

WOOLWORTHS STRATHFIELDSAYE COST PLAN 2

**ADVERTISED
PLAN**

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

18 SEPTEMBER 2025

TCUBED CONSULTING





CONTENTS

1.	INTRODUCTION	3
2.	EXECUTIVE COST SUMMARY	4
3.	AREA SCHEDULE	5
4.	ASSUMPTIONS.....	7
5.	SPECIFIC EXCLUSIONS.....	8
6.	DRAWINGS AND INFORMATION USED	8
7.	GLA ANALYSIS.....	9
	APPENDIX A – ESTIMATE BREAKDOWN	10

QUALITY REVIEW AND REVISION HISTORY

Revision	Date	Comment	Author	Reviewer
0	29/08/2025	Cost Plan 1	Emily Yang	Stuart Cowley
1	18/09/2025	Cost Plan 2	Matthew Kritzler	Stuart Cowley

2

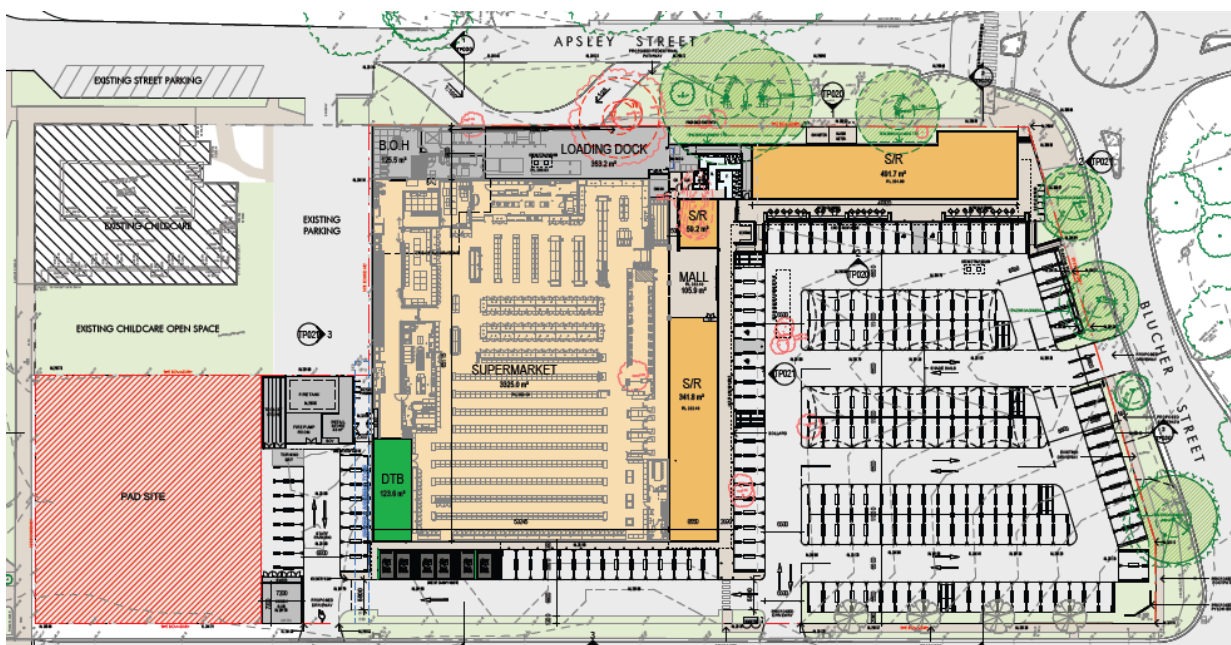


1. INTRODUCTION

This preliminary cost plan has been prepared for and on behalf of Fabcot using concept stage documentation.

The project site is located on 17-23 Apsley Lane & 39 Blucher Street, Strathfieldsaye 3551 VIC. The scope of works includes the following, as pictured below, and outlined in the documents listed in Section 4 of this report:

- Site preparation works, including demolition of existing buildings/roads, and minor earthworks.
- Construction to suit the proposed layout which includes
 - o Shaded on-grade carpark, with 200 car spots.
 - o Woolworths Supermarket, including home delivery, direct to boot and loading dock.
 - o Specialty retail tenancies (to receive cold shell fit-out).
 - o Internal mall area interconnecting the above.



Unless noted otherwise, all costs given in this report are estimated construction only costs, as would be associated with the head contractor only. No allowance has been included for any Fabcot or professional fees, authority charges, and similar or works by separate contractors.



2. EXECUTIVE COST SUMMARY

The following table provides a cost summary, reflecting the costs associated with each of the building's key functions. Note the following cost reflects the 'construction cost' only and does not allow for any Fabcot development costs.

