



**Bannockburn South East Precinct
Community Infrastructure Design
Bannockburn VIC**

**Cost Plan A - Draft
Revision B
Masterplan**

EXECUTIVE SUMMARY

Bannockburn South East Precinct Community Infrastructure Design Bannockburn VIC

7 March 2025

Cost Plan A - Draft
Revision B
Masterplan

BUILDING AREAS	AREA (m2)
Fully Enclosed Covered Areas (FECA)	m ²
Unenclosed Covered Areas (UCA)	m ²
Gross Floor Areas (GFA) (FECA + UCA)	m ²

INTRODUCTION

The Cost Plan is based on Masterplan documents from Taylors Development Strategists.

DOCUMENTS

This Cost Plan is based on the following documents provided by Taylors Development Strategists.

Architectural drawings dated 25/02/2025

TOTAL CONSTRUCTION COST ESTIMATE

The current anticipated Total End Cost is:

Sports Reserve 1	\$21,437,900
Sports Reserve 2	\$23,417,900
Sports Reserve 3	\$33,057,200
Indoor Recreation Centre	\$18,345,800
Community Facility 1	\$18,718,700
Community Facility 2	\$13,509,100
Community Facility 3	\$13,507,670
Total End Cost	\$141,994,270

Note:

The Cost Plan is based on preliminary information and therefore should be regarded as indicative only of the possible order of cost.

The cost of various components of the Cost Plan could vary significantly depending on the final design, materials selection and quality of the proposed building works.

We recommend that a detailed Cost Plan be prepared at Schematic Design stage to verify the anticipated total cost.

Refer to the attached Cost Plan A - Draft for details.

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Fully Enclosed Covered Areas (FECA)	m ²
Unenclosed Covered Areas (UCA)	m ²
Gross Floor Areas (GFA) (FECA + UCA)	m ²

INCLUSIONS

The Cost Plan includes allowances for the following:

- Preliminaries
- Overheads and Profit
- Building works
- External works
- External Services
- Demolition
- Hard Landscaping
- Soft Landscaping
- GST
- Design contingencies
- Construction contingencies
- Design Consultants' fees
- Site and services infrastructure upgrades
- Automation, IT, AV and communications equipment
- Supply authority and headworks charges
- FF&E including loose furniture, window dressings & equipment etc
- Cost escalation up to completion of construction March, 2029
- Project management fees
- Building Permit, Council and sundry fees
- Competitive Tendering
- Locality allowance

EXCLUSIONS

The Cost Plan excludes the following:

- Cost escalation after March, 2029
- Staging costs
- Procurement method costs
- Environmentally sustainable design initiatives
- Disbursements
- Management support costs
- Decanting, relocation and temporary accommodation
- Rainwater harvesting
- Solar PV System
- Asbestos removal
- Rock excavation
- Site decontamination
- Adverse ground conditions
- Out of hours works

SPORTS RESERVE 1

7 March 2025

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BUILDING AREAS		AREA (m2)
Fully Enclosed Covered Areas (FECA)		1034 m ²
Unenclosed Covered Areas (UCA)		m ²
Gross Floor Areas (GFA) (FECA + UCA)		1034 m ²

COST PLAN SUMMARY			
CONSTRUCTION AREA SUMMARY			
Fully Enclosed Covered Area (FECA)		1034 m ²	
Change Rooms (6) including amenities	440 m ²	\$4,200/m ²	1,848,000
Umpire Rooms (6) including amenities	90 m ²	\$4,400/m ²	396,000
Storage	60 m ²	\$3,350/m ²	201,000
Office	30 m ²	\$3,750/m ²	113,000
Canteen/Kitchen (including Dry Store)	50 m ²	\$6,500/m ²	325,000
Cold Store	10 m ²	\$4,300/m ²	43,000
Public Toilets (4 unisex; 1 DDA)	20 m ²	\$6,500/m ²	130,000
First Aid	15 m ²	\$4,100/m ²	62,000
Bar/Servery	25 m ²	\$6,000/m ²	150,000
Club Room	200 m ²	\$3,750/m ²	750,000
Circulation / Ancillary Space (10%)	94 m ²	\$3,350/m ²	315,000
Unenclosed Covered Area (UCA)		m ²	
Unenclosed Covered Area	m ²		0
External Areas		67666 m ²	
Oval (AFL/Cricket/Soccer - Large)	22000 m ²	\$80/m ²	1,760,000
Soccer Field	8500 m ²	\$95/m ²	808,000
Carpark	2880 m ²	\$250/m ²	720,000
Covered Spectator Area	80 m ²	\$1,500/m ²	120,000
Pedestrian Path Networks/Hardstand	1000 m ²	\$110/m ²	110,000
Internal Access Roads	1350 m ²	\$180/m ²	243,000
Landscaping	31856 m ²	\$40/m ²	1,275,000
Ancillary Items			
Cricket Pitch (turf)	1 No	\$25,000	25,000
Practice Nets (2 lanes)	1 No	\$50,000	50,000
Goals (AFL)	2 No	\$15,000	30,000
Lighting	6 No	\$25,000	150,000
Signage	15 No	\$1,000	15,000
Site Boundary Fencing	1000 m	\$100	100,000
Driveway Crossing	1 No	\$10,000	10,000
Utility Service Connection	1 No	\$40,000	40,000
Drainage	1 No	\$50,000	50,000
Interchange Shelters	5 No	\$15,000	75,000
Furniture	10 No	\$5,000	50,000
Safety Netting	2 No	\$20,000	40,000
Irrigation for Turf Surface	30500 m ²	\$20	610,000
Score Board	2 No	\$20,000	40,000

