

# Wollongong Private Hospital

## Estimated Development Cost (EDC)

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# 1 Executive Summary

Further to receipt of the DA design documentation provided, Genus Advisory has been requested to provide an Estimated Development Cost (EDC) for the Wollongong Private Hospital Project. On this basis, we certify that the indicative Estimated Development Cost at the time of March 2026 is

**One Hundred Twenty-Seven Million Nine Hundred Fifty-Eight Thousand Eight Hundred and Seventy-Two Dollars (\$127,958,872) excluding GST**

*Estimated Development Cost (EDC) is defined by the Environmental Planning and Assessment Regulation:*

*The Environmental Planning & Assessment (EP&A) Regulation defines the EDC of a proposed development as:*

*The estimated cost of carrying out the development, including the following:*

- *The design and erection of a building and associated infrastructure;*
- *The carrying out of a work;*
- *The demolition of a building or work;*
- *Fixed or mobile plant and equipment.*

*But does not include:*

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

## 2 Basis of Estimate

### 2.1 Drawings & Information Used

The EDC Cost Plan has been prepared and developed by Genus Advisory in accordance with the DA design documentation issued by the project team in November 2025.

### 2.2 Limitations

Based on our understanding we note that this estimate has no limitations or inherent uncertainty in the estimation process that limits the accuracy of this document or could not be incorporated into the detailed calculation schedule.

## 2.3 Area Measurement

This EDC Cost Plan is based on elemental measurement, with all measurement and building areas taken “off plan” and derived from the DA design documentation as outlined in Section 2.1.

| Description       | New Building FECA* (m2) |
|-------------------|-------------------------|
| Basement 6        | 1,317                   |
| Basement 5        | 2,823                   |
| Basement 4        | 2,823                   |
| Basement 3        | 2,822                   |
| Basement 2        | 2,882                   |
| Lower Ground      | 1,217                   |
| Ground Floor      | 2,223                   |
| Level 1           | 2,430                   |
| Level 2           | 1,809                   |
| Level 3           | 1,934                   |
| Level 4           | 1,933                   |
| Level 5           | 1,934                   |
| Level 6           | 1,936                   |
| Level 7           | 1,483                   |
| Level 8           | 1,484                   |
| Level 9           | 1,319                   |
| Level 10          | 1,324                   |
| Level 11          | 1,325                   |
| Level 12 (Plant)  | 690                     |
| <b>Total FECA</b> | <b>35,708</b>           |

(\*) Our Fully Enclosed Covered Areas (FECA) is the sum of all fully enclosed covered areas at all building levels, including basements (except unexcavated portions), floored roof spaces and attics, garages, penthouses, enclosed porches and attached enclosed covered ways alongside buildings, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and useable areas of the building, computed by measuring from the normal inside face of external walls.

## 3 Scope of Calculation

The scope of works comprises the following:

- New 12-level building to Cold Shell with 5 levels of basement / car park
- Fit out to Lobby / Public / Common areas
- Integration works between new and existing buildings
- Demolition of existing buildings in the new site footprint
- External works to surround the new building including roads, footpaths, courtyards and the like

## 4 Calculation

The Estimated Development Cost (EDC) is estimated \$127,958,872 excluding GST broken down as follows:

| Description                                     | Amount               |
|---|----------------------|
| Gross Construction Cost                         | \$117,663,993        |
| Consultant Fees                                 | \$5,000,000          |
| Authority Fees & Commissioning                  | EXCL                 |
| FF&E, Specialist Equipment & ICT                | EXCL                 |
| Land Acquisition & Legal Costs                  | EXCL                 |
| <b>Total Project Cost (TPC) excl Escalation</b> | <b>\$122,663,993</b> |
| Escalation                                      | \$2,353,280          |
| Construction Contingency                        | \$2,941,600          |
| Client Contingency                              | EXCL                 |
| <b>Estimated Total Cost (excl GST)</b>          | <b>\$127,958,872</b> |

Genus Advisory note the below assumptions and exclusions from our Estimated Development Cost:

1. No allowance for contaminated soil removal
2. Cold Shell except fit-out to Lobby and other Public / Common Areas
3. No allowance for Group 2 & 3 FFE / MME
4. No allowance for Land Acquisition
5. Construction commences in Q2 2026 / 24 months construction program
6. GST

## 5 Report Parameter

Please note this report is provided for the purposes of the named party only and must not be used by any third party for any other purpose whatsoever without the prior written consent of Genus Advisory. This report has been prepared from documentation and/or information provided to Genus Advisory by third parties in circumstances where Genus Advisory:

- Has not performed our own independent investigations in order to ascertain the veracity and/or accuracy of the documentation and/or information so provided; and
- Do not, in any way, warrant the veracity and/or accuracy of the said documentation and/or information; and
- Do not, in any way, adopt the said documentation and information as our own.

Genus Advisory note this report is an expression of opinion based upon the documentation and/or information provided by third parties and Genus Advisory expressly disclaims any liability to the named party and any third parties where the documentation and/or information is found to be untrue and/or inaccurate in any way.

