

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

Cost Plan A - Draft Revision B Masterplan

7 March 2025

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

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:

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

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)	m²
Unenclosed Covered Areas (UCA)	m²
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
- $\cdot\;$ Decanting, relocation and temporary accommodation
- · Rainwater harvesting
- · Solar PV System
- · Asbestos removal
- Rock excavation
- · Site decontamination
- · Adverse ground conditions
- · Out of hours works



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

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COST PLAN SUMMARY	Quantity	\$/m2	Total
CONSTRUCTION AREA SUMMARY			
Fully Enclosed Covered Area (FECA)	1034 m²		
Change Rooms (6) including amenities	440 m²	\$4,200/m²	1,848,000
Umpire Rooms (6) including amenities	90 m²	\$4,400/m²	396,000
Storage	60 m²	\$3,350/m²	201,000
Office	30 m^2	\$3,750/m²	113,000
Canteen/Kitchen (including Dry Store)	50 m ²	\$6,500/m²	325,000
Cold Store	10 m ²	\$4,300/m²	43,000
Public Toilets (4 unisex; 1 DDA)	20 m ²	\$6,500/m²	130,000
First Aid	15 m ²	\$4,100/m²	62,000
Bar/Servery	25 m ²	\$6,000/m²	150,000
Club Room	200 m ²	\$3,750/m ²	750,000
Circulation / Ancillary Space (10%)	94 m²	\$3,350/m ²	315,000
Unenclosed Covered Area (UCA)	m²		
Unenclosed Covered Area	m²		0
External Areas	67666 m²		
Oval (AFL/Cricket/Soccer - Large)	22000 m ²	\$80/m²	1,760,000
Soccer Field	8500 m ²	\$95/m²	808,000
Carpark	2880 m²	\$250/m²	720,000
Covered Spectator Area	80 m²	\$1,500/m²	120,000
Pedestrian Path Networks/Hardstand	1000 m ²	\$110/m²	110,000
Internal Access Roads	1350 m ²	\$180/m²	243,000
Landscaping	31856 m ²	\$40/m²	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



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

Masterplan			
Master plan	Quantity	\$/m2	Total
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 m²	\$4191/m²	4,333,000
External Works and Services	1034 m²	\$7943/m²	8,213,000
NET CONSTRUCTION COST (NCC) (ex GST) (Mar, 2025)	\$1213	3.46/m²GFA	12,546,000
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)	\$1462	21.86/m²GFA	15,119,000
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)	\$1710	98.32/m²GFA	17,690,000
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%	7.00%		1,058,000
Completion Mar, 29 24 3.50% 70%	4.90%		741,000
Goods and services tax	10.00%		1,948,900
NET CONSTRUCTION COST (NCC) (Inc GST) (Mar, 2025)	\$2073	32.98/m²GFA	21,437,900
TOTAL END COST (TEC) (Mar, 2029)	1034 m²		21,437,900