SPORTS RESERVE 1

7 March 2025

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Fully Enclosed Covered Areas (FECA)		1034 m ²
Unenclosed Covered Areas (UCA)		m ²
Gross Floor Areas (GFA) (FECA + UCA)		1034 m ²

Quantity	\$/m2	Total
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COST PLAN SUMMARY

External Works and Services		
External Works	10.00%	1,066,000
External Services	5.00%	533,000
Site and services infrastructure upgrades	2.50%	293,000
Gross Floor Area (GFA = FECA + UCA)	1034 m²	12,546,000

CONSTRUCTION COST SUMMARY

Total Building Cost	1034 m ²	\$4191/m ²	4,333,000
External Works and Services	1034 m ²	\$7943/m ²	8,213,000

NET CONSTRUCTION COST (NCC) (ex GST) (Mar, 2025)	\$12133.46/m²GFA	12,546,000
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CONTINGENCIES AND ALLOWANCES

Environmentally sustainable design initiatives	5.00%	excluded
Locality allowance	0.50%	63,000
Additional costs for staging of the works		excluded
Additional costs for procurement method		excluded
Design contingency	10.00%	1,255,000
Construction contingency	10.00%	1,255,000

TOTAL CONSTRUCTION COST (TCC) (ex GST) (Mar, 2025)	\$14621.86/m²GFA	15,119,000
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FEES, FFE, IT AND OTHER CLIENT ITEMS

Building Permit, Council and sundry fees	1.00%	151,000
Design Consultants' fees	8.00%	1,210,000
Project Management fees	4.00%	605,000
FF&E including furniture, window dressings & equipment etc	2.50%	378,000
Automation, IT, AV and communications equipment	0.50%	76,000
Supply authority and headworks charges	1.00%	151,000
Disbursements		excluded
Management support costs		excluded
Decanting, relocation and temporary accommodation		excluded

TOTAL PROJECT COST (TPC) (ex GST) (Mar, 2025)	\$17108.32/m²GFA	17,690,000
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ESCALATION AND GST

Cost Escalation				
Escalation rate	3.00%	Market conditions	0.00%	
Up To	Date	Months	%/Year	Weighting
Tender	Mar, 27	24	3.50%	100%
Completion	Mar, 29	24	3.50%	70%
Goods and services tax			10.00%	1,948,900
NET CONSTRUCTION COST (NCC) (Inc GST) (Mar, 2025)			\$20732.98/m²GFA	21,437,900

TOTAL END COST (TEC) (Mar, 2029)	1034 m²	21,437,900
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SPORTS RESERVE 2

7 March 2025

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BUILDING AREAS		AREA (m2)
Fully Enclosed Covered Areas (FECA)		1034 m ²
Unenclosed Covered Areas (UCA)		m ²
Gross Floor Areas (GFA) (FECA + UCA)		1034 m ²

