

Development Contributions
Plan 1070

Wollert

December 2016

Appendix 4:

Community Facility & Active Recreation Project Costing Sheets (Prowse, Dec 2014)



City of
Whittlesea



7.4 Appendix 4 – Community Facility and Active Recreation Project Costing Sheets (Prowse, Dec 2014)

Costings have been indexed in line with the Australian Bureau of Statistics Price Indexes, Non-Residential Building Construction Index, Victoria Items will be adjusted by the collecting agency annually for inflation and in line with the methodology at section 4.3 of the DCP.

Community Facility and Active Recreation construction project costings in the Wollert DCP are based on cost estimates prepared by Prowse Quantity Surveyors Pty. Ltd (December 2014), provided overpage. The following table identifies how the individual project costs have been determined, using information contained within the cost estimates.

Construction costs in the DCP have been indexed from January 2015 to June 2016 in line with the Australian Bureau of Statistics Price Indexes, Non-Residential Building Construction Index, Victoria. Items will be adjusted by the collecting agency annually for inflation and in line with the methodology at section 4.3 of the DCP.

Community Facility and Active Recreation Project Cost Estimates

DCP PROJECT NO.	PROJECT	INFRASTRUCTURE CATEGORY	WORKS DESCRIPTION	ALTERED FROM COSTING SHEET Y/N	PROWSE COSTING SHEET REFERENCE	PROWSE SHEET REFERENCE	COSTING SHEET TOTAL (\$ JAN 2015)
COMMUNITY CENTRES							
CI-01c	North Wollert Level 2 multi-purpose community centre	Development	Construction of multi-purpose community centre to include office, hall and kitchen/kiosk, flexible meeting/activity rooms, outdoor space and community garden, community workshop, four room kindergarten/early years space, double maternal and child health consulting rooms and program area and car parking.	N	CI01 North Wollert Community Facilities	Appendix B, PAGE 2-3, GFA 1,961	\$9,864,000
CI-02c	East Wollert Level 1 Children's Centre	Development	Construction of triple kindergarten/early years space, flexible activity rooms and car parking.	N	CI02 East Wollert Licensed Kindergarten Space	Appendix B Page 4-5, GFA 906	\$4,861,100
CI-03c	West Wollert Level 2 multi-purpose community centre	Development	Construction of multi-purpose community centre to include office, hall and kitchen/kiosk, flexible meeting/activity rooms, outdoor space and community garden, community workshop, triple kindergarten/early years space, double maternal and child health consulting rooms and program area and car parking.	N	CI03 West Wollert Community Facilities	Appendix B Page 6-7, GFA1645	\$8,175,900

DCP PROJECT NO.	PROJECT	INFRASTRUCTURE CATEGORY	WORKS DESCRIPTION	ALTERED FROM COSTING SHEET Y/N	PROWSE COSTING SHEET REFERENCE	PROWSE SHEET REFERENCE	COSTING SHEET TOTAL (\$ JAN 2015)
CI-04b	Wollert MTC Level 2 facility - Multi-purpose community centre component	Development	Construction of office, double maternal and child health consulting rooms and program space, youth services area, arts space, office, planned activity group facility (PAG), PAG Mini-bus garage, hall, central shared kitchen and associated outdoor space, flexible meeting/ activity rooms, community garden and workshop, events space, amenities to support community events in adjacent MTC and car parking	Y	CI04 Wollert MTC Cluster 1 - MCH, Major Youth Services, NGO Consulting Room	Appendix B Page 8-9, GFA 1108	\$4,801,600
					CI05 Wollert MTC Cluster 2 - PAG, Community Hall & Meeting Space	Appendix B Page 10-11	\$7,554,600
					Arts Space component from CI06 Wollert MTC Cluster 3 - Library, Arts Space (\$1,200,000, plus 5% design, 10% Project Management, 20% Contingency)	Appendix B, Page 12	\$1,620,000
					Event space element from AR21 (\$400,000)	Appendix C, Page 1	\$400,000
CI-05c	Wollert MTC Level 3 Facility -Library component	Community	Contribution to construction of library	Y	Library component from CI06 Wollert MTC Cluster 3 - Library, Arts Space (\$7,164,500, plus 5% design, 10% Project Management, 20% Contingency)	Appendix B, Page 12	\$9,972,500
CI-06c	Wollert Performing Arts Space (level 3)	Community	Contribution towards construction of 300 seat auditorium for performing arts, located on school site.	N	CO07 Wollert Performing Art Space Apportionment to PSP area 35,000/60,00.	Appendix B, Page 13	\$8,688,600

DCP PROJECT NO.	PROJECT	INFRASTRUCTURE CATEGORY	WORKS DESCRIPTION	ALTERED FROM COSTING SHEET Y/N	PROWSE COSTING SHEET REFERENCE	PROWSE SHEET REFERENCE	COSTING SHEET TOTAL (\$ JAN 2015)
ACTIVE RECREATION							
SR-01c	North Wollert Sports Reserve	Development	Construction of sporting surfaces, infrastructure, carparking and basic landscaping	N	AR01 - AOS: Soccer Pitches	Appendix C, Page 2	\$4,979,000
AR-02p	North Wollert Sports Reserve -Pavilion	Community	Contribution towards construction of pavilion	N	AR02 - Pavilion: Soccer	Appendix C, Page 3	\$4,301,800
SR-02c	East Wollert - Sports Reserve	Development	Construction of sporting surfaces, infrastructure, carparking and basic landscaping	N	AR03 - AOS: AFL / Cricket Ovals & Netball Courts	Appendix C, Page 4	\$5,521,000
AR-04p	East Wollert Sports Reserve -Pavilion	Community	Contribution towards construction of pavilion	N	AR04 - Pavilion: AFL/Cricket & Netball	Appendix C, Page 5	\$3,978,000
SR-03c	Central Wollert - Sports Reserve	Development	Construction of sporting surfaces, infrastructure, carparking and basic landscaping	N	AR05 - AOS: Soccer Pitches	Appendix C, Page 6	\$4,979,000
AR-06p	Central Wollert - Soccer Pavilion	Community	Contribution towards construction of pavilion	N	AR06 - Pavilion: Soccer	Appendix C, Page 7	\$4,301,800
AR-07	Wollert Multi-purpose Sports Reserve - AFL/ Cricket and country netball component	Development	Construction of 2 x AFL/Cricket and Country Netball sporting surfaces, infrastructure, car parking and basic landscaping	N	AR07 - AOS: AFL / Cricket Ovals & Netball Courts	Appendix C, Page 8	\$5,360,000
AR-08p	Wollert Multi-purpose Sports Reserve - Pavilion	Community	Contribution towards construction of Country AFL/Cricket and Country Netball pavilion	N	AR08 - Pavilion: AFL/Cricket & Netball	Appendix C, Page 9	\$3,978,000
AR-09c	Multipurpose Indoor Sporting Centre	Community	Contribution towards construction of Multipurpose Indoor Sporting Centre at SR04 and associated car parking and basic landscaping	N	AR09 - Multipurpose Recreation Centre	Appendix C, Page 10	\$17,873,800

DCP PROJECT NO.	PROJECT	INFRASTRUCTURE CATEGORY	WORKS DESCRIPTION	ALTERED FROM COSTING SHEET Y/N	PROWSE COSTING SHEET REFERENCE	PROWSE SHEET REFERENCE	COSTING SHEET TOTAL (\$ JAN 2015)
AR-10	Wollert multi-purpose recreation reserve - Tennis Pavilion	Development	Construction of 6 tennis courts, including surfaces, infrastructure, car parking and basic landscaping	N	AR10 - AOS: Tennis Courts	Appendix C, Page 11	\$2,087,500
AR-11p	Wollert multi-purpose recreation reserve - Tennis pavilion	Community	Contribution towards construction of pavilion	N	AR11 - Pavilion: Tennis	Appendix C, Page 12	\$1,944,600
AR-12	Wollert multi-purpose recreation reserve - Outdoor Netball	Development	Construction of 8 outdoor netball courts, including surfaces, infrastructure, car parking and basic landscaping	N	AR12 - AOS: Outdoor Netball	Appendix C, Page 13	\$2,492,000
AR-13	Wollert multi-purpose recreation reserve - Outdoor Netball Pavilion	Community	Contribution towards construction of pavilion	N	AR13 - Pavilion: Netball	Appendix C, Page 14	\$3,259,800
AR-14	Wollert multi-purpose recreation reserve - Multipurpose rectangular fields	Development	Construction of 3 Multi-purpose rectangular fields, including surfaces, infrastructure, car parking and basic landscaping	N	AR14 - AOS: Multipurpose Rectangular Fields	Appendix C, Page 15	\$4,921,000
AR-15	Wollert multi-purpose recreation reserve - Multipurpose rectangular fields shared pavilion	Community	Contribution towards construction of pavilion	N	AR15 - Pavilion: Multipurpose Rectangular Fields - Shared Use Pavilion	Appendix C, Page 16	\$4,301,800
AR-16	Criterium - 5 kilometre track - Regional Facility	Community	Contribution towards criterium track construction	N	AR16 - AOS: Criterium Track (Track only)	Appendix C, Page 17	\$1,632,400
AR-18	Wollert MTC Level 3 Facility - Leisure Centre component	Community	Contribution towards construction of District Aquatic Centre and Gymnasium Facility	N	AR18 - District Level Aquatic Centre & Gymnasium	Appendix C, Page 18	\$43,964,000
AR-19	Wollert Precinct Playground	Development	Construction only of Wollert Major Town Centre Precinct Playground (located in LP-20)	N	AR19 - District Playground - TBC	Appendix C, Page 1	\$250,000
AR-20	Urban outdoor active youth space	Development	Construction of urban outdoor active youth space	N	AR20 - Skate & BMX	Appendix C, Page 19	\$2,520,000
AR-21	Wollert MTC Outdoor Children's and Active Youth Space - Pavilion	Community	Contribution towards construction of shared use pavilion	N	AR20 - Skate & BMX	Appendix C, Page 20	\$1,944,600



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**WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
Explanatory Notes**

DATE 17/12/2014

REF 9929/B
Page 1

EXPLANATORY NOTES:

Definition of Measurement of Building Area

- Fully Enclosed Covered Area (FECA)

The sum of all such areas at all building floor levels, including basement (except unexcavated portions), floored roof spaces and attics, garages, penthouses, enclosed porches and attached enclosed covered way alongside buildings, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and usable area of the building, computed by measuring from the normal inside face of exterior walls but ignoring any projections such as plinths, columns, piers and the like which project from the normal inside face of exterior walls.

