

24 March 2026
File Ref 2315087157.J57201.001

The Minister of Planning
C/- Fortezza Group
4 Parramatta Square, 12 Darcy Street
PARRAMATTA NSW 2150

Dear Sir

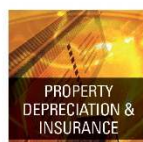
The Belvedere, Nelson Bay
5-7 Church Street & 42 Donald Street, Nelson Bay NSW 2315 (Lot B/DP417172, Lot 15/A/DP5616, Lot A/DP417172)

Registered Quantity Surveyor's Estimated Development Cost (EDC) Report for The Minister of Planning

Executive Summary

We have prepared an Estimated Development Cost (EDC), using NSW Government Planning Circular *PS 24-002 Changes to how development costs are calculated for planning purposes*, for the construction and operation of nine above ground levels including roof terrace plus two below ground level apartment building with associated site preparation works and landscaping.

Our **Estimated Development Cost (EDC)** is **\$69,132,307 (Excl GST)**.



Sydney
Melbourne
Brisbane

Adelaide
Perth
Singapore



An analysis of the estimated costs is summarised below for works:

ITEM		COST (EXCL GST)
Demolition and Remediation		-
Construction Cost		\$ 57,372,000
Fixed & Mobile Plant & Equipment (If applicable)		-
Carrying Out of Works (If applicable)		-
Mitigation of Impact Items (If applicable)		-
Furniture, Fittings & Equipment (FFE) & Operational Equipment (Where forming part of the application)		\$ 75,000
Fitout costs (Where forming part of the application)		
Sub-total - 1		\$ 57,447,000
Add: Professional Fees	2.9%	\$ 1,649,461
Add: Contingency	5.0%	\$ 2,872,350
Add: Escalation	11.9%	\$ 6,846,423
Sub-total - 2		\$ 68,815,234
Add: Authority Fees (LSLL) - <i>GST Exempt</i>	0.5%	\$ 317,073
TOTAL EDC (Excl GST) for SSD/SSI		\$ 69,132,307
Add: GST - <i>Calculated on Sub-total - 2 Amount only</i>		\$ 6,881,523
TOTAL DEVELOPMENT COST (Plus GST) for NON-SSD/SSI		\$ 76,013,831
GROSS FLOOR AREA		
Total Gross Floor Area (AIQS Definition)		11,009m ²
Construction Cost Only \$/m ² GFA (AIQS Definition)		\$5,218/m ²

This calculation of the EDC is an objective and accurate assessment and covers the full scope of works in the identified development proposal, at the date of Environmental Impact Statement (EIS) submission.

Basis of Report Preparation

- We have prepared this estimate for The Minister of Planning
- We have prepared this estimate in response to Secretary's Environmental Assessment Requirements (SEARS) issued for State Significant Developments in NSW (SSD) or State Significant Infrastructure in NSW (SSI)
- We have prepared the estimate based on the legislative and regulatory requirements of the consent authority for calculating the EDC (EP&A Act, EP&A reg, SEPPS, and the Planning Circular)
- We have prepared this estimate generally in accordance with the AIQS Practice Standard (1st Edition 1 published March 2024) for calculating EDC in NSW
- We have measured Gross Floor Area (GFA) in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual Volume 1, Appendix A2
- We have included works as indicated on the drawings and within the site boundary



- We have excluded GST in the calculation of the Estimated Development Cost
- We have calculated the development costs including price escalation to intended commencement date of construction on site in February 2027
- We have separately shown the estimated development costs plus GST, for use by the Approval Authority where relevant in calculating certain other fees and charges. We have excluded infrastructure charges from our Estimated Development Cost.
- Prepared this estimate as a requirement for a DA submission. This is not a tender estimate.
- List of the development proposal documents used:
 - Architectural drawings Issue AF dated 24.04.2025 as prepared by Hayes Anderson Lynch.
 - Geotechnical report 227295.00.P.002.Rev 1, 227295.01.R.001.Rev 0, 227295.02.R.002.Rev 0, 227295.00.R.003.Rev 0 prepared by Douglas Partners
 - Acoustic report 241485-02L-DD Rev 01 prepared by Acoustic Consulting Engineers
 - Structural plans dated 9 August 2024 prepared by ADG Engineers
 - Civil plans dated 13 December 2024 prepared by ADG Engineers
 - Electrical and Mechanical plans by McLean Consulting Engineers
 - Fire plans by i-Fire Engineers dated 10 September 2024
 - Hydraulic plans by Marline dated 2 October 2024
 - Arborist report by Hunter Horticultural Services dated 18 October 2024
 - Environmental Impact Statement report (EIS) (released for peer review) dated 16 October 2025 as prepared by Meliora Projects.
 - Secretary's Environmental Assessment Requirements (SEARS) issued for State Significant Projects in NSW

Scope of Calculation of EDC

- We have prepared an Estimated Development Cost (EDC), using NSW Government Planning Circular *PS 24-002 Changes to how development costs are calculated for planning purposes*, for the construction and operation of a nine above ground levels including roof terrace plus two below ground levels apartment building storey apartment building.
- The Proponent for this development proposal is Fortezza Group.
- This estimate has been prepared in response to Planning Reference Identifier/ Case ID 83366960 for State Significant Developments in NSW relating to this development proposal.
- We certify that we have provided the genuine costs of the development proposed by this application and these costs are based on industry recognised prices.
- We confirm that the Author of this report has suitable and proficient experience in project construction estimating and building costs and in the preparation of EDC reports including those for State significant projects in NSW.
- We confirm that we are not aware of any obvious limitations encountered in the preparation of the report.
- Refer to Annexure A for our Elemental Cost estimate which has been prepared generally in accordance with the Australian Cost Management Manual issued by the Australian Institute of Quantity Surveyors (AIQS).



