

11 September 2025

Department of Planning, Housing and Infrastructure
c/- Savills Australia & Fairfield City Council
Level 25, 1 Farrer Place
SYDNEY NSW 2000

Dear Sir / Madam

**RE: FAIRFIELD SHOWGROUND COMMUNITY AND EVENTS CENTRE
ESTIMATE DEVELOPMENT COST REPORT**

Muller Partnership has prepared an Estimate Development Cost (EDC) report as required by the planning authority for the above development totalling **\$50,599,865 (excl. GST)**.

This estimate has been prepared in accordance with legislative and regulatory requirements (EP&A Act, EP&A Reg, SEPPs, the Planning Circular PS 24-002 issued 27 February 2024 and the Secretary Environmental Assessment Requirements (SEARs)).

Please take note of our Assumptions (Item 5.0) and Exclusions (Item 6.0)

This report is to be used for the purpose of determining the planning fee and is not to be used for project budgeting, finance, insurance, sale, mortgage, or any other purposes.

Should you wish to discuss any of the above please do not hesitate to contact the undersigned.

Yours faithfully

MULLER PARTNERSHIP



Peter Dally – DIRECTOR (MRICS, MAIQS/CQS – 28135)

PD:FW 24077 Fairfield Showground Community and Event Centre Centre - EDC Report R5

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FAIRFIELD SHOWGROUND COMMUNITY AND EVENTS CENTRE

ESTIMATE DEVELOPMENT COST REPORT

11 SEPTEMBER 2025



Disclaimer

Muller Partnership have prepared this report in part on the basis of information supplied to it in the ordinary course of business by Savills and the design team.

Whilst all reasonable professional care and skill have been exercised to validate its accuracy and authenticity, Muller Partnership is unable to provide any Guarantee in that regard and will not be liable to any party for any loss arising as a result of any such information subsequently being found to be inaccurate, lacking authenticity or having been withheld.

This report is only intended for use by the addressee and Muller Partnership accepts no responsibility to other parties who use opinions or information contained herein. They do so at their own risk.

In acting as Quantity Surveyor for the addressee, Muller Partnership's liability is limited to the scope of services and value limit, as defined in their Professional indemnity insurance cover. A copy is available on request.

This report covers only the items as contained in this report. Should the addressee require additional items or areas of assessment, these should be specifically requested and will be actioned as agreed between the parties.

The construction costs are current as at the date of this assessment only. The values assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in values.

Document history & status

Revision	Date	Description	By	Review	Approved
1	26/05/2025	Estimated Development Cost Report	YD	FW	PD
2	18/06/2025	Estimated Development Cost Report	YD	FW	PD
3	06/08/2025	Estimated Development Cost Report	YD	FW	PD
4	27/08/2025	Estimated Development Cost Report	YD	FW	PD
5	11/09/2025	Estimated Development Cost Report	YD	FW	PD

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Glossary of Key Terms

Construction Contingency The Construction Contingency is a contingency allowance made for unknowns that may occur during construction due to latent conditions or issues with the documentation.

Design Development Allowance The Design Development Allowance is a contingency included within our estimate to allow for unknown costs associated with progressing the development from the initial concept through until the 'For Construction'. At the time of For Construction documentation this contingency should be 0% as the entire project will have been designed and costed accordingly.

Preliminaries & Margin The Preliminaries and Margin Allowance is an allowance for the builders' margin and their establishment and management of the site. This item will therefore include for items such as site fencing & amenities, site foreman, head office overheads, insurances, crange, site cleaning, OH&S management, QA, etc.

1.0 EXECUTIVE SUMMARY

Introduction

This Estimated Development Cost Report (EDC) report accompanies an Environmental Impact Statement (EIS) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act), in respect of a State Significant Development Application (SSDA) for the construction and operation of Fairfield Showground Community and Events Centre. This report addresses the relevant Secretary's Environmental Assessment Requirements (SEARs) issued for the project, notably:

SEAR	Requirement	Response	Report Section
73365208	G. Estimated Development Cost Report		

Project Site Description

The project site is located within the Fairfield Local Government Area (LGA), at 430-482 Smithfield Road, Prairiewood, legally identified as Lot 1 DP 1251493 and known as Fairfield Showground.

Lot and DP	Lot Area
Lot 1 DP 1251493	30.1 hectare

Fairfield Showground currently comprises a number of different uses including Fairfield Markets, outdoor sports fields, grandstands incorporating function centres, at-grade parking in multiple locations throughout the site and a range of other community and recreational uses.

The project site is located to the west of the existing market awning as shown in **Figure 1**.



Figure 1 Project Site (Source: DFP/Nearmap)

The regional context of the project site is shown in **Figure 2** and includes the following:

- **Fairfield Hospital:** Located approximately 250m to the north of the Fairfield Showground Precinct are Braeside and Fairfield Hospital.
- **Fairfield City Golf Club:** Also located to the north of the site, the Fairfield City Golf Club is an 18-hole golf course, inclusive of a driving range and associated club house.
- **Wetherill Park Shopping Centre:** Located approximately 600m to the north east of the site is the Stockland Wetherill Park Shopping Centre
- **Mackillop Catholic College:** To the east of the site is Mackillop Catholic College, being an independent Catholic school for girls.
- **Deerbush Park:** To the site of the site is Deerbush Park. In the broader context of land to the south of the site are a range of low-medium density residential developments.
- **Transport Corridors:** The key regional transport corridors in proximity to the project site are:
 - Smithfield Road – Smithfield Road adjoins the eastern side of the site. A number of bus services travel along Smithfield Road, notably from Parramatta Station (Stand B2).
 - Cumberland Highway – The Cumberland Highway is located approximately 1.5km to the east of the site.



Figure 2 Regional Context (Source: DFP/Nearmap)

Project Description

The project forms part of a masterplan located on the Fairfield Showground site which will comprise works to be carried out under multiple planning pathways.

Under State Environmental Planning Policy (Transport and Infrastructure) 2021 (SEPP TI), certain works can be undertaken as development permitted without consent (Part 5 approval). Accordingly, these works do not form part of the scope of physical works proposed under this State Significant Development Application (SSDA).

The proposed extent of works to be carried out under the development permitted without consent (Part 5/REF) planning pathway as part of the masterplan includes:

- Demolition of six small ancillary buildings and construction of a new amenities block;
- Road and car parking upgrades and new car parking area;
- New kiosk/substation; and
- Associated civil and landscape works.

The proposed extent of works to be carried out under this SSDA as part of the masterplan includes:

- Construction and use of a one-storey multi-purpose building; and

- Associated civil and landscape works.

Figure 3 details the masterplan and the delineation between the Part 5 and SSDA extent of physical works.

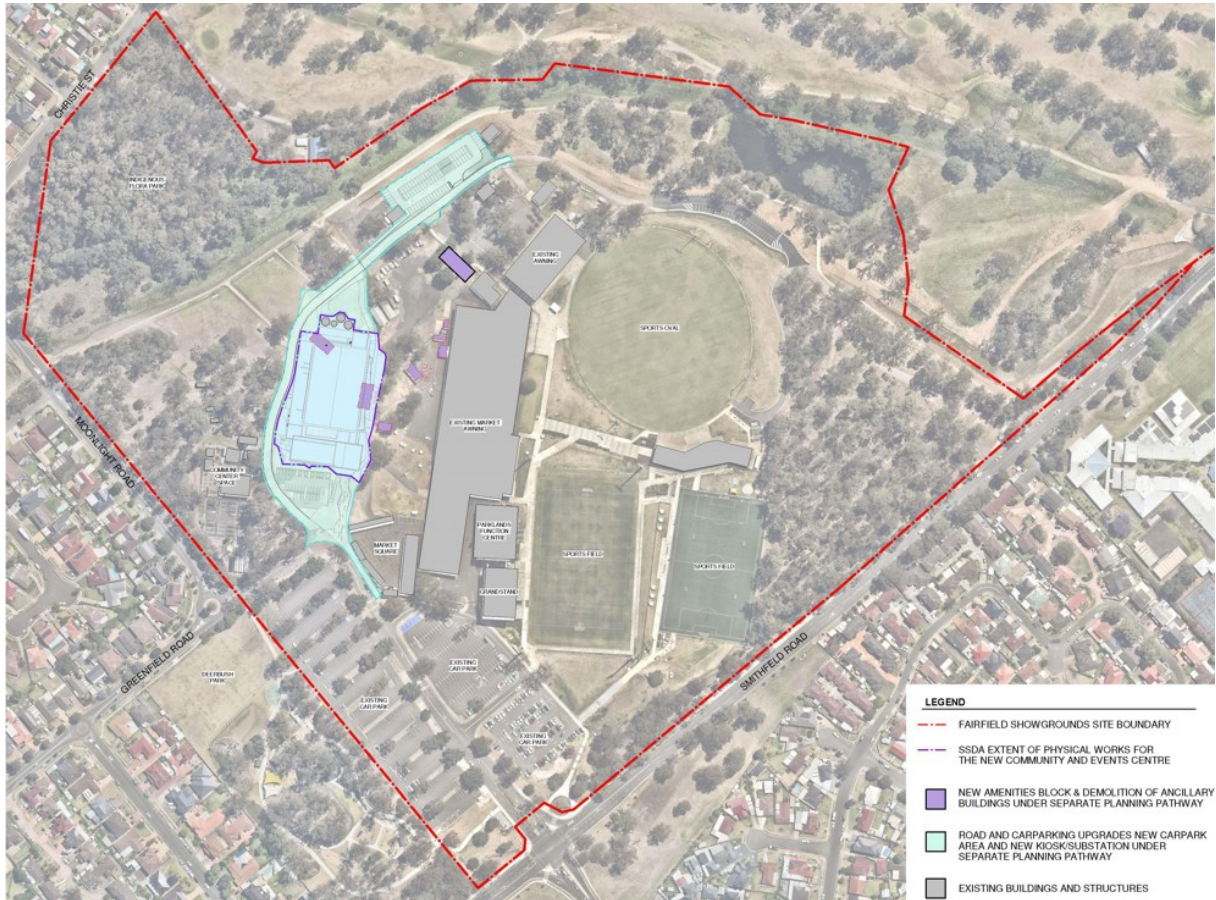


Figure 3: Masterplan (Source: NBRIS)

A summary of the cost plan estimate excluding GST is as tabled below:

Description – VPR04	Area m ²	Rate \$/m ²	\$ Amount (excl. GST)
Stage 1 – Main Build			
Construction Cost	5,636	6,901	38,896,000
Project Cost (excl. GST)	5,636	8,712	49,101,000
Stage 2 – Back of House			
Construction Cost	159	7,461	1,186,000
Project Cost	159	9,425	1,499,000

The above table amounts are rounded to the nearest \$1,000; rates are rounded to the nearest \$1.

This estimate has been prepared in accordance with legislative and regulatory requirements (EP&A Act, EP&A Reg, SEPPs, the Planning Circular PS 24-002 issued 27 February 2024 and SEARS).

Muller Partnership certifies that the calculation is accurate and covers the full scope of works in the identified development proposal, based on the information provided to date.

The Fairfield Showground and Events Centre is estimated to create 241 new construction jobs (Based on NSW Treasury TPP09-7 Guidelines for Estimating Employment Supported by the Actions, Programs and Policies of the NSW Government) and 5 new operational jobs (as advised by Fairfield City Council).

Key Notes & Actions

A number of Assumptions and Exclusions have been made in the preparation of the cost plan estimate and we refer you to Sections 5 and 6 of this report for details. We also refer you to Appendix A where we have attached the cost plan estimate.

The cost plan estimate is based on schematic design level information and we recommend that it be updated once detailed design is available.

We recommend the design team be provided with a copy of the cost plan estimate for review.

We specifically note as follows:

1. We note that this estimate has been prepared for the purpose of authority review and is preliminary in nature. Muller Partnership can provide development budgeting, scenario estimating, cost planning, or similar services on request.
2. Contamination, remediation and services diversions / amplification are excluded.

2.0 QUALIFICATIONS

Rodney Peter Dally has prepared the EDC estimate and report and meets the qualification requirements as listed below:

- MRICS - Mr R P Dally DipSurv - 1140846
- MAIQS/CQS Mr Rodney (Peter) Dally- 28135

3.0 BASIS OF PREPARATION

Estimate Methodology

Estimate has been prepared using CostX estimating software based on scope of works. We note that design is at concept level and is considers the information as provided to date.

All rates used within our Estimated Development Cost (EDC) report have been gathered from our in-house databases as well as being constructed from first principles namely labour, materials, and waste to reflect current market and project specific value.

Please note that this estimate has been prepared for the purpose of authority review and is preliminary in nature.

The Estimated Development Cost Report (EDC) estimate has been prepared in accordance with:

- This estimate has been prepared in accordance with legislative and regulatory requirements (EP&A Act, EP&A Reg, SEPPs, the Planning Circular PS 24-002 issued 27 February 2024 and SEARS).
- The AIQS practice standard for calculating EDC in NSW.
- AS1181-1982 Australian Standard Method of measurement of civil engineering works and associated building works/ICMS Method.

New Operational Jobs

The Fairfield Showground Community and Event Centre project is expected to generate 5 new operational jobs, as advised by Fairfield City Council.

New Construction Jobs

The construction of the Fairfield Showground Community and Event Centre is expected to generate a significant number of new construction jobs, drawing from benchmark guidelines and industry standard workforce distributions.

The construction cost for the Fairfield Showground Community and Event Centre totals \$40,082,000 (excluding GST). Based on the NSW Treasury TPP09-7 "Guidelines for Estimating Employment Supported by the Actions, Programs and Policies of the NSW Government", it is assumed that every AUD 1 million in construction expenditure supports approximately 6 full-time direct construction jobs for each year, totalling 241 construction jobs.

4.0 SCHEDULE OF INFORMATION

Muller Partnership has used and referred to the following documentation:

NBRS

- Architecture Drawings set dated on 02.09.2025.
- Landscaping Drawing set dated on 27.08.2025.
- Architectural Design Report dated on 13.06.2025.
- Crime Prevention Through Environmental Design review dated on 11.08.2025.
- Architectural And Landscape Design Report dated on 17.07.2025

Birzulis Associate

- Structure Drawings set dated on 09.05.2025.
- Civil Drawings set dated on 08.08.2025.

- Water Management Drawings set dated on 18.07.2025
- 9150 - Fairfield Showground - Integrated Water Management Report dated on 13.06.2025.
- Structural Engineering Design Report for SSSA dated on 09.05.2025.
- Water Management Plan dated on 18.07.2025

Northrop

- Hydraulic Services Drawings set dated on 09.05.2025.
- Mechanical Services Drawings set dated on 09.05.2025.
- Electrical Services Drawings set dated on 09.05.2025.
- SSSA – Sustainability Report dated on 13.06.2025.
- Utilities & Infrastructure Report dated on 13.06.2025
- Fairfield Showground Community and Events Centre Redevelopment Stage 2 report dated on 09.05.2025
- Infrastructure Delivery, Management and Staging Plan dated on 11.09 2025
- Ecologically Sustainable Development (ESD) Report dated on 02.09.2025

Consultant Reports

- Arboricultural Impact Assessment Report dated on 20.08.2025
- BCA & Access Statement for SSSA Submission R1.0 Report dated on 11.07.2025.
- Biodiversity Development Assessment Report issued in September 2025
- Bushfire Assessment dated on 10 July 2025
- Connecting with Country Aboriginal Community Engagement Concept Design Report dated on 27.05.2025.
- Construction & Demolition Waste Management Plan report dated on 11.07.2025.

- Engagement Table issued in August 2025
- Environment Noise Assessment for Fairfield Showground Community and Events Centre Draft Report dated on 18.07.2025.
- Environmental Impact Statement dated on 11 September 2025
- F&B Facility Drawing Package – from 3515-100 F&B Package cover sheet to 3515-203 F&B Package kiosk Equipment Schedule dated on 09.05.2025
- Flood Assessment for Fairfield Showground Community and Events Centre Draft Report in September 2025.
- Food & Beverage Facilities Drawings set dated on 09.05.2025.
- Geotechnical Investigation dated on 31.07.2025.
- Mitigation Measures Table in September 2025
- Noise and Vibration Impact Assessment for Fairfield Showground Community and Events Centre Draft Report dated on 29.08.2025.
- Operational Waste Management Plan report dated on 12.08.2025.
- Preliminary and Detailed Site Investigation dated on 27.08.2025
- Schematic Acoustic Design Report for Fairfield Showground Community and Events Centre dated on 09.05.2025.
- SEARs Reference Table issued in August 2025
- SEARs Reference Table SSD-73365208 Fairfield Showground Community and Events Centre issued August 2025.
- Social Impact Assessment issued in July 2025.
- Staging Report issued in September 2025.
- Statement of heritage impact issued in August 2025
- Statutory Compliance Table issued in September 2025
- Transport Impact Assessment dated on 04.09.2025

5.0 ASSUMPTIONS

We have made the following assumptions in the preparation of the EDC estimate:

1. The works will be competitively tendered to a number of suitable qualified contractors on a lump sum.
2. Works will be completed during normal working hours.
3. Builder will have clear access to the work area.
4. Average 80kg/m³ reinforcement for concrete piers.
5. 150kg/m³ reinforcement for foundation beam.
6. Internal doors are timber doors.
7. Wall framing for external cladding 150mm steel stud.
8. Assumed 30% wall tiles to amenities as feature tiles.
9. Halls to be air conditioned.
10. Wet fire protection is included.
11. BWIC – 3%.
12. Preliminaries, Overhead and Margin - 21%.
13. Design Contingency - 5%.
14. Construction Contingency - 10%.
15. Professional Fees – 7.5%.
16. Escalation to midpoint construction September 2026 at 5% p.a.



6.0 EXCLUSIONS

Within the following EDC the acronym 'EXCL' means work that has **not** been included in our estimate. We specifically note the following exclusions from the estimated cost:

1. Costs relating to any part of the development or project that is the subject of a separate development consent or project approval.
2. Amounts payable, or the cost of land dedicated, or any other benefit provided, under a condition imposed under Division 7.1 or 7.2 or a planning agreement.
3. Land costs including costs of marketing and selling land.
4. Costs of the ongoing maintenance or use of the development.
5. Goods and Services Tax (GST).



APPENDIX A – ESTIMATE DEVELOPMENT COST (EDC) ESTIMATE

Trade Summary

Project: 24077 - Fairfield Showground Community	Details: Estimated Development Cost Estimate
Building: and Events Center	

Code	Description	Quantity	Unit	Rate	Total
1	Stage 1 Works - Main Build & Associated Works				
2	Demolition & Site Preparation	7,559	m2	47.09	355,965
3	Hall	2,719	m2	6,002.72	16,321,394
4	Stage Areas	929	m2	4,451.99	4,135,894
5	Foyer Areas	1,232	m2	5,250.55	6,468,675
6	UCA - Function area	1	item		Excl
7	UCA - Forecourt / Back of House Areas	756	m2	1,272.23	961,808
8	External Works	8,128	m2	93.26	758,000
9	External Services	8,128	m2	198.50	1,613,370
10	ESD allowance	5,636	m2		Incl.
11	Preliminaries, Overhead & Margin - 21%	5,636	m2	1,140.73	6,429,172
12	Design Contingency - 5%	5,636	m2	328.64	1,852,214
	Subtotal Construction Cost	5,636	m2	6,901.44	38,896,493
14	Construction Contingency - 10%	5,636	m2	690.14	3,889,649
15	Professional Fees - 7.5%	5,636	m2	517.61	2,917,237
16	Authority Fees	5,636	m2	26.61	150,000
17	Client Costs	5,636	m2		Excl.
18	Escalation to midpoint construction September 2026 at 5% p.a	5,636	m2	576.29	3,247,948
19	GST	5,636	m2		Excl.
	Total Project Cost	5,636	m2	8,712.09	49,101,327
21	GFA	5,636	m2		
22	Site	8,128	m2		
23	Stage 2 Works - Back of House Areas				
24	Demolition & Site Preparation	159	m2	126.16	20,060
25	Back Of House	159	m2	5,746.69	913,724
26	External Works - refer main works	159	m2		Incl.
27	External Services - refer main works section	159	m2		Incl.
28	ESD allowance	159	m2		Incl.
29	Preliminaries, Overhead & Margin - 21%	159	m2	1,233.30	196,095
30	Design Contingency - 5%	159	m2	355.31	56,494
	Subtotal Construction Cost	159	m2	7,461.46	1,186,373
32	Construction Contingency - 10%	159	m2	746.15	118,637
33	Professional Fees - 7.5%	159	m2	559.61	88,978
34	Authority Fees	159	m2		Incl.
35	Client Costs	159	m2		Excl.
36	Escalation to midpoint construction September 2026 at 5% p.a	159	m2	657.54	104,549
37	GST	159	m2		Excl.
	Total Project Cost	159	m2	9,424.76	1,498,537

Trade Summary

Project: 24077 - Fairfield Showground Community Building: and Events Center	Details: Estimated Development Cost Estimate
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Code	Description	Quantity	Unit	Rate	Total
39		GFA	159	m2	
40					

Project: 24077 - Fairfield Showground Community Building: and Events Center	Details: Estimated Development Cost Estimate
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Code	Description	Quantity	Unit	Rate	Subtotal	Total
Demolition & Site Preparation						
Demolition						
2.2	Removal of existing structure (17No.)	1,552	m2			Excl.
2.3	Removal of rainwater tank	1	item	2,500.00	2,500	2,500
2.4	Demolish and remove of asphalt concrete pavement	1	item			Excl.
2.5	Demolish and remove existing hard landscaping - assumed 80% of the demolish area	2,112	m2	50.00	105,600	105,600
2.6	Removal of existing turf assumed 20% of the demolish area	528	m2	10.00	5,280	5,280
2.7	Remove of existing carpark	1	item			Excl
2.8	Removal of trees	20	No	350.00	7,000	7,000
2.9	Removal of fence incl. gates	454	m	15.00	6,810	6,810
2.10	Removal of signage	1	item	5,000.00	5,000	5,000
2.11	Removal electrical box	3	No	1,000.00	3,000	3,000
2.12	Miscellaneous demolition	1	item	20,000.00	20,000	20,000
Site Preparation						
2.14	Excavated materials will be used onsite where practical		Note			Noted
2.15	Tree protection details TBC		Note			Noted
2.16	Assumed the balanced and fill depth n.e 300mm depth		Note			Noted
2.17	Removal of loose furniture fittings and equipment	1	item			Excl.
2.18	Cap and protect existing services	1	item	10,000.00	10,000	10,000
2.19	Tree protection	1	item	5,000.00	5,000	5,000
2.20	Site clearance	4,739	m2	5.00	23,695	23,695
2.21	Strip existing topsoil and set aside in spoil heaps for reuse	4,739	m2	10.00	47,390	47,390
2.22	Balanced cut and fill	2,312	m3	20.00	46,240	46,240
2.23	Tip fees - VENM/ENM excess cut material	205	t	90.00	18,450	18,450
2.24	Provisional allowance for services diversions	1	item	50,000.00	50,000	50,000
Demolition & Site Preparation					355,965	355,965