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

Quantity \$/m2 Total **COST PLAN SUMMARY** CONSTRUCTION AREA SUMMARY Fully Enclosed Covered Area (FECA) 1034 m² \$4,200/m² 1,848,000 Change Rooms (6) including amenities 440 m² \$4,400/m² 396,000 Umpire Rooms (6) including amenities 90 m² 201,000 \$3,350/m² Storage $60 \, \text{m}^2$ \$3,750/m² 113,000 30 m^2 Office \$6,500/m² 325,000 Canteen/Kitchen (including Dry Store) 50 m² 10 m^2 \$4,300/m² 43,000 Cold Store 130,000 \$6,500/m² Public Toilets (4 unisex; 1 DDA) $20 \, \text{m}^2$ \$4,100/m² 62,000 First Aid $15 \, \text{m}^2$ \$6.000/m² 150,000 Bar/Servery $25 \, \text{m}^2$ 750,000 \$3,750/m² 200 m² Club Room \$3,350/m² 315,000 Circulation / Ancillary Space (10%) 94 m² Unenclosed Covered Area (UCA) m^2 0 Unenclosed Covered Area m^2 **External Areas** 58966 m² \$350/m² 1,505,000 4300 m² Athletics Track \$250/m² 2,550,000 Athletics Internal (multisport) 10200 m² \$250/m² 720,000 Carpark 2880 m² \$1,500/m² 120,000 $80 \, m^2$ Covered Spectator Area \$110/m² 110,000 Pedestrian Path Networks/Hardstand 1000 m² \$180/m² 243,000 1350 m² Internal Access Roads $40/m^2$ 1,567,000 Landscaping 39156 m² **Ancillary Items** \$25,000 Cricket Pitch (turf) No \$50,000 0 Practice Nets (2 lanes) No \$15,000 \cap Goals (AFL) No 100,000 Lighting 4 No \$25,000 \$1,000 15,000 Signage 15 No \$100 110,000 Site Boundary Fencing 1100 m \$10.000 10.000 Driveway Crossing 1 No \$40,000 40,000 **Utility Service Connection** 1 No \$50,000 50,000 Drainage 1 No \$15,000 75,000 Interchange Shelters 5 No 50,000 10 No \$5,000 Furniture \$20,000 0 Safety Netting No \$20 0 Irrigation for Turf Surface m^2

Score Board

\$20,000

2 No

40,000



Bannockburn South East Precinct Community Infrastructure Design Bannockburn VIC

7 March 2025

AREA (m2)

BUILDING AREAS

External Services 5.00% Site and services infrastructure upgrades 2.50% Gross Floor Area (GFA = FECA + UCA) 1034 m² 13,7	m² 1034 m² Total 1,164,000 582,000 321,000
Masterplan Quantity \$/m2	Total 1,164,000 582,000 321,000
COST PLAN SUMMARY External Works and Services External Services External Services Site and services infrastructure upgrades Gross Floor Area (GFA = FECA + UCA) Quantity \$/m2 10.00% 5.00% 10	1,164,000 582,000 321,000
External Works and Services External Works External Services Site and services infrastructure upgrades Gross Floor Area (GFA = FECA + UCA) 10.00% 5.00% 1034 m² 13,7	582,000 321,000
External Works 10.00% External Services 5.00% Site and services infrastructure upgrades 2.50% Gross Floor Area (GFA = FECA + UCA) 1034 m² 13,7	582,000 321,000
External Services 5.00% Site and services infrastructure upgrades 2.50% Gross Floor Area (GFA = FECA + UCA) 1034 m ² 13,7	582,000 321,000
Site and services infrastructure upgrades 2.50% Gross Floor Area (GFA = FECA + UCA) 1034 m ² 13,7	321,000
Gross Floor Area (GFA = FECA + UCA) 1034 m ² 13,7	
	05,000
CONSTRUCTION COST SUMMARY	
Total Building Cost 1034 m ² \$4191/m ²	-,333,000
External Works and Services 1034 m ² \$9064/m ²	,372,000
	5,000
CONTINGENCIES AND ALLOWANCES	
	excluded
Locality allowance 0.50% Additional costs for staging of the works	69,000 excluded
	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 16,5	16,000
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
	excluded
Decanting, relocation and temporary accommodation	excluded
TOTAL PROJECT COST (TPC) (ex GST) (Mar, 2025) \$18688.59/m ² GFA 19,32	4,000
ESCALATION AND GST	
Cost Escalation	
Escalation rate 3.00% Market conditions 0.00%	
Up To Date Months %/Year Weighting	
	1,156,000
Completion Mar, 29 24 3.50% 70% 4.90%	809,000
Goods and services tax 10.00%	,128,900
NET CONSTRUCTION COST (NCC) (Inc GST) (Mar, 2025) \$22647.87/m ² GFA 23,4	17,900
TOTAL END COST (TEC) (Mar, 2029) 1034 m ² 23,4	