Appendix A  
Estimated Development Cost

# Wollongong Private Hospital EDC

DA Estimate\_ Nov 25\_v00



## SUMMARY

| Code | Description                                      | Quantity             | Unit             | Rate                  | Total                       |
|------|--|----------------------|------------------|-----------------------|-----------------------------|
| A    | LIST OF ASSUMPTIONS                              |                      |                  |                       | \$0                         |
| B    | KEY DATA   | 35,708               | m2               | \$0                   | \$0                         |
| C    | SITE PREPARATION                                 | 35,708               | m2               | \$82                  | \$2,934,902                 |
| D    | SUBSTRUCTURE                                     | 35,708               | m2               | \$248                 | \$8,865,195                 |
| E    | COLUMNS  | 35,708               | m2               | \$70                  | \$2,499,560                 |
| F    | UPPER FLOORS                                     | 35,708               | m2               | \$654                 | \$23,370,115                |
| G    | STAIRCASES                                       | 35,708               | m2               | \$18                  | \$647,500                   |
| H    | ROOF   | 35,708               | m2               | \$28                  | \$1,002,510                 |
| I    | FACADE (INCLUDING EXTERNAL WINDOWS & DOORS)      | 35,708               | m2               | \$391                 | \$13,963,080                |
| J    | INTERNAL WALLS & SCREENS                         | 35,708               | m2               | \$213                 | \$7,617,568                 |
| K    | DOORS & HARDWARE                                 | 35,708               | m2               | \$30                  | \$1,069,951                 |
| L    | FLOOR FINISHES                                   | 35,708               | m2               | \$40                  | \$1,434,570                 |
| M    | CEILING FINISHES                                 | 35,708               | m2               | \$29                  | \$1,039,782                 |
| N    | WALL FINISHES                                    | 35,708               | m2               | \$25                  | \$878,188                   |
| O    | FITMENTS   | 35,708               | m2               | \$25                  | \$891,658                   |
| P    | SPECIAL EQUIPMENT                                | 35,708               | m2               |                       | N/A                         |
| Q    | HYDRAULIC SERVICES                               | 35,708               | m2               | \$112                 | \$3,995,061                 |
| R    | MECHANICAL SERVICES                              | 35,708               | m2               | \$181                 | \$6,455,843                 |
| S    | FIRE PROTECTION SERVICES                         | 35,708               | m2               | \$161                 | \$5,750,010                 |
| T    | ELECTRICAL, COMMUNICATION & SECURITY SERVICES    | 35,708               | m2               | \$240                 | \$8,566,215                 |
| U    | TRANSPORTATION SERVICES                          | 35,708               | m2               | \$71                  | \$2,520,000                 |
| V    | SPECIAL PROVISIONS                               | 35,708               | m2               |                       | N/A                         |
| W    | ALTERATIONS & RENOVATIONS                        | 35,708               | m2               |                       | N/A                         |
| X    | <b><u>NETT BUILDING COST</u></b>                 | <b><u>35,708</u></b> | <b><u>m2</u></b> | <b><u>\$2,619</u></b> | <b><u>\$93,501,707</u></b>  |
| Y    | DEMOLITION                                       |                      |                  |                       | \$350,400                   |
| Z    | EXTERNAL WORKS                                   |                      |                  |                       | \$3,259,600                 |
| AA   | LANDSCAPING & IMPROVEMENTS                       |                      |                  |                       | \$1,269,558                 |
| AB   | <b><u>NETT CONSTRUCTION COST</u></b>             | <b><u>35,708</u></b> | <b><u>m2</u></b> | <b><u>\$2,755</u></b> | <b><u>\$98,381,265</u></b>  |
| AC   | PRELIMINARIES                                    |                      |                  |                       | \$14,757,190                |
| AD   | MARGIN   |                      |                  |                       | \$4,525,538                 |
| AE   | <b><u>GROSS CONSTRUCTION COST ( G.C.C. )</u></b> | <b><u>35,708</u></b> | <b><u>m2</u></b> | <b><u>\$3,295</u></b> | <b><u>\$117,663,993</u></b> |
| AF   | <b>FEES</b>                                      |                      |                  |                       |                             |
| AG   | CONSULTANT FEES                                  |                      |                  |                       | \$5,000,000                 |
| AH   | AUTHORITY FEES & CHARGE                          |                      |                  |                       | EXCL                        |
| AI   | COMMISSIONING / TRANSITION COST                  |                      |                  |                       | N/A                         |
| AJ   | <b>FURNITURE, FITTING &amp; EQUIPMENT</b>        |                      |                  |                       |                             |
| AK   | FURNITURE, FITTINGS & EQUIPMENT - GENERAL (FF&E) |                      |                  |                       | EXCL                        |
| AL   | ICT  |                      |                  |                       | EXCL                        |
| AM   | <b>LAND AQUISITION / PROPERTY SETTLEMENTS</b>    |                      |                  |                       |                             |
| AN   | LAND AQUISITION                                  |                      |                  |                       | EXCL                        |

# Wollongong Private Hospital EDC

DA Estimate\_ Nov 25\_v00



## SUMMARY

| Code | Description                                       | Quantity             | Unit             | Rate                  | Total                       |
|------|---|----------------------|------------------|-----------------------|-----------------------------|
| AO   | <b><u>TOTAL PROJECT COST EXCL. ESCALATION</u></b> |                      |                  |                       | <b><u>\$122,663,993</u></b> |
| AP   | ESCALATION  |                      |                  |                       | \$2,353,280                 |
| AQ   | CONSTRUCTION CONTINGENCY                          |                      |                  |                       | \$2,941,600                 |
| AR   | CLIENT CONTINGENCY                                |                      |                  |                       | EXCL                        |
| AS   | <b><u>NET END TOTAL COST (NETC )</u></b>          | <b><u>35,708</u></b> | <b><u>m2</u></b> | <b><u>\$3,583</u></b> | <b><u>\$127,958,872</u></b> |
| AT   | GST   |                      |                  |                       | EXCL                        |
| AU   | <b><u>TOTAL END COST (INCL. GST)</u></b>          |                      |                  |                       | <b><u>\$127,958,872</u></b> |

**\$127,958,872**

# Wollongong Private Hospital EDC

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| Code | Description | Quantity | Unit | Rate | Total |
|------|-------------|----------|------|------|-------|
|------|-------------|----------|------|------|-------|

**A LIST OF ASSUMPTIONS**

|     |  |  |  |  |  |
|-----|--|--|--|--|--|
| A.A | <b>LIST OF ASSUMPTIONS</b>   |  |  |  |  |
| A.B | No allowance for contaminated soil removal   |  |  |  |  |
| A.C | Cold Shell except fitout to Lobby and other Public / Common Areas                        |  |  |  |  |
| A.D | No allowance for major upgrade to existing electrical infrastructure services            |  |  |  |  |
| A.E | No allowance for substation  |  |  |  |  |
| A.F | No allowance for works to existing building other than integration works to new building |  |  |  |  |
| A.G | No allowance for upgrade existing roads  |  |  |  |  |
| A.H | No allowance for Staging Construction  |  |  |  |  |
| A.I | No allowance for FFE / MME   |  |  |  |  |
| A.J | No allowance for ICT   |  |  |  |  |
| A.K | No allowance for Land Acquisition  |  |  |  |  |
| A.L | No allowance for Client Contingency  |  |  |  |  |
| A.M | Construction commence in Q2 2026 / 24 months construction programme                      |  |  |  |  |