Project: 24077 - Fairfield Showground Community	Details: Estimated Development Cost Estimate
Building: and Events Center	

Code	Description	Quantity	Unit	Rate	Subtotal	Total
Hall						
3.1	Substructure	2,719	m2	790.51	2,149,404	2,149,404
3.2	Columns	2,719	m2	114.17	310,416	310,416
3.3	Upper Floors	2,719	m2	0.00	0	Excl.
3.4	Stairs	2,719	m2	4.78	13,000	13,000
3.5	Roof	2,719	m2	885.58	2,407,891	2,407,891
3.6	External Walls	2,719	m2	214.88	584,270	584,270
3.7	Windows & External Doors	2,719	m2	459.89	1,250,430	1,250,430
3.8	Internal Walls	2,719	m2	164.38	446,962	446,962
3.9	Internal Screens & Borrowed Lights	2,719	m2	27.80	75,600	75,600
3.10	Internal Doors	2,719	m2	66.83	181,700	181,700
3.11	Wall Finishes	2,719	m2	77.64	211,095	211,095
3.12	Floor Finishes	2,719	m2	264.00	717,818	717,818
3.13	Ceiling Finishes	2,719	m2	350.15	952,055	952,055
3.14	Fitments, Fittings & Equipment	2,719	m2	657.91	1,788,854	1,788,854
3.15	Hydraulic Services	2,719	m2	194.56	529,000	529,000
3.16	Mechanical Services	2,719	m2	527.37	1,433,910	1,433,910
3.17	Fire Services	2,719	m2	110.00	299,090	299,090
3.18	Electrical Services	2,719	m2	311.34	846,530	846,530
3.19	Lift Services	2,719	m2			Excl.
3.20	Special Services	2,719	m2	724.89	1,970,985	1,970,985
3.21	Builders Work In Connection With Services - 3%	2,719	m2	56.04	152,385	152,385
Hall					16,321,394	16,321,394

Project: 24077 - Fairfield Showground Community	Details: Estimated Development Cost Estimate
Building: and Events Center	

Code	Description	Quantity	Unit	Rate	Subtotal	Total
Stage Areas						
4.1	Substructure	929	m2	1,219.54	1,132,954	1,132,954
4.2	Columns	929	m2	227.02	210,899	210,899
4.3	Upper Floors	929	m2	238.53	221,595	221,595
4.4	Stairs	929	m2	36.81	34,200	34,200
4.5	Roof	929	m2	413.18	383,840	383,840
4.6	External Walls	929	m2	651.12	604,890	604,890
4.7	Windows & External Doors	929	m2	172.28	160,050	160,050
4.8	Internal Walls	929	m2	179.59	166,840	166,840
4.9	Internal Screens & Borrowed Lights	929	m2	0.00	0	Excl.
4.10	Internal Doors	929	m2	56.84	52,800	52,800
4.11	Wall Finishes	929	m2	12.29	11,420	11,420
4.12	Floor Finishes	929	m2	156.30	145,200	145,200
4.13	Ceiling Finishes	929	m2	165.33	153,590	153,590
4.14	Fitments, Fittings & Equipment	929	m2	93.44	86,805	86,805
4.15	Hydraulic Services	929	m2	50.00	46,450	46,450
4.16	Mechanical Services	929	m2	355.45	330,210	330,210
4.17	Fire Services	929	m2	110.00	102,190	102,190
4.18	Electrical Services	929	m2	225.52	209,510	209,510
4.19	Lift Services	929	m2	64.59	60,000	60,000
4.20	Special Services	929	m2			Excl.
4.21	Builders Work In Connection With Services - 3%	929	m2	24.17	22,451	22,451
Stage Areas					4,135,894	4,135,894

Project: 24077 - Fairfield Showground Community	Details: Estimated Development Cost Estimate
Building: and Events Center	

Code	Description	Quantity	Unit	Rate	Subtotal	Total
Foyer Areas						
5.1	Substructure	1,232	m2	598.64	737,525	737,525
5.2	Columns	1,232	m2	245.22	302,108	302,108
5.3	Upper Floors	1,232	m2	0.00	0	Excl.
5.4	Stairs	1,232	m2	32.24	39,725	39,725
5.5	Roof	1,232	m2	961.95	1,185,118	1,185,118
5.6	External Walls	1,232	m2	379.20	467,170	467,170
5.7	Windows & External Doors	1,232	m2	358.90	442,160	442,160
5.8	Internal Walls	1,232	m2	268.02	330,195	330,195
5.9	Internal Screens & Borrowed Lights	1,232	m2	100.61	123,950	123,950
5.10	Internal Doors	1,232	m2	53.65	66,100	66,100
5.11	Wall Finishes	1,232	m2	190.31	234,465	234,465
5.12	Floor Finishes	1,232	m2	188.00	231,610	231,610
5.13	Ceiling Finishes	1,232	m2	227.92	280,800	280,800
5.14	Fitments, Fittings & Equipment	1,232	m2	381.65	470,189	470,189
5.15	Hydraulic Services	1,232	m2	472.04	581,550	581,550
5.16	Mechanical Services	1,232	m2	360.63	444,300	444,300
5.17	Fire Services	1,232	m2	110.00	135,520	135,520
5.18	Electrical Services	1,232	m2	259.76	320,020	320,020
5.19	Lift Services	1,232	m2	0.00	0	Excl.
5.20	Special Services	1,232	m2	25.00	30,804	30,804
5.21	Builders Work In Connection With Services - 3%	1,232	m2	36.82	45,366	45,366
	Foyer Areas				6,468,675	6,468,675

Project: 24077 - Fairfield Showground Community Building: and Events Center	Details: Estimated Development Cost Estimate
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Code	Description	Quantity	Unit	Rate	Subtotal	Total
UCA - Forecourt / Back of House Areas						
7.1	Substructure	756	m2	380.59	287,725	287,725
7.2	Columns	756	m2	38.03	28,749	28,749
7.3	Upper Floors	756	m2			Excl.
7.4	Stairs	756	m2	23.81	18,000	18,000
7.5	Roof	756	m2			Incl.
7.6	External Walls	756	m2	14.07	10,640	10,640
7.7	Windows & External Doors	756	m2			Excl.
7.8	Internal Walls	756	m2			Excl.
7.9	Internal Screens & Borrowed Lights	756	m2			Excl.
7.10	Internal Doors	756	m2			Excl.
7.11	Wall Finishes	756	m2			Excl.
7.12	Floor Finishes	756	m2	145.00	109,620	109,620
7.13	Ceiling Finishes	756	m2	240.00	181,440	181,440
7.14	Fitments, Fittings & Equipment	756	m2	5.00	3,780	3,780
7.15	Hydraulic Services	756	m2	50.00	37,800	37,800
7.16	Mechanical Services	756	m2			Excl.
7.17	Fire Services	756	m2	60.00	45,360	45,360
7.18	Electrical Services	756	m2	303.33	229,320	229,320
7.19	Lift Services	756	m2			Excl.
7.20	Builders Work In Connection With Services - 3%	756	m2	12.40	9,374	9,374
UCA - Forecourt / Back of House Areas					961,808	961,808

Project: 24077 - Fairfield Showground Community Building: and Events Center	Details: Estimated Development Cost Estimate
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Code	Description	Quantity	Unit	Rate	Subtotal	Total
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External Works

8.1	The Road and Carparking, regrades, new carpark area and new kiosk substation under separate planning pathway		Note			Noted
8.2	Existing carpark upgrade and ramps and landscaping around the existing carpark is included in another planing pathway		Note			Noted

Pavements

8.4	Concrete rigid pavement type 1 to new driveway & Road	1	item			Excl.
8.5	Footpath - 2.0m wide around new driveway & road	1	item			Excl.
8.6	Roundabout 15m dia	1	item			Excl.
8.7	Pavement Type 1 - Standard concrete rigid pavement - 110mm thickness reinforced concrete slab with 70mm compacted basecourse with broom finish	338	m2	150.00	50,700	50,700
8.8	Pavement Type 2 - Feature concrete with artistic pattern - 110mm thickness reinforced concrete slab with 70mm compacted basecourse	1,030	m2	180.00	185,400	185,400
8.9	Pavement Type 3 - Sandblast concrete - 110mm thickness sandblast finish to reinforced concrete slab with 70mm compacted basecourse	52	m2	165.00	8,580	8,580
8.10	Pavement Type 4 - 100mm thickness Decomposed Granite	85	m2	60.00	5,100	5,100
8.11	Pavement Type 5 - 150mm thickness compacted basecourse and 30mm sand bedding layer with 150mm x 50mm unit paver	86	m2	120.00	10,320	10,320
8.12	Pavement Type 6 - Inlay pavers	13	m2	140.00	1,820	1,820
8.13	Pavement Type 7 - Gravel mulch - 40mm	181	m2	40.00	7,240	7,240
8.14	Make good hard landscaping	1	item			Excl.
8.15						

Landscape

8.17	Landscape works, details TBC	572	m2	35.00	20,020	20,020
8.18	Making good existing turf	218	m2	25.00	5,450	5,450
8.19	Provisional Allowance for irrigation System	579	m2	35.00	20,265	20,265
8.20	Maintenance	1	item			Excl.
8.21						

Trees

8.23	Acacia decurrens	2	No	850.00	1,700	1,700
8.24	Acacia parramattensis	2	No	850.00	1,700	1,700
8.25	Angophora bakeri	3	No	850.00	2,550	2,550
8.26	Angophora floribunda	1	item			Excl.
8.27	Angophora Hispida	2	No	850.00	1,700	1,700
8.28	Angophora subvelutina	4	No	850.00	3,400	3,400
8.29	Corymbia maculata	1	item			Excl.
8.30	Eucalyptus crebra	1	item			Excl.
8.31	Exocarpos cupressiformis	2	No	850.00	1,700	1,700

Project: 24077 - Fairfield Showground Community Building: and Events Center	Details: Estimated Development Cost Estimate
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Code	Description	Quantity	Unit	Rate	Subtotal	Total
External Works						(Continued)
8.32	Melaleuca decora	3	No	850.00	2,550	2,550
8.33	Melaleuca styphelioides	1	item			Excl.
8.34						
	Shrubs					
8.36	Melaleuca nodosa	9	No	35.00	315	315
8.37	Bursaria spinosa	3	No	35.00	105	105
8.38	Acacia pubescens	10	No	35.00	350	350
8.39	Acacia longifolia	9	No	35.00	315	315
8.40	Acacia Floribunda	14	No	35.00	490	490
8.41						
	Fencing					
8.43	FN01 - Security Redfern fence - 2.1m high including foundation	67	m	680.00	45,560	45,560
8.44	FN02 - Removable Fence - 2.1m high	26	m	680.00	17,680	17,680
8.45	Double swing security access gate	1	pr	1,500.00	1,500	1,500
8.46	Double swing removable gate	1	pr	1,500.00	1,500	1,500
8.47	Works to existing fence	1	item			Excl.
8.48						
	External Structures					
8.50	External bin & plant enclosure [55m2] with 3 CCTV	1	item	80,750.00	80,750	80,750
8.51	New entry pavilion	1	item			Excl.
8.52	New customer service area & change room,	322	m2			Excl.
8.53	New amenities A	106	m2			Excl.
8.54	New Amenities B	242	m2			Excl.
8.55						
	Carpark					
8.57	Works to Carpark included in another SSDA Planning Pathway		Note			Noted
8.58	Carpark pavements	1	item			Excl.
8.59	Linemarking	1	item			Excl.
8.60	Wheel stops	1	item			Excl.
8.61	Bollards - assume n.e [4No.]	1	item			Excl.
8.62						
	Active Display					
8.64	Provisional allowance for active display at entry and building sign age	1	item			Excl.
8.65						
	Retaining Wall					
8.67	Retaining wall foundation	19	m	600.00	11,400	11,400

Project: 24077 - Fairfield Showground Community Building: and Events Center	Details: Estimated Development Cost Estimate
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Code	Description	Quantity	Unit	Rate	Subtotal	Total
External Works						(Continued)
8.68	Retaining concrete wall -- assumed average 600mm deep	28	m2	650.00	18,200	18,200
8.69						
	Concrete Seating Wall					
8.71	Concrete wall foundation	47	m	600.00	28,200	28,200
8.72	Insu- concrete seating wall - 450mm wide	70	m	780.00	54,600	54,600
8.73						
	Stairs and ramps					
8.75	Staircase -- 5.50m wide	1	m/rise	7,500.00	7,500	7,500
8.76	Ramps to carpark [55m2] - refer to other planning pathway	1	item			Incl.
8.77						
	Furniture					
8.79	Provisional allowance for Timber seats - with 200mm concrete	11	No	5,000.00	55,000	55,000
8.80	Bike Rack with concrete footing	8	No	350.00	2,800	2,800
8.81	Provisional allowance Feature boulders	1	item	1,600.00	1,600	1,600
8.82	FX04 - Plant info Plaque	10	No	3,500.00	35,000	35,000
8.83						
	Others					
8.85	Provisional Allowance for bush tucker displays	6	No	3,500.00	21,000	21,000
8.86	Provisional Allowance for Historic Timeline	2	No	10,000.00	20,000	20,000
8.87						
	Edges					
8.89	ED02 - Steel Edge	162	m	120.00	19,440	19,440
8.90	ED03 - Haunch Edge	24	m	90.00	2,160	2,160
8.91	ED04 - Downturn Edge	39	m	60.00	2,340	2,340
	External Works				758,000	758,000

Project: 24077 - Fairfield Showground Community	Details: Estimated Development Cost Estimate
Building: and Events Center	

Code	Description	Quantity	Unit	Rate	Subtotal	Total
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External Services

External Electrical

9.2	External Electrical	1	item	150,000.00	150,000	150,000
9.3	Pad mount substation	1	item			Excl.
9.4	Main switchboard	1	No			Incl.
9.5	Main communication room	1	No			Incl.
9.6	Street Lighting	1	item			Excl.

External Stormwater Services

9.8	Assumed the stormwater trench is 0.6m wide x 0.9m depth		Note			Noted
9.9	External Stormwater Services incl. OSD 72KL; RWT 2x 100KL	1	item	265,000.00	265,000	265,000
9.10	Rainwater Tank - 100KL	2	No			incl.
9.11	OSD Tank	1	item			incl.
9.12	Rainwater re-use system with filtration plant	1	item			incl.
9.13	375mm stormwater pipe	64	m	460.00	29,440	29,440
9.14	450mm stormwater pipe	161	m	570.00	91,770	91,770
9.15	Grated Stormwater pit	9	No	7,500.00	67,500	67,500
9.16	Kit pit	2	No	7,500.00	15,000	15,000

External Water Services

9.18	External Water Supply	1	item	100,000.00	100,000	100,000
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External Fire Services

9.20	External Fire Protection incl, booster valve, hydrants and tank	1	item	420,000.00	420,000	420,000
9.21	Hydrant system tank - 144KL [2No.]	2	No			Incl.
9.22	Pumps to above	2	No			Incl.
9.23	Fire hydrant pipe	68	m			Incl.
9.24	Fire sprinkler system pipe	70	m			Incl.
9.25						

External Sewer

9.27	External Sewer Services incl trade waste	1	item	140,000.00	140,000	140,000
9.28	3000L underground grease arrestor	1	item			Incl.
9.29						

External Gas Supply

9.31	External Gas Supply	1	item			Excl.
9.32						

Off-site Boundary Services

Project: 24077 - Fairfield Showground Community Building: and Events Center	Details: Estimated Development Cost Estimate
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Code	Description	Quantity	Unit	Rate	Subtotal	Total
External Services						(Continued)
9.34	The following items are considered Provisional Sums and await requirement confirmation as per drawing drawing 2025.03.31 Combined Hyd - Fairfield Showgrounds page 2		Note			Noted
9.35	Assumed Option 1 - Connection to Moonlight will be adopted		Note			Noted
9.36	Plant mobilisation and demobilisation for underboring	1	item	15,000.00	15,000	15,000
9.37	Underboring for waterline on moonlight road n.e 20m incl. pit	20	m	1,500.00	30,000	30,000
9.38	Waterline	152	m	380.00	57,760	57,760
9.39	Connection to Sydney Watermain	1	item	5,000.00	5,000	5,000
9.40	Fire Services line	237	m	380.00	90,060	90,060
9.41	Connection to existing fire services	1	item	5,000.00	5,000	5,000
9.42	Sewer line	302	m	420.00	126,840	126,840
9.43	Connection to existing sewer line	1	item	5,000.00	5,000	5,000
External Services					1,613,370	1,613,370

Project: 24077 - Fairfield Showground Community	Details: Estimated Development Cost Estimate
Building: and Events Center	

Code	Description	Quantity	Unit	Rate	Subtotal	Total
ESD allowance						
10.1	PV Cells - refer to Hall area	1	item			Incl.
10.2	Rain Tanks - refer to External Services	1	item			Incl.
10.3	Rainwater re-use for toilet flush, etc - Refer to each section Hydraulic Services	1	item			Incl.
	ESD allowance				0	0

Project: 24077 - Fairfield Showground Community Building: and Events Center	Details: Estimated Development Cost Estimate
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Code	Description	Quantity	Unit	Rate	Subtotal	Total
Demolition & Site Preparation						
Demolition						
24.2	Demolish existing concrete footpath	109	m2	50.00	5,450	5,450
24.3	Remove existing soft landscaping	50	m2	10.00	500	500
24.4	Cut opening for single hinged doors	4	No	885.00	3,540	3,540
24.5	Cut opening for double hinged doors	3	No	1,300.00	3,900	3,900
24.6	Cut opening for internal windows	11	m2	470.00	5,170	5,170
Site Preparation						
24.8	Removal of loose furniture fittings and equipment	1	item			Excl.
24.9	Cap and protect existing services	1	item	1,500.00	1,500	1,500
24.10	Site clearance	1	item			Excl.
24.11	Tip fees	1	item			Excl.
Demolition & Site Preparation					20,060	20,060

Project: 24077 - Fairfield Showground Community Building: and Events Center	Details: Estimated Development Cost Estimate
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Code	Description	Quantity	Unit	Rate	Subtotal	Total
Back Of House						
25.1	Substructure	159	m2	254.31	40,435	40,435
25.2	Columns	159	m2			Incl.
25.3	Upper Floors	159	m2			Excl.
25.4	Stairs	159	m2			Excl.
25.5	Roof	159	m2	686.92	109,221	109,221
25.6	External Walls	159	m2	1,917.86	304,940	304,940
25.7	Windows & External Doors	159	m2	290.57	46,200	46,200
25.8	Internal Walls	159	m2	498.71	79,295	79,295
25.9	Internal Screens & Borrowed Lights	159	m2	62.26	9,900	9,900
25.10	Internal Doors	159	m2	84.91	13,500	13,500
25.11	Wall Finishes	159	m2	126.10	20,050	20,050
25.12	Floor Finishes	159	m2	92.55	14,715	14,715
25.13	Ceiling Finishes	159	m2	150.00	23,850	23,850
25.14	Fitments, Fittings & Equipment	159	m2	67.50	10,733	10,733
25.15	Hydraulic Services	159	m2	50.00	7,950	7,950
25.16	Mechanical Services	159	m2	459.94	73,130	73,130
25.17	Fire Services	159	m2	70.00	11,130	11,130
25.18	Electrical Services	159	m2	262.01	41,660	41,660
25.19	Lift Services	159	m2	628.93	100,000	100,000
25.20	Builders Work In Connection With Services - 3%	159	m2	44.13	7,016	7,016
Back Of House					913,724	913,724

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Code	Description	Quantity	Unit	Rate	Subtotal	Total
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Hall

Substructure

Bulk Excavation

3.1.2	Bulk excavation allowed to full area 1.50m deep to create void under slab between Grid H to Grid L, Grid 1 and Grid 2 as per drawing 23334-NBRS-SSDA-DR-A-110			Note		Noted
3.1.3	MP noticed that the substructure details differ between the architectural and structural drawings. The architectural drawing was adopted as it is the latest version.			Note		Noted
3.1.4	Excavation in OTR 1.50m deep	1,801	m3	80.00	144,080	144,080
3.1.5	Temporary support to sides of bulk excavation	424	m2	60.00	25,440	25,440
3.1.6	Tip fees VENM/ENM	3,241.41	t			Incl.
3.1.7	Tip fees contaminated	1	item			Excl.
3.1.8						

Detailed Excavation

3.1.1 0	Excavation for slab boxout	268	m3	80.00	21,440	21,440
3.1.1 1	Extra over for excavation in rock	1	item			Excl.
3.1.1 2	Excavation for foundation beams	103	m3	120.00	12,360	12,360
3.1.1 3	Temporary support to sides of detailed excavation	357	m2	60.00	21,420	21,420
3.1.1 4	Tip fees VENM/ENM	1	item			Incl.
3.1.1 5	Tip fee - Contaminated	1	item			Excl.
3.1.1 6						

Bored Piers

3.1.1 8	Assumed avg. 80kg/m3 reinforcement for concrete piers			Note		Noted
3.1.1 9	Bored piers to be 3.5m depth for hall area as per advice of structural engineering			Note		Noted
3.1.2 0	Pile rig establishment and de-establishment	1	item	8,850.00	8,850	8,850
3.1.2 1	500mm dia reinforced concrete piers 3.5m depth - [121No.]	424	m	250.00	106,000	106,000
3.1.2 2	600mm dia reinforced concrete piers 3.5m depth - [20No.]	70	m	375.00	26,250	26,250
3.1.2 3	750mm dia reinforced concrete piers 3.5m depth - [26No.]	91	m	485.00	44,135	44,135
3.1.2 4	900mm dia reinforced concrete piers 3.5m depth - [40No.]	140	m	665.00	93,099	93,099
3.1.2 5	1050mm dia reinforced concrete piers 3.5m depth - [13No.]	46	m	825.00	37,950	37,950
3.1.2 6	Tip fees on excavated material assumed VENM/ENM	722.70	t	90.00	65,043	65,043

