

Lot 3 DP801467 SW Rocks, NSW

Residential subdivision & new Clubhouse/Workshop

Estimated Development Cost Report (State Significant Projects)

31-Mar-25

The estimate for the proposed works are based on industry recognised prices, and estimated costs have been prepared having regard to the matters set out in the NSW Planning Circular PS 24-002 Changes to how development costs are calculated for planning purposes.

The estimated cost of carrying out the development includes:

Design & erection of Clubhouse, Workshop & Pool and associated infrastructure

Residential subdivision works for 101 Lots

Demolition costs

Fixed, mobile plant & equipment

Item	Quantity	Rate	\$
Use and Development As attached			\$30,248,000
Total for Construction Works			\$30,248,000
Fees incl. on-going design, consultant fees, long service levy, community consultation, on-going monitoring	Item		incl.
Total for EDC in accordance with NSW Planning Circular PS 24-002 dated 27 February 2024			\$30,248,000
GST	10%		\$3,024,800
Total incl Fees and GST			\$33,272,800

Notes

EDC is based on the full scope of works as identified in the development proposal at 31st March 2025


Rates above include allowances for prelims and margin.

Contingencies are included as noted

Procurement assumed to be based on competitive lump sum tenders

Land costs, legal fees, on-going maintenance and holding charges are excluded

Works outside the site boundary are excluded

Signed: 	Contact number: 02 8086 2062
Name: Matthew Dunk CQS (#7583)	Contact address: 19/287 Military Rd Cremorne NSW 2090
Position: Senior Quantity Surveyor	Date: 31-Mar-25

Residential subdivision & new Clubhouse/Workshop
Lot 3 DP801467 SW Rocks, NSW
DA Application
31/03/2025

Cost Summary

This estimate summary is prepared for the Use & Development SSDA submission only
Refer to Basis of Preparation for documents used in the preparation of this estimate

Item	\$
Demolition & Remediation	\$127,144.21
Construction (Refer Detailed calculation schedule)	\$26,938,914.79
Mitigation of impact items	N/A
Consultant Fees	\$380,541.00
Authority Fees (LSLL)	\$67,665.15
Plant & Equipment	incl.
Loose Furniture, Fittings & Equipment - By Client	INCL.
sub total	\$27,514,265.15
Contingency Allowance	\$1,353,302.95
Escalation to commencement of construction as per AIQS Building Cost Index Mar 2025. Base Date Apr 2025 (415) and project commencement Apr 2026 (436 estimated) = 5.1%	\$1,380,369.01
Total EDC (excl GST)	\$30,248,000.00
GST	\$3,024,800.00

Gross Floor Area (AIQS)	Item
GFA m2 (AIQS) - Clubhouse	857 m2
Construction Cost Only \$/m2 GFA (AIQS)	\$31,582.33

Notes

- 1) Rates and prices are based on list of documents enclosed
- 2) Cost plan prepared broadly in accordance with the AIQS Cost Management Manual.

**Residential subdivision & new Clubhouse/Workshop
Estimated Development Cost Report**

31/03/2025

Basis of Preparation

The Estimated Development Cost Report has been prepared for NSW Department of Planning, Housing & Infrastructure with respect to the Secretary's Environmental Assessment Requirements (SEARS) issued for State significant projects in NSW

The Estimated Development Cost has been prepared in accordance with:

Legislative and regulatory requirements of the consent authority for calculating the EDC (EP&A Act, EP&A reg, SEPPs, the Planning Circular and SEARs)

AIQS practice standard for calculating the EDC for state significant projects in NSW

Refer enclosed document list

To the best of our knowledge there is no information that has not been issued to us which would materially affect the calculations used in the detailed calculation schedule for the preparation of the EDC

Matthew Dunk is a Certified Quantity Surveyor Registration No. #7583 and has experience working on the auditorium for the State Library of NSW

To the best of our knowledge there are no matters that may impair the objectivity of the calculation of the Estimated Development Cost Report