7 March 2025

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

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COST PLAN SUMMARY	Quantity	\$/m2	Total
CONSTRUCTION AREA SUMMARY			
Fully Enclosed Covered Area (FECA)	1204 m²		
Change Rooms (8) including amenities	580 m ²	\$4,200/m²	2,436,000
Umpire Rooms (8) including amenities	104 m²	\$4,400/m²	458,000
Storage	60 m²	\$3,350/m ²	201,000
Office	30 m ²	\$3,750/m²	113,000
Canteen/Kitchen (including Dry Store)	50 m ²	\$6,500/m²	325,000
Cold Store	10 m²	\$4,300/m²	43,000
Public Toilets (4 unisex; 1 DDA)	20 m²	\$6,500/m²	130,000
First Aid	15 m ²	\$4,100/m²	62,000
Bar/Servery	25 m²	\$6,000/m²	150,000
Club Room	200 m²	\$3,750/m²	750,000
Circulation / Ancillary Space (10%)	110 m²	\$3,350/m ²	369,000
Unenclosed Covered Area (UCA)	m²		
Unenclosed Covered Area	m²		0
External Areas	98796 m²		
Oval (AFL/Cricket/Soccer - Large)	40000 m²	\$80/m²	3,200,000
Soccer Field	m²	\$95/m²	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 m²	\$1,500/m²	180,000
Pedestrian Path Networks/Hardstand	1500 m²	\$110/m²	165,000
Internal Access Roads	1350 m²	\$180/m²	243,000
Landscaping	43126 m ²	\$40/m²	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



Bannockburn South East Precinct Community Infrastructure Design Bannockburn VIC

7 March 2025

AREA (m2)