List of Exclusions

The below items of cost are specifically excluded in line with Section 6 of the EP&A Regulation:

- Amounts payable on the cost of land including Development Contributions
- Costs related to any part of the development subject to a separate development consent or approval
- Land costs including costs of purchasing holding and marketing
- Ongoing maintenance or use of the development
- GST, and
- Finance Cost

This EDC report has been prepared by:

Napier & Blakeley Pty Ltd.

Andrew Lund MAIQS No. 15149
Senior Associate
Napier & Blakeley Pty Ltd

ENCL – ANNEXURE A – ELEMENTAL COST ESTIMATE



Report Parameters

This report is the opinion of Napier & Blakeley Pty Ltd ACN 006 386 278 atf Napier & Blakeley Unit Trust ABN 87 601 474 307 (**Napier & Blakeley**) and is to be read together with and is subject to the term and conditions of our engagement. Our opinions in this report are based on the information referred to in this report that has been made available to us by or on behalf of the addressee (**Information**).

Napier & Blakeley has not obtained independent verification of the Information. As such, our opinion may be different if the Information is incorrect or inaccurate in any way. This report was prepared solely for the addressee and its use is limited to the purpose for which it was provided. No third party may rely on this report without first obtaining the prior written consent of Napier & Blakeley.

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Estimate Summary

Project: 5-7 Church Street, 42 Donald Street,
Building: Nelson Bay
 DA Estimate

Details:

Code	Description	Quantity	Unit	Rate	Total
	5-7 Church Street & 42 Donald St, Nelson Bay				
	DA Estimate				
	The Belvedere				
	February 2026				
Q	Qualifications				0.00
XP	Site Preparation	11,009	m2	111.25	1,224,774
SB	Substructure	11,009	m2	286.77	3,157,091
CL	Columns	11,009	m2	80.46	885,835
UF	Upper Floors	11,009	m2	484.43	5,333,114
SC	Staircases	11,009	m2	18.06	198,850
RF	Roof	11,009	m2	57.62	634,298
EW	External Walls	11,009	m2	252.13	2,775,705
WW	Glazed Windows & Doors	11,009	m2	204.26	2,248,728
ED	External Doors	11,009	m2	4.52	49,800
NW	Internal Walls	11,009	m2	344.20	3,789,306
ND	Internal Doors	11,009	m2	66.95	737,100
WF	Wall Finishes	11,009	m2	115.12	1,267,395
FF	Floor Finishes	11,009	m2	241.18	2,655,155
CF	Ceiling Finishes	11,009	m2	130.42	1,435,799
FT	Fitments	11,009	m2	412.29	4,538,916
AP	Appliances	11,009	m2	58.29	641,745
HY	Hydraulics	11,009	m2	264.75	2,914,668
LP	Electrical	11,009	m2	230.54	2,538,003
ME	Mechanical	11,009	m2	164.56	1,811,600
FP	Fire	11,009	m2	102.48	1,128,238
TS	Lifts	11,009	m2	37.24	410,000
PO	Pool	11,009	m2	45.87	505,000
YY	Special Services	11,009	m2	5.59	61,500
EW	Landscaping	11,009	m2	46.56	512,620
XS	External Services	11,009	m2	42.99	473,226
	Rounding				535
	Subtotal (Excluding GST)	11,009	m2	3,809	41,929,000
	Preliminaries (24%)				10,062,960
	Overheads & Margin (6%)				3,119,518
	Escalation (June 2025 to Feb 2026)				2,259,571
	Rounding				952
	Construction Total (Excluding GST)	11,009	m2	5,211	57,372,000
	Escalation beyond June 2025				EXCL

Estimate Summary

Project: 5-7 Church Street, 42 Donald Street, Building: Nelson Bay DA Estimate	Details:
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Code	Description	Quantity	Unit	Rate	Total
	Design Contingency (~3%)				EXCL
	Rounding				8,000
	Total Including Design Contingency	11,009	m2	5,212	57,380,000
	Design				EXCL
	Construction Contingency				EXCL
	All other project costs				EXCL
GFA: 11,009.00 m2					57,380,000

Elemental Detail

Project: 5-7 Church Street, 42 Donald Street,
Building: Nelson Bay
 DA Estimate

Details:

Code	Description	Quantity	Unit	Rate	Total
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Qualifications

