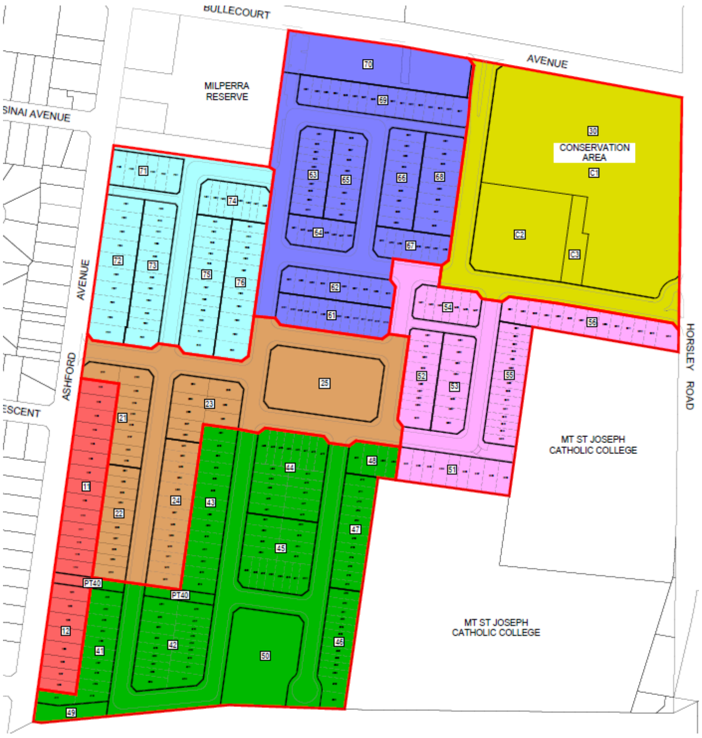
SUBDIVISION OF WSU MILPERRA
2 & 2A BULLECOURT AVENUE, MILPERRA

EDC Estimate – 24th November 2025



PREPARED FOR: DEPARTMENT OF PLANNING, HOUSING AND INFRASTRUCTURE

C/- BEVERIDGE WILLIAMS ON BEHALF OF MIRVAC RESIDENTIAL (NSW)

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1. INTRODUCTION

This Quantity Surveying Estimated Development Cost (EDC) Report is submitted to the Department of Planning, Housing and Infrastructure (the Department) on behalf of Mirvac Residential (NSW) Pty Ltd (the Applicant) in support of a State Significant Development Application (SSDA) for a staged residential development at 2 and 2A Bullecourt Avenue (the site).

2. RELEVANT SEARS

This Quantity Surveying EDC Report has been prepared in accordance with the following relevant Secretary's Environmental Assessment Requirements (SEARs) documents:

- Environmental Planning and Assessment Regulation 2021 (EP&A Regulation);
- Planning Circular PS 24-002 titled "Changes to how development costs are calculated for planning purposes" issued by the NSW Government dated 27 February 2024;
- AIQS practice standard for calculating the EDC for State Significant Development Application (SSDA) projects in NSW.

3. THE SITE

The site is currently owned by Western Sydney University and is located within the Canterbury Bankstown LGA at 2 and 2A Bullecourt Avenue, Milperra, being legally described as Lot 2 in DP1291984 and Lot 1 in DP101147 (refer diagram below).

The total site has an area of approximately 19.64ha and is the subject of numerous easements affecting the site, including two easements to drain water, easements for electricity and other purposes, and a right of carriageway.

THE SITE   NOT TO SCALE N

Since the demolition of the previous buildings on the site, the site currently comprises:

- Existing at-grade car park (within Zone 4) repurposed as parking and hardstand area for the temporary sales office.
- Existing at-grade car park for the Childcare Centre (generally within the location of the future Road 2B).
- At-grade roads off Bullecourt Avenue.
- A large oval to the south.
- The Western Sydney University Early Learning Centre (Child-care centre).
- Vegetation of varying significance, including Cumberland Plain Woodland.

The site is bound by the M5 Motorway to the south, Ashford Avenue / existing residential dwellings to the west, Bullecourt Avenue / existing industrial development to the north, and Horsley Road / existing industrial development to the east. Adjoining the site along the southeastern boundary is Mount St Joseph Catholic College.

A substantial number of bus stops are located along Bullecourt Avenue and Horsley Road, servicing routes that connect passengers both within and beyond the LGA, including direct links to Bankstown Central (approximately 8.5km drive from the site), Westfield Burwood, and Westfield Miranda. While the nearest train line is the T8, accessible via East Hills, Panania, and Revesby stations, the T6 line at Bankstown Station can also be reached via bus services operating near the site.

4. THE PROPOSED DEVELOPMENT

The project will be delivered in stages and across two separate SSDA Projects, and comprises the construction of construction of up to 430 dwellings including houses, dual occupancies and attached dwellings, three (3) public parks, new roads and shared paths, civil infrastructure, a car park, and the management of conservation land.

Specifically, across the two SSDAs, consent is sought for:

- Tree removal
- Site remediation (excluding works carried out as category 2 remediation works)
- Construction of bulk earthworks, public roads and landscaping, and services
- Augmentation of existing services and road infrastructure
- Construction of three (3) public parks
- Construction of up to 430 dwellings including houses, dual occupancies and attached dwellings
- Construction of a carpark to service the existing childcare centre and E1 Local Centre zoned land
- Subdivision resulting in 430 residential lots, infrastructure lots, and the creation of a community title lot for land zoned C2 Environmental Conservation and E1 Local Centre
- Conservation works including the management of >2Ha Cumberland Plain Woodland Species.

This SSDA comprises of all Civil works across the entirety of the site as well as the construction of all 62 dwellings in Stages 1 and 2 only, which are as follows:

- Stage 1 – Commencement of site-wide tree removal and land remediation, creation of two (2) super lots and total of 22 residential lots, and construction of 22 dwellings fronting Ashford Avenue. This will be the first stage to be delivered and will connect into the existing infrastructure that located within Ashford Avenue.
- Stage 2 – Creation of four (4) super lots, a new lot (Lot 25) across the RE1 Public Recreation zoned land, and 40 residential lots. This stage also involves the construction of 40 dwellings within Stage 2, and the construction of new roads and the new public park referred to in the Civil Plans as the 'Central Park'.
- Stage 3a – Creation of a new super lot, and the construction of perimeter roads surrounding the existing childcare centre, construction of a new car park to service the childcare centre and C2 Environmental Conservation zoned land. It is proposed all associated civil works required to enable the operation of the existing childcare centre will be delivered under this stage. The new traffic intersections at both Bullecourt Avenue and Horsley Road will be constructed.
- Stage 3b – Creation of three (3) lots to be delivered under a Community Title Scheme for the E1 Local Centre zoned land.
- Stage 4 – Creation of eight (8) super lots, a new lot (Lot 50) across the RE1 Public Recreation zoned land, and a new lot (Lot 49) across the SP2 Infrastructure zoned land. This stage also involves the construction of new roads, the stormwater infrastructure Basin 1 and Basin 2, and the new public park referred to in the Civil Plans as the 'Southern Park', all to be dedicated to Council.
- Stage 5 – Creation of six (6) super lots and construction of new roads and civil works.
- Stage 6 – Creation of nine (9) super lots and a new lot (70) across the RE1 Public Recreation zoned land. This stage also involves the construction of new roads and civil works, and the new public park referred to in the Civil Plans as the 'Northern Park', all to be dedicated to Council.
- Stage 7 – Creation of six (6) super lots and construction of road and civil works.

The second SSDA will seek consent for all outstanding works in stages 3 to 7, which are as follows:

- Stage 3 – Construction of the Childcare Alterations and Additions and Construction of a permanent structure for Commercial use.
- Stage 4, 5, 6 & 7 – Creation of the subsequent subdivision into residential lots and construction of dwellings.

The Estimated Development Cost of the proposed development has been prepared based on the latest Master Staging Plan, Revision O, prepared by Beveridge Williams, which identifies a total provision of approximately 385 dwellings. This indicative layout plan is based on the Structure Plan (Figure 2: Concept Plan) of the Canterbury-Bankstown Development Control Plan 2023, Chapter 11.13.

As detailed design for the internal dwellings are still underway, the exact dwelling yield for SSDA 2 is not yet confirmed. The proponent is refining the design in the lead up to SSDA lodgement 2 to deliver a mix of typologies and a dwelling count consistent with the Housing Delivery Authority

Expression of Interest. Notwithstanding, updated documentation will be completed at SSDA lodgement 2 using the final dwelling yield.

5. ESTIMATE SUMMARY

The estimate is accurate and covers the full range of work included in the development application for the residential subdivision. Based on current market rates and the documentation provided, the estimated cost for Stages 1 through to 7 inclusive of the subdivision is $71,115,310.00 inclusive of preliminaries, long service levy, professional fees, contingency, escalation and GST ($78,226,841.00 inclusive of $7,111,531.00 GST).

We confirm this estimate of $71,115,310.00 is above the minimum HDA threshold of $60,000,000.

Refer to Attachment 1 for full details of our EDC estimate.

DESCRIPTION	COST
Subdivision Works	
Civil Works Stage 1	$6,225,317.00
Civil Works Stage 2	$3,727,874.00
Civil Works Stage 3	$2,418,543.00
Civil Works Stage 4	$6,717,315.00
Civil Works Stage 5	$2,852,505.00
Civil Works Stage 6	$4,745,943.00
Civil Works Stage 7	$2,587,912.00
Cost per m^2	$164.56
Cost per Lot	$78,486.35
Parks	
Central Park - Stage 2	$2,723,607.00
Southern Park - Stage 4	$2,526,940.00
Northern Park - Stage 6	$602,250.00
Dwellings	
Stage 1 (22no.)	$13,210,427.00
Stage 2 (40no.)	$22,776,677.00
Cost per m^2	$2,607.01
Cost per Dwelling	$580,437.16
CONSTRUCTION COST	**$71,115,310.00**

6. VPA EMBELLISHMENT ESTIMATE

The following table indicates the capital cost of VPA construction items included in this EDC estimate compared to the VPA table. The costs are inclusive of professional fees, LSL, Contingency and escalation.