COST PLAN SUMMARY			
CONSTRUCTION AREA SUMMARY			
Fully Enclosed Covered Area (FECA)		1034 m ²	
Change Rooms (6) including amenities	440 m ²	\$4,200/m ²	1,848,000
Umpire Rooms (6) including amenities	90 m ²	\$4,400/m ²	396,000
Storage	60 m ²	\$3,350/m ²	201,000
Office	30 m ²	\$3,750/m ²	113,000
Canteen/Kitchen (including Dry Store)	50 m ²	\$6,500/m ²	325,000
Cold Store	10 m ²	\$4,300/m ²	43,000
Public Toilets (4 unisex; 1 DDA)	20 m ²	\$6,500/m ²	130,000
First Aid	15 m ²	\$4,100/m ²	62,000
Bar/Servery	25 m ²	\$6,000/m ²	150,000
Club Room	200 m ²	\$3,750/m ²	750,000
Circulation / Ancillary Space (10%)	94 m ²	\$3,350/m ²	315,000
Unenclosed Covered Area (UCA)		m ²	
Unenclosed Covered Area	m ²		0
External Areas		58966 m ²	
Athletics Track	4300 m ²	\$350/m ²	1,505,000
Athletics Internal (multisport)	10200 m ²	\$250/m ²	2,550,000
Carpark	2880 m ²	\$250/m ²	720,000
Covered Spectator Area	80 m ²	\$1,500/m ²	120,000
Pedestrian Path Networks/Hardstand	1000 m ²	\$110/m ²	110,000
Internal Access Roads	1350 m ²	\$180/m ²	243,000
Landscaping	39156 m ²	\$40/m ²	1,567,000
Ancillary Items			
Cricket Pitch (turf)	No	\$25,000	0
Practice Nets (2 lanes)	No	\$50,000	0
Goals (AFL)	No	\$15,000	0
Lighting	4 No	\$25,000	100,000
Signage	15 No	\$1,000	15,000
Site Boundary Fencing	1100 m	\$100	110,000
Driveway Crossing	1 No	\$10,000	10,000
Utility Service Connection	1 No	\$40,000	40,000
Drainage	1 No	\$50,000	50,000
Interchange Shelters	5 No	\$15,000	75,000
Furniture	10 No	\$5,000	50,000
Safety Netting	No	\$20,000	0
Irrigation for Turf Surface	m ²	\$20	0
Score Board	2 No	\$20,000	40,000

SPORTS RESERVE 2

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Unenclosed Covered Areas (UCA)		m ²
Gross Floor Areas (GFA) (FECA + UCA)		1034 m ²

	Quantity	\$/m2	Total
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COST PLAN SUMMARY			
External Works and Services			
External Works	10.00%		1,164,000
External Services	5.00%		582,000
Site and services infrastructure upgrades	2.50%		321,000
Gross Floor Area (GFA = FECA + UCA)	1034 m²		13,705,000

CONSTRUCTION COST SUMMARY			
Total Building Cost	1034 m ²	\$4191/m ²	4,333,000
External Works and Services	1034 m ²	\$9064/m ²	9,372,000

NET CONSTRUCTION COST (NCC) (ex GST) (Mar, 2025)	\$13254.35/m²GFA	13,705,000
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CONTINGENCIES AND ALLOWANCES			
	Environmentally sustainable design initiatives	5.00%	excluded
	Locality allowance	0.50%	69,000
	Additional costs for staging of the works		excluded
	Additional costs for procurement method		excluded
	Design contingency	10.00%	1,371,000
	Construction contingency	10.00%	1,371,000
	TOTAL CONSTRUCTION COST (TCC) (ex GST) (Mar, 2025)	\$15972.92/m²GFA	16,516,000

FEES, FFE, IT AND OTHER CLIENT ITEMS			
	Building Permit, Council and sundry fees	1.00%	165,000
	Design Consultants' fees	8.00%	1,321,000
	Project Management fees	4.00%	661,000
	FF&E including furniture, window dressings & equipment etc	2.50%	413,000
	Automation, IT, AV and communications equipment	0.50%	83,000
	Supply authority and headworks charges	1.00%	165,000
	Disbursements		excluded
	Management support costs		excluded
	Decanting, relocation and temporary accommodation		excluded
	TOTAL PROJECT COST (TPC) (ex GST) (Mar, 2025)		
		\$18688.59/m²GFA	19,324,000

ESCALATION AND GST					
Cost Escalation					
Escalation rate	3.00%	Market conditions	0.00%		
Up To	Date	Months	%/Year	Weighting	
Tender	Mar, 27	24	3.50%	100%	1,156,000
Completion	Mar, 29	24	3.50%	70%	809,000
Goods and services tax			10.00%		2,128,900
NET CONSTRUCTION COST (NCC) (Inc GST) (Mar, 2025)			\$22647.87/m²GFA		23,417,900

TOTAL END COST (TEC) (Mar, 2029)	1034 m²	23,417,900
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SPORTS RESERVE 3

7 March 2025

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BUILDING AREAS		AREA (m2)
Fully Enclosed Covered Areas (FECA)		1204 m ²
Unenclosed Covered Areas (UCA)		m ²
Gross Floor Areas (GFA) (FECA + UCA)		1204 m ²