EXECUTIVE COST SUMMARY			
	m2	\$/m2	Total (\$)
Site Preparation	14,647	\$ 82	\$ 1,195,772
Carparking	6,008	\$ 316	\$ 1,900,262
Retail	927	\$ 2,411	\$ 2,235,089
Woolworths/BWS	4,261	\$ 2,656	\$ 11,318,380
Common Areas	1,036	\$ 3,297	\$ 3,415,245
Commercial	-		\$ -
Plant/BOH	480	\$ 3,609	\$ 1,732,143
Vertical Transport			\$ -
External Works	6,704	\$ 153	\$ 1,028,267
External Services	6,704	\$ 269	\$ 1,801,440
Infrastructure external to site	6,704	\$ 63	\$ 420,712
Contractors costs			\$ 6,202,174
GROSS CONSTRUCTION COST	6,704	\$ 4,661	\$ 31,249,483

ANALYSIS		
	Unit	\$ per m2 or No
Building GFA (m2):	6,559	\$ 4,765
Building GLA (m2):	4,684	\$ 6,672
GLA / GFA %	71%	
Carspots (no):	186	\$ 10,216
Carparking area/ Carspots (m2/no):	32	

The estimates given in this report should be considered indicative only, as they are based on basic conceptual design information provided by Woolworths Group. We recommend that more detailed cost planning be undertaken as the design develops to verify the cost allowances made.



See below table which provides a further detailed costs breakdown of each the projects specific functions and the associated area of each.

FUNCTIONAL COST SUMMARY				
	m2	\$/m2		Total (\$)
SITE PREPARATORY WORKS	14,647	\$ 82	\$	1,195,772
ON-GRADE CARPARK - NOT GFA	6,008	\$ 316	\$	1,900,262
LOADING DOCK	504	\$ 3,843	\$	1,936,749
WOOLWORTHS	3,625	\$ 2,500	\$	9,063,617
HOME DELIVERY/DIRECT TO BOOT	132	\$ 2,409	\$	318,014
BWS	-	\$ -	\$	-
SPECIALITY	927	\$ 2,411	\$	2,235,089
LARGE FORMAT RETAIL / MINI MAJOR	-	\$ -	\$	-
FOOD AND BEVERAGE RETAIL	-	\$ -	\$	-
COMMERCIAL	-	\$ -	\$	-
MALL/LOBBY	977	\$ 3,142	\$	3,069,891
KIOSK	-	\$ -	\$	-
AMENITIES	59	\$ 5,853	\$	345,354
PLANT AREA / BOH	480	\$ 3,609	\$	1,732,143
VERTICAL TRANSPORT	6,704	\$ -	\$	-
EXTERNAL WORKS	6,704	\$ 153	\$	1,028,267
EXTERNAL SERVICES	6,704	\$ 269	\$	1,801,440
INFRASTRUCTURE - EXTERNAL TO SITE	6,704	\$ 63	\$	420,712
SUB-TOTAL - NET CONSTRUCTION COSTS	6,704	\$ 3,736	\$	25,047,309
CONTRACTORS D&C RISK ALLOWANCE	3%		\$	751,419
CONTRACTOR'S PRELIMINARIES	12%		\$	3,095,847
CONTRACTOR'S DESIGN FEE	3%		\$	866,837
CONTRACTOR'S MARGIN	5%		\$	1,488,071
TOTAL ESTIMATED CONSTRUCTION COST	6,704	\$ 4,661	\$	31,249,483
FABCOT PROFESSIONAL FEES				<i>Excluded</i>
AUTHORITY FEES				<i>Excluded</i>
FABCOT CONTINGENCY				<i>Excluded</i>
ESCALATION				<i>Excluded</i>
TOTAL ESTIMATED DEVELOPMENT COST				TBC

3. AREA SCHEDULE



The following area schedule is provided for your information which is used in this cost plan.

OVERALL AREAS		Ground Level			Level 1			TOTAL
Ref	Area Type	FECA m2	UCA m2	GFA m2	FECA m2	UCA m2	GFA m2	AREA m2
	BUILDING							
1	LOADING DOCK	506		506			0	506
2	WOOLWORTHS	3,385		3,385	240		240	3,625
3	HOME DELIVERY/DIRECT TO BOOT	131		131			0	131
4	BWS			0			0	0
5	SPECIALITY	926		926			0	926
6	LARGE FORMAT RETAIL / MINI MAJOR			0			0	0
7	FOOD AND BEVERAGE RETAIL			0			0	0
8	COMMERCIAL			0			0	0
9	MALL/LOBBY	140	431	571			0	571
10	KIOSK	0		0			0	0
11	AMENITIES	59		59			0	59
12	PLANT AREA / BOH	301		301	179		179	480
	TOTAL BUILDING AREA	5,448	431	5,879	419	0	419	6,298
	EXTERNAL							
13	ON-GRADE CARPARK - NOT GFA							6,007
14	EXTERNAL WORKS							2,370
							SITE AREA	14,675

AREA DEFINITIONS

The Gross Floor areas (GFA) is not a planning definition but the sum of the 'Fully Enclosed Covered Area (FECA)' and 'Unenclosed Covered Area (UCA)' as defined below:

Fully Enclosed Covered Areas (FECA) – The sum of all such areas at all building floor levels, including basements and attached enclosed covered ways alongside buildings, equipment rooms, lift shafts, vertical ducts, staircases and any other enclosed spaces and usable areas of building, computed by measuring from the nominal inside face of exterior walls but ignoring any projections such as plinths, columns, piers and the like which project from the nominal inside face of exterior walls. It shall not include open courts, light wells, connecting or isolated covered ways and net open area of upper portions of rooms, lobbies, halls, interstitial spaces and the like which extend through the storey being computed.