Drawing Schedule

Document Transmittal

Document Name	Document No.	Revision
Master Plan		
7247_DA1.1	Masterplan	D
7247_DA1.2	Landscape Plan	D
7247_DA1.3	INDICATIVE PLANTING PALETTE AND PRECEDENT IMAGES	D
7247_DA1.4	SERVICING STRATEGY	D
7247_DA1.5	RETAINING WALL AND FENCES PLAN	D
7247_DA1.6	PRELIMINARY CUT AND FILL ANALYSIS PLAN	D
7247_DA2.1	SKETCH SECTIONS	D
7247_DA2.2	SKETCH SECTIONS	D
7247_DA2.3	GREGORY STREET FRONTAGE	D
Club House		
	COVER SHEET	D
SK1.1	SITE PLAN	D
SK1.2	POOL STORE FLOOR PLAN	D
SK1.3	GROUND FLOOR PLAN	D
SK1.4	FIRST FLOOR PLAN	D
SK1.5	ROOF PLAN	D
SK1.6	WORKSHOP SHED	D
SK2.1	SECTION A	D
SK2.2	SECTION B + C	D
SK3.1	ELEVATIONS SHEET 1	D
SK3.2	ELEVATIONS SHEET 2	D
SK5.1	AREA SCHEDULE	D
SK7.1	PERSPECTIVE 1	D
SK7.2	PERSPECTIVE 2	D
SK7.3	PERSPECTIVE 3	D
SK7.4	HEIGHT CONTROL	D
Electrical		
EO1	PROPOSED ESSENTIAL ENERGY ELECTRICAL RETICULATION	B
EO2	PROPOSED ESSENTIAL ENERGY ELECTRICAL RETICULATION	B
EO3	ESSENTIAL ENERGY SUB DETAIL AND TRENCH SECTIONS	B
EO4	SINGLE SECTION AS/NZS AS300 INTERNAL RETICULATION	B
EO5	NBN INTERNAL ELECTRICAL RETICULATION	2
Survey		
2474_Detail	Contour & Feature Survey	C

**Residential subdivision & new Clubhouse/Workshop
Estimated Development Cost Report**

31/03/2025

Basis of Preparation

The Estimated Development Cost Report has been prepared on behalf of South West Rocks Living Pty Ltd with legal landowners being South West Rocks Living Pty Ltd for the subdivision works including associated infrastructure works for 101 Residential lots and the construction of a new clubhouse, pool and workshop.

The State Significant Development Application seeks consent for the following:

Demolition of existing fencing and removal of trees;

Subdivision works for 101 new residential lots including the following:

Excavation works

Retaining walls and landscaping

Roads and paving

Services and infrastructure works

Construction of new Clubhouse and Workshop

Pool

Hard and soft landscaping works;

The Project will be delivered as a single stage

**Residential subdivision & new Clubhouse/Workshop
Estimated Development Cost Report**

31/03/2025

Detailed Calculation Schedule

Refer attached Cost Plan and Summary

Broadlands SW Rocks

Job Name : SSD COST PLAN
Client's Name: Corio Projects

Job Description
 Subdivision & civil works, new Clubhouse &
 Workshop + external works and new pool

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
1	Area Schedule					
2	Demolition & Site Clearance	0.41	131.29	112,517		112,517
3	Civil - Earthworks	2.43	779.11	667,697		667,697
4	Civil - Retaining walls	26.77	8,572.20	7,346,375		7,346,375
5	Civil - Roads & Paving	13.19	4,225.57	3,621,310		3,621,310
6	Hydraulics	12.09	3,872.22	3,318,490		3,318,490
7	Electrical	6.41	2,052.58	1,759,063		1,759,063
8	Fire Services	0.23	73.66	63,125		63,125
9	Landscape	4.12	1,319.59	1,130,888		1,130,888
10	Clubhouse & Maintenance Shed	21.61	6,921.58	5,931,794		5,931,794
11	Preliminaries	11.35	3,634.54	3,114,800		3,114,800
12	Design Consultants	1.39	444.04	380,541		380,541
13	Notes & Exclusions					
GFA: 857 m2.		100.00	32,026.37	27,446,600		27,446,600

Final Total : \$ 27,446,600

Broadlands, SW Rocks

Job Name : SSD COST PLAN

Job Description

Client's Name: Corio Projects

Subdivision & civil works, new Clubhouse
& Workshop + external works and new pool

Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade : 1 <u>Area Schedule</u></i>					
	<u>Areas</u>				
1	Site Area	41,663.00	m2	1.00	41,663.00
2	Landscaping	8,914.00	m2	1.00	8,914.00
3	Maintenance Shed	185.00	m2	1.00	185.00
4	Lot SOG	116.00	m2		
5	Driveways to Lots	17.00	m2		
	<u>FECA</u>				
6	Clubhouse GF	302.00	m2	1.00	302.00
7	Clubhouse FF	294.00	m2	1.00	294.00
8	Pool Store	30.00	m2	1.00	30.00
9	Workshop	175.00	m2	1.00	175.00
	<u>UCA</u>				
10	Balconies to Clubhouse	56.00	m2	1.00	56.00
11	Adjustment to zero above counts				-51,619.00
<u>Area Schedule Total :</u>					0.00
<i>Trade : 2 <u>Demolition & Site Clearance</u></i>					
1	Remove trees - allowance	61.00	no	562.50	34,312.50
2	Retain existing trees	2.00	no	562.50	1,125.00
3	Retain existing colorbond fence		note		
4	Remove fencing		m		N/A
5	Site strip	41,663.00	m2	1.25	52,078.75
6	Sedimentation control	1.00	item	25,000.00	25,000.00
7	Extra Over allowance for remediation / removal of hazardous material - Excluded		note		
<u>Demolition & Site Clearance Total :</u>					112,516.25
<i>Trade : 3 <u>Civil - Earthworks</u></i>					
1	Topsoil removal	41,663.00	m2	3.12	130,196.88
2	Bulk excavation, cut (Balanced)	22,500.00	m3	9.37	210,937.50
3	Bulk excavation, fill (Balanced)	27,500.00	m3	9.37	257,812.50

Broadlands, SW Rocks

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Subdivision & civil works, new Clubhouse
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Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade : </i> 3 <u>Civil - Earthworks</u> <i>(Continued)</i>					
4	Bulk excavation, fill (Imported) - Assumed material provided free of charge form other sites	5,000.00	m3	9.37	46,875.00
5	Allowance for excess spoil to be removed from site		m3	35.00	
6	Extra Over allowance for removal of rock - allowance	500.00	m3	43.75	21,875.00
<u>Civil - Earthworks</u> Total :					667,696.88
<i>Trade : </i> 4 <u>Civil - Retaining walls</u>					
1	Retaining wall footing	4,006.00	m	125.00	500,750.00
2	Allowance for retaining walls	7,302.00	m2	937.50	6,845,625.00
<u>Civil - Retaining walls</u> Total :					7,346,375.00
<i>Trade : </i> 5 <u>Civil - Roads & Paving</u>					
	<u>On Site Roads, Footpaths</u>				
1	New paving, type 2, asphalt with 270 sub-base & 150 base	7,546.00	m2	122.50	924,385.00
2	Kerbs & gutters	2,250.00	m	125.00	281,250.00
3	Thresholds / driveway	606.00	m2	125.00	75,750.00
4	New footpath paving, concrete	1,696.00	m2	100.00	169,600.00
5	Stairs to Gregory Street	19.00	no	5,250.00	99,750.00
6	Stairs to dwelling access	9.00	no	1,500.00	13,500.00
7	Signage to roads	1.00	item	6,875.00	6,875.00
	<u>Off Site Roads</u>				
8	Pedestrian crossing point with refuge island - Gregory Street	1.00	item	62,500.00	62,500.00
	<u>Gregory Street Intersection</u>				
9	New paving, type 2, asphalt with 270 sub-base & 150 base	151.00	m2	100.00	15,100.00
10	Junctions with existing roads	1.00	no	12,500.00	12,500.00
11	Kerbs & gutters	33.00	m	125.00	4,125.00
12	Traffic control	1.00	item	25,000.00	25,000.00
13	Signage to roads	1.00	item	1,875.00	1,875.00
	<u>Driveways & Lot Ground Slabs</u>				
14	SOG to Lots	11,716.00	m2	150.00	1,757,400.00

Broadlands, SW Rocks

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Subdivision & civil works, new Clubhouse
& Workshop + external works and new pool

Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade : </i> 5 <u>Civil - Roads & Paving</u> <i>(Continued)</i>					
15	Driveways to Lots	1,717.00	m2	100.00	171,700.00
<u>Civil - Roads & Paving</u> Total :					3,621,310.00
<i>Trade : </i> 6 <u>Hydraulics</u>					
<u>Stormwater</u>					
1	Allowance for bio retention basin & outlet	200.00	m2	312.50	62,500.00
2	Allowance for Atlon Ecoceptor Class 3 GPT	2.00	no	31,250.00	62,500.00
3	Atlan basin water quality treatment	2.00	no	43,750.00	87,500.00
4	Pits	39.00	no	3,125.00	121,875.00
5	Kerb inlet pits	75.00	no	4,375.00	328,125.00
6	Stormwater mains, lot connections	701.00	m	175.00	122,675.00
7	Stormwater mains, roadways	903.00	m	400.00	361,200.00
8	New drainage swale / overland flow path	588.00	m	250.00	147,000.00
9	Culvert	26.00	m	937.50	24,375.00
10	Upgraded stormwater to Gregory Street	175.00	m	437.50	76,562.50
11	Connection into existing	1.00	item	9,375.00	9,375.00
<u>Water</u>					
12	Allowance per lot	101.00	no	3,750.00	378,750.00
13	Water mains upgrade	1,075.00	m	250.00	268,750.00
<u>Gas</u>					
14	Allowance per lot	101.00	no		EXCL
<u>Sewer Drainage</u>					
15	Allowance per lot	101.00	no	6,250.00	631,250.00
16	Sewer rising main	772.00	m	528.20	407,776.55
<u>Existing Services</u>					
17	Allowance for diversion / relocation works	1.00	no	125,000.00	125,000.00
18	Remove existing overhead power lines	459.00	m	225.00	103,275.00
<u>Hydraulics</u> Total :					3,318,489.05
<i>Trade : </i> 7 <u>Electrical</u>					
1	Substation / HV works	1.00	item	437,500.00	437,500.00

Broadlands, SW Rocks

Job Name : <u>SSD COST PLAN</u>	Job Description
Client's Name: <u>Corio Projects</u>	Subdivision & civil works, new Clubhouse & Workshop + external works and new pool

Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade : 7 <u>Electrical</u></i> <i>(Continued)</i>					
2	Electrical per lot	101.00	no	7,500.00	757,500.00
3	HV underground line	467.00	m	937.50	437,812.50
4	Allowance per lot - NBN	101.00	no	1,250.00	126,250.00
Electrical Total :					1,759,062.50
<i>Trade : 8 <u>Fire Services</u></i>					
1	Allowance per lot	101.00	no	625.00	63,125.00
Fire Services Total :					63,125.00
<i>Trade : 9 <u>Landscape</u></i>					
1	Street tree planting - Large trees	12.00	no	937.50	11,250.00
2	Street tree planting - Medium tree	124.00	no	687.50	85,250.00
3	Street tree planting - small tree	43.00	no	312.50	13,437.50
4	Grass verge	7,374.00	m2	25.00	184,350.00
5	Screen planting	1,297.00	m2	100.00	129,700.00
6	Pickle ball courts	1.00	no	31,250.00	31,250.00
7	Picnic shelter	1.00	item	18,750.00	18,750.00
8	Gated vehicle entry - Gregory Street	1.00	item	9,375.00	9,375.00
9	Locked gate onto Racemosa Circuit	1.00	item	3,125.00	3,125.00
10	Fence Type 1 - 1.2m high post and rail fence with black chainwire infill panels	375.00	m	125.00	46,875.00
11	3.0m high black chainwire pickleball court fence	55.00	m	187.50	10,312.50
12	Fence Type 2 - 1.8m privacy fence (colorbond)	2,904.00	m	187.50	544,500.00
13	Fence Type 3 - 1.2m high permeable fence fronting Gregory Street	156.00	m	225.00	35,100.00
14	Fence Type 3 - 1.8m high permeable fence fronting Gregory Street	29.00	m	262.50	7,612.50
15	Barrier fencing adjacent to Old Highway		m	437.50	
Landscape Total :					1,130,887.50
<i>Trade : 10 <u>Clubhouse & Maintenance Shed</u></i>					
	Substructure				
1	Remove existing vegetation, undergrowth	1,716.00	m2	31.25	53,625.00