Quantity	\$/m2	Total
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COST PLAN SUMMARY**CONSTRUCTION AREA SUMMARY**

Fully Enclosed Covered Area (FECA)		1204 m ²	
Change Rooms (8) including amenities	580 m ²	\$4,200/m ²	2,436,000
Umpire Rooms (8) including amenities	104 m ²	\$4,400/m ²	458,000
Storage	60 m ²	\$3,350/m ²	201,000
Office	30 m ²	\$3,750/m ²	113,000
Canteen/Kitchen (including Dry Store)	50 m ²	\$6,500/m ²	325,000
Cold Store	10 m ²	\$4,300/m ²	43,000
Public Toilets (4 unisex; 1 DDA)	20 m ²	\$6,500/m ²	130,000
First Aid	15 m ²	\$4,100/m ²	62,000
Bar/Servery	25 m ²	\$6,000/m ²	150,000
Club Room	200 m ²	\$3,750/m ²	750,000
Circulation / Ancillary Space (10%)	110 m ²	\$3,350/m ²	369,000
Unenclosed Covered Area (UCA)		m ²	
Unenclosed Covered Area	m ²		0
External Areas		98796 m ²	
Oval (AFL/Cricket/Soccer - Large)	40000 m ²	\$80/m ²	3,200,000
Soccer Field	m ²	\$95/m ²	0
Netball/Tennis (multisport)	8500 m ²	\$350/m ²	2,975,000
Carpark	4200 m ²	\$250/m ²	1,050,000
Covered Spectator Area	120 m ²	\$1,500/m ²	180,000
Pedestrian Path Networks/Hardstand	1500 m ²	\$110/m ²	165,000
Internal Access Roads	1350 m ²	\$180/m ²	243,000
Landscaping	43126 m ²	\$40/m ²	1,726,000
Ancillary Items			
Cricket Pitch (turf)	2 No	\$25,000	50,000
Practice Nets (3 lanes)	1 No	\$50,000	50,000
Goals (AFL)	4 No	\$15,000	60,000
Lighting	10 No	\$25,000	250,000
Signage	24 No	\$1,000	24,000
Site Boundary Fencing	1400 m	\$100	140,000
Driveway Crossing	1 No	\$10,000	10,000
Utility Service Connection	1 No	\$40,000	40,000
Drainage	1 No	\$50,000	50,000
Interchange Shelters	8 No	\$15,000	120,000
Furniture	20 No	\$5,000	100,000
Safety Netting	4 No	\$20,000	80,000
Irrigation for Turf Surface	40000 m ²	\$20	800,000
Score Board	4 No	\$20,000	80,000

SPORTS RESERVE 3

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Fully Enclosed Covered Areas (FECA)		1204 m ²
Unenclosed Covered Areas (UCA)		m ²
Gross Floor Areas (GFA) (FECA + UCA)		1204 m ²

	Quantity	\$/m2	Total
COST PLAN SUMMARY			
External Works and Services			
External Works	10.00%		1,643,000
External Services	5.00%		822,000
Site and services infrastructure upgrades	2.50%		452,000
Gross Floor Area (GFA = FECA + UCA)	1204 m²		19,347,000

CONSTRUCTION COST SUMMARY			
Total Building Cost	1204 m ²	\$4184/m ²	5,037,000
External Works and Services	1204 m ²	\$11885/m ²	14,310,000

NET CONSTRUCTION COST (NCC) (ex GST) (Mar, 2025)	\$16068.94/m²GFA	19,347,000
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CONTINGENCIES AND ALLOWANCES			
Environmentally sustainable design initiatives	5.00%		excluded
Locality allowance	0.50%		97,000
Additional costs for staging of the works			excluded
Additional costs for procurement method			excluded
Design contingency	10.00%		1,935,000
Construction contingency	10.00%		1,935,000
TOTAL CONSTRUCTION COST (TCC) (ex GST) (Mar, 2025)		\$19363.79/m²GFA	23,314,000

FEES, FFE, IT AND OTHER CLIENT ITEMS			
Building Permit, Council and sundry fees	1.00%		233,000
Design Consultants' fees	8.00%		1,865,000
Project Management fees	4.00%		933,000
FF&E including furniture, window dressings & equipment etc	2.50%		583,000
Automation, IT, AV and communications equipment	0.50%		117,000
Supply authority and headworks charges	1.00%		233,000
Disbursements			excluded
Management support costs			excluded
Decanting, relocation and temporary accommodation			excluded
TOTAL PROJECT COST (TPC) (ex GST) (Mar, 2025)		\$22656.15/m²GFA	27,278,000