	<u>Qualifications</u>				
	<u>Basis of Estimate</u>				
	The estimate has been prepared based on the following information				
Q.1	Architectural package Revision AF		note		
Q.2	Other project documents provided within project link as at 30 April 2025		note		
Q.3	Clarifications from HAL during May and June 2025		note		
Q.4	Verbal and other information provided to us		note		
	<u>Exclusions</u>				
	The following items are excluded from this estimate:				
Q.5	GST		note		EXCL
Q.6	Holding costs		note		EXCL
Q.7	Advertising, marketing, selling and leasing costs		note		EXCL
Q.8	Finance costs		note		EXCL
Q.9	Professional fees		note		EXCL
Q.10	Land and legal costs		note		EXCL
Q.11	Site investigation costs		note		EXCL
Q.12	Site survey costs		note		EXCL
Q.13	Removal of Asbestos Contaminated Materials or other latent ground conditions		note		EXCL
Q.14	Tier 1 Contractor and EBA pricing		note		EXCL
Q.15	Land remediation costs		note		EXCL
Q.16	Planning fees, etc		note		EXCL
Q.17	Legal costs		note		EXCL
Q.18	Council headworks costs and contributions		note		EXCL
Q.19	Escalation in costs beyond June 2025		note		EXCL
Q.20	Phasing or staging of the works other than that specifically mentioned in this estimate		note		EXCL
Q.21	White goods other than those included in this estimate		note		EXCL
Q.22	Furniture and fittings other than those specifically included in this estimate		note		EXCL
Q.23	Works outside the site boundaries		note		EXCL
Q.24	Costs associated with easements, obtaining relaxations, etc		note		EXCL
Q.25	Artwork and/or sculptures within the site or buildings		note		EXCL
Q.26	Streetscape artwork and/or sculptures		note		EXCL
Q.27	Working out of hours, weekends, public holidays, etc		note		EXCL
Q.28	Solar Power Systems		note		EXCL
Q.29	Gas Services – all appliances are electric		note		EXCL
Q.30	Design / consultant fees		note		EXCL
Q.31	Building Approval Costs		note		EXCL

Elemental Detail

Project: 5-7 Church Street, 42 Donald Street,
Building: Nelson Bay
 DA Estimate

Details:

Code	Description	Quantity	Unit	Rate	Total
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Qualifications

(Continued)

Q.32	Headworks Charges / Infrastructure Charges		note		EXCL
Q.33	Management Fees		note		EXCL
Q.34	Authority Fees		note		EXCL
Q.35	Construction contingency (5%)		note		EXCL
Q.36	FF&E, AV, ICT		note		EXCL
Q.37	Project contingency		note		EXCL
Q.38	Land & holding costs		note		EXCL
Q.39	Marketing & selling costs		note		EXCL
Q.40	Finance Costs		note		EXCL
Q.41	All other Project and Development costs		note		EXCL
	<u>Key Inclusions</u>				
	The following items are included in this estimate				
Q.42	Contractors on-site preliminaries		note		INCL
Q.43	Contractors off-site overheads and margin		note		INCL
Q.44	Design contingency allowance		note		INCL
	<u>Key Assumptions</u>				
Q.45	This estimate is based on preliminary information and numerous assumptions have been made throughout. We recommend all scope and assumptions are reviewed in detail and updates made as appropriate		note		
Q.46	We recommend all allowances within our estimate are reviewed and adjusted as appropriate to ensure consistency with client expectations		note		
Q.47	Limited structural, services, landscape or certifier input was available. We have made numerous assumptions throughout		note		
Q.48	We have allowed for secant wall to basement and high level pad and strip footing system to basement. No allowance for foundation piles				
Q.49	No earthworks cut or fill quantities have been provided therefore we have made assumptions to form our own quantities. We recommend the Civil Engineer provides quantities				
Q.50	We have allowed for a sum of \$90,000 for stormwater treatment as we understand this may be required. As there are no details on this – this figure will require review once any information relating to stormwater treatment becomes available.		note		
Q.51	That the project will be priced in a competitive environment with a reasonable number of Tier 2 or 3 contractors who are experienced in this type of work. We have assumed this project will not be priced by Tier 1 contractors and EBA rates will not apply.		note		
	<u>DISCLAIMER</u>				
Q.52	This report is the opinion of Napier & Blakeley Pty Ltd ACN 006 386 278 ATF Napier & Blakeley Unit Trust ABN 87 601 474 307 (Napier & Blakeley) and is to be read together with and is subject to the term and conditions of our engagement. Our opinions in this report are based on the information referred to in this report that has been made available to us by or on behalf of the addressee (Information).		note		

Elemental Detail

Project: 5-7 Church Street, 42 Donald Street,
Building: Nelson Bay
 DA Estimate

Details:

Code	Description	Quantity	Unit	Rate	Total
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Qualifications

(Continued)

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Q.54	Napier & Blakeley does not warrant the accuracy or completeness of the Information, and to the maximum extent permitted by law, does not accept any responsibility or liability for any loss suffered by any person or entity as a result of or in connection with error, inaccuracy, misrepresentation, incompleteness or similar defect in the Information and/or this report or any default, negligence or lack of care in relation to the preparation or provision of the Information and/or this report.		note		
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Qualifications