Broadlands, SW Rocks

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Subdivision & civil works, new Clubhouse
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Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade : 10 <u>Clubhouse & Maintenance Shed</u></i>					
<i>(Continued)</i>					
2	Allow to excavate down to achieve desired levels	502.00	m3	100.00	50,200.00
3	Allow for imported fill to suit new levels	997.00	m3	75.00	74,775.00
4	External wall strip footing to Clubhouse, Store & Workshop	277.00	m	212.50	58,862.50
5	Allow for footings to new concrete slab	1,108.00	m2	100.00	110,800.00
6	120mm Concrete slab	1,108.00	m2	205.00	227,140.00
7	Forming setdowns for wet areas	59.00	m	75.00	4,425.00
8	300 thick concrete core bases, including 200kg/m3 reo, DPM & float finish	9.00	m2	525.00	4,725.00
9	Lift pit insitu concrete walls, 250 thick, 50MPa, reo 250kg/m3, including waterproofing & backfill	15.00	m2	887.50	13,312.50
10	Retaining walls to Clubhouse & external pool area	621.00	m2	687.50	426,937.50
<u>Upper Floors</u>					
11	Concrete upper floor, ave 220 thick (L1-L2)	349.00	m2	512.50	178,862.50
12	Slab edge formwork	119.00	m	100.00	11,900.00
13	Forming setdowns for wet areas	43.00	m	75.00	3,225.00
14	Allowance for transfer beams, 600x1500	18.00	m	912.50	16,425.00
<u>Columns</u>					
15	Columns to Clubhouse	770.00	m2	100.00	77,000.00
<u>Staircases</u>					
16	Staircase to Clubhouse	1.00	item	24,750.00	24,750.00
17	Access ladder to roof	1.00	item	2,500.00	2,500.00
18	Tactile indicators	8.00	m2	1,250.00	10,000.00
<u>Roof</u>					
19	Metal deck roof to Function Rooms including steel structure, metal roofing, sarking, insulation etc	631.00	m2	537.50	339,162.50
20	Pool cabana with metal roof sheeting	78.00	m2	1,500.00	117,000.00
21	Non-combustible awning & structural supports to bushfire requirements	12.00	m2	1,312.50	15,750.00
22	Eaves gutter	201.00	m	93.75	18,843.75
23	Allowance for downpipes	97.00	m	112.50	10,912.50
<u>External Walls</u>					

Broadlands, SW Rocks

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Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade : 10 <u>Clubhouse & Maintenance Shed</u></i>					
					<i>(Continued)</i>
24	Face brick cavity wall, and with plasterboard lining internally	412.00	m2	612.50	252,350.00
25	Lightweight cladding to Upper Floor Clubhouse	168.00	m2	712.50	119,700.00
26	Glazed facade to Clubhouse	133.00	m2	1,062.50	141,312.50
27	Glazing to Workshop	17.00	m2	812.50	13,812.50
28	Louvres to windows	29.00	m2	687.50	19,937.50
29	Metal cladding to Clubhouse	13.00	m2	812.50	10,562.50
30	Vertical shading devices to bushfire requirements	26.00	m2	812.50	21,125.00
31	Crowd loaded balustrade to covered deck	28.00	m	1,312.50	36,750.00
32	1.8m high feature screening for privacy	7.00	m	1,187.50	8,312.50
<u>External Doors</u>					
33	2100x2100mm Pool store door	1.00	no	2,187.50	2,187.50
34	1780 x 2400mm high glazed one and a half leaf door to Terrace	1.00	no	4,375.00	4,375.00
35	980 x 2400mm high glazed door to Terrace	1.00	no	3,125.00	3,125.00
36	1560 x 2500mm high glazed door double to Entry	1.00	no	4,375.00	4,375.00
37	1750 x 2400mm high glazed door double to Entry	1.00	no	5,250.00	5,250.00
38	2400 x 2400 double solid fire rated core door, frame, hardware and paint finish	1.00	no	2,625.00	2,625.00
39	1800 x 2400 double solid fire rated core door, frame, hardware and paint finish	1.00	no	2,437.50	2,437.50
40	Roller shutter to Workshop	1.00	no	5,625.00	5,625.00
<u>Internal Walls</u>					
41	190mm core filled blockwork to new lift walls	90.00	m2	562.50	50,625.00
42	Masonry walls	63.00	m2	268.75	16,931.25
43	Wall Panelling to above	108.00	m2	518.75	56,025.00
44	Stud partition, with plasterboard linings to one face	32.00	m2	131.25	4,200.00
45	Stud partition, with plasterboard linings to one face & FC to other	115.00	m2	206.25	23,718.75
46	Stud partition, with FC linings to both faces	68.00	m2	231.25	15,725.00
47	Stud partition, with plasterboard linings to both faces	136.00	m2	181.25	24,650.00
<u>Internal Doors</u>					
48	900x2400 single solid core door, frame, hardware & paint finish	9.00	no	1,125.00	10,125.00

