

22989 - Fishermans Bend Update of Infrastructure Costs - Memorandum of Preliminary Advice - Final

20 September 2023

Department of Transport and Planning Level 15 1 Spring Street Melbourne VIC 3000

Via email diana.au@ecodev.vic.gov.au

Attention Diana Au

Dear Diana,

Fishermans Bend Update of Infrastructure Costs Memorandum of Preliminary Advice - Final

As requested, we have prepared the following memorandum of preliminary advice for the above project based on the documentation available to us and our discussions.

We trust the enclosed meets with your requirements. However, should you require any clarifications or further information please do not hesitate to contact us.

Yours faithfully,

Slattery Australia Pty Ltd

Stamatia Priskas

Associate Director

sp.rg

slattery

Fishermans Bend - Update of Infrastructure Costs

Memorandum of Preliminary Advice - Final

20 September, 2023

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Appendices

Appendix A - Cost Summary Reconciliation - Base Case vs Alternate Case

Appendix B - Fishermans Bend Update of Infrastructure Costs - Cost Plan No 1 - Base Case (R2) issued on 11/04/2023

Appendix C - Fishermans Bend Update of Infrastructure Costs - Cost Plan No 2 - Alternate Case - issued on 13/04/2023.



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1. Introduction

Slattery was engaged by the Fishermans Bend Taskforce (Department of Transport and Planning) to undertake an update of costs for the proposed infrastructure, open spaces, and community building works within the Fishermans Bend Framework for the Urban Renewal Area (URA) comprising of the Lorimer, Wirraway, Sandridge and Montague Precincts.

We have reviewed and prepared project estimates for two scenarios as provided by Fishermans Bend Taskforce, the Base Case and the Alternate Case, and a memorandum of preliminary advice to outline our assumptions and exclusions for each scenario.

The Base Case Cost Plan is a peer review and update to current day costs of previous cost estimates prepared by Others for projects related to transport (new and upgraded streets and intersections including utility relocations and upgrades), open space (new and upgraded) and community service delivery (library, performing arts, meeting rooms, indoor sports, youth services, etc.).

The Alternative Case Cost Plan is a preparation of an Alternative Cost Plan (plan and list of items provided by the Fishermans Bend Taskforce and costed in relation to transport (new and upgraded streets and intersections including utility relocations and upgrades), open space (new and upgraded) and community service delivery (library, performing arts, meeting rooms, indoor sports, youth services, etc.). The Alternative Cost plan is based on the same unit rates and typologies as the updated Base Case however applied to different quantities due to changes in urban structure to enable the Fishermans Bend Taskforce to compare and assess the two options.

In preparing the costing for the Base and Alternate Case scenarios, Slattery has been provided with and has relied upon information provided by the Fishermans Bend Taskforce. We highlight that our cost estimates for both scenarios exclude any quantification and take-off of quantities of roads, intersections, utilities, open space areas, building areas or any other amenities.

Our rates and allowances are based on a combination of benchmarking of similar projects or projects with similar functions both current and recently completed as well as seeking current market rates from contractors.

These Cost Plans are based on preliminary information and therefore should be regarded as indicative only of the possible order of cost. All components of the cost plans will require confirmation once further documentation is available.

2. Terms of Reference

Slattery has been provided with and has relied upon the information supplied to us by Fishermans Bend Taskforce.

Slattery is unable to provide any guarantee related to the design typologies and accuracy of quantities used in the estimate preparation and will not be liable to any party for losses arising as a result of any of the information subsequently being found to not be fit for its intended purpose.



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3. Cost Plan Summary

As requested by Fishermans Bend Taskforce, we have prepared the following Cost Plans for the current day Preliminary Opinion of Probable Order of Cost for the Base and Alternate Case scenarios:

| Scenario | Cost Plan | TOTAL INDICATIVE COSTS (\$) (EXCL. GST) |
|----------------|---|--|
| Base Case | Cost Plan No 1 (DRAFT - R2) dated 11 April 2023 | 1,778,877,000 |
| Alternate Case | Cost Plan No 2 (DRAFT) dated 13 April 2023 | 1,579,244,000 |

4. Cost Summary Reconciliation - Base Case vs Alternate Case

The total difference between the Base and Alternate Cases is \$199,633,000 and can be summarised as follows:

| Projects | Base Case (\$) EXCL GST | Alternate Case (\$) EXCL GST | Variance (\$) EXCL GST |
|---------------------------------------|----------------------------|---------------------------------|---------------------------|
| | (a) | (b) | (c=b-a) |
| Roads, Intersections & Open Spaces | | | |
| Roads | 877,860,000 | 772,990,000 | (104,870,000) |
| Intersections | 103,103,000 | 94,679,000 | (8,424,000) |
| Open Spaces | 616,307,000 | 529,968,000 | (86,339,000) |
| | | | |
| Bridge, Public Transport, Drainage | Excluded | Excluded | Excluded |
| | | | |
| SUB-TOTAL for Transport & Open Spaces | 1,597,270,000 | 1,397,637,000 | (199,633,000) |
| | | | |
| Community Buildings | | | |
| Lorimer Art and Cultural Building | 13,986,000 | 13,986,000 | - |
| Sandridge Art and Cultural Building | 106,024,000 | 106,024,000 | - |
| Lorimer Sport and Recreation Building | 51,803,000 | 51,803,000 | - |
| Prohasky Sporting Pavilion | 9,794,000 | 9,794,000 | - |
| | | | |
| SUB-TOTAL for Community Buildings | 181,607,000 | 181,607,000 | - |
| | | | |
| TOTAL INDICATIVE COSTS (EXCL. GST) | 1,778,877,000 | 1,579,244,000 | (199,633,000) |



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Please refer to the attached cost estimate reconciliation summary in **Appendix A** for further information and the scope of works included. All costs are reported exclusive of Goods and Services Tax.

5. Area Schedule Reconciliation - Base Case vs Alternate Case

The total areas difference between the Base and Alternate Cases can be summarised as follows:

| Projects | Base Case (m2) EXCL GST | Alternate Case (m2 EXCL GST) | Variance (m2) EXCL GST | |
|---------------------------------------|----------------------------|---------------------------------|---------------------------|--|
| | (a) | (b) | (c=b-a) | |
| Roads, Intersections & Open Spaces | | | | |
| Roads | 294,600 m2 | 271,560 m2 | (23,040) m2 | |
| Intersections | Excluded | Excluded | Excluded | |
| Open Spaces | 389,794 m2 | 302,869 m2 | (86,925) m2 | |
| | | | | |
| Bridge, Public Transport, Drainage | Excluded | Excluded | Excluded | |
| | | | | |
| SUB-TOTAL for Transport & Open Spaces | 684,394 m2 | 574,429 m2 | (109,965) m2 | |
| | | | | |
| Community Buildings | | | | |
| Lorimer Art and Cultural Building | 2,288 m2 | 2,288 m2 | - | |
| Sandridge Art and Cultural Building | 11,855 m2 | 11,855 m2 | - | |
| Lorimer Sport and Recreation Building | 7,900 m2 | 7,900 m2 | - | |
| Prohasky Sporting Pavilion | 1,246 m2 | 1,246 m2 | - | |
| | | | | |
| SUB-TOTAL for Community Buildings | 23,289 m2 | 23,289 m2 | - | |
| | | | | |
| TOTAL AREAS (m2) | 707,683 m2 | 597,718 m2 | (109,965) m2 | |

We note all typologies build up and quantities/length/areas of roads, intersection and open spaces have been provided by the Fishermans Bend Taskforce. Measurement of any quantities has not been carried out by Slattery.

Not all intersections areas in the Alternate Case have been provided to us. To allow for a like-for-like comparison, we have excluded areas of intersections in the above table.



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6. Cost Summary: Base Case

The Base Case Cost Plan is a peer review and update to current day costs of previous cost estimates prepared by Others for the high priority Roads, Intersections, Open Spaces and Community Buildings projects.

The Total Indicative Cost at current day for the Base Case scenario is **\$1,778,877,000** (exc. GST). Please refer to the attached cost estimate summary and details in **Appendix B**.

| Projects | No of Projects | Area (m2) | Rate | Total (\$) EXCL GST |
|---------------------------------------|----------------|-----------------|----------------|------------------------|
| Roads, Intersections & Open Spaces | | | | |
| Roads | 44 | 294,600 | \$2,980/m2 | 877,860,000 |
| Intersections | 22 | - | \$4,686,500/No | 103,103,000 |
| Open Spaces | 50 | 389,794 | \$1,581/m2 | 616,307,000 |
| Bridge, Public Transport, Drainage | N/A | | | Excluded |
| SUB-TOTAL for Transport & Open Spaces | 116 | 684,394 | | 1,597,270,000 |
| Community Buildings | | | | |
| Lorimer Art and Cultural Building | 1 | 2,288 | \$6,113/m2 | 13,986,000 |
| Sandridge Art and Cultural Building | 1 | 11,855 | \$8,943/m2 | 106,024,000 |
| Lorimer Sport and Recreation Building | 1 | 7,900 | \$6,557/m2 | 51,803,000 |
| Prohasky Sporting Pavilion | 1 | 1,246 | \$7,860/m2 | 9,794,000 |
| SUB-TOTAL for Community Buildings | 4 | 23,28 9 | \$7,799/m2 | 181,607,000 |
| TOTAL INDICATIVE COSTS (EXCL GST) | 120 | 707,6 83 | | \$1,778,877,000 |

We highlight the Base Case cost estimate is based on preliminary documentation and is therefore indicative only of the possible order of cost. All components of the cost estimate will require confirmation once further documentation is available.

The following methodology has been adopted with regards to the Base Case Cost Plan:

Roads, Intersections & Open Spaces:

 We have reviewed and updated to current day the unit rates that inform the road, intersection, and open space typologies based on a combination of benchmarking of similar projects or projects with similar functions both current and recently completed as well as seeking current



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- market rates from contractors. Some benchmarked projects include GMH, Fishermans Bend, Melbourne Airport, Business Park Infrastructure, Malop Street, Geelong.
- All typologies build up and quantities/length/areas of roads, intersection and open spaces have been provided by the Fishermans Bend Taskforce. Measurement of any quantities has not been carried out by Slattery.
- A quality factor has been allocated to each project based on the different councils (City of Melbourne and City of Port Phillip) and is factored into the overall costs by the Fishermans Bend Taskforce.
- Estimates for projects W_OS09, M_IT02, W_IT07, W_IT04 are based on escalation from February, 2021 to current day of the advised lump sum totals prepared by others. Details of the lump sum allowances have not been provided.
- Road Utility Costs As we have not been provided with any details for the utility design and lump sum allowances, we have escalated the allowances provided by others to current day rates.
- Intersection Utility Costs Assumed to be captured within the roads utility cost allowances.
- We have reviewed and escalated all demolition, asbestos removal, and external services rate allowances to current day costs based on the same assumptions as per the previous provided costings by others.
- We note contamination estimates (per Golders allowances) and infrastructure utility services (provided by others) have been escalated to current day.
- Preliminaries, Design and Construction Contingency allowance adjustments have been made as appropriate.
- The allowances for Temporary Works, ESD, Professional Fees, Authority Fees and Contamination Levy included in the previous estimate prepared by Others appear reasonable at this stage of the project and level of documentation.

Community Buildings:

- As instructed by the Fishermans Bend Taskforce, our estimates for the Community Buildings are based the scope adopted from previous costings prepared by WT or PlanCost. We have only reviewed and updated the rates for the Community Buildings. We have not made any adjustment to the scope or quantities.
- Slattery's rates are based on the current market rates and have been benchmarked extensively against numerous projects of similar scope and functions both current and recently completed. Projects include:
 - Wyndham Cultural Centre which we have undertaken detailed cost plans;
 - The University of Melbourne New Student Precinct (construction recently completed);
 - Cowes Cultural & Community Centre;
 - o Korumburra Community Hub
- We highlight, given the current stage of the project and level of documentation, there are a number of scope items excluded from the some of the building estimates which we recommend an allowance be included in the overall costs. These include kitchen equipment, site wide wayfinding signage, external works and services, foundation piling, ESD, Design and Construction Contingencies, Consultant Fees, Authority fees, AV/IT and FFE.



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Please refer to Section 10 of this Memorandum for specific inclusions and assumptions made for Roads, Intersections and Community Hub Buildings projects.

7. Cost Summary: Alternate Case

The Alternative Case Cost Plan is based on an alternate scenario comprising a plan and list of items provided by the Fishermans Bend Taskforce and costed in relation to Roads, Intersections, Open Spaces and Community Buildings projects.

The Alternative Cost plan is based on the same unit rates and typologies as the updated Base Case however applied to different quantities due to changes in urban structure to enable the Fishermans Bend Taskforce to compare and assess the two options.

The Total Indicative Cost at current day for the Alternate Case scenario is **\$1,579,244,000 (exc. GST)**. Please refer to the attached cost estimate summary and details in **Appendix C**.

| Projects | No of Projects | Area (m2) | Rate | Total (\$) EXCL GST |
|---------------------------------------|-------------------|-----------------|----------------|------------------------|
| Roads, Intersections & Open Spaces | | | | |
| Roads | 33 | 271,560 | \$2,846/m2 | 772,990,000 |
| Intersections | 24 | - | \$3,944,958/No | 94,679,000 |
| Open Spaces | 32 | 302,869 | \$1,750/m2 | 529,968,000 |
| | N1/A | | | |
| Bridge, Public Transport, Drainage | N/A | | | Excluded |
| SUB-TOTAL for Transport & Open Spaces | 89 | 574,429 | | 1,397,637,000 |
| | | | | |
| Community Buildings | | | | |
| Lorimer Art and Cultural Building | 1 | 2,288 | \$6,113/m2 | 13,986,000 |
| Sandridge Art and Cultural Building | 1 | 11,855 | \$8,943/m2 | 106,024,000 |
| Lorimer Sport and Recreation Building | 1 | 7,900 | \$6,557/m2 | 51,803,000 |
| Prohasky Sporting Pavilion | 1 | 1,246 | \$7,860/m2 | 9,794,000 |
| SUB-TOTAL for Community Buildings | 4 | 23,289 | \$7,799/m2 | 181,607,000 |
| TOTAL INDICATIVE COSTS (EXCL GST) | 93 | 597,71 8 | | \$1,579,244,000 |



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We note the Alternate Case cost estimate is based on preliminary documentation and is therefore indicative only of the possible order of cost. All components of the cost estimate will require confirmation once further documentation is available.

The following methodology has been adopted with regards to the Alternate Case cost estimate:

- The Alternative Cost plan is based on the same unit rates and typologies as the updated Base Case however applied to different quantities provided by the Fishermans Bend Taskforce.
- All typologies build up and quantities/length/areas of roads, intersection and open spaces have been provided by Fishermans Bend Taskforce. Where required, new intersection typologies based on the original typologies have been created to cater for the varying intersection areas.
- Measurement of any quantities has not been carried out by Slattery.
- No areas have been provided for Intersection Type 9, 9A and 20 and as such we have adopted the Base Case lump sum allowance for these intersection types.
- Road Utility Costs Neither the scope of works, nor cost estimates for the utilities
 infrastructure in the alternative case scenario have been provided to us. The utility costs
 included in the Alternative Case costing are therefore based on rates (\$/linear km) extracted
 from the Base Case and applied to comparable scope of work items in the Alternative Case.
- As per the Base Case, utilities infrastructure to intersections in the Alternative case are assumed to be captured within the roads utility cost allowances.
- W-OS09 Upgrade of existing JL Murphy reserve we have adopted the Base Case lump sum allowance for this open space project as instructed by Fishermans Bend Taskforce.
- Assumptions and allowances for demolition, asbestos removal, external services, contamination, Preliminaries, Design and Construction Contingency, Temporary Works, ESD, Professional Fees, Authority Fees and Contamination Levy are as included in the Base Case
- We have also included high level estimates for the requested Community Buildings as per the Base Case.

Please refer to Section 10 of this Memorandum for specific inclusions and assumptions made for Roads, Intersections and Community Hub Buildings projects.

8. Exclusions

The exclusions below are typical for a high-level cost estimate and are in line with industry standards.

These consists of either latent site conditions that cannot be currently quantified, direct client costs, works outside of the project's scope of works, scope items specifically excluded as advised by the client, and/or project costs identified and priced elsewhere by the client.

Please note that the cost estimates specifically exclude any allowances for the following items.

- Archaeological dig and costs involved with architectural relics
- Underpinning of adjacent footings
- Abnormal and unforeseen ground conditions (e.g. rock excavation, piling etc.)



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- Provision of infrastructure specific to the open space (Note Water detention and conveyance elements have not been included in the spreadsheet; we understand these will be costed separately in the Water Sensitive Cities strategy)
- Works outside the site boundary
- Tram works
- Bridge works
- Drainage Construction of distributed storages across the four precincts
- Artwork and Sculptures other than included in estimate
- Loose furniture, fittings and equipment other than included in estimate
- Traffic changes and signalisation beyond allowance in estimate
- Digital wayfinding strategy
- Ground condition subgrade improvement
- Services other than electrical and comms pits below a meter
- Allowance for redirections / diversion or upgrade of existing services beyond that included in estimate
- Heritage Works (not required as advised by the client)
- Developer contributions
- Site access restrictions
- Staging of the Works / Work out of normal working hours
- Negotiated Contracts / Construction Management
- Future cost escalation in construction prices beyond March, 2023
- Any non-construction Development Cost
- Delay and prolongation allowances
- Finance, legal, letting costs, etc.
- Land holding and acquisition costs
- Goods and Services Tax

In addition to the above, the Community Buildings exclude the following items:

Lorimer Art and Cultural Building

- Kitchen Equipment
- Demolition and site preparation
- Asbestos removal
- General external works and landscaping
- External services and infrastructure connections
- Abnormal ground conditions / site decontamination / remediation
- Foundation piling
- ESD Initiatives
- Design Contingency
- Construction Contingency
- Consultants Fees
- Authority & Headworks Fees
- Open Space levy
- Audio visual / IT equipment and Infrastructure

Sandridge Art and Cultural Building

- Performing Art Equipment
- Rehearsal Space Equipment
- Demolition and site preparation
- abnormal ground conditions / site decontamination / remediation



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- Asbestos removal
- Foundation piling
- Open Space levy
- Café Tenancy Fitout Cold shell only included
- Tenancy Incentives / Tenancy Fitout Contribution

Lorimer Sport and Recreation Building

- Indoor courts specialist equipment
- Lifts
- External infrastructure connections
- abnormal ground conditions / site decontamination / remediation
- Asbestos removal
- Open Space Levy

Prohasky Sporting Pavilion

- Demolition and site preparation
- Abnormal ground conditions / site decontamination / remediation
- Asbestos removal
- Foundation piling
- Open Space levy

9. Costs Provided by Others

Further to our discussions with Fishermans Bend Taskforce, we have adopted and escalated the following rates or lump sum amounts that were previously prepared by others:

Roads and Intersections

- Base Case We note estimates for DCP project items M_IT02, W_IT07, and W_IT04 are based on escalation of the advised lump sum totals at a rate of 9.4% overall from February, 2021 to current day.
- Alternate Case No areas have been provided for Intersection Type 9, 9A and 20 and as such we have adopted the Base Case lump sum allowance for these intersection types.

Utilities

- Base Case Utilities As we have not been provided with details, we have escalated the allowances provided by others to current day rates, at a rate of 9.4% overall from February 2021 to current day.
- Alternate Case The utility costs included in the Alternative Case costing are based on rates (\$/linear km) extracted from the Base Case and applied to comparable scope of work items in the Alternative Case.

Open Spaces

- Base Case We highlight the estimate for DCP project item W_OS09 is based on escalation of the advised lump sum totals at a rate of 9.4% overall from February 2021 to current day.
- Base Case Open Spaces Additional items estimated provided by others and escalated to current day.