Unenclosed covered area (UCA) – The sum of all such areas at all building levels, including roofed balconies, open verandas, porches, porticos, attached open covered ways alongside buildings, under crofts and usable space under buildings, unenclosed access galleries (including ground floor) and any other trafficable covered areas of the building which are not totally enclosed by full height walls, computed by measuring the area between the enclosed walls or balustrade (i.e. from the inside face of the UCA excluding the wall or balustrade thickness). UCA shall not include eaves overhangs, sun shading, awnings and the like where these do not relate to clearly defined trafficable covered areas, nor shall it include connecting or isolated covered ways.



4. ASSUMPTIONS

- Allowance to remove existing buildings as drawn in Demolition plan.
- Allowance for removing existing trees as shown and existing vegetation to be stripping off, trees and topsoils.
- Allowance has been made for underground fire storage tanks and pump room.
- Allowance has been made for 6 x EV charging unit including power provisions and sub board.
- Allowance for substation - 2 x 1500kVA substation work.
- Allow for enclosures to all external services areas such as fire pump room, fire tanks, kiosk substation, gas meter and water meter areas.
- Signages are allowed by benchmarking with similar size of Woolworths projects.
- All external services are allowed by benchmarking with similar size of Woolworths projects.
- No allowance has been made for dewatering.
- No allowance has been made for carpark management system.
- No allowance has been made public domain or road works outside the boundary.
- No allowance made for any utility amplifications or lead in works.
- A 3% allowance has been included for Contractors D&C risk allowance.
- A 3% allowance has been included for design fees.
- A 12% allowance has been included for contractors' preliminaries.
- A 5% contractors' margin has been included.



5. SPECIFIC EXCLUSIONS

The following items and allowances have been specifically excluded within the estimate:

- Fabcot Professional fees
- Authority contributions/charges
- Contingency
- Escalation
- Contaminated material removal
- Traffic light alterations
- Any external to site road works
- Any stormwater works required external to the site.
- Construction of pad-site buildings
- Roof top solar system
- Solar shade sails to on-grade carpark
- Land or leasing costs.
- Lessor Works
- Selling Costs
- Rates & Taxes
- Legal fees
- Interest, Holding & Finance Costs
- Woolworths Management
- Woolworths shop fit costs
- GST

6. DRAWINGS AND INFORMATION USED

We note this report has been based primarily on the following information, including:

- Architectural drawings prepared by Nettleton Tribe Partnership,
 - 14473_TP000 Cover Sheet and Drawing List
 - 14473_TP001 Site Analysis/Site Plan
 - 14473_TP002 Demolition Plan
 - 14473_TP010 Ground Floor Plan - Issue 2
 - 14473_TP011 Mezzanine Floor Plan - Issue 2
 - 14473_TP012 Roof Plan- Issue 2
 - 14473_TP020 North and South Elevation
 - 14473_TP021 East and West Elevation
 - 14473_TP030 Sections
 - 14473_TP040 Perspective 1
 - 14473_TP041 Perspective 2
 - 14473_TP042 Perspective 3
 - 14473_TP043 Perspective 4



7. GLA ANALYSIS

The following analysis compares the forecasted construction costs of the project against a benchmark "neighbourhood project," which serves as a standard for similar developments. The benchmark project's cost is established at \$4,000 per square metre of Gross Lettable Area (GLA). This comparison aims to identify the key cost drivers and variances between the two projects, with a focus on the specific site conditions and design elements unique to the project.

BENCHMARK GLA ANALYSIS		
	Amount	\$/GLA
GLA (m2)	4,684	
Benchmark Rate (\$/sqm)	\$ 4,000	
Neighbourhood On grade Benchmark Construction Cost (excl Design & Outside boundary Works)	\$ 18,736,000	\$ 4,000
Site Specific Adjustments (Gross Value)		
<u>Demolition and Site Preparation</u>		
Demolition of existing structures, tree removal, and site levelling works required to suit the proposed building level and layouts	\$ 1,320,104	\$ 282
<u>Building works</u>		
Large extent of awnings	\$ 626,749	\$ 134
Large enclosed loading dock with large sliding door	\$ 1,567,232	\$ 335
<u>External Works & Services</u>		
Extra substation	\$ 1,117,200	\$ 239
EV charging units & associated work	\$ 102,312	\$ 22
Fire services (storage tanks, pumps room and pump sets etc.)	\$ 684,170	\$ 146
Sewer pump station, additional grease arrestor and associated works	\$ 158,760	\$ 34
Rainwater tank, and rainwater pump	\$ 47,040	\$ 10
Gas connections allowances	\$ 58,800	\$ 13
Significant degree of external forecourt pavements	\$ 221,206	\$ 47
Additional allowances for services enclosure	\$ 30,664	\$ 7
Large extent of shade sails in carparks	\$ 424,963	\$ 91
Extra cost for feature awnings (larger extent of WWS Entrance roof - Eyebrow)	\$ 352,800	\$ 75
inefficient carparking (31m2 / car spot compared to benchmark)	\$ 428,091	\$ 91
<u>Others</u>		
Locality Factor - 8% Extra cost incurred due to the regional location from Melbourne	\$ 2,722,177	\$ 581
Sundry/Other	\$ 410,369	\$ 88
Forecast construction cost including site specific adjustments	\$ 29,008,636	\$ 6,193
Works outside the boundary (incl preliminaries & margin)	\$ 496,008	\$ 106
Contractors D&C risk contingency (incl preliminaries & margin)	\$ 859,526	\$ 184
Design Cost Post DA (incl margin)	\$ 885,313	\$ 189
Forecast total construction cost	\$ 31,249,483	\$ 6,672

