2023

					Allocation to Council DA Form							
	DETAILS	Area Type	AREAS	TOTAL	Demolition & Site Prep	Excavation	Carpark	Construction - Commercial	Construction - Residential	Construction - Retail	Professional fees	GST
	STAGE 3 - BUILDINGS 3W/3E											
1	STAGE 3 - DEMOLITION & SITE PREPARATION	Site Area	3394	2,006,705.00	2,006,705.00						included	included
2	BUILDING 3W/3E-CARPARK (BASEMENT B1-B3) (Including Ground floor service rooms and Loading Dock Level)	GFA	8837	15,813,144.00		1,418,264.00	14,394,880.00				included	included
3	BUILDING 3E - RETAIL/COMMERCIAL (GF) (SHELL)	GFA	510	1,039,510.00						1,039,510.00	included	included
4	BUILDING 3E - EOT FACILITIES / AMENITIES (GF)	GFA	97	516,300.00					516,300.00		included	included
5	BUILDING 3E - RESIDENTIAL (GF-ROOF)	GFA	5549	15,402,777.00					15,402,777.00		included	included
6	BUILDING 3W - RETAIL/COMMERCIAL (GF) (SHELL)	GFA	431	1,093,650.00						1,093,650.00	included	included
7	BUILDING 3W - RESIDENTIAL (GF-ROOF)	GFA	6209	15,298,725.00					15,298,725.00		included	included
8	BUILDING 3E/W - EXTERNAL WORKS & SERVICES			1,671,600.00				-	1,564,682.84	106,917.16	included	included
9	PRELIMINARIES, D&C DESIGN FEES, & MARGIN			10,041,000.00	381,309.72	269,495.44	2,735,283.79	-	6,229,256.46	425,654.59	included	included
	Subtotal Stage 3 Construction			62,883,411.00	2,388,014.72	1,687,759.44	17,130,163.79	-	39,011,741.30	2,665,731.75	-	-
	STAGE 4 - BUILDINGS 4S/4N											
10	STAGE 4 - DEMOLITION & SITE PREPARATION	Site Area	3166	1,410,670.00	1,410,670.00						included	included
11	BUILDING 4S - CARPARK (BASEMENT B1-B3) (including lower ground, upper ground and level 1 services rooms, storage areas and wine cellars)	GFA	7677	14,730,123.00		1,230,210.00	13,499,913.00				included	included
12	BUILDING 4S - RETAIL/COMMERCIAL (GF)									-		
13	BUILDING 4S - POOL AND GYM (LG)	GFA	598	1,899,120.00					1,899,120.00		included	included
14	BUILDING 4S - RESIDENTIAL (GF-ROOF)	GFA	12333	31,731,176.00					31,731,176.00		included	included
15	BUILDING 4N - RETAIL/COMMERCIAL (GF) (SHELL)	GFA	598	1,498,757.00						1,498,757.00	included	included
16	BUILDING 4N - RESIDENTIAL (GF-ROOF)	GFA	4450	11,517,593.00					11,517,593.00		included	included
17	BUILDING 4N/S - EXTERNAL WORKS & SERVICES			1,083,800.00				-	1,048,977.50	34,822.50	included	included
18	PRELIMINARIES, D&C DESIGN FEES, & MARGIN			12,136,000.00	268,037.56	233,748.85	2,565,081.67	-	8,777,740.66	291,391.26	included	included
	Subtotal Stage 4 Construction			76,007,239.00	1,678,707.56	1,463,958.85	16,064,994.67	-	54,974,607.16	1,824,970.76	-	-
	TOTAL CONSTRUCTION COST			138,890,650.00	4,066,722.28	3,151,718.29	33,195,158.45	-	93,986,348.46	4,490,702.51	-	-
19	PROFESSIONAL FEES			6,250,000.00	Included	Included	Included		Included	Included	6,250,000.00	Included
	TOTAL DEVELOPMENT COST EXCL GST			145,140,650.00	4,066,722.28	3,151,718.29	33,195,158.45	-	93,986,348.46	4,490,702.51	6,250,000.00	-
20	GST			14,514,065.00	Included	Included	Included		Included	Included	included	14,514,065.00
	TOTAL DEVELOPMENT COST INCL GST			159,654,715.00	4,066,722.28	3,151,718.29	33,195,158.45	-	93,986,348.46	4,490,702.51	6,250,000.00	14,514,065.00
	COST INDICATORS											
	Site Area m2		6560		6560	6560						
	\$/m2 Site Area				619.93	480.44						
	Carpark Area GFA		16514				16514					
	\$/m2 Carpark Area GFA						2,010.12					
	Carpark Spaces		315				315					
	\$/Carpark Space						105,381.46					
	Residential Area GFA		29236						29236			
	\$/m2 Residential Area GFA								3,214.75			
	Commercial / Retail Area GFA		1539							1539		
	\$/m2 Commercial / Retail Area GFA								2,917.94			
	Professional Fees % of development Cost										4%	
	Professional Fees % of Construction Cost										4.5%	
	TOTAL GFA		47289									