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 Alternate Case - W-OS09 - Upgrade of existing JL Murphy reserve - we have adopted the Base Case lump sum allowance for these intersection types as instructed by Fishermans Bend Taskforce.

Contamination

- We note contamination estimates are per Golders allowances and have been escalated to current day, at a rate of 22% overall from December 2018 to current day.

10. Specific Inclusions and Assumptions

Further to Sections 6 and 7 above, we make the following specific inclusions and assumptions:

10.1 Roads and Intersections

- There is currently no cost differentiation between a new or existing street or intersection. It is unclear due to the information available and it is uncertain if utility costs have allowed for this differential.
- We have included the following allowances and other development cost allowances in our cost roads and intersections estimates:
 - Preliminaries & Margin 25% of trade works
 - Design contingency (15%) and construction contingency (10%)
 - Temporary Works 1% of net construction costs
 - Contamination Levy \$35/t assuming 200mm deep excluding any escalation
 - ESD Initiatives 5% of net construction costs
 - o Professional Fees 12.5% of total construction costs
 - Authority Fees 2.5% of total construction costs including professional fees
- Key infrastructure rates are detailed in the table below. We highlight, our rates are inclusive of preliminaries, margins and traffic management:

| Road Type Description | Rate incl. Prelims & Margin | Key Pricing Assumptions |
|--------------------------|--------------------------------|---|
| Bluestone Footpath | \$570 /m2 | Includes excavation, demolition, disposal 50mm class 2 crushed rock 100mm 32mpa concrete + SL72 mesh 25mm bedding mortar 40mm thick bluestone paver |
| Asphalt Footpath | \$460 /m2 | Includes excavation, demolition, disposal 50mm class 2 crushed rock 60mm hotmix asphalt |
| Asphalt Cycle Lane | \$460 /m2 | - As above |
| Road Lane | \$490 /m2 | Includes excavation, demolition, disposal Allows for deeper pavement profile 210mm SMZ |



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| | | 100mm class 2 crushed rock75mm AC |
|--------------------------|-------------|--|
| Bluestone Kerb | \$1,100 /lm | Includes excavation, demolition, disposal 75mm concrete pad, 1m long, 600mm + 100mm each side width Includes concrete subbase, gutter stone |
| Concrete Kerb | \$560 /lm | Includes excavation, demolition, disposal 75mm concrete pad, 1m long, 200mm + 100mm each side width 150kg VIC Roads and council approved kerb |
| Bus Lane | \$600 /m2 | Includes excavation, demolition, disposal Allows for deeper pavement profile 300mm SMZ, DGB20 road base 100mm AC + colour for bus lane |
| Road + Parking | \$490 /m2 | - As above. Refer to Road Lane. |
| Tram | \$490 /m2 | - As above. Refer to Road Lane. All tram works are excluded. |
| Line marking | Included | Includes for standard City of Melbourne line marking to roads, bus lanes, footpaths and bicycle lanes. |
| Signalisation | Included | Includes provisional sum allowances made based on only indicative costings from previous projects. These costs may alter significantly and are based on the size of the intersection only and not based on any specific scope. |
| Median/Water | \$490 /m2 | Includes for trees and pits, turf, top soil, edging. Rates in line with similar street scape projects through City of Melbourne, City of Yarra and City of Port Phillip. |
| Vegetation / Linear Park | \$450 /m2 | Includes for trees and pits, turf, top soil, edging. Rates in line with similar street scape projects through City of Melbourne, City of Yarra and City of Port Phillip. |

- All paving costings are based on CBD palette (bluestone footpaths and kerbs). As discussed with Fishermans Bend Taskforce, a discount factor of 76% has been applied to all City of Port Phillip Palette (CoPP) streets which allows for concrete kerbs and asphalt footpaths.
- We have adopted the quality factor noted in the "2023 Base Case Land Budget.xlxs" spreadsheet provided by the Fishermans Bend Taskforce. In cases where the quality factor has not been provided, we have adopted a quality factor of 1.
- The bluestone paving is MCC standard bluestone and is inclusive of a paving slab requirement due to differential settlement.



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- We have allowed for bluestone kerbs and channel to be MCC standard bluestone.
- W-IT08 and W-IT10 Base & Alternate Case We have allowed for 25% of costs for DCP Project ID items W_IT08 and W_IT10 for construction of a 1/4 of the intersection area and have excluded all signalisation costs as instructed by Fishermans Bend Taskforce on 11 April 2023. New intersection typologies 4A and 9A based on the original typologies have been created to cater for the varying intersection areas.
- The intersection areas are based on the areas provided in the "2023 Base Case Land Budget.xlxs" spreadsheet provided by the Fishermans Bend Taskforce.
- The road widths and cross section types are based on the information provided in the "2023 Base Case Land Budget.xlxs" spreadsheet provided by the Fishermans Bend Taskforce. This is applicable to both the Base and Alternate Case scenarios. Please refer to the below table.

| Road Typology Classification Code | Typology per 10lm | Adopted road width (m) |
|--------------------------------------|--|---------------------------|
| 1 | Arterial Road | 30 |
| 2 | Arterial Road with tram (30m) | 30 |
| 3 | Fennel Plumber St Civic (36m) | 36 |
| 4 | Collector Street with bus (30m) | 30 |
| 5 | Local/collector street (22m) | 22 |
| 6 | Collector/local Street (30m) | 30 |
| 7 | Local Street no separated cycle path (20m) | 20 |
| 8 | Local Street (12-15m) | 15 |
| 9 | Local Street pedestrianised (12m) | 12 |
| 10 | Local Street with bidirectional separated cycle path only (18m) | 18 |
| 11 | Neighbourhood Street (22m) | 22 |
| 12 | Turner Street Green Spine | 30 |
| 13 | Local/Collector Street with linear open space (30m) CoM palette | 30 |
| 14 | Local/Collector Street with linear open space (30m) CoPP palette | 30 |
| 15 | Neighbourhood Street (22m) CoPP palette | 22 |
| 16 | Local Street (12-15m) | 15 |

10.2 Open Spaces

- Hardscape Rates for hardscape include for paving, landscape paving, furniture, features, fencing, basic site services etc. Similar to previous costings by WT, we have also assumed a concrete paving slab beneath all pavements due to differential settlement.
- Softscape Rates for softscape include for lawns, garden beds, planting, establishment etc.
- Landscaping Rates for landscaping include for feature planting, tree pits, rain garden, natural landscape features etc.



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- We have maintained all past assumptions previously made by Plancost and WT in their original estimates and peer review:
 - Linear Rates for linear open spaces include a combination of hard and soft landscaping, paving, planting, furniture, signage (excluding wayfinding), specialty lighting and basic site services;
 - Precinct Rates for precinct open spaces include a combination of hard and soft landscaping for recreational use, paving, sport fields, courts, external building (toilet amenities) planting, furniture, exercise equipment. Kids play equipment, signage (excluding wayfinding), specialty lighting and basic site services;
 - District Rates for district open spaces include a combination of hard and soft landscaping for community and recreational use, paving, planting, furniture, signage, specialty lighting and basic site services.
 - Neighbourhood Rates for neighbourhood open spaces include a combination of hard and soft landscaping used for events, squares, plazas and community spaces.
 Inclusive of paving, planting, furniture, signage, specialty lighting, basic site services and AV backbone cabling for events.
- The Open Spaces estimates are based on the following typology rates in both our Base and Alternate Case cost estimates:

| Open Space Typology | Hard space Construction (\$/m2) | Soft space Construction(\$/m2) | Landscaping Construction (\$/m2) |
|------------------------|------------------------------------|-----------------------------------|-------------------------------------|
| Linear | \$770/m2 | \$370/m2 | \$470/m2 |
| Precinct | \$1,340/m2 | \$380/m2 | \$480/m2 |
| District | \$770/m2 | \$400/m2 | \$470/m2 |
| Neighbourhood | \$840/m2 | \$410/m2 | \$500/m2 |

- We have made allowances for additional cost items are high level estimates for the site specific additional items that would not be covered under our standard softscape or hardscape rates. For the Base Case Open Spaces Additional items, we have escalated to current day the allowances provided by Others.
- We have included the following allowances and other development cost allowances in our cost roads and intersections estimates:
 - Preliminaries & Margin 15% of trade works
 - Design contingency (15%) and construction contingency (10%)
 - Temporary Works 1% of net construction costs
 - Contamination Levy \$35/t assuming 200mm deep excluding any escalation
 - ESD Initiatives 5% of net construction costs
 - Professional Fees 13% of total construction costs
 - Authority Fees 2.5% of total construction costs including professional fees

10.3 Community Hub Buildings

The Community Hub Buildings included in our cost estimates are as follows:



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- Lorimer Art and Cultural Building
- Sandridge Art and Cultural Building
- Lorimer Sport and Recreation Building
- Prohasky Sporting Pavilion

As instructed by the Fishermans Bend Taskforce, the scope for each Community Building has been adopted from previous costings prepared by WT or PlanCost. We have only reviewed and updated the rates to current day and applied them to Community Hub Buildings and their functional areas. We have not adjusted the scope and quantities.

Please refer to the Exclusions Section of this report. We recommend, where applicable, provision for these excluded items be included in the feasibility.

All estimates are based on current day rates.

The building estimates are based on areas and scope detailed on the following documentation:

Lorimer Art and Cultural Building

 The estimate is based on the scope and areas provided in the "City of Melbourne – Lorimer Community Hub 2018" document and scope priced by Plan Cost (PlanCost - Fisherman's Bend Community & Recreational Hub Costs - Cost Plan A Concept Dated 9 January 2019).

Sandridge Art and Cultural Building

- The estimate is based on scope and areas included in the Sandridge Art & Cultural Hub - Site high level master planning and capacity.

Lorimer Sport and Recreation Building

- The estimate is based on scope and areas included in the 'Fishermans Bend Community & Recreation Hub Costs: Cost Plan A Concept' Prepared by PlanCost dated 9 January 2019

Prohasky Sporting Pavilion

The estimate is based on scope and areas included in the 'PR-007270 - Fishermans Bend New Costings - Sports Pavillion -Indicative Estimate' Prepared by WT

10.4 Other General Assumptions

- Contamination The contamination allowance is in accordance with information provided by Golder Associates dated 02/12/18. An average rate based on Golder's advice of \$220 to \$330/m2 for site specific contamination and \$360/m2 for offsite disposal and fill has been allowed plus an allowance for escalation to current day.
- Contamination Levy included as previous estimate, at \$35/t excluding any escalation.
- Demolition, asbestos removal, and external services rate allowances reviewed and adjusted to current day market rates.



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11. Cost Escalation

Escalation to Current Day

There has been volatility in the Victorian construction market over the past couple of years with construction cost increasing by 10%-12%. Both the supply and demand for construction materials and labour with material price increases, supply chain instability, logistics costs, global instability, extreme weather events, and difficulties in securing available and affordable skilled labour has contributed to this cost escalation. All these factors, overlaid with sizeable government-led infrastructure and construction project initiatives created cost challenges for the Victorian market over the past couple of years and potentially, beyond. Furthermore, there has been pressure on civil pricing due to the volume of working occurring in the infrastructure sector which is flowing through to the building sector.

All costs included in the cost estimate are considered current to March, 2023 and have excluded any future escalation. Where cost estimates have been provided by others (e.g. contamination estimates by Golders Australia), we have made provisions for these rates and lump sum amounts to be escalated and current to March, 2023.

Future Escalation

We have excluded from our estimate escalation past current day. After two years of unpredictability, Victoria's market is on the move. Project previously shelved are now out for tender, while others on go-slow have started to speed up. Contractors are busy we anticipate escalation across most projects of 4%-6% over the course of 2023, with costs falling back to 3.5-4.5% in 2024. We recommend a cost escalation allowance based on the below table be included in the feasibility.

As construction pricing is volatile, we propose reviewing the escalation on a regular basis.

| Year | Escalation (Low) | Escalation (High) |
|------|------------------|-------------------|
| 2023 | 4% | 6% |
| 2024 | 3.5% | 4.5% |
| 2025 | 3.5% | 4.5% |

12. Limitations

The conclusions presented herein are based on the information made available to us and may be subject to change should the information upon which they are based is determined to be false, inaccurate, or incomplete.

The purpose and contents of this document are intended solely for the recipient. If you are not the intended recipient, you are hereby notified that you must not disseminate, copy or take any action in reliance on it.



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13. Appendices

Appendix A - Cost Summary Reconciliation - Base Case vs Alternate Case

Appendix B - Fishermans Bend Update of Infrastructure Costs - Cost Plan No 1 - Base Case (R2) issued on 11/04/2023

Appendix C - Fishermans Bend Update of Infrastructure Costs - Cost Plan No 2 - Alternate Case - issued on 13/04/2023.



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Appendix A



Base case vs Alternate case - Cost Summary Comparison

| | Base Case (Cost Plan DRAFT R2 issued 11/04/2023) Alternate Case (Cost Plan DRAFT issued 13/04/2023) | | | | Variance | | | | |
|---|--|-----------|-----------------|---------------|----------------|-----------|-----------------|---------------|---------------|
| SUMMARY | No of Projects | Area (m2) | Rate | Total (\$) | No of Projects | Area (m2) | Rate | Total (\$) | Total (\$) |
| | | | | | | | | | |
| Roads, Intersections & Open Spaces | | | | | | | | | |
| Roads | 44 | 294,600 | \$ 2,980/m2 | 877,860,000 | 33 | 271,560 | \$ 2,846/m2 | 772,990,000 | - 104,870,000 |
| Intersections | 22 | - | \$ 4,686,500/No | 103,103,000 | 24 | - | \$ 3,944,958/No | 94,679,000 | - 8,424,000 |
| Open Spaces | 50 | 389,794 | \$ 1,581/m2 | 616,307,000 | 32 | 302,869 | \$ 1,750/m2 | 529,968,000 | - 86,339,000 |
| <u>Bridge</u> | | | | | | | | | |
| BR01 - Bridge over West Gate Freeway - extension of Salmon Street | | | | Excluded | | | | Excluded | Excluded |
| Public Transport - Tram Land | | | | | | | | | |
| PT01 - Tram widening along Plummer Street between Salmon Street and Graham Street | | | | Excluded | | | | Excluded | Excluded |
| PT02 - Tram widening along Lorimer Street | | | | Excluded | | | | Excluded | Excluded |
| PT03 - Tram widening | | | | Excluded | | | | Excluded | Excluded |
| PT04 - Train station | | | | Excluded | | | | Excluded | Excluded |
| PT05 - Train station | | | | Excluded | | | | Excluded | Excluded |
| PT06 - Tram widening | | | | Excluded | | | | Excluded | Excluded |
| <u>Drainage</u> | | | | | | | | | |
| DR-01 - Construction of distributed storages across the four precincts | | | | Excluded | | | | Excluded | Excluded |
| Sub Total Projects Cost - Transport & Open Space (at April, 2023) | 116 | 684,394 | \$ 2,334/m2 | 1,597,270,000 | 89 | 574,429 | \$ 2,433/m2 | 1,397,637,000 | - 199,633,000 |
| Community Buildings | | | | | | | | | |
| L_AC01 - Lorimer Art and Cultural Building (per Base Case) | | 2,288 | \$ 6,113/m2 | 13,986,000 | | 2,288 | \$ 6,113/m2 | 13,986,000 | - |
| S_AC01 - Sandridge Art and Cultural Building (per Base Case) | | 11,855 | \$ 8,943/m2 | 106,024,000 | | 11,855 | \$ 8,943/m2 | 106,024,000 | - |
| S_SR01 - Lorimer Sport and Recreation Building (per Base Case) | | 7,900 | \$ 6,557/m2 | 51,803,000 | | 7,900 | \$ 6,557/m2 | 51,803,000 | - |
| W_OS01a - Prohasky Sporting Pavilion (per Base Case) | | 1,246 | \$ 7,860/m2 | 9,794,000 | | 1,246 | \$ 7,860/m2 | 9,794,000 | - |
| Sub Total Projects Cost - Community Buildings (at April, 2023) | | 23,289 | \$ 7,799/m2 | 181,607,000 | | 23,289 | \$ 7,799/m2 | 181,607,000 | - |
| INDICATIVE Total Cost (at April, 2023) | | | | 1,778,877,000 | | | | 1,579,244,000 | - 199,633,000 |



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Appendix B



| SUMMARY - HIGH PRIORITY PROJECTS | No of Projects | Area (m2) | Rate (\$/m2) | Base Case CP No 1 - DRAFT (R2) Total (\$) |
|---|----------------|----------------|--------------|---|
| Transport & Once Cooks | | | | |
| Transport & Open Spaces Roads | 44 | 294,600 | 2,980 | 877,860,000 |
| Intersections | 22 | 294,600 | 2,980 | 103,103,000 |
| | 50 | 200 704 | 1 501 | 616,307,000 |
| Open Spaces | 50 | 389,794 | 1,581 | |
| BR01 - Bridge over West Gate Freeway - extension of Salmon Street | | | | Excluded |
| DR01 - Drainage: Construction of distributed storages across the four precincts | | | | Excluded |
| PT04 - Tram widening for bridge across West Gate Freeway | | | | Excluded |
| Sub Total Projects Cost - Transport & Open Space (at March, 2023) | 11 6 | 684,394 | 2,170 | 1,597,270,000 |
| Community Buildings | | | | |
| L_AC01 - Lorimer Art and Cultural Building | | 2,288 | 6,113 | 13,986,000 |
| S_AC01 - Sandridge Art and Cultural Building | | 11,855 | 8,943 | 106,024,000 |
| S_SR01 - Lorimer Sport and Recreation Building | | 7,900 | 6,557 | 51,803,000 |
| W_OS01a - Prohasky Sporting Pavilion | | 1,246 | 7,860 | 9,794,000 |
| | | | | |
| Sub Total Projects Cost - Community Buildings (at March, 2023) | | 23,28 9 | 7,799 | 181,607,000 |
| | | | | |
| INDICATIVE Total Cost (at March, 2023) | | | | 1,778,877,000 |



Road and Intersection Classifications

Intersection Classification Table

| Intersection No. | Intersection description |
|------------------|---|
| 1 | Signalised intersection - special treatment 1. Ingles Street, Lorimer Street and new road |
| 2 | Signalised intersection: arterial road x arterial road |
| 3 | Signalised intersection: arterial road x collector road |
| 4 | Signalised intersection: civic boulevard 36m x local street 30m |
| 5 | Signalised intersection: civic boulevard 36m x arterial with tram 30m |
| 6 | Unsignalised intersection: collector street with bus x local street - left in, left out |
| 7 | Unsignalised intersection: collector street 30m x local street 22m - left in, left out |
| 8 | Unsignalised intersection: local street 30m x local street 22m - T intersection |
| 9 | Signalised pedestrian crossing |
| 10 | Unsignalised pedestrian crossing |
| 11 | Signalised intersection - special treatment 2. Rogers x Boundary x Lorimer |
| 12 | Signalised intersection - special treatment 3. Hartley x Lorimer includes 2 signalised pedestrian crossings over Lorimer Street |
| 13 | Unsignalised intersection: local street 22m x local street 22m |
| 14 | Unsignalised T intersection: local street 22m x local street 22m |
| 15 | Unsignalised T intersection: local street 22m x local street 12m |
| 16 | Unsignalised T intersection: local street 18m x local street 12m |
| 17 | Signalised T intersection: Local 12m x Arterial Road 30m |
| 18 | Unsignalised intersection: Local 22m x Service Access 12m |
| 19 | Unsignalised T intersection: Local 12m x Service Access 12m |
| 20 | Signalised intersection: Local 22m x Local / Collector Street 30m |
| 21 | Signalised T intersection: Service Street 12m – Arterial 30m-Lorimer Street |
| 22 | Signalised intersection - special treatment 7. Turner St tram x. Ingles Street, includes two pedestrian crossings and cycling paths |