Project: 24077 - Fairfield Showground Community Building: and Events Center	Details: Estimated Development Cost Estimate
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Code	Description	Quantity	Unit	Rate	Subtotal	Total
Hall						(Continued)
<u>Substructure</u>						(Continued)
3.1.2 7	Temporary sleeves to above piles to support soil	1,325	m2	60.00	79,500	79,500
3.1.2 8	Cut off head of piles	220	No	235.00	51,700	51,700
3.1.2 9	Testing	1	item	10,000.00	10,000	10,000
3.1.3 0	Pier Caps	1	item			Excl.
3.1.3 1						
Foundation Beams						
3.1.3 3	Assumed 150kg/m3 reinforcement for foundation beam		Note			Noted
3.1.3 4	Assumed the corbel is shaped as a trapezoid		Note			Noted
3.1.3 5	FBA,FBB & FBC - 600mm wide x 600mm depth beam [124.5m]	175	m	390.00	68,250	68,250
3.1.3 6	Extra over for corbel	11	m3	1,080.00	11,880	11,880
3.1.3 7	BW1 - 600mm wide x 600mm depth beam footing	50	m	390.00	19,500	19,500
3.1.3 8	BW2 - 600mm wide x 700mm depth beam footing	28	m	455.00	12,740	12,740
3.1.3 9	BW3 - 600mm wide x 600mm depth beam footing	28	m	390.00	10,920	10,920
3.1.4 0						
Ground Level Suspended Slab with Bondek						
3.1.4 2	Ground level suspended slab to be 160mm - 170mm thickness		Note			Noted
3.1.4 3	Assumed concrete strength is 32Mpa		Note			Noted
3.1.4 4	Bondek only for Slab S5 and S7 slab which under northern section of hall area and back of house area		Note			Noted
3.1.4 5	Assumed R2.5 insulation required underslab to avoid thermal bridge		Note			Noted
3.1.4 6	Insulation to soffit	1,201	m2	65.00	78,065	78,065
3.1.4 7	32 Mpa reinforced Concrete avg. 165mm thick	199	m3	450.00	89,550	89,550
3.1.4 8	Reinforcement to slab at 120kg/m3	23.77	t	4,200.00	99,838	99,838
3.1.4 9	Allowance for propping	1,201	m2			Excl.
3.1.5 0	Permanent formwork to suspended slab	1,201	m2	180.00	216,180	216,180
3.1.5 1	Perimeter formwork to suspended slab	142	m	75.00	10,650	10,650

Project: 24077 - Fairfield Showground Community Building: and Events Center	Details: Estimated Development Cost Estimate
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Code	Description	Quantity	Unit	Rate	Subtotal	Total
Hall						(Continued)
<u>Substructure</u>						(Continued)
3.1.5 2	Setdown to perimeter	142	m	75.00	10,650	10,650
3.1.5 3	Joints	1,201	m2	10.00	12,010	12,010
3.1.5 4	Expansion Joint between slabs	129	m	50.00	6,450	6,450
3.1.5 5	Finish	1,201	m2	10.00	12,010	12,010
3.1.5 6						
Slab on Fill						
3.1.5 8	Assumed fill is n.e 300mm deep		Note			Noted
3.1.5 9	Granular fill	487	m3	90.00	43,830	43,830
3.1.6 0	Plastic membrane and sand 50mm thick	1,623	m2	15.00	24,345	24,345
3.1.6 1	32 MPa reinforced concrete	260	m3	450.00	117,000	117,000
3.1.6 2	Reinforcement to slab at 120kg/m3	31.20	t	4,200.00	131,040	131,040
3.1.6 3	Perimeter formwork to suspended slab	307	m	65.00	19,955	19,955
3.1.6 4	Joints	1,623	m2	10.00	16,230	16,230
3.1.6 5	Finish	1,623	m2	10.00	16,230	16,230
3.1.6 6						
Structure Beam attached to Suspended Slab						
3.1.6 8	Assume use anchors to fix structure beam to concrete slab		Note			Noted
3.1.6 9	BB1 - 360UB50.7 Beam	10.60	t	8,500.00	90,100	90,100
3.1.7 0	Loose & rigid connection - 15%	1.59	t	8,500.00	13,515	13,515
3.1.7 1	Hot dipped galvanising	10.60	t			Excl.
3.1.7 2	Primer	12.19	t	650.00	7,924	7,924
3.1.7 3	Painting	293	m2	60.00	17,580	17,580
3.1.7 4	Allowance for stud anchors	694	No	50.00	34,700	34,700
3.1.7 5						
Reinforced Concrete Pedestals						

Project: 24077 - Fairfield Showground Community Building: and Events Center	Details: Estimated Development Cost Estimate
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Code	Description	Quantity	Unit	Rate	Subtotal	Total
Hall						(Continued)
<u>Substructure</u>						(Continued)
3.1.7 7	Assume pedestal height is 0.5m		Note			Noted
3.1.7 8	600mm x 600mm reinforced concrete Pedestals - Stage	6	No	550.00	3,300	3,300
3.1.7 9						
Retaining Wall						
3.1.8 1	Assume retaining wall is average 1.5m high		Note			Noted
3.1.8 2	Foundation to retaining wall - refer ground beam	108	m			Incl.
3.1.8 3	BW1 - 190mm thickness reinforced block wall	75	m2	345.00	25,875	25,875
3.1.8 4	BW2& BW3 - 290mm Core filled block retaining wall	83	m2	500.00	41,500	41,500
3.1.8 5	Finish to substructure wall	158	m2	280.00	44,240	44,240
3.1.8 6						
Drainage System						
3.1.8 8	Allowance to drainage system to the void area (Ground Level Suspended Slab with Bondek)	1,201	m2	80.00	96,080	96,080
3.1.8 9						
3.1.9 0						
	<u>Substructure</u>				<u>2,149,404</u>	<u>2,149,404</u>

<u>Columns</u>						
Column						
3.2.2	Following columns are internal and assumed primer finish		Note			Noted
3.2.3	SC1 - 400 WB 270 [4No.]	8.64	t	8,500.00	73,440	73,440
3.2.4	SC2 - 400 WB 270 [2No.]	4.32	t	8,500.00	36,720	36,720
3.2.5	SC3 - 310 UC 96.8 [1No.]	0.78	t	8,500.00	6,588	6,588
3.2.6	SC4 - 400 WC 270 [4No.]	5.20	t	8,500.00	44,200	44,200
3.2.7	SC5 - 400 WC 270 [2No.]	2.60	t	8,500.00	22,100	22,100
3.2.8	SC6 - 310 UC 96.8 [1No.]	0.78	t	8,500.00	6,588	6,588
3.2.9	SC33 - 150 x 150 x 6 SHS [4No.]	0.47	t	8,500.00	4,012	4,012
3.2.1 0	SC34 - 150 x 150 x 6 SHS [2No.]	0.24	t	8,500.00	2,006	2,006
3.2.1 1	SC35 - 150 x 150 x 6 SHS [1No.]	0.12	t	8,500.00	1,003	1,003
3.2.1 2	SC36 - 150 x 150 x 6 SHS[1No.]	0.12	t	8,500.00	1,003	1,003

Project: 24077 - Fairfield Showground Community Building: and Events Center	Details: Estimated Development Cost Estimate
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Code	Description	Quantity	Unit	Rate	Subtotal	Total
Hall						(Continued)
<u>Columns</u>						(Continued)
3.2.1 3	Loose & rigid connection - 15%	3.49	t	8,500.00	29,649	29,649
3.2.1 4	Primer	26.12	t	650.00	16,978	16,978
3.2.1 5	Hot dipped galvanising	1.0	item			Excl.
3.2.1 6	Paint columns	297	m2	60.00	17,850	17,850
3.2.1 7	Chemset to columns - 4No per columns	88	No	50.00	4,400	4,400
Columns Supported Suspended Slab						
3.2.1 9	BC1 - 200 x 200 x 9 SHS Columns [40No.]	3.11	t	8,500.00	26,435	26,435
3.2.2 0	BC3 - 200 x 200 x 9.0 SHS Columns [8No.]	1.00	item			Excl.
3.2.2 1	Loose & rigid connection - 15%	0.5	t	8,500.00	3,965	3,965
3.2.2 2	Primer	4.0	t	650.00	2,600	2,600
3.2.2 3	Hot dipped galvanising	1.0	item			Excl.
3.2.2 4	Paint columns	48	m2	60.00	2,880	2,880
3.2.2 5	Chemset to columns - 4No per columns	160	No	50.00	8,000	8,000
<u>Columns</u>					310,416	310,416
<u>Upper Floors</u>						
3.3.1	Upper Floors	1	item			Excl.
<u>Upper Floors</u>					<u>0</u>	<u>0</u>
<u>Stairs</u>						
3.4.1	Timber Staircase to stage [2No.] 1.0m wide with handrail on one side	2.0	m/rise	6,500.00	13,000	13,000
<u>Stairs</u>					<u>13,000</u>	<u>13,000</u>
<u>Roof</u>						
Main Roof Frame						
3.5.2	RB1 - 610UB101	3	t	8,500.00	25,500	25,500
3.5.3	RB2 - 700WB115	2	t	8,500.00	17,000	17,000
3.5.4	RB5 - 250UB31.4	1	t	8,500.00	8,500	8,500
3.5.5	RB6 - 250UB31.4	1	t	8,500.00	8,500	8,500
3.5.6	T1 to T3& T5-T8 - 200x200x5.0 SHS	8	t	8,500.00	68,000	68,000
3.5.7	T4 - 200x200x9.0 SHS	1	t	8,500.00	8,500	8,500
3.5.8	TB01-TB03 - 200 x 200 x 5 SHS	2	t	8,500.00	17,000	17,000

Project: 24077 - Fairfield Showground Community Building: and Events Center	Details: Estimated Development Cost Estimate
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Code	Description	Quantity	Unit	Rate	Subtotal	Total
Hall						(Continued)
Roof						(Continued)
3.5.9	TB05-TB08 - 200 x 200 x 5 SHS	4	t	8,500.00	34,000	34,000
3.5.1 0	TR1 Top - 310UC117	30	t	8,500.00	255,000	255,000
3.5.1 1	TR1 Bottom - 310UC118	30	t	8,500.00	255,000	255,000
3.5.1 2	Roof Column - 200 x 200 x 6 SHS	22	t	8,500.00	187,000	187,000
3.5.1 3	Ancillaries at 15%	15.60	t	8,500.00	132,600	132,600
3.5.1 4	Galvanize steel	119.60	t			Excl.
3.5.1 5	Primer	119.60	t	650.00	77,740	77,740
3.5.1 6	Paint steel	1,914	m2	60.00	114,816	114,816
3.5.1 7	BR1&BR2 - 20mm dia rod with turnbuckle bracing	44	m	15.00	660	660
Main Roof						
3.5.1 9	Roof safety mesh	2,385	m2	35.00	83,475	83,475
3.5.2 0	Fascia purlin	1	item			Excl.
3.5.2 1	Z25019 Purlin @ 1200mm centres	1,614	m	35.00	56,490	56,490
3.5.2 2	Z25024 Purlin @ 1200mm centres	404	m	45.00	18,180	18,180
3.5.2 3	Allowed 15% for lapping	303	m	45.00	13,635	13,635
3.5.2 4	Sisalation	2,385	m2	10.00	23,850	23,850
3.5.2 5	Insulation - Foil faced insulation blanket with safety mesh in a high performance roof insulation system	2,385	m2	25.00	59,625	59,625
3.5.2 6	MR02- Kilplok 700 - hi strength with 0.48mm thickness	2,385	m2	90.00	214,650	214,650
3.5.2 7	Ridge flashing	107	m	120.00	12,840	12,840
3.5.2 8	Flashing to parapet wall	156	m	120.00	18,720	18,720
3.5.2 9	Box gutter flashing	213	m	120.00	25,560	25,560
3.5.3 0	Support to underside of box gutter	107	m	150.00	16,050	16,050
3.5.3 1	GUT02 - Box Gutter - 600mm colorbond box gutter 1.80m girth overall	107	m	450.00	48,150	48,150
3.5.3 2	Leaf guard mesh to gutter	64	m	30.00	1,920	1,920

Project: 24077 - Fairfield Showground Community	Details: Estimated Development Cost Estimate
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Code	Description	Quantity	Unit	Rate	Subtotal	Total
Hall						(Continued)
Roof						(Continued)
3.5.3 3	Sumps	1	item			Excl.
3.5.3 4	Overflow allowance	16	No	250.00	4,000	4,000
3.5.3 5	DP - Provisional allowance for siphonic system [16No 10.0m long]	160	m	180.00	28,800	28,800
3.5.3 6	Tundish & rodding access allowance	16	No	1,500.00	24,000	24,000
Roof Access System						
3.5.3 8	Provisional sum for roof access	1	item	10,000.00	10,000	10,000
3.5.3 9	Roof Access Hatch - Refer foyer section	1	item			Incl.
Roof Safety System						
3.5.4 1	Roof safety system	106	m	450.00	47,700	47,700
Lower Roof Frame						
3.5.4 3	HB31 - 410UB53.7	0.88	t	8,500.00	7,480	7,480
3.5.4 4	HB32&HB33 - 310UB46.2	0.74	t	8,500.00	6,290	6,290
3.5.4 5	RB12 - 250UB37.3	0.37	t	8,500.00	3,145	3,145
3.5.4 6	RB13 - RB16 - 410UB53.7 - Hall Area	2.73	t	8,500.00	23,205	23,205
3.5.4 7	RB17 - 250UB37.3	0.33	t	8,500.00	2,805	2,805
3.5.4 8	RB31 - 360UB56.7	0.51	t	8,500.00	4,335	4,335
3.5.4 9	RB32 - 360UB56.7	0.66	t	8,500.00	5,610	5,610
3.5.5 0	RB33 - 360UB56.7	2.47	t	8,500.00	20,995	20,995
3.5.5 1	RB34 - 360UB56.7	1.25	t	8,500.00	10,625	10,625
3.5.5 2	RB36 - 250UB31.4	0.19	t	8,500.00	1,615	1,615
3.5.5 3	RB37 - 250UB31.4	0.21	t	8,500.00	1,785	1,785
3.5.5 4	SB31 - 310UB46.2	0.33	t	8,500.00	2,805	2,805
3.5.5 5	SB32&SB33 - 200UB29.8	0.32	t	8,500.00	2,720	2,720

Project: 24077 - Fairfield Showground Community Building: and Events Center	Details: Estimated Development Cost Estimate
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Code	Description	Quantity	Unit	Rate	Subtotal	Total
Hall						(Continued)
Roof						(Continued)
3.5.5 6	T9-T16 200x200x5.0 SHS - Hall Area	2.13	t	8,500.00	18,105	18,105
3.5.5 7	T33 - 139.7x3.5 CHS	0.20	t	8,500.00	1,700	1,700
3.5.5 8	T34 - 200x200x5.0 SHS	1.00	t	8,500.00	8,500	8,500
3.5.5 9	TB31 - 200x200x5.0 SHS	0.49	t	8,500.00	4,165	4,165
3.5.6 0	TB32 - 200x200x5.0 SHS	0.31	t	8,500.00	2,635	2,635
3.5.6 1	TB33 - 200x200x5.0 SHS	0.51	t	8,500.00	4,335	4,335
3.5.6 2	TB34 - 200x200x5.0 SHS	0.99	t	8,500.00	8,415	8,415
3.5.6 3	Ancillaries at 15%	2.49	t	8,500.00	21,191	21,191
3.5.6 4	Galvanize steel	1	t			Excl.
3.5.6 5	Primer	3.37	t	650.00	2,192	2,192
3.5.6 6	Paint steel	81.20	m2	60.00	4,872	4,872
3.5.6 7	BR3 - 20mm dia rod with turnbuckle bracing	39	m	15.00	585	585
Lower Roof						
3.5.6 9	We have assumed the lower roof has a traditional gutter system		Note			Noted
3.5.7 0	Assume 230F Fascia purlin bolted to steel		Note			Noted
3.5.7 1	We have noticed that architecture drawings didn't match hydraulic drawings. Our estimate is based on the latest architectural drawings, as they reflect the most recent updates.		Note			Noted
3.5.7 2	MR01 - LYSAGHT SPANDEK roof sheeting ribbed with 16mm deep rib 0.48BMT	1,056	m2	180.00	190,080	190,080
3.5.7 3	Fascia purlin	130	m	60.00	7,800	7,800
3.5.7 4	Z15019 Purlin @ 1200mm centres. 1 row of bridging	972	m	30.00	29,160	29,160
3.5.7 5	Allowed 15% for lapping	146	m	45.00	6,570	6,570
3.5.7 6	Hip flashing	17	m	120.00	2,040	2,040
3.5.7 7	Headwall flashing	105	m	120.00	12,600	12,600
3.5.7 8	Side wall flashing	12	m	120.00	1,440	1,440

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Code	Description	Quantity	Unit	Rate	Subtotal	Total
Hall						(Continued)
<u>Roof</u>						(Continued)
3.5.7 9	Fascia flashing	130	m	250.00	32,500	32,500
3.5.8 0	PT09 - Painting to steel fascia	104	m	20.00	2,080	2,080
3.5.8 1	GUT01 - Eaves gutter - half round eaves gutter	114	m	150.00	17,100	17,100
3.5.8 2	Leaf guard mesh to gutter	69	m	30.00	2,070	2,070
3.5.8 3	Downpipes Non siphonic [16No.]	72	m	180.00	12,960	12,960
3.5.8 4	150mm Overflow	8	No	150.00	1,200	1,200
3.5.8 5	600mm x 600mm x 250mm Sump	8	No	340.00	2,720	2,720
3.5.8 6	Roof safety system	1	item			Excl.
Roof Plant						
3.5.8 8	Open screened area for roof plant	1	item			Excl.
<u>Roof</u>					<u>2,407,891</u>	<u>2,407,891</u>

<u>External Walls</u>						
Cladding Wall System						
3.6.2	Wall framing for external cladding 150mm steel stud	854	m2	150.00	128,100	128,100
3.6.3	Sisalation	854	m2	10.00	8,540	8,540
3.6.4	Secondary frame NV3	854	m2	60.00	51,240	51,240
3.6.5	MC01 - Metal Cladding Feilders Rib	369	m2	180.00	66,420	66,420
3.6.6	MC02 - Metal Cladding Vertical Coreten	97	m2	230.00	22,310	22,310
3.6.7	CFC021&CFC02 - Equitone Tectiva	347	m2	290.00	100,630	100,630
3.6.8	Coreten Metal screen with perforation	15	m2	350.00	5,250	5,250
3.6.9	Cladding to window reveals assumed 450mm	134	m2	390.00	52,260	52,260
3.6.1 0	Extra over for corner base and top flashing	381	m	180.00	68,580	68,580
3.6.1 1	Extra over for cladding to internal face of parapet wall	163	m2	180.00	29,340	29,340
3.6.1 2	Capping to top of parapet wall - 1.0m wide	148	m	210.00	31,080	31,080
Glazed Wall						
3.6.1 4	Glazed wall 3.50m high	1	item			Excl.
Concrete Wall						

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Code	Description	Quantity	Unit	Rate	Subtotal	Total
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Hall (Continued)

External Walls (Continued)

3.6.1 6	Assumed timber boardform finishes with 80kg/m3 reinforcement			Note		Noted
3.6.1 7	CONCC08 - Boardform Concrete - Concrete wall with Boardform finish - 200mm thickness	27	m2	760.00	20,520	20,520
<u>External Walls</u>					<u>584,270</u>	<u>584,270</u>

Windows & External Doors

Windows

3.7.2	Assumed high performance glazed 50% windows to be fixed and 50% to be operable			Note		Noted
3.7.3	Windows to be double glazed as per environmental noise assessment			Note		Noted
3.7.4	Double glazed windows fixed	15	m2	900.00	13,500	13,500
3.7.5	Double glazed awning windows	17	m2	960.00	16,320	16,320
3.7.6	Double glazed sliding windows	9	m2	960.00	8,640	8,640
3.7.7	High Performance double glazed windows fixed	178	m2	900.00	160,200	160,200
3.7.8	High Performance double glazed windows operable	178	m2	1,000.00	178,000	178,000

External Doors

3.7.1 0	All external doors are to achieve RW 30 and remain closed during noisy events during the evening and night-time periods			Note		Noted
3.7.1 1	Assumed automatic sliding doors to be used			Note		Noted
3.7.1 2	2.30m wide x 2.70m double hinged door with RW30 Acoustic Requirement	2	pr	4,400.00	8,800	8,800
3.7.1 3	1.70m wide x 2.10m Double hinged door for services room	4	pr	2,200.00	8,800	8,800
3.7.1 4	2.10m wide x 2.40m double hinged door with 6mm safety glass	1	Pr	4,620.00	4,620	4,620
3.7.1 5	2.70m wide x 2.70m wide double hinged glazed door	8	Pr	8,275.00	66,200	66,200
3.7.1 6	7.70m wide x 3.60m glazed automatically sliding door	3	Pr	36,000.00	108,000	108,000
3.7.1 7						

Others

3.7.1 9	Sunshading - assumed to windows and glazed door	539	m2	450.00	242,550	242,550
3.7.2 0	SCN01 - Vertical aluminum blade - assumed with clear anodised finish two stage type	304	m2	1,200.00	364,800	364,800
3.7.2 1	MC03 - Window Surround - Aluminum, ASTM Alloy 5052 H32 proprietary folded metal cassette panel cladding	90	m2	300.00	27,000	27,000
3.7.2 2	LV01 - Horizontal glass blade louver system - aluminum framing, actuator-operated, acoustic rated Rw45/40, with bird/vermin screens, finish PC01.	4	m2	1,200.00	4,800	4,800

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Code	Description	Quantity	Unit	Rate	Subtotal	Total
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Hall (Continued)

Windows & External Doors (Continued)