The project is forecasted to cost approximately \$2,011 per square meter more than the benchmark "neighbourhood project," leading to a total projected construction cost of \$28,154,878 or \$6,011 per square metre of GLA (excluding works external to site, design fees and contractor contingencies).

The cost increase is primarily attributed to cost incurred due to regional location, substantial site earth work and significant degree of canopy roof outside of mall, inefficient carparking, Large internal loading dock, external services, etc.



APPENDIX A – ESTIMATE BREAKDOWN



SUMMARY

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
1	SITE PREPARATORY WORKS	14,647	m2	75.59	1,107,197	1.0800	1,195,772
5	ON-GRADE CARPARK - NOT GFA	6,008	m2	292.86	1,759,502	1.0800	1,900,262
6	LOADING DOCK	504	m2	3,558.11	1,793,286	1.0800	1,936,749
7	WOOLWORTHS	3,625	m2	2,315.10	8,392,238	1.0800	9,063,617
8	HOME DELIVERY/DIRECT TO BOOT	132	m2	2,230.74	294,458	1.0800	318,014
11	SPECIALITY	927	m2	2,232.50	2,069,527	1.0800	2,235,089
16	MALL/LOBBY	977	m2	2,909.41	2,842,491	1.0800	3,069,891
18	AMENITIES	59	m2	5,419.86	319,772	1.0800	345,354
19	PLANT AREA / BOH	480	m2	3,341.32	1,603,836	1.0800	1,732,143
21	EXTERNAL WORKS	6,704	m2	142.02	952,099	1.0800	1,028,267
22	EXTERNAL SERVICES	6,704	m2	248.81	1,668,000	1.0800	1,801,440
23	INFRASTRUCTURE - EXTERNAL TO SITE	6,704	m2	58.11	389,548	1.0800	420,712
24	SUB-TOTAL - NET CONSTRUCTION COSTS	6,704	m2	3,736			25,047,309
25	CONTRACTORS D&C RISK ALLOWANCE	3.0	%		751,419		751,419
26	CONTRACTOR'S PRELIMINARIES	12.0	%		3,095,847		3,095,847
27	CONTRACTOR'S DESIGN FEE	3.0	%		866,837		866,837
28	CONTRACTOR'S MARGIN	5.0	%		1,488,071		1,488,071
29	TOTAL ESTIMATED CONSTRUCTION COST	6,704	m2	4,661	31,249,483		31,249,483
30	FABCOT PROFESSIONAL FEES				Excluded		Excluded
31	AUTHORITY FEES				Excluded		Excluded
32	FABCOT CONTINGENCY				Excluded		Excluded
33	ESCALATION				Excluded		Excluded
34	TOTAL ESTIMATED DEVELOPMENT COST				TBA		TBA

31,249,483



Estimate Details

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
1 SITE PREPARATORY WORKS							
1.2	Allowance to remove group of trees	1	No	1,000.00	1,000		1,000
1.3	Allowance to remove trees	14	No	500.00	7,000		7,000
1.4	Allowance for tree protection	7	No	750.00	5,250		5,250
1.5	Allowance to remove existing line marking	17	No	40.00	680		680
1.6	Allowance to demolish existing single storey concrete panel & galvanised iron warehouse & office at 39 BLUCHER STREET including any services articulation	1,072	m2	50.00	53,593		53,593
1.7	Allowance for removing existing gravel roads	12,676	m2	20.00	253,524		253,524
1.9	Bulk Earthworks - 800mm fill average across site	11,740	m3	50.00	587,000		587,000
1.10	Sediment control	14,646	m2	1.50	21,969		21,969
1.11	Retaining Walls (face area)	114	m2	1,550.00	177,181		177,181

1,195,772

SITE PREPARATORY WORKS TOTAL

5 ON-GRADE CARPARK - NOT GFA							
5.1	SUBSTRUCTURE	6,007	m2	129	774,908		774,908
5.5	ROOF - SHADE SAIL	623	m2	580	361,363		361,363
5.15	FITMENTS	6,007	m2	25	150,176		150,176
5.17	HYDRAULICS incl hydrant	6,007	m2	45	270,317		270,317
5.20	ELECTRICAL incl trolley management (no carpark managment)	6,007	m2	30	180,211		180,211
5.22	BUILDERS WORKS IN CONNECTION	0	%	450,528.00	22,526		22,526