BUILDING AREAS

Description	Bannockburn VIC	Fully Enclosed Covered Areas (FECA) Unenclosed Covered Areas (UCA)		1204 m²
National	Cost Plan A - Draft			m²
Cost PLAN SUMMARY		Gross Floor Areas (GFA) (F	ECA + UCA)	1204 m²
External Works and Services External Works 10,00% 1,643,000 1,643,00	Master plan	Quantity	\$/m2	Total
External Services 10.00%	COST PLAN SUMMARY			
External Services S.00% S22,000 Site and services infrastructure upgrades 2.55% 4.52,000 4.52,00	External Works and Services			
Site and services infrastructure upgrades 250% 452,000	External Works	10.00%		1,643,000
Total Building Cost 1204 m² 19,347,000	External Services	5.00%		822,000
Total Building Cost 1204 m² \$4184/m² \$,037,000 External Works and Services 1204 m² \$1885/m² 14,310,000 NET CONSTRUCTION COST (NCC) (ex GST) (Mar, 2025) \$16068.94/m³0FA 19,347,000 CONTINGENCIES AND ALLOWANCES	Site and services infrastructure upgrades	2.50%		452,000
Total Building Cost 1204 m²	Gross Floor Area (GFA = FECA + UCA)	1204 m²		19,347,000
External Works and Services 1204 m² \$11885/m² 14,310,000 NET CONSTRUCTION COST (NCC) (ex GST) (Mar, 2025) \$16068.94/m²GFA 19,347,000 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% 1,335,000 Construction contingency 10,00% 1,335,000 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% 1865,000 Project Management fees 4,00% 933,000 FFEE 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 6,00% 1,00% 2,00% Disbursements 6,00% 1,00% 2,00% Descanting, relocation and temporary accommodation excluded Decanting, relocation and temporary accommodation excluded Decanting, relocation and temporary accommodation Escalation Escalation rate 3,00% Market conditions 0,00% Up To	CONSTRUCTION COST SUMMARY			
NET CONSTRUCTION COST (NCC) (ex GST) (Mar, 2025) \$16068.94/m*GFA 19,347,000	Total Building Cost	1204 m²	\$4184/m²	5,037,000
CONTINGENCIES AND ALLOWANCES Environmentally sustainable design initiatives 5.00% 97.000 Additional costs for staging of the works excluded Additional costs for staging of the works excluded Design contingency 10.00% 19.35,000 TOTAL CONSTRUCTION COST (TCC) (ex GST) (Mar, 2025) 19363.79/m²cFA 23.314,000 FEES, FFE, IT AND OTHER CLIENT ITEMS Building Permit, Council and sundry fees 1.00% 233,000 Project Management fees 8.00% 1865,000 Project Management fees 9.00% 933,000 FF&E including furniture, window dressings & equipment etc 2.50% 583,000 Automation, IT, AV and communications equipment 0.50% 177,000 Supply authority and headworks charges 1.00% 233,000 Disbursements 6.050% 177,000 Disbursements 6.050% 177,000 Disbursements 7.050% 177,000 Disbursements 7.050% 177,000 Disbursements 8.050% 177,000 Disbursements 9.050% 177,000 Disbursements 9.05	External Works and Services	1204 m²	\$11885/m²	14,310,000
CONTINGENCIES AND ALLOWANCES Environmentally sustainable design initiatives 5.00% 97.000 Additional costs for staging of the works excluded Additional costs for staging of the works excluded Design contingency 10.00% 19.35,000 TOTAL CONSTRUCTION COST (TCC) (ex GST) (Mar, 2025) 19363.79/m²cFA 23.314,000 FEES, FFE, IT AND OTHER CLIENT ITEMS Building Permit, Council and sundry fees 1.00% 233,000 Project Management fees 8.00% 1865,000 Project Management fees 9.00% 933,000 FF&E including furniture, window dressings & equipment etc 2.50% 583,000 Automation, IT, AV and communications equipment 0.50% 177,000 Supply authority and headworks charges 1.00% 233,000 Disbursements 6.050% 177,000 Disbursements 6.050% 177,000 Disbursements 7.050% 177,000 Disbursements 7.050% 177,000 Disbursements 8.050% 177,000 Disbursements 9.050% 177,000 Disbursements 9.05	NET CONSTRUCTION COST (NCC) (av. CCT) (Max. 2025)	41505	004/ 3054	10.7/7.000
Environmentally sustainable design initiatives Locality allowance Additional costs for staging of the works Additional costs for procurement method Design contingency Construction contingency Construction contingency TOTAL CONSTRUCTION COST (TCC) (ex GST) (Mar, 2025) FEES, FFE, IT AND OTHER CLIENT ITEMS Building Permit, Council and sundry fees Design Consultants' fees Buow 1,865,000 Project Management fees Project Management fees Project Management fees Project Management fees Authorition, IT, AV and communications equipment Supply authority and headworks charges Disbursements Management support costs Decanting, relocation and temporary accommodation ESCALATION AND GST Cost Escalation Escalation Tate Mar, 27 Date Mar, 29 Date Mar, 29 Date Months Mar, 29 Mar, 20 Mar, 20 Met Construction COST (NCC) (Inc GST) (Mar, 2025) S2745615/m²CFA 33,005,200 NET CONSTRUCTION COST (NCC) (Inc GST) (Mar, 2025) S2745615/m²CFA 33,005,200 NET CONSTRUCTION COST (NCC) (Inc GST) (Mar, 2025) S2745615/m²CFA 33,005,200		\$1606	8.94/m²GFA	19,347,000
Locality allowance				