3.7.2 3	Blinds & Curtains					
3.7.2 5	BLD01 - Roller Blind - proprietary manually operated roller blinds	149	m2	150.00	22,350	22,350
3.7.2 6	BLD02 - Roller Blind - proprietary manually operated roller blinds	11	m2	150.00	1,650	1,650
3.7.2 7	Curtains	1	item			Excl.
3.7.2 8	Glazed Safety Decal					
3.7.3 0	Provisional allowance for safety decal to glazed doors	142	m2	100.00	14,200	14,200
	<u>Windows & External Doors</u>				<u>1,250,430</u>	<u>1,250,430</u>

Internal Walls

3.8.1	Hall 1 internal wall height at average 2.7m for kitchen ,store room area and change area and 8.2m for shared internal wall with stage.			Note		Noted
3.8.2	Assumed 1.2m of wall to be impact resistance plasterboard			Note		Noted
3.8.3	Muller noticed that acoustic report indicate acoustic requirement is needed for internal wall linings, however no wall section was provided. Therefore provisional allowance was made for future acoustic upgrading			Note		Noted
	Lightweight Partitions					
3.8.5	Steel frame stud internal wall with one layer of 13mm plasterboard on both side - Average 2.7m	311	m2	206.00	64,066	64,066
3.8.6	Extra over for impact resistance plasterboard	131	m2	25.00	3,275	3,275
	Lightweight Fire Rated Partitions					
3.8.8	Lightweight fire rated partition - 1 layer of 16mm fire-rated plasterboard to both sides - average 2.7m	110	m2	290.00	31,900	31,900
3.8.9	Lightweight fire rated partition (both sides) - 2 layers of 13mm fire-rated plasterboard on both sides with 92mm steel stud - average 2.7m	17	m2	290.00	4,930	4,930
	Party Wall					
3.8.1 1	Shared wall between Hall & Stage is 8.20m high, assumed using 150mm steel stud			Note		Noted
3.8.1 2	Rw50 is required for party wall			Note		Noted
3.8.1 3	Shared wall between Hall & Stage - steel stud frame 150mm with one layer of 16mm fyrchek on both sides - 8.2m average	92	m2	440.00	40,480	40,480

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Code	Description	Quantity	Unit	Rate	Subtotal	Total
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Hall (Continued)

Internal Walls (Continued)

3.8.1 4	Shared wall between Hall area and back of house area	221	m2	195.00	43,095	43,095
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Internal Linings

3.8.1 6	Internal lining to perimeter of external wall 10.0m high	782	m2	320.00	250,240	250,240
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3.8.1 7	Extra over for impact resistance plasterboard	94	m2	25.00	2,346	2,346
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Acoustic Upgrade

3.8.1 9	Provisional allowance for acoustic upgrading	442	m2	15.00	6,630	6,630
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<u>Internal Walls</u>					<u>446,962</u>	<u>446,962</u>
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Internal Screens & Borrowed Lights

3.9.1	Toilet Partition - 13mm Compact Laminate - Full height toilet partition	18	No	2,700.00	48,600	48,600
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3.9.2	Shower partitions	10	No	2,700.00	27,000	27,000
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3.9.3	Urinal Privacy screens	1	item			Excl.
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3.9.4	Operable walls	1	item			Excl.
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3.9.5	Operable curtains	1	item			Excl.
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3.9.6	Internal windows	1	item			Excl.
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<u>Internal Screens & Borrowed Lights</u>					<u>75,600</u>	<u>75,600</u>
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Internal Doors

Hinged Door

3.10. 2	Assumed doors are timber		Note			Noted
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3.10. 3	2.4m wide x 2.4m high double hinged door	6	Pr	2,500.00	15,000	15,000
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3.10. 4	2.4m wide x 2.4m high double hinged door with Rw30 acoustic rating	10	Pr	4,400.00	44,000	44,000
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3.10. 5	1.0m wide x 2.4m high Single hinged door	9	No	1,200.00	10,800	10,800
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3.10. 6	1.0m wide x 2.4m high Single hinged door with Rw25 acoustic rating	9	No	3,800.00	34,200	34,200
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3.10. 7	0.8m wide x 2.1m high Single hinged door to service room	3	No	900.00	2,700	2,700
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Sliding Door

3.10. 9	Sliding door	1	item			Excl.
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Roller Shutter

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Code	Description	Quantity	Unit	Rate	Subtotal	Total
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Hall (Continued)

Internal Doors (Continued)

3.10.11	Roller Door	1	item			Excl.
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Access Control

3.10.13	Provisional Allowance Access Control to internal doors	1	item	75,000.00	75,000	75,000
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Internal Doors **181,700** **181,700**

Wall Finishes

Wall Tiles

3.11.2	Assumed 30% wall tiles to amenities as feature tiles		Note			Noted
3.11.3	Wall tiles to amenities	377	m2	160.00	60,320	60,320
3.11.4	TL03 - Feature tiles - Pottery Terra Mat - assumed 30% of amenities wall tiling to have feature tiles	162	m2	180.00	29,160	29,160
3.11.5	Plasterboard - refer internal wall	1	item			Incl.
3.11.6	Waterproofing to above	539	m2	45.00	24,255	24,255

Timber Finishes

3.11.8	Sculptform Timber Batten to be used		Note			Noted
3.11.9	TMPO2 - Acoustic Timber Paneling - Timber click-on batten with spotted Gum timber and clear Oil finish	198	m2	180.00	35,640	35,640
3.11.10	TMPO4 - Timber Paneling - 12mm AC Hoop pine articulated treatment Panel	156	m2	240.00	37,440	37,440
3.11.11	Acoustic Timber batten for party wall	1	item			Excl.

Painting

3.11.13	Painting to walls in hallway, airlock, stores and pump room	1,214	m2	20.00	24,280	24,280
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3.11.14

Wall Finishes **211,095** **211,095**

Floor Finishes

Carpet

3.12.2	CPT01&CPT02 - Carpet tiles tufted, textured loop	113	m2	85.00	9,605	9,605
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Code	Description	Quantity	Unit	Rate	Subtotal	Total
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Hall (Continued)

Floor Finishes (Continued)

Timber Floor

3.12.4	Allowance Underlay to timber floor area	2,197	m2	30.00	65,910	65,910
3.12.5	TF01 - Timber Sprung Floor to hall area	2,197	m2	240.00	527,280	527,280
3.12.6	Painted enamel sports	1,787	m	2.50	4,468	4,468

Tiles

3.12.8	TL01 - Ceramic Tiling - Pietra Nuvola tiles 300mm x 600mm	267	m2	160.00	42,720	42,720
3.12.9	Waterproofing to above	267	m2	45.00	12,015	12,015

Polished concrete

3.12.11	CONC01 - Polished concrete to circulation area	141	m2	145.00	20,445	20,445
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Skirting

3.12.13	Assume timber skirting to the hall area		Note			Noted
3.12.14	SKT01 - Timber Skirting to hall area	617	m	55.00	33,935	33,935

Transition Trim

3.12.16	Assume transition trim only needed between carpet and resilient Finishes		Note			Noted
3.12.17	TT01 - Transition Trim between carpet and resilient Finishes	12	m	120.00	1,440	1,440

Floor Finishes

717,818 717,818

Ceiling Finishes

Ceiling

3.13.2	CLG05 - Suspended Ceiling - Suspended flush plasterboard lining on concealed suspended ceiling system	150	m2	125.00	18,750	18,750
3.13.3	CLG06 - Suspended Ceiling wet areas - Suspended flush moisture resistant plasterboard lining on concealed suspended ceiling system	225	m2	130.00	29,250	29,250
3.13.4	CLG07 - Suspended Acoustic Ceiling - Perforated suspended flush plasterboard lining on concealed suspended ceiling system	280	m2	160.00	44,800	44,800
3.13.5	Paint Finish	655	m2	25.00	16,375	16,375
3.13.6	CLG10 - Suspended Acoustic Ceiling Hall - Acoustic rated ceiling system with 25mm Autex Quietspack lining and 2 x 16mm fire rated plasterboard ceiling	2,064	m2	390.00	804,960	804,960

Project: 24077 - Fairfield Showground Community Building: and Events Center	Details: Estimated Development Cost Estimate
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Code	Description	Quantity	Unit	Rate	Subtotal	Total
Hall						(Continued)
<u>Ceiling Finishes</u>						(Continued)
3.13. 7	Timber panel to hall	1	item			Excl.
Bulkhead						
3.13. 9	Services bulkhead on both sides of the hall area	99	m2	260.00	25,740	25,740
Soffit						
3.13. 11	CLG02 - Pre-paint finish Hoop pine plywood soffit	42	m2	240.00	10,080	10,080
3.13. 12	Paint to soffit	1	item			Incl.
Access Panel						
3.13. 14	Assumed [6No.] access panel in hall area		Note			Noted
3.13. 15	Access panel	6	No	350.00	2,100	2,100
<u>Ceiling Finishes</u>					<u>952,055</u>	<u>952,055</u>
<u>Fitments, Fittings & Equipment</u>						

Fittings						
3.14. 2	Assumed [1No.] Mirror to each sink, [2No.] hand dryer for each change room		Note			Noted
3.14. 3	Assumed [1No.] GRO1 and [1No] GRO4 in the accessible toilets		Note			Noted
3.14. 4	GR01 - Grab Rail - 90° wraparound grab rail & Backrest	4	No	850.00	3,400	3,400
3.14. 5	GR02 - Grab Rail - 90° Ambulant Grab Rail Bright Polished	4	No	850.00	3,400	3,400
3.14. 6	GR03 - Grab Rail - 800mm Straight Grab Rail	8	No	300.00	2,400	2,400
3.14. 7	GR04 - Grab Rail - 300mm Straight Grab Rail	8	No	300.00	2,400	2,400
3.14. 8	HD01 - Accessible hand dryer - Hand dryer wall mounted hand dryer - Dyson Air Blade V	4	No	2,000.00	8,000	8,000
3.14. 9	Accessible Paper towel dispenser	4	No	250.00	1,000	1,000
3.14. 10	Accessible shower bench	2	No	850.00	1,700	1,700
3.14. 11	Shower grab rail	12	No	300.00	3,600	3,600
3.14. 12	THP01 - Toilet Paper Holder - Double	18	No	250.00	4,500	4,500
3.14. 13	SPD01 - Soap dispenser for ACC - Liquid Soap Dispenser stainless steel soap dispenser	4	No	370.00	1,480	1,480

Project: 24077 - Fairfield Showground Community Building: and Events Center	Details: Estimated Development Cost Estimate
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Code	Description	Quantity	Unit	Rate	Subtotal	Total
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Hall (Continued)

Fitments, Fittings & Equipment (Continued)

3.14.14	SPD02 - Soap dispenser - Bobrick Basin Mounted Soap Dispenser - Bright Polished Finish Sopa Dispenser	18	No	370.00	6,660	6,660
3.14.15	HD01 - Hand dryer wall mounted hand dryer - Dyson Air Blade V	8	No	2,000.00	16,000	16,000
3.14.16	PTD01 - Paper towel dispenser	8	No	1,700.00	13,600	13,600
3.14.17	MIR01 - Basin mirrors	18	No	500.00	9,000	9,000
3.14.18	MIR02 - Accessible mirrors - Accessible compliant, frameless stainless steel sanitary mirror	4	No	600.00	2,400	2,400
3.14.19	SH01 - Shelf ACC - Bobrick Access Compliant Stainless Steel shelf	4	No	840.00	3,360	3,360
3.14.20	HK01 - Coat Hook - RBA robe hook fixed to solid compact sheet - assumed n.e [30No.] (PC \$55.00)	30	No	70.00	2,100	2,100

Joinery

3.14.22	No fixed joinery details shows in hall area, use the general allowance		Note			Noted
3.14.23	Fixed joinery	2,719	m2	30.00	81,570	81,570
3.14.24	Kitchen joinery	1	item			Excl.

Fixed Furniture

3.14.26	Provisional allowance for catwalk	1	item			Excl.
3.14.27	Scissor Lift	1	item	25,000.00	25,000	25,000
3.14.28	Provisional sum for retractable seats	1,000	No	1,300.00	1,300,000	1,300,000
3.14.29	Allowance for internal general and recycling bin - assumed n.e [10No.]	10	No	3,100.00	31,000	31,000
3.14.30	B01 - Timber Bench - Timber bench seating with 90x38mm finished (size select grade) in 'Spotted Gum	29	m	850.00	24,650	24,650
3.14.31	Provisional allowance for dressing station in Dressing room [48No.]	1	item	15,000.00	15,000	15,000
3.14.32	LKR01 - Storage Lockers in High-Pressure Laminate (HPL) - 4 Tier type	22	No	700.00	15,400	15,400

Loose Furniture

3.14.34	Assumed the following tables are round tables stored in the store room		Note			Noted
<u>The Following items are considered as provisional allowance</u>						
3.14.36	TB02 - Banquet Furniture - Circular foldable table	110	No			Excl.

Project: 24077 - Fairfield Showground Community Building: and Events Center	Details: Estimated Development Cost Estimate
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Code	Description	Quantity	Unit	Rate	Subtotal	Total
Hall						(Continued)
<u>Fitments, Fittings & Equipment</u>						(Continued)
3.14. 37	CH04 - Dining Chair	880	No			Excl.
3.14. 38	Extra over for chair trolley	44	No			Excl.
Sports Equipment						
3.14. 40	The following rates as provided are assumed as supply & fix		Note			Noted
3.14. 41	Roof mounted Basketball system	4	No			Incl.
3.14. 42	Height Adjustable Backboard upgrade	4	No	3,500.00	14,000	14,000
3.14. 43	Backboard safety strap	2	No			Incl.
3.14. 44	Studia Center roll dividing curtain	1	No	40,500.00	40,500	40,500
3.14. 45	Curtain strap	50	m	75.00	3,750	3,750
3.14. 46	Additional to attach curtain to beam	50	m	110.00	5,500	5,500
3.14. 47	Stadia Top Roll Dividing Curtain including motor and switchgear	1	No	25,500.00	25,500	25,500
3.14. 48	Sleeves to suit above	4	No	110.00	440	440
3.14. 49	Access Cover Plate for indoor floors	4	No	200.00	800	800
3.14. 50	Pad to suit aluminum multisport post.	2	No	475.00	950	950
3.14. 51	essentials Volleyball Referee's Stand with Padding	2	No	1,450.00	2,900	2,900
3.14. 52	Volleyball net antennae with pocket	2	No	125.00	250	250
3.14. 53	Competition Volleyball Net (each) with Kevlar cable	2	No	230.00	460	460
3.14. 54	Games post trolley	1	No	875.00	875	875
3.14. 55	Aluline Futsal Goals (pair)	2	No	2,900.00	5,800	5,800
3.14. 56	Recessed plates and lobe bolt	16	No	35.00	560	560
3.14. 57	Wheel-away trolley for ALMG goals	1	No	900.00	900	900
3.14. 58	Badminton system in steel	8	No	995.00	7,960	7,960
3.14. 59	Badminton net	8	No	72.00	576	576
3.14. 60	Portable and collapsible scorers' bench.	2	No	1,850.00	3,700	3,700

Project: 24077 - Fairfield Showground Community Building: and Events Center	Details: Estimated Development Cost Estimate
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Code	Description	Quantity	Unit	Rate	Subtotal	Total
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Hall (Continued)

Fitments, Fittings & Equipment (Continued)

3.14.61	Aluminum bench seat - stackable	8	No	525.00	4,200	4,200
3.14.62	FIBA Certified Wireless Scoreboard	4	No	6,995.00	27,980	27,980
3.14.63	FIBA Certified Scoreboard Foul Wings	4	No	4,685.00	18,740	18,740

Equipments

3.14.65	Allowance for washing machine	2	No	1,500.00	3,000	3,000
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Signage

3.14.67	Signage - Internal building Signage	2,719	m2	7.50	20,393	20,393
3.14.68	Provisional allowance for Entry Totem signage	1	No	5,000.00	5,000	5,000
3.14.69	Provisional allowance Building Signage	1	No	10,000.00	10,000	10,000
3.14.70	Provisional allowance Stage Door Signage	1	No	1,500.00	1,500	1,500
3.14.71	Provisional allowance Welcome to country signage	1	No	5,000.00	5,000	5,000

Fitments, Fittings & Equipment **1,788,854** **1,788,854**

Hydraulic Services

3.15.1	General allowance for hydraulic services	2,719	m2	50.00	135,950	135,950
3.15.2	Hot water system 12No.]	12	No	5,400.00	64,800	64,800
3.15.3	WC01 - ACC WC suite; Caroma Care 800 Cleanflush Wall Faced Toilet Suite with white Backrest & Pedigree II Care seat	4	No	6,500.00	26,000	26,000
3.15.4	WC02 - WC suite Caroma Care 800 Cleanflush Wall Faced Toilet Suite with white Backrest & Pedigree II Care seat	18	No	5,000.00	90,000	90,000
3.15.5	Basin - Hand Basin	21	No	4,800.00	100,800	100,800
3.15.6	BSN01 - Accessible Hand Basin - Caroma Opal 720 wall basin	4	No	4,800.00	19,200	19,200
3.15.7	SHD01 - Shower head - Enware-Delabie Tonic Jet Vandal Resistant Shower Head	6	No	3,800.00	22,800	22,800
3.15.8	Accessible shower & shower mixer	4	No	4,050.00	16,200	16,200
3.15.9	WF02 - Drinking Fountain - Halsey Taylor HydroBoost Wall Mounted Drinking Fountain & Bottle Filling	2	No	9,650.00	19,300	19,300
3.15.10	SNK03 - Cleaner sink - White Ceramic Caroma - Bucket grate and brackets to be supplied and installed CODE: 811593	1	No	4,700.00	4,700	4,700

Project: 24077 - Fairfield Showground Community Building: and Events Center	Details: Estimated Development Cost Estimate
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Code	Description	Quantity	Unit	Rate	Subtotal	Total
Hall						(Continued)
<u>Hydraulic Services</u>						(Continued)
3.15.11	Urinals	1	item			Excl.
3.15.12	Floor waste - n.e [35No.]	35	No	750.00	26,250	26,250
3.15.13	Washing machine point, incl. tap set, water supply and waste pipe	2	No	1,500.00	3,000	3,000
<u>Hydraulic Services</u>					<u>529,000</u>	<u>529,000</u>
<u>Mechanical Services</u>						
3.16.1	General allowance for air-conditioned area	2,443	m2	450.00	1,099,350	1,099,350
3.16.2	Non air-conditioned area -- change, amenities, store room and services room	276	m2			Excl.
3.16.3	General allowance for exhaust system	276	m2	150.00	41,400	41,400
3.16.4	Provisional sum for spectator exhaust	2,443	m2	120.00	293,160	293,160
3.16.5	Air Handling Unit refer to Stage area and Foyer area	1	item			Excl.
<u>Mechanical Services</u>					<u>1,433,910</u>	<u>1,433,910</u>
<u>Fire Services</u>						
3.17.1	Dry fire services	2,719	m2	30.00	81,570	81,570
3.17.2	Wet fire services (Sprinkler System included)	2,719	m2	80.00	217,520	217,520
3.17.3	Fire exhaust - refer to Mechanical spectator exhaust	2,719	m2			Excl.
<u>Fire Services</u>					<u>299,090</u>	<u>299,090</u>
<u>Electrical Services</u>						
3.18.1	MSB -Main Switchboard	2	No	15,000.00	30,000	30,000
3.18.2	Distribution Board	2	No	12,000.00	24,000	24,000
3.18.3	Building Management System	1	item			Excl.
3.18.4	Provisional allowance for Energy Management System	1	item	50,000.00	50,000	50,000
3.18.5	Power & lighting to Hall	2,443	m2	200.00	488,600	488,600
3.18.6	Power & lighting to Amenities, etc.	276	m2	180.00	49,680	49,680
3.18.7	Communications	2,719	m2	20.00	54,380	54,380
3.18.8	Provisional Allowance for Ceiling fans	2	No	20,000.00	40,000	40,000
3.18.9	Security base system	2,719	m2	30.00	81,570	81,570

Project: 24077 - Fairfield Showground Community Building: and Events Center	Details: Estimated Development Cost Estimate
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Code	Description	Quantity	Unit	Rate	Subtotal	Total
Hall						(Continued)
<u>Electrical Services</u>						(Continued)
3.18.10	CCTV - Bullet Camera	5	No	3,500.00	17,500	17,500
3.18.11	CCTV - Dual-Directional Camera - assumed with lens and IR illuminator	2	No	5,400.00	10,800	10,800
<u>Electrical Services</u>					<u>846,530</u>	<u>846,530</u>
<u>Special Services</u>						
Rainwater Reuse						
3.20.2	Allowance for secondary set of cold water pipes for rainwater reuse for toilet flush	2,719	m2	25.00	67,985	67,985
PV Cells						
3.20.4	PV Cells to be 88Kwa		Note			Noted
3.20.5	Secondary frame to align PV cells	1	item			Excl.
3.20.6	Provisional allowance for PV Cells [700m2]	1	item	95,000.00	95,000	95,000
AV System						
3.20.8	The following rates as provided are assumed as supply & fix		Note			Noted
3.20.9	Racks, Technical Panels & Backbone Cabling	1	item	110,000.00	110,000	110,000
3.20.10	Hearing Augmentation	1	item	45,000.00	45,000	45,000
3.20.11	Paging	1	item	80,000.00	80,000	80,000
3.20.12	Digital Sign age & Show Relay Screens	1	item	65,000.00	65,000	65,000
3.20.13	AV Presentation System – BoH Meeting Room	1	item	8,000.00	8,000	8,000
3.20.14	Drapes and Associated Rigging (Installed), incl White Cyclorama	1	item	140,000.00	140,000	140,000
3.20.15	Stage Managers Console, Talkback & Show Relay Capture	1	item	45,000.00	45,000	45,000
3.20.16	FoH Audio & Foldback/Playback System	1	item	145,000.00	145,000	145,000
3.20.17	Stage Lighting System – Incl. Winched Bars, FoH Lighting Truss (2x 12m) & Side Booms	1	item	450,000.00	450,000	450,000
3.20.18	AV Presentation System – Auditorium/Hall	1	item	320,000.00	320,000	320,000
3.20.19	Installation Labour & Services	1	item	400,000.00	400,000	400,000
<u>Special Services</u>					<u>1,970,985</u>	<u>1,970,985</u>
Hall					16,321,394	16,321,394

Project: 24077 - Fairfield Showground Community Building: and Events Center	Details: Estimated Development Cost Estimate
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Code	Description	Quantity	Unit	Rate	Subtotal	Total
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Stage Areas

Substructure

Bulk Excavation

4.1.2	Bulk excavation allowed to full area 1.50m deep to create void under slab between Grid H to Grid L as per drawing SK10- Preliminary Ground Floor&FoundationPlan-20250411			Note		Noted
4.1.3	Excavation in OTR 1.50m deep	914	m3	80.00	73,120	73,120
4.1.4	Temporary support to sides of bulk excavation	206	m2	60.00	12,360	12,360
4.1.5	Tip fees VENM/ENM	1,097	t			Incl.
4.1.6	Tip fees contaminated	1	item			Excl.