1,900,262

ON-GRADE CARPARK - NOT GFA TOTAL



Estimate Details

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
6	LOADING DOCK						
6.1	SUBSTRUCTURE	504	m2	350	176,198		176,198
6.2	COLUMNS	504	m2	80	40,320		40,320
6.3	UPPER FLOORS	0	m2		NIL		NIL
6.4	STAIRCASES	1.27	mrise	7,000	8,890		8,890
6.5	ROOF	504	m2	450	226,800		226,800
6.6	EXTERNAL WALLS	504	m2	380	191,520		191,520
6.7	WINDOWS	504	m2		NIL		NIL
6.8	EXTERNAL DOORS	504	m2	300	151,200		151,200
6.9	INTERNAL WALLS	504	m2	220	110,880		110,880
6.10	INTERNAL SCREENS		m2		NIL		NIL
6.11	INTERNAL DOORS	504	m2	90	45,360		45,360
6.12	WALL FINISHES	504	m2	30	15,120		15,120
6.13	FLOOR FINISHES	504	m2	100	50,400		50,400
6.14	CEILING FINISHES	504	m2	150	75,600		75,600
6.15	FITMENTS	504	m2	500	252,000		252,000
6.16	SPECIAL EQUIPMENT	504	m2	298	150,000		150,000
6.17	HYDRAULICS	504	m2	35	17,640		17,640
6.18	MECHANICAL	504	m2	200	100,800		100,800
6.19	FIRE PROTECTION	504	m2	80	40,320		40,320
6.20	ELECTRICAL	504	m2	250	126,000		126,000
6.21	VERTICAL TRANSPORTATION		m2		NIL		NIL
6.22	BWIC	0	%	284,760.00	14,238		14,238

LOADING DOCK TOTAL

1,936,749



Estimate Details

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
7	WOOLWORTHS						
7.1	SUBSTRUCTURE	3,625	m2	350	1,267,300		1,267,300
7.2	COLUMNS	3,625	m2	65.00	235,625		235,625
7.4	STAIRCASES - TO MEZZANINE FLOOR	3,625	m2	8.00	29,000		29,000
7.5	ROOF	3,625	m2	460.00	1,667,500		1,667,500
7.6	EXTERNAL WALLS	3,625	m2	280.00	1,015,000		1,015,000
7.7	WINDOWS	3,625	m2	0.00	INCL		INCL
7.8	EXTERNAL DOORS	3,625	m2	18.00	65,250		65,250
7.9	INTERNAL WALLS	3,625	m2	85.00	308,125		308,125
7.10	INTERNAL SCREENS	3,625	m2		INCL		INCL
7.11	INTERNAL DOORS	3,625	m2	20.00	72,500		72,500
7.12	WALL FINISHES	3,625	m2	30.00	108,750		108,750
7.13	FLOOR FINISHES	3,625	m2	105.00	380,625		380,625
7.14	CEILING FINISHES	3,625	m2	100.00	362,500		362,500
7.15	FITMENTS	3,625	m2	70.00	253,750		253,750
7.16	SPECIAL EQUIPMENT	3,625	m2		NIL		NIL
7.17	HYDRAULIC SERVICES	3,625	m2	120.00	435,000		435,000
7.18	MECHANICAL SERVICES	3,625	m2	280.00	1,015,000		1,015,000
7.19	FIRE SERVICES	3,625	m2	100.00	362,500		362,500
7.20	ELECTRICAL SERVICES	3,625	m2	190.00	688,750		688,750
7.21	LIFTS	3,625	m2		NIL		NIL
7.22	BWIC	0	%	2,501,250	125,063		125,063

WOOLWORTHS TOTAL

9,063,617



Estimate Details

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
8	HOME DELIVERY/DIRECT TO BOOT						
8.1	SUBSTRUCTURE	131	m2	280.00	36,742		36,742
8.2	COLUMNS	131	m2	65.00	8,529		8,529
8.3	UPPER FLOORS		m2	350.00	NIL		NIL
8.4	STAIRCASES		m2	25.00	NIL		NIL
8.5	ROOF	131	m2	460.00	60,361		60,361
8.6	EXTERNAL WALLS	131	m2	320.00	41,990		41,990
8.7	WINDOWS	131	m2	0.00	0		INCL
8.8	EXTERNAL DOORS	131	m2	120.00	15,746		15,746
8.9	INTERNAL WALLS	131	m2	100.00	13,122		13,122
8.10	INTERNAL SCREENS	131	m2		INCL		INCL
8.11	INTERNAL DOORS	131	m2	15.00	1,968		1,968
8.12	WALL FINISHES	131	m2	25.00	3,281		3,281
8.13	FLOOR FINISHES	131	m2	40.00	5,249		5,249
8.14	CEILING FINISHES	131	m2	107.50	14,106		14,106
8.15	FITMENTS	131	m2	50.00	6,561		6,561
8.16	SPECIAL EQUIPMENT	131	m2	0.00	NIL		NIL
8.17	HYDRAULIC SERVICES	131	m2	110.00	14,434		14,434
8.18	MECHANICAL SERVICES	131	m2	280.00	36,742		36,742
8.19	FIRE SERVICES	131	m2	90.00	11,810		11,810
8.20	ELECTRICAL SERVICES	131	m2	150.00	19,683		19,683
8.21	LIFTS	131	m2		NIL		NIL
8.22	BWIC	0	%	82,668.60	4,133		4,133