**LIST OF ASSUMPTIONS**

**\$0**

# Wollongong Private Hospital EDC

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| Code | Description | Quantity | Unit | Rate | Total |
|------|-------------|----------|------|------|-------|
|------|-------------|----------|------|------|-------|

## B KEY DATA

|      |                   |               |           |  |  |
|------|-------------------|---------------|-----------|--|--|
| B.A  | <b>NEW BUILD</b>  |               |           |  |  |
| B.B  | <u>FECA</u>       |               |           |  |  |
| B.C  | Basement 6        | 1,317         | m2        |  |  |
| B.D  | Basement 5        | 2,823         | m2        |  |  |
| B.E  | Basement 4        | 2,823         | m2        |  |  |
| B.F  | Basement 3        | 2,822         | m2        |  |  |
| B.G  | Basement 2        | 2,882         | m2        |  |  |
| B.H  | Lower Ground      | 1,217         | m2        |  |  |
| B.I  | Ground Floor      | 2,223         | m2        |  |  |
| B.J  | Level 1           | 2,430         | m2        |  |  |
| B.K  | Level 2           | 1,809         | m2        |  |  |
| B.L  | Level 3           | 1,934         | m2        |  |  |
| B.M  | Level 4           | 1,933         | m2        |  |  |
| B.N  | Level 5           | 1,934         | m2        |  |  |
| B.O  | Level 6           | 1,936         | m2        |  |  |
| B.P  | Level 7           | 1,483         | m2        |  |  |
| B.Q  | Level 8           | 1,484         | m2        |  |  |
| B.R  | Level 9           | 1,319         | m2        |  |  |
| B.S  | Level 10          | 1,324         | m2        |  |  |
| B.T  | Level 11          | 1,325         | m2        |  |  |
| B.U  | Level 12 (Plant)  | 690           | m2        |  |  |
| B.V  | <b>Total FECA</b> | <b>35,708</b> | <b>m2</b> |  |  |
| B.W  | <u>UCA</u>        |               |           |  |  |
| B.X  | Lower Ground      | 1,437         | m2        |  |  |
| B.Y  | Ground Floor      | 290           | m2        |  |  |
| B.Z  | Level 2           | 198           | m2        |  |  |
| B.AA | <b>Total UCA</b>  | <b>1,925</b>  | <b>m2</b> |  |  |

## KEY DATA

**\$0**

# Wollongong Private Hospital EDC

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| Code                      | Description   | Quantity | Unit | Rate | Total              |
|---------------------------|---|----------|------|------|--------------------|
| <b>C SITE PREPARATION</b> |   |          |      |      |                    |
| <b>C.A</b>                | <b>SITE PREPARATION</b>   |          |      |      |                    |
| <u>C.B</u>                | <u>Site clearing</u>  |          |      |      |                    |
| C.C                       | Allowance for clearing and general leveling of hospital site including site strip of topsoil (Approx. 0.2m across building and surrounding areas)                                     | 3,777    | m2   | \$10 | \$37,770           |
| <b>C.D</b>                | <b>BULK EXCAVATION</b>  |          |      |      |                    |
| <u>C.E</u>                | <u>Excavate commencing at topsoil reduced levels in materials as found to a level at or near the observed water table; include disposal off site</u>                                  |          |      |      |                    |
| C.F                       | Excavation (other than asbestos / contaminated material) for services are to be included with their respective items in the STORMWATER DRAINAGE, HYDRAULICS and, ELECTRICAL sections. |          | Note |      |                    |
| C.G                       | Bulk excavation to achieve required level for Basement  | 54,152   | m3   | \$50 | \$2,707,600        |
| C.H                       | Extra over for excavation in rock   |          | Note |      |                    |
| C.I                       | <u>Filling over site to make up level including compaction</u>  |          |      |      |                    |
| C.J                       | Backfill using excavated material (assume 10% bulk excavation)  | 5,415    | m3   | \$35 | \$189,532          |
| <b>C.K</b>                | <b>CONTAMINATION MANAGEMENT</b>   |          |      |      |                    |
| <u>C.L</u>                | <u>Allowance for contamination management</u>   | 1        | Item |      | EXCL               |
| <b>SITE PREPARATION</b>   |   |          |      |      | <b>\$2,934,902</b> |

# Wollongong Private Hospital EDC

DA Estimate\_ Nov 25\_v00



| Code | Description | Quantity | Unit | Rate | Total |
|------|-------------|----------|------|------|-------|
|------|-------------|----------|------|------|-------|

## D SUBSTRUCTURE

|            |  |        |      |          |             |
|------------|--|--------|------|----------|-------------|
| <b>D.A</b> | <b>PILING</b>  |        |      |          |             |
| D.B        | Allowance for piling (\$/FECA)   | 35,708 | m2   | \$60     | \$2,142,480 |
| <b>D.C</b> | <b>FOOTING / FOUNDATION</b>  |        |      |          |             |
| D.D        | Allowance for footing / foundation systems including pad footing / strip footing etc. (\$/FECA)                      | 35,708 | m2   | \$30     | \$1,071,240 |
| D.E        | Allowance for lift pits  | 6      | Lift | \$30,000 | \$180,000   |
| D.F        | Allowance for fire stair bases   | 2      | No   | \$25,000 | \$50,000    |
| <b>D.G</b> | <b>SLAB ON GROUND</b>  |        |      |          |             |
| D.H        | Reinforced concrete slab on ground including excavation, concrete, formwork and reinforcement                        | 2,945  | m2   | \$200    | \$589,000   |
| D.I        | Extra over for ground beams and edge thickening  | 2,945  | m2   | \$25     | \$73,625    |
| D.J        | Allowance for surface finishes   | 2,945  | m2   | \$10     | \$29,450    |
| D.K        | Allowance for construction joints  | 2,945  | m2   | \$10     | \$29,450    |
| <b>D.L</b> | <b>SHORING WALLS</b>   |        |      |          |             |
| D.M        | <u>Shoring wall systems including excavation, earthwork, soldier piles with shotcrete infill panels as specified</u> |        |      |          |             |
| D.N        | Allowance for shoring wall including continuous piles with shotcrete infill panel                                    | 3,694  | m2   | \$1,200  | \$4,432,800 |
| D.O        | Extra over for capping beam  | 411    | ml   | \$650    | \$267,150   |