ESCALATION AND GST			
Cost Escalation			
Escalation rate	3.00%	Market conditions	0.00%
Up To	Date	Months	%/Year
Tender	Mar, 27	24	3.50%
Completion	Mar, 29	24	3.50%
Goods and services tax			10.00%
NET CONSTRUCTION COST (NCC) (Inc GST) (Mar, 2025)		\$27456.15/m²GFA	33,057,200

TOTAL END COST (TEC) (Mar, 2029)	1204 m²	33,057,200
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BUILDING AREAS	AREA (m2)
Fully Enclosed Covered Areas (FECA)	2432 m ²
Unenclosed Covered Areas (UCA)	m ²
Gross Floor Areas (GFA) (FECA + UCA)	2432 m ²

	Quantity	\$/m2	Total
COST PLAN SUMMARY			
CONSTRUCTION AREA SUMMARY			
Fully Enclosed Covered Area (FECA)	2432 m²		
Multi Purpose Courts (2)	1700 m ²	\$3,300/m ²	5,610,000
Stands	100 m ²	\$3,550/m ²	355,000
Change Rooms (4)	200 m ²	\$4,200/m ²	840,000
Umpires Rooms (2)	40 m ²	\$4,200/m ²	168,000
First Aid	15 m ²	\$4,100/m ²	62,000
Amenities (4M / 4F / 1 DDA)	40 m ²	\$6,500/m ²	260,000
Office (3 Staff)	30 m ²	\$3,750/m ²	113,000
Kiosk/Kitchen (small)	20 m ²	\$6,500/m ²	130,000
Storage 1	120 m ²	\$3,700/m ²	444,000
Multipurpose Room / Club Room (dividable)	100 m ²	\$3,900/m ²	390,000
Circulation / Ancillary Space (10%)	67 m ²	\$3,350/m ²	225,000
Unenclosed Covered Area (UCA)	m²		
Unenclosed Covered Area	m ²		0
External Areas	3568 m²		
Carpark	1170 m ²	\$250/m ²	293,000
Half Court (multipurpose)	425 m ²	\$350/m ²	149,000
Landscaping	1973 m ²	\$40/m ²	79,000
External Works and Services			
External Works	10.00%		912,000
External Services	5.00%		456,000
Site and services infrastructure upgrades	2.50%		251,000
Gross Floor Area (GFA = FECA + UCA)	2432 m²		10,737,000

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Fully Enclosed Covered Areas (FECA)	2432 m ²
Unenclosed Covered Areas (UCA)	m ²
Gross Floor Areas (GFA) (FECA + UCA)	2432 m ²

Quantity	\$/m2	Total
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COST PLAN SUMMARY**CONSTRUCTION COST SUMMARY**

Total Building Cost	2432 m ²	\$3535/m ²	8,597,000
External Works and Services	2432 m ²	\$880/m ²	2,140,000
NET CONSTRUCTION COST (NCC) (ex GST) (Mar, 2025)		\$4414.88/m²GFA	10,737,000

CONTINGENCIES AND ALLOWANCES

Environmentally sustainable design initiatives	5.00%	excluded	
Locality allowance	0.50%	54,000	
Additional costs for staging of the works		excluded	
Additional costs for procurement method		excluded	
Design contingency	10.00%	1,074,000	
Construction contingency	10.00%	1,074,000	
	TOTAL CONSTRUCTION COST (TCC) (ex GST) (Mar, 2025)	\$5320.31/m²GFA	12,939,000

FEES, FFE, IT AND OTHER CLIENT ITEMS

Building Permit, Council and sundry fees	1.00%	129,000	
Design Consultants' fees	8.00%	1,035,000	
Project Management fees	4.00%	518,000	
FF&E including furniture, window dressings & equipment etc	2.50%	323,000	
Automation, IT, AV and communications equipment	0.50%	65,000	
Supply authority and headworks charges	1.00%	129,000	
Disbursements		excluded	
Management support costs		excluded	
Decanting, relocation and temporary accommodation		excluded	
	TOTAL PROJECT COST (TPC) (ex GST) (Mar, 2025)	\$6224.51/m²GFA	15,138,000

ESCALATION AND GST

Cost Escalation				
Escalation rate	3.00%	Market conditions	0.00%	
Up To	Date	Months	%/Year	Weighting
Tender	Mar, 27	24	3.50%	100%
Completion	Mar, 29	24	3.50%	70%
Goods and services tax				10.00%
				1,667,800
NET CONSTRUCTION COST (NCC) (Inc GST) (Mar, 2025)		\$7543.50/m²GFA		18,345,800