318,014

HOME DELIVERY/DIRECT TO BOOT TOTAL



Estimate Details

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
11	SPECIALITY						
11.1	SUBSTRUCTURE	926	m2	350.00	324,160		324,160
11.2	COLUMNS	926	m2	65.00	60,201		60,201
11.3	UPPER FLOORS	0	m2	350.00	NIL		NIL
11.4	STAIRCASES	0	m2		NIL		NIL
11.5	ROOF	926	m2	460.00	426,038		426,038
11.6	EXTERNAL WALLS	926	m2	505.00	467,716		467,716
11.7	WINDOWS	926	m2	0.00	INCL		INCL
11.8	EXTERNAL DOORS	926	m2	30.00	27,785		27,785
11.9	INTERNAL WALLS	926	m2	165.00	152,818		152,818
11.10	INTERNAL SCREENS	926	m2				INCL
11.11	INTERNAL DOORS	926	m2	40.00	37,047		37,047
11.13	FLOOR FINISHES	926	m2		NIL		NIL
11.14	CEILING FINISHES	926	m2		NIL		NIL
11.15	FITMENTS	926	m2		NIL		NIL
11.16	SPECIAL EQUIPMENT	926	m2		NIL		NIL
11.17	HYDRAULIC SERVICES	926	m2	110.00	101,879		101,879
11.18	MECHANICAL SERVICES	926	m2	250.00	231,543		231,543
11.19	FIRE SERVICES	926	m2	80.00	74,094		74,094
11.20	ELECTRICAL SERVICES	926	m2	150.00	138,926		138,926
11.21	LIFTS	926	m2		NIL		NIL
11.22	BWIC	0	%	546,440.30	27,322		27,322

SPECIALITY TOTAL

2,235,089



Estimate Details

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
16	MALL/LOBBY						
16.1	SUBSTRUCTURE	140	m2	350.00	49,095		49,095
16.2	COLUMNS	140	m2	90.00	12,624		12,624
16.3	UPPER FLOORS	0	m2	350.00	NIL		NIL
16.4	STAIRCASES		m2		NIL		NIL
16.5	ROOF	140	m2	2,688.73	377,149		377,149
16.6	EXTERNAL WALLS	140	m2	350.00	49,095		49,095
16.7	WINDOWS	140	m2		INCL		INCL
16.8	EXTERNAL DOORS	140	m2	62.40	8,753		8,753
16.9	INTERNAL WALLS	140	m2	100.00	14,027		14,027
16.10	INTERNAL SCREENS	140	m2		INCL		INCL
16.11	INTERNAL DOORS	140	m2	40.00	5,611		5,611
16.12	WALL FINISHES	140	m2	150.00	21,041		21,041
16.13	FLOOR FINISHES	140	m2	240.00	33,665		33,665
16.14	CEILING FINISHES	140	m2	220.00	30,859		30,859
16.15	FITMENTS	140	m2	50.00	7,014		7,014
16.16	SPECIAL EQUIPMENT	140	m2		NIL		NIL
16.17	HYDRAULIC SERVICES	140	m2	110.00	15,430		15,430
16.18	MECHANICAL SERVICES	140	m2	380.00	53,303		53,303
16.19	FIRE SERVICES	140	m2	90.00	12,624		12,624
16.20	ELECTRICAL SERVICES	140	m2	280.00	39,276		39,276
16.21	LIFTS	140	m2		NIL		NIL
16.22	BWIC	0	%	120,632.20	6,032		6,032
16.23	UCA COMPLETE	836	m2	2,520.00	2,106,896		2,106,896

MALL/LOBBY TOTAL

3,069,891



Estimate Details

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
18	AMENITIES						
18.1	SUBSTRUCTURE	59	m2	350.00	20,566		20,566
18.2	COLUMNS	59	m2	65.00	3,819		3,819
18.3	UPPER FLOORS	0	m2	350.00	NIL		NIL
18.4	STAIRCASES	0	m2		NIL		NIL
18.5	ROOF	59	m2	400.00	23,504		23,504
18.6	EXTERNAL WALLS	59	m2	225.00	13,221		13,221
18.7	WINDOWS	59	m2	0.00	INCL		INCL
18.9	INTERNAL WALLS	59	m2	700.00	41,132		41,132
18.10	INTERNAL SCREENS	59	m2		INCL		INCL
18.11	INTERNAL DOORS	59	m2	160.00	9,402		9,402
18.12	WALL FINISHES	59	m2	520.00	30,555		30,555
18.13	FLOOR FINISHES	59	m2	230.00	13,515		13,515
18.14	CEILING FINISHES	59	m2	150.00	8,814		8,814
18.15	FITMENTS	59	m2	500.00	29,380		29,380
18.16	SPECIAL EQUIPMENT	59	m2		NIL		NIL
18.17	HYDRAULIC SERVICES	59	m2	1,400.00	82,264		82,264
18.18	MECHANICAL SERVICES	59	m2	320.00	18,803		18,803
18.19	FIRE SERVICES	59	m2	90.00	5,288		5,288
18.20	ELECTRICAL SERVICES	59	m2	230.00	13,515		13,515
18.21	LIFTS	59	m2		NIL		NIL
18.22	BWIC	0.05	%	119,870.40	5,994		5,994