VPA Item No.	Embellishment Description	Total EDC Cost	VPA Total Cost
4	Open Space Embellishment	$5,852,797.00	$1,542,495.00
5	Collector Roads	$2,177,521.00	$1,963,100.00
6	Shared Cycleway	$245,468.50	$235,350.00
10	SP2 Infrastructure Drainage	$380,338.25	$154,000.00
11	Local Roads - Footpaths	$102,173.00	$94,140.00
12	Undergrounding of Powerlines	$597,655.00	$597,655.00
14	Cycleway	$65,928.00	$59,400.00
	CONSTRUCTION COST	**$9,421,880.75**	**$4,646,140.00**

7. PURPOSE OF REPORT

This EDC quantity surveying report has been prepared for the Department for Mirvac Property Group to assist in the lodgement of their development application. We have been engaged by Beveridge Williams on behalf of Mirvac Property Group to prepare the Quantity Surveying EDC Cost Report to assist in the development application.

The EDC of a proposed development is defined as the estimated cost of carrying out the development. This includes costs related to the design and erection of a building and associated infrastructure, the execution of work, and the demolition of a building or work, including both fixed or mobile plant and equipment. However, the EDC explicitly excludes certain costs such as amounts payable under conditions imposed under the EP&A Act, Division 7.1 or 7.2 or a planning agreement, costs relating to separate parts of the development that require their own consent or approval, land costs (including marketing and selling expenses), ongoing maintenance or use costs of the development, and the Goods and Services Tax (GST).

We confirm the accuracy of the attached estimate is in accordance with the provided documents, covering all stages and activities related to the identified development as of the date of this report. Current market rates based on competitive tenders have been used as a basis for pricing the estimate.

The estimate has been taken off drawings in detail and prepared in a manner that is typical for civil infrastructure projects of this nature.

This report has further been prepared in accordance with:

- legislative and regulatory requirements of the consent authority for calculating the EDC (EP&A Act, EP&A reg, SEPPs, the Planning Circular and SEARs);
- the AIQS practice standard for calculating the EDC for State significant projects in NSW.

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.

8. LIMITATIONS OF THE EDC

We confirm the accuracy of the attached estimate in alignment with the provided documents, covering all stages and activities related to the identified development as of the date of this report.

We note that the above estimate is considered preliminary only and we recommend a full detailed assessment be carried out as the design documentation progresses.

This estimate has been prepared for the purposes of a planning submission. The use of this report for sales or marketing purposes is strictly prohibited.

9. STATUS OF QUANTITY SURVEYOR

This EDC Report was prepared by Quantity Surveyors at TCubed Consulting and peer reviewed by Matthew Kritzler (MAIQS, CQS), Director.

All drawings that are subject of the application for development consent, complying development or construction certificate have been inspected and used where applicable in the preparation of this report and estimate.

This report has been prepared in accordance with:

- Legislative and regulatory requirements of the consent authority for calculating the EDC (EP&A Act, EP&A reg, SEPPs, and the Planning Circular);
- The AIQS practice standard for calculating the EDC for projects in NSW.

Measured Gross Floor Area (GFA) in accordance with the Method of Measurement Building Area in the AIQS Cost Management Manual Volume, Appendix A2.

10. DOCUMENTATION

The following information has been used in the preparation of this EDC estimate:

- Beveridge Williams Master Staging Plan Revision O dated 30 July 2025;
- Beveridge Williams Revision A drawings 2301879320-001 to 9, 30 to 36, 45, 50 to 61, 70 to 74, 101 to 106, 200 to 243, 250 to 255, 300 to 303, 400 to 405, 500 to 511, 550, 600 to 606, 700 to 708, 800 to 811 and 820.
- EGA Detailed Site Investigation, Phase 2 Assessment, dated 7 August 2025;
- EGA Remedial Action Plan dated 8 August 2025;
- Urbis WSU Milperra Landscape Masterplan Development Application Report dated 19 August 2025;
- Kinlea – Milperra Stage 1 – Site 1.1, Lots: 1101-1114: Architectural drawings Revision B; DA000, 1 to 3, 50, 100 to 102, 140, 141, 142, 210 to 213, 220 to 223, 230 to 232, 300 to 313, 320,321, 400, 401, 402, 410 to 414, 420 to 422, and 800;
- Kinlea – Milperra Stage 1 – Site 1.2, Lots: 1201-1208: Architectural drawings Revision B; DA000, 1, 2, 50, 100, 101, 140, 141, 210, 211, 220, 221, 230, 231, 300 to 307, 320, 321, 400, 401, 410, 411, 420, 421 and 800;
- Kinlea – Milperra Stage 2 – Site 2.1, Lots: 2101-2109: Architectural drawings Revision B: DA000, 1, 50, 100 to 102, 140 to 142, 210 to 212, 220 to 222, 230 to 232, 300 to 308, 320, 321, 400 to 402, 410 to 412, 420 and 421;

- Kinlea – Milperra Stage 2 – Site 2.2, Lots: 2201-22210: Architectural drawings Revision B: DA000, 1, 50, 100, 101, 140, 141, 210, 211, 220, 221, 230, 231, 300 to 309, 320, 321, 400, 401, 410, 411, 420 and 421;
- Kinlea – Milperra Stage 2 – Site 2.3, Lots: 2301-2308: Architectural drawings Revision B: DA000, 1, 50, 100, 101, 140, 141, 200, 211, 220, 221, 230, 231, 300 to 307, 320, 321, 400, 401, 410, 411, 420 and 421;
- Kinlea – Milperra Stage 2 – Site 2.4, Lots 2401-2413: Architectural drawings Revision A: DA001, 2, 51, 101 to 103, 141 to 143, 201, 212, 213, 221 to 223, 233, 301 to 313, 321, 322, 401, 402, 411 to 413, 421 and 422.

11. SCOPE OF THE EDC ESTIMATE CALCULATION INCLUDING CLARIFICATIONS / ALLOWANCES

This EDC Report represents the cost estimation of the proposed Stages 1 through to 7 inclusive, residential subdivision of WSU Milperra at 2 and 2A Bullecourt Avenue, Milperra and has been prepared to inform the Department of the EDC of the proposed development cost.

Work completed under earlier develop approvals are as follows and are excluded from this report:

- The demolition of on-site structures as part of the redevelopment of site was completed across 2024 and 2025;
- Non-friable asbestos impacted soils encountered within AEC05 was completed across 2024 and 2025;
- Non-friable asbestos impacted soils associated with AEC02 were partially excavated during construction of a sediment basin in the south of site.

The estimate is also based on a reasonable construction period and standard working hours, with no allowances made for acceleration costs, overtime and the like.

This estimate is based on a tendered lump sum type design and construct contract / procurement system with select, competitive tenders and single stage construction.

In preparing our estimate we have made the following assumptions in regard to the civil works:

- Topsoil will be reused on site;
- Cut and fill quantities provided by Beveridge Williams;
- Standard depth for drainage trench excavation;
- Road pavement composition;
- Requirements for sewer, potable water, telecommunications and electrical services;
- Driveways to be constructed during construction of dwellings, so they are not damaged prior;

- Preliminaries are calculated at 8% of the construction cost for civil works and 12% of the construction cost for landscaping works;
- Long service levy at 0.25%;
- Professional fees and design calculated at 8% of the total construction cost for civil and landscaping and 5% for dwellings;
- Contingency at 5%;
- Escalation at 3% and calculated to the construction commencement date for each corresponding stage;
- In accordance with our understanding statutory fees and charges and finance and related fees and charges are excluded from EDC estimated cost.

In preparing our estimate we have made the following assumptions regarding dwelling construction:

FOUNDATIONS:	Reinforced concrete slab on ground with a combination of strip and pad footings.
STRUCTURE:	Timber framed walls and upper floors supported by loadbearing walls. Timber truss roof.
ENVELOPE:	Combination of light weight external cladding system and selected face-brick with aluminium framed windows and doors.
INTERNAL WALLS:	Combination of structural and lightweight stud framed walls with plasterboard linings.
CEILINGS:	Plasterboard lining generally throughout with moisture resistant ceiling to wet areas.
FINISHES:	Selected flooring generally throughout with carpet to bedrooms. Tiling to wet area floors and walls. Overall medium standard finish.
SERVICES:	Hydraulic services including water, plumbing and drainage. Electric light and power, smoke detection throughout. Ventilation to wet areas and kitchen and air conditioning included.

EXTERNAL WORKS:	New driveways, crossover and external paving pathways. External and lot boundary fencing. Retaining walls. Landscaping to nominated areas.

12.QUALIFICATIONS

We confirm the accuracy of the attached estimate in alignment with the provided documents, covering all stages and activities related to the identified development as of the date of this report.

We note that the above estimate is considered preliminary only and we recommend a full detailed assessment be carried out as the design documentation progresses. This estimate has been prepared for the purposes of a SSDA submission to the Department. The use of this report for sales or marketing purposes is strictly prohibited.