It shall not include open courts, light wells, connecting or isolated covered ways and net open areas 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 floor levels, including roofed balconies, open verandahs, porches and porticos, attached open covered way alongside buildings, undercrofts 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 areas between the enclosing walls or balustrade (ie from the inside face of the UCA excluding the wall or balustrade thickness). When the covering element (ie roof or upper floor) is supported by columns, is cantilevered or is suspended, or any combination of these, the measurements shall taken to the edge of the paving or to the edge of the cover, whichever is the lesser.

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.

- Gross Floor Area (GFA)

The sum of the "Fully Enclosed Area" and "Unenclosed Covered Area" as defined.

- Building Area (BA)

The total enclosed and unenclosed area of the building at all building floor levels measured between the normal outside face of any enclosing walls, balustrades and supports.



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**WOLLERT PRECINCT STRUCTURE PLAN
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Explanatory Notes**

DATE 17/12/2014

REF 9929/B
Page 2

EXPLANATORY NOTES (Cont'd)

Building Costs per square meter

- The estimates provided are all-up estimates of the construction costs, they include allowance for labours, material, equipment, builder's preliminaries and overheads and profits.
- We have assumed the compliance of current building codes and Australian Standards would be the minimum requirement of the development. The development should achieve Council's expectation of standard quality and finishes of similar public assets.
- We have assumed the tender procurement for each development is through a competitive tendering process with no less than three selected tenderers to participate.
- We have assumed the form of contracting is an Australian Standard lump sum contract, such as AS4000.
- We have allowed for cost escalation to an anticipated tender date as noted. The estimates include cost escalation during the construction period of the development.
- A 5% of "Design Fees" has been allowed for in our cost estimates as per MPA's instruction
- A 10% of "Project Management & Supervision" cost has been allowed for in our cost estimates as per MPA's instruction.
- A 20% of "Contingency" has been allowed for in our cost estimates as per MPA's instruction.
- The estimates exclude Goods and Services Tax (G.S.T)
- The estimates exclude cost associated with utilities connection, authority contribution and headworks charges
- The estimates exclude cost associated with working in significant sloping site, rock excavation and site decontamination.
- The estimates exclude allowance for loose furniture and equipment.
- The estimates are prepared based on the previous DCP costing that PQS involved in, such as Armstrong Creek East DCP, Armstrong Creek West DCP, Armstrong Creek Horseshoe Bend DCP, Ballarat West DCP, and also cost plans prepared for various local councils including City of Boroondara, Melton City Council, City of Port Phillip, Frankston City Council etc.

WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
COMMUNITY FACILITIES
Summary

DATE 17/12/2014

REF 9929/B
Page 1

ELEM	DESCRIPTION	UNIT	NETT COST	ON COST	TOTAL COST
	<u>COMMUNITY FACILITIES</u>				
CI01	North Wollert Community Facilities	ITEM	7,117,000	2,747,000	9,864,000
CI02	East Wollert Licensed Kindergarten Space	ITEM	3,508,100	1,353,000	4,861,100
CI03	West Wollert Community Facilities	ITEM	5,898,900	2,277,000	8,175,900
CI04	Wollert MTC Cluster 1 - MCH, Major Youth Services, NGO Consulting Room	ITEM	3,464,600	1,337,000	4,801,600
CI05	Wollert MTC Cluster 2 - PAG, Community Hall & Meeting Space	ITEM	5,450,600	2,104,000	7,554,600
CI06	Wollert MTC Cluster 3 - Library, Arts Spaces	ITEM	8,364,500	3,228,000	11,592,500
CI07	Wollert Performing Arts Space	ITEM	6,269,600	2,419,000	8,688,600
CF	TOTAL OF COMMUNITY FACILITIES (Excl GST) (Fixed Price Contract - Jan 2015)				55,538,300

WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
CI 01 - North Wollert Community Facilities

DATE 17/12/2014
GFA 1,961

REF 9929/B
Page 2

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	CI 01 - North Wollert Community Facilities				
	Community Spaces - Refer over for detail	ITEM			1,592,400
	Early Years / Kindergarten Spaces - Refer over for detail	ITEM			3,674,200
	MCH Facilities - Refer over for detail	ITEM			196,400
	Site Works and External Services				
	Site preparation & demolition	ITEM			220,000
	- Allowance for rock excavation	ITEM			210,000
	Roads, footpaths and paved areas	ITEM			50,000
	- Asphalt Carpark (in approx 80 cars)	M2	2,400	110	264,000
	Boundary walls, fences and gates	ITEM			30,000
	Outbuildings and covered ways	ITEM			30,000
	Landscaping and Improvements	ITEM			160,000
	External stormwater drainage	ITEM			190,000
	External sewer drainage	ITEM			130,000
	External water supply	ITEM			60,000
	External gas reticulation	ITEM			50,000
	External fire protection	ITEM			50,000
	External light & power	ITEM			190,000
	External communications	ITEM			20,000

SUB-TOTAL					\$ 7,117,000
PRELIMINARIES (Included Above)	- %				\$ -
COST ESCALATION TO TENDER (Included Above)	- %				\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %				\$ -
DESIGN FEES (As Advised)	5.00 %				\$ 356,000
PROJECT MANAGEMENT (As Advised)	10.00 %				\$ 747,000
CONTINGENCY (As Advised)	20.00 %				\$ 1,644,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM				\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST)
(Fixed Price Contract - Jan 2015)

\$ 9,864,000



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WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
CI 01 - North Wollert Community Facilities

DATE 17/12/2014
GFA 1,961
REF 9929/B
Page 3

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
CI 01 - North Wollert Community Facilities					
Community Spaces					
	Foyer & Reception (FECA)	M2	24	2,400	57,600
	Community Hall (FECA)	M2	240	2,400	576,000
	Community Meeting Room (FECA)	M2	100	2,400	240,000
	Community Meeting Room - Store Room (FECA)	M2	28	2,000	56,000
	Community Hall Kitchen (FECA)	M2	85	2,800	238,000
	- E/O for kitchen equipment	ITEM			120,000
	Community Workshop (FECA)	M2	20	2,400	48,000
	Outdoor Space & Verandah (UCA)	M2	30	650	19,500
	Entry Canopy (UCA)	M2	30	650	19,500
	Circulation & Corridors (FECA)	M2	99	2,200	217,800
	Sub-Total (1)				1,592,400
Early Years / Kindergarten Spaces					
	Kindergarten Foyer (FECA)	M2	40	2,400	96,000
	Kindergarten Office (FECA)	M2	50	2,400	120,000
	Kindergarten Playroom (2 x 33 Children) (FECA)	M2	220	2,700	594,000
	Long Day Care Playroom (1 x 33 Children) (FECA)	M2	110	2,700	297,000
	Early Years Playroom (1 x 33 Children) (FECA)	M2	110	2,700	297,000
	Consulting & Planning Room (FECA)	M2	12	2,400	28,800
	Kitchen (FECA)	M2	40	2,800	112,000
	Children's Bathroom (FECA)	M2	30	2,900	87,000
	Children's Lockers (FECA)	M2	30	2,600	78,000
	Staff Amenities (FECA)	M2	10	2,800	28,000
	Playroom Internal Store (FECA)	M2	76	2,000	152,000
	Cleaners Store (FECA)	M2	10	2,600	26,000
	Outdoor Children's Playspace (OPEN)	M2	1,452	800	1,161,600
	- E/O for veranda (UCA)	M2	240	250	60,000
	External Storage (FECA)	M2	80	2,200	176,000
	Circulation & Corridors (FECA)	M2	164	2,200	360,800
	Sub-Total (2)				3,674,200
MCH Facilities					
	Consulting Room (in 2 no.) (FECA)	M2	24	2,400	57,600
	Program / Waiting Area (FECA)	M2	45	2,400	108,000
	Circulation & Corridors (FECA)	M2	14	2,200	30,800
	Sub-Total (3)				196,400



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WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
CI 02 - East Wollert Licensed Kindergarten Space

DATE 17/12/2014
GFA 906
REF 9929/B
Page 4

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
CI 02 - East Wollert Licensed Kindergarten Space					
	Community Spaces (N/A)	ITEM			-
	- Refer over for detail				
	Early Years / Kindergarten Spaces	ITEM			2,729,100
	- Refer over for detail				
	MCH Facilities (N/A)	ITEM			-
	- Refer over for detail				
	Site Works and External Services				
	Site preparation & demolition	ITEM			110,000
	- Allowance for rock excavation	ITEM			100,000
	Roads, footpaths and paved areas	ITEM			30,000
	- Asphalt Carpark (in approx 30 cars)	M2	900	110	99,000
	Boundary walls, fences and gates	ITEM			10,000
	Outbuildings and covered ways	ITEM			10,000
	Landscaping and Improvements	ITEM			80,000
	External stormwater drainage	ITEM			100,000
	External sewer drainage	ITEM			60,000
	External water supply	ITEM			30,000
	External gas reticulation	ITEM			20,000
	External fire protection	ITEM			20,000
	External light & power	ITEM			100,000
	External communications	ITEM			10,000

SUB-TOTAL					\$ 3,508,100
PRELIMINARIES (Included Above)	- %				\$ -
COST ESCALATION TO TENDER (Included Above)	- %				\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %				\$ -
DESIGN FEES (As Advised)	5.00 %				\$ 175,000
PROJECT MANAGEMENT (As Advised)	10.00 %				\$ 368,000
CONTINGENCY (As Advised)	20.00 %				\$ 810,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM				\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **4,861,100**
(Fixed Price Contract - Jan 2015)

WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
CI 02 - East Wollert Licensed Kindergarten Space

DATE 17/12/2014
GFA 906

REF 9929/B
Page 5

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
CI 02 - East Wollert Licensed Kindergarten Space					
	Community Spaces (N/A)				
	Foyer & Reception	ITEM			-
	Community Hall	ITEM			-
	Community Meeting Room	ITEM			-
	Community Meeting Room - Store Room	ITEM			-
	Community Hall Kitchen (Excluded - TBC)	ITEM			-
	- E/O for kitchen equipment (Excluded - TBC)	ITEM			-
	Community Workshop	ITEM			-
	Outdoor Space & Verandah	ITEM			-
	Entry Canopy	ITEM			-
	Circulation & Corridors	ITEM			-
	Sub-Total (1)				-
	Early Years / Kindergarten Spaces				
	Kindergarten Foyer	(FECA) M2	20	2,400	48,000
	Kindergarten Office	(FECA) M2	45	2,400	108,000
	Kindergarten Playroom (3 x 33 Children)	(FECA) M2	330	2,700	891,000
	Long Day Care Playroom (N/A)	ITEM			-
	Early Years Playroom (N/A)	ITEM			-
	Consulting & Planning Room	(FECA) M2	8	2,400	19,200
	Kitchen	(FECA) M2	20	2,800	56,000
	Children's Bathroom	(FECA) M2	25	2,900	72,500
	Children's Lockers	(FECA) M2	25	2,600	65,000
	Staff Amenities	(FECA) M2	10	2,800	28,000
	Playroom Internal Store	(FECA) M2	57	2,000	114,000
	Cleaners Store	(FECA) M2	5	2,600	13,000
	Outdoor Children's Playspace	(OPEN) M2	1,089	800	871,200
	- E/O for veranda	(UCA) M2	180	250	45,000
	External Storage	(FECA) M2	60	2,200	132,000
	Circulation & Corridors	(FECA) M2	121	2,200	266,200
	Sub-Total (2)				2,729,100
	MCH Facilities (N/A)				
	Consulting Room (in 2 no.)	ITEM			-
	Program / Waiting Area	ITEM			-
	Circulation & Corridors	ITEM			-
	Sub-Total (3)				-

WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
CI 03 - West Wollert Community Facilities

DATE 17/12/2014
GFA 1,645

REF 9929/B
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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
CI 03 - West Wollert Community Facilities					
	Community Spaces	ITEM			1,592,400
	- Refer over for detail				
	Early Years / Kindergarten Spaces	ITEM			2,729,100
	- Refer over for detail				
	MCH Facilities	ITEM			196,400
	- Refer over for detail				
	Site Works and External Services				
	Site preparation & demolition	ITEM			180,000
	- Allowance for rock excavation	ITEM			170,000
	Roads, footpaths and paved areas	ITEM			50,000
	- Asphalt Carpark (in approx 70 cars)	M2	2,100	110	231,000
	Boundary walls, fences and gates	ITEM			20,000
	Outbuildings and covered ways	ITEM			20,000
	Landscaping and Improvements	ITEM			140,000
	External stormwater drainage	ITEM			160,000
	External sewer drainage	ITEM			110,000
	External water supply	ITEM			50,000
	External gas reticulation	ITEM			40,000
	External fire protection	ITEM			40,000
	External light & power	ITEM			160,000
	External communications	ITEM			10,000

SUB-TOTAL					\$ 5,898,900
PRELIMINARIES (Included Above)	- %				\$ -
COST ESCALATION TO TENDER (Included Above)	- %				\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %				\$ -
DESIGN FEES (As Advised)	5.00 %				\$ 295,000
PROJECT MANAGEMENT (As Advised)	10.00 %				\$ 619,000
CONTINGENCY (As Advised)	20.00 %				\$ 1,363,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM				\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) **\$ 8,175,900**
(Fixed Price Contract - Jan 2015)



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WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
CI 03 - West Wollert Community Facilities

DATE 17/12/2014
GFA 1,645
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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
CI 03 - West Wollert Community Facilities					
Community Spaces					
	Foyer & Reception (FECA)	M2	24	2,400	57,600
	Community Hall (FECA)	M2	240	2,400	576,000
	Community Meeting Room (FECA)	M2	100	2,400	240,000
	Community Meeting Room - Store Room (FECA)	M2	28	2,000	56,000
	Community Hall Kitchen (FECA)	M2	85	2,800	238,000
	- E/O for kitchen equipment	ITEM			120,000
	Community Workshop (FECA)	M2	20	2,400	48,000
	Outdoor Space & Verandah (UCA)	M2	30	650	19,500
	Entry Canopy (UCA)	M2	30	650	19,500
	Circulation & Corridors (FECA)	M2	99	2,200	217,800
	Sub-Total (1)				1,592,400
Early Years / Kindergarten Spaces					
	Kindergarten Foyer (FECA)	M2	20	2,400	48,000
	Kindergarten Office (FECA)	M2	45	2,400	108,000
	Kindergarten Playroom (3 x 33 Children) (FECA)	M2	330	2,700	891,000
	Long Day Care Playroom (N/A)	ITEM			-
	Early Years Playroom (N/A)	ITEM			-
	Consulting & Planning Room (FECA)	M2	8	2,400	19,200
	Kitchen (FECA)	M2	20	2,800	56,000
	Children's Bathroom (FECA)	M2	25	2,900	72,500
	Children's Lockers (FECA)	M2	25	2,600	65,000
	Staff Amenities (FECA)	M2	10	2,800	28,000
	Playroom Internal Store (FECA)	M2	57	2,000	114,000
	Cleaners Store (FECA)	M2	5	2,600	13,000
	Outdoor Children's Playspace (OPEN)	M2	1,089	800	871,200
	- E/O for veranda (UCA)	M2	180	250	45,000
	External Storage (FECA)	M2	60	2,200	132,000
	Circulation & Corridors (FECA)	M2	121	2,200	266,200
	Sub-Total (2)				2,729,100
MCH Facilities					
	Consulting Room (in 2 no.) (FECA)	M2	24	2,400	57,600
	Program / Waiting Area (FECA)	M2	45	2,400	108,000
	Circulation & Corridors (FECA)	M2	14	2,200	30,800
	Sub-Total (3)				196,400



PROWSE QUANTITY SURVEYORS PTY LTD
ABN 83 097 049 548 ACN 097 049 548

WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
CI 04 - Wollert MTC Cluster 1: MCH, Youth Services, NGO Consulting

DATE 17/12/2014
GFA 1,108
REF 9929/B
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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
CI 04 - Wollert MTC Cluster 1: MCH, Youth Services, NGO Consulting					
	MCH Facilities	ITEM			196,400
	- Refer over for detail				
	Youth Services	ITEM			1,239,000
	- Refer over for detail				
	NGO Consulting	ITEM			1,204,200
	- Refer over for detail				
	Site Works and External Services				
	Site preparation & demolition	ITEM			110,000
	- Allowance for rock excavation	ITEM			100,000
	Roads, footpaths and paved areas	ITEM			30,000
	- Asphalt Carpark (in approx 50 cars)	M2	1,500	110	165,000
	Boundary walls, fences and gates	ITEM			10,000
	Outbuildings and covered ways	ITEM			10,000
	Landscaping and Improvements	ITEM			80,000
	External stormwater drainage	ITEM			90,000
	External sewer drainage	ITEM			60,000
	External water supply	ITEM			30,000
	External gas reticulation	ITEM			20,000
	External fire protection	ITEM			20,000
	External light & power	ITEM			90,000
	External communications	ITEM			10,000

SUB-TOTAL					\$ 3,464,600
PRELIMINARIES (Included Above)	- %				\$ -
COST ESCALATION TO TENDER (Included Above)	- %				\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %				\$ -
DESIGN FEES (As Advised)	5.00 %				\$ 173,000
PROJECT MANAGEMENT (As Advised)	10.00 %				\$ 364,000
CONTINGENCY (As Advised)	20.00 %				\$ 800,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM				\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **4,801,600**
(Fixed Price Contract - Jan 2015)

WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
CI 04 - Wollert MTC Cluster 1: MCH, Youth Services, NGO Consulting

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
CI 04 - Wollert MTC Cluster 1: MCH, Youth Services, NGO Consulting					
MCH Facilities					
	Consulting Room (in 2 no.)	(FECA) M2	24	2,400	57,600
	Program / Waiting Area	(FECA) M2	45	2,400	108,000
	Circulation & Corridors	(FECA) M2	14	2,200	30,800
	Sub-Total (1)				196,400
Youth Services					
	Foyer & Community Space	(FECA) M2	75	2,400	180,000
	Team Leader Office	(FECA) M2	14	2,400	33,600
	Office / Resource Library	(FECA) M2	14	2,400	33,600
	Co-located Agencies	(FECA) M2	25	2,400	60,000
	Youth Services & Other Agencies	(FECA) M2	121	2,400	290,400
	Store Room	(FECA) M2	20	2,000	40,000
	Interview Room	(FECA) M2	28	2,400	67,200
	Health Services Consulting Room	(FECA) M2	20	2,400	48,000
	Multi Media Room	(FECA) M2	52	2,600	135,200
	Community Room	(FECA) M2	60	2,400	144,000
	Staff Room / Kitchen	(FECA) M2	25	2,600	65,000
	Staff Amenities	(FECA) M2	10	2,800	28,000
	Cleaner Store	(FECA) M2	5	2,600	13,000
	Entry Canopy	(UCA) M2	20	650	13,000
	Circulation & Corridors	(FECA) M2	40	2,200	88,000
	Sub-Total (2)				1,239,000
NGO Consulting					
	Foyer & Reception Area	(FECA) M2	43	2,400	103,200
	Meeting Room	(FECA) M2	50	2,400	120,000
	Office Space	(FECA) M2	185	2,400	444,000
	Print Room	(FECA) M2	15	2,400	36,000
	Store Room	(FECA) M2	14	2,400	33,600
	Toilets	(FECA) M2	46	2,800	128,800
	Staff Area	(FECA) M2	60	2,600	156,000
	Circulation & Corridors	(FECA) M2	83	2,200	182,600
	Sub-Total (3)				1,204,200

WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
CI 05 - Wollert MTC Cluster 2: PAG, Community Hall & Meeting Space

DATE 17/12/2014
GFA 1,793

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
CI 05 - Wollert MTC Cluster 2: PAG, Community Hall & Meeting Space					
	Reception Area	ITEM			540,300
	- Refer over for detail				
	Planned Activity Group Facility (PAG)	ITEM			1,624,100
	- Refer over for detail				
	Community Spaces	ITEM			1,985,200
	- Refer over for detail				
	Site Works and External Services				
	Site preparation & demolition	ITEM			170,000
	- Allowance for rock excavation	ITEM			160,000
	Roads, footpaths and paved areas	ITEM			40,000
	- Asphalt Carpark (in approx 70 cars)	M2	2,100	110	231,000
	Boundary walls, fences and gates	ITEM			20,000
	Outbuildings and covered ways	ITEM			20,000
	Landscaping and Improvements	ITEM			120,000
	External stormwater drainage	ITEM			150,000
	External sewer drainage	ITEM			100,000
	External water supply	ITEM			50,000
	External gas reticulation	ITEM			40,000
	External fire protection	ITEM			40,000
	External light & power	ITEM			150,000
	External communications	ITEM			10,000

SUB-TOTAL					\$ 5,450,600
PRELIMINARIES (Included Above)	- %				\$ -
COST ESCALATION TO TENDER (Included Above)	- %				\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %				\$ -
DESIGN FEES (As Advised)	5.00 %				\$ 273,000
PROJECT MANAGEMENT (As Advised)	10.00 %				\$ 572,000
CONTINGENCY (As Advised)	20.00 %				\$ 1,259,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM				\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST)
(Fixed Price Contract - Jan 2015)

\$ 7,554,600



PROWSE QUANTITY SURVEYORS PTY LTD
ABN 83 097 049 548 ACN 097 049 548

WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
CI 05 - Wollert MTC Cluster 2: PAG, Community Hall & Meeting Space

DATE 17/12/2014
GFA 1,793

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
CI 05 - Wollert MTC Cluster 2: PAG, Community Hall & Meeting Space					
Reception Area					
	Foyer (FECA)	M2	80	2,400	192,000
	Reception (FECA)	M2	15	2,400	36,000
	Reception Kitchenette (FECA)	M2	6	2,800	16,800
	Staff Room (FECA)	M2	25	2,400	60,000
	Public Toilet (FECA)	M2	45	2,800	126,000
	Cleaners Store (FECA)	M2	5	2,600	13,000
	Canopy (UCA)	M2	30	650	19,500
	Circulation & Corridors (FECA)	M2	35	2,200	77,000
	Sub-Total (1)				540,300
Planned Activity Group Facility (PAG)					
	Foyer (FECA)	M2	30	2,400	72,000
	Activity Rooms (FECA)	M2	120	2,400	288,000
	Meeting Spaces (FECA)	M2	120	2,400	288,000
	Informal Meeting / Lounge Area (FECA)	M2	40	2,400	96,000
	Office (FECA)	M2	15	2,400	36,000
	Kitchen (FECA)	M2	40	2,800	112,000
	Public Toilet (FECA)	M2	80	2,800	224,000
	Store Room (FECA)	M2	30	2,000	60,000
	Garage (FECA)	M2	90	2,000	180,000
	Canopy (UCA)	M2	30	650	19,500
	Circulation & Corridors (FECA)	M2	113	2,200	248,600
	Sub-Total (2)				1,624,100
Community Spaces					
	Community Hall (FECA)	M2	320	2,400	768,000
	Community Hall Kitchen (FECA)	M2	80	2,800	224,000
	- E/O for kitchen equipment	ITEM			80,000
	Community Hall Chair Store (FECA)	M2	65	2,000	130,000
	Community Meeting Room (FECA)	M2	100	2,400	240,000
	Community Meeting Room - Store Room (FECA)	M2	28	2,000	56,000
	Community Workshop (FECA)	M2	20	2,400	48,000
	Kitchen (Shared) (FECA)	M2	40	2,800	112,000
	Outdoor Space & Verandah (UCA)	M2	30	650	19,500
	Entry Canopy (UCA)	M2	30	650	19,500
	Circulation & Corridors (FECA)	M2	131	2,200	288,200
	Sub-Total (3)				1,985,200



PROWSE QUANTITY SURVEYORS PTY LTD
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WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
CI 06 - Wollert MTC Cluster 3: Library, Arts Space

DATE 17/12/2014
GFA 2,600

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
CI 06 - Wollert MTC Cluster 3: Library, Arts Space					
	Collection (FECA)	M2	513	2,600	1,333,800
	Reader Seating & Study Space (FECA)	M2	231	2,400	554,400
	Staff Room & Work Room (FECA)	M2	128	2,400	307,200
	Resource Areas (FECA)	M2	77	2,600	200,200
	Children's Library (FECA)	M2	206	2,600	535,600
	Teenager / Specialist Area (FECA)	M2	77	2,600	200,200
	Multi-Purpose & Training Room (FECA)	M2	256	2,400	614,400
	Café (FECA)	M2	52	3,200	166,400
	Amenities (FECA)	M2	102	2,600	265,200
	Art Space (FECA)	M2	500	2,400	1,200,000
	Canopy (UCA)	M2	30	650	19,500
	Circulation & Corridors (FECA)	M2	428	2,200	941,600
Site Works and External Services					
	Site preparation & demolition	ITEM			250,000
	- Allowance for rock excavation	ITEM			240,000
	Roads, footpaths and paved areas	ITEM			60,000
	- Asphalt Carpark (in approx 120 cars)	M2	3,600	110	396,000
	Boundary walls, fences and gates	ITEM			30,000
	Outbuildings and covered ways	ITEM			30,000
	Landscaping and Improvements	ITEM			190,000
	External stormwater drainage	ITEM			230,000
	External sewer drainage	ITEM			150,000
	External water supply	ITEM			80,000
	External gas reticulation	ITEM			60,000
	External fire protection	ITEM			60,000
	External light & power	ITEM			230,000
	External communications	ITEM			20,000

SUB-TOTAL					\$ 8,364,500
PRELIMINARIES (Included Above)	- %				\$ -
COST ESCALATION TO TENDER (Included Above)	- %				\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %				\$ -
DESIGN FEES (As Advised)	5.00 %				\$ 418,000
PROJECT MANAGEMENT (As Advised)	10.00 %				\$ 878,000
CONTINGENCY (As Advised)	20.00 %				\$ 1,932,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM				\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) **\$ 11,592,500**
(Fixed Price Contract - Jan 2015)

WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
CI 07 - Wollert Performing Art Space

DATE 17/12/2014
GFA 1,858

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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
CI 07 - Wollert Performing Art Space					
	Stage & Seating Area (Double Volume)	(FECA) M2	450	3,500	1,575,000
	Stage Balcony & Gallery	(FECA) M2	100	1,800	180,000
	Backstage Workshop	(FECA) M2	70	2,600	182,000
	Make up & Green Room	(FECA) M2	100	2,400	240,000
	Administration & Offices	(FECA) M2	40	2,400	96,000
	Kiosk	(FECA) M2	15	2,400	36,000
	Public Toilet	(FECA) M2	140	2,600	364,000
	Foyer & Breakout Space	(FECA) M2	600	2,400	1,440,000
	Canopy	(UCA) M2	40	650	26,000
	Circulation & Corridors	(FECA) M2	303	2,200	666,600
Site Works and External Services					
	Site preparation & demolition	ITEM			190,000
	- Allowance for rock excavation	ITEM			180,000
	Roads, footpaths and paved areas	ITEM			50,000
	- Asphalt Carpark (in approx 80 cars)	M2	2,400	110	264,000
	Boundary walls, fences and gates	ITEM			20,000
	Outbuildings and covered ways	ITEM			20,000
	Landscaping and Improvements	ITEM			140,000
	External stormwater drainage	ITEM			170,000
	External sewer drainage	ITEM			110,000
	External water supply	ITEM			60,000
	External gas reticulation	ITEM			40,000
	External fire protection	ITEM			40,000
	External light & power	ITEM			170,000
	External communications	ITEM			10,000

SUB-TOTAL					\$ 6,269,600
PRELIMINARIES (Included Above)	- %			\$	-
COST ESCALATION TO TENDER (Included Above)	- %			\$	-
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %			\$	-
DESIGN FEES (As Advised)	5.00 %			\$	313,000
PROJECT MANAGEMENT (As Advised)	10.00 %			\$	658,000
CONTINGENCY (As Advised)	20.00 %			\$	1,448,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM			\$	-

ANTICIPATED TOTAL PROJECT COST (Excluding GST)
(Fixed Price Contract - Jan 2015)

\$ 8,688,600

WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
ACTIVE OPEN SPACE / ACTIVE RECREATION FACILITIES
Summary