Additional costs for staging of the works Additional costs for procurement method Design contingency Construction contingency TOTAL CONSTRUCTION COST (TCC) (ex GST) (Mar, 2025) FEES, FFE, IT AND OTHER CLIENT ITEMS Building Permit, Council and sundry fees Building Permit, Council and sundry fees Design Consultants' fees Building furniture, window dressings & equipment etc AU00% Supply authority and headworks charges Disbursements Management support costs Decanting, relocation and temporary accommodation TOTAL PROJECT COST (TPC) (ex GST) (Mar, 2025) ESCALATION AND GST Cost Escalation Escalation Mar, 27 24 350% Net Construction COST (NCC) (Inc GST) (Mar, 2025) S2745615/m²GFA 33,057,200 NET CONSTRUCTION COST (NCC) (Inc GST) (Mar, 2025) S2745615/m²GFA 33,057,200				
Additional costs for procurement method		0.50%		
TOTAL CONSTRUCTION COST (TCC) (ex GST) (Mar, 2025) \$19363.79/m²GFA 23,314,000				
TOTAL CONSTRUCTION COST (TCC) (ex GST) (Mar, 2025) \$19363.79/m³GFA 23,314,000	Design contingency	10.00%		1,935,000
Building Permit, Council and sundry fees	Construction contingency	10.00%		1,935,000
Building Permit, Council and sundry fees	TOTAL CONSTRUCTION COST (TCC) (ex GST) (Mar, 2025)	\$1936	3.79/m²GFA	23,314,000
Design Consultants' fees	FEES, FFE, IT AND OTHER CLIENT ITEMS			
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 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 %/ear Weighting Tender Mar, 27 24 3.50% 100% 7.00% 1,632,000 Completion Mar, 29 24 3.50% 70% 4.90% 1,142,000 Goods and services tax 10.00% 3,005,200 NET CONSTRUCTION COST (NCC) (Inc GST) (Mar, 2025) \$27456.15/m²GFA 33,057,200	Building Permit, Council and sundry fees	1.00%		233,000
FF&E including furniture, window dressings & equipment etc Automation, IT, AV and communications equipment Supply authority and headworks charges 10,00% 117,000 Supply authority and headworks charges 10,00% 10,00	Design Consultants' fees	8.00%		1,865,000
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 ESCALATION AND GST Cost Escalation Escalation Scalation Market conditions 0.00% Up To Date Months %/Year Weighting Tender Mar, 27 24 3.50% 100% 7.00% 1,632,000 Completion Mar, 29 24 3.50% 70% 4.90% 1,142,000 Goods and services tax INCONSTRUCTION COST (NCC) (Inc GST) (Mar, 2025) \$27456.15/m²GFA 33,057,200	Project Management fees	4.00%		933,000
Supply authority and headworks charges Disbursements Management support costs Decanting, relocation and temporary accommodation TOTAL PROJECT COST (TPC) (ex GST) (Mar, 2025) ESCALATION AND GST Cost Escalation Escalation rate 3.00% Market conditions Up To Date Months %/Year Weighting Tender Mar, 27 24 3.50% 100% 7.00% 1,632,000 Completion Mar, 29 24 3.50% 70% 4.90% 1,142,000 Goods and services tax NET CONSTRUCTION COST (NCC) (Inc GST) (Mar, 2025) 233,000 excluded excluded excluded excluded 9.27,278,000 \$22656.15/m²GFA 27,278,000 \$27,278,000 \$27,278,000 \$27,278,000 \$27,278,000 \$27,278,000 \$27,278,000 \$27,278,000 \$27,007 \$27,000 \$27,0	FF&E including furniture, window dressings & equipment etc	2.50%		583,000
Disbursements		0.50%		117,000
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 Weighting Tender Mar, 27 24 3.50% 100% 7.00% 1,632,000 Completion Mar, 29 24 3.50% 70% 4.90% 1,142,000 Goods and services tax 10.00% 3,005,200 NET CONSTRUCTION COST (NCC) (Inc GST) (Mar, 2025) \$27456.15/m²GFA 33,057,200		1.00%		233,000
Decanting, relocation and temporary accommodation excluded				
TOTAL PROJECT COST (TPC) (ex GST) (Mar, 2025) \$22656.15/m²GFA 27,278,000				
Cost Escalation Escalation	Decanting, relocation and temporary accommodation			excluded
Cost Escalation Escalation rate 3.00% Market conditions 0.00% Up To Date Months %/Year Weighting Tender Mar, 27 24 3.50% 100% 7.00% 1,632,000 Completion Mar, 29 24 3.50% 70% 4.90% 1,142,000 Goods and services tax 10.00% 3,005,200 NET CONSTRUCTION COST (NCC) (Inc GST) (Mar, 2025) \$27456.15/m²GFA 33,057,200	TOTAL PROJECT COST (TPC) (ex GST) (Mar, 2025)	\$2265	66.15/m²GFA	27,278,000
Escalation rate 3.00% Market conditions 0.00%	ESCALATION AND GST			
Up To Date Months %/Year Weighting Tender Mar, 27 24 3.50% 100% 7.00% 1,632,000 Completion Mar, 29 24 3.50% 70% 4.90% 1,142,000 Goods and services tax 10.00% 3,005,200 NET CONSTRUCTION COST (NCC) (Inc GST) (Mar, 2025) \$27456.15/m²GFA 33,057,200	Cost Escalation			
Tender Mar, 27 24 3.50% 100% 7.00% 1,632,000 Completion Mar, 29 24 3.50% 70% 4.90% 1,142,000 Goods and services tax 10.00% 3,005,200 NET CONSTRUCTION COST (NCC) (Inc GST) (Mar, 2025) \$27456.15/m²GFA 33,057,200				
Completion Mar, 29 24 3.50% 70% 4.90% 1,142,000 Goods and services tax 10.00% 3,005,200 NET CONSTRUCTION COST (NCC) (Inc GST) (Mar, 2025) \$27456.15/m²GFA 33,057,200		F 0.00/		1.670.000
Goods and services tax 10.00% 3,005,200 NET CONSTRUCTION COST (NCC) (Inc GST) (Mar, 2025) \$27456.15/m²GFA 33,057,200				
NET CONSTRUCTION COST (NCC) (Inc GST) (Mar, 2025) \$27456.15/m²GFA 33,057,200				
		10.00%		
TOTAL END COST (TEC) (Mar, 2029) 1204 m ² 33,057,200	NET CONSTRUCTION COST (NCC) (Inc GST) (Mar, 2025)	\$2745	56.15/m²GFA	33,057,200
	TOTAL END COST (TEC) (Mar, 2029)	1204 m²		33,057,200