Yours Sincerely

TCUBED CONSULTING

Matthew Kritzler

Director (MAIQS, CQS)

WSU Milperra - Summary

Cost Estimate - November 2025

DESCRIPTION	Cost
Subdivision Works	
Civil Works Stage 1	$ 6,225,317.00
Civil Works Stage 2	$ 3,727,874.00
Civil Works Stage 3	$ 2,418,543.00
Civil Works Stage 4	$ 6,717,315.00
Civil Works Stage 5	$ 2,852,505.00
Civil Works Stage 6	$ 4,745,943.00
Civil Works Stage 7	$ 2,587,912.00
Cost per m^2	$ 164.56
Cost per Lot	$ 78,486.35
Parks	
Central Park - Stage 2	$ 2,723,607.00
Southern Park - Stage 4	$ 2,526,940.00
Northern Park - Stage 6	$ 602,250.00
Dwellings	$ -
Stage 1 (22no.)	$ 13,210,427.00
Stage 2 (40no.)	$ 22,776,677.00
Cost per m^2	$ 2,607.01
Cost per Dwelling	$ 580,437.16
CONSTRUCTION COST	**$ 71,115,310.00**

TCubed Consulting

WSU Milperra - Main Breakdown of EDC Costs
Cost Estimate -November 2025

DESCRIPTION	Construction Cost	Professional Fees		Long Service Levy		Contingency		Escalation			Total Cost
Subdivision Works								Start	3% p.a.		
Civil Works Stage 1	$ 5,343,433.00	8.0%	$ 427,475.00	0.25%	$ 13,359.00	5.0%	$ 289,213.00	Sep-26	2.5%	$ 151,837.00	$ 6,225,317.00
Civil Works Stage 2	$ 3,199,781.00	8.0%	$ 255,982.00	0.25%	$ 7,999.00	5.0%	$ 173,188.00	Sep-26	2.5%	$ 90,924.00	$ 3,727,874.00
Civil Works Stage 3	$ 2,049,931.00	8.0%	$ 163,994.00	0.25%	$ 5,125.00	5.0%	$ 110,953.00	Feb-27	3.8%	$ 88,540.00	$ 2,418,543.00
Civil Works Stage 4	$ 5,693,524.00	8.0%	$ 455,482.00	0.25%	$ 14,234.00	5.0%	$ 308,162.00	Feb-27	3.8%	$ 245,913.00	$ 6,717,315.00
Civil Works Stage 5	$ 2,356,457.00	8.0%	$ 188,517.00	0.25%	$ 5,891.00	5.0%	$ 127,543.00	Jan-28	6.5%	$ 174,097.00	$ 2,852,505.00
Civil Works Stage 6	$ 3,895,028.00	8.0%	$ 311,602.00	0.25%	$ 9,738.00	5.0%	$ 210,818.00	Apr-28	7.2%	$ 318,757.00	$ 4,745,943.00
Civil Works Stage 7	$ 2,088,843.00	8.0%	$ 167,107.00	0.25%	$ 5,222.00	5.0%	$ 113,059.00	Nov-28	9.0%	$ 213,681.00	$ 2,587,912.00
Cost per m^2	$ 138		$ 11		$ 0		$ 7			$ 7	$ 165
Cost per Lot	$ 66,024		$ 5,282		$ 165		$ 3,574			$ 3,442	$ 78,486
Parks											
Central Park - Stage 2	$ 2,299,638.00	8.0%	$ 183,971.00	0.25%	$ 5,749.00	5.0%	$ 124,468.00	Apr-27	4.2%	$ 109,781.00	$ 2,723,607.00
Southern Park - Stage 4	$ 2,123,396.00	8.0%	$ 169,872.00	0.25%	$ 5,308.00	5.0%	$ 114,929.00	Jun-27	4.7%	$ 113,435.00	$ 2,526,940.00
Northern Park - Stage 6	$ 490,609.00	8.0%	$ 39,249.00	0.25%	$ 1,227.00	5.0%	$ 26,554.00	Jul-28	8.0%	$ 44,611.00	$ 602,250.00
Dwellings											
Stage 1 (22no.)	$ 11,662,229.00	5.0%	$ 583,111.00	0.25%	$ 29,156.00	5.0%	$ 613,725.00	Sep-26	2.5%	$ 322,206.00	$ 13,210,427.00
Stage 2 (40no.)	$ 19,684,857.00	5.0%	$ 984,243.00	0.25%	$ 49,212.00	5.0%	$ 1,035,916.00	Jun-27	4.7%	$ 1,022,449.00	$ 22,776,677.00
Cost per m^2	$ 2,270.87	5.0%	$ 113.54	0.25%	$ 5.68	5.0%	$ 119.50			$ 97.41	$ 2,607
Cost per Dwelling	$ 505,598.16	5.0%	$ 25,279.90	0.25%	$ 1,264.00	5%	$ 26,607.11			$ 21,687.98	$ 580,437
CONSTRUCTION COST	**$ 60,887,726.00**		**$ 3,930,605.00**		**$ 152,220.00**		**$ 3,248,528.00**			**$ 2,896,231.00**	**$ 71,115,310.00**

WSU Milperra - Civil Summary
Cost Estimate - November 2025

TCubed Consulting

	STAGE 1	STAGE 2	STAGE 3	STAGE 4	STAGE 5	STAGE 6	STAGE 7	TOTAL
Preliminaries	$ 451,900.00	$ 237,100.00	$ 151,900.00	$ 421,800.00	$ 174,600.00	$ 288,600.00	$ 154,800.00	$ 1,880,700.00
Remediation	$ 1,851,841.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,851,841.00
Demolition	$ 624,200.00	$ -	$ 496,170.00	$ 60,000.00	$ -	$ 35,000.00	$ -	$ 1,215,370.00
Earthworks	$ 861,162.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 861,162.00
Basin	$ -	$ -	$ -	$ 155,050.00	$ -	$ 130,200.00	$ -	$ 285,250.00
Sediment & erosion control	$ 63,377.00	$ 172,544.00	$ 211,148.00	$ 84,370.00	$ 72,564.00	$ 56,958.00	$ 50,497.00	$ 711,458.00
Drainage	$ 143,560.00	$ 541,125.00	$ 234,685.00	$ 747,955.00	$ 226,335.00	$ 543,925.00	$ 219,260.00	$ 2,656,845.00
Road pavements	$ 131,680.75	$ 1,208,485.00	$ 798,287.50	$ 1,074,475.00	$ 470,973.50	$ 827,910.50	$ 405,174.50	$ 4,916,986.75
Retaining walls	$ 161,090.00	$ 139,700.00	$ -	$ 900,890.00	$ 196,760.00	$ 275,520.00	$ 129,640.00	$ 1,803,600.00
Sewer	$ 99,000.00	$ 180,000.00	$ 4,500.00	$ 481,500.00	$ 292,500.00	$ 414,000.00	$ 265,500.00	$ 1,737,000.00
Water	$ 113,300.00	$ 206,000.00	$ 5,150.00	$ 551,050.00	$ 334,750.00	$ 473,800.00	$ 303,850.00	$ 1,987,900.00
Telco	$ 17,600.00	$ 32,000.00	$ 800.00	$ 85,600.00	$ 52,000.00	$ 73,600.00	$ 47,200.00	$ 308,800.00
Gas	$ 2,078,025.75	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,078,025.75
Electrical	$ 757,155.00	$ 290,000.00	$ 7,250.00	$ 775,750.00	$ 471,250.00	$ 667,000.00	$ 427,750.00	$ 3,396,155.00
Landscaping	$ 67,567.72	$ 192,826.80	$ 140,040.00	$ 355,084.20	$ 64,724.40	$ 108,514.20	$ 85,171.80	$ 1,013,929.12
CONSTRUCTION COST	**$ 5,343,433**	**$ 3,199,781**	**$ 2,049,931**	**$ 5,693,524**	**$ 2,356,457**	**$ 3,895,028**	**$ 2,088,843**	**$ 26,705,023**
$/m2	*$ 554*	*$ 106*	*$ 128*	*$ 130*	*$ 115*	*$ 112*	*$ 92*	$ 150
$/Lot	$ 242,883	$ 118,510	$ 683,310	$ 53,211	$ 37,404	$ 42,337	$ 35,404	$ 71,595