Detailed Excavation

4.1.8	Excavation for slab boxout	1	item			Excl.
4.1.9	Extra over for excavation in rock	1	item			Excl.
4.1.1 0	Excavation for foundation beams	67	m3	80.00	5,360	5,360
4.1.1 1	Temporary support to sides of detailed excavation	221	m2	40.00	8,840	8,840
4.1.1 2	Tip fees VENM/ENM	1	item			Incl.
4.1.1 3	Tip fee - Contaminated	1	item			Excl.

Bored Piers

4.1.1 5	Assumed 50kg/m3 reinforcement for 500mm dia pier, 60kg/m3 reinforcement for 600mm dia pier, 75kg/m3 reinforcement for 750mm dia pier, 90kg/m3 reinforcement for 900mm dia pier, 100kg/m3 reinforcement for 1050mm dia pier,			Note		Noted
4.1.1 6	Bored piers to be 5.0m depth for stage area as per advice of structural engineering			Note		Noted
4.1.1 7	Pile rig establishment and de-establishment	1	item	8,850.00	8,850	8,850
4.1.1 8	500mm dia reinforced concrete piers	1	item			Excl.
4.1.1 9	600mm dia reinforced concrete piers 5m depth - 25No.]	125	m	375.00	46,875	46,875
4.1.2 0	750mm dia reinforced concrete piers 5m depth - 16No.]	85	m	485.00	41,225	41,225
4.1.2 1	900mm dia reinforced concrete piers 5m depth - 34No.]	170	m	665.00	113,049	113,049
4.1.2 2	1050mm dia reinforced concrete piers	1	item			Excl.
4.1.2 3	1200mm dia reinforced concrete piers 5m depth - 7No.]	1	item	790.00	790	790
4.1.2 4	Tip fees on excavated material assumed VENM/ENM	398	t	90.00	35,820	35,820

Project: 24077 - Fairfield Showground Community Building: and Events Center	Details: Estimated Development Cost Estimate
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Code	Description	Quantity	Unit	Rate	Subtotal	Total
Stage Areas						(Continued)
<u>Substructure</u>						(Continued)
4.1.2 5	Temporary sleeves to above piles to support soil	737	m2	60.00	44,220	44,220
4.1.2 6	Cut off head of piles	82	No	235.00	19,270	19,270
4.1.2 7	Testing	1	item	10,000.00	10,000	10,000
4.1.2 8	Pier Caps	1	item			Excl.
Foundation Beams						
4.1.3 0	Assumed 150kg/m3 reinforcement for foundation beam		Note			Noted
4.1.3 1	Assumed the corbel is shaped as a trapezoid		Note			Noted
4.1.3 2	BW1 - 600mm wide x 600mm depth beam footing	64	m	390.00	24,960	24,960
4.1.3 3	BW4 - 600mm wide x 700mm depth beam footing	53	m	455.00	24,115	24,115
4.1.3 4	BW5 - 600mm wide x 600mm depth beam footing	43	m	390.00	16,770	16,770
4.1.3 5	BW6 - 600mm wide x 600mm depth beam footing	10	m	390.00	3,900	3,900
4.1.3 6	BW7 - 600mm wide x 600mm depth beam footing	16	m	390.00	6,240	6,240
Ground Level Suspended Slab with Bondek						
4.1.3 8	Ground level suspended slab to be 160mm - 170mm thickness		Note			Noted
4.1.3 9	Assumed concrete strength is 32Mpa		Note			Noted
4.1.4 0	Bondek for Slab S6 and S8 slab		Note			Noted
4.1.4 1	Assumed R2.5 insulation required underslab to avoid thermal bridge		Note			Noted
4.1.4 2	Insulation to soffit	737	m2	65.00	47,905	47,905
4.1.4 3	32 Mpa reinforced Concrete avg. 165mm thick	118	m3	450.00	53,100	53,100
4.1.4 4	Reinforcement to slab at 120kg/m3	14.20	t	4,200.00	59,640	59,640
4.1.4 5	Allowance for propping	737	m2			Excl.
4.1.4 6	Permanent formwork to suspended slab	737	m2	180.00	132,660	132,660
4.1.4 7	Perimeter formwork to suspended slab	243	m	75.00	18,225	18,225

Project: 24077 - Fairfield Showground Community Building: and Events Center	Details: Estimated Development Cost Estimate
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Code	Description	Quantity	Unit	Rate	Subtotal	Total
Stage Areas						(Continued)
<u>Substructure</u>						(Continued)
4.1.4 8	Setdown to perimeter	243	m	75.00	18,225	18,225
4.1.4 9	Joints	737	m ²	10.00	7,370	7,370
4.1.5 0	Expansion Joint between slabs	64	m	50.00	3,200	3,200
4.1.5 1	Finish	737	m ²	10.00	7,370	7,370
Structure Beam fixed to the Suspended slab						
4.1.5 3	Assume use anchors to fix structure beam to concrete slab			Note		Noted
4.1.5 4	BB1 - 360UB50.7 Beam	6.00	t	8,500.00	51,000	51,000
4.1.5 5	Loose & rigid connection - 15%	0.90	t	8,500.00	7,650	7,650
4.1.5 6	Primer	6.90	t	650.00	4,485	4,485
4.1.5 7	Hot dipped galvanising	1.0	item			Excl.
4.1.5 8	Paint columns	157.0	m ²	60.00	9,420	9,420
4.1.5 9	Allowance for anchors	372.0	No	50.00	18,600	18,600
Reinforced Concrete Pedestals						
4.1.6 1	Assume pedestal height is 0.5m			Note		Noted
4.1.6 2	600mm x 600mm reinforced concrete Pedestals - Stage	16	No	550.00	8,800	8,800
Retaining Wall						
4.1.6 4	Assume retaining wall bw4 is average BW1,BW5,BW6&BW7 is 2.0m high			Note		Noted
4.1.6 5	Foundation to retaining wall - refer ground beam	132	m			Incl.
4.1.6 6	BW1,BW5,BW6 & BW7 - 190mm thickness reinforced block wall - 2.0m high	264	m ²	345.00	91,080	91,080
4.1.6 7	BW4- 290mm Core filled block retaining wall - 1.5m high	79	m ²	500.00	39,500	39,500
Drainage System						
4.1.6 9	Allowance to drainage system to the void area (Ground Level Suspended Slab with Bondek)	737	m ²	80.00	58,960	58,960
<u>Substructure</u>					<u>1,132,954</u>	<u>1,132,954</u>

Project: 24077 - Fairfield Showground Community Building: and Events Center	Details: Estimated Development Cost Estimate
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Code	Description	Quantity	Unit	Rate	Subtotal	Total
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Stage Areas

(Continued)

Columns

Concrete Column

4.2.2	Assume concrete column is 40MPa concrete, assumed Class2 formwork and reinforcing at 250kg/m3		Note			Noted
4.2.3	CC6 - 400mm x 400mm Concrete 40MPa supplied at placed [16No.]	75	m	660.00	49,500	49,500

Steel Column

4.2.5	SC7 - 310UC137 [2No.]	2.74	t	8,500.00	23,290	23,290
4.2.6	SC8 - 200 x 200 x 6 SHS [4No.]	1.57	t	8,500.00	13,345	13,345
4.2.7	SC9 - 310 UC 96.8 [3No.]	4	t	8,500.00	34,000	34,000
4.2.8	SC40 - 100 x 100 x 6 SHS [2No.]	0.13	t	8,500.00	1,105	1,105
4.2.9	SC41 - 100 x 100 x 6 SHS [3No.]	0.19	t	8,500.00	1,615	1,615
4.2.1	SC42 - 150 x 150 x 6 SHS[1No.]	0.21	t	8,500.00	1,785	1,785
4.2.1	Loose & rigid connection - 15%	1.3	t	8,500.00	11,271	11,271
4.2.1	Primer	10.14	t	650.00	6,591	6,591
4.2.1	Hot dipped galvanising	1.0	item			Excl.
4.2.1	Paint columns	445	m2	60.00	26,677	26,677
4.2.1	Chemset to columns - 4No per columns	60	No	50.00	3,000	3,000

Columns supported Suspended Slab

4.2.1	BC2 - 200 x 200 x 9 SHS Columns [16No.]	1.66	t	8,500.00	14,110	14,110
4.2.1	BC3 - 200 x 200 x 9.0 SHS Columns [3No.]	0.32	t	8,500.00	2,720	2,720
4.2.1	Loose & rigid connection - 15%	1.7	t	8,500.00	14,110	14,110
4.2.2	Primer	4.0	t	650.00	2,600	2,600
4.2.2	Hot dipped galvanising	1.0	item			Excl.
4.2.2	Paint columns	23.0	m2	60.00	1,380	1,380
4.2.2	Chemset to columns - 4No per columns	76	No	50.00	3,800	3,800

Columns

210,899 210,899

Upper Floors

Beam to Suspended Slab

4.3.2	CB4 - 400mm wide x 600mm depth beam	83	m	485.00	40,255	40,255
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Project: 24077 - Fairfield Showground Community Building: and Events Center	Details: Estimated Development Cost Estimate
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Code	Description	Quantity	Unit	Rate	Subtotal	Total
Stage Areas						(Continued)
<u>Upper Floors</u>						(Continued)
4.3.3	CB5 - 1200mm wide x 500mm depth beam	20	m	920.00	18,400	18,400
Suspended Concrete Slab						
4.3.5	Concrete slab to be 160mm thick, assumed 32MPa for strength		Note			Noted
4.3.6	Assumed reinforcing at 120kg/m3 to suspended concrete slab		Note			Noted
4.3.7	The structure plan is different with the architecture plan, the measurement is based on structural plan provided		Note			Noted
4.3.8	Concrete pump (Nos of pours)	2	No	3,500.00	7,000	7,000
4.3.9	32 Mpa reinforced Concrete avg. 170mm thick	62	m3	450.00	27,900	27,900
4.3.1	Allowance for propping	1	item			Excl.
0						
4.3.1	Formwork to soffit	370	m2	215.00	79,550	79,550
1						
4.3.1	Perimeter formwork to suspended slab	154	m	65.00	10,010	10,010
2						
4.3.1	Reinforcement to slab at 120kg/m3	7.40	t	4,200.00	31,080	31,080
3						
4.3.1	Joints	370	m2	10.00	3,700	3,700
4						
4.3.1	Finish & curing	370	m2	10.00	3,700	3,700
5						
<u>Upper Floors</u>					<u>221,595</u>	<u>221,595</u>
<u>Stairs</u>						
4.4.1	Assume concrete staircase with timber finishes with handrails to stage circulation, timber staircase to mechanical room		Note			Noted
4.4.2	2.70m wide staircase to stage circulation - [1No.]	1.2	m/rise	8,500.00	10,200	10,200
Access Ladder						
4.4.4	Steel access ladder to mechanical room [2No.]	2	No	12,000.00	24,000	24,000
<u>Stairs</u>					<u>34,200</u>	<u>34,200</u>
<u>Roof</u>						
Main Roof Frame						
4.5.2	No roof level plant areas allowed		Note			Noted
4.5.3	T4 - 200x200x5.0 SHS	2	t	8,500.00	17,000	17,000
4.5.4	T8 - 200 x 200 x 5 SHS	1	t	8,500.00	8,500	8,500
4.5.5	TB4 - 200 x 200 x 9 SHS	1	t	8,500.00	8,500	8,500
4.5.6	TB8 - 200 x 200 x 5 SHS	1	t	8,500.00	8,500	8,500
4.5.7	Ancillaries at 15%	0.75	t	8,500.00	6,375	6,375
4.5.8	Galvanize steel	2.00	t			Excl.

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Code	Description	Quantity	Unit	Rate	Subtotal	Total
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Stage Areas (Continued)

Roof (Continued)

4.5.9	Primer	2.00	t	650.00	1,300	1,300
4.5.1	Paint steel	32	m2	60.00	1,920	1,920

Main Roof

4.5.1	Roof safety mesh	486	m2	35.00	17,010	17,010
4.5.1	Fascia purlin	1	item			Excl.
4.5.1	Z25019 Purlin @ 1200mm centres	529	m	35.00	18,515	18,515
4.5.1	Allowed 15% for lapping	80	m	35.00	2,800	2,800
4.5.1	Sisalation	486	m2	10.00	4,860	4,860
4.5.1	Insulation - Foil faced insulation blanket	486	m2	25.00	12,150	12,150
4.5.1	MR02- Kilplok 700 - hi strength with 0.48mm thickness	486	m2	90.00	43,740	43,740
4.5.1	Ridge flashing	11	m	120.00	1,320	1,320
4.5.2	Flashing to parapet wall	64	m	120.00	7,680	7,680
4.5.2	Box gutter flashing	1	item			Excl.
4.5.2	Support to underside of box gutter	1	item			Excl.
4.5.2	Gutter - 600mm colorbond box gutter 1.80m girth overall	1	item			Excl.
4.5.2	Sumps	1	item			Excl.
4.5.2	Overflow allowance	4	No	250.00	1,000	1,000
4.5.2	Siphonic Downpipes [4No 10.0m long]	40	m	180.00	7,200	7,200
4.5.2	Tundish & rodding access allowance	4	No	1,500.00	6,000	6,000

Roof Access System

4.5.2	Provisional sum for roof access	1	item	10,000.00	10,000	10,000
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Roof Safety System

4.5.3	Noting the use of parapet walls, we are assuming that a roof safety system is not required.			Note		Noted
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Code	Description	Quantity	Unit	Rate	Subtotal	Total
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Stage Areas

(Continued)

Roof

(Continued)

4.5.3 2	Roof safety system	20	m	450.00	9,000	9,000
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Lower Roof Frame

4.5.3 4	RB18 - 200UB22.3	1	t	8,500.00	8,500	8,500
4.5.3 5	RB19 - 310UB56.7	1	t	8,500.00	8,500	8,500
4.5.3 6	SB1 - 310UB46.2	1	t	8,500.00	8,500	8,500
4.5.3 7	SB2 - 310UB46.2	1	t	8,500.00	8,500	8,500
4.5.3 8	TB35 - 150 x 150 x 5 SHS	1	t	8,500.00	8,500	8,500
4.5.3 9	TB37 - 150 x 150 x 5 SHS	1	t	8,500.00	8,500	8,500
4.5.4 0	TB38 - 150 x 150 x 5 SHS	1	t	8,500.00	8,500	8,500
4.5.4 1	TB39 - 150 x 150 x 5 SHS	1	t	8,500.00	8,500	8,500
4.5.4 2	Ancillaries at 15%	1.20	t	8,500.00	10,200	10,200
4.5.4 3	Galvanize steel	1.00	item			Excl.
4.5.4 4	Primer	8	t	650.00	5,200	5,200
4.5.4 5	Paint steel	128.00	m2	60.00	7,680	7,680

Lower Roof

4.5.4 7	We have assumed the lower roof has a traditional gutter system		Note			Noted
4.5.4 8	Assumed 230F fascia purlin		Note			Noted
4.5.4 9	Fascia purlin	62	m	60.00	3,720	3,720
4.5.5 0	Z15019 Purlin @ 1200mm centres. 1 row of bridging	198	m	30.00	5,940	5,940
4.5.5 1	MR01 - LYSAGHT SPANDEK roof sheeting ribbed with 16mm deep rib 0.48BMT	191	m2	180.00	34,380	34,380
4.5.5 2	Hip Flashing	1	item			Excl.
4.5.5 3	Headwall Flashing	5	m	120.00	600	600
4.5.5 4	Side wall flashing	40	m	120.00	4,800	4,800

Project: 24077 - Fairfield Showground Community Building: and Events Center	Details: Estimated Development Cost Estimate
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Code	Description	Quantity	Unit	Rate	Subtotal	Total
Stage Areas						(Continued)
<u>Roof</u>						(Continued)
4.5.5 5	Fascia flashing	62	m	120.00	7,440	7,440
4.5.5 6	GUT1 - Half round eaves gutter	12	m	150.00	1,800	1,800
4.5.5 7	GUT02 - Box Gutter - 600mm colorbond box gutter 1.80m girth overall	63	m	450.00	28,350	28,350
4.5.5 8	Downpipes 150mm colorbond downpipes (7 No)	39	m	180.00	7,020	7,020
4.5.5 9	150mm Overflow	7	No	150.00	1,050	1,050
4.5.6 0	600mm x 600mm x 250mm Sump	7	No	340.00	2,380	2,380
4.5.6 1	Roof safety system	191	m2	10.00	1,910	1,910
Roof Plant						
4.5.6 3	Open screened area for roof plant	1	item			Excl.
<u>Roof</u>					383,840	383,840
<u>External Walls</u>						
Cladding Wall System						
4.6.2	Wall framing in preparation for external cladding 150mm steel stud	834	m2	150.00	125,100	125,100
4.6.3	Sisalation	834	m2	10.00	8,340	8,340
4.6.4	Secondary frame NV3	834	m2	60.00	50,040	50,040
4.6.5	CFC01&CFC02 - Equitone Tective cladding - Color 1	325	m2	290.00	94,250	94,250
4.6.6	Extra over for Coreten Cladding	115	m2	350.00	40,250	40,250
4.6.7	MC01 - Metal Cladding Feilders Rib	394	m2	180.00	70,920	70,920
4.6.8	Cladding to window reveals assumed 450mm	56	m2	390.00	21,840	21,840
4.6.9	Extra over for corner base and top flashing	161	m	180.00	28,980	28,980
4.6.1 0	Extra over for cladding to internal face of parapet wall	139	m2	180.00	25,020	25,020
4.6.1 1	Capping to top of parapet wall - 1.0m wide	63	m	210.00	13,230	13,230
4.6.1 2	Danpal	1	item			Excl.
Concrete Wall						
4.6.1 4	Assumed timber boardform finishes with 80kg/m3 reinforcement		Note			Noted
4.6.1 5	Concrete wall with Boardform finish - 200mm thickness	167	m2	760.00	126,920	126,920
<u>External Walls</u>					604,890	604,890

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Code	Description	Quantity	Unit	Rate	Subtotal	Total
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Stage Areas

(Continued)

Windows & External Doors

Windows

4.7.2	Assumed all windows to be double glazed high performance glazed and 50% windows are fixed 50% operable			Note		Noted
4.7.3	Double glazed windows fixed	17	m2	900.00	15,300	15,300
4.7.4	Double glazed windows - sliding	1	item			Excl.
4.7.5	High Performance double glazed windows fixed	14	m2	900.00	12,600	12,600
4.7.6	High Performance double glazed windows operable	14	m2	1,000.00	14,000	14,000
4.7.7						

External Doors

4.7.9	All external doors are to achieve RW 30 and remain closed during noisy events during the evening and night-time periods			Note		Noted
4.7.10	Assumed automatic sliding doors to be used			Note		Noted
4.7.11	0.82m x 2.10m single hinged door with Rw30 acoustic requirement	3	No	3,800.00	11,400	11,400
4.7.12	0.62m x 2.10m Service door	3	No	900.00	2,700	2,700
4.7.13						

Roller Shutter

4.7.15	5.0m wide roller shutter - assumed Electrically operation	1	No	18,500.00	18,500	18,500
4.7.16						

Others

4.7.18	Sunshading - assumed to windows and glazed door	45	m2			Excl.
4.7.19	SCN03 - Extruded Alum Louver Screen - Lourvreclad Jupiter Series	28	m2	2,600.00	72,800	72,800
4.7.20	MC03 - Window Surround - Aluminum, ASTM Alloy 5052 H32 proprietary folded metal cassette panel cladding	20	m2	300.00	6,000	6,000
4.7.21						

Blinds & Curtains

4.7.23	Assumed Roller Blinds to all windows			Note		Noted
4.7.24	BLD01 - Roller Blind - proprietary manually operated roller blinds	45	m2	150.00	6,750	6,750
4.7.25	Curtains to windows	1	item			Excl.
4.7.26						

Glazed Safety Decal

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Code	Description	Quantity	Unit	Rate	Subtotal	Total
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Stage Areas

(Continued)

Windows & External Doors

(Continued)

4.7.2 8	Provisional allowance for safety decal to glazed doors	1	item			Excl.
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Access Control

Windows & External Doors

160,050 160,050

Internal Walls

4.8.1	Hall 1 internal wall height at average 2.7m for storage and circulation		Note			Noted
4.8.2	Assumed stud framed plasterboard walls to internal walls of back of house area		Note			Noted
4.8.3	Assumed Party wall between Hall area and back of house area		Note			Noted

Lightweight Partitions

4.8.5	Steel frame stud internal wall with one layer of 13mm plasterboard on both side	256	m2	195.00	49,920	49,920
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Party Wall

4.8.7	Wall is 8.20m high with 150mm stud assumed		Note			Noted
4.8.8	Shared wall between Hall & Stage - steel stud frame 150mm with one layer of 16mm fyrchek on both sides	81	m2	440.00	35,640	35,640
4.8.9	Stage wing walls	1	item			Excl.

