

ELEMENTAL BREAKDOWN

253 Barnard & 144 Wattle St, Bendigo
Concept Cost Plan

Job No:
Cost Base Date: August 2026
GFA (m2): 4,274.00

Item	Section	Qty	Unit	Rate	Cost \$
1	Demolition				
1.1	Provisional sum (PS) allowance for demolition to existing structures, fencing, drainage easement etc.	1.00	item	35,000.00	35,000
1.2	Asbestos removal	1.00	item		Excl.
1.3	Allow for alteration / demolition works to heritage house (incl. elsewhere)		Note		
2	Groundworks / Excavation				
2.1	Allowance for site strip	3,499	m2	5.00	17,496
2.2	Allow for cut and fill to site to make up levels	3,150	m3	30.00	94,500
2.3	Allow for contaminated soil removal and disposal	1	note		Excl.
2.4	Allow for rock excavation	1	note		Excl.
2.5	Allow for soft spots remediation				Excl.
3	Substructure				
3.1	Allow reinforced concrete slab, strip footings, pad footings, thickenings etc. incl. sand bed, membrane, reo, formwork etc.	1,165	m2	250.00	291,348
3.2	Allowance for paving slab to ground terraces	74	m2	180.00	13,300
3.3	Ditto to planter box base	73	m2	180.00	13,997
3.4	Allow pad footings to undercroft columns	6	no	2,000.00	12,000
3.5	Allow for footings to street canopies column foundation	143	m2	100.00	14,789
3.6	Allow strip footing to undercroft structure	30	m	300.00	8,883
3.7	Allow lift overrun pit	1	item	25,000.00	25,000
3.8	Allow stair footings	2	item	10,000.00	20,000
3.9	Piling	1	note		Excl.
3.10	Pile caps	1	note		Excl.
3.11	Hydrostatic slab	1	note		Excl.
3.12	Underpinning of neighbouring buildings	1	note		Excl.
4	Columns				
4.1	Allowance for reinforced concrete columns / shear walls throughout incl. formwork, reinforcement, and concrete	4,594	m2	100.00	459,400
4.2	Allow for feature columns to street canopy	148	m2	250.00	36,973
5	Upper Floors				
5.1	Allow suspended concrete slab including hobs, formwork, reinforcement, hobs, sundries etc.	3,035	m2	500.00	1,517,500
6	Staircases				
6.1	Allow concrete stair including formwork, reo, balustrades, handrail, nosings etc.	22	m.rise	5,000.00	110,000
6.2	Allow concrete steps to loading dock and south corridor exit	1	item	7,500.00	7,500
7	Roof & Canopies				
7.1	Allow concrete roof slab including hobs, formwork, reinforcement etc.	1,481	m2	500.00	740,500
7.2	Allow UV stabilised waterproofing and drainage to concrete roof	1,481	m2	110.00	162,910

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7 Roof & Canopies

(Continued)

7.3	Ditto to ballast roof including waterproofing, drainage etc.	95	m2	750.00	71,483
7.4	Allow concrete lid to lift and stair shaft incl. waterproofing	67	m2	600.00	40,008
7.5	Allow for metal feature awning	13	m2	1,200.00	15,396
7.6	Allow for shading awning	52	m2	700.00	36,183
7.7	Allow for feature street canopy roof including parapet, fascia, rainwater goods etc.	148	m2	750.00	110,918
7.8	Allow for plant platform screening	1	item	30,000.00	30,000
7.9	Allow roof access and safety	1	item	20,000.00	20,000
7.10	Allow skylights				Excl.

8 External Walls / Screens

8.1	Allowance for precast panels with textured paint finish, furring channel, insulation and painted plaster finish to internal face	914	m2	695.00	635,230
8.2	Allowance for precast panels with red brick finish, furring channel, insulation and painted plaster finish to internal face	158	m2	870.00	137,460
8.3	Allowance for precast panels with metal cladding finish, furring channel, insulation and painted plaster finish to internal face	83	m2	1,070.00	88,575
8.4	Allowance for precast panels with red brick snap finish, furring channel, insulation and painted plaster finish to internal face	369	m2	770.00	284,169
8.5	Allowance for precast panels with textured paint finish to both sides	50	m2	610.00	30,195
8.6	Allowance for feature wall to driveway entry	52	m2	1,000.00	51,960
8.7	Allow for feature fins	447	m	650.00	290,589
8.8	Allow for window shroud / fin	178	m	500.00	89,000
8.9	Allow for misc. facade articulation	1	item	25,000.00	25,000
8.10	Allow privacy screens to terraces / balconies	96	m2	550.00	52,800
8.11	Allow Juliette balcony screen	43	m	700.00	29,876
8.12	Allow batten screen to Wattle St footpath	14	m2	650.00	9,159

9 Windows

9.1	Allow for aluminium framed windows to hotel rooms	810	m2	800.00	648,000
9.2	E/O for sliding doors (allow to rooms with terraces only)	9	no	1,500.00	13,500
9.3	Allow for aluminium framed glazing to main lobby, dining, etc.	191	m2	1,200.00	229,740
9.4	Allowance for curtains / blinds (pelmet incl. elsewhere)				Excl.