TOTAL END COST (TEC) (Mar, 2029)	2432 m²	18,345,800
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COMMUNITY FACILITY 1

7 March 2025

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BUILDING AREAS	AREA (m2)
Fully Enclosed Covered Areas (FECA)	1843 m ²
Unenclosed Covered Areas (UCA)	m ²
Gross Floor Areas (GFA) (FECA + UCA)	1843 m ²

	Quantity	\$/m2	Total
COST PLAN SUMMARY			
CONSTRUCTION AREA SUMMARY			
Fully Enclosed Covered Area (FECA)	1843 m²		
Kinder (3 Rooms / 132 Places)	900 m ²	\$3,900/m ²	3,510,000
MCH (3 rooms)	150 m ²	\$4,100/m ²	615,000
Consulting Suites - Standard (3)	30 m ²	\$4,300/m ²	129,000
Consulting Suites - Large (1)	15 m ²	\$4,300/m ²	65,000
Amenities (4 M / 4 F / 1 DDA)	40 m ²	\$5,500/m ²	220,000
Reception	10 m ²	\$4,800/m ²	48,000
Staff Room	15 m ²	\$4,200/m ²	63,000
Office (1 staff)	15 m ²	\$4,100/m ²	62,000
Kitchen (commercial)	30 m ²	\$6,800/m ²	204,000
Storage 1	30 m ²	\$3,700/m ²	111,000
Community Meeting Large (1)	75 m ²	\$3,900/m ²	293,000
Community Meeting Medium (2)	100 m ²	\$3,900/m ²	390,000
Storage 2	40 m ²	\$3,700/m ²	148,000
Neighbourhood House	225 m ²	\$3,900/m ²	878,000
Circulation / Ancillary Space (10%)	168 m ²	\$3,900/m ²	654,000
Unenclosed Covered Area (UCA)	m²		
Unenclosed Covered Area	m ²		0
External Areas	8158 m²		
Carpark (75 spaces)	1800 m ²	\$250/m ²	450,000
Playground	800 m ²	\$750/m ²	600,000
Kindergarten Outdoor Play	900 m ²	\$750/m ²	675,000
Landscaping	4658 m ²	\$40/m ²	187,000
External Works and Services			
External Works	10.00%		931,000
External Services	5.00%		466,000
Site and services infrastructure upgrades	2.50%		256,000
Gross Floor Area (GFA = FECA + UCA)	1843 m²		10,955,000

COMMUNITY FACILITY 1

7 March 2025

Bannockburn South East Precinct Community Infrastructure Design Bannockburn VIC

Cost Plan A - Draft
Revision B
Masterplan

BUILDING AREAS	AREA (m2)
Fully Enclosed Covered Areas (FECA)	1843 m ²
Unenclosed Covered Areas (UCA)	m ²
Gross Floor Areas (GFA) (FECA + UCA)	1843 m ²

Quantity	\$/m2	Total
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COST PLAN SUMMARY

CONSTRUCTION COST SUMMARY

Total Building Cost	1843 m ²	\$4011/m ²	7,390,000
External Works and Services	1843 m ²	\$1935/m ²	3,565,000
NET CONSTRUCTION COST (NCC) (ex GST) (Mar, 2025)		\$5945.73/m²GFA	10,955,000

CONTINGENCIES AND ALLOWANCES

Environmentally sustainable design initiatives	5.00%	excluded	
Locality allowance	0.50%	55,000	
Additional costs for staging of the works		excluded	
Additional costs for procurement method		excluded	
Design contingency	10.00%	1,096,000	
Construction contingency	10.00%	1,096,000	
TOTAL CONSTRUCTION COST (TCC) (ex GST) (Mar, 2025)		\$7165.26/m²GFA	13,202,000

FEES, FFE, IT AND OTHER CLIENT ITEMS

Building Permit, Council and sundry fees	1.00%	132,000	
Design Consultants' fees	8.00%	1,056,000	
Project Management fees	4.00%	528,000	
FF&E including furniture, window dressings & equipment etc	2.50%	330,000	
Automation, IT, AV and communications equipment	0.50%	66,000	
Supply authority and headworks charges	1.00%	132,000	
Disbursements		excluded	
Management support costs		excluded	
Decanting, relocation and temporary accommodation		excluded	
TOTAL PROJECT COST (TPC) (ex GST) (Mar, 2025)		\$8383.18/m²GFA	15,446,000