INDOOR RECREATION CENTRE



Bannockburn South East Precinct Community Infrastructure Design Bannockburn VIC

Cost Plan A - Draft Revision B Masterplan

7 March 2025

BUILDING AREAS	AREA (m2)
Fully Enclosed Covered Areas (FECA)	2432 m²
Unenclosed Covered Areas (UCA)	m²
Gross Floor Areas (GFA) (FECA + UCA)	2432 m²

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

10,737,000

2432 m²

INDOOR RECREATION CENTRE



Bannockburn South East Precinct Community Infrastructure Design Bannockburn VIC

Cost Plan A - Draft Revision B Masterplan

7 March 2025

BUILDING AREAS	AREA (m2)
Fully Enclosed Covered Areas (FECA)	2432 m²
Unenclosed Covered Areas (UCA)	m²
Gross Floor Areas (GFA) (FECA + UCA)	2432 m²

Revision B Masterplan	Gross Floor Areas (GFA) (FECA + UCA)		2432 m ²
	Quantity	\$/m2	Total
COST PLAN SUMMARY			
CONSTRUCTION COST SUMMARY			
Total Building Cost	2432 m²	\$3535/m²	8,597,000
External Works and Services	2432 m²	\$880/m²	2,140,000
NET CONSTRUCTION COST (NCC) (ex GST) (Mar, 2025)	\$44	14.88/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 Additional costs for procurement method			excluded excluded
	10.000/		
Design contingency Construction contingency	10.00% 10.00%		1,074,000 1,074,000
TOTAL CONSTRUCTION COST (TCC) (ex GST) (Mar, 2025)		20.31/m²GFA	12,939,000
FEES, FFE, IT AND OTHER CLIENT ITEMS	\$33	20.3I/III-GFA	12,555,000
· · ·	1.000/		120,000
Building Permit, Council and sundry fees Design Consultants' fees	1.00% 8.00%		129,000 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)	\$62	24.51/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%	7.00%		906,000
Completion Mar, 29 24 3.50% 70% Goods and services tax	4.90% 10.00%		634,000 1,667,800
		(7.50/ 305)	
NET CONSTRUCTION COST (NCC) (Inc GST) (Mar, 2025)	\$75	43.50/m ² GFA	18,345,800