10 External / Internal Doors

10.1	Doors to include frame, hardware, architraves, paint, signage, smoke seals etc	1	note		
10.2	Allowance for BOH double doors incl. hardware, paint and associated finishes	1	no	2,000.00	2,000
10.3	Allowance for BOH / plant single doors incl. hardware, paint and associated finishes	14	no	1,200.00	16,800
10.4	Allow for single door to common areas / amenities	5	no	1,200.00	6,000
10.5	Allowance for loading bay double doors incl. hardware, paint and associated finishes	1	no	2,200.00	2,200

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10 External / Internal Doors

(Continued)

10.6	Allowance for solid external fire doors incl. hardware, paint and associated finishes	2	no	2,000.00	4,000
10.7	Allowance for solid fire escape doors incl. hardware, paint and associated finishes	8	no	1,800.00	14,400
10.8	Allowance for swing glazed door incl. frame and associated finishes	1	no	3,000.00	3,000
10.9	Allowance for solid timber fire door to hotel entry incl. pressed metal frame, hardware and paint finish (Swipe card access incl. elsewhere)	89	no	1,800.00	160,200
10.10	Allowance for standard timber semi-solid doors incl. frame, hardware, paint and associated finishes	88	no	1,100.00	96,800
10.11	E/O for DDA door	3	no	400.00	1,200
10.12	Allowance for e/o for dual external sliding automatic glazed door incl. motor etc.	2	no	10,000.00	20,000
10.13	Allow for multifold/accordion door to dining	1	item	50,000.00	50,000

11 Internal Walls/Screens

11.1	Allow inter-tenancy / party wall	1,824	m2	345	629,280
11.2	Allow corridor wall	1,572	m2	285	448,020
11.3	Allow internal stud framed wall to hotel rooms	1,919	m2	174	333,906
11.4	Allow additional framing / build out wall to ensuites	88	no	100	8,800
11.5	Allow riser walls to hotel rooms	88	no	300	26,400
11.6	Allow precast concrete lift core wall	549	m2	600	329,400
11.7	Allow precast concrete internal walls	230	m2	550	126,302
11.8	Allow furring channel, insulation, p/b and paint to precast walls	494	m2	115.00	56,849
11.9	Allow for aluminium framed glazed walls to airlock	30	m2	1,200.00	36,528
11.10	Allowance for standard glazed office partition walls incl. hardware and associated finishes	28	m2	500	13,980
11.11	Allow e/of for glazed office door	4	no	1,000.00	4,000
11.12	Allow shower screens to hotel room ensuites	85	no	850	72,250
11.13	Allowance for feature screen to main lobby	1	item	10,000.00	10,000

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12 Wall Finishes

12.1	Allow for wall tiling to ensuites (allow 2400 high)	1,775	m2	250.00	443,750
12.2	Allowance for splashback to hotel rooms	88	no	300.00	26,400
12.3	Allowance for wall finishes to ground level amenity	1	item	15,000.00	15,000
12.4	PS allowance for feature finishes to main ground lobby	1	item	50,000.00	50,000
12.5	PS allowance for lift lobbies to upper levels	2	item	20,000.00	40,000
12.6	Allow for mirrors to hotel rooms	88	no	500.00	44,000
12.7	Allowance for mirrored finish to gym	1	item	5,000.00	5,000

13 Floor Finishes

13.1	Allow carpet and underlay to hotel rooms incl. skirtings	1,728	m2	90	155,520
13.2	Allow floorboard to hotel rooms entry incl. skirtings	851	m2	140	119,140