Road Classification Table

| Intersection No. | Road Classification |
|------------------|--|
| 1 | Arterial Road |
| 2 | Arterial Road with tram (30m) |
| 3 | Fennel Plumber St Civic (36m) |
| 4 | Collector Street with bus (30m) |
| 5 | Local/collector street (22m) |
| 6 | Collector/local Street (30m) |
| 7 | Local Street no separated cycle path(20m) |
| 8 | Local Street (12-15m) |
| 9 | Local Street pedestrianised (12m) |
| 10 | Local Street with birectional separated cycle path only(18m) |
| 11 | Neighbourhood Street (22m) |
| 12 | Turner Street Green Spine |
| 13 | Local/Collector Street with linear open space (30m) CoM palette |
| 14 | Local/Collector Street with linear open space (30m) CoPP palette |
| 15 | Neighbourhood Street (22m) CoPP palette |
| 16 | Local Street (12-15m)C oPP pale e |

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Fishermans Bend Update of Infrastructure Costs (Quantity Surveying 2022) Cost Plan No 1 - Base Case - Preliminary Opinion of Probable Order of Cost (R2) Transport - Intersection Projects

| Transport - Intersection Projett April, 2023 | ects | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| angle Descriptors | intercentions could be seen the set of the s | Typical interaction 1.6 Send Street 22m s Local Street 22m) Tinteraction | CND | 1 | | | | | | | | | | | | | | | | | | | | Emboded | | | | Enterted |
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| angle Danapark | intervention new local shoot [23:0] to new service across interventions [23:0] Construction of new services | | CND | 1 | | | | | | | | | | | | | | | | | | | | Enthaled | | | | Saluded |
| evo. | intervention intervention Regers Street and new local views (22m) interventions Construction of least street (25m) to local street (22m) | Typical intercention 18 June I Day of Service Access II of Tintercention 19 | | 1 | | | | | | | | | | | | | | | | | | | | Enterted | | | | Codeded |
| righ L/DE Dangert | improduced Tribination Ignational Internation Larger Street, Security Street & Jacob Larger Street Internation has 111 | Access Ideal Tintervention Special Insulation Intervention J. Regen. v Beneathry v Lorimor | | 1 630 | 1226.00 Not Appli | tuelete 5 1,300,731) | 5 54,690 5 54,5 | 104 5 - 19 | C 19C | | encluded 5 | 600,000 \$166,000 \$ | 1,074,000 (0111,00) | 5444,000 | (212,800 | \$294,000 \$230,000 | 5 338,000 566 | ,000 S 5,189,000 S | 13,000 5 26 | 000 S 1,000,000 S | 6,811,000 5 811 | 00 5 193,000 514,000 | entains 5 | 7,810,800 5 | 3,450 | | | 5 7,810,800 |
| angle Dansport | tages one present a part of the part of th | Special interaction 1C Small 18 ms Local Street Unit Tinionaction 14 | | | | | | | | | | | | | | | | | | | | | | Enterted | | | | Enterted |
| | interesting Trianceton (Simulation new short (Sim) and new local short (Sim) | Typical intersection IC Secol 18 ms Local Breek 32m) Tintersection 18 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| and product | amigration of interesting party at the case (Case) | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| angle Descriptors | Interpretation of local shoot and local shoot unalgorated 2 interpretation | 44/E 2E | | | | | | | | | | | | | | | | | | | | | | Endusind | | | | Enterted |
| angle Danspark | interventions need to all shoot (Lim) and need unail shoot (Lim) interventions. Considerant limit shoot and local shoot and local shoot analysis of the shoot and local shoot analysis. | Typical intervention 18 June 1 Lim a Service 19 Access Limit Timbersection 19 | CND | 1 | | | | | | | | | | | | | | | | | | | | Endusted | | | | Destanted |
| angle Descriptors | Interventions (Lim) Communicated resources | Typical intervention 18 Senal Lim s Senalor Access (De) Tintervention 19 | CND | 1 | | | | | | | | | | | | | | | | | | | | Endusted | | | | Enterted |
| angle Descriptors | Intervention Soundary Street and new sensions assets (Library Street) and new sensions assets (Library Street) and to limit and signalised D | Typical intervention 2 (Local 12m to Arterial Read 32m) Tintervention | сво | 1 | | | | | | | | | | | | | | | | | | | | Endusted | | | | Enterted |
| angle Descriptors | Intervention Facility Street and Lecturer Street Interventions Construction of Inset Areas with artists of read intervention. | Special treatment Intervention 3 Harday's Lesimon | CNO | 1 | | | | | | | | | | | | | | | | | | | | Emboded | | | | Sederated |
| | includes have Tenner consistent. | Tribute 2 inclusioning the driver from | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MINIS Diamopark | interventions Construction of a arterial road to local virest (service street 32 m) signalised intervention | M/S 25 | CNO | 1 | | | | | | | | | | | | | | | | | | | | Embaled | | | | Enterted |
| angle Descriptors | Interpolation Signal land patient in and syellal crossing (Secum Crossing areas Secum | Sense Creating 8 | CND | 1 | | | | | | | | | | | | | | | | | | | | Endusted | | | | Endeded |
| Larimor Balz, Total | | | | 444 | 1,449 | | | | | | | | | | | | | | | | | | | 23,407,600 S | 2,481 | | - | \$ 21,497,000 |
| MINIST. Diamopers | Interventions Contraction of old in technique and processing of the principal with trace classification of the principal and for the principal with trace classification for physical forces and forces forces | Flummer / Fannell Street Cutil Bendeuerd (SEm) s Arterial with Tree (SEm) Tristmentium Plummer Street a Probasity Street Calledor Street (SEm) a Local Street (SEm) lieft in | CND | | | | | | | | | | | | | | | | | | | | | Enstanted | | | | Endeded |
| angle Danspark | Interventions Construction of arterial with transit local/collector shoot lower and unclearlined Telepropriate John Selfond | aith Left and intervention Bridge Dis Name 20m street 7 Associated Security District Distric | CND | 1 | | | | | | | | | | | | | | | | | | | | Endusted | | | | Destanted |
| MIGIL Dansport | Interventions Probably Servet and Flummer Street Interventions Construction of old Secultural (SSM) is arterial with trans- | Arienal Read (10m) a Collector Directorish Bus (10m) Tintersection Williamsteam Read a Salmon Greek | CuPP | 0.N | | | | | | | | | | | | | | | | | | | | Enduded | | | | Enterted |
| ENG. Dament | Interventions English States Street Interventions Construction of Insal street with no separated upply path (I | [m] Typical intersection Lit Escal Street 32m s Local Lite and Street 32m T Intersection | Caff | 4.76 | | | | | | | | | | | | | | | | | | | | Delated | | | | Sededed |
| | to local vires with naveparated spile path (D0m) unalgoal Triniery etize Intervedian Reddes Drive and northern extension of Smith | sed Sines 22m) Tintervention | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MIGIS Descriptors | Interventions Street Construction of local street with no separagile path (20m) in local / sollector street with linear path (20m) in local / sollector street with linear path. | Seed (Don) (Incl. Sees park Met) visual Breek (Don) Timbrantian | Cuff | 0.76 | | | | | | | | | | | | | | | | | | | | Embeded | | | | Enterted |
| angle Descriptors | interventions Restricts Driver and Woodboard Read interventions of liseal street with no apparatual pain puts (to local / sollenter street with linear path (Dim) unsignalise interventions | les Level Street (22m) (text) park Mary visual | Caff | 0.76 | | | | | | | | | | | | | | | | | | | | Endusted | | | | Enterted |
| | in many amount times are noted party party and pro- intervention, northern extension of facility literal and new loss | Level Street (23m) (red. Street park Min) sizes | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Milita Danapart | lines with uniquities of local cheet in local / collector and lines with uniqualited Tintervalien | | | | | | | | | | | | | | | | | | | | | | | Enduded | | | | Enduded |
| High N./105 Danapark | interactions of Smith Street (Interaction Turner Street and Smith Street Interactions Linear entire how 131) | Parenter / Ferrest Street Cole Studenard (Mini) a Local Street with Erner park (Mini) Graham St a Planener St | CND | 1 0.36 | 2010 NO Not Appli | tuble 5 730,499 | 5 254,124 5 44,4 | SSE 5 - TO | c 180 | | motuded 5 | 400,000 \$112,000 \$ | 1,484,000 5012,00 | 5712,800 | 5187,800 | 5236,800 5130,000 | S 270,000 Stat | ,000 S 4,078,000 S | 41,000 5 20 | 000 S 1,014,000 S | CHI,600 5 607. | 00 5 150,000 541,000 | excluded 5 | 4,145,000 5 | 3,841 | | | 5 4,145,000 |
| Mg6 M_1522 Danagers | Interventions Entervention Number 137 | Sense Street (30m) a Sense Street (30m) 18 Collector Street (30m) a Sense Street (30m) Selb In | | | 1475.00 Not Appli | inable 5 BCCASE | 5 64,363 5 30,3 | 10 5 - 10 | C 18C | 5 114,000 | encluded 5 | - \$17,000 \$ | B41,800 5111,00 | 5441,000 | \$111,800 | \$111,000 \$110,000 | 5 176,000 519 | ,000 5 1,864,000 5 | 26,000 5 12 | 000 S 841,000 S | 1,000,000 (2.00, | on I stom Debug | recluded 5 | 1,00,000 5 | 3,811 | | | 5 1,404,000 |
| MQS. Dansport | intersections. Construction of a arterial read (10m) inclined/realisation strength unsupported 2 intersection, left in, left aut | Gallester Greek (30m) a least Greek (20m) belt in set Left aut interventions Bridge Sta New 20m viscost (seath of Fernell St) | Calif | | | | | | | | | | | | | | | | | | | | | Endusted | | | | Enterted |
| High N./108 Danspark | interventions (intervention Edition Street and Montleand Residence (intervention type E) | Promote / Ferond Greet Orio Standaward (Maryla Lonal Greet arith Linear gold (Maryla Gasham St a Framerous Standaward (Maryla Gasham St a Gallester Standaward (Maryla Gasham St a Standaward Gasham (Maryla Gasham Standaward (Maryla Gasham) | Caff | 0.N 0.36 | 2590.90 Not Appli | S 585,534 | 5 117,611 5 44,6 | 136 S - TI | C TRC | | encluded 5 | 400,000 \$111,000 \$ | 1,242,000 5112,00 | 5712,800 | 5187,800 | 5236,000 5130,000 | S 270,000 SKI | ,000 S 3,848,000 S | 18,000 5 19 | 000 S NIZ,000 S | 5,640,680 5 630 | 00 5 143,000 541,000 | encluded 5 | 1,817,000 5 | 3,261 | | | \$ 5,817,000 |
| 1993. Sansport | Interventions Software Served and new local sheets (50-50m) Interventions of collections of testimon better about with hos (50m) beloned vice unsignalized interventions (edition.) beloned | Lamentor Street with loss (SSm) a lossel Street (COm) lot in loth and intervention. Salmon St a New 22 m local street loss th of Flynomer Sc | Catt | 0.76 | | | | | | | | | | | | | | | | | | | | Embeded | | | | Enterted |
| angle Consequent | Intervention Edward Street and Planese Street Interventions Construction of collectors benefit with his (SSm) to obvious | Plummer / Fennell Street Outs Sauleuard (SSm) a Local Street with Linear park (SSm) - Swham St s | CND | 1 | | | | | | | | | | | | | | | | | | | | Embeled | | | | Contradord |
| High N./106 Danapark | instituted simulated interpolation no term large. Eighland interpolation Science Servet and Williamsbran Sections (Interpolation Spp. 1) | Attend Read (Son) a Collector Streetwish Bus d (Son) Tintersection Williamsteam Read a Salmon 1 | CND | 1 0.30 | 2046.60 Not Appli | tude 5 672,676 | 5 96,962 5 364 | NS 5 - 70 | C 196 | | encluded 5 | 400,000 \$100,000 \$ | 1,314,000 (510),00 | 5143,000 | 5147,800 | \$147,000 \$140,000 | S 215,000 SKI | ,000 S 3,364,600 S | 14,000 5 16 | 000 S 842,000 S | 4,410,000 5 555 | 00 \$ 134,000 \$14,000 | entireled \$ | 1,121,000 5 | 3,663 | | | 5 5,121,000 |
| angle Dansport | Intervention Thatlery fixed and level fixed Determines of level / collector vised with linear part to b | Lead from on this lawer pack (((init))) dealers if it is formered. It is formered by the contract from | Cuff | 0.76 | | | | | | | | | | | | | | | | | | | | Enterted | | | | Enterted |
| High N./TOL Dannard | | and intel Street (COm) a local Street (COm) 13 | Caff | | | | 5 76,604 5 30,1 | | c 960 | 5 118.130 | enturied 5 | - 517,000 5 | 722,800 5118,00 | 5445,000 | \$121,000 | 5113,600 5110,000 | S 179,000 SIN | .000 S 3,944.000 S | 24,000 5 13 | 000 S 599,000 & | 3,199,000 5 100 | 00 S M,000 D+000 | excluded & | 3,648,000 5 | 2,278 | | | 5 3,448,000 |
| - | (nies etien type 13) hierantien new local street (20-22m) and new local street | (50 insel Street (Clerk Street (Clerk) 13 | | 4.90 | | | | | | | | | | | | | | | | | | | | | | | | |
| angli. Dannyari | Start Combination of operation without to now local should understand inter-smiller inter-smiller Promoter Seat and new local shoet (20.22m) | | CND | ** | | | | | | | | | | | | | | | | | | | | Enduded | | | | Enterted |
| angli. Dannyari | converses Construction of outsi benchmarking new local street and gradual interaction, belon, but not below which the distance floor extension and one local street | Calledor Street (30m) a local Street (20m) left in Left and internations Strings Stor Street 20m street (seath and Formed St) (seath all Formed St) (seath Street (20m) Stori, Storage and Storiet street) | | | | | | | | | | | | | | | | | | | | | | Enduded | | | | Endeded |
| MATERIAL DESCRIPTION | (30-32 m) Commission of local / collector shoot to local shoot continued to the marking intervention and project (30-32 m) and commission intervention may long shoot (30-32 m) and commission of collections and commission and commission (30-32 m) and commission of collections (30-32 m). | Level Greek (COM) (Incl. Tener park Mer) visual Shreek (COM) Timbersection | | 1 | | | | | | | | | | | | | | | | | | | | Endusted | | | | Enterted |
| angli. Dansport | Interpolitions 23 et Combration of one local street in new local street annium land interpolition | (20 Typical intersection EC (Local 20m s Local / Call actor (Local 20m) 20m | | 0.76 | | | | | | | | | | | | | | | | | | | | Endusted | | | | Enterted |
| High N./TOF Danagers | Interventions Seal charge County Coun | Securify 6 | | | | | AN AMOUNT PROVIDED BY COMERS. PROM I | PER 3G TO CURRENT DAY | | | | | | | | | | | | | | | | 1,630,000 5 | 864 | | 194,000 | \$ 1,717,000 |
| angs. Danapark | Construction of least / solinate vives with no linear parti- (Xin) to least / solinate vives with no linear parti- uni end and interaction | | CNO | | | | | | | | | | | | | | | | | | | | | Enduded | | | | Enterted |
| angle Company | Intervention Codem Sent and new load steel (SD SDM) Interventions Construction of least / estimate vives with no linear parts | | Caff | 0.N | | | | | | | | | | | | | | | | | | | | Enterted | | | | Enterted |
| Migh N_/100 Sansport | Interpolation interpolation (projection for its factor (projection) in the control of the contro | Servet (Cont) Seet. Servet part 35 mg s Long 1 Breat (Cont) Text part 35 mg s Long 1 Breat (Cont) Timeraction | Cult | 1 6.17 | 1098.30 Not Appli | tudor 5 600,004 | 5 251,784 5 30,0 | us 5 - 19 | C 196 | 5 120,640 | moluded 5 | - 516,000 \$ | 910,000 (121,00 | 5447,000 | 5122,800 | \$110,000 | \$ 176,000 519 | ,000 S 3,664,000 S | 24,000 5 13 | 000 S 641,000 S | 3,443,880 5 433 | 00 S 87,000 \$10,000 | multiplied § | | 2,369 | | | 5 4,605,000 Statuted |
| angle Danspark | Interpretations contain their and lead / collector sheet with linear park. Construction of lead / collector sheet with linear park (30m) to lead / collector sheet with linear park (30m) to lead / collector sheet with linear park (30m) to lead / collector sheet with linear park (30m) to lead / collector sheet with linear park (30m) to lead of c | to Security 6 | CND | 1 | | | | | | | | | | | | | | | | | | | | Emboded | | | | Enterted |
| angle Consequent | emi medi had T intercention Ugual tend patient an and syelled erosoling (Teacan Grannin intercentions in Willia microps Read | | CHO. | 1 | | | | | | | | | | | | | | | | | | | | Enterted | | | | |
| angli. Danspark | Interventions Signal trend perfect in an and systal creating (I nature Greening as Smith Street numbers retires in a Signal trend Perfect in a Intervention on Williamsteam Read | Tenan Crossing 8 | CND | 1 639 | | | | | | | | | | | | | | | | | | | | Embeded | | | | S 1,357,000 S 1,127,000 Seducted |
| High N (100 Dansport | Interpolities Sinterpolities from El Signal and Pedestrian Interpolities, Williamstown Read and Interpolities | Towner Creating 8 Towner Creating 54 DDS of Type Statementian area and exclusion 64 | CND | 1 639 | STAGE Not Appli | INCIDENCE OF LINE OF | AN AMOUNT PROVIDED BY OTHERS. PROM I | 100 S 10 CUMBERT DAY | THE | | moladed 5 | . 0.00 | 231.000 **** | 5130.000 | 514.000 | \$44,000 Panam | 5 50000 mm | 000 \$ 300 000 | 7800 5 | 000 S 177/mm # | 101.000 t 170 | 00 5 26,000 79.000 | entains s | 1,675,000 S | 2200 | | 194,000 | 5 1,787,860 |
| angle Danagers | Probably Read (Intervention type II) Ligative disease and system or soning (Teacer Greening and France Street) | Tourse Crossing 8 | CNO | 1 | | | | | | | | ' | 91,000 | | | | | | | | | | , | Enduded | | | | Enterted |
| angle Dansport | interpolations (gradient general and expelled crossing (Face on Granding on Williams) and an analysis face on Section 1 and and a sign contribution of the Company of the C | Tourse Crossing 8 | CNO | 1 | | | | | | | | | | | | | | | | | | | | Enduded Enduded | | | | Endeded |
| angle Descripted | Interventions Signal hand position and expelled arranding (Fession Convolu- interventions | Warnied Crossing 13 | CND | 1 | | | | | | | | | | | | | | | | | | | | Endusired | | | | Contractor Contra |
| angle Company | Interpretations Server Server Lived Interpretations Union Server Lived Interpretations Union Server Lived Interpretations Union Server Lived Interpretations | Warning 39 Warning 39 | CND | 1 | | | | | | | | | | | | | | | | | | | | Enduded Enduded | | | | Enterted |
| angle Danagers | on Washington Stand Designational rated policies are seeing (Warshal Creeking Interpolities an experience) street. | Warnier Cranning 39 | CND | 1 | | | | | | | | | | | | | | | | | | | | Embeded | | | | Codeded |
| angle Charageort | Designations arised period as a resulting (Warshad Country Town Designations) and Designation of the Country Designation of the Country of the Country Designation of the Country of the Country Designation of th | Wanted Counting 33 | CND | 1 | | | | | | | | | | | | | | | | | | | | Embeded | | | | Enterted |
| angli Danagari angli Danagari | Interpolation United Interpolation and Country (Manhat Country Interpolation Interpola | Warnier Cranning 33 Warnier Cranning 33 | CND | | | | | | | | | | | | | | | | | | | | | Enduded Enduded | | | | Enterted |
| MED Dansport | Interpretations and interpretation of the control o | Warning 50 | CND | 1 | | | | | | | | | | | | | | | | | | | | Embeded | | | | Enterted |
| angli. Sampert | Designational rate of period an area sing (Warnhat Creating Warnhat Creating Warnhat Creating Warnhat Creating Conference on the Control of t | Warning 39 Warning Country 39 | CND | 1 | | | | | | | | | | | | | | | | | | | | Embedded Contracts | | | | Enduded Enduded |
| ango Danegari ango Danegari | enceptional street Uniquelized street Uniquelized rated policies areasing (Warrhot Crewing | Manager Controlly 13 | CND | | | | | | | | | | | | | | | | | | | | | Emboled | | | | Codeded |
| Nimeway Sale_Total | | | | 1.66 | 16,09 | | | | | | | | | | | | | | | | | | | 33,009,000 S | 1,000 | | £10,800 | 5 33,494,000 |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Richermans Bend Update of Infrastructure Costs (Quantity Surveying 2022) Cost Plan No. 1 - Base Case - Preliminary Opinion of Probable Order of Cost (R2) Transport - Intersection Projects