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
PRELIMINARIES				
Site establishment as detailed in the contract scope of works, including but not limited to: - site office is to be constructed on the existing carpark as per DA civil plan. - signboard, - maintenance of access tracks, - dust control, - setting out for all contractual works, - provision and maintenance of site facilities, - compliance with requirements of occupational health and safety legislation and regulations incl. safety fencing as required - provision and maintenance of all required site records - management / coordination of all subcontractors incl. service contractors and Authorities (Council, Sydney Water, Electrical, NBN), Level 1 Geotechnical inspector, Structural Inspector - Survey of all house service connections - Project Management Plans incl. Environmental Management Plans for all aspects of the work - Community/customer/stakeholder consultation - Management of long Lead Items	1	Item	$ 451,900.00	$ 451,900.00
Subtotal:				**$ 451,900.00**
REMEDIATION				
Site mobilisation including; Float of all Plant Machinery, site establishment. Required project safety controls and consumables. PPE, Signs, barricades, double plastic bin liners, P2 face masks, etc.	1	Item	$ 43,300.00	$ 43,300.00
Project planning, administration, preparation of WHS plans, dilapidation photos, traffic management plan, notification to SafeWork NSW and project management.	1	Item	$ 2,500.00	$ 2,500.00
Qualified hygienist to provide soil testing, classification and supervision	1	Item	$ 144,500.00	$ 144,500.00
Air monitors	1	Item	$ 85,100.00	$ 85,100.00
Implementation and maintenance of EMP measures around AEC Areas and Treatment Area	1	Item	$ 19,160.00	$ 19,160.00
Allowance for remediation contractor maintaining currency of an insurance policy for the insurance of the works for the duration of the works - inclusive of Long Service Levy. (This terminates at Practical Completion)	1	Item	$ 5,880.00	$ 5,880.00
Existing Service Locating, Potholing, and DYBD Search. Protection of all services	1	Item	$ 6,080.00	$ 6,080.00
Remediation of Friable Asbestos Impacted Fill Soil - AEC01				
5 of 6 total hotspots identified have already been remediated - allowance for remediation of remaining hotspot (total 75m3)	13	m3		
Excavate and stockpile contaminated fill	13	m3	$ 20.00	$ 250.00
Cart and dispose Special GSW soils off site	23	t	$ 285.00	$ 6,555.00
Remediation of Non-friable Asbestos Impacted Fill Soil - AEC01, AEC02, AEC03 and AEC05				
Excavation of 'Non-Friable Asbestos Impacted Fill Soils' - AEC02 & AEC05 have been partially excavated and stockpiled on-site during demolition stage (2024-2025). Refer to DSI and RAP.	15,625	m3		
Excavate and stockpile contaminated fill (included in picking rate)	15,625	m3	$ 12.80	$ 200,000.00
Allowance for hen picking and raking	105	day	$ 5,500.00	$ 577,500.00
Cart and dispose Special GSW soils off site (Excluded. Assume remediated soil to be placed into containment cell)	28,125	t	$ 285.00	Excluded
Relocation of previously stockpiled non-friable ACM to the designated asbestos treatment area	6,418	m3		
Allowance for hen picking and raking	43	0	$ 5,500.00	$ 236,500.00
Cart and dispose Special GSW soils off site (Excluded. Assume remediated soil to be placed into containment cell)	11,553	t	$ 285.00	Excluded
Allowance for disposal of picked and bagged material	1	Item	$ 25,000.00	$ 25,000.00
Placement of picked material back to a suitable location	22,043	m3	$ 12.00	$ 264,516.00
Provisional remediation - AEC04,AEC05,AEC06 and AEC07				
AEC04 - remediation of 'former underground storage or petroleum-based product onsite' (to be confirmed following supplementary assessment)	1	Item	$ 10,000.00	$ 10,000.00
AEC05 - remediation of 'soil material beneath existing building footprint' (to be confirmed following supplementary assessment)	1	Item	$ 25,000.00	$ 25,000.00
AEC06 - remediation of 'deep uncontrolled filling adjacent to southern portion of site' (to be confirmed following supplementary assessment)	1	Item	$ 100,000.00	$ 100,000.00
AEC07 - remediation of 'adjacent industrial land use to the north and north-east of the site' (to be confirmed following supplementary assessment)	1	Item	$ 100,000.00	$ 100,000.00
Subtotal:				**$ 1,851,841.00**

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
		0		
DEMOLITION				
Demolish existing carpark and road pavements (included in stage 3A)				*Included*
Remove existing fence	1	item	$ 2,550.00	$ 2,550.00
Allowance for removal of redundant services (e.g. stormwater, sewer, electrical, telecommunications & fire services)	1	item	$ 445,000.00	$ 445,000.00
Remove existing retaining walls	1	item	$ 10,400.00	$ 10,400.00
Removal of trees	1	item	$ 116,250.00	$ 116,250
General allowance for other demolitions items (e.g. light posts, signage, metal works etc.)	1	item	$ 50,000.00	$ 50,000
Subtotal:				**$ 624,200.00**
EARTHWORKS				
Clearing and grubbing site (deduct remediation areas)	188,300	m2	$ 0.90	$ 169,470.00
Cut topsoil to stockpile on site	14,123	m3	$ 12.00	$ 169,470.00
Cut to fill, spread and compact	55,502	m3	$ 6.00	$ 333,012.00
Cut to stockpile for reuse on future stages				*NIL*
Import material for spread and compact (assume level 1 geotech on supply only as surplus material in Sydney)	5,082	m3	$ 15.00	$ 76,230.00
Respread topsoil on site from stockpile	14,123	m3	$ 8.00	$ 112,980.00
Subtotal:				**$ 861,162.00**
BASINS				
Basin 1 (stage 4)				*Included*
Basin 2 (stage 4)				*Included*
Basin 3 (stage 6)				*Included*
Refer '*Sediments & Erosion control*' for temporary basin works				*Note*
Subtotal:				**$ -**
SEDIMENT & EROSION COTROL				
Diversion drain	292	m	$ 80.00	$ 23,360.00
Geotextile filters to drainage pits	29	no	$ 85.00	$ 2,465.00
Gravel kerb inlet sediment traps	10	no	$ 150.00	$ 1,500.00
Mesh fencing	396	m	$ 50.00	$ 19,800.00
Hessian filter	12	no	$ 150.00	$ 1,800.00
Sediment fence	196	m	$ 12.00	$ 2,352.00
Construct temporary diversion swale (to be removed in stage 4)	76	m	$ 150.00	$ 11,400.00
Sandbag end walls to drainage line discharge point	2	no	$ 350.00	$ 700.00
Convert previously constructed basin into temporary raingarden upon completion of stage 1 & 2 works (included in stage 2)				*Included*
Subtotal:				**$ 63,377.00**
STORMWATER DRAINAGE				
<u>Excavate, supply, bed, lay, joint and backfill uPVC pipes</u>				
225mm uPVC	98	m	$ 90.00	$ 8,820.00
300mm uPVC	116	m	$ 110.00	$ 12,760.00
<u>Excavate, supply, bed, lay, joint and backfill R.C. pipes</u>				
375mm dia RCP	40	m	$ 205.00	$ 8,200.00
450mm dia RCP	11	m	$ 215.00	$ 2,365.00
675mm dia RCP	29	m	$ 410.00	$ 11,890.00
1200mm dia RCP	45	m	$ 795.00	$ 35,775.00
CCTV inspection	125	m	$ 10.00	$ 1,250.00
<u>Excavate for and construct standard drainage structures</u>				
Interallotment pits	23	no	$ 2,000.00	$ 46,000.00
Grated surface inlet pit - small	1	no	$ 4,000.00	$ 4,000.00
Grated surface inlet pit - medium	1	no	$ 5,500.00	$ 5,500.00
Junction pits - small	2	no	$ 3,500.00	$ 7,000.00
Subtotal:				**$ 143,560.00**
ROAD PAVEMENTS				
<u>Concrete Works</u>				
Layback including an allowance for sawcutting and deep lift concrete	116	m	$ 340.00	$ 39,440.00
Prepare and trim subgrade under footpath	342	m2	$ 2.50	$ 854.75
Pedestrian footpath	342	m2	$ 120.00	$ 41,028.00
Driveways	22	no	$ 2,214.00	$ 48,708.00
<u>Road Furniture</u>				
Bollard	3	no	$ 550.00	$ 1,650.00
Subtotal:				**$ 131,680.75**

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DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
RETAINING WALLS				
Post & concrete sleeper retaining wall	254	m	$ 560.00	$ 142,240.00
Masonry Block Retaining Wall	29	m	$ 650.00	$ 18,850.00
Subtotal:				**$ 161,090.00**
SEWER RETICULATION				
Sewer reticulation based upon a cost per lot	22	Lot	$ 4,500.00	$ 99,000.00
Subtotal:				**$ 99,000.00**

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
POTABLE AND RECYCLED RETICULATION				
Potable water based upon a cost per lot	22	Lot	$ 2,750.00	$ 60,500.00
Recycled water based upon a cost per lot	22	Lot	$ 2,400.00	$ 52,800.00
Subtotal:				**$ 113,300.00**
TELECOMMUNICATION RETICULATION				
NBN based upon a cost per lot	22	Lot	$ 800.00	$ 17,600.00
Subtotal:				**$ 17,600.00**
GAS RETICULATION				
Inclusion TBC	22	Lot		Excluded
Subtotal:				**$ -**
ELECTRICAL RETICULATION				
Electrical based upon a cost per lot	22	Lot	$ 7,250.00	$ 159,500.00
Underground power lines along Ashford and reconnecting lots	1	Item	$ 597,655.00	$ 597,655.00
Subtotal:				**$ 757,155.00**
LANDSCAPING AND VEGETATION				
Streetscape				
Turf to verge	109	m2	$ 12.00	$ 1,308
Planting to verge	431	m2	$ 98.12	$ 42,290
Seeding to lot areas				*NIL*
Verge trees	23	no	$ 750	$ 17,250
Pedestrian Link				*included in S3*
Turf to pedestrian link				*included in S3*
Allowance for trees to pedestrian link				*included in S3*
Maintenance				
Allow for 3 months maintenance	3	months	$ 2,240	$ 6,720
Subtotal:				**$ 67,567.72**
GROSS CONSTRUCTION COST (EXCL GST)				**$ 6,100,588.47**