Broadlands, SW Rocks

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Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade : 10 <u>Clubhouse & Maintenance Shed</u></i>					
<i>(Continued)</i>					
49	1750 x 2140 glazed one and a half leaf door to lounge and gym	2.00	no	2,750.00	5,500.00
50	1800 x 2140 one and a half leaf solid core, frame, hardware and paint finish	2.00	no	2,187.50	4,375.00
<u>Floor Finishes</u>					
51	New tiles to Entry Corridor - PC allowance \$80/m2	76.00	m2	200.00	15,200.00
52	Tiling to Amenities including waterproofing - PC allowance \$50/m2	76.00	m2	225.00	17,100.00
53	Tiled Finish to Entry - PC allowance \$75/m2	56.00	m2	200.00	11,200.00
54	Tiling to Cleaners room - PC allowance \$30/m2	14.00	m2	200.00	2,800.00
55	New tiled customer frontage of kitchen	9.00	m2	450.00	4,050.00
56	Tiled floor to Kitchenette - Workshop & WC	7.00	m2	200.00	1,400.00
57	Epoxy floor finish to Workshop & Pool store	196.00	m2	112.50	22,050.00
58	Coved skirting to above	58.00	m	43.75	2,537.50
59	Floor finish to Storage Area	17.00	m2	112.50	1,912.50
60	Floor finish to Gym	48.00	m2	225.00	10,800.00
61	Floor finish to Golf simulator	17.00	m2	175.00	2,975.00
62	Non-slip finish to Bar	10.00	m2	312.50	3,125.00
63	Carpet to Lounge Room	78.00	m2	175.00	13,650.00
64	Carpet to Clubhouse	65.00	m2	175.00	11,375.00
65	Carpet to Managers Office	14.00	m2	125.00	1,750.00
66	Carpet to Meeting room	27.00	m2	150.00	4,050.00
67	Timber floor finish to Work Space/Library	33.00	m2	350.00	11,550.00
68	Timber decking to Clubhouse Terrace including waterproofing	44.00	m2	350.00	15,400.00
69	Timber skirting	130.00	m	43.75	5,687.50
70	Tiled skirting to Cleaner	16.00	m	21.25	340.00
<u>Wall Finishes</u>					
71	Paint finish to walls	1,143.00	m2	37.50	42,862.50
72	Wall tiling in wet areas - PC allowance \$60/m2	273.00	m2	206.25	56,306.25
73	Cladding to columns - allowance	12.00	no	1,312.50	15,750.00
74	Tiled Wall finish to Function Bar - PC allowance \$60/m2	6.00	m2	206.25	1,237.50
<u>Ceiling Finishes</u>					

Broadlands, SW Rocks

Job Name : SSD COST PLAN

Job Description

Client's Name: Corio Projects

Subdivision & civil works, new Clubhouse
& Workshop + external works and new pool

Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade : 10 <u>Clubhouse & Maintenance Shed</u></i>					
<i>(Continued)</i>					
75	Plasterboard ceiling with paint finish	515.00	m2	162.50	83,687.50
76	FC Sofft lining to terraces	44.00	m2	225.00	9,900.00
77	Feature acoustic ceiling to Lounge	78.00	m2	500.00	39,000.00
78	Feature acoustic ceiling to Clubhouse	83.00	m2	562.50	46,687.50
79	Feature acoustic ceiling to Workshop/Library	33.00	m2	437.50	14,437.50
80	Feature Bulkhead to Bar	7.00	m	562.50	3,937.50
81	Access panels	10.00	no	187.50	1,875.00
	<u>Joinery</u>				
82	Amenities vanity benches	8.00	m	2,687.50	21,500.00
83	Joinery to Cleaners rm	1.00	item	937.50	937.50
84	Joinery to Club Storage area - Allowance	1.00	item	6,250.00	6,250.00
85	Joinery to Gym - Allowance	1.00	item	5,625.00	5,625.00
86	New Bar stone counter top joinery and frontage	4.00	m	9,500.00	38,000.00
87	Kitchen cupboards, including benchtop & splashback	3.00	m	5,375.00	16,125.00
88	Kitchen island cupboards, including benchtop & front	3.00	m	6,250.00	18,750.00
89	Kitchenette cupboards, including benchtop & front	4.00	m	3,125.00	12,500.00
90	Rear bar wall	7.00	m	7,375.00	51,625.00
91	Miscellaneous joinery to Lounge & Clubhouse - Provisional Sum	1.00	item	25,000.00	25,000.00
92	Miscellaneous joinery to Workspace Function Terrace - Provisional Sum	1.00	item	15,625.00	15,625.00
93	Miscellaneous joinery to Workshop - Provisional Sum	1.00	item	8,125.00	8,125.00
94	Storage cupboards with timber veneer finish for operable walls	2.00	m	1,187.50	2,375.00
95	Managers office desk	5.00	m	1,000.00	5,000.00
96	Bench to Male/Female	3.00	m	1,062.50	3,187.50
	<u>Furniture</u>				
97	Sofa to Lounge & Clubhouse	3.00	no	1,375.00	4,125.00
98	Dining table to Lounge & Clubhouse	5.00	no	1,625.00	8,125.00
99	Lounge Chairs to Lounge & Clubhouse	7.00	no	1,187.50	8,312.50
100	Chairs to Dining table	12.00	no	687.50	8,250.00
101	Meeting room table	1.00	no	2,187.50	2,187.50

Broadlands, SW Rocks

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Job Description

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Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade : </i> 10 <u>Clubhouse & Maintenance Shed</u> <i>(Continued)</i>					
102	Meeting room chairs	8.00	no	1,062.50	8,500.00
103	Miscellaneous FF&E not shown	1.00	item	9,375.00	9,375.00
	<u>Fixtures and Fittings</u>				
104	Golf simulator	1.00	item	25,000.00	25,000.00
105	Toilet partitions	9.00	no	2,062.50	18,562.50
106	Tapware etc	1.00	no	3,125.00	3,125.00
107	Diswasher	2.00	no	1,187.50	2,375.00
108	Door & display chillers	1.00	item	18,750.00	18,750.00
109	WC fixtures	1.00	no	15,000.00	15,000.00
110	Allowance for statutory & direction signage	1.00	item	1,875.00	1,875.00
111	Allowance for internal name signage	1.00	item	6,875.00	6,875.00
112	Allowance for external name signage	1.00	item	15,625.00	15,625.00
	<u>Lift</u>				
113	Lift serving two levels	1.00	item	150,000.00	150,000.00
	<u>Hydraulic Services</u>				
	<u>Sanitaryware & Tapware - PC Sum</u>				
114	Cleaners sink	1.00	no	687.50	687.50
115	WC & cistern	10.00	no	970.00	9,700.00
116	Vanity hand basin	8.00	no	812.50	6,500.00
117	Sensor taps	7.00	no	1,125.00	7,875.00
118	Urinal	2.00	no	2,416.25	4,832.50
119	Kitchen sink	4.00	no	812.50	3,250.00
120	Shower	3.00	no	937.50	2,812.50
121	Floor waste	13.00	no	187.50	2,437.50
	<u>General Plumbing</u>				
122	Cleaners sink	1.00	no	2,500.00	2,500.00
123	Kitchen sink	4.00	no	2,500.00	10,000.00
124	WC and cistern	10.00	no	2,500.00	25,000.00
125	Urinal	2.00	no	2,500.00	5,000.00
126	Basin	8.00	no	2,500.00	20,000.00
127	Shower	3.00	no	2,500.00	7,500.00