| 11 April, 2023 | 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | UNDER Contro |
|----------------------|----------------------|--|--|--|----------------------------|---|-----------------|-------------------------|---|---|----------------------------|------------------|----------------------|---|--------------------------------|---------------|----------------|--|---|------------------|-------------------|------------------------------|--------------------|---|-------------|------------------------------------|-----------------------------|--------------------------------------|
| | | | | | OS serve | Cate Cate | | | | | Provision of inhastructure | President | | Prolimination, Combinational Profit | | Lite Specific | Comment of the | o digitari | Prelimin. Combasha | rim. Chulu | Environment of | Design (USIG) and Dated Comm | name Proposed | Contamination La | | TOTAL PROJECT ING COST | Southerine Feb 2021 | TOTAL TRANSPORT ENG-COST INCUSORS |
| SCF Properties | | | | Categorisation for CP analog purposes | Palette | Colff Falsate | Tarabay Tarabay | all landardingships has | ain & Paving Conts Landscaping Mindle | Fundament Fatures Two pile | Complete | the project. Cod | nt Transports Egradu | on Esternal Mortes and Estates (ESN) | Total Bulleting Case Committee | in (\$130/m2) | disposed & Ed. | Scale Course Address of the Course of the Co | Entered services on Entered W Services | note and (ES) | indiates (IX) | Contingency Cod | See (13.00) | Justianing Fears (J. Etc.) ((J. Etc.) - Enter 200mm deep | - Statement | | March 3033 | INDIAMETRICTURE WAVCES |
| Sentition | | | | | | | | | | | | | | 26% | | | | | 31% | | | 20% | | | | | 1.0% | |
| eva b | Dament . | Internation 22 ed | ion Bridge Erect and indicative new local views (20 Construction of local / collector shoot with this new local shoot services (Timerunian | Typical interaction Lt (Local Street 12m s Local | 14 CNO | 1 | | | | | | | | | | | | | | | | | | | | Enduded | | Enterted |
| | | Eneur park | rk to new local sheet unsignalised Trintersection | unes 22mj i mensenan | | | | | | | | | | | | | | | | | | | | | | | | |
| ango. to | hampert | Interpretions I and shows | ion local / collector street with linear park and new et (30-23m) — Convinction of local / collector street or and to new local street production I interception | Local Street (22m) Smil. Street park Stim(v Local Street (22m) Timiersentien | E CAP | 0.N | | | | | | | | | | | | | | | | | | | | Seduded | | Enterted |
| and the | | Internation That | ion new local sheet (20-23m) and new local virint (20- Combration of new local virint to new local | | IS CAP | 0.N | | | | | | | | | | | | | | | | | | | | Entirelied | | |
| - | | shoot smile Interved to | isnel and interaction on Flummer Sheet and new local street (20.22m) | Powerer (Fernet Sines Outs States of (Stell) a Local Street with Enter park (Stell) - Swham St. a Planeter St. | 4 Carr | | | | | | | | | | | | | | | | | | | | | | | |
| | nanopart . | interpolate | or pack to new least street unalgoralized Trinter sention ton new least stores (DO 2204) and new least interes (DO Construction of these least street in one least classed least of these new least street (DO 2204) to the Trinter Street and new least stores (DO 2204) to self-street least some least stores (goalland least new least least least least least least least least least least least least least least least least least store on the least least least least least least least store and least l | Plummer is | | 0.N 0.N | | | | | | | | | | | | | | | | | | | | | | |
| ango. to | hampert | intersections local street | et (30-23m) Convinction of local / collector shreet | Level Street (COm) a Level Street (COm) | 13 Care | 0.76 | | | | | | | | | | | | | | | | | | | | Enterted | | Enterted |
| | | Interpolation | on Williamstean Board and new local street (20.22m) | Californian Street (30m) is local Street (20m) limb in Selb and information Bridge Sin New 20m sheet (south of Ferrer) Sid | | | | | | | | | | | | | | | | | | | | | | | | |
| | nanopart . | interpolate Interpolate | ion, left in, left and ion Entige Street and new local / collector street with: | (seath of Ferred) 56 | 7 | | | | | | | | | | | | | | | | | | | | | | | |
| ango. to | hampert | Interpretions park to less | to part to these was been integrated element (00 cmm) (00 cmm) in Milliamentone Bread and mentional element (00 cmm) (00 cmm) (00 cmm) and to bread vivered semigrafished in the left in Left | Topical inforcerition LC (insul 22m a Local / California Street Street 22m a | 30 CNO | 1 | | | | | | | | | | | | | | | | | | | | Enduded | | Enterted |
| eva b | Damaert. | Interpolate Interpolate Interpolates Construction | ion Ion Bridge Greet and new local sirent (SD 2Dm) Ion of local 7 collector viscot with linear early to local | Lenal Street (COm) a Lenal Street (COm) | 11 00 | | | | | | | | | | | | | | | | | | | | | Enterted | | Inteles |
| | | street unde | isnel and interaction ion Flummer Street/Fernell Street and Bridge Street | Planeter French states a term justing a series of the first planeter of the final series of the first planet for a similar term part (filter) death on the a first planet of the first planeter of the | | | | | | | | | | | | | | | | | | | | | | | | |
| angle to | hanquet | interventions Construction with linear | tion of sixte boulevard with local / collector street or each signalized interception, no bure large, too Bridge Street and secretary laborate (SS, World and). | Local Greet with Unear park (10m): Graham St.s. Flummer St. Collector Stand (10m) a local Stand (10m) below | a cao | 1 | | | | | | | | | | | | | | | | | | | | | | Enduded |
| ango. to | hampert | Interestion of Ferred S | Sirest Communication of Local / collector shreet or each to local street undersalized intervention | Left and intervention Bridge Six New 22m street Speak of Ferreel SS | 7 CNO | 1 | | | | | | | | | | | | | | | | | | | | Enduded | | Enterted |
| May 1,700 N | hampert . | Interceptions Signational | dintervention Bridge Securized new local/ collector is linear and Universities have 201 | Typical intersection SC (Small 20m x Local / Collector Street 50m) | 30 CBD | 1 63 6N 63 | 21 2075.00 | Not Applicable 5 | 560,001 S 362,00 550,000 S 62,00 | 15 X7,860 S | - nc | 780 5 166,1 | SEC recluded 5 | 400,000 \$111,000 \$ | S 1,481,000 5114,000 | \$175,000 | 5149,000 51 | E 140,000 (1 | \$ 218,000 \$616,0 | 0 S 3,843,000 S | 16,000 5 178 | 00 S 890,000 S 4 | ,645,880 S 583,000 | 5 131,000 534,000 | excluded 5 | 5,416,000 S 2 | A10 201 | 5 5,415,000 |
| May USS 5 | hampert | Internations Enternation | dintervention Bridge Senstand Williamstown Read lise form 21 | Arterial Read (SDM) v Arterial (SDM) Montague v Sormanito Read | 2 049 | 0.76 0.3 | 27 2655.10 | Not Applicable 5 | 590,000 5 67,0 | 2 5 47754 5 | - TEC | 196 5 | - moluled 5 | 400,000 5112,000 5 | 5 1,181,000 5101,000 | 5710,000 | \$141,800 S | 142,000 5180,000 | 5 279,000 5130,0 | 0 5 1,843,000 S | 18,000 5 160 | 00 2 MET/000 B 1 | ANA,000 S 629,000 | 5 142,000 514,000 | motivated 5 | 1 5,810,000 5 2 | | \$ 1,812,800 |
| ango. to | hampert | Interceptions (20 mg) | ion Bertie Greet and indicative new local virest (20- Construction of local / collector street with the searchest street excises from Tricine action | Small Street (22m) (mol. Street park 36m) olimat Street (22m) T intercention | a cao | 1 | | | | | | | | | | | | | | | | | | | | Enterted | | Enterted |
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Fishermans Eard Update of Infrastructure Costs (Quantity Surveying 2022) COST Ran No. 1 - Base Case - Preliminary Opinion of Probable Order of Cost - (82) Tramport - Open Space Projects si April., 2023

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| man. | W_0104 | Open Space | Open Space | Neighbourhood park west of Salmon Street | Siriphinumband |
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| ~ | encis. encis. | Open Space | Open Space | Neighbourhood park east of Smith-stores, co-bast ed with proposed government school | Simplificational |
| ~ | м,она | Open Spine | Open Spain | Precinit upon years ancience of Televan Servet and Westbaard Sead | Pasini |
| | MIC/L | Open Space | Open Space | Woolboard Road Snear open-space | Linear |
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| ~ | M/A | Open Space | Open Space | Windowed Road Trear open-space | Linear |
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| Total Land draw [raj | Total Land Area [m2] | Provision of hard space (N of Isrial she of open space) | Provision of grass space (% of total the of upper space) | Provides of Sandauging (It of local time of open up and) Provides of local time of open up and upon time medical / Sigls) | d Specification of open is upon General quality of service-ine (medium / high) | Quality Parties | "Proteins of infrastructure quality in the agency pass. [State Water theretizes and in terminal and in the proteins of the proteins and in temperature affects of the proteins of the Water Committee of the Water Services of the W | Mard space construction and | Beli space construction and | Landssaping Convirusion seed | Additional fore Cost | Additional form Conscipling | Total Canadroviton Cond | tive liganistis Contambustion (\$220 to \$250(md) | Control Contembritor office disposal & III | Describilien (To bring Gerlden's valle to convent day and a. On 18 to Mar 20) | Anherites removal | Committee | Professionins, Osenhands and Profit on Enternal Works and Enryten (1950) | Net Construction Cost | Temperary Works (EE) | Environmentally Socialistic divigo Initiatives (INI) | Design (EDX) and Construction (20%) Constitution (20%) | Professional loss (23%) | behadevakura benduns (Minantur as provided by silven insted ing resultation to March 2020) | Authority Pees (2.3%) | Contamination Copy (RIII/hanne)-Areans 200mm deep | Exacision | TOTAL MICHET CONTINUEDON COST | Total 5/m2 |
|----------------------|--|---|--|--|--|-----------------|--|--------------------------------|--|--|-----------------------------------|-------------------------------------|---|---|---|--|---------------------------------------|---|---|---|-----------------------------------|--|--|--|--|-----------------------|---|-----------------------------|---|-------------------------|
| 682 | 8,000.00 | 29K | 20% | NON | Medium | | Calcidian Mineral equipment Digital state in a The Tan Cardian set in gr. The Tan Cardian set in gr. The Tan Nameralash, dest obtain) Them. Digital state in the State of State | \$1,711,600 | \$800,076 | \$3,017,460 | 50 | | \$4,584,000 | \$1,241,600 | \$147,000 | \$742,000 | \$538,000 | \$1,609,000 | \$849,000 | \$11,000,000 | \$111,800 | \$111,000 | \$3,779,000 | \$1,889,000 | 10 | \$420,000 | (144,000 | Exhibit | \$14,973,000 | 2,043 |
| 0.22 | 1,312.00 | MIN | 42% | 32N | High | | Filty storenis Codemosting Delens and BBCs | 9117,624 | \$843,798 | \$111,800 | 50 | | \$1,212,000 | \$604,000 | (2.00,000 | (202)000 | (144,000 | \$430,000 | (210)300 | \$1,007,000 | \$10,000 | \$151,000 | \$764,000 | \$524,000 | ţo. | \$112,000 | \$19,000 | Embeled | Saluted \$4,617,000 | 2,087 |
| 687 | 8,763.00 | MX | 25% | 20% | Ngh | | Filoresi equipment Bite repair station Instituted play Ning and area Act finalize | \$1,702,661 | \$400,720 | \$821,862 | 50 | | \$1,333,000 | \$2,404,000 | 9429,000 | 1794,000 | \$8,77,000 | \$1,861,000 | \$850,000 | \$10,000,000 | \$328,000 | \$834,000 | \$1,078,000 | \$2,087,000 | \$4,891,000 | \$424,000 | (1334,000 | Excluded | 521,400,000 | 2,862 |
| 0.40 | 6,817.00 | MN | 60% | 13% | Ngh | 1 | Tables to be heated within query, and encenties hab. * all mall our courts. * Nonpharchast play area France, BBOs and shelter faulties. | \$1,730,044 | \$1,096,002 | SMARIO | 90 | | 51,793,600 | \$1,887,000 | \$667,000 | \$428,000 | \$411,000 | \$1,824,000 | \$728,000 | 91,281,000 | \$11,000 | \$464,000 | \$2,821,000 | \$2,582,000 | ţo. | \$144,000 | \$131,000 | Excluded | \$14,204,000 | 2,060 |
| 1.07 | 33,723.00 | eax | 10% | 29% | Hgh | 1 | Water play Evenis and performance open integrated larget parking shoulders | \$11,000,300 | \$790,210 | \$1,666,760 | \$210,000 | Watesday | \$15,612,000 | \$4,774,000 | 9988,000 | \$1,304,000 | \$804,000 | \$3,827,000 | 53,429,000 | 524,565,000 | \$244,000 | \$1,200,000 | \$4,141,000 | 54,181,000 | to. | \$100,000 | 1240,000 | Excluded | \$87,612,600 | 3,714 |
| 603 | 101.00 | 32K | NON | 42% | Medium | | | \$216,306 | \$114,367 | \$181,800 | 50 | | \$134,000 | \$291,000 | \$47,000 | \$81,000 | \$41,000 | \$177,000 | \$97,000 | \$1,274,000 | \$11,000 | \$64,000 | \$329,300 | \$217,000 | şo | \$41,000 | \$34,000 | Excluded | \$1,463,000 | 2,301 |
| 0.19 0.41 6.89 | 939-30 1,927-00 8,339-00 48,930 | 30% 30% | 52N 42N | 20% 42% 4 | Ngh Medium | 1 1 | | \$1,014,952 \$1,014,952 | \$114,167 \$195,000 \$1,039,000 \$6,034,642 | \$181,800 \$102,700 \$1,267,800 \$6,829,052 | 50 50 50 50 \$188,800 | | \$134,000 \$1,073,000 \$3,372,000 \$23,540,000 | \$1,741,000 \$1,741,000 | \$2.99,000 \$694,000 | \$175,000 \$177,000 | \$137,000 \$438,000 \$8,228,000 | \$1,204,000 \$1,204,000 \$9,294,000 | \$201,000 \$440,000 \$5,094,000 | \$1,274,000 \$2,412,000 \$8,600,000 \$72,585,000 | \$24,000 \$84,000 \$724,000 | \$131,000 \$422,000 \$8,681,000 | \$453,000 \$3,108,000 \$28,147,000 | \$1,616,000 \$1,616,000 \$12,862,000 | 50 50 54,895,000 | \$11,000 \$111,000 | \$11,000 \$111,000 | Excluded Excluded \$0 | \$3,963,000 \$3,968,000 \$13,903,000 \$118,062,000 | 2,076 2,000 2,601 |
| | | | | | | | | 320,327,385 | 34,014,442 | 34,829,012 | 3110,000 | | \$11,MQ.000 | 318,452,000 | \$1,122,000 | 34,450,000 | 31,221,000 | 99,390,000 | 31,094,000 | \$72,585,000 | 3,724,000 | \$8,A81,000 | \$38,147,000 | \$12,8k2,000 | 36,896,000 | 32,859,000 | 3857,000 | 30 | 3118,082,000 | |
| £42 | 64,711 | 20% | an. | taw (Yore band periodica) | Ngh | 1 | Tour floathold / sin hel mosts (plantifles in PEI) For enchanging field in PEI (plantifles in PEI) For enchanging field in Peins (plantifles in Peins (pl | \$1,510,612 | \$23,526,334 | | \$380,000 | Public Tubris (Source SOn 2) | \$10,734,000 | \$11,796,000 | \$4,404,000 | \$1,689,000 | \$4,271,000 | \$11,394,000 | \$4,707,000 | \$84,374,000 | \$844,000 | \$4,704,000 | \$21,0MX,000 | \$14,569,000 | 10 | \$3,222,000 | \$1,182,000 | Enhaled | \$33 \$ 310,586 | Year |
| 138 | 13,677 | 20N | AN | Line (Time lined perimeter) | High | | Penning for day off teach | \$1,747,498 | \$1,991,996 | | | | \$1,712,000 | \$4,164,000 | \$634,000 | \$1,041,000 | \$797,000 | \$2,581,000 | \$1,391,000 | \$34,803,000 | \$149,000 | \$744,000 | \$3,710,000 | \$3,641,000 | \$0 | \$152,000 | \$264,000 | Exhibit | (23,845,000 | 3,990 |
| 647 | 4,797 | 30K | AN | Estensive irrer plantin Clantine beels | N Low | 0.8 | Prenting for day off book area Indicatinusture for days in a antity enumeration. | 9805,625 | \$1,951,078 | 50 | | | \$2,814,000 | \$1,844,000 | \$683,000 | \$811,000 | \$441,000 | \$1,274,000 | \$498,000 | \$4,207,000 | \$82,000 | \$430,000 | \$3,053,000 | \$1,000,000 | 50 | \$104,000 | \$117,000 | Excluded | \$13,176,000 | 3,874 |
| 6.68 | 1,279 | os | 300K | (Extensive tree and natural grass planting) | law | 0.8 | Areas for water detention. | 50 | \$1,921,986 | 10 | | | \$1,K22,000 | \$1,452,000 | \$180,000 | \$481,000 | \$144,000 | \$1,001,000 | \$110,000 | \$4,104,000 | 541,000 | \$107,000 | \$1,114,000 | \$1,041,000 | \$3,000 | \$227,000 | \$42,000 | Exhibit | \$4,404,000 | 1,781 |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | Embeled Embeled | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | Enthaled Enthaled | |
| 6.12 | 1,011 | 20% | ASS | Time planting and landscaping | Medium | 1 | Condom-uniting | \$201,448 | 5440,804 | 10 | | | \$666,000 | \$111,000 | \$87,000 | \$111,000 | \$80,000 | \$290,000 | \$134,000 | \$1,401,000 | \$34,000 | 581,000 | \$401,000 | \$274,000 | 50 | \$40,000 | \$21,000 | Exhibited | \$3,444,000 Encluded | 3,016 |
| | | | | Medium | | | • Cultura sandara | | | | | | | | | | | | | | | | | | | | | | Excluded | |
| 6.17 | 1,663 | 301 | ADI | Medium (Extensive inne planting and landscaping) | Medium | , | Natural playspaces | (279,384 | 5401,110 | 10 | | | \$885,000 | \$417,000 | \$230,000 | \$152,000 | \$130,800 | \$334,000 | \$171,000 | \$2,213,600 | 532,000 | \$111,000 | \$111,000 | \$877,000 | \$0 | \$82,000 | (34,000 | Excluded | \$1,187,000 | 2,017 |
| 2.26 | 22,710 | 20% | RN | Tees, lanksaping | Medium | 1 | One reclangular field Plants (doby, and Bill) Estition Indicate the support special fields/reg become, good peak, lighting, seeding! Tensored eating beload oner space Balle park facilities Basel profiles to support space that (plants) amonities, public totale(s) | \$4,099,613 | \$7,900,312 | | \$790,000 | Email partition (Bassere INDe-2) | \$14,779,000 | \$4,299,000 | 51,639,000 | \$2,870,000 | \$1,002,000 | \$4,104,000 | \$2,884,000 | \$10,000,000 | \$124,000 | \$2,647,000 | (9,214,000 | \$1,604,000 | ţo. | \$1,214,000 | \$194,000 | Exhibit | \$10,274,000 | 2,214 |
| 0.40 | 3,965 | SEK | 70% | Low (Tree planting and | Medium | 1 | Table Involutables Maddeland and | 9996,172 | \$1,241,579 | 90 | | | (2,340,000 | \$1,000,000 | (201,000 | \$161,000 | (241,000 | (753,000 | \$412,000 | \$1,421,000 | \$14,000 | \$271,000 | \$1,850,000 | \$823,000 | şo. | \$200,000 | 549,000 | Excluded | Saluded SAJINGOO | 2,094 |
| 0.08 | X34 | 300K | OL. | Cow (Tree planting and landuarers) Trees, planting gasters lands | Medium | | Codem-uniting March surface Types Public art | \$683,760 | \$0 | 10 | | | \$484,000 | \$234,000 | \$10,000 | \$71,000 | \$14,000 | \$199,000 | \$81,000 | \$1,004,000 | \$11,000 | 547,000 | \$334,000 | \$238,000 | \$0 | \$44,000 | \$34,000 | Exhibit | \$3,041,000 | 2,927 |
| 8.09 | 810 | 300N | OK. | Twee, planted garden. | Medium | 1 | Contemporating Min of surface types | \$712,480 | 50 | 10 | | | \$752,000 | \$240,000 | \$41,000 | \$80,000 | \$14,000 | \$166,000 | \$91,000 | \$1,400,000 | \$14,000 | \$12,000 | \$1938,000 | \$244,000 | 50 | \$33,000 | \$24,000 | Exhibit | \$3,184,000 | 2,507 |
| 0.15 | 1,811 | 39N | AN | Extensive tree planting and landscaping | Medium | | Public art Community garden beds Contem seeting | \$221,414 | \$487,100 | | | | \$713,000 | \$1999,000 | \$204,000 | (111,000 | \$94,000 | \$274,000 | \$181,000 | \$1,870,000 | \$29,000 | \$94,000 | \$466,000 | \$329,000 | to | \$44,000 | \$21,000 | Excluded | \$3,864,000 | 3,874 |
| 0.26 | 2,000 | 72% | 101 | Tiens and garden leak | Mellun | 1 | Terraind unting Database manable furniture Custom lighting Places and unter- infrastructure for events. | \$1,000,000 | \$124,170 | | | | \$1,712,000 | \$418,000 | \$2.72,000 | \$238,000 | \$118,000 | \$414,000 | \$249,000 | \$1,611,000 | \$34,000 | \$182,000 | \$810,000 | \$430,000 | 10 | \$131,000 | \$41,000 | Excluded | \$1,144,000 | 2,128 |
| 11.00 | 224,678 | 20% | as. | low (number of planting shape shapes of the planting shape shapes of the follower) | Mgh | ı | Entiting Tam Stability of the American One Stability of the American I metting the facility I metting the facility Comments I metting the facility I | BICELATION OF LUMP NAM | BROUNT PROVIDED BY OTH | HERE - PROMINER 23 TO CHEREN | et dan | | | | | | | | | | | | | | | | | | \$27,484,000 | 242 |
| 6.66 | 4794 | MX | 72% | High (Salencier bree planting | , Hgs. | 1 | Kennel direkting Custom senting (high above potential water) Enrice I read-ments, (r.g. bridging over potential mater) | \$1,000,038 | \$1,517,384 | 10 | | | (2,718,000 | \$1,520,000 | \$841,000 | \$414,000 | \$314,000 | \$801,000 | 5494,000 | \$4,520,000 | 541,000 | \$124,000 | \$1,650,000 | \$1,110,000 | to to | \$241,000 | \$81,000 | Excluded | \$4,974,000 | 1,094 |
| 6.62 | 4,306 | SIN | 101 | Medium (tree planting) | Hgh | 1 | Flaggraund equipment Kased disking Custom seating (high above potential autor) Inflact insulment, in g. Inflact parameter, in g. Inflacting over potential | \$1,744,530 | \$954,885 | | | | (2,721,800 | \$1,507,000 | \$100,000 | \$183,000 | \$278,000 | (799,000 | \$430,000 | \$4,001,000 | \$41,000 | \$104,000 | \$1,120,000 | \$1,014,000 | 10 | \$231,000 | \$34,000 | Embaled | \$4,321,000 | 2,211 |
| 26 | 261,766 | | | | | | materi 0 | (31(327)47 | \$41,004,707 | | \$100,000 | See . | \$71,322,000 | \$34,334,000 | \$4,121,000 | \$32,040,000 | \$4,790,000 | \$21,111,000 | \$33,770,000 | \$274,484,880 | \$1,761,000 | \$4,807,000 | \$64,174,000 | \$10,001,000 | \$3,000 | \$4,134,000 | \$2,512,000 | 50 | (247,876,000 | 1,202 |