DATE 17/12/2014

REF 9929/B
Page 1

ELEM	DESCRIPTION	UNIT	NETT COST	ON COST	TOTAL COST
ACTIVE OPEN SPACE / ACTIVE RECREATION FACILITIES					
OS01	North Wollert AOS				
AR01	- AOS: Soccer Pitches	ITEM	3,592,000	1,387,000	4,979,000
AR02	- Pavilion: Soccer	ITEM	3,103,800	1,198,000	4,301,800
OS02	East Wollert AOS				
AR03	- AOS: AFL/Cricket Ovals & Netball Courts	ITEM	3,984,000	1,537,000	5,521,000
AR04	- Pavilion: AFL/Cricket Ovals & Netball Courts	ITEM	2,870,000	1,108,000	3,978,000
OS03	Central Wollert AOS				
AR05	- AOS: Soccer Pitches	ITEM	3,592,000	1,387,000	4,979,000
AR06	- Pavilion: Soccer	ITEM	3,103,800	1,198,000	4,301,800
OS04	West Wollert AOS				
AR07	- AOS: AFL/Cricket Ovals & Netball Courts	ITEM	3,868,000	1,492,000	5,360,000
AR08	- Pavilion: AFL/Cricket Ovals & Netball Courts	ITEM	2,870,000	1,108,000	3,978,000
OS05	Wollert District Recreation Cluster 1				
AR09	- Multipurpose Recreation Centre	ITEM	12,895,800	4,978,000	17,873,800
AR10	- AOS: Tennis Courts	ITEM	1,506,500	581,000	2,087,500
AR11	- Pavilion: Tennis	ITEM	1,403,600	541,000	1,944,600
AR12	- AOS: Outdoor Netball Courts	ITEM	1,798,000	694,000	2,492,000
AR13	- Pavilion: Netball	ITEM	2,351,800	908,000	3,259,800
AR14	- AOS: Multipurpose Rectangular Fields	ITEM	3,550,000	1,371,000	4,921,000
AR15	- Pavilion: Multipurpose Rectangular Fields	ITEM	3,103,800	1,198,000	4,301,800
AR16	- Criterium Track - TBC	ITEM	1,177,400	455,000	1,632,400
AR17	- Carparking (Included above)	NOTE			-
OS06	East Wollert AOS				
AR18	- District Level Aquatic Centre & Gymnasium	ITEM	31,720,000	12,244,000	43,964,000
OS07	East Wollert AOS				
AR19	- District Playground - TBC	ITEM			250,000
AR20	- Skate & BMX	ITEM	1,818,000	702,000	2,520,000
AR21	- Multipurpose Pavilion	ITEM	1,403,600	541,000	1,944,600
	- Outdoor Event Space (500m2 open space) - TBC	ITEM			400,000
AOS	TOTAL OF ACTIVE OPEN SPACE / ACTIVE RECREATION FACILITIES (Excl GST) (Fixed Price Contract - Jan 2015)				124,990,100



PROWSE QUANTITY SURVEYORS PTY LTD
ABN 83 097 049 548 ACN 097 049 548

**WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
AR01 - AOS: Soccer Pitches**

DATE 17/12/2014

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Page 2

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR01 - AOS: Soccer Pitches				
	Soccer pitches (108x72m) - high std	No	1	320,000	320,000
	- E/O for synthetic surface	No	1	470,000	470,000
	Training lights (1 No pitches) - high std (100 Lux)	No	1	160,000	160,000
	<i>Including the following:</i>				
	- 4m run off				
	- Perimeter fencing (1.2m h)				
	- Goals & nets				
	- Interchange shelters				
	- Irrigation system				
	Soccer pitches (108x72m) - basic	No	2	160,000	320,000
	Training lights (1 No pitches) - basic (50 Lux)	No	2	80,000	160,000
	<i>Including the following:</i>				
	- 4m run off				
	- Goals & nets				
	- All-season grass				
	Site Works				
	Site preparation & demolition	ITEM			110,000
	- Allowance for rock excavation	ITEM			90,000
	- Site trimming, benching and cut and fill	M2	80,000	2	160,000
	Roads, footpaths and paved areas	ITEM			70,000
	- Asphalt Carpark (in approx 260 cars)	M2	7,800	110	858,000
	Boundary walls, fences and gates	ITEM			70,000
	Outbuildings and covered ways	ITEM			40,000
	Landscaping and Improvements	M2	44,000	6	264,000
	External Services				
	External stormwater drainage	ITEM			190,000
	External sewer drainage	ITEM			20,000
	External water supply	ITEM			60,000
	External gas reticulation	ITEM			20,000
	External fire protection	ITEM			30,000
	External light & power	ITEM			150,000
	External communications	ITEM			30,000

SUB-TOTAL \$ **3,592,000**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 180,000
PROJECT MANAGEMENT (As Advised)	10.00 %	\$ 377,000
CONTINGENCY (As Advised)	20.00 %	\$ 830,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **4,979,000**
(Fixed Price Contract - Jan 2015)



PROWSE QUANTITY SURVEYORS PTY LTD
ABN 83 097 049 548 ACN 097 049 548

**WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
AR02 - Pavilion: Soccer**

DATE 17/12/2014

GFA 1,244

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Page 3

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR02 - Pavilion: Soccer				
	Change rooms (FECA)	M2	300	2,300	690,000
	Toilets and showers (FECA)	M2	150	2,400	360,000
	Kitchen / canteen (FECA)	M2	40	2,700	108,000
	Externally accessed storage (FECA)	M2	75	1,800	135,000
	Internally accessed storage (FECA)	M2	75	1,800	135,000
	Committee Office / First Aid Room (FECA)	M2	25	2,200	55,000
	Referees Change Rooms (FECA)	M2	40	2,300	92,000
	Public Toilets (FECA)	M2	100	2,400	240,000
	Social Room (FECA)	M2	50	2,200	110,000
	Bin enclosure (FECA)	M2	10	1,800	18,000
	Cleaners Store (FECA)	M2	5	2,600	13,000
	Verandas & Canopy (UCA)	M2	200	750	150,000
	Circulation & Corridors (FECA)	M2	174	2,200	382,800
	Site Works				
	Site preparation & demolition	ITEM			100,000
	- Allowance for rock excavation	ITEM			90,000
	Roads, footpaths and paved areas	ITEM			25,000
	Boundary walls, fences and gates	ITEM			25,000
	Outbuildings and covered ways	ITEM			12,000
	Landscaping and Improvements	ITEM			75,000
	External Services				
	External stormwater drainage	ITEM			93,000
	External sewer drainage	ITEM			48,000
	External water supply	ITEM			23,000
	External gas reticulation	ITEM			20,000
	External fire protection	ITEM			20,000
	External light & power	ITEM			70,000
	External communications	ITEM			14,000

SUB-TOTAL \$ **3,103,800**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 155,000
PROJECT MANAGEMENT (As Advised)	10.00 %	\$ 326,000
CONTINGENCY (As Advised)	20.00 %	\$ 717,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **4,301,800**
(Fixed Price Contract - Jan 2015)

WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
AR03 - AOS: AFL / Cricket Ovals & Netball Courts

DATE 17/12/2014

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Page 4

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
AR03 - AOS: AFL / Cricket Ovals & Netball Courts					
	Football Ovals (173x143m) - high std	NO	1	670,000	670,000
	Training lights (1 No ovals) - high std (100 Lux)	NO	1	240,000	240,000
	Football / Cricket Ovals (173x143m) - Basic	NO	1	410,000	410,000
	Training lights (1 No ovals) - Basic (50 Lux)	NO	1	120,000	120,000
	- 4m run off				
	- Goals & perimeter fencing (1.2m h)				
	- Central cricket pitch (all-weather surface)				
	- Interchange shelters				
	- Cricket practice training nets				
	- Irrigation system				
	- Council approved turf				
	Netball courts (Per Court), incl goal ring posts	NO	4	70,000	280,000
	- Playing lights (Per Court) (50 Lux)	NO	4	25,000	100,000
Site Works					
	Site preparation & demolition	ITEM			150,000
	- Allowance for rock excavation	ITEM			110,000
	- Site trimming, benching and cut and fill	M2	100,000	2	200,000
	Roads, footpaths and paved areas	ITEM			90,000
	- Asphalt Carpark (in approx 180 cars)	M2	5,400	110	594,000
	Boundary walls, fences and gates	ITEM			90,000
	Outbuildings and covered ways	ITEM			50,000
	Landscaping and Improvements	M2	55,000	6	330,000
External Services					
	External stormwater drainage	ITEM			210,000
	External sewer drainage	ITEM			20,000
	External water supply	ITEM			70,000
	External gas reticulation	ITEM			20,000
	External fire protection	ITEM			30,000
	External light & power	ITEM			170,000
	External communications	ITEM			30,000

SUB-TOTAL \$ 3,984,000

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 199,000
PROJECT MANAGEMENT (As Advised)	10.00 %	\$ 418,000
CONTINGENCY (As Advised)	20.00 %	\$ 920,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ 5,521,000
(Fixed Price Contract - Jan 2015)

WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
AR04 - Pavilion: AFL/Cricket & Netball

DATE 17/12/2014
GFA 1,160

REF 9929/B
Page 5

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
AR04 - Pavilion: AFL/Cricket & Netball					
	Change rooms (FECA)	M2	230	2,300	529,000
	Toilets and showers (FECA)	M2	150	2,400	360,000
	Kitchen / canteen (FECA)	M2	40	2,700	108,000
	Externally accessed storage (FECA)	M2	75	1,800	135,000
	Internally accessed storage (FECA)	M2	75	1,800	135,000
	Committee Office / First Aid Room (FECA)	M2	25	2,200	55,000
	Referees Change Rooms (FECA)	M2	40	2,300	92,000
	Public Toilets (FECA)	M2	100	2,400	240,000
	Social Room (FECA)	M2	50	2,200	110,000
	Bin enclosure (FECA)	M2	10	1,800	18,000
	Cleaners Store (FECA)	M2	5	2,600	13,000
	Verandas & Canopy (UCA)	M2	200	750	150,000
	Circulation & Corridors (FECA)	M2	160	2,200	352,000
Site Works					
	Site preparation & demolition	ITEM			92,000
	- Allowance for rock excavation	ITEM			90,000
	Roads, footpaths and paved areas	ITEM			23,000
	Boundary walls, fences and gates	ITEM			23,000
	Outbuildings and covered ways	ITEM			11,000
	Landscaping and Improvements	ITEM			69,000
External Services					
	External stormwater drainage	ITEM			86,000
	External sewer drainage	ITEM			44,000
	External water supply	ITEM			21,000
	External gas reticulation	ITEM			18,000
	External fire protection	ITEM			18,000
	External light & power	ITEM			65,000
	External communications	ITEM			13,000