0

Site Preparation

	<u>Site Prep / Demolition</u>				
XP.1	Removal of asbestos contaminated material or other latent conditions		note		EXCL
XP.2	Allow for demolish existing structures on site including 2 houses and garage	1	item	50,000.00	50,000
XP.3	Allow for other sundry demolition including fences, retaining walls, footpaths and existing services	1	item	50,000.00	50,000
XP.4	Allow to disconnect and remove existing water meter	3	no	5,000.00	15,000
XP.5	Allowance for tree removal	1	item	10,000.00	10,000.00
XP.6	Allowance to strip and clear site	2,203	m2	10.00	22,034.00
	<u>Earthworks</u>				
XP.7	Civil drawings provided however no cut and fill quantities noted on drawings. Below are our own assumption for cut and fill quantities				
XP.8	Allow to excavate and export from site	13,982	m3	70.00	978,740
XP.9	Allow for minor imported fill	200	m3	120.00	24,000
XP.10	Allow for dewatering (prov. sum)	1	item	75,000.00	75,000
XP.11	Note the dewatering allowance includes limited groundwater as the site is not within the water table however the site is expected to experience underground water flow and may fluctuate with rainfall		note		
XP.12	No allowance for acid sulphate soils or any other contamination		note		EXCL

Site Preparation

1,224,774

Substructure

	<u>Substructure</u>				
SB.1	The Douglas Partners Preliminary Geotechnical Investigation report dated 29 August 2024 has been relied upon for the below items where possible.				
	<u>Footings</u>				
SB.2	No allowance for foundation piles		note		EXCL
SB.3	Allowance for basement slab on ground incl all detailed excavations, subgrades, footings (high level pad footings), sand blinding, damp proof membrane, formwork, concrete, reo, joints and surface finish	1,578	m2	600.00	947,040

Elemental Detail

Project: 5-7 Church Street, 42 Donald Street,
Building: Nelson Bay
 DA Estimate

Details:

Code	Description	Quantity	Unit	Rate	Total
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Substructure

(Continued)

SB.4	Allow for basement retention wall (assumed secant piles)	1	item	2,140,000.00	2,140,000
	<u>Lift pit and lift footing</u>				
SB.5	Allowance for lift pit including all concrete, formwork, reinforcement, detailed excavation and waterproofing (two lifts side by side)	1	item	45,000.00	45,000
	<u>External slabs</u>				
SB.6	Allow for complete slab on ground to external areas – footpaths measured elsewhere	93	m2	270.00	25,051

Substructure

3,157,091

Columns

	<u>Columns</u>				
CL.1	300mm thick concrete column/blade wall (assumed in-situ)	697	m2	1,055.00	735,335
CL.2	Allow for vertical support to bondek slab areas (assumed block piers/blade walls) (area on plan)	201	m2	500.00	100,500
CL.3	Allow for sundry other columns	1	item	50,000.00	50,000
CL.4	No allowance for concrete columns to level 8. Assumed combination of core walls and block walls are sufficient to support roof		note		

Columns

885,835

Upper Floors

	<u>Upper Floors</u>				
	We note structural plans currently indicate typical floor slab as 200mm thick however we find this is not common and given the plans are based on previous scheme we have adopted 220mm thick slabs. We would welcome updated structural advise on this.		note		
UF.1	200mm thick suspended concrete slab complete including for concrete, formwork, reinforcement, surface finish, joints and set-downs etc.	1,584	m2	450.00	712,602
UF.2	220mm thick suspended concrete slab complete including for concrete, formwork, reinforcement, surface finish, joints and set-downs etc.	7,499	m2	455.00	3,412,195
UF.3	550mm thick suspended concrete transfer slab complete including for concrete, formwork, reinforcement, surface finish, joints and set-downs etc.	1,494	m2	755.00	1,127,917
UF.4	Allow for bondek slab to rooftop pool and BBQ areas to provide raised level	201	m2	400.00	80,400

Upper Floors

5,333,114

Staircases

	<u>Staircases</u>				
SC.1	Fire stairs complete including for concrete, formwork, reinforcement, nosings, handrails and the like	32	m/r	4,200.00	135,450
SC.2	External entry stairs complete including for concrete, formwork, reinforcement, nosings, handrails and the like	3	m/r	6,000.00	15,000
SC.3	Allow for internal unit stairs	6	m/r	6,000.00	38,400
SC.4	Allow for roof access stairs	1	item	10,000.00	10,000

Staircases

198,850

Roof

	<u>Roof</u>				
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Elemental Detail

Project: 5-7 Church Street, 42 Donald Street,
Building: Nelson Bay
 DA Estimate

Details:

Code	Description	Quantity	Unit	Rate	Total
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Roof

(Continued)

RF.1	Allow for concrete roof slab above level 6	772	m2	575.00	443,791
RF.2	Allow for concrete roof slab to lift, stairs and L7	107	m2	780.00	83,460
RF.3	Allow for feature roof to level 7 comprising columns and beams – assumed timber	103	m2	750.00	77,048
RF.4	Allow for roof safety system	1	item	30,000.00	30,000