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DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
PRELIMINARIES				
Site establishment as detailed in the contract scope of works, including but not limited to: - site office is to be constructed on the existing carpark as per DA civil plan. - signboard, - maintenance of access tracks, - dust control, - setting out for all contractual works, - provision and maintenance of site facilities, - compliance with requirements of occupational health and safety legislation and regulations incl. safety fencing as required - provision and maintenance of all required site records - management / coordination of all subcontractors incl. service contractors and Authorities (Council, Sydney Water, Electrical, NBN), Level 1 Geotechnical inspector, Structural Inspector - Survey of all house service connections - Project Management Plans incl. Environmental Management Plans for all aspects of the work - Community/customer/stakeholder consultation - Management of long Lead Items	1	Item	$ 237,100	$ 237,100.00
Subtotal:				**$ 237,100.00**
REMEDIATION				
Remediation works included within stage 1 scope				*Included*
Subtotal:				**$ -**
DEMOLITION				
Demolition across the entire site included within stage 1 & 3A				*Included*
Subtotal:				**$ -**
EARTHWORKS				
Bulk earthworks included within stage 1 scope				*Included*
Subtotal:				**$ -**
BASINS				
Basin 1 (stage 4)				*Included*
Basin 2 (stage 4)				*Included*
Basin 3 (stage 6)				*Included*
Refer *'Sediments & Erosion control'* for temporary basin works				*Note*
Subtotal:				**$ -**
		0		
SEDIMENT & EROSION COTROL				
Stabilised site access	1	no	$ 5,500.00	$ 5,500.00
Diversion drain	410	m	$ 80.00	$ 32,800.00
Geotextile filters to drainage pits	22	no	$ 85.00	$ 1,870.00
Gravel kerb inlet sediment traps	46	no	$ 150.00	$ 6,900.00
Mesh fencing	1,052	m	$ 50.00	$ 52,600.00
Hessian filter	15	no	$ 150.00	$ 2,250.00
Sediment fence	627	m	$ 12.00	$ 7,524.00
Construct temporary diversion Swale	276	m	$ 150.00	$ 41,400.00
Sandbag end walls to drainage line discharge point	2	0	$ 350.00	$ 700.00
Convert temporary basin into raingarden upon completion of stages 1 & 2	1	item	$ 21,000.00	$ 21,000.00
Subtotal:				**$ 172,544.00**

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
STORMWATER DRAINAGE				
Excavate, supply, bed, lay, joint and backfill uPVC pipes				
225mm uPVC	34	m	$ 90.00	$ 3,060.00
300mm uPVC	35	m	$ 110.00	$ 3,850.00
Excavate, supply, bed, lay, joint and backfill R.C. pipes				
375mm dia RCP	544	m	$ 205.00	$ 111,520.00
450mm dia RCP	10	m	$ 215.00	$ 2,150.00
525mm dia RCP	47	m	$ 230.00	$ 10,810.00
600mm dia RCP	103	m	$ 335.00	$ 34,505.00
675mm dia RCP	131	m	$ 410.00	$ 53,710.00
900mm dia RCP	178	m	$ 505.00	$ 89,890.00
CCTV inspection	1,013	m	$ 10.00	$ 10,130.00
End caps	5	no	$ 550.00	$ 2,750.00
Excavate for and construct standard drainage structures				
Kerb inlet pits with lintel	44	no	$ 4,000.00	$ 176,000.00
Interallotment pits	21	no	$ 2,000.00	$ 42,000.00
Break in and connect to existing pit	1	no	$ 750.00	$ 750.00
Subtotal:				**$ 541,125.00**
ROAD PAVEMENTS				
Prepare, trim and compact subgrade	7,460	m2	$ 5.00	$ 37,300.00
400mm crushed sandstone subbase pavement layer	7,460	m2	$ 32.00	$ 238,720.00
200mm DGB20 base material	6,587	m2	$ 22.00	$ 144,914.00
2 Coat flush seal	6,587	m2	$ 7.00	$ 46,109.00
50mm thick asphaltic concrete	6,587	m2	$ 32.00	$ 210,784.00
Temporary turning circle	1	item	$ 22,500.00	$ 22,500.00
Allowance for alternate pavement design at entry of road 1	1	item	$ 4,500.00	$ 4,500.00
Porous pavement				
20mm-40mm uniformly graded gravel with no fines	618	m2	$ 14.00	$ 8,652.00
Geotextile surround	1,236	m2	$ 10.00	$ 12,360.00
50mm thick 5mm Gravel with no fines	618	m2	$ 14.00	$ 8,652.00
75mm gap graded asphalt	618	m2	$ 52.00	$ 32,136.00
Concrete Works				
Rolled kerb and gutter	773	m	$ 80.00	$ 61,840.00
Kerb and gutter	682	m	$ 90.00	$ 61,380.00
Slotted Kerb Only	213	m	$ 105.00	$ 22,365.00
Layback	4	m	$ 160.00	$ 640.00
Flush Kerb	162	m	$ 65.00	$ 10,530.00
Concrete edge strip	61	m	$ 65.00	$ 3,965.00
Dish drain	19	m	$ 160.00	$ 3,040.00
Pram ramps	21	no	$ 650.00	$ 13,650.00
Prepare and trim subgrade under footpath	1,868	m2	$ 2.50	$ 4,670.00
Pedestrian footpath	1,868	m2	$ 100.00	$ 186,800.00
Driveways	27	no	$ 2,214.00	$ 59,778.00
Road Furniture				
Allowance for standard road signs	1	item	$ 9,900.00	$ 9,900.00
Allowance for standard linemarking	1	item	$ 3,300.00	$ 3,300.00
Subtotal:				**$ 1,208,485.00**
RETAINING WALLS				
Post & concrete sleeper retaining wall	130	m	$ 560.00	$ 72,800.00
Masonry Block Retaining Wall	24	m	$ 650.00	$ 15,600.00
Sandstone Block Retaining Wall	57	m	$ 900.00	$ 51,300.00
Subtotal:				**$ 139,700.00**
SEWER RETICULATION				
Sewer reticulation based upon a cost per lot	40	Lot	$ 4,500.00	$ 180,000.00
Subtotal:				**$ 180,000.00**
POTABLE AND RECYCLED RETICULATION				
Potable water based upon a cost per lot	40	Lot	$ 2,750.00	$ 110,000.00
Recycled water based upon a cost per lot	40	Lot	$ 2,400.00	$ 96,000.00
Subtotal:				**$ 206,000.00**

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
TELECOMMUNICATION RETICULATION				
NBN based upon a cost per lot	40	Lot	$ 800.00	$ 32,000.00
Subtotal:				**$ 32,000.00**
GAS RETICULATION				
Inclusion TBC	40	Lot		Excluded
Subtotal:				**$ -**
ELECTRICAL RETICULATION				
Electrical based upon a cost per lot	40	Lot	$ 7,250.00	$ 290,000.00
Subtotal:				**$ 290,000.00**
LANDSCAPING AND VEGETATION				
Streetscape				
Turf to verge	2,540	m2	$ 12.00	$ 30,480.00
Planting to verge	227	m2	$ 120.00	$ 27,240
Seeding to lot areas	3,728	m2	$ 0.60	$ 2,236.80
Verge trees	67	no	$ 750.00	$ 50,250.00
Road trees	27	no	$ 1,500.00	$ 40,500.00
Allowance for forming and planting to kerb blister	236	m2	$ 150.00	$ 35,400.00
Central park				
Refer below for breakdown of central park costs				*included*
Maintenance				
Allow for 3 months maintenance	3	months	$ 2,240	$ 6,720.00
Subtotal:				**$ 192,826.80**
GROSS CONSTRUCTION COST (EXCL GST)				**$ 3,199,780.80**

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
PRELIMINARIES				
Site establishment as detailed in the contract scope of works, including but not limited to: - site office is to be constructed on the existing carpark as per DA civil plan. - signboard, - maintenance of access tracks, - dust control, - setting out for all contractual works, - provision and maintenance of site facilities, - compliance with requirements of occupational health and safety legislation and regulations incl. safety fencing as required - provision and maintenance of all required site records - management / coordination of all subcontractors incl. service contractors and Authorities (Council, Sydney Water, Electrical, NBN), Level 1 Geotechnical inspector, Structural Inspector - Survey of all house service connections - Project Management Plans incl. Environmental Management Plans for all aspects of the work - Community/customer/stakeholder consultation - Management of long Lead Items	1	Item	$ 151,900	$ 151,900.00
Subtotal:				**$ 151,900.00**
REMEDIATION				
Remediation works included within stage 1 scope				*Included*
Subtotal:				**$ -**
DEMOLITION				
Demolition of existing carpark and road	1	item	$ 496,170	$ 496,170.00
Subtotal:				**$ 496,170.00**
EARTHWORKS				
Bulk earthworks included within stage 1 scope				*Included*
Subtotal:				**$ -**
BASINS				
Basin 1 (stage 4)				*Included*
Basin 2 (stage 4)				*Included*
Basin 3 (stage 6)				*Included*
Refer '*Sediments & Erosion control*' for temporary basin works				*Note*
Subtotal:				**$ -**
		0		
SEDIMENT & EROSION COTROL				
Stabilised site access	1	item	$ 5,500.00	$ 5,500.00
Tree protection fencing	293	m	$ 50.00	$ 14,650.00
Geotextile filters to drainage pits	4	no	$ 85.00	$ 340.00
Gravel kerb inlet sediment traps	16	no	$ 150.00	$ 2,400.00
Mesh fencing	821	m	$ 50.00	$ 41,050.00
Hessian filter	17	no	$ 150.00	$ 2,550.00
Sediment fence	584	m	$ 12.00	$ 7,008.00
Construct temporary diversion Swale	90	m	$ 150.00	$ 13,500.00
Rock rip rap	2	0	$ 650.00	$ 1,300.00
Construct temporary sediment basin	1	item	$ 49,000.00	$ 49,000.00
Sandbag end walls to drainage line discharge point	1	no	$ 350.00	$ 350.00
Convert temporary basin into raingarden upon completion of stage 3a	1	item	$ 73,500.00	$ 73,500.00
Subtotal:				**$ 211,148.00**