Fishermans Eard Update of Infrastructure Costs (Quantity Surveying 2022) COST Ran No. 1 - Base Case - Preliminary Opinion of Probable Order of Cost - (82) Tramport - Open Space Projects si April., 2023

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| | angle. | Open Space | Open Space | Great open space between White Street and Governor Road | Linear |
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| | M_089 | Open Space | Open Space | Whiteman Street neighbourhoodpork | Neighbourhood |
| | | Open Space | Open Space | New linear park on Boundary Street (road closure) | Linnar |
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| | M_CRES M_CRES Minks Monkague Eath Takat | | _ | | |
| | 200 | | _ | | |
| EX. | 200 | | | | |
| EX EX | 200 | | Community Community | Sandridge Art and Cultural Building Service Art and Cultural Building | Rober to 'Sandridge Art, and Culture Building - Cool Plan to Rober to 'Sandree' Art and Culture Building - Cool Plan No. |
| | 200 | | Community Community Recording | Sandridge Art and Cultural Building Santeer Art and Cultural Building Santeer Sport and Reconstruction Stabiling Hostology Sporting Parallem | Refer to "Sandridge Art; and Calliure Building - Cool Plan N Refer to "Sandres Art and Calliure Building - Cool Plan No Refer to "Sandres" Journ E. B. Recention - Cool Plan No 1-1 Refer to "Nutsiday Sporting Paralles - Cool Plan No 1-1 |
| isk . | M_OSO style stortages hab-Talad bear U.ACS U.ACS U.BCS U.DCS W.OSSE Down SECUCIO OR, DS | Community Community Recordion Secretion | Community Community Revenion Revenion | Sandrige dut and Calverd Building senterer det and Calverd Building senterer (part) and floreration-building restorer (part) and floreration-building restoring Feetiles | Betw to "Sendridge for and Collece Building - Cool Plan N Betw to "Sentence Set and Collece Building - Cool Plan N Betw to Sentence Sendrid Sendridge - Cool Plan No. 1 Betw to "Sendridge Sporting Powdor - Cool Plan No. 1 - OR. |

| Total Land Jose (ha) | Total Land Sens (mil) | Provision of hard space (It of Islandske of agen space) | Provision of grass space (K of total size of apen space) | Provision of Brobsopin (K of Infalsion of Apen Apane) | Provides of loses and materials (Manuschi materials (Manuschi per span span (Lear) medium / Nigh) | Specification of open space (lared and specify of services (see / medium / high) | Quality Faster | Provides of infractivations specific to the open space (flate-Water determine) and a surepasse element, and included in this specificate, (then will be couled in the Water Seveline Cities strategy? | Mand space construction cond | Seft space construction and | Landscaping Construction until | Additional from Cont | Additional form Constiplies | Total Construction Cost | Site Igenilla Contambution (1226 to (1250/ml)) | Enneral Contambullion officin disposal & III | Danafalien (Da kring Galder's rate be summer day sanda - Des 38 to Mar 28) | Atheristrement | Demolition | Profession Cumbrooks and Profit on External Works and Services (1884) | Net Condoution Cost | Zemperay Wurks (2%) | Environmentally Suntainable dinign initiatives (IXI) | Design (JSNC) and Construction (20%) Constructory | Professional less (SES) | Inhadirudure Bankes (Minante as provided by others including excellation to March 2023) | Authority Pees (2.3%) | Contamination Livy (SE/bonne) - drawme 200mm deep | Euridia | TOTAL MIGUELT CONSTRUCTION COST | Total S/m2 |
|----------------------|-----------------------|---|--|---|---|---|----------------|--|---------------------------------|--------------------------------|-----------------------------------|--------------------------|----------------------------------|-------------------------------|--|---|---|-----------------------------|-----------------------------|--|------------------------------|--------------------------|--|---|-----------------------------|---|-----------------------------|---|----------------------|---|----------------|
| | | | | | | | | | | | | | | | | | | | | | | | | | | V-8674 | | | | | |
| 0.14 | 1,864 | SEN | 12% | | Medium (Tree planting and landscaped garden beds) | Medium | | Custom seating Custom lighting Water features | 9172,880 | \$110,110 | | \$210,000 | water feature | (1,013,000 | \$171,000 | \$100,000 | \$121,000 | \$90,000 | (299,000 | \$142,000 | \$3,123,000 | \$21,000 | \$104,000 | \$531,000 | \$161,000 | 50 | \$79,000 | 524,000 | Excluded | 53,244,000 | 2,078 |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | Encluded | |
| 6.30 | 2,869 | ANK | SSK | | High. (Salamake time planting for carriags shade, garden leek analosementily garden leek.) | | | Custom Latins and swaling Areas for auchior working and satisfaing Violen in the landscape Custom lighting Custom Latins and souting | | \$763,990 | 10 | | | \$1,845,000 | \$834,000 | \$214,000 | \$271,000 | \$194,000 | \$164,000 | \$100,000 | \$4,201,000 | \$42,000 | \$212,000 | \$1,014,000 | \$721,000 | 50 | \$257,000 | \$12,000 | Excluded | \$4,479,000 | 3,340 |
| 6.15 | 1,687 | MN | SSK | | High (Edentive tree planting and landscaping to provide a natural ladler) | Medium | 1 | Areas for autiliar relating and variating and variating Violen in the landscape Coolern lighting Passer and water in this structure for events. | 9172,495 | \$813,279 | × | | | \$885,000 | \$609,000 | \$207,000 | \$134,000 | \$86,000 | \$288,000 | \$181,000 | \$2,073,000 | \$21,000 | \$104,000 | \$518,000 | \$153,000 | şa. | \$77,000 | \$34,000 | Exhibit | \$3,172,000 | 2,319 |
| 6.08 | 767 | SIN | SIN | | Medium (Tree planting for canopy shade) | Medium | | Pleable sublant bretture Large Libbs (e.g. The Goods Libr) Codum lighting | (295,295 | \$143,079 | p | | | \$484,000 | \$211,000 | \$11,000 | \$30,000 | \$11,000 | \$144,000 | \$80,000 | \$1,004,000 | \$11,000 | \$11,000 | \$267,000 | \$182,000 | \$1,000 | 540,000 | \$15,000 | Excluded | \$1,414,000 | 2,189 |
| 634 | 3,845 | 300N | OK. | | love (Sineri loves, and garden besk) | High | 1 | Pleakin autilizer furniture for existent working areas. Cooleen lighting Pleaser and water infrastructure for exents. | \$1,544,600 | şo | 10 | | | \$1,347,000 | \$171,000 | \$86,000 | \$121,000 | \$80,000 | (299,000 | \$142,000 | \$3,204,000 | \$22,000 | \$112,000 | \$559,200 | \$181,000 | şa | \$83,000 | \$34,000 | Exhibited | \$1,417,000 | 2,021 |
| 6.34 | 3,381 | SIN | SIN | | Extensive tree planting and landscaping | Medium | | Mountile families Large liddes (e.g. The Goods Live) Cashins lighting | \$1,630,860 | \$795,433 | ь | | | \$2,340,000 | \$810,000 | \$244,000 | \$308,000 | \$228,000 | \$641,000 | \$352,000 | \$4,890,000 | \$46,000 | \$241,000 | \$1,221,000 | \$833,000 | şa | \$187,000 | \$10,000 | Enhaled | (7,440,000 | 3,311 |
| 6.17 | 3,719 | SEN | 70% | | Medium (Caropy inees, and community garden besk) | Medium | 1 | d community garden beds. Playground equipment | \$440,748 | \$867,067 | p | | | \$100,000 | \$481,000 | \$2,34,000 | \$140,000 | \$116,000 | \$832,000 | \$182,000 | \$2,394,000 | \$34,000 | \$130,000 | \$199,000 | \$404,000 | şa | 589,000 | \$11,000 | Excluded | Stations | 2,085 |
| 671 | 7,218 | TIN | 298 | | Sandrason States | High | | | \$4,172,140 | \$824,100 | | | | \$1,316,000 | \$1,996,000 | \$1,71,000 | \$441,000 | \$479,000 | \$1,179,000 | \$794,000 | \$11,192,000 | \$112,000 | \$140,000 | \$3,798,000 | \$1,000,000 | \$1,000 | \$414,000 | \$127,000 | Excluded | Encluded Encluded \$17,113,000 | 2,358 |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | Encluded Encluded | |
| 0.24 | 3,860 | 300N | OK. | | Trees, and garden bests | High | | Custom seating Custom lighting | \$1,612,600 | 50 | | | | (1,811,000 | \$811,000 | \$273,000 | \$217,000 | \$157,000 | \$412,000 | \$244,000 | \$1,711,000 | \$17,000 | \$187,000 | \$833,000 | \$634,000 | \$1,000 | \$130,000 | \$41,000 | Excluded | \$1,791,000 | 2,399 |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | Encluded | |
| 0.18 | 1,811 | 30N | REN. | | Transcription of the contract of | Medium | | | \$285,876 | \$610,216 | | | | \$807,000 | \$104,000 | \$2,12,000 | \$167,000 | \$121,000 | \$144,000 | \$191,000 | \$2,960,000 | \$34,000 | \$138,000 | \$180,000 | \$402,000 | 10 | \$87,000 | \$12,000 | Excluded | SEASE,000 | 1,879 |
| 606 | 630 | SIN | SIN | | Planting to saften handress. | law | 0.8 | Passing Passer and water inhadisusture for events. | (517,880 | \$103,480 | 90 | | | 5290,000 | (0.68,000 | \$44,000 | \$14,000 | \$40,000 | \$134,000 | \$64,000 | (778,000 | \$4,000 | \$19,000 | \$291,000 | \$133,000 | 50 | \$24,000 | \$11,000 | Exclusive | \$3,143,000 | 3,856 |
| 0.08 | REF | 12% | 1211 | | Planting to saften handress. | law | 0.8 | Passing Passer and water Inhadinature for events. | (217,794 | \$140,416 | * | | | \$204,000 | \$290,000 | \$40,000 | \$77,000 | \$11,000 | \$159,000 | 587,000 | \$1,004,000 | \$11,000 | \$11,000 | \$267,000 | \$182,000 | 50 | \$11,000 | \$24,000 | Exclusive | \$3,483,000 | 3,863 |
| 612 | 1,367 | 300N | OK. | | Tree, planted garden besk | Medium | | Codemosting Macd softer types Public art | \$1,047,480 | \$0 | 10 | | | \$1,047,000 | \$141,000 | \$40,000 | \$134,000 | \$82,000 | (217,000 | \$130,000 | (3,011,000 | \$20,000 | \$162,000 | \$111,000 | \$564,000 | 50 | \$74,000 | \$22,000 | Excluded | \$3,123,000 | 2,004 |
| 6.12 | 1,200 | 30N | NOS. | | Trees, planted garden beds | Medium | 1 | Macd softer types Public art | \$209,328 | \$453,546 | 10 | | | \$663,000 | \$141,000 | \$40,000 | \$134,000 | \$82,000 | \$217,000 | \$130,000 | (1,414,000 | \$17,000 | \$81,000 | \$411,000 | \$283,000 | 10 | 241,000 | \$22,000 | Excluded | (3,140,000 | 2,009 |
| 633 | 1,322 | 300N | OK. | | Canage trees | Medium | 1 | Custom Listins and waiting Water Instances addition counts. | \$4,017,940 | \$0 | 10 | | | \$4,016,000 | \$1,004,000 | \$181,000 | \$481,000 | \$1913,000 | \$1,003,000 | \$154,000 | (91,500,000 | \$81,000 | \$417,000 | \$2,087,000 | \$1,621,000 | 10 | \$109,000 | \$11,000 | Excluded | (13,754,000 | 2,007 |
| 238 | 21,884 | 20% | ans. | | Trees in picture area (solicide of ground non- offs) | High | 1 | unidom couris Two entiregate fields Singuisted in the Patients from Falls Space Six stepy) Periodom from lands (quota fields Patient stades Patient stades Patient stades Patient stades Patient stades Stades Patient stades St | \$1,984,196 | \$6,007,802 | × | \$280,000 | Public Telefolijibisame 60m2) | \$13,214,800 | \$2,136,000 | \$1,884,000 | \$1,116,000 | \$1,700,000 | \$4,904,000 | 53,484,000 | \$11,811,000 | \$339,000 | \$1,489,000 | \$4,474,000 | \$1,772,000 | şo | 51,314,000 | SANGOO | Establed | \$11,874,000 | 2,004 |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | Embeled Embeled Embeled | |
| 608 | 80 | SIN | 101 | | High (Canopy Grees and natura sandro bests) | Melun | | Custom Lattins and waiting | \$348,600 | (186,825 | 10 | 50 | | \$117,000 | \$228,000 | \$40,000 | \$76,000 | \$11,000 | \$158,000 | \$87,000 | (1,201,000 | \$12,000 | \$40,000 | \$100,000 | \$204,000 | 50 | \$44,000 | \$21,000 | Excluded | Statistical Statistical | 2,313 |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | Encluded Encluded Encluded | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | Encluded Encluded | |
| 6.22 | 60129 | | | | | | | • | (22,391,434 | \$14,387,042 | | | 50 | | \$34,644,000 | 54,314,000 | \$1,530,000 | \$1,911,000 | \$11,800,000 | \$4,304,000 | | \$813,000 \$12,000 | \$4,264,000 | (21,101,000 | (14,124,000 | \$7,000 | \$1,357,000 | \$1,061,000 | 50 | \$190,MK,000 | 2316 |
| 0.29 | 1,817 | 10% 10% | 10% 10% | | Nigh (Canopy General Audiorial sandre bedit) | | | Custom Satisfer, and souting | \$114,645 | \$107,165 \$100,070 | | 50 | | \$1,445,000 \$1,305,000 | \$814,000 \$811,000 | \$2.94,000 \$2.94,000 | \$204,000 \$249,000 | \$147,000 \$128,000 | \$101,000 | \$233,000 \$284,000 | \$1,200,000 \$2,500,000 | \$32,000 \$34,000 | \$181,000 \$129,000 | \$807,000 \$647,000 | \$150,000 | 50 5708,000 | \$114,000 \$114,000 | \$10,000 \$12,000 | Exhibit | \$4,456,000 \$4,466,000 | 2,313 |
| | | | | | sandre bedit | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 644 | 6,280 | 101 | 52N | | Medium (Trees, and garden beds) | | | Two outlines multi-purpose courts, (heighpaths in the Politerna Steel Bold, and the S | SIJNIZJARO | \$2,338,480 | | \$340,000 | Publis Tubris (Bourne 60m2) | \$4,317,800 | \$2,500,000 | \$449,000 | \$844,000 | \$431,000 | \$1,764,000 | \$967,000 | \$10,670,000 | \$137,000 | \$484,000 | \$1,418,000 | \$2,129,000 | \$2,000 | \$104,000 | \$164,000 | Enhalted | \$26,956,000 | 3,250 |
| 618 | 1,370 | an | 20% | | Dise (Trees, planted garden Seek) | | | Codemonting Mand softer types Public art | \$855,640 | \$116,670 | 100 | 50 | | \$100,000 | \$549,000 | \$41,000 | \$134,000 | \$84,000 | \$241,000 | \$132,000 | (1,907,000 | \$20,000 | \$99,000 | \$494,000 | \$224,000 | 50 | \$75,000 | \$22,000 | Excluded | SI,000,000 Sectoded | 2,386 |
| 639 | 2,878 | SIN | NA | | Line (Trees, summandy garde bedd) | | 1 | Flay space Community garden back, Coolean sorting Coolean lighting Power and water inhastructure for events. | \$1,204,760 | SANATRI | | 50 | | \$1,864,000 | 5791,000 | (per,000 | \$262,000 | \$190,000 | \$147,000 | \$100,000 | \$4,363,000 | \$42,000 | \$208,000 | \$1,040,000 | \$704,000 | 50 | \$144,000 | \$140,000 | Enhaled | 54,384,000 | 2,311 |
| 6.07 6.12 | 675 1,366 | 60% 20% | ADN ADN | | una junta maganan badi | | 1 | Conductors unsating | \$225,416 \$209,128 | SIRILIES SENILIES | 50 50 | 50 50 | | \$409,000 \$663,000 | \$141,000 \$141,000 | \$48,000 \$80,000 | \$42,000 \$134,000 | \$44,000 \$82,000 | \$137,000 \$287,000 | \$10,000 \$1.00,000 | \$1401,000 \$1,404,000 | \$8,000 \$17,000 | \$47,000 \$81,000 | \$296,000 \$426,000 | \$161,000 \$281,000 | şa şa | \$11,000 \$11,000 | 227,000 227,000 | Excluded Excluded | St. 600,000 S3,660,000 S3,660,000 Sectored | 2,314 2,009 |
| 0.15 | 3,886 | 101 | 1011 | | Line (Canapy/sees; and gardes (and) | | i | Outdoor snating and tables | \$664,280 | \$165,965 | 10 | 50 | | \$995,000 | \$622,000 | \$230,000 | \$140,000 | \$161,000 | \$291,000 | \$140,000 | (0,217,000 | \$22,000 | \$111,000 | \$114,000 | \$878,000 | 50 | \$82,000 | \$27,000 | Excluded | S1,191,000 | 3,311 |
| 0.18 | 1,810 | 101 | 1011 | | Dress, planted garden Seekl Seek Seek (Seess, planted garden Seekl) | | | Confirm conting Min of surface types Public art | \$760,200 | \$413,776 | 10 | 50 | | \$1,172,000 | \$694,000 | \$2.90,000 | \$141,000 | \$139,000 | \$144,000 | \$18K,000 | (2,414,000 | \$34,000 | \$181,000 | \$414,000 | \$444,000 | 50 | SWY,DOD | \$12,000 | Excluded | S4,003,000 | 3,311 |
| 118 | 11,810 | 101 | sas | | (Trees, planted garden besk) | | 1 | Cudomosting Mixed surface types Public art | 50 | \$2,484,775 | 10 | 50 | | \$2,487,000 | \$1,246,000 | \$810,200 | \$1,075,000 | \$779,000 | \$2,264,000 | \$1,209,000 | \$13,113,000 | \$121,000 | \$404,000 | \$1,000,000 | \$3,063,000 | \$3,000 | \$444,000 | \$207,000 | Exhaled | \$18,586,000 | 3,074 |
| | 24,299 | | | | | | | | \$9,654,009 \$76,606,856 | \$7,864,030 \$71,860,630 | (0) (4,404,802 | \$310,000 \$1,770,000 | ţo. | \$17,844,800 \$189,191,000 | \$9,534,000 \$75,666,000 | \$24,894,000 \$2,496,000 | \$1,111,000 \$31,131,000 | \$3,283,000 \$38,231,000 | \$4,575,000 \$12,695,000 | \$3,600,000 \$36,771,000 | \$45,381,000 \$46,381,000 | \$412,000 \$1,794,000 | \$2,204,000 \$2,204,000 | \$11,2M,000 | \$7,887,000 \$64,676,000 | \$711,000 \$7,411,000 | \$1,684,000 \$14,264,000 | \$4,04,000 | ţo | \$414,810,000 \$414,807,000 | 2,000 |