Roof

634,298

External Walls

	External Walls				
	<u>Concrete</u>				
EW.1	300mm thick core wall	250	m2	855.00	213,331
EW.2	Paint and render to concrete column	498	m2	80.00	39,871
EW.3	Paint and render to slab edge	468	m2	80.00	37,440
EW.4	Precast blade/fin	48	m2	420.00	20,089
	<u>Blockwork</u>				
EW.5	Block wall with render and paint finish externally and painted plasterboard internally	376	m2	525.00	197,547
EW.6	Block wall with render and paint finish to both sides	165	m2	440.00	72,459
EW.7	Block party wall	150	m2	440.00	65,872
EW.8	Extra over for split faced block	57	m2	120.00	6,812
EW.9	White brick facing (BR01)	49	m2	350.00	17,245
EW.10	Planter wall including footing to B01 /Ground level	244	m2	940.00	229,745
EW.11	Planter wall on structure	917	m2	420.00	385,018
EW.12	Breeze block screen (SC02)	61	m2	450.00	27,621
	<u>Lightweight walls</u>				
EW.13	Stud framed external party wall with render and paint externally and painted plasterboard internally	82	m2	675.00	55,141
EW.14	Stud framed external wall with render and paint externally and painted plasterboard internally	1,205	m2	360.00	433,703
EW.15	Stud framed external wall with brick facing externally and painted plasterboard internally	148	m2	540.00	80,163
	<u>Balustrade</u>				
EW.16	Block balustrade with render and paint finish	435	m2	460.00	200,086
EW.17	Glazed balustrade	28	m	900.00	24,849
EW.18	Glazed balustrade (400mm high)	283	m	500.00	141,340
EW.19	Glazed balustrade (600mm high)	282	m	700.00	197,225
EW.20	Profiled concrete look to balustrade – priced as blockwork with render finish as advised	140	m2	460.00	64,285
	<u>Pool fence</u>				
	Pool fence	3	m	400.00	1,104
	<u>Screens</u>				
EW.21	Vertical batten screen fixed to wall (CL01)	62	m2	800.00	49,208

Elemental Detail

Project: 5-7 Church Street, 42 Donald Street,
Building: Nelson Bay
 DA Estimate

Details:

Code	Description	Quantity	Unit	Rate	Total
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External Walls

(Continued)

EW.22	Vertical batten screen (SC01)	91	m2	1,000.00	90,550
	<u>Sundry</u>				
EW.23	Allow for sundry other screens	1	item	75,000.00	75,000
EW.24	Allow for sundry other finishes	1	item	50,000.00	50,000
EW.25	No allowance for acoustic upgrades, thermal upgrades, wind loading impacts etc		note		
EW.26	No allowance for sunhoods		note		EXCL

External Walls

2,775,705

Glazed Windows & Doors

	<u>Windows</u>				
WW.1	Glazed sliding doors	1,425	m2	1,000.00	1,425,250
WW.2	Glazed windows	873	m2	750.00	654,810
WW.3	Glazed entry suite	2	no	20,000.00	40,000
WW.4	Allow for insect screens to 50% of windows (openable area)	437	m2	250.00	109,135
	Internal glazing	30	m2	650.00	19,533
WW.5	No allowance for sunhoods or the like		note		EXCL
WW.6	No allowance for security or insect screens		note		EXCL
WW.7	No allowance for double glazing – assumed single glazing only – TBC		note		EXCL

Glazed Windows & Doors

2,248,728

External Doors

	<u>External Doors</u>				
ED.1	Glazed doors are included within windows		note		
ED.2	Single swing door	2	no	1,600.00	3,200
ED.3	Single swing door (fire rated)	9	no	1,800.00	16,200
ED.4	Double swing door	1	no	2,400.00	2,400
ED.5	Double swing door (fire rated)	2	no	3,000.00	6,000
ED.6	Roller shutter	2	no	6,000.00	12,000
ED.7	Roller shutter to carpark entry	1	no	10,000.00	10,000

External Doors

49,800

Internal Walls

	<u>Internal Walls</u>				
NW.1	No allowance for finish to concrete columns within carpark		note		
	<u>Concrete walls</u>				
NW.2	Lift and stair core wall (300mm thick)	963	m2	835.00	804,431
NW.3	Other concrete walls (200mm thick)	115	m2	720.00	82,886
	<u>Blockwork</u>				
NW.4	Block wall with no finish	139	m2	280.00	38,920
NW.5	Block wall with lining and paint finish to one side	151	m2	385.00	58,070

Elemental Detail

Project: 5-7 Church Street, 42 Donald Street,
Building: Nelson Bay
 DA Estimate

Details:

Code	Description	Quantity	Unit	Rate	Total
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Internal Walls

(Continued)

	<u>Partitions</u>				
NW.6	Party wall including paint finish	1,711	m2	440.00	752,774
NW.7	Corridor wall including paint finish	987	m2	345.00	340,436
NW.8	General partition including paint finish	7,104	m2	235.00	1,669,440
NW.9	Extra over partitions for moisture resistant plasterboard to kitchen and bathroom	4,235	m2	10.00	42,350

Internal Walls

3,789,306

Internal Doors

	<u>Internal Doors</u>				
ND.1	All doors assumed to be paint finish only unless noted otherwise		note		
ND.2	Door hardware included within rate		note		
ND.3	Sliding wardrobe doors are included within Fitments		note		
ND.4	Unit entry doors	56	no	3,000.00	168,000
ND.5	Extra over for penthouse door handles	2	no	500.00	1,000
ND.6	Single fire door	13	no	1,900.00	24,700
ND.7	Single door	256	no	1,400.00	358,400
ND.8	Double door	14	no	3,000.00	42,000
ND.9	Cavity sliding door	29	no	2,000.00	58,000
ND.10	Bi-fold to laundry	34	no	2,500.00	85,000