A: 2B Webb Street, Warrandyte 3113 P: (03) 9068 3950

TOTAL END COST (TEC) (Mar, 2029)

2432 m²

18,345,800



Bannockburn South East Precinct Community Infrastructure Design Bannockburn VIC

Cost Plan A - Draft Revision B Masterplan

7 March 2025

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

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

Gross Floor Area (GFA = FECA + UCA)

10,955,000

1843 m²



Bannockburn South East Precinct Community Infrastructure Design Bannockburn VIC

Cost Plan A - Draft Revision B Masterplan

COST PLAN SUMMARY

CONSTRUCTION COST SUMMARY Total Building Cost

External Works and Services

NET CONSTRUCTION COST (NCC) (ex GST) (Mar, 2025)

BUILDING A	AREA (m2)				
Fully Enclose	Fully Enclosed Covered Areas (FECA)				
Unenclosed (Covered Areas (l	JCA)	m²		
Gross Floor A	reas (GFA) (FEC	A + UCA)	1843 m²		
Qua	antity	\$/m2	Total		
184	-3 m²	\$4011/m²	7,390,000		
184	-3 m²	\$1935/m²	3,565,000		
	\$5945.73	s/m²GFA	10,955,000		
5.0	00%		excluded		
0	50%		55,000		

TOTAL CONSTRUCTION COST (TSC) (av. CST) (Max. 2025)	ATTICE OF 1 2011	17 202 000
Construction contingency	10.00%	1,096,000
Design contingency	10.00%	1,096,000
Additional costs for procurement method		excluded
Additional costs for staging of the works		excluded
Locality allowance	0.50%	55,000
Environmentally sustainable design initiatives	5.00%	excluded
CONTINGENCIES AND ALLOWANCES		

TOTAL CONSTRUCTION COST (TCC) (ex GST) (Mar, 2025)	\$7165.26/m ² GFA	13,202,000
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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 CST		

LICALATION	יט סטו					
Cost E	scalation					
Escalation rate	3.00%	Market cond	itions	0.00%		
Up To	Date	Months	%/Year	Weighting		
Tender	Mar, 27	24	3.50%	100%	7.0	00%
Completion	Mar, 29	24	3.50%	70%	4.	90%
Goods	and services t	ax			10.	.00%
	NET CONST	RUCTION COS	T (NCC) (Inc	GST) (Mar, 202	5)	\$10159.40/m²GFA

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



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 m²
Unenclosed Covered Areas (UCA)	m²
Gross Floor Areas (GFA) (FECA + UCA)	1227 m²