## SUBSTRUCTURE

**\$8,865,195**

# Wollongong Private Hospital EDC

DA Estimate\_ Nov 25\_v00



| Code | Description | Quantity | Unit | Rate | Total |
|------|-------------|----------|------|------|-------|
|------|-------------|----------|------|------|-------|

**E COLUMNS**

|     |                       |        |    |      |             |
|-----|-----------------------|--------|----|------|-------------|
| E.A | Allowance for columns | 35,708 | m2 | \$70 | \$2,499,560 |
|-----|-----------------------|--------|----|------|-------------|

**COLUMNS**

**\$2,499,560**

# Wollongong Private Hospital EDC

DA Estimate\_ Nov 25\_v00



| Code | Description | Quantity | Unit | Rate | Total |
|------|-------------|----------|------|------|-------|
|------|-------------|----------|------|------|-------|

## F UPPER FLOORS

|     |   |        |      |           |              |
|-----|---|--------|------|-----------|--------------|
| F.A | Total Suspended Concrete Slab Areas   | 39,273 | m2   |           |              |
| F.B | <b>SUSPENDED CONCRETE SLAB</b>  |        |      |           |              |
| F.C | <u>Suspended reinforced concrete slab including concrete, form work and reinforcement</u>                     |        |      |           |              |
| F.D | Suspended reinforced concrete slab including concrete, form work and reinforcement to Basement Carpark floors | 16,426 | m2   | \$430     | \$7,054,967  |
| F.E | Suspended reinforced concrete slab including concrete, form work and reinforcement to Tower floors            | 22,847 | m2   | \$480     | \$10,960,848 |
| F.F | Extra over for podium slab  | 6,135  | m2   | \$200     | \$1,227,000  |
| F.G | Extra over for band beam / attached beam  | 39,273 | m2   | \$50      | \$1,963,650  |
| F.H | Allowance for surface finishes  | 39,273 | m2   | \$15      | \$589,095    |
| F.I | Allowance for general construction joints   | 39,273 | m2   | \$35      | \$1,374,555  |
| F.J | <b>GENERAL</b>  |        |      |           |              |
| F.K | General allowance for making good connection / integration with existing structure                            | 1      | Item | \$200,000 | \$200,000    |

## UPPER FLOORS

**\$23,370,115**

# Wollongong Private Hospital EDC

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| Code | Description | Quantity | Unit | Rate | Total |
|------|-------------|----------|------|------|-------|
|------|-------------|----------|------|------|-------|

## G STAIRCASES

|     |   |     |        |         |           |
|-----|---|-----|--------|---------|-----------|
| G.A | <b>INTERNAL</b>   |     |        |         |           |
| G.B | Fire staircases including balustrade, finishes and etc. (per metre rise)        | 135 | m/rise | \$4,500 | \$607,500 |
| G.C | Internal feature stair including balustrade, finishes and etc. (per metre rise) | 5   | m/rise | \$8,000 | \$40,000  |

## STAIRCASES

**\$647,500**

# Wollongong Private Hospital EDC

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| Code          | Description  | Quantity | Unit | Rate      | Total              |
|---------------|--|----------|------|-----------|--------------------|
| <b>H ROOF</b> |  |          |      |           |                    |
| H.A           | <b>REINFORCED CONCRETE ROOF</b>  |          |      |           |                    |
| H.B           | Reinforced concrete roof slab measured in Suspended Slab Section   |          | Note |           |                    |
| H.C           | Waterproofing membrane to external concrete roof / concrete slab   | 2,610    | m2   | \$120     | \$313,200          |
| H.D           | <b>MAIN ROOF LEVEL</b>   |          |      |           |                    |
| H.E           | Allowance for roof structural steel  | 763      | m2   | \$120     | \$91,560           |
| H.F           | Metal roof systems including roof structural steel, metal roof sheeting, insulation, sarking, flashing and fascia                        | 763      | m2   | \$180     | \$137,340          |
| H.G           | <b>ROOF AWNING / CANOPY</b>  |          |      |           |                    |
| H.H           | <u>Allowance for canopy/awning including structural steel, insulation, roof sheeting and all finishes (including soffit lining etc.)</u> |          |      |           |                    |
| H.I           | Canopies - Main Entry  | 1        | Item | \$250,000 | \$250,000          |
| H.J           | <b>ROOF TERRACES</b>   |          |      |           |                    |
| H.K           | Allowance for roof terrace finishes / landscaping across different level as shown on Drawings  | 194      | m2   | \$450     | \$87,300           |
| H.L           | Allowance for ballasted roof system to external roof   | 274      | m2   | \$80      | \$21,920           |
| H.M           | <b>GENERAL</b>   |          |      |           |                    |
| H.N           | Allowance for roof plumbing including roof drainage and downpipes  | 3,373    | m2   | \$30      | \$101,190          |
| <b>ROOF</b>   |  |          |      |           | <b>\$1,002,510</b> |