Internal Doors

737,100

Wall Finishes

	<u>Wall Finishes</u>				
WF.1	External wall finishes have been included within External Walls element		note		
WF.2	Paint finish to internal walls measured elsewhere within Internal Walls element		note		
	<u>Common areas</u>				
WF.3	Wall tiles	31	m2	180.00	5,632
WF.4	Wet area wall tiles	29	m2	240.00	6,943
WF.5	Lift lobby – basement 1 & 2	2	no	10,000.00	20,000
WF.6	Lift lobby – ground	1	no	15,000.00	15,000
WF.7	Corridor – level 1 to 7	7	no	7,500.00	52,500
WF.8	Lift lobby – level 8	1	no	10,000.00	10,000
WF.9	Wellness, gym and managers office	1	no	20,000.00	20,000
	<u>Apartments</u>				
WF.10	Wall tiles	2,302	m2	160.00	368,320
WF.11	Wet area wall tiles	1,525	m2	220.00	335,500
WF.12	Splashback to kitchen	353	m2	500.00	176,500
WF.13	Allow for sundry other feature finishes to 2 bed	34	no	4,000.00	136,000

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Wall Finishes

(Continued)

WF.14	Allow for sundry other feature finishes to 3 bed	22	no	5,500.00	121,000
	<u>External</u>				
WF.15	All feature brick, profiled concrete, render and paint externally is included within external walls		note		INCL

Wall Finishes

1,267,395

Floor Finishes

	Floor Finishes				
FF.1	Internal floor finishes to units have assumed engineered timber to kitchen and living and carpet to bedrooms using material from material finishes schedule details to be finalised with more detailed design		note		
	<u>Common areas</u>				
FF.2	Gym	37	m2	220.00	8,195
FF.3	Carpark & BOH – sealer	2,408	m2	20.00	48,156
FF.4	Corridor – tile	361	m2	205.00	73,976
FF.5	Lobby – feature tile	130	m2	225.00	29,232
FF.6	Sundry areas – tile	65	m2	205.00	13,266
FF.7	Sundry areas – wet area tile	45	m2	315.00	14,279
FF.8	Allow for skirtings	1	item	10,000.00	10,000
	<u>Apartment</u>				
FF.9	Kitchen and living – engineered timber	3,487	m2	350.00	1,220,450
FF.10	Bathroom, ensuite and laundry – wet area tiling	810	m2	335.00	271,350
FF.11	Bedroom – carpet	2,067	m2	130.00	268,710
FF.12	Allow for skirtings	1	item	40,000.00	40,000
	<u>External</u>				
FF.13	Feature tiling to front entry	68	m2	325.00	22,077
FF.14	Balcony tiles	1,834	m2	305.00	559,495
FF.15	Carpark – tile	586	m2		EXCL
FF.16	Rooftop pool and general (timber look composite)	130	m2	350.00	45,612
FF.17	Rooftop BBQ area (crazy pave)	55	m2	435.00	24,042
FF.18	Trafficable waterproofing to plant	79	m2	80.00	6,314

Floor Finishes

2,655,155

Ceiling Finishes

	Ceiling Finishes				
	<u>Internal</u>				
CF.1	Ceiling finish to basement 2 lift lobby	1	item	15,000.00	15,000
CF.2	Ceiling finish to basement 1 lift lobby	1	item	15,000.00	15,000
CF.3	No allowance for any other ceiling to basement 1		note		EXCL
CF.4	Plasterboard with paint finish including corner treatment	5,884	m2	150.00	882,600
CF.5	Moisture resistant plasterboard with paint finish including corner treatment	855	m2	160.00	136,800

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Ceiling Finishes

(Continued)

CF.6	Allow for minimal feature finishes	1	item	25,000.00	25,000
CF.7	Allow for access panels	130	no	500.00	65,000
CF.8	Allowance for pelmets and bulkheads to units	56	no	2,500.00	140,000
CF.9	Allow for insulation to carpark soffit below ground level internal areas	928	m2	80.00	74,240
	<u>External</u>				
CF.10	Paint finish to soffits of balconies and planters (no render)	1,826	m2	45.00	82,159