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13	Floor Finishes				<i>(Continued)</i>
13.3	Allow for tiling, waterproofing, screeding to ensuites	444	m2	300	133,200
13.4	Ditto to ground amenity	12	m2	300	3,552
13.5	Allow carpet tile finish incl. skirting to corridors, office etc.	622	m2	80	49,760
13.6	Allow feature parquet flooring or similar to lobby / dining area	180	m2	300.00	54,105
13.7	Allow floor finish to comms	12	m2	160.00	1,920
13.8	Ditto to gym	56	m2	160.00	8,960
13.9	Allow entry mat	12	m2	500	6,170
13.10	Allow concrete sealer finish to BOH / plant areas	286	m2	10.00	2,860
13.11	Allow pod and pavers to balconies and terraces incl. waterproofing	74	m2	300	22,167
13.12	Allowance for floor levelling to concrete slabs	1	item	25,000.00	25,000
14	Ceiling Finishes				
14.1	Allow flush plasterboard ceiling including paint finish to apartments, corridors, lobbies	3,915	m2	110.00	430,650
14.2	Allowance for bulkheads	88	no	500.00	44,000
14.3	Provisional sum allowance for feature ceiling finishes to lobbies and function area	1	item	35,000.00	35,000
14.4	Provisional allowance for soffit insulation	1	item	75,000.00	75,000
14.5	Allow soffit lining to external canopies	148	m2	200.00	29,578
14.6	Allow for recessed pelmets	304	m	200.00	60,800
15	Fitments				
15.1	Allowance for joinery to studio	48	no	12,000.00	576,000
15.2	Ditto to 1 bed	37	no	15,000.00	555,000
15.3	Ditto to 2 bed	3	no	20,000.00	60,000
15.4	Allowance for bedheads	91	no	1,000.00	91,000
15.5	Allow for wall mounted tv				Excl.
15.6	Allow for cooking facilities to hotel rooms				Excl.
15.7	Allow for appliances to dining / function area	1	item	3,500.00	3,500
15.8	Allow for reception desk	1	item	35,000.00	35,000
15.9	Allow for misc. joinery including to BOH, common areas, amenities, pantry, office etc.	1	item	75,000.00	75,000
15.10	Allow for mailboxes	1	item	500.00	500
15.11	Allow for misc. fitments / metalwork including corner guards, handrails, mirrors, bollards, tactile indicators etc	1	item	25,000.00	25,000
15.12	Allow for bin chute system	1	item	20,000.00	20,000
15.13	Allowance for bike racks	1	item	1,500.00	1,500
15.14	Allow for signage (statutory)	1	item	25,000.00	25,000
15.15	Allow for commercial laundry equipment				Excl.
15.16	Allow for gym equipment				Excl.

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15	Fitments				<i>(Continued)</i>
15.17	Allow for FF&E				Excl.
15.18	Allow for OS&E				Excl.
16	Transportation Services				
16.1	Allow passenger lift including fitout	2	no	130,000.00	260,000
16.2	Allow goods lift to loading dock	1	item	65,000.00	65,000
16.3	BWICS	0.03	perc	325,000.00	9,750
17	Hydraulic Services				
17.1	WC suite	88	no	950.00	83,600
17.2	Shower mixer and head	88	no	800.00	70,400
17.3	Vanity basin and mixer	88	no	600.00	52,800
17.4	Kitchen sink and mixer	1	no.	800.00	800
17.5	Laundry trough and tap set				Excl.
17.6	Allow cleaner's trough to BOH areas	4	no	400.00	1,600
17.7	Dishwasher tap set	1	no	100.00	100
17.8	Washing machine tap set				Excl.
17.9	Floor waste to shower	88	no	200.00	17,600
17.10	Floor waste to bathroom	88	no	150.00	13,200
17.11	Cold water reticulation	270	pt	500.00	135,000
17.12	Hot water reticulation	182	pt	500.00	91,000
17.13	Gas	1	note		Excl.
17.14	Sewer	803	fu	650.00	521,950
17.15	Allow e/o for DDA fixtures	3	no	500.00	1,500
17.16	Allow for fixtures and hydraulic services to ground amenities	1	item	20,000.00	20,000
17.17	Allow central reticulated HW plant	1	item	30,000.00	30,000
17.18	Allow for greasy waste interceptor and lines				Excl.
17.19	Stormwater drainage to balconies	74	m2	50.00	3,700
17.20	Allow civil drainage to car park / driveway	1,271	m2	80.00	101,680
17.21	Ditto to landscaped areas in agi drains	768	m2	30.00	23,040
17.22	E/O for stormwater treatment system	1	item	50,000.00	50,000
17.23	Allow for external cold water points	1	item	1,000.00	1,000
17.24	Allow for 20kL rainwater tank, incl. pump and connection to WC for flushing	1	item	50,000.00	50,000
17.25	BWICS	0.03	perc	1,268,970.00	38,069
17.26	Shower shelf	88	no	100.00	8,800
17.27	Robe hooks	88	no	50.00	4,400
17.28	Towel rails	88	no	110.00	9,680
17.29	Toilet roll holder	88	no	75.00	6,600