Broadlands, SW Rocks

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Job Description

Client's Name: Corio Projects

Subdivision & civil works, new Clubhouse
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Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade : 10 <u>Clubhouse & Maintenance Shed</u></i>					
<i>(Continued)</i>					
128	Floor waste	13.00	no	437.50	5,687.50
129	Hot water plant	1.00	item	37,500.00	37,500.00
130	Stormwater, inground, including Pump out pit & rainwater tank	1.00	item	68,750.00	68,750.00
131	Connections to existing cold water main	1.00	item	3,750.00	3,750.00
132	Sewer connection to existing	1.00	item	3,750.00	3,750.00
	<u>Fire Services</u>				
133	Smoke detection & alarm	801.00	m2	6.25	5,006.25
134	Hydrants & hose reels	801.00	m2	12.50	10,012.50
135	Sprinklers to new built areas	801.00	m2	93.75	75,093.75
	<u>Mechanical Services</u>				
136	A/C and ventilation to Clubhouse	596.00	m2	437.50	260,750.00
137	Ventilation to Pool store & workshop	205.00	m2	62.50	12,812.50
	<u>Electrical Services</u>				
138	Electrical power, lights, comms, security, etc, to Clubhouse & Workshop	801.00	m2	275.00	220,275.00
139	External lighting to landscape areas	1.00	no	8,125.00	8,125.00
140	Sound system	1.00	item	18,750.00	18,750.00
141	CCTV	1.00	no	6,875.00	6,875.00
142	Access Control - Prov Sum	1.00	no	3,125.00	3,125.00
	<u>External Works</u>				
143	Pool including structure, finishes, pool equipment, pool access sling, services - Prov Sum	1.00	item	937,500.00	937,500.00
144	Glass balustrade to Pool	36.00	m	1,187.50	42,750.00
145	External stairs	12.00	m/r	4,375.00	52,500.00
146	Firepit	1.00	item	9,375.00	9,375.00
147	Built in BBQ	1.00	item	6,250.00	6,250.00
148	Pavers to Pool terrace, stairs & entrance	633.00	m2	225.00	142,425.00
149	Retaining wall to grass zone to terrace	19.00	m2	562.50	10,687.50
150	1800mm high feature screening for privacy	14.00	m	1,250.00	17,500.00
151	Planterboxes to Terrace & entrance	41.00	m	1,375.00	56,375.00
152	Waterproofing to planter box bases	48.00	m2	150.00	7,200.00
153	Waterproofing to planter box walls	219.00	m2	150.00	32,850.00

Broadlands, SW Rocks

Job Name : <u>SSD COST PLAN</u>	Job Description
Client's Name: <u>Corio Projects</u>	Subdivision & civil works, new Clubhouse & Workshop + external works and new pool

Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade : </i> 10 <u>Clubhouse & Maintenance Shed</u> <i>(Continued)</i>					
154	General planting to planter boxes	48.00	m2	225.00	10,800.00
155	Grass to terrace	155.00	m2	37.50	5,812.50
156	Screen planting to pool wall edge	28.00	m	312.50	8,750.00
157	Allowance for drip irrigation	203.00	m2	31.25	6,343.75
158	Allowance for establishment & maintenance period	13.00	wks	625.00	8,125.00
<u>Clubhouse & Maintenance Shed</u> Total :					5,931,793.75
<i>Trade : </i> 11 <u>Preliminaries</u>					
1	Preliminaries & margin	13.00	%	239,600.00	3,114,800.00
<u>Preliminaries</u> Total :					3,114,800.00
<i>Trade : </i> 12 <u>Design Consultants</u>					
1	Design Consultants	1.00	item	380,000.00	380,000.00
2	Rounding	1.00	item	541.00	541.00
<u>Design Consultants</u> Total :					380,541.00
<i>Trade : </i> 13 <u>Notes & Exclusions</u>					
1	Based on King & Campbell Architects DA Architectural drawings dated 21/02/2025		note		
2	Based on King & Campbell Architects Clubhouse DA Architectural drawings dated 11/12/2024		note		
3	Based at Mar 2025 prices. Escalation beyond Mar 2025 excluded		note		
4	Removal of contaminated ground or hazardous materials excluded		note		
<u>Notes & Exclusions</u> Total :					