Ceiling Finishes

1,435,799

Fitments

	<u>Fitments</u>				
FT.1	Loose FF&E		note		EXCL
	<u>Apartments</u>				
FT.2	Kitchen to 2 bed	34	no	28,000.00	952,000
FT.3	Kitchen to 3 bed	22	no	33,000.00	726,000
FT.4	Extra over for penthouse	2	no	15,000.00	30,000
FT.5	Vanity	130	m	1,600.00	208,256
FT.6	Shower screen	90	no	1,200.00	108,000
FT.7	Sundry fitments to bathroom and ensuite	112	no	4,500.00	504,000
FT.8	Laundry	103	m	2,800.00	287,000
FT.9	Wardrobes	158	m	2,000.00	315,160
FT.10	Walk in robes	242	m	1,300.00	314,548
	Linen cupboard	121	m	1,800.00	217,062
FT.11	Allow for curtains/blinds	56	no	5,000.00	280,000
FT.12	Sundry other	1	item	40,000.00	40,000
	<u>Common areas</u>				
FT.13	Allow for fitments to wellness centre – scope unclear	1	item	35,000.00	35,000
FT.14	Allow for fitments to PWD	1	no	5,000.00	5,000
FT.15	Allow for sauna fitout	1	item	35,000.00	35,000
FT.16	Allow for steam fitout	1	item	35,000.00	35,000
FT.17	Allow for fitments to grand lobby	1	item	10,000.00	10,000
FT.18	Allow for sundry fitments to corridor	8	no	7,500.00	60,000
FT.19	Storage cages to carpark	52	no	700.00	36,400
FT.20	Sundry fitments to carpark	2,897	m2	40.00	115,880
FT.21	Allow for sundry other fitments	1	item	30,000.00	30,000
FT.22	No allowances for fitments to storage or managers office		note		EXCL
FT.23	No allowance for gym equipment, joinery or shelving		note		EXCL
	<u>Rooftop</u>				
FT.24	Cabana – assumed loose FF&E		note		EXCL

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Fitments

(Continued)

FT.25	Built in seating	22	m	3,000.00	67,350
FT.26	BBQ joinery	8	m	4,000.00	32,760
FT.27	Allow for fitments to PWD	1	no	5,500.00	5,500
FT.28	Allow for sundry other fitments	1	item	25,000.00	25,000
	<u>External</u>				
FT.29	Allow for bike rack	9	no	1,000.00	9,000
FT.30	Allow for other fitments	1	item	30,000.00	30,000
	<u>Sundry</u>				
FT.31	Allow for statutory signage	1	item	25,000.00	25,000
FT.32	No allowance for building signage		note		EXCL

Fitments

4,538,916

Appliances

	<u>Appliances</u>				
AP.1	Below appliances are Smeg based on Interior Appliance Schedule issue B dated 29 October 2024		note		
AP.2	Kitchen – 2 bed	34	no	5,250.00	178,500
AP.3	Kitchen – 3 bed	20	no	15,980.00	319,600
AP.4	Additional for penthouse	2	no	36,922.50	73,845
AP.5	Laundry dryer	56	no	800.00	44,800
AP.6	BBQ to rooftop	2	no	12,500.00	25,000
AP.7	Laundry washing machine		note		EXCL
AP.8	Heated towel rail		note		EXCL
AP.9	No allowance for TV or the like throughout the building		note		EXCL

Appliances

641,745

Hydraulics

	<u>Hydraulics</u>				
	<u>Fittings</u>				
	<u>Apartments</u>				
HY.1	WC	113	no	650.00	73,450
HY.2	Shower (single)	90	no	800.00	72,000
HY.3	Shower (double)	44	no	1,450.00	63,800
HY.4	Shower drain grate	134	no	600.00	80,400
HY.5	Bath	22	no	3,580.00	78,760
HY.6	Vanity basin	134	no	1,200.00	160,800
HY.7	Kitchen sink	56	no	1,450.00	81,200
HY.8	Laundry sink	57	no	1,000.00	57,000
HY.9	Floor waste	302	no	235.00	70,970
	<u>Common areas</u>				

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Hydraulics

(Continued)

HY.10	PWD WC	2	no	2,000.00	4,000
HY.11	Shower	1	no	700.00	700
HY.12	Vanity basin	2	no	1,200.00	2,400
HY.13	Sink to BBQ	2	no	1,700.00	3,400
HY.14	Floor waste to PWD	2	no	235.00	470
HY.15	Hose tap	11	no	350.00	3,850
HY.16	Linear grate to wellness	24	m	600.00	14,484
HY.17	Basement pumps	1	item	25,000.00	25,000
	<u>Plumbing and drainage</u>				
HY.18	Allow for plumbing complete (points)	594	no	1,500.00	891,000
HY.19	Allow for standard drainage complete (points)	908	no	900.00	817,200
HY.20	Allow for drainage to basement	2,897	m2	35.00	101,395
HY.21	Allow for drainage to balconies and rooftop	2,112	m2	50.00	105,600
HY.22	Allow for drainage to planters and lawn on structure	357	m2	100.00	35,700
HY.23	Extra over reticulation for pool	1	item	25,000.00	25,000
HY.24	Central hot water system	1	item	75,000.00	75,000
	<u>Builder's work in connection</u>				
HY.25	Allow for builder's work in connection with services	1	item	71,089	71,089

Hydraulics

2,914,668

Electrical

	<u>Electrical</u>				
LP.1	Allow for electrical services to the following areas:				
LP.2	Basement internal (FECA)	2,381	m2	100.00	238,100
LP.3	Basement external (UCA)	516	m2	100.00	51,600
LP.4	Upper floors internal (FECA)	6,665	m2	270.00	1,799,550
LP.5	Upper floors external (UCA)	1,255	m2	120.00	150,600
LP.6	Roof top internal (FECA)	75	m2	350.00	26,250
LP.7	Roof top external (UCA)	120	m2	500.00	60,000
	<u>Sundry allowances</u>				
LP.8	Allow for feature lighting	1	item	100,000.00	100,000
LP.9	Allow for security system to common areas only	1	item	50,000.00	50,000
LP.10	Access control included in above FECA & UCA rates		note		INCL
LP.11	Solar		note		EXCL
LP.12	Carpark vacancy and/or boom gate system		note		EXCL
	<u>Builders work in connection</u>				
LP.13	Allow for builders work in connection with services	1	item	61,903	61,903