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DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
STORMWATER DRAINAGE				
Excavate, supply, bed, lay, joint and backfill uPVC pipes				
150mm uPVC	70	m	$ 75.00	$ 5,250.00
Excavate, supply, bed, lay, joint and backfill R.C. pipes				
375mm dia RCP	312	m	$ 205.00	$ 63,960.00
450mm dia RCP	55	m	$ 215.00	$ 11,825.00
525mm dia RCP	60	m	$ 230.00	$ 13,800.00
675mm dia RCP	74	m	$ 410.00	$ 30,340.00
CCTV inspection	501	m	$ 10.00	$ 5,010.00
Excavate for and construct standard drainage structures				
Kerb inlet pits with lintel	16	no	$ 4,000.00	$ 64,000.00
Grated surface inlet pit - medium	8	no	$ 4,500.00	$ 36,000.00
Junction pits - small	2	no	$ 2,250.00	$ 4,500.00
Subtotal:				**$ 234,685.00**
ROAD PAVEMENTS				
Prepare, trim and compact subgrade	5,371	m2	$ 5.00	$ 26,855.00
400mm crushed sandstone subbase pavement layer	5,371	m2	$ 32.00	$ 171,872.00
200mm DGB20 base material	4,855	m2	$ 22.00	$ 106,810.00
2 Coat flush seal	4,855	m2	$ 7.00	$ 33,985.00
50mm thick asphaltic concrete	4,855	m2	$ 32.00	$ 155,360.00
Porous pavement				
20mm-40mm uniformly graded gravel with no fines	466	m2	$ 14.00	$ 6,524.00
Geotextile surround	932	m2	$ 10.00	$ 9,320.00
50mm thick 5mm Gravel with no fines	466	m2	$ 14.00	$ 6,524.00
75mm gap graded asphalt	466	m2	$ 52.00	$ 24,232.00
Concrete Works				
Rolled kerb and gutter	415	m	$ 80.00	$ 33,200.00
Kerb and gutter	445	m	$ 90.00	$ 40,050.00
Kerb Only	166	m	$ 65.00	$ 10,790.00
Concrete edge strip	19	m	$ 65.00	$ 1,235.00
Dish drain	20	m	$ 160.00	$ 3,200.00
Pram ramps	13	no	$ 650.00	$ 8,450.00
Prepare and trim subgrade under footpath	1,409	m2	$ 2.50	$ 3,522.50
Pedestrian footpath	1,409	m2	$ 100.00	$ 140,900.00
Vehicle footpath crossing (VFC)	46	m2	$ 123.00	$ 5,658.00
Road Furniture				
Allowance for standard road signs	1	item	$ 7,300.00	$ 7,300.00
Allowance for standard linemarking	1	item	$ 2,500.00	$ 2,500.00
Guide posts				
Bollard				
Pedestrian crossing				
Subtotal:				**$ 798,287.50**
RETAINING WALLS				
No retaining walls have been specified within this stage of works				$ -
Subtotal:				**$ -**
SEWER RETICULATION				
Sewer reticulation based upon a cost per lot (lot allowances to dwellings in other stages. Allowance for new connection to childcare)	1	Lot	$ 4,500.00	$ 4,500.00
Subtotal:				**$ 4,500.00**
POTABLE AND RECYCLED RETICULATION				
Potable water based upon a cost per lot (lot allowances to dwellings in other stages. Allowance for new connection to childcare)	1	Lot	$ 2,750.00	$ 2,750.00
Recycled water based upon a cost per lot (lot allowances to dwellings in other stages. Allowance for new connection to childcare)	1	Lot	$ 2,400.00	$ 2,400.00
Subtotal:				**$ 5,150.00**
TELECOMMUNICATION RETICULATION				
NBN based upon a cost per lot (lot allowances to dwellings in other stages. Allowance for new connection to childcare)	1	Lot	$ 800.00	$ 800.00
Subtotal:				**$ 800.00**

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
GAS RETICULATION				
Inclusion TBC	1	Lot		Excluded
Subtotal:				**$ -**
ELECTRICAL RETICULATION				
Electrical based upon a cost per lot (lot allowances to dwellings in other stages. Allowance for new connection to childcare)	1	Lot	$ 7,250.00	$ 7,250.00
Subtotal:				**$ 7,250.00**
LANDSCAPING AND VEGETATION				
Streetscape				
Turf to verge	2,255	m2	$ 12.00	$ 27,060.00
Planting to verge	373	m2	$ 120.00	$ 44,760
Verge trees	82	no	$ 750.00	$ 61,500.00
Maintenance				
Allow for 3 months maintenance	3	months	$ 2,240	$ 6,720.00
Subtotal:				**$ 140,040.00**
GROSS CONSTRUCTION COST (EXCL GST)				**$ 2,049,930.50**

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
PRELIMINARIES				
Site establishment as detailed in the contract scope of works, including but not limited to: - site office is to be constructed on the existing carpark as per DA civil plan. - signboard, - maintenance of access tracks, - dust control, - setting out for all contractual works, - provision and maintenance of site facilities, - compliance with requirements of occupational health and safety legislation and regulations incl. safety fencing as required - provision and maintenance of all required site records - management / coordination of all subcontractors incl. service contractors and Authorities (Council, Sydney Water, Electrical, NBN), Level 1 Geotechnical inspector, Structural Inspector - Survey of all house service connections - Project Management Plans incl. Environmental Management Plans for all aspects of the work - Community/customer/stakeholder consultation - Management of long Lead Items	1	Item	$ 421,800	$ 421,800.00
Subtotal:				**$ 421,800.00**
REMEDIATION				
Remediation works included within stage 1 scope				*Included*
Subtotal:				**$ -**
DEMOLITION				
Allowance to de-sludging & filling temporary swale	1	item	$ 45,000	$ 45,000.00
Allowance to de-sludging & filling temporary rain garden	1	item	$ 15,000	$ 15,000.00
Demolition across the entire site included within stage 1 & 3A				*Included*
Subtotal:				**$ 60,000.00**
EARTHWORKS				
Bulk earthworks included within stage 1 scope				*Included*
Subtotal:				**$ -**
BASINS				
Basin 1 (stage 4)				
Allowance for bio-retention basin to the Southern park; inclusive of drainage layers & subsoil drainage	240	m2	$ 350	$ 84,000.00
Basin 2 (stage 4)		0		
Allowance for bio-retention basin to basin 2; inclusive of drainage layers & subsoil drainage	203	2	$ 350	$ 71,050.00
Basin 3 (stage 6)				*Included*
Refer '*Sediments & Erosion control*' for temporary basin works				*Note*
Subtotal:				**$ 155,050.00**
SEDIMENT & EROSION CONTROL				
Stabilised site access	1	item	$ 5,500.00	$ 5,500.00
Geotextile filters to drainage pits	62	no	$ 85.00	$ 5,270.00
Gravel kerb inlet sediment traps	40	no	$ 150.00	$ 6,000.00
Mesh fencing	1,082	0	$ 50.00	$ 54,100.00
Hessian filter	22	no	$ 150.00	$ 3,300.00
Sediment fence	850	m	$ 12.00	$ 10,200.00
Subtotal:				**$ 84,370.00**

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
STORMWATER DRAINAGE				
Excavate, supply, bed, lay, joint and backfill uPVC pipes				
150mm uPVC	27	m	$ 75.00	$ 2,025.00
225mm uPVC	192	m	$ 90.00	$ 17,280.00
300mm uPVC	230	m	$ 110.00	$ 25,300.00
Excavate, supply, bed, lay, joint and backfill R.C. pipes				
375mm dia RCP	303	m	$ 205.00	$ 62,115.00
450mm dia RCP	68	m	$ 215.00	$ 14,620.00
525mm dia RCP	54	m	$ 230.00	$ 12,420.00
2 x 600mm dia RCP	47	m	$ 620.00	$ 29,140.00
675mm dia RCP	141	m	$ 410.00	$ 57,810.00
750mm dia RCP	142	m	$ 445.00	$ 63,190.00
900mm dia RCP	62	m	$ 505.00	$ 31,310.00
1050mm dia RCP	20	m	$ 615.00	$ 12,300.00
1200mm dia RCP	79	m	$ 795.00	$ 62,805.00
CCTV inspection	1,339	m	$ 10.00	$ 13,390.00
Excavate for and construct standard drainage structures				
Kerb inlet pits with lintel	34	no	$ 4,000.00	$ 136,000.00
Interallotment pits	42	no	$ 2,000.00	$ 84,000.00
Grated surface inlet pit - small	3	no	$ 2,500.00	$ 7,500.00
Grated surface inlet pit - medium	3	no	$ 4,500.00	$ 13,500.00
Grated surface inlet pit - large	5	no	$ 6,500.00	$ 32,500.00
Junction pits - large	7	no	$ 10,000.00	$ 70,000.00
Break in and connect to existing pit	1	no	$ 750.00	$ 750.00
Subtotal:				**$ 747,955.00**
ROAD PAVEMENTS				
Prepare, trim and compact subgrade	7,117	m2	$ 5.00	$ 35,585.00
400mm crushed sandstone subbase pavement layer	7,117	m2	$ 32.00	$ 227,744.00
200mm DGB20 base material	6,318	m2	$ 22.00	$ 138,996.00
2 Coat flush seal	6,318	m2	$ 7.00	$ 44,226.00
50mm thick asphaltic concrete	6,318	m2	$ 32.00	$ 202,176.00
Remove temporary edge strip and tie into existing road pavement	30	m	$ 150.00	$ 4,500.00
Porous pavement				
20mm-40mm uniformly graded gravel with no fines	235	m2	$ 14.00	$ 3,290.00
Geotextile surround	470	m2	$ 10.00	$ 4,700.00
50mm thick 5mm Gravel with no fines	235	m2	$ 14.00	$ 3,290.00
75mm gap graded asphalt	235	m2	$ 52.00	$ 12,220.00
Concrete Works				
Rolled kerb and gutter	928	m	$ 80.00	$ 74,240.00
Kerb and gutter	403	m	$ 90.00	$ 36,270.00
Slotted Kerb Only	45	m	$ 105.00	$ 4,725.00
Flush Kerb	276	m	$ 65.00	$ 17,940.00
Pram ramps	6	no	$ 650.00	$ 3,900.00
Prepare and trim subgrade under footpath	2,044	m2	$ 2.50	$ 5,110.00
Pedestrian pavements	2,044	m2	$ 100.00	$ 204,400.00
Vehicle footpath crossing (VFC)	121	m2	$ 123.00	$ 14,883.00
Raised pedestrian cross	131	m2	$ 180.00	$ 23,580.00
Road Furniture				
Allowance for standard road signs	1	item	$ 9,500.00	$ 9,500.00
Allowance for standard linemarking	1	item	$ 3,200.00	$ 3,200.00
Guide posts				
Bollard				
Pedestrian crossing				
Subtotal:				**$ 1,074,475.00**
RETAINING WALLS				
Post & concrete sleeper retaining wall	392	m	$ 560.00	$ 219,520.00
Masonry Block Retaining Wall	149	m	$ 650.00	$ 96,850.00
Sandstone Block Retaining Wall	334	m	$ 1,500.00	$ 501,000.00
1.8m lapped and capped fencing above retaining wall	472	m	$ 120.00	$ 56,640.00
4 wire rope safety system	96	m	$ 280.00	$ 26,880.00
Subtotal:				**$ 900,890.00**