Internal Linings

4.8.1 1	Internal lining to perimeter of external wall	254	m2	320.00	81,280	81,280
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Internal Walls

166,840 166,840

Internal Screens & Borrowed Lights

4.9.1	Internal windows	1	item			Excl.
4.9.2	Stage Curtain	160	m2			Incl.

Internal Screens & Borrowed Lights

0 0

Internal Doors

Hinged Door

4.10. 2	Rw30 Acoustic requirement needed for Internal door		Note			Noted
4.10. 3	2.4m wide x 2.4m high double hinged door with Rw30 acoustic rating	4	Pr	4,400.00	17,600	17,600
4.10. 4	1.0m wide x 2.4m high Single hinged door with Rw30 acoustic rating	4	No	3,800.00	15,200	15,200
4.10. 5	1.8m wide x 2.4m high Double hinged door	7	No	2,500.00	17,500	17,500

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Code	Description	Quantity	Unit	Rate	Subtotal	Total
Stage Areas						(Continued)
<u>Internal Doors</u>						(Continued)
Sliding Door						
4.10.7	Assumed no acoustic requirement need to Sliding door		Note			Noted
4.10.8	3.0m wide x 2.m high sliding door to stage	1	No	2,500.00	2,500	2,500
Access Control						
4.10.10	Provisional Allowance Access Control to internal doors	1	item			Incl.
<u>Internal Doors</u>					<u>52,800</u>	<u>52,800</u>
<u>Wall Finishes</u>						
Painting						
4.11.2	Painting to walls	571	m2	20.00	11,420	11,420
4.11.3	Wall finishes to internal wall of pump room	1	item			Excl.
4.11.4	Provisional allowance for extra over for acoustic insulation wall finishes	1	item			Excl.
4.11.5	Hoop pine articulated treatment Panel	1	item			Incl.
<u>Wall Finishes</u>					<u>11,420</u>	<u>11,420</u>
<u>Floor Finishes</u>						
Carpet						
4.12.2	CPT01&CPT02 - Carpet tiles tufted, textured loop	32	m2	85.00	2,720	2,720
Timber Floor						
4.12.4	Allowance Underlay to timber floor area	356	m2	30.00	10,680	10,680
4.12.5	TF01 - Timber Sprung Floor	137	m2	240.00	32,880	32,880
4.12.6	TF02 - Engineered panel flooring - Maxmood	220	m2	180.00	39,600	39,600
Epoxy Flooring						
4.12.8	EPX01 - Seamless Epoxy Flooring - Heavy duty epoxy flooring	226	m2	90.00	20,340	20,340
4.12.9	Mechanical Room	322	m2	90.00	28,980	28,980
Skirting						
4.12.11	Assume timber skirting to the hall area		Note			Noted

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Code	Description	Quantity	Unit	Rate	Subtotal	Total
Stage Areas						(Continued)
<u>Floor Finishes</u>						(Continued)

4.12.12	Skirting	1	item	10,000.00	10,000	10,000
<u>Floor Finishes</u>					145,200	145,200

<u>Ceiling Finishes</u>					
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Ceiling						
4.13.2	Assume CLG05 to ground floor sports storage		Note			Noted
4.13.3	CLG05 - Suspended Ceiling - Suspended flush plasterboard lining on concealed suspended ceiling system	289	m2	125.00	36,125	36,125
4.13.4	CLG07 - Suspended Acoustic Ceiling - Perforated suspended flush plasterboard lining on concealed suspended ceiling system	122	m2	160.00	19,520	19,520
4.13.5	Painting to above	411	m2	25.00	10,275	10,275
4.13.6	CLG10 - Suspended Acoustic Ceiling Hall - Acoustic rated ceiling system with 25mm Autex Quietpack lining and 2 x 16mm fire rated plasterboard ceiling	223	m2	390.00	86,970	86,970
4.13.7	Timber panel to hall	1	item			Excl.
4.13.8	Ceiling finishes to mechanical room	326	m2			Excl.

Soffit						
4.13.10	Roof FC soffit - refer UCA area	1	item			Incl.
4.13.11	Paint to roof soffit -refer UCA area	1	item			Incl.

Access Panel						
4.13.13	Assumed [2No.] access panel in hall area		Note			Noted
4.13.14	Access panel	2	No	350.00	700	700
<u>Ceiling Finishes</u>					153,590	153,590

<u>Fitments, Fittings & Equipment</u>					
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Joinery						
4.14.2	Fixed joinery	929	m2	30.00	27,870	27,870

Furniture						
4.14.4	Desk for reception	1	No			Excl.
4.14.5	Chair for reception	2	No			Excl.

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Code	Description	Quantity	Unit	Rate	Subtotal	Total
Stage Areas						(Continued)
<u>Fitments, Fittings & Equipment</u>						(Continued)
4.14.6	Provisional allowance for CUR01 - Theater Curtain	180	m2	250.00	45,000	45,000
Equipment						
4.14.8	Kitchen equipment	1	item			Excl.
4.14.9	Hearing augmentation	929	m2	7.50	6,968	6,968
4.14.10	Provisional allowance for Display equipment [2No] - refer AV System	1	item			Incl.
Signage						
4.14.12	Signage	929	m2	7.50	6,968	6,968
<u>Fitments, Fittings & Equipment</u>					<u>86,805</u>	<u>86,805</u>
<u>Hydraulic Services</u>						
4.15.1	General allowance for hydraulic services	929	m2	50.00	46,450	46,450
4.15.2	Hot water system	1	item			Excl.
4.15.3	Zip taps	1	item			Excl.
4.15.4	ACC WC suite	1	item			Excl.
4.15.5	WC suite	1	item			Excl.
4.15.6	Basin	1	item			Excl.
4.15.7	Shower	1	item			Excl.
4.15.8	Urinals	1	item			Excl.
<u>Hydraulic Services</u>					<u>46,450</u>	<u>46,450</u>
<u>Mechanical Services</u>						
4.16.1	General allowance for air-conditioned area	463	m2	450.00	208,350	208,350
4.16.2	Non air-conditioned area	442	m2			Excl.
4.16.3	General allowance for exhaust system	442	m2	150.00	66,300	66,300
4.16.4	Provisional sum for spectator exhaust	463	m2	120.00	55,560	55,560
<u>Mechanical Services</u>					<u>330,210</u>	<u>330,210</u>

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Code	Description	Quantity	Unit	Rate	Subtotal	Total
Stage Areas						(Continued)
<u>Fire Services</u>						
4.17.1	Dry fire services	929	m2	30.00	27,870	27,870
4.17.2	Wet fire services including sprinkler system	929	m2	80.00	74,320	74,320
4.17.3	Fire exhaust - refer to Mechanical spectator exhaust	929	m2			Excl.
	<u>Fire Services</u>				<u>102,190</u>	<u>102,190</u>
<u>Electrical Services</u>						
4.18.1	Distribution Board	1	No	12,000.00	12,000	12,000
4.18.2	Power & lighting	929	m2	150.00	139,350	139,350
4.18.3	Communications	929	m2	20.00	18,580	18,580
4.18.4	AV	1	item			Excl.
4.18.5	Security	929	m2	20.00	18,580	18,580
4.18.6	CCTV	6	No	3,500.00	21,000	21,000
	<u>Electrical Services</u>				<u>209,510</u>	<u>209,510</u>
<u>Lift Services</u>						
4.19.1	Lift system - Platform lift	1	item	60,000.00	60,000	60,000
	<u>Lift Services</u>				<u>60,000</u>	<u>60,000</u>
	Stage Areas				4,135,894	4,135,894

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Code	Description	Quantity	Unit	Rate	Subtotal	Total
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Foyer Areas

Substructure

Bulk Excavation

5.1.2	Bulk Excavation	1	item			Excl.
5.1.3						

Detailed Excavation

5.1.5	Excavation for slab boxout	174	m3	80.00	13,920	13,920
5.1.6	Extra over for excavation in rock	1	item			Excl.
5.1.7	Excavation for foundation beams	108	m3	120.00	12,960	12,960
5.1.8	Temporary support to sides of detailed excavation	395	m2	60.00	23,700	23,700
5.1.9	Tip fees VENM/ENM	1	item			Incl.
5.1.1	Tip fee - Contaminated	1	item			Excl.
0						
5.1.1						
1						

Bored Piers

5.1.1	Assumed avg. 80kg/m3 reinforcement for concrete piers		Note			Noted
3						
5.1.1	Assume pier is 3.5m for foyer area		Note			Noted
4						
5.1.1	Pile rig establishment and de-establishment	1	item	8,850.00	8,850	8,850
5						
5.1.1	500mm dia reinforced concrete piers 3.5m depth - 103No.]	361	m	250.00	90,250	90,250
6						
5.1.1	600mm dia reinforced concrete piers					Excl.
7						
5.1.1	750mm dia reinforced concrete piers					Excl.
8						
5.1.1	900mm dia reinforced concrete piers					Excl.
9						
5.1.2	1050mm dia reinforced concrete piers 3.5m depth - 9No.]	32	m	825.00	26,400	26,400
0						
5.1.2	1200mm dia reinforced concrete piers 5m depth - 17No.]	60	m	790.00	47,400	47,400
1						
5.1.2	Tip fees on excavated material assumed VENM/ENM	486	t	90.00	43,740	43,740
2						
5.1.2	Temporary sleeves to above piles to support soil	1,085	m2	60.00	65,100	65,100
3						
5.1.2	Cut off head of piles	129	No	235.00	30,315	30,315
4						
5.1.2	Testing	1	item	10,000.00	10,000	10,000
5						
5.1.2	Pier Caps	1	item			Excl.
6						
5.1.2						
7						

Foundation Beams

Project: 24077 - Fairfield Showground Community Building: and Events Center	Details: Estimated Development Cost Estimate
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Code	Description	Quantity	Unit	Rate	Subtotal	Total
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Foyer Areas

(Continued)

Substructure

(Continued)

5.1.2 9	Assumed 150kg/m3 reinforcement for foundation beam		Note			Noted
5.1.3 0	Assumed the corbel is shaped as a trapezoid		Note			Noted
5.1.3 1	FBA,FBB & FBC - 600mm wide x 600mm depth beam	299	m3	390.00	116,610	116,610
5.1.3 2						

Slab on Ground

5.1.3 4	Assumed fill is n.e 300mm deep		Note			Noted
5.1.3 5	Granular fill	326	m2	90.00	29,340	29,340
5.1.3 6	Plastic membrane and sand 50mm thick	1,085	m2	15.00	16,275	16,275
5.1.3 7	32 Mpa reinforced concrete	174	m3	450.00	78,300	78,300
5.1.3 8	Reinforcement to slab at 120kg/m3	20.90	t	4,200.00	87,780	87,780
5.1.3 9	Perimeter formwork to suspended slab	229	m2	65.00	14,885	14,885
5.1.4 0	Joints	1,085	m2	10.00	10,850	10,850
5.1.4 1	Finishes	1,085	m2	10.00	10,850	10,850

Substructure

737,525 737,525

Columns

Concrete Column

5.2.2	Assume concrete column is 40MPa concrete, assumed Class2 formwork and reinforcing at 250kg/m3		Note			Noted
5.2.3	CC1 - 1100mm x 250mm reinforcement concrete column [25No.]	125	m	970.00	121,250	121,250
5.2.4	CC3 - 400mm x 400mm reinforcement concrete column [8No.]	40	m	570.00	22,800	22,800

Steel Column

5.2.6	SC10 - 250 x 250 x 6 SHS [5No.]	0.81	t	8,500.00	6,885	6,885
5.2.7	SC13 - 150 x 150 x 6 SHS [2No.]	0.19	t	8,500.00	1,615	1,615
5.2.8	SC18 - 200 x 200 x 6 SHS [3No.]	1.07	t	8,500.00	9,095	9,095
5.2.9	SC19 - 200 x 200 x 6 SHS [4No.]	0.77	t	8,500.00	6,545	6,545
5.2.1 0	SC21 - 200 x 200 x 5 SHS [4No.]	0.44	t	8,500.00	3,740	3,740
5.2.1 1	SC22 - 200 x 200 x 5 SHS [1No.]	3.60	t	8,500.00	30,600	30,600

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Code	Description	Quantity	Unit	Rate	Subtotal	Total
Foyer Areas						(Continued)
<u>Columns</u>						(Continued)
5.2.1 2	SC31 - 150 x 150 x 6 SHS [1No.]	0.10	t	8,500.00	850	850
5.2.1 3	SC33 - 150 x 150 x 6 SHS [2No.]	0.19	t	8,500.00	1,615	1,615
5.2.1 4	SC37 - 150 x 150 x 6 SHS [1No.]	0.10	t	8,500.00	850	850
5.2.1 5	SC43 - 125 x 125 x 6 SHS [2No.]	0.16	t	8,500.00	1,360	1,360
5.2.1 6	SC44 - 125 x 125 x 6 SHS [1No.]	0.08	t	8,500.00	680	680
5.2.1 7	Loose & rigid connection - 15%	1.13	t	8,500.00	9,575	9,575
5.2.1 8	Primer	8.64	t	8,500.00	73,410	73,410
5.2.1 9	Hot dipped galvanising	1	item			Excl.
5.2.2 0	Paint columns	101	m2	60.00	6,038	6,038
5.2.2 1	Chemset to columns - 4No per columns	104	No	50.00	5,200	5,200
<u>Columns</u>					<u>302,108</u>	<u>302,108</u>
<u>Stairs</u>						
5.4.1	Assume concrete staircase with timber finishes with handrails to foyer		Note			Noted
5.4.2	Assume steel staircase with handrails to roof		Note			Noted
5.4.3	Staircase to foyer [1No.]	3.80	m/rise	8,500.00	32,300	32,300
5.4.4	Staircase to roof [1No.]	1.35	m/rise	5,500.00	7,425	7,425
<u>Stairs</u>					<u>39,725</u>	<u>39,725</u>
<u>Roof</u>						
Main Roof Frame						
5.5.2	Structural steel tonnage reviewed as 55kg/m2		Note			Noted
5.5.3	No roof level plant areas allowed		Note			Noted
5.5.4	HB1&HB2 - 200UB29.8	2	t	8,500.00	17,000	17,000
5.5.5	RB7 to RB9 - 360UB50.7	6	t	8,500.00	51,000	51,000
5.5.6	RB10 - 200UB22.3	1	t	8,500.00	8,500	8,500
5.5.7	SB3 - 200UB29.8	1	t	8,500.00	8,500	8,500
5.5.8	T9 to T16- 139.7 x 3.5 CHS	2	t	8,500.00	17,000	17,000
5.5.9	TB9 to TB15 - 150 x 150 x 5 SHS	3	t	8,500.00	25,500	25,500
5.5.1 0	TB16 & TB17 - 200 X 200 X5 - SHS	2	t	8,500.00	17,000	17,000
5.5.1 1	Ancillaries at 15%	2.55	t	8,500.00	21,675	21,675

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Code	Description	Quantity	Unit	Rate	Subtotal	Total
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Foyer Areas

(Continued)

Roof

(Continued)

5.5.1 2	Galvanize steel	19.55	t			Excl.
5.5.1 3	Primer	19.55	t	650.00	12,708	12,708
5.5.1 4	Paint steel	312.80	m2	60.00	18,768	18,768

Main Roof

5.5.1 6	Roof safety mesh	1,239	m2	35.00	43,365	43,365
5.5.1 7	Fascia purlin	94	m	60.00	5,640	5,640
5.5.1 8	Z15019 Purlin @ 1200mm centres. 1 row of bridging	950	m	30.00	28,500	28,500
5.5.1 9	Allowed 15% for lapping	143	m	30.00	4,290	4,290
5.5.2 0	Sisalation	1,239	m2	10.00	12,390	12,390
5.5.2 1	MR03 - Lysaght Imperial roof	1,239	m2	160.00	198,240	198,240
5.5.2 2	Ridge flashing	39	m	120.00	4,680	4,680
5.5.2 3	Hip flashing	46	m			Excl.
5.5.2 4	Flashing to parapet wall	1	item			Excl.
5.5.2 5	Box gutter flashing	103	m	120.00	12,360	12,360
5.5.2 6	Support to underside of box gutter	52	m	150.00	7,800	7,800
5.5.2 7	Gutter - 600mm colorbond box gutter 1.80m girth overall	52	m	450.00	23,400	23,400
5.5.2 8	Leaf guard mesh to gutter	52	m	30.00	1,560	1,560
5.5.2 9	Downpipes 150mm colorbond downpipes [16No]	128	m	180.00	23,040	23,040
5.5.3 0	150mm Overflow	16	No	250.00	4,000	4,000
5.5.3 1	600mm x 600mm x 250mm Sump	16	No	340.00	5,440	5,440
5.5.3 2	Sump	1	item			Excl.

Roof Safety System

5.5.3 4	Roof safety system	36	m2	450.00	16,200	16,200
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Project: 24077 - Fairfield Showground Community Building: and Events Center	Details: Estimated Development Cost Estimate
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Code	Description	Quantity	Unit	Rate	Subtotal	Total
Foyer Areas						(Continued)
<u>Roof</u>						(Continued)
Lower Roof Frame						
5.5.3 6	RB11 & RB17 - 250UB37.3	0.8	t	8,500.00	6,800	6,800
5.5.3 7	T13 & T16 - 139.7 x 3.5 CHS	0.5	t	8,500.00	4,250	4,250
5.5.3 8	TB18 - 150 x 150 x 5 SHS	0.3	t	8,500.00	2,550	2,550
5.5.3 9	Ancillaries at 15%	0.24	t	8,500.00	2,040	2,040
5.5.4 0	Galvanize steel	1.00	item			Excl.
5.5.4 1	Primer	1.84	t	650.00	1,196	1,196
5.5.4 2	Paint steel	29.44	m2	60.00	1,766	1,766
Lower Roof						
5.5.4 4	We have assumed the lower roof has a traditional gutter system			Note		Noted
5.5.4 5	Purlins	65.00	m2	40.00	2,600	2,600
5.5.4 6	MR03 - Lysaght Imperial roof	65.00	m2	160.00	10,400	10,400
5.5.4 7	Sisalation	65.00	m2	10.00	650	650
5.5.4 8	Hip flashing	17	m	120.00	2,040	2,040
5.5.4 9	Headwall flashing	32	m	120.00	3,840	3,840
5.5.5 0	Side wall flashing	5	m	120.00	600	600
5.5.5 1	Fascia flashing	44	m	250.00	11,000	11,000
5.5.5 2	Allowance for flashing	40	m			Incl.
5.5.5 3	Gutter	9	m	150.00	1,350	1,350
5.5.5 4	Downpipes - assumed n.e [5No] - 3.6m	22	m	150.00	3,300	3,300
5.5.5 5	Roof safety system	65.00	m2	10.00	650	650
Concrete Roof						
5.5.5 7	Concrete roof - 180mm thickness concrete slab	555	m2	380.00	210,900	210,900
5.5.5 8	Waterproofing -	555	m2	60.00	33,300	33,300

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Code	Description	Quantity	Unit	Rate	Subtotal	Total
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Foyer Areas

(Continued)

Roof

(Continued)

5.5.5 9	Drainage	555	m2	70.00	38,850	38,850
5.5.6 0	Rainwater outlet	6	No	750.00	4,500	4,500
5.5.6 1	Acoustic Louver screen - 1.2m high	100	m2	850.00	85,000	85,000

Concrete Beam to Concrete Roof

5.5.6 3	CB1 - 1000mm wide x 500mm depth beam	91	m	800.00	72,800	72,800
5.5.6 4	CB2 - 1500mm wide x 500mm depth beam	77	m	1,120.00	86,240	86,240
5.5.6 5	CB3 - 700mm wide x 600mm depth beam	14	m	710.00	9,940	9,940

Roof

1,185,118

1,185,118

External Walls

Cladding Wall System

5.6.2	Wall framing in preparation for external cladding 150mm steel stud	683	m2	150.00	102,450	102,450
5.6.3	Sisalation	683	m2	10.00	6,830	6,830
5.6.4	Secondary frame NV3	683	m2	60.00	40,980	40,980
5.6.5	MC01 - Metal Cladding Feilders Rib	280	m2	180.00	50,400	50,400
5.6.6	MC02 - Metal Cladding Vertical Croeten	86	m2	230.00	19,780	19,780
5.6.7	CFC021&CFC02 - Equitone Tectiva	248	m2	290.00	71,920	71,920
5.6.8	Coreten Metal screen with perforation	12	m2	350.00	4,200	4,200
5.6.9	Cladding to window reveals assumed 450mm	62	m2	390.00	24,180	24,180
5.6.1 0	Extra over for corner base and top flashing	320	m	180.00	57,600	57,600
5.6.1 1	Extra over for cladding to internal face of parapet wall	322	m2	180.00	57,960	57,960
5.6.1 2	Capping to top of parapet wall - 1.0m wide	147	m	210.00	30,870	30,870

External Walls

467,170

467,170

Windows & External Doors

Windows

5.7.2	Assumed all highlight windows to be double glazed		Note			Noted
5.7.3	Fixed windows	22	m2	900.00	19,800	19,800
5.7.4	Highlight windows	165	m2	900.00	148,500	148,500
5.7.5	High Performance double glazed windows operable	28	m2	1,000.00	28,000	28,000

External Doors

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Code	Description	Quantity	Unit	Rate	Subtotal	Total
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Foyer Areas

(Continued)

Windows & External Doors

(Continued)

5.7.7	All external doors are to achieve RW 30 and remain closed during noisy events during the evening and night-time periods		Note			Noted
5.7.8	Assumed automatic sliding doors to be used		Note			Noted
5.7.9	3.60m x 3.0m double hinged glazed external door - assumed aluminum framed	5	pr	9,200.00	46,000	46,000
5.7.1 0	5.00m x 2.70m glazed automatic sliding door	1	Pr	12,100.00	12,100	12,100
5.7.1 1	6.80m wide x 3.0m glazed automatic sliding door	4	pr	29,000.00	116,000	116,000
5.7.1 2	1.70m wide x 2.10m Double hinged door for services room	1	pr	2,200.00	2,200	2,200

Glazed Wall

5.7.1 4	Assumed double glazed to external glazed wall		Note			Noted
5.7.1 5	Glazed wall	33	m2	870.00	28,710	28,710

Others

5.7.1 7	Sunshading	187	m2			Excl.
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Blinds & Curtains

5.7.1 9	Blinds to windows	187	m2	150.00	28,050	28,050
5.7.2 0	Curtain	1	item			Excl.