SUB-TOTAL \$ 2,870,000

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 144,000
PROJECT MANAGEMENT (As Advised)	10.00 %	\$ 301,000
CONTINGENCY (As Advised)	20.00 %	\$ 663,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ 3,978,000
(Fixed Price Contract - Jan 2015)



PROWSE QUANTITY SURVEYORS PTY LTD
ABN 83 097 049 548 ACN 097 049 548

WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
AR05 - AOS: Soccer Pitches

DATE 17/12/2014

REF 9929/B
Page 6

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR05 - AOS: Soccer Pitches				
	Soccer pitches (108x72m) - high std	No	1	320,000	320,000
	- E/O for synthetic surface	No	1	470,000	470,000
	Training lights (1 No pitches) - high std (100 Lux)	No	1	160,000	160,000
	<i>Including the following:</i>				
	- 4m run off				
	- Perimeter fencing (1.2m h)				
	- Goals & nets				
	- Interchange shelters				
	- Irrigation system				
	Soccer pitches (108x72m) - basic	No	2	160,000	320,000
	Training lights (1 No pitches) - basic (50 Lux)	No	2	80,000	160,000
	<i>Including the following:</i>				
	- 4m run off				
	- Goals & nets				
	- All-season grass				
	Site Works				
	Site preparation & demolition	ITEM			110,000
	- Allowance for rock excavation	ITEM			90,000
	- Site trimming, benching and cut and fill	M2	80,000	2	160,000
	Roads, footpaths and paved areas	ITEM			70,000
	- Asphalt Carpark (in approx 260 cars)	M2	7,800	110	858,000
	Boundary walls, fences and gates	ITEM			70,000
	Outbuildings and covered ways	ITEM			40,000
	Landscaping and Improvements	M2	44,000	6	264,000
	External Services				
	External stormwater drainage	ITEM			190,000
	External sewer drainage	ITEM			20,000
	External water supply	ITEM			60,000
	External gas reticulation	ITEM			20,000
	External fire protection	ITEM			30,000
	External light & power	ITEM			150,000
	External communications	ITEM			30,000

SUB-TOTAL \$ **3,592,000**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 180,000
PROJECT MANAGEMENT (As Advised)	10.00 %	\$ 377,000
CONTINGENCY (As Advised)	20.00 %	\$ 830,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **4,979,000**

(Fixed Price Contract - Jan 2015)



PROWSE QUANTITY SURVEYORS PTY LTD
ABN 83 097 049 548 ACN 097 049 548

WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
AR06 - Pavilion: Soccer

DATE 17/12/2014

GFA 1,244

REF 9929/B
Page 7

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR06 - Pavilion: Soccer				
	Change rooms (FECA)	M2	300	2,300	690,000
	Toilets and showers (FECA)	M2	150	2,400	360,000
	Kitchen / canteen (FECA)	M2	40	2,700	108,000
	Externally accessed storage (FECA)	M2	75	1,800	135,000
	Internally accessed storage (FECA)	M2	75	1,800	135,000
	Committee Office / First Aid Room (FECA)	M2	25	2,200	55,000
	Referees Change Rooms (FECA)	M2	40	2,300	92,000
	Public Toilets (FECA)	M2	100	2,400	240,000
	Social Room (FECA)	M2	50	2,200	110,000
	Bin enclosure (FECA)	M2	10	1,800	18,000
	Cleaners Store (FECA)	M2	5	2,600	13,000
	Verandas & Canopy (UCA)	M2	200	750	150,000
	Circulation & Corridors (FECA)	M2	174	2,200	382,800
	Site Works				
	Site preparation & demolition	ITEM			100,000
	- Allowance for rock excavation	ITEM			90,000
	Roads, footpaths and paved areas	ITEM			25,000
	Boundary walls, fences and gates	ITEM			25,000
	Outbuildings and covered ways	ITEM			12,000
	Landscaping and Improvements	ITEM			75,000
	External Services				
	External stormwater drainage	ITEM			93,000
	External sewer drainage	ITEM			48,000
	External water supply	ITEM			23,000
	External gas reticulation	ITEM			20,000
	External fire protection	ITEM			20,000
	External light & power	ITEM			70,000
	External communications	ITEM			14,000

SUB-TOTAL \$ **3,103,800**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 155,000
PROJECT MANAGEMENT (As Advised)	10.00 %	\$ 326,000
CONTINGENCY (As Advised)	20.00 %	\$ 717,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **4,301,800**

(Fixed Price Contract - Jan 2015)

WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
AR07 - AOS: AFL / Cricket Ovals & Netball Courts

DATE 17/12/2014

REF 9929/B
Page 8

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
AR07 - AOS: AFL / Cricket Ovals & Netball Courts					
	Football Ovals (173x143m) - high std	NO	1	670,000	670,000
	Training lights (1 No ovals) - high std (100 Lux)	NO	1	240,000	240,000
	Football / Cricket Ovals (173x143m) - Basic	NO	1	410,000	410,000
	Training lights (1 No ovals) - Basic (50 Lux)	NO	1	120,000	120,000
	- 4m run off				
	- Goals & perimeter fencing (1.2m h)				
	- Central cricket pitch (all-weather surface)				
	- Interchange shelters				
	- Cricket practice training nets				
	- Irrigation system				
	- Council approved turf				
	Netball courts (Per Court), incl goal ring posts	NO	4	70,000	280,000
	- Playing lights (Per Court) (50 Lux)	NO	4	25,000	100,000
Site Works					
	Site preparation & demolition	ITEM			150,000
	- Allowance for rock excavation	ITEM			110,000
	- Site trimming, benching and cut and fill	M2	80,000	2	160,000
	Roads, footpaths and paved areas	ITEM			90,000
	- Asphalt Carpark (in approx 180 cars)	M2	5,400	110	594,000
	Boundary walls, fences and gates	ITEM			90,000
	Outbuildings and covered ways	ITEM			50,000
	Landscaping and Improvements	M2	44,000	6	264,000
External Services					
	External stormwater drainage	ITEM			200,000
	External sewer drainage	ITEM			20,000
	External water supply	ITEM			70,000
	External gas reticulation	ITEM			20,000
	External fire protection	ITEM			30,000
	External light & power	ITEM			170,000
	External communications	ITEM			30,000

SUB-TOTAL \$ 3,868,000

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 193,000
PROJECT MANAGEMENT (As Advised)	10.00 %	\$ 406,000
CONTINGENCY (As Advised)	20.00 %	\$ 893,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ 5,360,000
(Fixed Price Contract - Jan 2015)

WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
AR08 - Pavilion: AFL/Cricket & Netball

DATE 17/12/2014
GFA 1,160

REF 9929/B
Page 9

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
AR08 - Pavilion: AFL/Cricket & Netball					
	Change rooms (FECA)	M2	230	2,300	529,000
	Toilets and showers (FECA)	M2	150	2,400	360,000
	Kitchen / canteen (FECA)	M2	40	2,700	108,000
	Externally accessed storage (FECA)	M2	75	1,800	135,000
	Internally accessed storage (FECA)	M2	75	1,800	135,000
	Committee Office / First Aid Room (FECA)	M2	25	2,200	55,000
	Referees Change Rooms (FECA)	M2	40	2,300	92,000
	Public Toilets (FECA)	M2	100	2,400	240,000
	Social Room (FECA)	M2	50	2,200	110,000
	Bin enclosure (FECA)	M2	10	1,800	18,000
	Cleaners Store (FECA)	M2	5	2,600	13,000
	Verandas & Canopy (UCA)	M2	200	750	150,000
	Circulation & Corridors (FECA)	M2	160	2,200	352,000
Site Works					
	Site preparation & demolition	ITEM			92,000
	- Allowance for rock excavation	ITEM			90,000
	Roads, footpaths and paved areas	ITEM			23,000
	Boundary walls, fences and gates	ITEM			23,000
	Outbuildings and covered ways	ITEM			11,000
	Landscaping and Improvements	ITEM			69,000
External Services					
	External stormwater drainage	ITEM			86,000
	External sewer drainage	ITEM			44,000
	External water supply	ITEM			21,000
	External gas reticulation	ITEM			18,000
	External fire protection	ITEM			18,000
	External light & power	ITEM			65,000
	External communications	ITEM			13,000

SUB-TOTAL \$ 2,870,000

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 144,000
PROJECT MANAGEMENT (As Advised)	10.00 %	\$ 301,000
CONTINGENCY (As Advised)	20.00 %	\$ 663,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ 3,978,000
(Fixed Price Contract - Jan 2015)



PROWSE QUANTITY SURVEYORS PTY LTD
ABN 83 097 049 548 ACN 097 049 548

WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
AR09 - Multipurpose Recreation Centre

DATE 17/12/2014
GFA 5,834
REF 9929/B
Page 10

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
AR09 - Multipurpose Recreation Centre					
	Multipurpose courts	(FECA) M2	3,800	1,500	5,700,000
	Foyer/kiosk/canteen/ reception	(FECA) M2	230	2,200	506,000
	Toilet	(FECA) M2	100	2,400	240,000
	Change rooms	(FECA) M2	120	2,300	276,000
	Referee Change Rooms	(FECA) M2	30	2,300	69,000
	Multipurpose room	(FECA) M2	100	2,200	220,000
	Store rooms	(FECA) M2	150	1,800	270,000
	First aid room	(FECA) M2	15	2,200	33,000
	Building Services	(FECA) M2	150	2,000	300,000
	Canopy	(UCA) M2	200	750	150,000
	Circulation & Corridors	(FECA) M2	939	2,200	2,065,800
Site Works					
	Site preparation & demolition	ITEM			390,000
	- Allowance for rock excavation	ITEM			370,000
	- Site trimming, benching and cut and fill	M2	20,000	2	40,000
	Roads, footpaths and paved areas	ITEM			200,000
	- Asphalt Carpark (in approx 200 cars)	M2	6,000	110	660,000
	Boundary walls, fences and gates	ITEM			100,000
	Outbuildings and covered ways	ITEM			50,000
	Landscaping and Improvements	M2	11,000	6	66,000
External Services					
	External stormwater drainage	ITEM			390,000
	External sewer drainage	ITEM			200,000
	External water supply	ITEM			90,000
	External gas reticulation	ITEM			80,000
	External fire protection	ITEM			80,000
	External light & power	ITEM			290,000
	External communications	ITEM			60,000