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
SEWER RETICULATION				
Sewer reticulation based upon a cost per lot	107	Lot	$ 4,500.00	$ 481,500.00
Subtotal:				**$ 481,500.00**
POTABLE AND RECYCLED RETICULATION				
Potable water based upon a cost per lot	107	Lot	$ 2,750.00	$ 294,250.00
Recycled water based upon a cost per lot	107	Lot	$ 2,400.00	$ 256,800.00
Subtotal:				**$ 551,050.00**
TELECOMMUNICATION RETICULATION				
NBN based upon a cost per lot	107	Lot	$ 800.00	$ 85,600.00
Subtotal:				**$ 85,600.00**
GAS RETICULATION				
Inclusion TBC	107	Lot		Excluded
Subtotal:				**$ -**
ELECTRICAL RETICULATION				
Electrical based upon a cost per lot	107	Lot	$ 7,250.00	$ 775,750.00
Subtotal:				**$ 775,750.00**
LANDSCAPING AND VEGETATION				
Streetscape				
Turf to verge	2,931	m2	$ 12.00	$ 35,172.00
Planting to verge	184	m2	$ 120.00	$ 22,080.00
Seeding to lot areas	21,787	m2	$ 0.60	$ 13,072.20
Verge trees	126	no	$ 750.00	$ 94,500.00
Road trees	46	no	$ 1,500.00	$ 69,000.00
Allowance for forming and planting to kerb blister	45	m2	$ 150.00	$ 6,750.00
Pedestrian Link				
Planting to pedestrian link	767	m2	$ 120	$ 92,040.00
trees to pedestrian link	21	no	$ 750	$ 15,750
Maintenance				
Allow for 3 months maintenance	3	months	$ 2,240	$ 6,720.00
Subtotal:				**$ 355,084.20**
GROSS CONSTRUCTION COST (EXCL GST)				**$ 5,693,524.20**

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DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
PRELIMINARIES				
Site establishment as detailed in the contract scope of works, including but not limited to: - site office is to be constructed on the existing carpark as per DA civil plan. - signboard, - maintenance of access tracks, - dust control, - setting out for all contractual works, - provision and maintenance of site facilities, - compliance with requirements of occupational health and safety legislation and regulations incl. safety fencing as required - provision and maintenance of all required site records - management / coordination of all subcontractors incl. service contractors and Authorities (Council, Sydney Water, Electrical, NBN), Level 1 Geotechnical inspector, Structural Inspector - Survey of all house service connections - Project Management Plans incl. Environmental Management Plans for all aspects of the work - Community/customer/stakeholder consultation - Management of long Lead Items	1	Item	$ 174,600	$ 174,600.00
Subtotal:				**$ 174,600.00**
REMEDIATION				
Remediation works included within stage 1 scope				*Included*
Subtotal:				**$ -**
DEMOLITION				
Demolition across the entire site included within stage 1 & 3A				*Included*
Subtotal:				**$ -**
EARTHWORKS				
Bulk earthworks included within stage 1 scope				*Included*
Subtotal:				**$ -**
BASINS				
Basin 1 (stage 4)				*Included*
Basin 2 (stage 4)				*Included*
Basin 3 (stage 6)				*Included*
Refer *'Sediments & Erosion control'* for temporary basin works				*Note*
Subtotal:				**$ -**
		0		
SEDIMENT & EROSION COTROL				
Stabilised site access	1	item	$ 5,500.00	$ 5,500.00
Geotextile filters to drainage pits	38	no	$ 85.00	$ 3,230.00
Gravel kerb inlet sediment traps	27	no	$ 150.00	$ 4,050.00
Mesh fencing	999	m	$ 50.00	$ 49,950.00
Hessian filter	9	no	$ 150.00	$ 1,350.00
Sediment fence	707	m	$ 12.00	$ 8,484.00
Subtotal:				**$ 72,564.00**
STORMWATER DRAINAGE		0		
<u>Excavate, supply, bed, lay, joint and backfill uPVC pipes</u>				
225mm uPVC	183	m	$ 90.00	$ 16,470.00
300mm uPVC	121	m	$ 110.00	$ 13,310.00
<u>Excavate, supply, bed, lay, joint and backfill R.C. pipes</u>				
375mm dia RCP	128	m	$ 205.00	$ 26,240.00
450mm dia RCP	88	m	$ 215.00	$ 18,920.00
525mm dia RCP	45	m	$ 230.00	$ 10,350.00
600mm dia RCP	23	m	$ 335.00	$ 7,705.00
CCTV inspection	284	m	$ 10.00	$ 2,840.00
<u>Excavate for and construct standard drainage structures</u>				
Kerb inlet pits with lintel	11	no	$ 4,000.00	$ 44,000.00
Interallotment pits	31	no	$ 2,000.00	$ 62,000.00
Grated surface inlet pit - medium	4	no	$ 4,500.00	$ 18,000.00
Grated surface inlet pit - large	1	no	$ 6,500.00	$ 6,500.00
Subtotal:				**$ 226,335.00**

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
ROAD PAVEMENTS				
Prepare, trim and compact subgrade	3,119	m2	$ 5.00	$ 15,595.00
400mm crushed sandstone subbase pavement layer	3,119	m2	$ 32.00	$ 99,808.00
200mm DGB20 base material	2,705	m2	$ 22.00	$ 59,510.00
2 Coat flush seal	2,705	m2	$ 7.00	$ 18,935.00
50mm thick asphaltic concrete	2,705	m2	$ 32.00	$ 86,560.00
Allowance to demolish existing edge strip and tie the new road into the existing	30	m	$ 150.00	$ 4,500.00
<u>Porous pavement</u>				
20mm-40mm uniformly graded gravel with no fines	112	m2	$ 14.00	$ 1,568.00
Geotextile surround	224	m2	$ 10.00	$ 2,240.00
50mm thick 5mm Gravel with no fines	112	m2	$ 14.00	$ 1,568.00
75mm gap graded asphalt	112	m2	$ 52.00	$ 5,824.00
<u>Concrete Works</u>				
Rolled kerb and gutter	504	m	$ 80.00	$ 40,320.00
Kerb Only	186	m	$ 65.00	$ 12,090.00
Concrete edge strip	20	m	$ 65.00	$ 1,300.00
Prepare and trim subgrade under footpath	623	m2	$ 2.50	$ 1,557.50
concrete footpath	623	m2	$ 100.00	$ 62,300.00
Vehicle footpath crossing (VFC)	66	m2	$ 123.00	$ 8,118.00
Pavements to the shared pedestrian link	364	m2	$ 120.00	$ 43,680.00
<u>Road Furniture</u>				
Allowance for standard road signs	1	item	$ 4,100.00	$ 4,100.00
Allowance for standard linemarking	1	item	$ 1,400.00	$ 1,400.00
Subtotal:				**$ 470,973.50**
RETAINING WALLS				
Post & concrete sleeper retaining wall	255	m	$ 560.00	$ 142,800.00
Masonry Block Retaining Wall	16	m	$ 650.00	$ 10,400.00
1.8m lapped and capped fencing above retaining wall	363	m	$ 120.00	$ 43,560.00
Subtotal:				**$ 196,760.00**
SEWER RETICULATION				
Sewer reticulation based upon a cost per lot	65	Lot	$ 4,500.00	$ 292,500.00
Subtotal:				**$ 292,500.00**
POTABLE AND RECYCLED RETICULATION				
Potable water based upon a cost per lot	65	Lot	$ 2,750.00	$ 178,750.00
Recycled water based upon a cost per lot	65	Lot	$ 2,400.00	$ 156,000.00
Subtotal:				**$ 334,750.00**
TELECOMMUNICATION RETICULATION				
NBN based upon a cost per lot	65	Lot	$ 800.00	$ 52,000.00
Subtotal:				**$ 52,000.00**
GAS RETICULATION				
Inclusion TBC	65	Lot		Excluded
Subtotal:				**$ -**
ELECTRICAL RETICULATION				
Electrical based upon a cost per lot	65	Lot	$ 7,250.00	$ 471,250.00
Subtotal:				**$ 471,250.00**
LANDSCAPING AND VEGETATION				
<u>Streetscape</u>				
Turf to verge	1,251	m2	$ 12.00	$ 15,012.00
Seeding to lot areas	15,404	m2	$ 0.60	$ 9,242.40
Verge trees	45	no	$ 750.00	$ 33,750.00
<u>Maintenance</u>				
Allow for 3 months maintenance	3	months	$ 2,240	$ 6,720.00
Subtotal:				**$ 64,724.40**
GROSS CONSTRUCTION COST (EXCL GST)				**$ 2,356,456.90**