Glazed Safety Decal

5.7.2 2	Provisional allowance for safety decal to glazed doors	128	m2	100.00	12,800	12,800
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Windows & External Doors

442,160 **442,160**

Internal Walls

Lightweight Partitions

5.8.2	Assumed stud framed plasterboard walls		Note			Noted
5.8.3	Steel frame stud internal wall with one layer of 13mm plasterboard on both side	838	m2	195.00	163,410	163,410

Operable walls

5.8.5	Internal operable wall	28	m2	1,200.00	33,600	33,600
5.8.6	Shared Wall between Hall 1	1	item			Incl.

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Code	Description	Quantity	Unit	Rate	Subtotal	Total
Foyer Areas						(Continued)
<u>Internal Walls</u>						(Continued)

Internal Linings

5.8.8	Internal lining to perimeter of external wall - 6.0m high	683	m2	195.00	133,185	133,185
	<u>Internal Walls</u>				<u>330,195</u>	<u>330,195</u>

Internal Screens & Borrowed Lights

5.9.1	Toilet Partition - 13mm Compact Laminate - Full height toilet partition	37	No	2,700.00	99,900	99,900
5.9.2	Urinal screens [22No.]	22	No	900.00	19,800	19,800
5.9.3	Internal windows - assumed n.e 1.5m high	5	m2	850.00	4,250	4,250
	<u>Internal Screens & Borrowed Lights</u>				<u>123,950</u>	<u>123,950</u>

Internal Doors

Hinged Doors

5.10.2	Rw30 Acoustic requirement needed for Internal door		Note			Noted
5.10.3	2.0m wide x 2.4m high double hinged door	3	Pr	2,500.00	7,500	7,500
5.10.4	2.4m wide x 2.4m high double hinged door with Rw30 acoustic rating	1	Pr	4,400.00	4,400	4,400
5.10.5	1.0m wide x 2.4m high single hinged door to service room	1	No	900.00	900	900
5.10.6	1.0m wide x 2.4m high single hinged door to service room	4	No	1,200.00	4,800	4,800
5.10.7	1.0m wide x 2.4m high Single hinged door with Rw25 acoustic rating	11	No	3,800.00	41,800	41,800
5.10.8	0.8m wide x 2.1m high single sliding door to accessible bathroom	1	No	900.00	900	900
5.10.9	0.8m wide x 2.1m high single sliding door to Kitchen storage room	2	No	900.00	1,800	1,800
5.10.10	0.8m wide x 2.1m high single sliding door to BEV cool room	1	No	4,000.00	4,000	4,000
	<u>Internal Doors</u>				<u>66,100</u>	<u>66,100</u>

Wall Finishes

Tile Finishes

5.11.2	TL02 - Wall tiles to amenities	328	m2	160.00	52,480	52,480
5.11.3	TL03 - Allow 30% of amenities walls to have feature tile and bararea	154	m2	180.00	27,720	27,720
5.11.4	TL06 - Wall tiles to kitchen	235	m2	160.00	37,600	37,600
5.11.5	Water proofing	717	m2	45.00	32,265	32,265
5.11.6	Splashback to Kitchen - assumed 0.6m	12	m2	180.00	2,160	2,160

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Code	Description	Quantity	Unit	Rate	Subtotal	Total
Foyer Areas						(Continued)
<u>Wall Finishes</u>						(Continued)
Painting						
5.11.8	Painting	1,384	m2	20.00	27,680	27,680
Acoustic Insulation						
5.11.10	TMP01 - Acoustic timber batten- Sculptform	211	m2	220.00	46,420	46,420
5.11.11	TMP01 - Reusing Acoustic timber batten- Spotted gum	37	m2	220.00	8,140	8,140
<u>Wall Finishes</u>					<u>234,465</u>	<u>234,465</u>
<u>Floor Finishes</u>						
Carpet						
5.12.2	CPT01&CPT02 - Carpet tiles tufted, textured loop	157	m2	85.00	13,345	13,345
Timber Floor						
5.12.4	Allowance Underlay to timber floor area	28	m2	30.00	840	840
5.12.5	TF01 - Timber Sprung Floor to hall area	28	m2	240.00	6,720	6,720
Tiles						
5.12.7	TL01 - Ceramic Tiling - Pietra Nuvola tiles 300mm x 600mm	196	m2	160.00	31,360	31,360
5.12.8	TL02 - Ceramic Tiling - Pietra Nuvola tiles 300mm x 600mm	197	m2	160.00	31,520	31,520
5.12.9	Waterproofing	393	m2	45.00	17,685	17,685
Polished Concrete						
5.12.11	CONC02 - Polished concrete to foyer area	654	m2	145.00	94,830	94,830
Skirting						
5.12.13	Assume timber skirting to the hall area	642	m	55.00	35,310	35,310
<u>Floor Finishes</u>					<u>231,610</u>	<u>231,610</u>
<u>Ceiling Finishes</u>						
Ceiling						
5.13.2	16mm Frychek to Hall ceiling	1	item			Excl.
5.13.3	CLG01 - Suspended Ceiling - Soffit Interior - Perforated Timber Panels on Suspension System	431	m2	240.00	103,440	103,440

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Code	Description	Quantity	Unit	Rate	Subtotal	Total
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Foyer Areas

(Continued)

Ceiling Finishes

(Continued)

5.13.4	CLG03 - Suspended ceiling - Sculptform	51	m2	550.00	28,050	28,050
5.13.5	CLG05 - Suspended Ceiling - Suspended flush plasterboard lining on concealed suspended ceiling system	178	m2	125.00	22,250	22,250
5.13.6	CLG06 - Suspended Ceiling wet areas - Suspended flush moisture resistant plasterboard lining on concealed suspended ceiling system	362	m2	130.00	47,060	47,060
5.13.7	CLG07 - Suspended Acoustic Ceiling - Perforated suspended flush plasterboard lining on concealed suspended ceiling system	210	m2	160.00	33,600	33,600
5.13.8	Painting to above	1,232	m2	25.00	30,800	30,800

Soffit

5.13.10	Hoop pine plywood soffit	65	m2	240.00	15,600	15,600
5.13.11	Paint to roof soffit	65	m2			Incl.

Ceiling Finishes

280,800

280,800

Fitments, Fittings & Equipment

Joinery

5.14.2	0.6m wide x 5.6mm long hand wash joinery	1	No	13,530.00	13,530	13,530
5.14.3	Reception Joinery	1	No	19,000.00	19,000	19,000

Main Kitchen Joinery

5.14.5	M03 - S/S Dry top island	5	m	2,145.00	10,725	10,725
5.14.6	M06 - S/S Wet / Dry Top bench	3	m	2,460.00	7,380	7,380
5.14.7	M12 - Dry top bench with 2 shelves under	3	m	2,460.00	7,380	7,380
5.14.8	M13 - 2 Tier Wall shelf with 2 shelves under	1	No	4,500.00	4,500	4,500
5.14.9	M15 - S/S Dry top island [2No.]	5	m	2,145.00	11,154	11,154
5.14.10	M20 - 2 Tier "L shape" Wall shelf - 9m	1	No	13,300.00	13,300	13,300
5.14.11	M22 - Dishwash inlet bench	1	No	6,435.00	6,435	6,435
5.14.12	M25 - Dishwash outlet bench	1	No	5,360.00	5,360	5,360
5.14.13	M27 - Dishwash outlet bench	1	No	2,145.00	2,145	2,145

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Code	Description	Quantity	Unit	Rate	Subtotal	Total
Foyer Areas						(Continued)
<u>Fitments, Fittings & Equipment</u>						(Continued)
5.14.14	M30 - Dishwash inlet bench	1	No	6,435.00	6,435	6,435
5.14.15	K17 - 2 Tier wall shelf with 2 shelves under bench	1	No	6,850.00	6,850	6,850
Services Kitchen Joinery						
5.14.17	S02 - Dishwash inlet bench	1	No	2,145.00	2,145	2,145
5.14.18	S04- Dishwash outlet bench	1	No	3,220.00	3,220	3,220
Kiosk Joinery						
5.14.20	K03 - S/S Bar framing [2No.]	10	m2	180.00	1,800	1,800
5.14.21	K05 - Front bar counter	1	No	32,450.00	32,450	32,450
5.14.22	K08 S/S Back bar counter - 0.8m wide x 4.70 long kitchen bench	1	No	12,670.00	12,670	12,670
5.14.23	K18 -S/S Dry/Wet top island	1	No	11,050.00	11,050	11,050
5.14.24	W03 - Joierny Serve Ledge	11	m2			Incl.
Loose furniture						
5.14.26	Garbage bin for kitchen	3	No			Excl.
5.14.27	K02 - Beverage cart	1	No			Excl.
5.14.28	Square dining table	4	No			Excl.
5.14.29	Dining chair	4	No			Excl.
5.14.30	TB0 1- Office desk	1	No			Excl.
5.14.31	Office chair	1	No			Excl.
5.14.32	Reception chair	2	No			Excl.
5.14.33	Cupboard for admin and centre management - assumed 1.8m cupboard	6	No			Excl.
5.14.34	CH03A	4	No			Excl.
5.14.35	CH03B	4	No			Excl.
5.14.36	CH03C	2	No			Excl.

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Code	Description	Quantity	Unit	Rate	Subtotal	Total
Foyer Areas						(Continued)
<u>Fitments, Fittings & Equipment</u>						(Continued)
5.14. 37	CH03D	2	No			Excl.
5.14. 38	CH03E	2	No			Excl.
5.14. 39	CH03F	8	No			Excl.
5.14. 40	CH03G	1	No			Excl.
5.14. 41	CH03H	1	No			Excl.
5.14. 42	CH04 - Dining Chair	260	No			Excl.
5.14. 43	Extra over for chair trolley	13	No			Excl.
5.14. 44	TB03 - Table primary 1	10	No			Excl.
5.14. 45	OT03 - Precinct Ottoman 450mm dia	2	No			Excl.
5.14. 46	OT04 - Precinct Ottoman 650mm dia	3	No			Excl.
Bathroom Accessories						
5.14. 48	Assumed [1No.] Mirror to each sink, [2No.] hand dryer for each change room		Note			Noted
5.14. 49	Assumed [1No.] GR01 and [1No] GR04 in the accessible toilets		Note			Noted
5.14. 50	GR01 - Grab Rail - 90° wraparound grab rail & Backrest	2	No	850.00	1,700	1,700
5.14. 51	GR02 - Grab Rail - 90° Ambulant Grab Rail Bright Polished	2	No	850.00	1,700	1,700
5.14. 52	HD01 - Accessible hand dryer - Hand dryer wall mounted hand dryer - Dyson Air Blade V	2	No	2,000.00	4,000	4,000
5.14. 53	Accessible Paper towel dispenser	2	No	250.00	500	500
5.14. 54	Accessible shower bench	2	No	850.00	1,700	1,700
5.14. 55	Shower grab rail	1	item			Excl.
5.14. 56	THP01 - Toilet Paper Holder - Double	40	No	250.00	10,000	10,000
5.14. 57	SPD01 - Soap dispenser for ACC - Liquid Soap Dispenser stainless steel soap dispenser	2	No	370.00	740	740
5.14. 58	SPD02 - Soap dispenser - Bobrick Basin Mounted Soap Dispenser - Bright Polished Finish Sopa Dispenser	20	No	370.00	7,400	7,400
5.14. 59	HD01 - Hand dryer wall mounted hand dryer - Dyson Air Blade V	12	No	2,000.00	24,000	24,000
5.14. 60	PTD01 - Paper towel dispenser	12	No	1,700.00	20,400	20,400

Project: 24077 - Fairfield Showground Community Building: and Events Center	Details: Estimated Development Cost Estimate
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Code	Description	Quantity	Unit	Rate	Subtotal	Total
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Foyer Areas

(Continued)

Fitments, Fittings & Equipment

(Continued)

5.14.61	MIR01 - Basin mirrors	20	No	500.00	10,000	10,000
5.14.62	MIR02 - Accessible mirrors - Accessible compliant, frameless stainless steel sanitary mirror	2	No	600.00	1,200	1,200
5.14.63	SH01 - Shelf ACC - Bobrick Access Compliant Stainless Steel shelf	2	No	840.00	1,680	1,680
5.14.64	HK01 - Coat Hook - RBA robe hook fixed to solid compact sheet - assumed n.e [30No.] (PC \$55.00)	1	item			Excl.

Kitchen Accessories

5.14.66	M01 - Racking - Storage stainless shelving	10	m	940.00	9,400	9,400
5.14.67	M02 - Racking - Storage stainless shelving	10	m	940.00	9,400	9,400
5.14.68	M09 - Mobile S/S Infill bench	1	No			Excl.
5.14.69	K01 - Mobile S/S bench	3	No			Excl.
5.14.70	K09 - Inset Soap & Paper Towel Dispensers	4	No	250.00	1,000	1,000
5.14.71	K13 - Racking	5	No	940.00	4,700	4,700
5.14.72	K14 - Racking	6	No	940.00	5,640	5,640
5.14.73	K19 - Racking - metro super erecta	1	No	480.00	480	480
5.14.74	Pre-rinse Spray Arm with add-on faucet	4	No	850.00	3,400	3,400

Kitchen Equipment

5.14.76	M04 - 2 Door upright freezer	1	No	3,800.00	3,800	3,800
5.14.77	M08 - 20 x 1 /1 tray combioven	2	No	42,750.00	85,500	85,500
5.14.78	M10 - 4 Burner Electric Cook top	1	No	5,690.00	5,690	5,690
5.14.79	M24 - Pass-thorough dishwasher	1	No	16,650.00	16,650	16,650
5.14.80	M28 - Pass-thorough glasswasher	1	No	16,650.00	16,650	16,650
5.14.81	S03- Pass-thorough dishwasher	1	No	16,650.00	16,650	16,650
5.14.82	K04 - Chilled/Still Water Unit	2	No	3,400.00	6,800	6,800
5.14.83	K07 - 3 door undercounter refrigerator	1	No			Excl.

Project: 24077 - Fairfield Showground Community Building: and Events Center	Details: Estimated Development Cost Estimate
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Code	Description	Quantity	Unit	Rate	Subtotal	Total
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Foyer Areas

(Continued)

Fitments, Fittings & Equipment

(Continued)

5.14. 84	K12 - 4 door coolroom insert	1	No			Excl.
5.14. 85	K15 - 199kg ice maker	1	No			Excl.
5.14. 86	K16 - 25 litre boiling water unit	1	No	3,400.00	3,400	3,400
5.14. 87	K21 - Pass-thorough glasswasher	1	No			Excl.
5.14. 88	W01 - Coffee Grinder	3	No			Excl.
5.14. 89	W02 - 3 Group coffee machine	3	No			Excl.

Equipment

5.14. 91	Allowance for Hearing augmentation	1,232	m2	7.50	9,240	9,240
5.14. 92	Provisional allowance for VM01- Vending Machine	2	No			Excl.

Signage

5.14. 94	Signage	1,232	m2	7.50	9,240	9,240
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Fitments, Fittings & Equipment

470,189 470,189

Hydraulic Services

5.15. 1	General allowance for hydraulic services	1,232	m2	50.00	61,600	61,600
5.15. 2	Hot water system	11	No	5,400.00	59,400	59,400
5.15. 3	Zip taps	2	No	6,000.00	12,000	12,000
5.15. 4	WC01 - ACC WC suite - Caroma Care 800 Cleanflush Wall Faced Toilet Suite with white Backrest & Pedigree II Care seat	3	No	6,500.00	19,500	19,500
5.15. 5	WC02 - WC suite Caroma Care 800 Cleanflush Wall Faced Toilet Suite with white Backrest & Pedigree II Care seat	37	No	5,000.00	185,000	185,000
5.15. 6	Basin	3	No	4,800.00	14,400	14,400
5.15. 7	Trough Sink	15	m	3,500.00	52,500	52,500
5.15. 8	SNK02 - Kitchen Sink - round bowl undermount	1	No	4,100.00	4,100	4,100
5.15. 9	Single bowl kitchen sink	4	No	4,100.00	16,400	16,400
5.15. 10	Double bowl kitchen sink	2	No	4,700.00	9,400	9,400

Project: 24077 - Fairfield Showground Community Building: and Events Center	Details: Estimated Development Cost Estimate
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Code	Description	Quantity	Unit	Rate	Subtotal	Total
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Foyer Areas

(Continued)

Hydraulic Services

(Continued)

5.15.11	SNK03 - Cleaner sink - White Ceramic Caroma - Bucket grate and brackets to be supplied and installed CODE: 811593	1	No	4,700.00	4,700	4,700
5.15.12	URN01 - Urinals Caroma Invisi Series II	22	No	5,700.00	125,400	125,400
5.15.13	Floor waste - n.e [10No.]	10	No	750.00	7,500	7,500
5.15.14	WF02 - Drinking Fountain - Halsey Taylor HydroBoost Wall Mounted Drinking Fountain & Bottle Filling	1	No	9,650.00	9,650	9,650

Hydraulic Services

581,550

581,550

Mechanical Services

5.16.1	General allowance for air-conditioned area	865	m2	450.00	389,250	389,250
5.16.2	Non air-conditioned area	367	m2			Excl.
5.16.3	General allowance for exhaust system	367	m2	150.00	55,050	55,050
5.16.4	Provisional sum for spectator exhaust	1	item			Excl.
5.16.5	Provisional sum for AHU system	3	No			Incl.
5.16.6	Provisional sum for Chillers and pumps	1	item			Incl.

Mechanical Services

444,300

444,300

Fire Services

5.17.1	Dry fire services	1,232	m2	30.00	36,960	36,960
5.17.2	Wet fire services - Including sprinkler	1,232	m2	80.00	98,560	98,560
5.17.3	Fire exhaust	1,232	m2			Excl.

Fire Services

135,520

135,520

Electrical Services

5.18.1	Distribution Board	1	No	12,000.00	12,000	12,000
5.18.2	Power & lighting	1,232	m2	120.00	147,840	147,840
5.18.3	Upgrade to foyer lighting	1	item			Excl.
5.18.4	Communications	1,232	m2	20.00	24,640	24,640
5.18.5	AV	1,232	m2	50.00	61,600	61,600
5.18.6	Security base system	1,232	m2	20.00	24,640	24,640

Project: 24077 - Fairfield Showground Community	Details: Estimated Development Cost Estimate
Building: and Events Center	

Code	Description	Quantity	Unit	Rate	Subtotal	Total
Foyer Areas						(Continued)
<u>Electrical Services</u>						(Continued)
5.18.7	CCTV - Bullet Camera	11	No	3,500.00	38,500	38,500
5.18.8	CCTV - Dual-Directional Camera - assumed with lens and IR illuminator	2	No	5,400.00	10,800	10,800
<u>Electrical Services</u>					<u>320,020</u>	<u>320,020</u>
<u>Lift Services</u>						
5.19.1	Lift system incl. 1No. passenger lift	1	item			Excl.
<u>Lift Services</u>					<u>0</u>	<u>0</u>
<u>Special Services</u>						
Rainwater Reuse						
5.20.2	Allowance for secondary set of cold water pipes for rainwater reuse for toilet flush	1,232	m2	25.00	30,804	30,804
<u>Special Services</u>					<u>30,804</u>	<u>30,804</u>
Foyer Areas					6,468,675	6,468,675

Project: 24077 - Fairfield Showground Community Building: and Events Center	Details: Estimated Development Cost Estimate
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Code	Description	Quantity	Unit	Rate	Subtotal	Total
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UCA - Forecourt / Back of House Areas

Substructure

Bulk Excavation

7.1.2	Bulk Excavation	1	item			Excl.
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Detailed Excavation

7.1.4	Excavation for slab boxout	189	m3	80.00	15,120	15,120
7.1.5	Extra over for excavation in rock	1	item			Excl.
7.1.6	Excavation for foundation beams	1	item			Excl.
7.1.7	Temporary support to sides of detailed excavation	184	m2	40.00	7,360	7,360
7.1.8	Tip fees VENM/ENM	1	item			Incl.
7.1.9	Tip fee - Contaminated	1	item			Excl.

Slab on Ground

7.1.1 1	Assumed fill is n.e 300mm deep		Note			Noted
7.1.1 2	Granular fill	227	m3	90.00	20,430	20,430
7.1.1 3	Plastic membrane and sand 50mm thick	756	m2	15.00	11,340	11,340
7.1.1 4	32 Mpa reinforced concrete	189	m3	450.00	85,050	85,050
7.1.1 5	Reinforcement to slab at 120kg/m3	29	t	4,200.00	121,800	121,800
7.1.1 6	Perimeter formwork to suspended slab	177	m2	65.00	11,505	11,505
7.1.1 7	Finishes	756	m2	10.00	7,560	7,560
7.1.1 8	Joints	756	m2	10.00	7,560	7,560

Substructure

287,725 287,725

Columns

Steel Columns

7.2.2	The following steel columns are external steels		Note			Noted
7.2.3	SC12 - 219.1 * 6.4 CHS [6No.]	1.14	t	8,500.00	9,690	9,690
7.2.4	SC14 - 219.1 x 6.4 CHS [2No.]	0.38	t	8,500.00	3,230	3,230
7.2.5	SC15 - 219.1 x 6.4 CHS [3No.]	0.57	t	8,500.00	4,845	4,845
7.2.6	SC16 - 219.1 x 6.4 CHS [1No.]	0.19	t	8,500.00	1,615	1,615
7.2.7	SC17 - 219.1 x 6.4 CHS [1No.]	0.19	t	8,500.00	1,615	1,615
7.2.8	Loose & rigid connection - 15%	0.37	t	8,500.00	3,149	3,149
7.2.9	Primer	2.84	t	650.00	1,846	1,846
7.2.1 0	Hot dipped galvanising	1.0	item			Excl.