AMENITIES TOTAL

345,354



Estimate Details

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
19	PLANT AREA / BOH						
19.1	SUBSTRUCTURE	480	m2	350.00	167,934		167,934
19.2	COLUMNS	480	m2	65.00	31,188		31,188
19.3	UPPER FLOORS	0	m2	350.00	NIL		NIL
19.4	STAIRCASES	0	m2		NIL		NIL
19.5	ROOF	480	m2	450.00	215,915		215,915
19.6	EXTERNAL WALLS	480	m2	420.00	201,520		201,520
19.7	WINDOWS	480	m2	0.00	INCL		INCL
19.8	EXTERNAL DOORS	480	m2	12.00	5,758		5,758
19.9	INTERNAL WALLS	480	m2	270.00	129,549		129,549
19.10	INTERNAL SCREENS	480	m2		INCL		INCL
19.11	INTERNAL DOORS	480	m2	50.00	23,991		23,991
19.12	WALL FINISHES	480	m2	35.00	16,793		16,793
19.13	FLOOR FINISHES	480	m2	15.00	7,197		7,197
19.14	CEILING FINISHES	480	m2		NIL		NIL
19.15	FITMENTS	480	m2	20.00	9,596		9,596
19.16	SPECIAL EQUIPMENT	480	m2		NIL		NIL
19.17	HYDRAULIC SERVICES	480	m2	110.00	52,779		52,779
19.18	MECHANICAL SERVICES	480	m2	230.00	110,356		110,356
19.19	FIRE SERVICES	480	m2	80.00	38,385		38,385
19.20	ELECTRICAL SERVICES	480	m2	200.00	95,962		95,962
19.21	LIFTS	480	m2		NIL		NIL
19.22	BWIC	0	%	297,482.20	14,874		14,874
19.23	PLANT PLATFORMS	268	m2	1,800.00	482,040		482,040

PLANT AREA / BOH TOTAL

1,732,143



Estimate Details

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
21	EXTERNAL WORKS						
21.1	<u>Pavements</u>						<u>Note</u>
21.2	Egress Path behind building	602	m2	250.00	150,510		150,510
21.4	Allow for Driveway	107	m2	400.00	42,932		42,932
21.8	Allow for services pad/ footing	79	m2	300.00	23,829		23,829
21.9	Proposed ramps	38	m2	450.00	17,213		17,213
21.10	Crossovers	4	No	15,000.00	60,000		60,000
21.11	<u>Other</u>						<u>Note</u>
21.13	Bollards	41	No	450.00	18,450		18,450
21.14	Trolley Bays	6	No	4,000.00	24,000		24,000
21.15	Trolley Stores	1	No	10,000.00	10,000		10,000
21.16	Bike loop sets	10	No	2,500.00	25,000		25,000
21.17	Metalwork other, e.g. dock area	1	Item	15,000.00	15,000		15,000
21.18	Allow for 3.5mL x 1.2m w x 2.4m high enclosure to Fire booster, gas meter, and water meter	38	m2	350.00	13,255		13,255
21.19	Allow for enclosure to kiosk substation area	37	m2	350.00	12,821		12,821
21.20	Planter walls	73	m	420.00	30,484		30,484
21.22	Allowance for features/loose furniture	1	Item	40,000.00	40,000		40,000
21.25	Handrails to ramps	41	m	350.00	14,501		14,501
21.26	Wheel stops	8	No	150.00	1,200		1,200
21.27	External seating	42	m	500.00	21,240		21,240
21.28	External stairs	2	Item	15,000.00	30,000		30,000
21.29	<u>SIGNAGE</u>						<u>Note</u>
21.31	WOOLWORTHS PYLON SIGN - 6.5m FREESTANDING; 2140mm W x 600mm D x 6500mm H. DOUBLE SIDED	1	no	28,000.00	28,000		28,000
21.32	WOOLWORTHS PYLON SIGN - CANTILEVERED; 2140mm W x 600mm D x 4100mm H. DOUBLE SIDED	2	no	18,000.00	36,000		36,000
21.33	PARKING DIRECTIONAL SIGN; 800mm W x 200mm D x 2100mm H	1	no	3,000.00	3,000		3,000
21.34	WOOLWORTHS FACADE SIGN; 7315mm W x 1565mm H OVERALL	1	no	23,000.00	23,000		23,000
21.35	WOOLWORTHS FACADE SIGN; 6050mm W x 1250mm H OVERALL	1	no	15,000.00	15,000		15,000
21.36	WOOLWORTHS FACADE SIGN; 2675mm W x 2425mm H OVERALL	1	no	12,000.00	12,000		12,000
21.37	WOOLWORTHS FACADE SIGN; 1896mm W x 2099mm H OVERALL	1	no	8,000.00	8,000		8,000
21.38	WOOLWORTHS FACADE SIGN; 2900mm W x 2680mm	1	no	14,000.00	14,000		14,000
21.39	COLOUR BAND SIGNAGE BEAM; 4550mm x 600mm OVERALL	1	no	7,000.00	7,000		7,000
21.40	DIRECT TO BOOT - FACADE SIGNAGE; 17100mm W x 3600 mm H	1	no	49,000.00	49,000		49,000
21.41	DIRECT TO BOOT - CANOPY SIGNAGE; 3050mm W + 9700mm W x 1200mm H	1	no	18,000.00	18,000		18,000