SUB-TOTAL \$ **12,895,800**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 645,000
PROJECT MANAGEMENT (As Advised)	10.00 %	\$ 1,354,000
CONTINGENCY (As Advised)	20.00 %	\$ 2,979,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **17,873,800**

(Fixed Price Contract - Jan 2015)



PROWSE QUANTITY SURVEYORS PTY LTD
ABN 83 097 049 548 ACN 097 049 548

WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
AR10 - AOS: Tennis Courts

DATE 17/12/2014
REF 9929/B
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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
AR10 - AOS: Tennis Courts					
	Tennis Court - Synthetic surface (In 6 no.)	M2	3,250	130	422,500
	- Playing field fencing (3.6m high)	M	300	180	54,000
	- Bench seats & shelters	NO	6	2,500	15,000
	- Lighting (50 Lux)	NO	6	20,000	120,000
Site Works					
	Site preparation & demolition	ITEM			50,000
	- Allowance for rock excavation	ITEM			40,000
	- Site trimming, benching and cut and fill	M2	10,000	2	20,000
	Roads, footpaths and paved areas	ITEM			30,000
	- Asphalt Carpark (in approx 140 cars)	M2	4,200	110	462,000
	Boundary walls, fences and gates	ITEM			30,000
	Outbuildings and covered ways	ITEM			20,000
	Landscaping and Improvements	M2	5,500	6	33,000
External Services					
	External stormwater drainage	ITEM			80,000
	External sewer drainage	ITEM			10,000
	External water supply	ITEM			30,000
	External gas reticulation	ITEM			10,000
	External fire protection	ITEM			10,000
	External light & power	ITEM			60,000
	External communications	ITEM			10,000

SUB-TOTAL \$ **1,506,500**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 75,000
PROJECT MANAGEMENT (As Advised)	10.00 %	\$ 158,000
CONTINGENCY (As Advised)	20.00 %	\$ 348,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **2,087,500**

(Fixed Price Contract - Jan 2015)

WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
AR11 - Pavilion: Tennis

DATE 17/12/2014
GFA 568

REF 9929/B
Page 12

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR11 - Pavilion: Tennis				
	Change rooms (FECA)	M2	100	2,300	230,000
	Toilets and showers (FECA)	M2	50	2,400	120,000
	Kitchen / canteen (FECA)	M2	20	2,700	54,000
	Externally accessed storage (FECA)	M2	25	1,800	45,000
	Internally accessed storage (FECA)	M2	25	1,800	45,000
	Committee Office / First Aid Room (FECA)	M2	25	2,200	55,000
	Referees Change Rooms (FECA)	M2	20	2,300	46,000
	Public Toilets (FECA)	M2	60	2,400	144,000
	Social Room (FECA)	M2	50	2,200	110,000
	Bin enclosure (FECA)	M2	10	1,800	18,000
	Cleaners Store (FECA)	M2	5	2,600	13,000
	Verandas & Canopy (UCA)	M2	100	750	75,000
	Circulation & Corridors (FECA)	M2	78	2,200	171,600
	Site Works				
	Site preparation & demolition	ITEM			45,000
	- Allowance for rock excavation	ITEM			40,000
	Roads, footpaths and paved areas	ITEM			11,000
	Boundary walls, fences and gates	ITEM			11,000
	Outbuildings and covered ways	ITEM			6,000
	Landscaping and Improvements	ITEM			34,000
	External Services				
	External stormwater drainage	ITEM			42,000
	External sewer drainage	ITEM			22,000
	External water supply	ITEM			10,000
	External gas reticulation	ITEM			9,000
	External fire protection	ITEM			9,000
	External light & power	ITEM			32,000
	External communications	ITEM			6,000

SUB-TOTAL \$ 1,403,600

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 70,000
PROJECT MANAGEMENT (As Advised)	10.00 %	\$ 147,000
CONTINGENCY (As Advised)	20.00 %	\$ 324,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ 1,944,600
(Fixed Price Contract - Jan 2015)

WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
AR12 - AOS: Outdoor Netball

DATE 17/12/2014

REF 9929/B
Page 13

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR12 - AOS: Outdoor Netball				
	Netball courts (Per Court), incl goal ring posts	NO	8	70,000	560,000
	- Playing lights (Per Court) (50 Lux)	NO	8	25,000	200,000
	Site Works				
	Site preparation & demolition	ITEM			60,000
	- Allowance for rock excavation	ITEM			50,000
	- Site trimming, benching and cut and fill	M2	20,000	2	40,000
	Roads, footpaths and paved areas	ITEM			40,000
	- Asphalt Carpark (in approx 140 cars)	M2	4,200	110	462,000
	Boundary walls, fences and gates	ITEM			40,000
	Outbuildings and covered ways	ITEM			20,000
	Landscaping and Improvements	M2	11,000	6	66,000
	External Services				
	External stormwater drainage	ITEM			90,000
	External sewer drainage	ITEM			10,000
	External water supply	ITEM			30,000
	External gas reticulation	ITEM			10,000
	External fire protection	ITEM			20,000
	External light & power	ITEM			80,000
	External communications	ITEM			20,000

SUB-TOTAL \$ 1,798,000

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 90,000
PROJECT MANAGEMENT (As Advised)	10.00 %	\$ 189,000
CONTINGENCY (As Advised)	20.00 %	\$ 415,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ 2,492,000
(Fixed Price Contract - Jan 2015)



PROWSE QUANTITY SURVEYORS PTY LTD
ABN 83 097 049 548 ACN 097 049 548

WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
AR13 - Pavilion: Netball

DATE 17/12/2014
GFA 904
REF 9929/B
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ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR13 - Pavilion: Netball				
	Change rooms (FECA) M2	200	2,300	460,000	
	Toilets and showers (FECA) M2	100	2,400	240,000	
	Kitchen / canteen (FECA) M2	40	2,700	108,000	
	Externally accessed storage (FECA) M2	50	1,800	90,000	
	Internally accessed storage (FECA) M2	50	1,800	90,000	
	Committee Office / First Aid Room (FECA) M2	25	2,200	55,000	
	Referees Change Rooms (FECA) M2	40	2,300	92,000	
	Public Toilets (FECA) M2	100	2,400	240,000	
	Social Room (FECA) M2	50	2,200	110,000	
	Bin enclosure (FECA) M2	10	1,800	18,000	
	Cleaners Store (FECA) M2	5	2,600	13,000	
	Verandas & Canopy (UCA) M2	100	750	75,000	
	Circulation & Corridors (FECA) M2	134	2,200	294,800	
	Site Works				
	Site preparation & demolition ITEM			75,000	
	- Allowance for rock excavation ITEM			70,000	
	Roads, footpaths and paved areas ITEM			19,000	
	Boundary walls, fences and gates ITEM			19,000	
	Outbuildings and covered ways ITEM			9,000	
	Landscaping and improvements ITEM			57,000	
	External Services				
	External stormwater drainage ITEM			70,000	
	External sewer drainage ITEM			36,000	
	External water supply ITEM			17,000	
	External gas reticulation ITEM			15,000	
	External fire protection ITEM			15,000	
	External light & power ITEM			53,000	
	External communications ITEM			11,000	

SUB-TOTAL \$ 2,351,800

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 118,000
PROJECT MANAGEMENT (As Advised)	10.00 %	\$ 247,000
CONTINGENCY (As Advised)	20.00 %	\$ 543,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ 3,259,800

(Fixed Price Contract - Jan 2015)



PROWSE QUANTITY SURVEYORS PTY LTD
ABN 83 097 049 548 ACN 097 049 548

WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
AR14 - AOS: Multipurpose Rectangular Fields

DATE 17/12/2014
REF 9929/B
Page 15

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR14 - AOS: Multipurpose Rectangular Fields				
	Multipurpose Rectangular Field (156x81m) - high std	No	1	520,000	520,000
	- E/O for synthetic surface	No	1	760,000	760,000
	Including the following:				
	- 4m run off				
	- Perimeter fencing (1.2m h)				
	- Interchange shelters				
	- Irrigation system				
	Multipurpose Rectangular Field (156x81m) - basic	No	2	260,000	520,000
	Including the following:				
	- 4m run off				
	- All-season grass				
	Site Works				
	Site preparation & demolition ITEM				140,000
	- Allowance for rock excavation ITEM				110,000
	- Site trimming, benching and cut and fill M2	60,000	2	120,000	
	Roads, footpaths and paved areas ITEM				90,000
	- Asphalt Carpark (in approx 140 cars) M2	4,200	110	462,000	
	Boundary walls, fences and gates ITEM				90,000
	Outbuildings and covered ways ITEM				50,000
	Landscaping and improvements M2	33,000	6	198,000	
	External Services				
	External stormwater drainage ITEM				180,000
	External sewer drainage ITEM				20,000
	External water supply ITEM				60,000
	External gas reticulation ITEM				20,000
	External fire protection ITEM				30,000
	External light & power ITEM				150,000
	External communications ITEM				30,000

SUB-TOTAL \$ 3,550,000

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 178,000
PROJECT MANAGEMENT (As Advised)	10.00 %	\$ 373,000
CONTINGENCY (As Advised)	20.00 %	\$ 820,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ 4,921,000

(Fixed Price Contract - Jan 2015)

WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
AR15 - Pavilion: Multipurpose Rectangular Fields - Shared Use Pavilion