Project: 24077 - Fairfield Showground Community	Details: Estimated Development Cost Estimate
Building: and Events Center	

Code	Description	Quantity	Unit	Rate	Subtotal	Total
UCA - Forecourt / Back of House Areas						(Continued)
<u>Columns</u>						(Continued)
7.2.1 1	Paint columns	3	m2	60.00	159	159
7.2.1 2	Chemset to columns - 4No per columns	52	No	50.00	2,600	2,600
	<u>Columns</u>				<u>28,749</u>	<u>28,749</u>
<u>Stairs</u>						
7.4.1	Staircase to stage [3No.]	3.0	m/rise	6,000.00	18,000	18,000
	<u>Stairs</u>				<u>18,000</u>	<u>18,000</u>
<u>External Walls</u>						
7.6.1	Boardform Concrete screen wall to the staircase	14	m2	760.00	10,640	10,640
	<u>External Walls</u>				<u>10,640</u>	<u>10,640</u>
<u>Floor Finishes</u>						
7.12. 1	CONC01- Polished concrete to outdoor area included waterproofing	756	m2	145.00	109,620	109,620
	<u>Floor Finishes</u>				<u>109,620</u>	<u>109,620</u>
<u>Ceiling Finishes</u>						
Soffit						
7.13. 2	CLG02 - Pre-paint finish Hoop pine plywood soffit	756	m2	240.00	181,440	181,440
7.13. 3	Paint to soffit	756	m2			Incl.
	<u>Ceiling Finishes</u>				<u>181,440</u>	<u>181,440</u>
<u>Fitments, Fittings & Equipment</u>						
7.14. 1	Signage	756	m2	5.00	3,780	3,780
	<u>Fitments, Fittings & Equipment</u>				<u>3,780</u>	<u>3,780</u>
<u>Hydraulic Services</u>						
7.15. 1	General allowance for hydraulic services	756	m2	50.00	37,800	37,800
7.15. 2	Stormwater services	756	m2			Incl.
	<u>Hydraulic Services</u>				<u>37,800</u>	<u>37,800</u>
<u>Fire Services</u>						
7.17. 1	Dry fire services	756	m2	20.00	15,120	15,120
7.17. 2	Wet fire services - excluding sprinkler	756	m2	40.00	30,240	30,240
	<u>Fire Services</u>				<u>45,360</u>	<u>45,360</u>
<u>Electrical Services</u>						
7.18. 1	General allowance for electrical services	756	m2	220.00	166,320	166,320

Project: 24077 - Fairfield Showground Community	Details: Estimated Development Cost Estimate
Building: and Events Center	

Code	Description	Quantity	Unit	Rate	Subtotal	Total
UCA - Forecourt / Back of House Areas						(Continued)
<u>Electrical Services</u>						(Continued)
7.18. 2	CCTV - Bullet Camera	18	No	3,500.00	63,000	63,000
7.18. 3	CCTV - Dual-Directional Camera - assumed with lens and IR illuminator	1	item			Excl.
<u>Electrical Services</u>					<u>229,320</u>	<u>229,320</u>
UCA - Forecourt / Back of House Areas					961,808	961,808

Project: 24077 - Fairfield Showground Community Building: and Events Center	Details: Estimated Development Cost Estimate
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Code	Description	Quantity	Unit	Rate	Subtotal	Total
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Back Of House

Substructure

Bulk Excavation

25.1. 2	Bulk Excavation	1	item			Excl.
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Detailed Excavation

25.1. 4	Excavation for slab boxout	32	m3	80.00	2,560	2,560
25.1. 5	Extra over for excavation in rock	1	item			Excl.
25.1. 6	Excavation for foundation beams	1	item			Excl.
25.1. 7	Temporary support to sides of detailed excavation	29	m2	40.00	1,160	1,160
25.1. 8	Tip fees VENM/ENM	1	item			Incl.
25.1. 9	Tip fee - Contaminated	1	item			Excl.

Slab on Ground

25.1. 11	Assumed fill is n.e 300mm deep		Note			Noted
25.1. 12	Granular fill	159	m2	10.00	1,590	1,590
25.1. 13	Plastic membrane and sand 50mm thick	159	m2	15.00	2,385	2,385
25.1. 14	32 Mpa reinforced concrete	26	m3	450.00	11,700	11,700
25.1. 15	Perimeter formwork to suspended slab	44	m2	65.00	2,860	2,860
25.1. 16	Finishes	159	m2	10.00	1,590	1,590
25.1. 17	Joints	159	m2	10.00	1,590	1,590

Pit

25.1. 19	Lift pit	1	No	15,000.00	15,000	15,000
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Substructure

40,435 40,435

Roof

Roof Frame

25.5. 2	Structural steel tonnage reviewed as 25kg/m2		Note			Noted
25.5. 3	No roof level plant areas allowed		Note			Noted

Project: 24077 - Fairfield Showground Community	Details: Estimated Development Cost Estimate
Building: and Events Center	

Code	Description	Quantity	Unit	Rate	Subtotal	Total
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Back Of House

(Continued)

Roof

(Continued)

25.5.4	Structure steel main roof portal incl. columns	4	t	8,500.00	33,737	33,737
25.5.5	Ancillaries at 15%	0.60	t	8,500.00	5,060	5,060
25.5.6	Galvanize steel	1.00	item			Excl.
25.5.7	Primer	4.56	t	650.00	2,967	2,967
25.5.8	Paint steel	73.03	m2	60.00	4,382	4,382

Roof Sheets

25.5.10	We have assumed the lower roof has a traditional gutter system		Note			Noted
25.5.11	Roof safety mesh	159	m2	35.00	5,565	5,565
25.5.12	Purlins	159	m2	40.00	6,360	6,360
25.5.13	Sisalation	159	m2	10.00	1,590	1,590
25.5.14	Lysaght Kilp-lok roof	159	m2	90.00	14,310	14,310
25.5.15	Side Wall Flashing	30	m	120.00	3,600	3,600
25.5.16	Fascia Flashing	45	m	120.00	5,400	5,400
25.5.17	Gutter - 600mm colorbond box gutter 1.80m girth overall	45	m	450.00	20,250	20,250
25.5.18	Downpipes Non siphonic [6No.]	17	m	180.00	3,060	3,060
25.5.19	150mm Overflow	6	No	150.00	900	900
25.5.20	600mm x 600mm x 250mm Sump	6	No	340.00	2,040	2,040

Roof Safety System

25.5.22	Roof safety system	1	item			Excl
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Roof

109,221 109,221

External Walls

25.6.1	Assumed cladding wall same as the main building		Note			Noted
25.6.2	Assumed no 70% of external wall is cladding wall, 30% is windows		Note			Noted

Cladding Wall System

Project: 24077 - Fairfield Showground Community Building: and Events Center	Details: Estimated Development Cost Estimate
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Code	Description	Quantity	Unit	Rate	Subtotal	Total
Back Of House						(Continued)
<u>External Walls</u>						(Continued)
25.6.4	Wall framing for external cladding 150mm steel stud	232	m2	150.00	34,800	34,800
25.6.5	Sisalation	232	m2	10.00	2,320	2,320
25.6.6	Secondary frame NV3	232	m2	60.00	13,920	13,920
25.6.7	Equitone Tective cladding - Color 1	232	m2	260.00	60,320	60,320
25.6.8	Cladding to window reveals assumed 450mm	26	m2	390.00	10,140	10,140
25.6.9	Extra over for corner base and top flashing	381	m	180.00	68,580	68,580
25.6.10	Extra over for cladding to internal face of parapet wall	163	m2	260.00	42,380	42,380
25.6.11	Capping to top of parapet wall - 1.0m wide	148	m	210.00	31,080	31,080
Lift Wall						
25.6.13	Assumed lift wall is to ground to ground level of stage - 6.0m		Note			Noted
25.6.14	Assumed lift wall is concrete core wall with 180kg/m3 reinforcement		Note			Noted
25.6.15	200mm thick 32MPa concrete walls to lift	60	m3	690.00	41,400	41,400
<u>External Walls</u>					<u>304,940</u>	<u>304,940</u>
<u>Windows & External Doors</u>						
Windows						
25.7.2	Double glazed windows fixed	30	m2	900.00	27,000	27,000
25.7.3	Sunshading	30	m2	450.00	13,500	13,500
25.7.4	Danpal	1	item			Excl.
25.7.5						
External Doors						
25.7.7	Single hinged external door	1	No	1,200.00	1,200	1,200
25.7.8						
Others						
25.7.10	Sunshading	1	item			Excl.
25.7.11						
Blinds & Curtains						

Project: 24077 - Fairfield Showground Community Building: and Events Center	Details: Estimated Development Cost Estimate
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Code	Description	Quantity	Unit	Rate	Subtotal	Total
Back Of House						(Continued)
<u>Windows & External Doors</u>						(Continued)
25.7. 13	BLD01 - Roller Blind - proprietary manually operated roller blinds	30	m2	150.00	4,500	4,500
<u>Windows & External Doors</u>					<u>46,200</u>	<u>46,200</u>
<u>Internal Walls</u>						
Lightweight Partitions						
25.8. 2	Assumed stud framed plasterboard walls		Note			Noted
25.8. 3	Internal walls	71	m2	195.00	13,845	13,845
Internal Linings						
25.8. 5	Internal lining to perimeter of external wall	385	m2	170.00	65,450	65,450
<u>Internal Walls</u>					<u>79,295</u>	<u>79,295</u>
<u>Internal Screens & Borrowed Lights</u>						
25.9. 1	Assumed internal windows are double glazed and n.e 1.0m		Note			Noted
25.9. 2	Internal Windows	11	m2	900.00	9,900	9,900
<u>Internal Screens & Borrowed Lights</u>					<u>9,900</u>	<u>9,900</u>
<u>Internal Doors</u>						
Hinged Door						
25.10 .2	Double hinged door	3	Pr	2,500.00	7,500	7,500
25.10 .3	Single hinged door	5	No	1,200.00	6,000	6,000
<u>Internal Doors</u>					<u>13,500</u>	<u>13,500</u>
<u>Wall Finishes</u>						
25.11 .1	Painting Finishes	422	m2	25.00	10,550	10,550
25.11 .2	Provisional allowance for extra over for acoustic insulation wall finishes	190	m2	50.00	9,500	9,500
<u>Wall Finishes</u>					<u>20,050</u>	<u>20,050</u>
<u>Floor Finishes</u>						
25.12 .1	Assumed Carpet to Stage 2 back of house area		Note			Noted
25.12 .2	Carpet tiles to reception, Prod office, tech office, star dressing, green room	159	m2	85.00	13,515	13,515
25.12 .3	Painted enamel sports	1	item	1,200.00	1,200	1,200
<u>Floor Finishes</u>					<u>14,715</u>	<u>14,715</u>

Project: 24077 - Fairfield Showground Community Building: and Events Center	Details: Estimated Development Cost Estimate
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Code	Description	Quantity	Unit	Rate	Subtotal	Total
Back Of House						(Continued)
<u>Ceiling Finishes</u>						
Ceiling						
25.13 .2	Suspended flush plasterboard to stage 2 back of house area	159	m2	125.00	19,875	19,875
25.13 .3	Painting to above	159	m2	25.00	3,975	3,975
Soffit						
25.13 .5	Roof FC soffit	1	item			Excl.
25.13 .6	Paint to roof soffit	1	item			Excl.
<u>Ceiling Finishes</u>					<u>23,850</u>	<u>23,850</u>
<u>Fitments, Fittings & Equipment</u>						
Fixed Joinery						
25.14 .2	Fixed joinery	159	m2	30.00	4,770	4,770
Furniture						
25.14 .4	Loose furniture	159	m2	30.00	4,770	4,770
Bathroom Accessories						
25.14 .6	Bathroom accessories	1	item			Excl.
Equipment						
25.14 .8	Kitchen equipment	1	item			Excl.
25.14 .9	Hearing augmentation	1	item			Excl.
Signage						
25.14 .11	Signage	159	m2	7.50	1,193	1,193
<u>Fitments, Fittings & Equipment</u>					<u>10,733</u>	<u>10,733</u>
<u>Hydraulic Services</u>						
25.15 .1	General allowance for hydraulic services	159	m2	50.00	7,950	7,950
<u>Hydraulic Services</u>					<u>7,950</u>	<u>7,950</u>
<u>Mechanical Services</u>						
25.16 .1	General allowance for air-conditioned area	154	m2	350.00	53,900	53,900

Project: 24077 - Fairfield Showground Community	Details: Estimated Development Cost Estimate
Building: and Events Center	

Code	Description	Quantity	Unit	Rate	Subtotal	Total
Back Of House						(Continued)
<u>Mechanical Services</u>						(Continued)
25.16 .2	Non air-conditioned area	5	m2			Excl.
25.16 .3	General allowance for exhaust system	5	m2	150.00	750	750
25.16 .4	Provisional sum for spectator exhaust	154	m2	120.00	18,480	18,480
<u>Mechanical Services</u>					<u>73,130</u>	<u>73,130</u>
<u>Fire Services</u>						
25.17 .1	Dry fire services	159	m2	30.00	4,770	4,770
25.17 .2	Wet fire services - excluding sprinkler	159	m2	40.00	6,360	6,360
25.17 .3	Fire exhaust - refer to Mechanical spectator exhaust	159	m2			Excl.
<u>Fire Services</u>					<u>11,130</u>	<u>11,130</u>
<u>Electrical Services</u>						
25.18 .1	Distribution Board	1	No			Excl.
25.18 .2	Power & lighting	159	m2	150.00	23,850	23,850
25.18 .3	Communications	159	m2	20.00	3,180	3,180
25.18 .4	AV	159	m2	50.00	7,950	7,950
25.18 .5	Ceiling fans	159	m2			Excl.
25.18 .6	Security	159	m2	20.00	3,180	3,180
25.18 .7	CCTV	1	No	3,500.00	3,500	3,500
<u>Electrical Services</u>					<u>41,660</u>	<u>41,660</u>
<u>Lift Services</u>						
25.19 .1	Lift system	1	No	100,000.00	100,000	100,000
<u>Lift Services</u>					<u>100,000</u>	<u>100,000</u>
Back Of House					913,724	913,724

APPENDIX B – LIST OF DOCUMENTATION

Birzulis Associate

- Structure drawing set from SK.13 – Preliminary roof Truss Structural Details to 9150 – SK12 Roof Marking Plan dated on 09.05.2025
- Civil Drawing Set from 9150_C.00 - COVER SHEET_P2 to 9150_C.81 - DRAINS RESULT_P1 – v dated on 08.08.2025
- Water Management Drawing set dated on 18.07.2025
- 9150 - Fairfield Showground - Integrated Water Management Report dated on 13.06.2025.
- Structural Engineering Design Report for SSDA dated on 09.05.2025.
- Water Management Plan dated on 18.07.2025

DFP Planning Consultants

- Statutory Compliance Table issued in September 2025
- SEARs Reference Table SSD-73365208 Fairfield Showground Community and Events Centre issued August 2025.
- Engagement Table issued in August 2025
- Mitigation Measures Table in September 2025
- Environmental Impact Statement dated on 11 September 2025

Elephant Foot

- Operational Waste Management Plan report dated on 12.08.2025.
- Construction & Demolition Waste Management Plan report dated on 11.07.2025.

GBS&G

- Geotechnical Investigation dated on 31.07.2025.

- Preliminary and Detailed Site Investigation dated on 27.08.2025

Indigenous Engagement & Facilitation

- Connecting with Country Aboriginal Community Engagement Concept Design Report dated on 27.05.2025.

Matt Devine & CO

- Statement of heritage impact issued in August 2025

Narla Environment

- Biodiversity Development Assessment Report issued in September 2025

NBCS -Architecture and Landscaping Drawings

- 23334-NBRS-SSDA-DR-A-000_COVER SHEET_C.pdf dated on 02.09.2025
- 23334-NBRS-SSDA-DR-A-000MP01_MASTER PLAN_D.pdf dated on 17.07.2025
- 23334-NBRS-SSDA-DR-A-001_LOCATION PLAN_C.pdf dated on 17.07.2025
- 23334-NBRS-SSDA-DR-A-002_SITE ANALYSIS_C.pdf dated on 17.07.2025
- 23334-NBRS-SSDA-DR-A-004_SITE DEMOLITION PLAN_C.pdf dated on 17.07.2025
- 23334-NBRS-SSDA-DR-A-005_SITE PLAN_C.pdf dated on 17.07.2025
- 23334-NBRS-SSDA-DR-A-006_SITE PLAN - GROUND LEVEL STAGE 1 dated on 17.07.2025
- 23334-NBRS-SSDA-DR-A-007_SITE PLAN - GROUND LEVEL STAGE 2 dated on 17.07.2025
- 23334-NBRS-SSDA-DR-A-110_LOWER GROUND FLOOR PLAN_C.pdf dated on 17.07.2025
- 23334-NBRS-SSDA-DR-A-120_GROUND FLOOR PLAN - STAGE 1_C. dated on 17.07.2025

- 23334-NBRS-SSDA-DR-A-121_GROUND FLOOR PLAN - STAGE 2_C. dated on 17.07.2025
- 23334-NBRS-SSDA-DR-A-130_LEVEL 1 PLAN - STAGE 1_C.pdf dated on 17.07.2025
- 23334-NBRS-SSDA-DR-A-131_LEVEL 1 PLAN - STAGE 2_C.pdf dated on 17.07.2025
- 23334-NBRS-SSDA-DR-A-150_ROOF PLAN_C.pdf dated on 17.07.2025
- 23334-NBRS-SSDA-DR-A-170_FUNCTIONAL LAYOUTS_C.pdf dated on 17.07.2025
- 23334-NBRS-SSDA-DR-A-171_MAX CAPACITY PLAN_C.pdf dated on 17.07.2025
- 23334-NBRS-SSDA-DR-A-172_OPERATIONAL LAYOUTS_C.pdf dated on 17.07.2025
- 23334-NBRS-SSDA-DR-A-300_ELEVATIONS (SHEET 1)_C.pdf dated on 17.07.2025
- 23334-NBRS-SSDA-DR-A-301_ELEVATIONS (SHEET 2)_C.pdf dated on 17.07.2025
- 23334-NBRS-SSDA-DR-A-302_ELEVATIONS (SHEET 3)_C.pdf dated on 17.07.2025
- 23334-NBRS-SSDA-DR-A-400_SECTIONS_C.pdf dated on 17.07.2025
- 23334-NBRS-SSDA-DR-A-401_SITE SECTIONS_C.pdf dated on 17.07.2025
- 23334-NBRS-SSDA-DR-A-497_EXTERNAL FINISHES SCHEDULE_C. dated on 17.07.2025
- 23334-NBRS-SSDA-DR-A-720_KITCHEN KIOSK PLANS_C.pdf dated on 17.07.2025
- 23334-NBRS-SSDA-DR-A-721_KITCHEN KIOSK PLANS_C.pdf dated on 17.07.2025

- 23334-NBRS-SSDA-DR-A-801_SHADOW DIAGRAMS SUMMER_C.pdf dated on 17.07.2025
- 23334-NBRS-SSDA-DR-A-802_SHADOW DIAGRAMS WINTER_C.pdf dated on 17.07.2025
- 23334-NBRS-SSDA-DR-A-803_SHADOW DIAGRAMS AUTUMN_C.pdf dated on 17.07.2025
- 23334-NBRS-SSDA-DR-A-804_SHADOW DIAGRAMS SPRING_C.pdf dated on 17.07.2025
- L-5001-LANDSCAPE SECTIONS 1 of 3 [C].pdf dated on 10.07.2025
- L-5002-LANDSCAPE SECTIONS 2 of 3 [C].pdf dated on 10.07.2025
- L-5003-LANDSCAPE SECTIONS 3 of 3 [C].pdf dated on 10.07.2025
- L-6001-TYP. PAVING DETAILS 1 of 1 [C].pdf dated on 10.07.2025
- L-6010-TYP. WALL & EDGE DETAILS 1 of 1 [C].pdf dated on 10.07.2025
- L-6020-TYP. STAIR & RAMP DETAILS 1 of 1 [C].pdf dated on 10.07.2025
- L-6040-TYP. FENCE & GATE DETAILS 1 of 3 [C].pdf dated on 10.07.2025
- L-6041-TYP. FENCE & GATE DETAILS 2 of 3 [C].pdf dated on 10.07.2025
- L-6042-TYP. FENCE & GATE DETAILS 3 of 3 [B].pdf dated on 10.07.2025
- L-7001-TYP. SOFTWORKS DETAILS [C].pdf dated on 10.07.2025
- L-0001-COVER SHEET [C].pdf dated on 27.08.2025
- L-1100-TREE MANAGEMENT PLAN [C].pdf dated on 10.07.2025
- L-1110-DESIGN DIAGRAMS [C].pdf dated on 27.08.2025
- L-1111-FENCE AND SECURITY DIAGRAM [C].pdf dated on 10.07.2025
- L-1112-CONNECTING WITH COUNTRY DIAGRAM [C].pdf dated on 10.07.2025
- L-1200-LANDSCAPE SITE PLAN - STAGE 1 [C].pdf dated on 10.07.2025
- L-1201-LANDSCAPE SITE PLAN - STAGE 2 [C].pdf dated on 10.07.2025

- L-2101-FINISHES & LEVELS PLAN 1 of 2 [C].pdf dated on 10.07.2025
- L-2102-FINISHES & LEVELS PLAN 2 of 2 [C].pdf dated on 10.07.2025
- L-3000-MATERIALS PALETTE [C].pdf dated on 10.07.2025
- L-3001-PLANTING PALETTE & SCHEDULE [C].pdf dated on 10.07.2025
- L-3002-TREE & PLANTING ZONE PLAN [C].pdf dated on 10.07.2025
- L-3101-PLANTING PLAN 1 of 2 [C].pdf dated on 10.07.2025
- L-3102-PLANTING PLAN 2 of 2 [C].pdf dated on 10.07.2025

Northrop - Services


- 2025.04.17 - Combined Hydraulic Schematic Issue dated on 09.05.2025
- SY230893-ESK02-8 ELECTRICAL 80% SCHEMATIC DESIGN dated on 09.05.2025
- SY230893-ME-Mechanical Services 70% Schematic Design dated on 09.05.2025
- SSDA – Sustainability Report dated on 13.06.2025.
- Utilities & Infrastructure Report dated on 13.06.2025
- Fairfield Showground Community and Events Centre Redevelopment Stage 2 report dated on 09.05.2025
- Infrastructure Delivery, Management and Staging Plan dated on 11.09 2025
- Ecologically Sustainable Development (ESD) Report dated on 02.09.2025

Peterson Bushfire Expert Consulting Service

- Bushfire Assessment dated on 10 July 2025

Resonate Consultant

- Noise and Vibration Impact Assessment for Fairfield Showground Community and Events Centre Draft Report dated on 29.08.2025.

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- Schematic Acoustic Design Report for Fairfield Showground Community and Events Centre dated on 09.05.2025.

Sangster Design

- F&B Facility Drawing Package – from 3515-100 F&B Package cover sheet to 3515-203 F&B Package kiosk Equipment Schedule dated on 09.05.2025

Sarah George Consulting Social Planning Consultants

- Social Impact Assessment issued in July 2025.

Savills

- Staging Report issued in September 2025.

Stantec

- Transport Impact Assessment dated on 04.09.2025

Steve Watson & Partners

- BCA & Access Statement for SSDA Submission R1.0 Report dated on 11.07.2025.

Urban Arbor

- Arboricultural Impact Assessment Report dated on 20.08.2025

WMA Water

- Flood Assessment for Fairfield Showground Community and Events Centre Draft Report in September 2025.