| Functional Area | Scope | Area (m2) | Rate (\$/m2) | Total (\$) |
|---|-----------|-----------|--------------|------------|
| The following is based on 'City of Melbourne - Lorimer Community Hubs 2018' | | | | |
| Library-book collection & study room | New build | 444 | 6,400 | 2,842,000 |
| Multipurpose community room (2 x 130m2 rooms) | New build | 260 | 7,000 | 1,820,000 |
| Community Office (2 x 30m2 rooms) | New build | 60 | 6,500 | 390,000 |
| Creative Space (4 x 80m2 rooms) | New build | 320 | 6,500 | 2,080,000 |
| Rehearsal Space | New build | 250 | 8,000 | 2,000,000 |
| Kitchen | New build | 50 | 8,100 | 405,000 |
| Allowance for kitchen equipment * | Item | 1 | 100,000 | Excluded |
| Administration | New build | 69 | 6,800 | 469,000 |
| Amenities | New build | 138 | 9,000 | 1,242,000 |
| Circulation, Plant and Sundry Areas | New build | 239 | 5,300 | 1,267,000 |
| Covered Areas | New build | 457 | 3,000 | 1,371,000 |
| Sitewide wayfinding | Item | 1 | 100,000 | 100,000 |
| | | | | |
| Total Building Cost (at March, 2023) | | 2,288 | 6,113 | 13,986,000 |
| | | | | |
| Allowance for site preparation and demolition (excluding asbestos removal) * | | Item | | Excluded |
| Allowance for general external works and landscaping * | | Item | | Excluded |
| Allowance for external services and infrastructure connections * | | Item | | Excluded |
| Allowance for works outside site boundary, etc. | | Note | | Excluded |
| Allowance for abnormal ground conditions / site decontamination / remediation | | Note | | Excluded |
| Allowance for foundation piling * | | PC Sum | | Excluded |
| | | | | |
| Total Building and External Works & Services Cost (at March, 2023) | | | 6,113 | 13,986,000 |
| ESD Initiatives * | | Item | 1% | Excluded |
| Design Contingency * | | Item | 10% | Excluded |
| Contract Contingency * | | Item | 10% | Excluded |
| Cost Escalation Allowance | | Note | | Excluded |
| | | | | |
| Total Construction Cost (at March, 2023) | | | 6,113 | 13,986,000 |
| Consultants Fees * | | Item | 10% | Excluded |
| Authority & Headwork's Charges * | | Item | 1.50% | Excluded |
| Open Space Levy | | Note | | Excluded |
| Tenancy Incentives / Tenancy Fitout Contribution | | Note | | Excluded |
| Land, Finance, Legal, Letting Costs, etc. | | Note | | Excluded |
| Audio Visual / IT Equipment and Infrastructure * | | Item | 5% | Excluded |
| Furniture, Fittings and Equipment * | | 2287 | 250 | Excluded |
| Goods & Services Tax | | Note | | Excluded |
| | | | | |
| Indicative Total End Cost (at March, 2023) | | | 6,113 | 13,986,000 |



^{*} Scope EXCLUDED as advised by Client on 11 April 2023 to match scope of previous estimates prepared by PlanCost/WT

| Functional Area | Scope | Area (m2) | Rate (\$/m2) | Total (\$) |
|--|-----------|-----------|--------------|-------------|
| Hub Chall (average year Canadwidge Aut St Culture) Hub Cita himb lavel | | | | |
| Hub Shell (areas per Sandridge Art & Cultural Hub - Site high level masterplanning and capacity) | | | | |
| Hanger North | Refurb | 1.750 | 1 500 | 2.625.000 |
| Hanger South 1.5 Storeys | Refurb | 1,750 | 1,500 | 2,625,000 |
| Brick Building 1 Storey | | 3,195 | 1,650 | 5,272,000 |
| Brick Building 2 Storeys | Refurb | 350 | 1,800 | 630,000 |
| Central Extension | Refurb | 1,040 | 1,500 | 1,560,000 |
| Central Extension | New Build | 5,520 | 2,500 | 13,800,000 |
| Fitout | | | | |
| Library | Fitout | 2,500 | 3,000 | 7,500,000 |
| Combined Multipurpose Rooms (5 No) | Fitout | 950 | 3,500 | 3,325,000 |
| Combined Community Office (4 No) | Fitout | 120 | 3,000 | 360,000 |
| Combined Creative Spaces | Fitout | 1,040 | 3,000 | 3,120,000 |
| Consulting Offices | Fitout | 120 | 3,000 | 360,000 |
| Art Gallery | Fitout | 350 | 5,400 | 1,890,000 |
| Youth Space | Fitout | 250 | 2,500 | 625,000 |
| Combined Foyer Space | Fitout | 1,000 | 3,300 | 3,300,000 |
| Combined Cafe (cold shell) | Coldshell | 290 | 900 | 261,000 |
| Combined Kitchen Space | Fitout | 100 | 4,600 | 460,000 |
| Allowance for kitchen equipment (reheat kitchen only) | Item | 1 | 200,000 | 200,000 |
| Combined Administration | Fitout | 410 | 3,300 | 1,353,000 |
| Combined Amenities | Fitout | 820 | 5,500 | 4,510,000 |
| Combined Circulation | Fitout | 1,500 | 1,850 | 2,775,000 |
| Performing Art Theatre | Fitout | 600 | 8,100 | 4,860,000 |
| Allowance for Performing Art Equipment* | Item | 1 | 1,500,000 | Excluded |
| Rehersal space (small theatre) | Fitout | 250 | 7,300 | 1,825,000 |
| Allowance for rehearsal space equipment* | Item | 1 | 625,000 | Excluded |
| Theatre BOH | Fitout | 850 | 3,100 | 2,635,000 |
| Outdoor rooftop space | Fitout | 180 | 1,800 | 324,000 |
| Sundry (remaining floor space not allocated a function) | Fitout | 525 | 3,500 | 1,838,000 |
| Vertical Transport (3 No) | Item | 1 | 840,000 | 840,000 |
| Sitewide wayfinding | Item | 1 | 600,000 | 600,000 |
| Total Building Cost (at March, 2023) | | 11,855 | 5,639 | 66,848,000 |
| | | , | 0,733 | |
| Allowance for site preparation and demolition (excluding asbestos removal) | | Note | | Excluded |
| Allowance for general external works and landscaping (incl. demolition) | | Item | | 3,867,000 |
| Allowance for external services and infrastructure connections | | Item | | 1,270,000 |
| Allowance for works outside site boundary, etc. | | Note | | Excluded |
| Allowance for abnormal ground conditions / site decontamination / remediation | on | Note | | Excluded |
| Allowance for foundation piling* | | PC Sum | 2,070,000 | Excluded |
| Total Building and External Works & Services Cost (at March, 2023) | | | 6,072 | 71,985,000 |
| Total building and External Works & Services Cost (at March, 2023) | | | 6,072 | 71,965,000 |
| ESD Initiatives | | Item | 1% | 668,000 |
| Design Contingency | | Item | 10% | 7,265,000 |
| Contract Contingency | | Item | 10% | 7,992,000 |
| Cost Escalation Allowance | | Note | | Excluded |
| | | | | |
| Total Construction Cost (at March, 2023) | | | 7,415 | 87,910,000 |
| Consultants Fees | | Item | 10% | 8,791,000 |
| Authority & Headwork's Charges | | Item | 1.50% | 1,451,000 |
| Open Space Levy | | Note | | Excluded |
| Tenancy Incentives / Tenancy Fitout Contribution | | Note | | Excluded |
| Land, Finance, Legal, Letting Costs, etc. | | Note | | Excluded |
| Audio Visual / IT Equipment and Infrastructure | | Item | 5% | 4,908,000 |
| Furniture, Fittings and Equipment | | 11,855 | 250 | 2,964,000 |
| Goods & Services Tax | | Note | | Excluded |
| | | | | |
| | | | | |
| ndicative Total End Cost (at March, 2023) NOTE: | | | 8,943 | 106,024,000 |



^{*} Scope EXCLUDED as advised by Client on 11 April 2023 to match scope of previous estimates prepared by PlanCost/WT

| Functional Area | Scope | Area (m2) | Rate (\$/m2) | Total (\$) |
|--|---------|--------------|----------------|--------------------|
| | - Scope | Area (IIIZ) | Kate (\$/III2) | Total (\$) |
| The following is based on 'Fishermans Bend Community & Recreation Hub Costs: Cost Plan A Concept' Prepared by PlanCost dated 9 January 2019 | | | | |
| Sports Administration | New | 150 | 4,100 | 615,000 |
| Foyer | | - | 4,500 | 2,385,000 |
| Amenities | New | 530 | | |
| Multipurpose community room | New | 250 | 7,500 | 1,875,000 |
| Large multipurpose community room | New | 520 | 4,600 | 2,392,000 |
| Fitness and training centre | New | 250 | 4,600 | 1,150,000 |
| Indoor multipurpose courts (4 No courts) | | - | 4400 | - |
| 1 1 7 | New | 3,820 | 4,100 | 15,662,000 |
| Indoor courts specialist equipment* | Item | 1 | 420,000 | Excluded |
| Court change room | New | 110 | 4,800 | 528,000 |
| Referee change room | New | 80 | 4,800 | 384,000 |
| Equipment store | New | 60 | 3,900 | 234,000 |
| Circulation, Plant and Sundry Areas | New | 836 | 3,500 | 2,926,000 |
| Kitchen | New | 30 | 7,100 | 213,000 |
| Stairs | Item | 1 | 52,000 | 52,000 |
| Lift * | Item | 1 | 200,000 | Excluded |
| Covered areas | New | 1,265 | 2,100 | 2,656,500 |
| Sitewide wayfinding | Item | 1 | 395,000 | 395,000 |
| | | | | |
| Total Building Cost (at March, 2023) | | 7,900 | 3,983 | 31,468,000 |
| Allacence for site appropriation and demolitics (ough dispraches parents) | | Tè o mo | | 1 269 000 |
| Allowance for site preparation and demolition (excluding asbestos removal) | | Item | | 1,268,000 |
| Carpark (1350m2 area assumed) Landscaping | | Item | | 381,000 500,000 |
| External services | | Item Item | | 1,500,000 |
| Allowance for external infrastructure connections | | Note | | Excluded |
| Allowance for works outside site boundary, etc. | | Note | | Excluded |
| Allowance for site specific contamination | | Note | | Excluded |
| Allowance for general contamination offsite disposal & fill | | Note | | Excluded |
| Asbestos removal | | Note | | Excluded |
| Allowance for foundation piling * | | PC Sum | 7,842,000 | Excluded |
| Preliminaries, Overheads and Margin on External Works & Services | | Item | 7,042,000 | 547,000 |
| Preliminaries, Overneaus and Margin on External Works & Services | | Item | | 347,000 |
| Total Building and External Works & Services Cost (at March, 2023) | | | 4,514 | 35,664,000 |
| Total Building and External Works & Services Cost (at March, 2025) | | | 4,314 | 33,004,000 |
| ESD Initiatives (1%) | | Item | 1% | 315,000 |
| Design Contingency | | Item | 10% | 3,598,000 |
| Contract Contingency | | Item | 10% | 3,958,000 |
| Cost Escalation Allowance | | Note | | Excluded |
| | | | | |
| Total Construction Cost (at March, 2023) | | | 5,511 | 43,535,000 |
| | | | 5,522 | ,, |
| Consultants Fees | | Item | 10% | 4,354,000 |
| Authority & Headwork's Charges | | Item | 1.50% | 718,000 |
| Open Space Levy | | Note | | Excluded |
| Tenancy Incentives / Tenancy Fitout Contribution | | Note | | Excluded |
| Land, Finance, Legal, Letting Costs, etc. | | Note | | Excluded |
| Audio Visual / IT Equipment and Infrastructure | | Item | 1.50% | 729,000 |
| Furniture, Fittings and Equipment | | Item | 5% | 2,467,000 |
| Contamination levy | | Note | | Excluded |
| Goods & Services Tax | | Note | | Excluded |
| | | | | |
| Indicative Total End Cost (at March, 2023) | | | 6,557 | 51,803,000 |
| NOTE: | | | | |



^{*} Scope EXCLUDED as advised by Client on 11 April 2023 to match scope of previous estimates prepared by PlanCost/WT

| Functional Area | Scope | Area (m2) | Rate (\$/m2) | Total (\$) |
|--|-------|--------------|--------------|-------------------|
| The following is based on 'PR-007270 - Fishermans Bend New Costings - Sports Pavillion -Indicative Estimate' | | | | |
| Change rooms with toilets and shower | New | 240 | 4,700 | 1,128,000 |
| Additional change rooms with toilets and shower | New | 90 | 4,900 | 441,000 |
| Umpire change rooms with toilets | New | 60 | 5,100 | 306,000 |
| Storage rooms | New | 120 | 3,700 | 444,000 |
| Multipurpose room / social room | New | 150 | 5,300 | 795,000 |
| Office / first aid room | rtew | 30 | 5,000 | 150,000 |
| Canteen and kitchen | New | 40 | 5,500 | 220,000 |
| Canteen and kitchen equipment | Item | 1 | 50,000 | 50,000 |
| Public toilet | New | 60 | 4,900 | 294,000 |
| Circulation - allow 30% of area above | New | 237 | 4,700 | 1,113,900 |
| Canopies / veranda | New | 120 | 2,500 | 300,000 |
| Tiered structure & seating = assume 100 no seats | New | 100 | 6,700 | 670,000 |
| Stairs | Item | 1 | 52,000 | 52,000 |
| Sitewide Wayfinding | Item | 1 | 62,000 | 62,000 |
| Total Building Cost (at March, 2023) | | 1,246 | 4,836 | 6,026,000 |
| Allowance for site preparation and demolition (excluding asbestos removal) | | Item | | Excluded |
| External Works | | Item | | 321,000 |
| External Services | | Item | | 169,000 |
| Allowance for works outside site boundary, etc. | | Item | | Excluded |
| Contamination removal | | Item | | Excluded |
| Allowance for foundation piling* | | PC Sum | 935,000 | Excluded |
| Total Building and External Works & Services Cost (at March, 2023) | | | 5,230 | 6,516,000 |
| FCD In idiations (197) | | Thomas | 10/ | CO 000 |
| ESD Initiatives (1%) Design Contingency | | Item Item | 1% 10% | 60,000 658,000 |
| Contract Contingency | | Item | 10% | 723,000 |
| Cost Escalation Allowance | | Item | 10% | Excluded |
| Cost Escalation Allowance | | Term | | Excidaçã |
| Total Construction Cost (at March, 2023) | | | 6,386 | 7,957,000 |
| Consultants Fees | | Item | 10% | 796,000 |
| Authority & Headwork's Charges | | Item | 1.50% | 131,000 |
| Open Space Levy | | Note | | Excluded |
| Tenancy Incentives / Tenancy Fitout Contribution | | Note | | Excluded |
| Land, Finance, Legal, Letting Costs, etc. | | Note | | Excluded |
| Audio Visual / IT Equipment and Infrastructure | | Item | 5% | 444,000 |
| Furniture, Fittings and Equipment | | Item | 5% | 466,000 |
| Goods & Services Tax | | Note | | Excluded |
| Total End Cost (at March, 2023) | | | 7,860 | 9,794,000 |
| NOTE: | | | | |

NOTE.