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17	Hydraulic Services				<i>(Continued)</i>
17.30	Allow e/o to DDA ensuite incl. grab rails, curtains, seat, etc.	3	no	2,000.00	6,000
17.31	Allow for sanitary fittings / accessories to ground amenities incl. soap dispenser, handryer, partitions etc.	1	item	5,000.00	5,000
18	Mechanical Services				
18.1	Allow extraction to hotel rooms	88	no	2,500.00	220,000
18.2	Allow for extraction to waste room / BOH / ground amenity etc.	1	item	10,000.00	10,000
18.3	Allow make-up air to corridors	507	m2	45.00	22,815
18.4	Ditto to waste / plant areas etc.	1	item	15,000.00	15,000
18.5	Allow air conditioning to studio rooms	48	no	7,000.00	336,000
18.6	Ditto to 1 bed	37	no	8,500.00	314,500
18.7	Ditto to 2 bed	3	no	10,000.00	30,000
18.8	Allow for AC to comms room	1	item	3,000.00	3,000
18.9	Ditto to manager's office	1	item	3,000.00	3,000
18.10	Allow ducted A/C to gym, main lobby and function	236	m2	300.00	70,800
18.11	BWICS	0.03	perc	1,025,115.00	30,753
19	Fire Protection Services				
19.1	Allow for hydrants and hose reels	1	item	40,000.00	40,000
19.2	Allow for fire extinguishers	1	item	2,500.00	2,500
19.3	Allow for dry fire protection	4,201	m2	35.00	147,035
19.4	Allow for wet sprinkler system	4,201	m2	60.00	252,060
19.5	Allow for sprinkler tanks and pumps				Excl.
19.6	BWICS	0.03	perc	441,595.00	13,248
20	Electrical Services				
20.1	Electrical services to including power, lighting, data, MATV, intercom etc.	4,201	m2	240.00	1,008,240
20.2	Ditto to balconies and terraces	74	m2	50.00	3,700
20.3	Allow e/o for feature lighting to lobby areas	1	item	25,000.00	25,000
20.4	Allow for fob access, locks to hotel rooms, etc.	4,201	m2	30.00	126,030
20.5	Allow for CCTV including cameras	4,201	m2	20.00	84,020
20.6	Allow external electrical incl. car park, gardens, canopy area etc.	2,303	m2	25.00	57,575
20.7	Allow for EV charging				Excl.
20.8	Allowance for roof solar PV (10kW) - 30no. panels	1	item	15,000.00	15,000
20.9	BWICS	0.03	perc	1,319,565.00	39,587
21	External Works and Landscaping				
21.1	Allow for planter box walls (brick-like finish) including waterproofing membrane, protection board etc.	152	m2	650.00	98,800
21.2	Allow for waterproofing, geotextile membrane, drainage etc. to base of planters	78	m2	150.00	11,664
21.3	Allow external car park pavement and subgrade including linemarking	1,095	m2	150.00	164,301

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21	External Works and Landscaping				<i>(Continued)</i>
21.4	Allow for driveway including feature paving	175	m2	250.00	43,683
21.5	Allow footpath including feature paving	26	m2	250.00	6,570
21.6	Allow for footpath / car park wall - allow 1.5m	30	m2	600.00	17,760
21.7	Allow feature screen to main entry planter	1	item	5,000.00	5,000
21.8	Provisional sum allowance for hard and soft landscaping to central and south courtyards	1	item	250,000.00	250,000
21.9	Allow for soft landscaping incl. irrigation to street planters	1	item	15,000.00	15,000
21.10	Allow for car stops	39	no	250.00	9,750
21.11	Allow for retaining walls				Excl.
21.12	PS allowance for fencing and gates	1	item	5,000.00	5,000
21.13	Allowance for new concrete crossover	1	no	15,000.00	15,000
21.14	Allow for external services and connections	1	item	75,000.00	75,000
22	Miscellaneous (Heritage House)				
22.1	Provisional sum allowance for restoration and renovation of heritage house	1	item	250,000.00	250,000
23	Preliminaries				
23.1	Preliminaries & Overheads	1	item	2,857,815	2,857,815
24	Builder's Margin				
24.1	Allow builder's margin	1	item	1,035,958	1,035,958

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