# Wollongong Private Hospital EDC

DA Estimate\_ Nov 25\_v00



| Code   | Description   | Quantity | Unit | Rate      | Total               |
|--|---|----------|------|-----------|---------------------|
| <b>I FACADE (INCLUDING EXTERNAL WINDOWS &amp; DOORS)</b> |   |          |      |           |                     |
| I.A  | Retaining wall included in Substructure Section   |          | Note |           |                     |
| I.B  | <b>LIGHTWEIGHT FRAMING WALL SYSTEMS</b>   |          |      |           |                     |
| I.C  | <u>Lightweight framing external wall comprising of pre-finished FC cladding fixed to external wall frame and plasterboard on stud frame internal skin including insulation and sarking or similar</u> |          |      |           |                     |
| I.D  | Lightweight framing external wall systems   | 2,700    | m2   | \$970     | \$2,619,000         |
| I.E  | Feature lightweight framing external wall systems shaped  | 726      | m2   | \$1,200   | \$871,200           |
| I.F  | <b>EXTERNAL WINDOWS &amp; GLAZED DOORS</b>  |          |      |           |                     |
| I.G  | Allowance for glazed curtain wall / external glazed (glazed punched window systems) windows   | 7,077    | m2   | \$1,200   | \$8,492,400         |
| I.H  | Allowance for external doors (\$/m2 FECA)   | 35,708   | m2   | \$15      | \$535,620           |
| I.I  | Allowance for automatic sliding door system to Air-Lock   | 1        | Item | \$50,000  | \$50,000            |
| I.J  | <b>LOUVRES</b>  |          |      |           |                     |
| I.K  | <u>Approved louvre screen to Plant Rooms</u>  |          |      |           |                     |
| I.L  | Allowance for metal louvre to Plant Room Level  | 370      | m2   | \$750     | \$277,500           |
| I.M  | <b>EXTERNAL ROLLER SHUTTER DOOR</b>   |          |      |           |                     |
| I.N  | Allowance for roller shutter door to Car Park   | 1        | Item | \$30,000  | \$30,000            |
| I.O  | <b>GENERAL</b>  |          |      |           |                     |
| I.P  | Allowance for sun-shading (\$/m2 FECA)  | 35,708   | m2   | \$20      | \$714,160           |
| I.Q  | Allowance for external glass balustrade with concrete upstand to Balconies  | 61       | ml   | \$1,200   | \$73,200            |
| I.R  | Allowance to make good / integration with existing building cladding  | 1        | Item | \$300,000 | \$300,000           |
| <b>FACADE (INCLUDING EXTERNAL WINDOWS &amp; DOORS)</b>   |   |          |      |           | <b>\$13,963,080</b> |

# Wollongong Private Hospital EDC

DA Estimate\_ Nov 25\_v00



| Code                                  | Description   | Quantity | Unit | Rate    | Total              |
|---------------------------------------|---|----------|------|---------|--------------------|
| <b>J INTERNAL WALLS &amp; SCREENS</b> |   |          |      |         |                    |
| J.A                                   | <b>INTERNAL SKIN TO EXTERNAL WALL</b>   |          |      |         |                    |
| J.B                                   | Internal skin to external wall included in Facade Section   |          | Note |         |                    |
| J.C                                   | <b>REINFORCED CONCRETE WALLS</b>  |          |      |         |                    |
| J.D                                   | <u>Reinforced concrete wall including concrete, formwork and reinforcement</u>  |          |      |         |                    |
| J.E                                   | Allowance for 250mm thick reinforced concrete wall including concrete, formwork and reinforcement to Services Lifts and Visitor Lifts | 6,679    | m2   | \$720   | \$4,810,550        |
| J.F                                   | <u>Reinforced concrete wall including concrete, formwork and reinforcement to Radiation Oncology Room</u>                             |          |      |         |                    |
| J.G                                   | Allowance for 1000mm thick reinforced concrete wall including concrete, formwork and reinforcement                                    | 133      | m2   | \$1,790 | \$238,070          |
| J.H                                   | Allowance for 1300mm thick reinforced concrete wall including concrete, formwork and reinforcement                                    | 190      | m2   | \$2,220 | \$421,705          |
| J.I                                   | Allowance for 2500mm thick reinforced concrete wall including concrete, formwork and reinforcement                                    | 40       | m2   | \$3,930 | \$157,180          |
| <b>J.J INTERNAL PARTITIONS</b>        |   |          |      |         |                    |
| J.K                                   | Allowance for internal partition to designated areas  |          |      |         |                    |
| J.L                                   | Lobby   | 571      | m2   | \$350   | \$199,889          |
| J.M                                   | Amenities   | 460      | m2   | \$200   | \$92,010           |
| J.N                                   | Lifts   | 995      | m2   |         | N/A                |
| J.O                                   | Staircases  | 1,068    | m2   |         | N/A                |
| J.P                                   | Engineering (incl. risers)  | 2,569    | m2   | \$150   | \$385,302          |
| J.Q                                   | Cold Shell  | 19,757   | m2   | \$30    | \$592,719          |
| J.R                                   | Carpark   | 10,288   | m2   | \$70    | \$720,144          |
| <b>INTERNAL WALLS &amp; SCREENS</b>   |   |          |      |         | <b>\$7,617,568</b> |

# Wollongong Private Hospital EDC

DA Estimate\_ Nov 25\_v00



| Code | Description | Quantity | Unit | Rate | Total |
|------|-------------|----------|------|------|-------|
|------|-------------|----------|------|------|-------|

## K DOORS & HARDWARE

|     |  |        |      |      |           |
|-----|--|--------|------|------|-----------|
| K.A | <b>EXTERNAL DOORS</b>                            |        |      |      |           |
| K.B | External glazed door included in Facade Section  |        | Note |      |           |
| K.C | <b>INTERNAL DOORS</b>                            |        |      |      |           |
| K.D | Allowance for internal doors to Designated Areas |        |      |      |           |
| K.E | Lobby  | 571    | m2   | \$80 | \$45,689  |
| K.F | Amenities  | 460    | m2   | \$30 | \$13,802  |
| K.G | Lifts  | 995    | m2   |      | N/A       |
| K.H | Staircases                                       | 1,068  | m2   | \$30 | \$32,048  |
| K.I | Engineering (incl. risers)                       | 2,569  | m2   | \$30 | \$77,060  |
| K.J | Cold Shell                                       | 19,757 | m2   | \$30 | \$592,719 |
| K.K | Carpark  | 10,288 | m2   | \$30 | \$308,633 |