^{*} Scope EXCLUDED as advised by Client on 11 April 2023 to match scope of previous estimates prepared by PlanCost/WT

Memorandum of Preliminary Advice - Final

Appendix C



Fishermans Bend Update of Infrastructure Costs (Quantity Surveying 2022) Cost Plan No.2 - Alternate Urban Structure Case - Preliminary Opinion of Probable Order of Cost

13 April, 2023

| SUMMARY | No of Projects | Area (m2) | Rate | Total (\$) |
|---|----------------|-----------|-----------------|---------------|
| | | | | |
| Roads, Intersections & Open Spaces | | | | |
| Roads | 33 | 271,560 | \$ 2,846/m2 | 772,990,000 |
| Intersections | 24 | | \$ 3,944,958/No | 94,679,000 |
| Open Spaces | 32 | 302,869 | \$ 1,750/m2 | 529,968,000 |
| <u>Bridge</u> | | | | |
| BR01 - Bridge over West Gate Freeway - extension of Salmon Street | | | | Excluded |
| Public Transport - Tram Land | | | | |
| PT01 - Tram widening along Plummer Street between Salmon Street and Graham Street | | | | Excluded |
| PT02 - Tram widening along Lorimer Street | | | | Excluded |
| PT03 - Tram widening | | | | Excluded |
| PT04 - Train station | | | | Excluded |
| PT05 - Train station | | | | Excluded |
| PT06 - Tram widening | | | | Excluded |
| <u>Drainage</u> | | | | |
| DR-01 - Construction of distributed storages across the four precincts | | | | Excluded |
| Sub Total Projects Cost - Transport & Open Space (at April, 2023) | 8 9 | 574,429 | \$ 2,433/m2 | 1,397,637,000 |
| Community Buildings | | | | |
| L_AC01 - Lorimer Art and Cultural Building (per Base Case) | | 2,288 | \$ 6,113/m2 | 13,986,000 |
| S_AC01 - Sandridge Art and Cultural Building (per Base Case) | | 11,855 | \$ 8,943/m2 | 106,024,000 |
| S_SR01 - Lorimer Sport and Recreation Building (per Base Case) | | 7,900 | \$ 6,557/m2 | 51,803,000 |
| W_OS01a - Prohasky Sporting Pavilion (per Base Case) | | 1,246 | \$ 7,860/m2 | 9,794,000 |
| Sub Total Projects Cost - Community Buildings (at April, 2023) | | 23,289 | \$ 7,799/m2 | 181,607,000 |
| INDICATIVE Total Cost (at April, 2023) | | | | 1,579,244,000 |



\$ 274,500 \$ 20,200 \$ 70,700 oppose \$ 26,646,000 \$ 7,700 oppose \$ 26,646,000 \$ 7,700 oppose \$ 1,700,000 13 Omelopromi 1 880 083 8 Omelopromi 1 880 073 UNI 0 2440 5 327 6 1533 5C 5C minimization minimization in the contraction of the contrac | Column | C indexion and failures liber.

NO 1984 Minutesy

To descript another indexion resource consistent of lead short with Lead/Collister Direct open space.

[Simple Land Collision Control Liberation Collision Col 16 Development 1 649 0.69 14,780 5 996,330 5 94,000 5 79,632 ****** 5 13,333,000** N 1955. Mineway regions to insulision seek with limits pack and seek California limits with a seek of the control of the contr 18 Densisyment 1 600 0.69 1/17/96 \$ 48/30 \$ 1/3/40 \$ 1/3/40 \$ 5 1/3/40 N_7004 S 1,810,600 S 285,800 incl incl opposite S 13,738,000 Development 1 2764,86 \$ 102,00 \$ 202,46 \$ 102,00 \$ 202,46 \$ 102,00 \$ 202,46 \$ 102,00 \$ 20 N_7005 S 7,700,816 S 3,670,608 (red free) new 14,744,000 4 Development GSS 327 1 JUN 1 JUN 1 SUN 1 N-7907 Minnessy Sulmon Storet - supposite to Collinion Street between Williamsterum Collinion Street and World Collinion Street Services (Minnessy) 600 Lat \$ 1,717,000 \$ 191,000 \$ 213,000 vagnate \$ 45,476,000

2.8 2500 to 10.000 1.00

Fishermans Bend Update of Infrastructure Costs (Quantily Surveying 2022) Cost Plan No.2 - Alternate Urban Structure Case - Preliminary Opinion of Probable Order of Cost Transport - Intersection Projects 13. April, 2005

| 13 Apri | Precinct | Project Vice & Ownlydian | Cangorizative for BCP centing purposes | Cost Categorication Code | tefractive/ture Category | Quality Factor | Project Land - Ha (Land For Purchasa) | Project Construction Area - Ho (Land for Construction) | Total Land Area (m2) | Project Road Leagth (km) | Roads & Paving Corps | Landscaping/ F Medium | urniture and Tree Factores | Provided of pitc (every infrastruc specific to project | of Providen of une infrastructure the specific to the project | Kaised pavement Cost (inc in leteroctions) | Tran works | Signalikation | Protections Contributed an on 6 shored it and Services | inc. I Profit Total Buildin [250] | ng Cost Dem | sin nalisian Cortami S | lite Specific nination (\$220 to Cor \$880/w2) efficite | General reassisation (Tolars e dapocal & fill Cos i | Action g Contine's rate and day units: It to Mar 23) | zacremoval šie | p Overt on Ext Se | refinitization, eads and Profit renal Works and refices (28%) | pertruction Tens | porary Works Sottai (IN) Sottai | connects by sable design Constr Actives (SN) Co. | ps (25%) and rection (10%) strangency 25% | Construction Cost for | decional c(13.5%) Authority 32.5% 2 | Feet [2.5%] (SEE/hos 200 | osation Levy (ne) - Assume — E co eun Geep | calusion TOTAL I | PROJECT END Social S/IN2 |
|----------------------------------|------------------------|--|---|--------------------------|-----------------------------|----------------|--|--|----------------------|-------------------------------|----------------------|--------------------------|-------------------------------|---|--|---|------------|---------------|--|--|-------------|------------------------------|---|--|---|------------------------|----------------------------|--|------------------|------------------------------------|---|--|-----------------------|---|-----------------------------|--|------------------|--|
| Larimer | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| L-(f)01 | Lonner | Signalised intersection: Lorimer Street, Ingles Street & new 22m local street (intersection type 1) | Special treatment intersection 1: Ingles / New 22 meter road x Lorimer Plummer / Pennett Street Cruc Boulevand (Bird) x | 14. | Development | 1 | 0.03 | 0.23 | 2295 | Not Applicable | \$ 1,170,807 | \$ 12,794 \$ | 41,850 S | - 190 | TIC | | eucluded S | 1,00 | 00,000 S 3 | 61,000 \$ 2,48 | 86,000 S | 436,000 \$ | 631,000 S | 165,000 \$ | 209,000 \$ | 190,000 \$ | 241,000 S | 459,000 \$ | 4,775,000 \$ | 48,000 \$ | 239,000 \$ | 1,194,000 \$ | 6,257,000 5 | 782,000 S | 176,000 S | 41,000 ex | scluded \$ | 7,256,000 \$ 1,562 |
| L-(f)02 | Thursda. | (intersection type 4) | Local Street with Linear park (30m): Graham St x Blummer St | da da | Development | 1 | 0.02 | 0.15 | 1512 | Nut Applicable | \$ 770,499 | \$ 61,211 \$ | 27,216 S | - 190 | THE | | eucluded S | 4 | 00,000 S 1 | 17,000 \$ 1,36 | 66,000 S | 287,000 S | 454,000 S | 109,000 S | 188,000 S | 100,000 S | 159,000 \$ | 302,000 \$ | 2,877,000 S | 29,000 \$ | 144,000 \$ | 720,000 \$ | 8,770,000 5 | 471,000 S | 106,000 S | 27,000 exc | scluded § | 4,874,000 S 2,013 |
| | Lotimer | Signalized pedectrian and cyclist crossing (Youcan Crossing) over Lorimer Savet | Youcan Crossing | | Development | 1 | 0.00 | 0.00 | 0 | Nut Applicable | ALLOWANCE AS PER BA | SE CASE | | | | | | | | | | | | | | | | | | | | | | | | | | 1,688,000 #01/01 |
| Social Social Wintersy | | | | | | | 0.05 | 0.39 | 2807 | 0.00 | \$ 1,981,366 | \$ 74,005 \$ | 68,526 \$ | | | | | | 5 1 | 68,000 S 2,85 | 52,000 S | 723,000 S | 1,017,000 \$ | 274,000 S | 347,000 \$ | 250,000 \$ | 400,000 \$ | 760,000 \$ | 7,658,000 \$ | 77,000 \$ | 283,000 \$ | 1,914,000 \$ | 10,027,000 \$ | 1,258,000 \$ | 282,000 \$ | 68,000 \$ | - 5 | 12,262,000 \$ 2,484 |
| W-1101 | Micaway | Signalised Pedestrian Intersection: Williamstown Road and Prohasky Road | Toucan Crossing | 64 | Development | 1 | 0.00 | 0.00 | | | ALLOWANCE AS PER BA | | | | | | | | | | | | | | | | | | | | | | | | | | | 1,875,000 FDIV/01 |
| | | Control of the contro | signalization) Plummer / Fennell Street Civic Boulevand (Islam) x | | | 1 | | | ٠ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| w-rio2 | Minaway | Street (intersection type 4) | Plummer St. | 44. | Development | 1 | 0.03 | 021 | 2148 | Nut Applicable | \$ 770,499 | \$ 880,200 \$ | 38,661 S | - TEC | TRC | | eucluded S | 4 | 10,000 S 1 | 1,70 | 00,000 S | 408,000 S | 581,000 \$ | 155,000 S | 196,000 \$ | 142,000 S | 226,000 S | 490,000 \$ | 3,848,000 S | 29,000 \$ | 193,000 \$ | 962,000 \$ | 5,042,000 5 | 680,000 S | 142,000 S | 38,000 exc | scluded \$ | 5,852,000 S 2,724 |
| m-uos | Minaway | unsignalised intersection: Tasver Street and Smith Street jurisvoction type 13) | | SBA | Development | 1 | 0.04 | 021 | 2139 | Not Applicable | \$ 607,658 | \$ 414,563 \$ | 34,502 \$ | - 190 | TEC | \$ 86,350 | eucluded S | | - 8 | 12,000 \$ 1,18 | 0,000 S | 404,000 S | 589,000 \$ | 154,000 S | 195,000 \$ | 140,000 \$ | 225,000 S | 427,000 \$ | 3,315,000 S | 34,000 \$ | 166,000 S | 829,000 \$ | 4,844,000 5 | 543,000 S | 122,000 S | 38,000 exc | scluded \$ | \$,847,800 S 2,360 |
| W-(104 | Minaway | Signalised Intersection: Salmon Street and Woolboard Road (Intersection type-6) | Plummer / Fennell Street Civic Boulevard (Blim) x Local Street with Linear park (Bbm): Graham St x Plummer St | 44 | Development | 1 | 0.00 | 022 | 2136 | Not Applicable | \$ 770,499 | \$ 880,200 S | 39,132 S | - 190 | TEC | | excluded S | 40 | 00,000 S 1 | 10,000 \$ 1,70 | 00,000 S | 418,000 S | 588,000 S | 157,000 S | 198,000 \$ | 140,000 \$ | 228,000 S | 434,000 \$ | 2,868,000 S | 29,000 S | 194,000 \$ | 967,000 \$ | 5,068,000 5 | 694,000 S | 148,000 S | 29,000 esc | scluded \$ | 5,894,000 S 2,707 |
| w-rios | Minaway | Signalised Pedectrian Intersection on Williamstown Road (Intersection type II) | Youcan Crossing | | Development | 1 | 0.00 | 0.00 | 0 | Not Applicable | ALLOWANCE AS PER BA | SE CASE | | | | | | | | | | | | | | | | | | | | | | | | | s | 1,688,000 FDIV/DI |
| w-006 | Minaway | Signalised Intersection: Salmon Street and Williamstown Road (Intersection type II) | Arterial Road (Börn) x Collector Street with Bus (Börn) T intersection: Williamstown Road x Salmon Street | ax. | Development | 1 | 0.00 | 0.18 | 1822 | Nut Applicable | \$ 672,576 | \$ 245,628 \$ | 32,796 S | - 190 | TEC | | eucluded S | 40 | 00,000 S 1 | 09,000 \$ 1,46 | 60,000 S | 346,000 S | 501,000 S | 121,000 S | 166,000 S | 120,000 \$ | 191,000 S | 364,000 \$ | 3,279,000 S | 33,000 \$ | 164,000 \$ | 820,000 \$ | 4,294,000 5 | 587,000 S | 121,000 S | 32,000 esc | scluded \$ | 4,886,000 \$ 2,797 |
| w-rio7 | Minaway | Signalised pedestrian and cyclist crossing (Youcan Crossing) at | Sources Crossing | | Development | 1 | 0.00 | 0.00 | 0 | Not Applicable | ALLOWANCE AS PER BA | SE CASE | | | | | | | | | | | | | | | | | | | | | | | | | s | 1,688,000 FDIV/OI |
| W-1908 | Minaway | Signalised Pedectrian Intersection: Plummer Street adjacent to II Murphy Receive Software Time Street St. | Youcan Crossing | | Development | 1 | 0.00 | 0.00 | 0 | | ALLOWANCE AS PER BA | | | | | | | | | | | | | | | | | | | | | | | | | | | 1,688,000 FDIV/DI |
| W-1109 | | Signalised pedecatan and cyclist crossing (Toucan Cooking) on Williamstawn Road | | | Development | 1 | 0.00 | 0.00 | 0 | | ALLOWANCE AS PER BA | | | | | | | | | | | | | | | | | | | | | | | | | | | 1,688,000 #DIV/DI |
| w-mo | | Signalised pedectrian and cyclist crossing (Youcan Crossing) at insersection of Graham Street and local / collector street with linear park intersection: miniams/own Mood and Graham Mood. | | | Development | 1 | 0.00 | 0.00 | | Not Applicable | ALLOWANCE AS PER BA | | | | | | | | | | | | | | | | | | | | | | | | | | | 1,688,000 PDIV/OI |
| | | Construction of a arterial road (little) to street with linear park (little), classified 4 way intersection, no turn large. | Arterial Boad (Idini) x Arterial (Idini): Mortague x Normanby Road | 28. | Development | 1 | 0.00 | 0.22 | 2186 | Not Applicable | | S 194,166 S | | - TEC | TAC | | eucluded S | | | 10,000 \$ 1,43 | | 415,000 S | | 157,000 S | | | | 496,000 \$ | | 37,000 \$ | | 915,000 \$ | | | 185,000 S | | | 5,565,000 S 2,516 |
| Minaway Se focal | - | | | | | | 0.07 | 186 | 10069 | 0.00 | \$ 2,555,808 | \$ 1,614,768 \$ | 189,442 \$ | | | | | 1,60 | 00,000 S 4 | 71,000 \$ 7,50 | 19,000 \$ | 1,888,000 \$ | 2,879,000 \$ | 754,000 S | 954,000 \$ | 682,000 S | 1,100,000 \$ | 2,091,000 \$ | 17,967,000 \$ | 182,000 \$ | 100,000 \$ | 4,493,000 \$ | 23,542,000 \$ | 2,948,000 \$ | 663,000 S | 186,000 \$ | - 5 | 36,574,000 \$ 3,494 |
| Sandridge | | Signalized intersection: Bridge Street and new Collector Road (intersection | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Nace 201 Signalised intersection: Bridge Street and Williamstown Road Intersection | Speed Moral Arterial Road (Moral y Arterial (Moral Mortague y | 20 2A | Development Development | 1 | 0.00 | 0.00 | 0 | Not Applicable Not Applicable | ALLOWANCE AS PER BA | | 32,886 S | - 190 | THE | | excluded S | | 00,000 S 1 | | | 347,000 S | 502,000 S | 132,000 S | 17.000 5 | - N. AND - C | 192,000 S | 365,000 S | | 33,000 S | 165,000 S | 824,000 S | 4,818,000 5 | 560,000 S | 121,000 S | 22.000 | | 5,415,000 FDIV/DI 5,011,000 S 2,749 |
| 5-1702 | | tiple 2) immorphism: legies (steet and new indicative local steet (20-22n) Contraction of collector street with but to local street unknowled | Normanby Road Collector Street with bus (30m) x Local Street (22m) | - M | Development | | 0.04 | 0.14 | 200 | Not Applicable | 5 796,004 | | 28,818 5 | . 18. | 12/ | 118262 | | | | 27,000 \$ 1,00 | | 304,000 S | 402,000 S | 115,000 5 | 16,000 5 | 110,000 5 | 168,000 5 | | 2,606,000 5 | 27,000 5 | 191.000 5 | 653,000 \$ | 2416000 S | 627,000 S | 96,000 5 | | | 2,962,000 S 2,678 |
| Silton | | intersection left in, left our Signalised intersection; ingles Street and Woodsoff Street (intersection | | 44 | Development | | 0.00 | 633 | 200 | Not Applicable | | | 41.562 S | . 16. | 100 | | excluded 5 | | | | 14.000 5 | 419,000 S | 61.00 1 | 166,000 5 | 211,000 5 | 150,000 5 | 242,000 5 | 661.000 \$ | 4,008,000 5 | 41,000 5 | 201,000 5 | | 5252.000 5 | 657,000 \$ | 100.000 5 | \$1,000 mi | | 6.098.000 S 2.641 |
| s-mos | | Signalized Intersection: Boundary Street and Norman by Road (Intersection | | 44 | Development | | | | 2200 | | | | | | | | | | | | | | | | | | | | | | | 1,000,000 \$ | 520000 5 | | | | | 610000 5 260 |
| | | tipe () | Plummer St | 4 | Development | 1 | 0.00 | 624 | 2440 | Nux Applicable | 5 2,011,598 | | 41,600 S | - 160 | 180 | | eucluded S | - | | | 14,000 S | 443,000 S | 661,000 S | 168,000 S | 213,000 S | 150,000 S 580,000 S | 365,000 S 867,000 S | 465,000 \$ | 4,029,000 5 | 41,000 S | 202,000 \$ | 1,000,000 \$ | 12 166 000 5 | 660,000 S | 109,000 S | 61,000 ex | | 26.622.000 5 2,611 |
| Sandridge S Total Montague | | | | | | | 0.04 | 6.81 | 8047 | | | | 16,304 3 | | | | | | , , | N,000 5 5,88 | #1,000 S | 1,144,000 5 | 2,258,000 5 | \$81,000 \$ | 787,000 \$ | 340,000 3 | M47,000 S | 1,412,000 5 | 14,934,000 5 | 142,000 5 | 491,000 3 | 1,484,000 5 | 18,284,000 3 | 2,284,000 5 | \$14,000 \$ | 144,000 5 | | |
| | Mortague | Signalised pedestrian and cyclist crossing (Toucan Crossing) on Boundary Road Signalised Pedestrian Intersection on Normanby Road, west of Montague | Toucan Crossing | | Development Development | 1 | | 0.00 | 0 | | ALLOWANCE AS PER BA | | | | | | | | | | | | | | | | | | | | | | | | | | | 1,688,000 FDIV/OI |
| | | Secular distance from Morrania Steam and Statemen Steam | Plummer / Fennell Street Civic Boulevard (Islan) x | a | Development | 1 | 0.00 | 0.00 | | | ALLOWANCE AS PER BA | | 29.162 S | | 794 | | excluded S | | 00.000 S 1 | 08.000 S 1.86 | | 208,000 S | 465.000 S | 117.000 S | 100.000 5 | | 170,000 \$ | | 2.992.000 S | 30,000 S | 150,000 5 | | | 690,000 S | 110,000 S | 29,000 ma | | 4.549.000 S 2.810 |
| M-IIIDI | Mortague | (intersection type 4) Signalised intersection: Montague Street and Buckhunt Street (intersection type 4) | Local Street with Linear park (80m): Graham St x Planner St Blummer St Blummer / General Smart / Not Brainword (86m) y | | Development | 1 | 0.00 | 0.14 | 1629 | Nut Applicable | 3 770,689 | 5 61,211 5 | 29,142 5 | - 160 | 180 | | excluded 5 | | 10,000 5 1 | 1,86 1,86 | NR,000 S | A04,000 S | 461,000 5 | 117,000 S | 146,000 3 | 110,000 \$ | 170,000 5 | 325,000 \$ | 2,992,000 5 | #0,000 S | 150,000 5 | 768,000 \$ | 8,920,000 5 | 690,000 5 | 110,000 \$ | 29,000 *** | scluded \$ | 4,540,000 5 2,010 |
| MHIDE | | | Local Street with Linear park (80m): Graham St x Plummer St Plummer / Fennell Street Civic Boulevard (86m) x | 44. | Development | 1 | 0.00 | 021 | 2115 | Not Applicable | \$ 770,499 | \$ 380,200 \$ | 38,070 S | - TEC | THC | | eucluded S | 40 | 00,000 S 1 | 10,000 \$ 1,68 | 99,000 S | 402,000 S | 582,000 \$ | 152,000 \$ | 199,000 \$ | 140,000 \$ | 222,000 \$ | 423,000 \$ | 2,812,000 S | 39,000 5 | 191,000 \$ | 954,000 \$ | 4,997,000 5 | 625,000 \$ | 141,000 S | 38,000 ex | scluded \$ | 5,805,000 \$ 2,763 |
| | and and and | advanced management aroundly street and increasure street | Plummer / Fennell Street Civic Boulevard (Iblim) x Local Street with Linear park (Iblim): Graham St x Plummer St | | Development | 1 | 0.00 | 0.17 | 1658 | Not Applicable | \$ 770,499 | \$ 61,211 \$ | 29,844 S | - TRC | TEC | | eucluded S | 40 | 00,000 S 1 | 1,89 | 70,000 S | 315,000 S | 454,000 \$ | 119,000 S | 151,000 \$ | 110,000 \$ | 174,000 S | 221,000 \$ | 3,036,000 S | 31,000 \$ | 162,000 \$ | 767,000 \$ | 3,966,000 5 | e96,000 S | 112,000 S | 30,000 exc | scluded \$ | 4,604,000 \$ 2,777 |
| Montague S Yotal | de . | | | | | | 0.00 | 0.54 | 5292 | 6.00 | \$ 2,811,818 | \$ 502,622 \$ | 17,056 \$ | - 5 | - 1 | s - | 5 - 5 | 1,26 | 00,000 S I | 26,000 \$ 4,43 | 28,000 S | 1,025,000 \$ | 1,683,000 \$ | 288,000 S | 410,000 \$ | 260,000 \$ | 564,000 S | 1,079,000 \$ | 9,831,000 \$ | 100,000 \$ | 493,000 S | 2,459,000 \$ | 12,883,000 \$ | 1,611,000 \$ | 363,000 S | 97,000 S | - 5 | 18,220,000 \$ 2,379 |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SUB-POTAL | | | | | | | 0.16 | 2.77 | 27735 | 6.00 | \$ 10,819,970 | \$ 8,227,582 \$ | 499,230 \$ | - s | | | s - s | 2,80 | 00,000 S 1,0 | 21,65 E | 90,000 S | 5,269,000 \$ | 7,627,000 \$ | 1,997,000 \$ | 2,520,000 \$ | 1,822,000 \$ | 2,913,000 S | 5,542,000 \$ | 49,290,000 \$ | 501,000 S | 2,475,000 \$ | 12,212,000 \$ | 64,718,000 \$ | 8,091,000 S | 1,822,000 \$ | 494,000 \$ | - 5 | 54,679,000 5 2,454 |
| BRIDGE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| anos | Minaway | Bridge over West Gate Freeway - extension of Salmon Street | EXCLUSED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SUB-FORAL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | SPORT - TRAM LA | ND | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| P701 | | Yram widening along Plummer Street between Salmon Street and Graham Street | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | EXCLUSED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PT04 | Sandridge Sandridge | Yrain station | EXCLUSED EXCLUSED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PT06 | Sandridge | Yram widening | EXCTRDED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MANAGEST . | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Plahermans Bend Update of Infrastructure Costs (Quantity Surveying 2022) Cost Plan No.2 - Alternate Urban Structure Case - Preliminary Opinion of Probable Order of Co Transport - Dans Soura Brights