Estimate Details

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
21.42	CARPARK SIGNAGE - TROLLEY BAY LANDSCAPE; 930mm W x 2000mm H (600mm H SIGN).	10	no	1,000.00	10,000		10,000
21.43	CARPARK SIGNAGE - TROLLEY BAY LANDSCAPE; 930mm W x 1200mm H	2	no	2,000.00	4,000		4,000
21.44	TENANT SIGNAGE - BLADE 900mm W x 600mm	1	no	2,000.00	2,000		2,000
21.45	TENANT SIGNAGE - FACADE SIGN 2000mm W x 2000mm	1	no	8,000.00	8,000		8,000
21.46	TENANT SIGNAGE - CANOPY SIGN; 7171mm W x 550mm	1	no	8,000.00	8,000		8,000
21.47	S5.4 CENTRE SIGNAGE - CANOPY SIGN; 7171mm W x 550mm	1	no	8,000.00	8,000		8,000
21.48	CENTRE SIGNAGE - CANOPY SIGN; 5067mm W x 400mm	1	no	4,000.00	4,000		4,000
21.49	Other signage (wayfinding, & Statutory)	1	Item	25,000.00	25,000		25,000
21.50	<u>Landscaping</u>				<u>Note</u>		<u>Note</u>
21.51	Soft Landscaping	535	m2	180	96,374		96,374
21.53	Retaining wall	16	m	650.00	10,472		10,472
21.56	Allow for irrigation and maintenance of soft landscaping for 12 months.	1.00	Item	12,821.44	12,821		12,821

1,028,267

EXTERNAL WORKS TOTAL



Estimate Details

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
22	EXTERNAL SERVICES						
22.1	POWER				HEAD		HEAD
22.2	Substation - 2 x 1500kVA substation work	1	Item	850,000.00	850,000		850,000
22.3	Power Connections - consumer mains	1	Item	100,000.00	100,000		100,000
22.4	EV Charging Unit (assume 7.4kW) and power provisions including sub board.	6	No	14,500.00	87,000		87,000
22.5	STORMWATER				HEAD		HEAD
22.6	OSD Tank with with stormwater filter cartridges	0	m3	1,400.00	0		EXCL
22.7	Water quality devices; GPT	1	Item	40,000.00	40,000		40,000
22.8	Carpark stormwater	1	Item		INCL		INCL
22.11	SEWER				HEAD		HEAD
22.12	Sewer drainage including connection to main	1	Item	50,000.00	50,000		50,000
22.13	In ground Grease Arrestor (Assumed 5000L)	2	no	25,000.00	50,000		50,000
22.14	In ground sewer pump station	1	no	35,000.00	35,000		35,000
22.15	WATER				HEAD		HEAD
22.16	Connections	1	Item	15,000.00	15,000		15,000
22.17	Water main extension	0	m	500.00	0		EXCL
22.18	Allowance for Rainwater tank	1	item	25,000.00	25,000		25,000
22.19	Allowance for Rainwater pump	1	item	15,000.00	15,000		15,000
22.20	FIRE				HEAD		HEAD
22.22	Fire Hose Reels	3	No	2,000.00	6,000		6,000
22.23	Fire Sprinkler tank (sizing TBC)	1	Item	150,000.00	150,000		150,000
22.25	Allow for Sprinkler pumps	1	no	70,000.00	70,000		70,000
22.27	Fire Bridge booster assembly	1	no	40,000.00	40,000		40,000
22.28	Allow for fire sprinkler control valve	2	no	5,000.00	10,000		10,000
22.29	Water connections to for fire services	1	pcsum	25,000.00	25,000		25,000
22.30	GAS				HEAD		HEAD
22.31	Gas connections allowed	1	Item	50,000.00	50,000		50,000
22.32	COMMS				HEAD		HEAD
22.33	Allowance for connection to utilities	1	Item	50,000.00	50,000		50,000

1,801,440

EXTERNAL SERVICES TOTAL

23	INFRASTRUCTURE - EXTERNAL TO SITE						
23.1	Allowance for removing existing gravel roads	668	m2	20.00	13,367		13,367
23.2	Allow for tree planting	8	No	1,500.00	12,000		12,000
23.3	Landscaping	1,274	m2	200.00	254,854		254,854
23.4	Allowance for linemarking to Proposed crossing	18	m2	10.00	176		176
23.5	Proposed footpath	437	m2	250.00	109,150		109,150

420,712

INFRASTRUCTURE - EXTERNAL TO SITE TOTAL