ESCALATION AND GST

Cost Escalation				
Escalation rate	3.00%	Market conditions	0.00%	
Up To	Date	Months	%/Year	Weighting
Tender	Mar, 27	24	3.50%	100%
Completion	Mar, 29	24	3.50%	70%
Goods and services tax			10.00%	1,701,700
NET CONSTRUCTION COST (NCC) (Inc GST) (Mar, 2025)		\$10159.40/m²GFA	18,718,700	

TOTAL END COST (TEC) (Mar, 2029)	1843 m²	18,718,700
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COMMUNITY FACILITY 2

7 March 2025

Bannockburn South East Precinct Community Infrastructure Design Bannockburn VIC

Cost Plan A - Draft
Revision B
Masterplan

BUILDING AREAS	AREA (m2)
Fully Enclosed Covered Areas (FECA)	1227 m ²
Unenclosed Covered Areas (UCA)	m ²
Gross Floor Areas (GFA) (FECA + UCA)	1227 m ²

Quantity	\$/m2	Total
COST PLAN SUMMARY		
CONSTRUCTION AREA SUMMARY		
Fully Enclosed Covered Area (FECA)	1227 m²	
Kinder (3 Rooms / 132 Places)	900 m ²	\$3,900/m ² 3,510,000
Community Meeting - 2 Small (or 1 large)	100 m ²	\$4,100/m ² 410,000
Consulting Suites - Standard (2)	20 m ²	\$4,300/m ² 86,000
Amenities (4 M / 4 F / 1 DDA)	35 m ²	\$5,500/m ² 193,000
Office/Reception (1 Staff)	15 m ²	\$4,800/m ² 72,000
Kitchen (commercial - small)	20 m ²	\$6,800/m ² 136,000
Staff Room	15 m ²	\$4,200/m ² 63,000
Storage 1	10 m ²	\$3,700/m ² 37,000
Circulation / Ancillary Space (10%)	112 m ²	\$3,900/m ² 435,000
Unenclosed Covered Area (UCA)	m²	
Unenclosed Covered Area	m ²	0
External Areas	6734 m²	
Carpark (75 spaces)	1400 m ²	\$250/m ² 350,000
Playground	800 m ²	\$750/m ² 600,000
Kindergarten Outdoor Play	900 m ²	\$750/m ² 675,000
Landscaping	3634 m ²	\$40/m ² 146,000
External Works and Services		
External Works	10.00%	672,000
External Services	5.00%	336,000
Site and services infrastructure upgrades	2.50%	185,000
Gross Floor Area (GFA = FECA + UCA)	1227 m²	7,906,000

COMMUNITY FACILITY 2

7 March 2025

Bannockburn South East Precinct Community Infrastructure Design Bannockburn VIC

Cost Plan A - Draft
Revision B
Masterplan

BUILDING AREAS	AREA (m2)
Fully Enclosed Covered Areas (FECA)	1227 m ²
Unenclosed Covered Areas (UCA)	m ²
Gross Floor Areas (GFA) (FECA + UCA)	1227 m ²

Quantity	\$/m2	Total
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COST PLAN SUMMARY

CONSTRUCTION COST SUMMARY

Total Building Cost	1227 m ²	\$4029/m ²	4,942,000
External Works and Services	1227 m ²	\$2417/m ²	2,964,000
NET CONSTRUCTION COST (NCC) (ex GST) (Mar, 2025)		\$6445.98/m²GFA	7,906,000

CONTINGENCIES AND ALLOWANCES

Environmentally sustainable design initiatives	5.00%	excluded
Locality allowance	0.50%	40,000
Additional costs for staging of the works		excluded
Additional costs for procurement method		excluded
Design contingency	10.00%	791,000
Construction contingency	10.00%	791,000

FEES, FFE, IT AND OTHER CLIENT ITEMS

Building Permit, Council and sundry fees	1.00%	95,000	
Design Consultants' fees	8.00%	762,000	
Project Management fees	4.00%	381,000	
FF&E including furniture, window dressings & equipment etc	2.50%	238,000	
Automation, IT, AV and communications equipment	0.50%	48,000	
Supply authority and headworks charges	1.00%	95,000	
Disbursements		excluded	
Management support costs		excluded	
Decanting, relocation and temporary accommodation		excluded	
TOTAL PROJECT COST (TPC) (ex GST) (Mar, 2025)		\$9088.46/m²GFA	11,147,000

ESCALATION AND GST

Cost Escalation				
Escalation rate	3.00%	Market conditions	0.00%	
Up To	Date	Months	%/Year	Weighting
Tender	Mar, 27	24	3.50%	100%
Completion	Mar, 29	24	3.50%	70%
Goods and services tax				10.00%
				1,228,100
NET CONSTRUCTION COST (NCC) (Inc GST) (Mar, 2025)		\$11014.35/m²GFA		13,509,100