## DOORS & HARDWARE

**\$1,069,951**

# Wollongong Private Hospital EDC

DA Estimate\_ Nov 25\_v00



| Code                    | Description                                      | Quantity | Unit | Rate  | Total                    |
|-------------------------|--|----------|------|-------|--------------------------|
| <b>L FLOOR FINISHES</b> |  |          |      |       |                          |
| L.A                     | <b>EXTERNAL</b>                                  |          |      |       |                          |
| L.B                     | Waterproofing to Balconies / Roof Terrace        |          |      |       | Included in Roof Section |
| L.C                     | Landscaping to L02 Cultural garden               |          |      |       | Included in Landscaping  |
| L.D                     | Landscaping to L07 Sky garden                    |          |      |       | Included in Landscaping  |
| L.E                     | Paver tile on poly pad or similar to L02 balcony | 173      | m2   | \$350 | \$60,491                 |
| L.F                     | <b>INTERNAL</b>                                  |          |      |       |                          |
| L.G                     | Allowance for floor finishes to Designated Areas |          |      |       |                          |
| L.H                     | Lobby  | 571      | m2   | \$350 | \$199,889                |
| L.I                     | Amenities  | 460      | m2   | \$180 | \$82,809                 |
| L.J                     | Lifts  | 995      | m2   |       | N/A                      |
| L.K                     | Staircases                                       | 1,068    | m2   | \$50  | \$53,413                 |
| L.L                     | Engineering (incl. risers)                       | 2,569    | m2   | \$50  | \$128,434                |
| L.M                     | Cold Shell                                       | 19,757   | m2   | \$20  | \$395,146                |
| L.N                     | Carpark  | 10,288   | m2   | \$50  | \$514,389                |
| <b>FLOOR FINISHES</b>   |  |          |      |       | <b>\$1,434,570</b>       |

# Wollongong Private Hospital EDC

DA Estimate\_ Nov 25\_v00



| Code                      | Description  | Quantity | Unit | Rate     | Total     |
|---------------------------|--|----------|------|----------|-----------|
| <b>M CEILING FINISHES</b> |  |          |      |          |           |
| M.A                       | <b>EXTERNAL</b>  |          |      |          |           |
| M.B                       | Allowance for CFC soffit lining to Overcroft / Balcony / Entry areas                     | 580      | m2   | \$300    | \$174,000 |
| M.C                       | Allowance for rigid thermal insulation to underside of Overcroft / Balcony / Entry areas | 580      | m2   | \$60     | \$34,800  |
| M.D                       | Extra over for feature finish to Main entry  | 1        | Item | \$50,000 | \$50,000  |
| M.E                       | <b>INTERNAL</b>  |          |      |          |           |
| M.F                       | Allowance for ceiling finishes to Designated Areas                                       |          |      |          |           |
| M.G                       | Lobby  | 571      | m2   | \$300    | \$171,333 |
| M.H                       | Amenities  | 460      | m2   | \$120    | \$55,206  |
| M.I                       | Lift   | 995      | m2   |          | N/A       |
| M.J                       | Staircase  | 1,068    | m2   | \$25     | \$26,707  |
| M.K                       | Engineering (incl. risers)   | 2,569    | m2   | \$30     | \$77,060  |
| M.L                       | Cold Shell   | 19,757   | m2   | \$15     | \$296,360 |
| M.M                       | Carpark  | 10,288   | m2   | \$15     | \$154,317 |

**CEILING FINISHES**

**\$1,039,782**

# Wollongong Private Hospital EDC

DA Estimate\_ Nov 25\_v00



| Code | Description | Quantity | Unit | Rate | Total |
|------|-------------|----------|------|------|-------|
|------|-------------|----------|------|------|-------|

**N WALL FINISHES**

|     |   |        |    |       |           |
|-----|---|--------|----|-------|-----------|
| N.A | <b>INTERNAL</b>                                 |        |    |       |           |
| N.B | Allowance for wall finishes to Designated Areas |        |    |       |           |
| N.C | Lobby   | 571    | m2 | \$200 | \$114,222 |
| N.D | Amenities                                       | 460    | m2 | \$120 | \$55,206  |
| N.E | Lift  | 995    | m2 |       | N/A       |
| N.F | Staircase                                       | 1,068  | m2 | \$25  | \$26,707  |
| N.G | Engineering (incl. risers)                      | 2,569  | m2 | \$30  | \$77,060  |
| N.H | Cold Shell                                      | 19,757 | m2 | \$15  | \$296,360 |
| N.I | Carpark   | 10,288 | m2 | \$30  | \$308,633 |

**WALL FINISHES**

**\$878,188**

# Wollongong Private Hospital EDC

DA Estimate\_ Nov 25\_v00



| Code | Description | Quantity | Unit | Rate | Total |
|------|-------------|----------|------|------|-------|
|------|-------------|----------|------|------|-------|

**O FITMENTS**

|     |  |        |    |       |           |
|-----|--|--------|----|-------|-----------|
| O.A | <b>FITMENTS</b>                            |        |    |       |           |
| O.B | Allowance for fitments to Designated Areas |        |    |       |           |
| O.C | Lobby                                      | 571    | m2 | \$300 | \$171,333 |
| O.D | Amenities                                  | 460    | m2 | \$250 | \$115,013 |
| O.E | Lift                                       | 995    | m2 |       | INCL      |
| O.F | Staircase                                  | 1,068  | m2 | \$25  | \$26,707  |
| O.G | Engineering (incl. risers)                 | 2,569  | m2 | \$25  | \$64,217  |
| O.H | Cold Shell                                 | 19,757 | m2 |       | N/A       |
| O.I | Carpark                                    | 10,288 | m2 | \$50  | \$514,389 |

**FITMENTS**

**\$891,658**

# Wollongong Private Hospital EDC

DA Estimate\_ Nov 25\_v00



| Code | Description | Quantity | Unit | Rate | Total |
|------|-------------|----------|------|------|-------|
|------|-------------|----------|------|------|-------|

**Q HYDRAULIC SERVICES**

|            |  |        |      |           |             |
|------------|--|--------|------|-----------|-------------|
| Q.A        | <b>HYDRAULIC SERVICES</b>                    |        |      |           |             |
| Q.B        | <u>In-Building hydraulic services</u>        |        |      |           |             |
| Q.C        | Hydraulic services to cold shell             | 35,708 | m2   | \$100     | \$3,570,800 |
| Q.D        | Hydraulic services fit-out to amenities area | 460    | m2   | \$400     | \$184,020   |
| <b>Q.E</b> | <u>Other</u>                                 |        |      |           |             |
| Q.F        | Allowance for grease arrestor                | 1      | Item | \$50,000  | \$50,000    |
| Q.G        | <b>BWIC</b>                                  |        |      |           |             |
| Q.H        | Allowance for BWIC (5%)                      | 1      | Item | \$190,241 | \$190,241   |