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L_AC01 - Lorimer Art & Culture Building Cost Plan No.2 - Alternate Urban Structure Case - Preliminary Opinion of Probable Order of Cost

13 April, 2023

| Functional Area | Scope | Area (m2) | Rate (\$/m2) | Total (\$) |
|---|-----------|-----------|--------------|------------|
| The following is based on 'City of Melbourne - Lorimer Community Hubs 2018' | | | | |
| Library-book collection & study room | New build | 444 | 6,400 | 2,842,000 |
| Multipurpose community room (2 x 130m2 rooms) | New build | 260 | 7,000 | 1,820,000 |
| Community Office (2 x 30m2 rooms) | New build | 60 | 6,500 | 390,000 |
| Creative Space (4 x 80m2 rooms) | New build | 320 | 6,500 | 2,080,000 |
| Rehearsal Space | New build | 250 | 8,000 | 2,000,000 |
| Kitchen | New build | 50 | 8,100 | 405,000 |
| Allowance for kitchen equipment * | Item | 1 | 100,000 | Excluded |
| Administration | New build | 69 | 6,800 | 469,000 |
| Amenities | New build | 138 | 9,000 | 1,242,000 |
| Circulation, Plant and Sundry Areas | New build | 239 | 5,300 | 1,267,000 |
| Covered Areas | New build | 457 | 3,000 | 1,371,000 |
| Sitewide wayfinding | Item | 1 | 100,000 | 100,000 |
| | | | | |
| Total Building Cost (at April, 2023) | | 2,288 | 6,113 | 13,986,000 |
| Allowance for site preparation and demolition (excluding asbestos removal) * | | Item | | Excluded |
| Allowance for general external works and landscaping * | | Item | | Excluded |
| Allowance for external services and infrastructure connections * | | Item | | Excluded |
| Allowance for works outside site boundary, etc. | | Note | | Excluded |
| Allowance for abnormal ground conditions / site decontamination / remediation | | Note | | Excluded |
| Allowance for foundation piling * | | PC Sum | | Excluded |
| 7. Howards for foundation printing | | 1 0 34111 | | Excided |
| Total Building and External Works & Services Cost (at April, 2023) | | | 6,113 | 13,986,000 |
| ESD Initiatives * | | Item | 1% | Excluded |
| Design Contingency * | | Item | 10% | Excluded |
| Contract Contingency * | | Item | 10% | Excluded |
| Cost Escalation Allowance | | Note | | Excluded |
| Total Construction Cost (st April 2022) | | | 6 112 | 13.006.000 |
| Total Construction Cost (at April, 2023) | | | 6,113 | 13,986,000 |
| Consultants Fees * | | Item | 10% | Excluded |
| Authority & Headwork's Charges * | | Item | 1.50% | Excluded |
| Open Space Levy | | Note | | Excluded |
| Tenancy Incentives / Tenancy Fitout Contribution | | Note | | Excluded |
| Land, Finance, Legal, Letting Costs, etc. | | Note | | Excluded |
| Audio Visual / IT Equipment and Infrastructure * | | Item | 5% | Excluded |
| Furniture, Fittings and Equipment * | | 2287 | 250 | Excluded |
| Goods & Services Tax | | Note | | Excluded |
| Indicative Tatal End Cost (at April 2022) | | | C 112 | 12.006.000 |
| Indicative Total End Cost (at April, 2023) NOTE: | | | 6,113 | 13,986,000 |

NOTE.



^{*} Scope EXCLUDED as advised by Client on 11 April 2023 to match scope of previous estimates prepared by PlanCost/WT

| Functional Area | Scope | Area (m2) | Rate (\$/m2) | Total (\$) |
|---|-----------|----------------|--------------|----------------------|
| | | | | |
| Hub Shell (areas per Sandridge Art & Cultural Hub - Site high level | | | | |
| masterplanning and capacity) | | | | |
| Hanger North | Refurb | 1,750 | 1,500 | 2,625,000 |
| Hanger South 1.5 Storeys | Refurb | 3,195 | 1,650 | 5,272,000 |
| Brick Building 1 Storey | Refurb | 350 | 1,800 | 630,000 |
| Brick Building 2 Storeys | Refurb | 1,040 | 1,500 | 1,560,000 |
| Central Extension | New Build | 5,520 | 2,500 | 13,800,000 |
| Fitout | | | | |
| Library | Fitout | 2,500 | 3,000 | 7,500,000 |
| Combined Multipurpose Rooms (5 No) | Fitout | 950 | 3,500 | 3,325,000 |
| Combined Community Office (4 No) | Fitout | 120 | 3,000 | 360,000 |
| Combined Creative Spaces | Fitout | 1,040 | 3,000 | 3,120,000 |
| Consulting Offices | Fitout | 120 | 3,000 | 360,000 |
| Art Gallery | Fitout | 350 | 5,400 | 1,890,000 |
| Youth Space | Fitout | 250 | 2,500 | 625,000 |
| Combined Foyer Space | Fitout | 1,000 | 3,300 | 3,300,000 |
| Combined Cafe (cold shell) | Coldshell | 290 | 900 | 261,000 |
| Combined Kitchen Space | Fitout | 100 | 4,600 | 460,000 |
| Allowance for kitchen equipment (reheat kitchen only) | Item | 1 | 200,000 | 200,000 |
| Combined Administration | Fitout | 410 | 3,300 | 1,353,000 |
| Combined Amenities | Fitout | 820 | 5,500 | 4,510,000 |
| Combined Circulation | Fitout | 1,500 | 1,850 | 2,775,000 |
| Performing Art Theatre | Fitout | 600 | 8,100 | 4,860,000 |
| Allowance for Performing Art Equipment* | Item | 1 | 1,500,000 | Excluded |
| Rehersal space (small theatre) | Fitout | 250 | 7,300 | 1,825,000 |
| Allowance for rehearsal space equipment* | Item | 1 | 625,000 | Excluded |
| Theatre BOH | Fitout | 850 | 3,100 | 2,635,000 |
| Outdoor rooftop space | Fitout | 180 | 1,800 | 324,000 |
| Sundry (remaining floor space not allocated a function) | Fitout | 525 | 3,500 | 1,838,000 |
| Vertical Transport (3 No) | Item | 1 | 840,000 | 840,000 |
| Sitewide wayfinding | Item | 1 | 600,000 | 600,000 |
| Total Building Cost (at April, 2023) | | 11,855 | 5,639 | 66,848,000 |
| | | NI . | | |
| Allowance for site preparation and demolition (excluding asbestos removal) | | Note | | Excluded |
| Allowance for general external works and landscaping (incl. demolition) | | Item | | 3,867,000 |
| Allowance for external services and infrastructure connections | | Item | | 1,270,000 |
| Allowance for works outside site boundary, etc. | | Note | | Excluded |
| Allowance for abnormal ground conditions / site decontamination / remediation Allowance for foundation piling* | | Note PC Sum | 2,070,000 | Excluded Excluded |
| Allowance for foundation pilling | | PC Sulli | 2,070,000 | Excluded |
| Total Building and External Works & Services Cost (at April, 2023) | | | 6,072 | 71,985,000 |
| ESD Initiatives | | Item | 1% | 668,000 |
| Design Contingency | | Item | 10% | 7,265,000 |
| Contract Contingency | | Item | 10% | 7,992,000 |
| Cost Escalation Allowance | | Note | | Excluded |
| Total Construction Cost (at April, 2023) | | | 7,415 | 87,910,000 |
| | | | | |
| Consultants Fees | | Item | 10% | 8,791,000 |
| Authority & Headwork's Charges | | Item | 1.50% | 1,451,000 |
| Open Space Levy | | Note | | Excluded |
| Tenancy Incentives / Tenancy Fitout Contribution | | Note | | Excluded |
| Land, Finance, Legal, Letting Costs, etc. | | Note | | Excluded |
| Audio Visual / IT Equipment and Infrastructure | | Item | 5% | 4,908,000 |
| Furniture, Fittings and Equipment | | 11,855 | 250 | 2,964,000 |
| Goods & Services Tax | | Note | | Excluded |
| Indicative Total End Cost (at April, 2023) | | | 8,943 | 106,024,000 |
| NOTE: | | | | |

NOTE.



^{*} Scope EXCLUDED as advised by Client on 11 April 2023 to match scope of previous estimates prepared by PlanCost/WT

| Employed American | | 0 | D-4(\$/\$) | T . d . l dd |
|--|-------|-----------|--------------|--------------|
| Functional Area | Scope | Area (m2) | Rate (\$/m2) | Total (\$) |
| The following is based on 'Fishermans Bend Community & Recreation Hub Costs: Cost Plan A Concept' Prepared by PlanCost dated 9 January 2019 | | | | |
| Sports Administration | NI | 150 | 4100 | 615.000 |
| Foyer | New | 150 | 4,100 | 615,000 |
| Amenities | New | 530 | 4,500 | 2,385,000 |
| | New | 250 | 7,500 | 1,875,000 |
| Multipurpose community room Large multipurpose community room | New | 520 | 4,600 | 2,392,000 |
| Fitness and training centre | New | 250 | 4,600 | 1,150,000 |
| | | - | | - |
| Indoor multipurpose courts (4 No courts) | New | 3,820 | 4,100 | 15,662,000 |
| Indoor courts specialist equipment* | Item | 1 | 420,000 | Excluded |
| Court change room | New | 110 | 4,800 | 528,000 |
| Referee change room | New | 80 | 4,800 | 384,000 |
| Equipment store | New | 60 | 3,900 | 234,000 |
| Circulation, Plant and Sundry Areas | New | 836 | 3,500 | 2,926,000 |
| Kitchen | New | 30 | 7,100 | 213,000 |
| Stairs | Item | 1 | 52,000 | 52,000 |
| Lift * | Item | 1 | 200,000 | Excluded |
| Covered areas | New | 1,265 | 2,100 | 2,656,500 |
| Sitewide wayfinding | Item | 1 | 395,000 | 395,000 |
| | | | | |
| Total Building Cost (at April, 2023) | | 7,900 | 3,983 | 31,468,000 |
| | | Ŧ. | | 1 260 000 |
| Allowance for site preparation and demolition (excluding asbestos removal) | | Item | | 1,268,000 |
| Carpark (1350m2 area assumed) | | Item | | 381,000 |
| Landscaping | | Item | | 500,000 |
| External services | | Item | | 1,500,000 |
| Allowance for external infrastructure connections | | Note | | Excluded |
| Allowance for works outside site boundary, etc. | | Note | | Excluded |
| Allowance for site specific contamination | | Note | | Excluded |
| Allowance for general contamination offsite disposal & fill | | Note | | Excluded |
| Asbestos removal | | Note | | Excluded |
| Allowance for foundation piling * | | PC Sum | 7,842,000 | Excluded |
| Preliminaries, Overheads and Margin on External Works & Services | | Item | | 547,000 |
| | | | | |
| Total Building and External Works & Services Cost (at April, 2023) | | | 4,514 | 35,664,000 |
| | | | | |
| ESD Initiatives (1%) | | Item | 1% | 315,000 |
| Design Contingency | | Item | 10% | 3,598,000 |
| Contract Contingency | | Item | 10% | 3,958,000 |
| Cost Escalation Allowance | | Note | | Excluded |
| | | | | |
| Total Construction Cost (at April, 2023) | | | 5,511 | 43,535,000 |
| | | | | |
| Consultants Fees | | Item | 10% | 4,354,000 |
| Authority & Headwork's Charges | | Item | 1.50% | 718,000 |
| Open Space Levy | | Note | | Excluded |
| Tenancy Incentives / Tenancy Fitout Contribution | | Note | | Excluded |
| Land, Finance, Legal, Letting Costs, etc. | | Note | | Excluded |
| Audio Visual / IT Equipment and Infrastructure | | Item | 1.50% | 729,000 |
| Furniture, Fittings and Equipment | | Item | 5% | 2,467,000 |
| Contamination levy | | Note | | Excluded |
| Goods & Services Tax | | Note | | Excluded |
| | | | | |
| Indicative Total End Cost (at April, 2023) | | | 6,557 | 51,803,000 |
| NOTE: | | | | |



^{*} Scope EXCLUDED as advised by Client on 11 April 2023 to match scope of previous estimates prepared by PlanCost/WT

| Functional Area | Scope | Area (m2) | Rate (\$/m2) | Total (\$) |
|---|-------|-----------|--------------|------------|
| The following is based on 'PR-007270 - Fishermans Bend New Costings - Sports | | | | |
| Pavillion -Indicative Estimate' | | | | |
| Change rooms with toilets and shower | New | 240 | 4,700 | 1,128,000 |
| Additional change rooms with toilets and shower | New | 90 | 4,900 | 441,000 |
| Umpire change rooms with toilets | New | 60 | 5,100 | 306,000 |
| Storage rooms | New | 120 | 3,700 | 444,000 |
| Multipurpose room / social room | New | 150 | 5,300 | 795,000 |
| Office / first aid room | | 30 | 5,000 | 150,000 |
| Canteen and kitchen | New | 40 | 5,500 | 220,000 |
| Canteen and kitchen equipment | Item | 1 | 50,000 | 50,000 |
| Public toilet | New | 60 | 4,900 | 294,000 |
| Circulation - allow 30% of area above | New | 237 | 4,700 | 1,113,900 |
| Canopies / veranda | New | 120 | 2,500 | 300,000 |
| Tiered structure & seating = assume 100 no seats | New | 100 | 6,700 | 670,000 |
| Stairs | Item | 1 | 52,000 | 52,000 |
| Sitewide Wayfinding | Item | 1 | 62,000 | 62,000 |
| , 3 | | | , | • |
| Total Building Cost (at April, 2023) | | 1,246 | 4,836 | 6,026,000 |
| , and the same of | | | , , , , | |
| Allowance for site preparation and demolition (excluding asbestos removal) | | Item | | Excluded |
| External Works | | Item | | 321,000 |
| External Services | | Item | | 169,000 |
| Allowance for works outside site boundary, etc. | | Item | | Excluded |
| Contamination removal | | Item | | Excluded |
| Allowance for foundation piling* | | PC Sum | 935,000 | Excluded |
| | | | | |
| Total Building and External Works & Services Cost (at April, 2023) | | | 5,230 | 6,516,000 |
| ESD Initiatives (1%) | | Item | 1% | 60,000 |
| Design Contingency | | Item | 10% | 658,000 |
| Contract Contingency | | Item | 10% | 723,000 |
| Cost Escalation Allowance | | Item | | Excluded |
| | | | | |
| Total Construction Cost (at April, 2023) | | | 6,386 | 7,957,000 |
| | | | | |
| Consultants Fees | | Item | 10% | 796,000 |
| Authority & Headwork's Charges | | Item | 1.50% | 131,000 |
| Open Space Levy | | Note | | Excluded |
| Tenancy Incentives / Tenancy Fitout Contribution | | Note | | Excluded |
| Land, Finance, Legal, Letting Costs, etc. | | Note | | Excluded |
| Audio Visual / IT Equipment and Infrastructure | | Item | 5% | 444,000 |
| Furniture, Fittings and Equipment | | Item | 5% | 466,000 |
| Goods & Services Tax | | Note | | Excluded |
| | | | | |
| Total End Cost (at April, 2023) | | | 7,860 | 9,794,000 |



^{*} Scope EXCLUDED as advised by Client on 11 April 2023 to match scope of previous estimates prepared by PlanCost/WT