TOTAL END COST (TEC) (Mar, 2029)	1227 m²	13,509,100
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COMMUNITY FACILITY 3

7 March 2025

Bannockburn South East Precinct Community Infrastructure Design Bannockburn VIC

Cost Plan A - Draft
Revision B
Masterplan

BUILDING AREAS	AREA (m2)
Fully Enclosed Covered Areas (FECA)	1227 m ²
Unenclosed Covered Areas (UCA)	m ²
Gross Floor Areas (GFA) (FECA + UCA)	1227 m ²

Quantity	\$/m2	Total
COST PLAN SUMMARY		
CONSTRUCTION AREA SUMMARY		
Fully Enclosed Covered Area (FECA)	1227 m²	
Kinder (3 Rooms / 132 Places)	900 m ²	\$3,900/m ² 3,510,000
Community Meeting - 2 Small (or 1 large)	100 m ²	\$4,100/m ² 410,000
Consulting Suites - Standard (2)	20 m ²	\$4,300/m ² 86,000
Amenities (4 M / 4 F / 1 DDA)	35 m ²	\$5,500/m ² 192,500
Office/Reception (1 Staff)	15 m ²	\$4,800/m ² 72,000
Kitchen (commercial - small)	20 m ²	\$6,800/m ² 136,000
Staff Room	15 m ²	\$4,200/m ² 63,000
Storage 1	10 m ²	\$3,700/m ² 37,000
Circulation / Ancillary Space (10%)	112 m ²	\$3,900/m ² 434,850
Unenclosed Covered Area (UCA)	m²	
Unenclosed Covered Area	m ²	0
External Areas	6734 m²	
Carpark (75 spaces)	1400 m ²	\$250/m ² 350,000
Playground	800 m ²	\$750/m ² 600,000
Kindergarten Outdoor Play	900 m ²	\$750/m ² 675,000
Landscaping	3634 m ²	\$40/m ² 145,340
External Works and Services		
External Works	10.00%	672,000
External Services	5.00%	336,000
Site and services infrastructure upgrades	2.50%	185,000
Gross Floor Area (GFA = FECA + UCA)	1227 m²	7,904,690

COMMUNITY FACILITY 3

7 March 2025

Bannockburn South East Precinct Community Infrastructure Design Bannockburn VIC

Cost Plan A - Draft
Revision B
Masterplan

BUILDING AREAS	AREA (m2)
Fully Enclosed Covered Areas (FECA)	1227 m ²
Unenclosed Covered Areas (UCA)	m ²
Gross Floor Areas (GFA) (FECA + UCA)	1227 m ²

Quantity	\$/m2	Total
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COST PLAN SUMMARY

CONSTRUCTION COST SUMMARY

Total Building Cost	1227 m ²	\$4029/m ²	4,941,350
External Works and Services	1227 m ²	\$2416/m ²	2,963,340
NET CONSTRUCTION COST (NCC) (ex GST) (Mar, 2025)		\$6444.92/m²GFA	7,904,700

CONTINGENCIES AND ALLOWANCES

Environmentally sustainable design initiatives	5.00%	excluded
Locality allowance	0.50%	40,000
Additional costs for staging of the works		excluded
Additional costs for procurement method		excluded
Design contingency	10.00%	791,000
Construction contingency	10.00%	791,000

FEES, FFE, IT AND OTHER CLIENT ITEMS

Building Permit, Council and sundry fees	1.00%	95,000	
Design Consultants' fees	8.00%	762,000	
Project Management fees	4.00%	381,000	
FF&E including furniture, window dressings & equipment etc	2.50%	238,000	
Automation, IT, AV and communications equipment	0.50%	48,000	
Supply authority and headworks charges	1.00%	95,000	
Disbursements		excluded	
Management support costs		excluded	
Decanting, relocation and temporary accommodation		excluded	
TOTAL PROJECT COST (TPC) (ex GST) (Mar, 2025)		\$9087.40/m²GFA	11,145,700

ESCALATION AND GST

Cost Escalation				
Escalation rate	3.00%	Market conditions	0.00%	
Up To	Date	Months	%/Year	Weighting
Tender	Mar, 27	24	3.50%	100%
Completion	Mar, 29	24	3.50%	70%
Goods and services tax				10.00%
				1,227,970
NET CONSTRUCTION COST (NCC) (Inc GST) (Mar, 2025)		\$11013.18/m²GFA		13,507,670

TOTAL END COST (TEC) (Mar, 2029)	1227 m²	13,507,670
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