**HYDRAULIC SERVICES**

**\$3,995,061**

# Wollongong Private Hospital EDC

DA Estimate\_ Nov 25\_v00



| Code | Description | Quantity | Unit | Rate | Total |
|------|-------------|----------|------|------|-------|
|------|-------------|----------|------|------|-------|

**R MECHANICAL SERVICES**

|            |   |        |      |             |             |
|------------|---|--------|------|-------------|-------------|
| <b>R.A</b> | <b>MECHANICAL SERVICES</b>  |        |      |             |             |
| R.B        | <u>In-Building mechanical services</u>  |        |      |             |             |
| R.C        | Mechanical services to Cold Shell   | 35,708 | m2   | \$50        | \$1,785,400 |
| R.D        | Mechanical fit-out services to lobby, amenities, and engineering                              | 3,600  | m2   | \$150       | \$540,000   |
| R.E        | Mechanical fit-out services to carpark  | 10,288 | m2   | \$80        | \$823,022   |
| R.F        | <u>In-Building mechanical infrastructure services</u>   |        |      |             |             |
| R.G        | Allowance for Mechanical Infrastructure Services (Chilled Cold Water, Hot Water Heating, etc) | 1      | Item | \$3,000,000 | \$3,000,000 |
| R.H        | <b>BWIC</b>   |        |      |             |             |
| R.I        | BWIC - 5%   | 1      | Item | \$307,421   | \$307,421   |

**MECHANICAL SERVICES**

**\$6,455,843**

# Wollongong Private Hospital EDC

DA Estimate\_ Nov 25\_v00



| Code                              | Description  | Quantity | Unit | Rate      | Total              |
|-----------------------------------|--|----------|------|-----------|--------------------|
| <b>S FIRE PROTECTION SERVICES</b> |  |          |      |           |                    |
| <b>S.A</b>                        | <b>FIRE PROTECTION SERVICES</b>  |          |      |           |                    |
| S.B                               | <u>In-Building fire protection services</u>  |          |      |           |                    |
| S.C                               | Fire protection - smoke detection and sprinklers (dry and wet)   | 35,708   | m2   | \$150     | \$5,356,200        |
| S.D                               | FIP, smoke/thermal detection devices and etc.  |          | Note |           | INCL               |
| S.E                               | Fire sprinklers  |          | Note |           | INCL               |
| S.F                               | <u>Infrastructure fire protection services</u>   |          |      |           |                    |
| S.G                               | Allowance for fire infrastructure including:<br>- Booster Assembly<br>- Diesel Fire Pumps<br>- Sprinkler valve sets Serving New Build<br>- New Fire Panels Serving New Build | 1        | Item | \$100,000 | \$100,000          |
| S.H                               | Allowance for external fire hydrant including modification of existing where required  | 1        | Item | \$20,000  | \$20,000           |
| S.I                               | <b>BWIC</b>  |          |      |           |                    |
| S.J                               | BWIC - 5%  | 1        | Item | \$273,810 | \$273,810          |
| <b>FIRE PROTECTION SERVICES</b>   |  |          |      |           | <b>\$5,750,010</b> |

# Wollongong Private Hospital EDC

DA Estimate\_ Nov 25\_v00



| Code | Description | Quantity | Unit | Rate | Total |
|------|-------------|----------|------|------|-------|
|------|-------------|----------|------|------|-------|

## T ELECTRICAL, COMMUNICATION & SECURITY SERVICES

|  |  |        |      |           |                            |
|--|--|--------|------|-----------|----------------------------|
| <b>T.A</b>   | <b>ELECTRICAL SERVICES</b>   |        |      |           |                            |
| T.B  | <u>In-Building electrical services</u>   |        |      |           |                            |
| T.C  | Electrical services to Cold Shell  | 35,708 | m2   | \$150     | \$5,356,200                |
| T.D  | Electrical services fit-out to lobby and amenities   | 1,032  | m2   | \$300     | \$309,600                  |
| T.E  | Electrical services fit-out to stairs, engineering and carpark   | 13,925 | m2   | \$100     | \$1,392,500                |
| T.F  | <u>In-Building electrical infrastructure services</u>  |        |      |           |                            |
| T.G  | Allowance for in-building infrastructure services including<br>- New MDB, Medical & ICT UPS, EDBs, Campus & Floor Distributors and Security Equipment<br>- Internal Elec & Comms Cable Tray reticulation and PV system on Roof | 1      | Item | \$800,000 | \$800,000                  |
| T.H  | Allowance for generator  | 1      | Item | \$300,000 | \$300,000                  |
| T.I  | <u>Other</u>   |        |      |           |                            |
| T.J  | External Lighting  |        | Item |           | Included in External Works |
| T.K  | Allowance for solar panel systems  |        | Item |           | Excluded                   |
| T.L  | <b>BWIC</b>  |        |      |           |                            |
| T.M  | BWIC - 5%  | 1      | Item | \$407,915 | \$407,915                  |
| <b>ELECTRICAL, COMMUNICATION &amp; SECURITY SERVICES</b> |  |        |      |           | <b>\$8,566,215</b>         |

# Wollongong Private Hospital EDC

DA Estimate\_ Nov 25\_v00



| Code | Description | Quantity | Unit | Rate | Total |
|------|-------------|----------|------|------|-------|
|------|-------------|----------|------|------|-------|

**U TRANSPORTATION SERVICES**

|     |                                       |   |      |           |             |
|-----|---------------------------------------|---|------|-----------|-------------|
| U.A | <b>LIFTS</b>                          |   |      |           |             |
| U.B | Allowance for lifts                   |   |      |           |             |
| U.C | - Passenger / Public / Clinical Lifts | 6 | No   | \$400,000 | \$2,400,000 |
| U.D | <b>BWIC</b>                           |   |      |           |             |
| U.E | Allowance for BWIC                    | 1 | Item | \$120,000 | \$120,000   |

**TRANSPORTATION SERVICES**

**\$2,520,000**

# Wollongong Private Hospital EDC

DA Estimate\_ Nov 25\_v00



| Code | Description | Quantity | Unit | Rate | Total |
|------|-------------|----------|------|------|-------|
|------|-------------|----------|------|------|-------|