DATE 17/12/2014
GFA 1,244

REF 9929/B
Page 16

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
AR15 - Pavilion: Multipurpose Rectangular Fields - Shared Use Pavilion					
	Change rooms (FECA)	M2	300	2,300	690,000
	Toilets and showers (FECA)	M2	150	2,400	360,000
	Kitchen / canteen (FECA)	M2	40	2,700	108,000
	Externally accessed storage (FECA)	M2	75	1,800	135,000
	Internally accessed storage (FECA)	M2	75	1,800	135,000
	Committee Office / First Aid Room (FECA)	M2	25	2,200	55,000
	Referees Change Rooms (FECA)	M2	40	2,300	92,000
	Public Toilets (FECA)	M2	100	2,400	240,000
	Social Room (FECA)	M2	50	2,200	110,000
	Bin enclosure (FECA)	M2	10	1,800	18,000
	Cleaners Store (FECA)	M2	5	2,600	13,000
	Verandas & Canopy (UCA)	M2	200	750	150,000
	Circulation & Corridors (FECA)	M2	174	2,200	382,800
Site Works					
	Site preparation & demolition	ITEM			100,000
	- Allowance for rock excavation	ITEM			90,000
	Roads, footpaths and paved areas	ITEM			25,000
	Boundary walls, fences and gates	ITEM			25,000
	Outbuildings and covered ways	ITEM			12,000
	Landscaping and Improvements	ITEM			75,000
External Services					
	External stormwater drainage	ITEM			93,000
	External sewer drainage	ITEM			48,000
	External water supply	ITEM			23,000
	External gas reticulation	ITEM			20,000
	External fire protection	ITEM			20,000
	External light & power	ITEM			70,000
	External communications	ITEM			14,000

SUB-TOTAL \$ 3,103,800

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 155,000
PROJECT MANAGEMENT (As Advised)	10.00 %	\$ 326,000
CONTINGENCY (As Advised)	20.00 %	\$ 717,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ 4,301,800
(Fixed Price Contract - Jan 2015)

WOLLERT PRECINCT STRUCTURE PLAN
DEVELOPER CONTRIBUTION PLAN COSTING
AR16 - AOS: Criterium Track (Track only)

DATE 17/12/2014

REF 9929/B
Page 17

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
AR16 - AOS: Criterium Track (Track only)					
	Criterium tracks (6m wide) - 2.2km as advised	M2	13,200	45	594,000
	Criterium tracks (8m wide) - 0.2km as advised	M2	1,600	45	72,000
	- Extra over for miscellaneous works	ITEM			60,000
	Pavilion (Not required)	ITEM			-
	Viewing Area (Not required)	ITEM			-
	Velodrome (Not required)	ITEM			-
Site Works					
	Site preparation & demolition	ITEM			60,000
	- Allowance for rock excavation	ITEM			40,000
	- Site trimming, benching and cut and fill	M2	20,700	2	41,400
	Roads, footpaths and paved areas	ITEM			40,000
	- Asphalt Carpark (Not required)	ITEM			-
	Boundary walls, fences and gates	ITEM			40,000
	Outbuildings and covered ways	ITEM			20,000
	Landscaping and Improvements	ITEM			40,000
External Services					
	External stormwater drainage	ITEM			60,000
	External sewer drainage	ITEM			10,000
	External water supply	ITEM			20,000
	External gas reticulation	ITEM			10,000
	External fire protection	ITEM			10,000
	External light & power	ITEM			50,000
	External communications	ITEM			10,000

SUB-TOTAL \$ 1,177,400

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 59,000
PROJECT MANAGEMENT (As Advised)	10.00 %	\$ 124,000
CONTINGENCY (As Advised)	20.00 %	\$ 272,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ 1,632,400
(Fixed Price Contract - Jan 2015)



PROWSE QUANTITY SURVEYORS PTY LTD

ABN 83 097 049 548 ACN 097 049 548

WOLLERT PRECINCT STRUCTURE PLAN		DATE	17/12/2014
DEVELOPER CONTRIBUTION PLAN COSTING		GFA	7,650
AR18 - District Level Aquatic Centre & Gymnasium		REF	9929/B
		Page	18

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR18 - District Level Aquatic Centre & Gymnasium				
	Main pool hall (FECA)	M2	3,200	2,700	8,640,000
	- Main pool				
	- Warm water program pool				
	- Aquatic education pool				
	- Internal leisure water				
	- Outdoor leisure water				
	- E/O for pool equipment & fitout	ITEM			6,000,000
	Spa & sauna (FECA)	M2	150	3,200	480,000
	Gymnasium (FECA)	M2	600	2,300	1,380,000
	Group fitness room (FECA)	M2	300	2,300	690,000
	Program room (FECA)	M2	200	2,300	460,000
	Occasional care/program room (FECA)	M2	200	2,300	460,000
	Change room & toilet (FECA)	M2	650	2,400	1,560,000
	Plant room (FECA)	M2	250	1,800	450,000
	Café (FECA)	M2	200	2,600	520,000
	Reception (FECA)	M2	150	2,200	330,000
	Management office (FECA)	M2	250	2,200	550,000
	Canopy (UCA)	M2	300	750	225,000
	Circulation & Corridors (FECA)	M2	1,200	2,200	2,640,000
	Site Works				
	Site preparation & demolition	ITEM			980,000
	- Allowance for rock excavation	ITEM			930,000
	- Site trimming, benching and cut and fill	M2	60,000	2	120,000
	Roads, footpaths and paved areas	ITEM			490,000
	- Asphalt Carpark (in Approx 350 Cars)	M2	10,500	110	1,155,000
	Boundary walls, fences and gates	ITEM			240,000
	Outbuildings and covered ways	ITEM			120,000
	Landscaping and Improvements	ITEM			370,000
	External Services				
	External stormwater drainage	ITEM			950,000
	External sewer drainage	ITEM			490,000
	External water supply	ITEM			230,000
	External gas reticulation	ITEM			200,000
	External fire protection	ITEM			200,000
	External light & power	ITEM			720,000
	External communications	ITEM			140,000

SUB-TOTAL \$ **31,720,000**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 1,586,000
PROJECT MANAGEMENT (As Advised)	10.00 %	\$ 3,331,000
CONTINGENCY (As Advised)	20.00 %	\$ 7,327,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **43,964,000**

(Fixed Price Contract - Jan 2015)



PROWSE QUANTITY SURVEYORS PTY LTD

ABN 83 097 049 548 ACN 097 049 548

WOLLERT PRECINCT STRUCTURE PLAN		DATE	17/12/2014
DEVELOPER CONTRIBUTION PLAN COSTING			
AR20 - Skate & BMX		REF	9929/B
		Page	19

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR20 - Skate & BMX				
	Skate & BMX park, including ramps etc (OPEN)	M2	1,500	650	975,000
	- Lighting (50 Lux)	ITEM			80,000
	Site Works				
	Site preparation & demolition	ITEM			80,000
	- Allowance for rock excavation	ITEM			60,000
	- Site trimming, benching and cut and fill	M2	4,000	2	8,000
	Roads, footpaths and paved areas	ITEM			50,000
	- Asphalt Carpark (in approx 50 cars)	M2	1,500	110	165,000
	Boundary walls, fences and gates	ITEM			50,000
	Outbuildings and covered ways	ITEM			30,000
	Landscaping and Improvements	ITEM			60,000
	External Services				
	External stormwater drainage	ITEM			90,000
	External sewer drainage	ITEM			10,000
	External water supply	ITEM			30,000
	External gas reticulation	ITEM			10,000
	External fire protection	ITEM			20,000
	External light & power	ITEM			80,000
	External communications	ITEM			20,000

SUB-TOTAL \$ **1,818,000**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 91,000
PROJECT MANAGEMENT (As Advised)	10.00 %	\$ 191,000
CONTINGENCY (As Advised)	20.00 %	\$ 420,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **2,520,000**

(Fixed Price Contract - Jan 2015)



WOLLERT PRECINCT STRUCTURE PLAN
 DEVELOPER CONTRIBUTION PLAN COSTING
 AR21 - Pavilion: Multipurpose (Skate & BMX)

DATE 17/12/2014
 GFA 568
 REF 9929/B
 Page 20

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	AR21 - Pavilion: Multipurpose (Skate & BMX)				
	Change rooms (FECA)	M2	100	2,300	230,000
	Toilets and showers (FECA)	M2	50	2,400	120,000
	Kitchen / canteen (FECA)	M2	20	2,700	54,000
	Externally accessed storage (FECA)	M2	25	1,800	45,000
	Internally accessed storage (FECA)	M2	25	1,800	45,000
	Committee Office / First Aid Room (FECA)	M2	25	2,200	55,000
	Referees Change Rooms (FECA)	M2	20	2,300	46,000
	Public Toilets (FECA)	M2	60	2,400	144,000
	Social Room (FECA)	M2	50	2,200	110,000
	Bin enclosure (FECA)	M2	10	1,800	18,000
	Cleaners Store (FECA)	M2	5	2,600	13,000
	Verandas & Canopy (UCA)	M2	100	750	75,000
	Circulation & Corridors (FECA)	M2	78	2,200	171,600
	Site Works				
	Site preparation & demolition	ITEM			45,000
	- Allowance for rock excavation	ITEM			40,000
	Roads, footpaths and paved areas	ITEM			11,000
	Boundary walls, fences and gates	ITEM			11,000
	Outbuildings and covered ways	ITEM			6,000
	Landscaping and Improvements	ITEM			34,000
	External Services				
	External stormwater drainage	ITEM			42,000
	External sewer drainage	ITEM			22,000
	External water supply	ITEM			10,000
	External gas reticulation	ITEM			9,000
	External fire protection	ITEM			9,000
	External light & power	ITEM			32,000
	External communications	ITEM			6,000

SUB-TOTAL \$ 1,403,600

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN FEES (As Advised)	5.00 %	\$ 70,000
PROJECT MANAGEMENT (As Advised)	10.00 %	\$ 147,000
CONTINGENCY (As Advised)	20.00 %	\$ 324,000
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **1,944,600**

(Fixed Price Contract - Jan 2015)