Electrical

2,538,003

Elemental Detail

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Mechanical

	<u>Mechanical</u>				
	<u>Carpark</u>				
ME.1	Allow for ventilation to B2 and B1 FECA	2,381	m2	45.00	107,145
ME.2	No allowance for ventilation to B1 UCA (assumed natural)		note		EXCL
	<u>General areas</u>				
ME.3	Allow for air conditioning and mechanical ventilation to general internal areas other than corridors and amenities	6,333	m2	240.00	1,519,920
ME.4	Allow for ventilation to corridors and PWD	407	m2	50.00	20,350
	<u>Stair Pressurisation</u>				
ME.5	Allow for stair pressurisation	1	item	120,000	120,000
	<u>Builder's work in connection</u>				
ME.6	Allow for builder's work in connection with services	1	item	44,185	44,185

Mechanical

1,811,600

Fire

	<u>Fire</u>				
FP.1	Fire services complete including fire sprinklers	11,009	m2	80.00	880,720
FP.2	Allow for pumps	2	no	60,000.00	120,000
FP.3	Allow for sprinkler tank to basement	1	no	100,000.00	100,000
	<u>Builder's work in connection</u>				
FP.4	Allow for builder's work in connection with services	1	item	27,518.00	27,518

Fire

1,128,238

Lifts

	<u>Lifts</u>				
	<u>Lifts</u>				
TS.1	Lift servicing Basement 2 to Level 8 (11 levels)	2	no	200,000.00	400,000
	<u>Builders Work In Connection</u>				
TS.2	Allow for BWIC (2.5%)	1	item	10,000.00	10,000

Lifts

410,000

Pool

	<u>Pool</u>				
PO.1	Allow for additional horizontal structure to support pool	1	item	80,000.00	80,000
PO.2	Allow for complete pool including structure and services	1	item	400,000.00	400,000
PO.3	Extra over for feature lighting	1	item	25,000.00	25,000

Pool

505,000

Special Services

	<u>Special Services</u>				
YY.1	Allowance for garbage chute B1 - L8	1	item	60,000.00	60,000
	<u>Builders work in connection</u>				

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Special Services

(Continued)

YY.2	Allow for builders work in connection with services	1	item	1,500.00	1,500
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Special Services

61,500

Landscaping

	External Works / Landscaping				
EW.1	Planter drainage and waterproofing included in building elements		note		
EW.2	Maintenance (4 weeks)	1	item	6,000	6,000
	Council Works				
EW.3	Allow for new crossover	1	item	20,000.00	20,000
EW.4	Allow for streetscape including planting	1	item	30,000.00	30,000
EW.5	Allow to reinstate footpath	98	m2	150.00	14,672
EW.6	Allow to reinstate pram ramp	1	item	3,000.00	3,000
	Ground				
	<u>Softscape</u>				
EW.7	Planter bed on grade including drainage layer, soil, mulch and plants complete	491	m2	420.00	206,283
EW.8	Planter bed on structure including drainage layer, soil, mulch and plants complete	299	m2	400.00	119,472
EW.9	Planter bed on structure (deep planting to rooftop) including drainage layer, soil, mulch and plants complete	70	m2	405.00	28,269
EW.10	Lawn on grade	64	m2	70.00	4,451
EW.11	Lawn on structure	58	m2	70.00	4,033
EW.12	Waterproofing for planter beds and lawn	1,274	m2	60.00	76,440
EW.13	No allowance for mature trees		note		EXCL
	<u>Hardscape</u>				
EW.14	All other hardscape included in building works		note		INCL
EW.15	Fitments included in building works		note		INCL

Landscaping

512,620

External Services

	External Services				
XS.1	Details of external services connections and budgets should be sought from the relevant engineers. Our estimate of services connections will require adjusting once their advice has been received		note		
XS.2	Major services upgrades or adjustment to services external to the building unless noted below		note		excl
XS.3	Gas connections / infrastructure		note		excl
XS.4	Relocating of overhead power to underground		note		excl
	<u>Stormwater</u>				
XS.5	Allow for stormwater infrastructure and connections	1	item	30,000.00	30,000
XS.6	Manhole	1	no	15,000.00	15,000
XS.7	Allow for stormwater detention tank	1	item	200,000.00	200,000

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External Services

(Continued)

	<u>Sewer</u>				
XS.8	Gravity main	60	m	550.00	33,226
XS.9	Manhole	3	no	10,000.00	30,000
XS.10	Sundry temp works	1	item	20,000.00	20,000
XS.11	Allow for sewer connections	1	item	25,000.00	25,000
	<u>Water</u>				
XS.12	Allow for connection	1	item	25,000.00	25,000
XS.13	Allow for fire booster cabinet	1	item	45,000.00	45,000
	<u>Electrical</u>				
XS.14	Allow for NBN connection	1	item	25,000.00	25,000
XS.15	Allow for electrical connection	1	item	25,000.00	25,000
XS.16	No allowance for transformer or substation		note		EXCL

External Services

473,226