**Y DEMOLITION**

|     |   |       |      |          |           |
|-----|---|-------|------|----------|-----------|
| Y.A | <b>EXISTING BUILDING DEMOLITION</b>   |       |      |          |           |
| Y.B | Allowance for demolition of existing buildings                                    | 1,336 | m2   | \$150    | \$200,400 |
| Y.C | Allowance for asbestos material removal   | 1     | Item | \$50,000 | \$50,000  |
| Y.D | Allowance to remove and dispose hardstand areas and misc walls etc                | 1     | Item | \$30,000 | \$30,000  |
| Y.E | Allowance for demolition of existing basement wall for connection to new building | 1     | Item | \$50,000 | \$50,000  |
| Y.F | <b>GENERAL</b>  |       |      |          |           |
| Y.G | Allowance for removal of existing trees   | 1     | Item | \$20,000 | \$20,000  |

**DEMOLITION**

**\$350,400**

# Wollongong Private Hospital EDC

DA Estimate\_ Nov 25\_v00



| Code                    | Description  | Quantity | Unit | Rate      | Total              |
|-------------------------|--|----------|------|-----------|--------------------|
| <b>Z EXTERNAL WORKS</b> |  |          |      |           |                    |
| Z.A                     | <b>RETAINING WALL</b>  |          |      |           |                    |
| Z.B                     | Allowance for retaining wall including footing / foundation - approx. 1500mm high                  | 55       | ml   | \$2,230   | \$122,650          |
| Z.C                     | Allowance for retaining wall including footing / foundation - approx. 2800mm high                  | 80       | ml   | \$3,460   | \$276,800          |
| Z.D                     | Allowance for boundary walls & fences  | 1        | Item | \$30,000  | \$30,000           |
| Z.E                     | <b>ASPHALT ROAD PAVEMENT</b>   |          |      |           |                    |
| Z.F                     | Allowance for new roads, including kerbs, guttering, and line marking                              | 2,601    | m2   | \$350     | \$910,350          |
| Z.G                     | Extra over for structural / suspended / concrete road  | 2,363    | m2   | \$300     | \$708,900          |
| Z.H                     | Extra over for turntable system to Loading dock  | 1        | Item | \$60,000  | \$60,000           |
| Z.I                     | Allowance for making good connection to existing road  | 1        | Item | \$30,000  | \$30,000           |
| Z.J                     | <b>CONCRETE FOOTPATH PAVEMENT</b>  |          |      |           |                    |
| Z.K                     | Allowance for concrete footpath pavement   | 941      | m2   | \$300     | \$282,300          |
| Z.L                     | Extra over for colour concrete footpath as specified   | 172      | m2   | \$50      | \$8,600            |
| Z.M                     | <b>EXTERNAL STORMWATER SERVICES</b>  |          |      |           |                    |
| Z.N                     | Allowance for storm water pipelines, pits, etc.  | 1        | Item | \$400,000 | \$400,000          |
| Z.O                     | Allowance for making good connection to existing storm water systems                               | 1        | Item | \$50,000  | \$50,000           |
| Z.P                     | Allowance for work to existing drainage pits including modification and making good where required | 1        | Item | \$30,000  | \$30,000           |
| Z.Q                     | <u>Others</u>  |          |      |           |                    |
| Z.R                     | Allowance for 2 x OSD Tanks at Basement 2  | 1        | Item | \$200,000 | \$200,000          |
| Z.S                     | <b>EXTERNAL ELECTRICAL SERVICES</b>  |          |      |           |                    |
| Z.T                     | Allowance for external lighting  | 1        | Item | \$100,000 | \$100,000          |
| Z.U                     | <b>GENERAL</b>   |          |      |           |                    |
| Z.V                     | Allowance for way-finding signage  | 1        | Item | \$50,000  | \$50,000           |
| <b>EXTERNAL WORKS</b>   |  |          |      |           | <b>\$3,259,600</b> |

# Wollongong Private Hospital EDC

DA Estimate\_ Nov 25\_v00



| Code                                     | Description   | Quantity | Unit | Rate     | Total                      |
|--|---|----------|------|----------|----------------------------|
| <b>AA LANDSCAPING &amp; IMPROVEMENTS</b> |   |          |      |          |                            |
| <b>AA.A</b>                              | <b>HARD LANDSCAPING</b>   |          |      |          |                            |
| AA.B                                     | <u>Concrete Paving</u>  |          |      |          |                            |
| AA.C                                     | Allowance for coloured concrete slab on ground including excavation, concrete, formwork and reinforcement                                     |          |      |          | Included in External Works |
| AA.D                                     | Extra over for colour concrete paving   |          |      |          | Included in External Works |
| <u>AA.E</u>                              | <u>Courtyards</u>   |          |      |          |                            |
| AA.F                                     | Landscaping to L02 Cultural garden  | 441      | m2   | \$750    | \$330,503                  |
| AA.G                                     | Landscaping to L07 Sky garden   | 449      | m2   | \$900    | \$404,055                  |
| AA.H                                     | Allowance for street furniture to Courtyard   | 1        | Item | \$30,000 | \$30,000                   |
| <b>AA.I</b>                              | <b>SOFT LANDSCAPING</b>   |          |      |          |                            |
| AA.J                                     | Allowance for Softscape - Mass Planting   | 1,080    | m2   | \$250    | \$270,000                  |
| AA.K                                     | Allowance for Softscape - Planting Trees  | 31       | No   | \$5,000  | \$155,000                  |
| <b>AA.L</b>                              | <b>GENERAL</b>  |          |      |          |                            |
| AA.M                                     | Allowance for work to existing Garden - assume minimum work required  | 1        | Item | \$30,000 | \$30,000                   |
| AA.N                                     | Allowance for way finding signage   | 1        | Item | \$20,000 | \$20,000                   |
| AA.O                                     | Allowance for irrigation system, including irrigation conduits, geotextile filter fabric, controllers/timers, joints, fixings and accessories | 1        | Item | \$30,000 | \$30,000                   |
| <b>LANDSCAPING &amp; IMPROVEMENTS</b>    |   |          |      |          | <b>\$1,269,558</b>         |