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



Bannockburn South East Precinct Community Infrastructure Design Bannockburn VIC

Cost Plan A - Draft Revision B

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 m²

Masterplan	Gross Floor Are	Gross Floor Areas (GFA) (FECA + UCA)	
r	Quar	tity \$/m2	Total
COST PLAN SUMMARY			
CONSTRUCTION COST SUMMARY Tatal Duilding Costs	1227	m-2 # .020/m-2	(0/2000
Total Building Cost	1227	, ,	4,942,000
External Works and Services	1227	m ² \$2417/m ²	2,964,000
NET CONSTRUCTION COST (NCC) (ex GST) (M	lar, 2025)	\$6445.98/m²GFA	7,906,000
CONTINGENCIES AND ALLOWANCES			
Environmentally sustainable design initiatives	5.00		excluded
Locality allowance	0.50	9%	40,000
Additional costs for staging of the works			excluded
Additional costs for procurement method			excluded
Design contingency	10.00 10.00		791,000 791,000
Construction contingency	10.00	J%	791,000
TOTAL CONSTRUCTION COST (TCC) (ex GST)	(Mar, 2025)	\$7768.45/m ² GFA	9,528,000
FEES, FFE, IT AND OTHER CLIENT ITEMS			
Building Permit, Council and sundry fees	1.00	%	95,000
Design Consultants' fees	8.00	9%	762,000
Project Management fees	4.00		381,000
FF&E including furniture, window dressings & equipme			238,000
Automation, IT, AV and communications equipment	0.50		48,000
Supply authority and headworks charges Disbursements	1.00	%	95,000 excluded
Management support costs			excluded
Decanting, relocation and temporary accommodation			excluded
TOTAL PROJECT COST (TPC) (ex GST) (Mar, 20	025)	\$9088.46/m²GFA	11,147,000
ESCALATION AND GST			1
Cost Escalation			
Escalation rate 3.00% Market conditions 0.00 Up To Date Months %/Year Weigh			
Tender Mar, 27 24 3.50% 100	<u> </u>	9%	667,000
Completion Mar, 29 24 3.50% 70°			467,000
Goods and services tax	10.00	0%	1,228,100
NET CONSTRUCTION COST (NCC) (Inc GST) (N	Mar, 2025)	\$11014.35/m ² GFA	13,509,100
TOTAL END COST (TEC) (Mar, 2029)	1227	m²	
TOTAL END COST (TEC) (Mai, 2029)	1227	m	13,509,100



Bannockburn South East Precinct Community Infrastructure Design Bannockburn VIC

Cost Plan A - Draft Revision B Masterplan

7 March 2025

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

r		44.5	
	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/m²	3,510,000
Community Meeting - 2 Small (or 1 large)	100 m ²	\$4,100/m²	410,000
Consulting Suites - Standard (2)	20 m ²	\$4,300/m²	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/m²	72,000
Kitchen (commercial - small)	20 m ²	\$6,800/m²	136,000
Staff Room	15 m ²	\$4,200/m²	63,000
Storage 1	10 m ²	\$3,700/m²	37,000
Circulation / Ancillary Space (10%)	112 m ²	\$3,900/m²	434,850
Unenclosed Covered Area (UCA)	m²		
Unenclosed Covered Area	m²		0
External Areas	6734 m²		
Carpark (75 spaces)	1400 m²	\$250/m²	350,000
Playground	800 m ²	\$750/m²	600,000
Kindergarten Outdoor Play	900 m ²	\$750/m²	675,000
Landscaping	3634 m²	\$40/m²	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



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)	m²
Gross Floor Areas (GFA) (FECA + UCA)	1227 m²

Masterplan	Gross Floor Areas (GFA) (FECA + UCA)		1227 m ²
This copy is a second of the s	Quantity	\$/m2	Total
COST PLAN SUMMARY			
CONSTRUCTION COST SUMMARY			
Total Building Cost	1227 m ²	\$4029/m²	4,941,350
External Works and Services	1227 m²	\$2416/m²	2,963,340
NET CONSTRUCTION COST (NCC) (ex GST) (Mar, 2025)	\$64	44.92/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
TOTAL CONSTRUCTION COST (TCC) (ex GST) (Mar, 2025)	\$77	67.39/m²GFA	9,526,700
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)	\$90	87.40/m²GFA	11,145,700
ESCALATION AND GST			
Cost Escalation			
Escalation rate 3.00% Market conditions 0.00%			
Up To Date Months %/Year Weighting	E 000/		667.000
Tender Mar, 27 24 3.50% 100% Completion Mar, 29 24 3.50% 70%	7.00% 4.90%		667,000 467,000
Goods and services tax	10.00%		1,227,970
			<u> </u>
NET CONSTRUCTION COST (NCC) (Inc GST) (Mar, 2025)	\$110	013.18/m ² GFA	13,507,670
TOTAL END COST (TEC) (Mar, 2029)	1227 m²		13,507,670