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
PRELIMINARIES				
Site establishment as detailed in the contract scope of works, including but not limited to: - site office is to be constructed on the existing carpark as per DA civil plan. - signboard, - maintenance of access tracks, - dust control, - setting out for all contractual works, - provision and maintenance of site facilities, - compliance with requirements of occupational health and safety legislation and regulations incl. safety fencing as required - provision and maintenance of all required site records - management / coordination of all subcontractors incl. service contractors and Authorities (Council, Sydney Water, Electrical, NBN), Level 1 Geotechnical inspector, Structural Inspector - Survey of all house service connections - Project Management Plans incl. Environmental Management Plans for all aspects of the work - Community/customer/stakeholder consultation - Management of long Lead Items	1	Item	$ 288,600	$ 288,600.00
Subtotal:				**$ 288,600.00**
REMEDIATION				
Remediation works included within stage 1 scope				*Included*
Subtotal:				**$ -**
DEMOLITION				
Allowance to de-sludging & filling temporary swale	1	item	$ 20,000	$ 20,000.00
Allowance to de-sludging & filling temporary rain garden	1	item	$ 15,000	$ 15,000.00
Demolition across the entire site included within stage 1 & 3A				*Included*
Subtotal:				**$ 35,000.00**
EARTHWORKS				
Bulk earthworks included within stage 1 scope				*Included*
Subtotal:				**$ -**
BASINS				
Basin 1 (stage 4)				*Included*
Basin 2 (stage 4)				*Included*
<u>Basin 3 (stage 6)</u>				
Allowance for bio-retention basin to the Northern park; inclusive of drainage layers & subsoil drainage	372	0	350	$ 130,200.00
Refer '*Sediments & Erosion control*' for temporary basin works				*Note*
Subtotal:				**$ 130,200.00**
SEDIMENT & EROSION COTROL				
Stabilised site access	1	item	$ 5,500.00	$ 5,500.00
Geotextile filters to drainage pits	60	no	$ 85.00	$ 5,100.00
Gravel kerb inlet sediment traps	44	no	$ 150.00	$ 6,600.00
Mesh fencing	655	m	$ 50.00	$ 32,750.00
Hessian filter	10	no	$ 150.00	$ 1,500.00
Sediment fence	459	0	$ 12.00	$ 5,508.00
Subtotal:				**$ 56,958.00**

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DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
STORMWATER DRAINAGE				
Excavate, supply, bed, lay, joint and backfill uPVC pipes				
150mm uPVC	46	m	$ 75.00	$ 3,450.00
225mm uPVC	205	m	$ 90.00	$ 18,450.00
300mm uPVC	187	m	$ 110.00	$ 20,570.00
Excavate, supply, bed, lay, joint and backfill R.C. pipes				
375mm dia RCP	312	m	$ 205.00	$ 63,960.00
450mm dia RCP	77	m	$ 215.00	$ 16,555.00
525mm dia RCP	54	m	$ 230.00	$ 12,420.00
675mm dia RCP	74	m	$ 410.00	$ 30,340.00
750mm dia RCP	55	m	$ 445.00	$ 24,475.00
900mm dia RCP	49	m	$ 505.00	$ 24,745.00
1050mm dia RCP	72	m	$ 615.00	$ 44,280.00
CCTV inspection	693	m	$ 10.00	$ 6,930.00
Excavate for and construct standard drainage structures				
Kerb inlet pits with lintel	24	no	$ 4,000.00	$ 96,000.00
Interallotment pits	50	no	$ 2,000.00	$ 100,000.00
Grated surface inlet pit - medium	11	no	$ 4,500.00	$ 49,500.00
Junction pits - large	2	no	$ 8,000.00	$ 16,000.00
Splitter pit - Large	1	no	$ 15,000.00	$ 15,000.00
Break in and connect to existing pit	1	no	$ 750.00	$ 750.00
Connection to existing pipe	2	no	$ 250.00	$ 500.00
Subtotal:				**$ 543,925.00**
ROAD PAVEMENTS				
Prepare, trim and compact subgrade	5,340	m2	$ 5.00	$ 26,700.00
400mm crushed sandstone subbase pavement layer	5,340	m2	$ 32.00	$ 170,880.00
200mm DGB20 base material	4,814	m2	$ 22.00	$ 105,908.00
2 Coat flush seal	4,814	m2	$ 7.00	$ 33,698.00
50mm thick asphaltic concrete	4,814	m2	$ 32.00	$ 154,048.00
Remove temporary edge strip and tie into existing road pavement	20	m	$ 150.00	$ 3,000.00
Porous pavement				
20mm-40mm uniformly graded gravel with no fines	271	m2	$ 14.00	$ 3,794.00
Geotextile surround	542	m2	$ 10.00	$ 5,420.00
50mm thick 5mm Gravel with no fines	271	m2	$ 14.00	$ 3,794.00
75mm gap graded asphalt	271	m2	$ 52.00	$ 14,092.00
Concrete Works				
Rolled kerb and gutter	856	m	$ 80.00	$ 68,480.00
Slotted Kerb Only	20	m	$ 105.00	$ 2,100.00
Kerb Only	279	m	$ 65.00	$ 18,135.00
Flush Kerb	12	m	$ 65.00	$ 780.00
Concrete edge strip	8	m	$ 65.00	$ 520.00
Dish drain	37	m	$ 160.00	$ 5,920.00
Pram ramps	5	no	$ 650.00	$ 3,250.00
Prepare and trim subgrade under footpath	1,219	m2	$ 2.50	$ 3,047.50
Pedestrian footpath	1,219	m2	$ 100.00	$ 121,900.00
Vehicle footpath crossing (VFC)	143	m2	$ 123.00	$ 17,589.00
Pavements to the shared pedestrian link	360	m2	$ 120.00	$ 43,200.00
Road Furniture				
Allowance for standard road signs	1	item	$ 15,000.00	$ 15,000.00
Allowance for standard linemarking	1	item	$ 5,500.00	$ 5,500.00
Guide posts				
Bollard	3	no	$ 385.00	$ 1,155.00
Subtotal:				**$ 827,910.50**
RETAINING WALLS				
Post & concrete sleeper retaining wall	492	m	$ 560.00	$ 275,520.00
Subtotal:				**$ 275,520.00**
SEWER RETICULATION				
Sewer reticulation based upon a cost per lot	92	Lot	$ 4,500.00	$ 414,000.00
Subtotal:				**$ 414,000.00**

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
POTABLE AND RECYCLED RETICULATION				
Potable water based upon a cost per lot	92	Lot	$ 2,750.00	$ 253,000.00
Recycled water based upon a cost per lot	92	Lot	$ 2,400.00	$ 220,800.00
Subtotal:				**$ 473,800.00**
TELECOMMUNICATION RETICULATION				
NBN based upon a cost per lot	92	Lot	$ 800.00	$ 73,600.00
Subtotal:				**$ 73,600.00**
GAS RETICULATION				
Inclusion TBC	92	Lot		Excluded
Subtotal:				**$ -**
ELECTRICAL RETICULATION				
Electrical based upon a cost per lot	92	Lot	$ 7,250.00	$ 667,000.00
Subtotal:				**$ 667,000.00**
LANDSCAPING AND VEGETATION				
Streetscape				
Turf to verge	2,025	m2	$ 12.00	$ 24,300.00
Seeding to lot areas	20,657	m2	$ 0.60	$ 12,394.20
Verge trees	78	no	$ 750.00	$ 58,500.00
Road trees	2	no	$ 1,500.00	$ 3,000.00
Allowance for forming and planting to kerb blister	24	m2	$ 150.00	$ 3,600.00
Maintenance				
Allow for 3 months maintenance	3	months	$ 2,240	$ 6,720.00
Subtotal:				**$ 108,514.20**
GROSS CONSTRUCTION COST (EXCL GST)				**$ 3,895,027.70**

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
PRELIMINARIES				
Site establishment as detailed in the contract scope of works, including but not limited to: - site office is to be constructed on the existing carpark as per DA civil plan. - signboard, - maintenance of access tracks, - dust control, - setting out for all contractual works, - provision and maintenance of site facilities, - compliance with requirements of occupational health and safety legislation and regulations incl. safety fencing as required - provision and maintenance of all required site records - management / coordination of all subcontractors incl. service contractors and Authorities (Council, Sydney Water, Electrical, NBN), Level 1 Geotechnical inspector, Structural Inspector - Survey of all house service connections - Project Management Plans incl. Environmental Management Plans for all aspects of the work - Community/customer/stakeholder consultation - Management of long Lead Items	1	Item	$ 154,800	$ 154,800.00
Subtotal:				**$ 154,800.00**
REMEDIATION				
Remediation works included within stage 1 scope				*Included*
Subtotal:				**$ -**
DEMOLITION				
Demolition across the entire site included within stage 1 & 3A				*Included*
Subtotal:				**$ -**
EARTHWORKS				
Bulk earthworks included within stage 1 scope				*Included*
Subtotal:				**$ -**
BASINS				*excluded*
Basin 1 (stage 4)				*Excluded*
Basin 2 (stage 4)				*Excluded*
Basin 3 (stage 6)				*Excluded*
Refer *'Sediments & Erosion control'* for temporary basin works				*Note*
Subtotal:				**$ -**
		0		
SEDIMENT & EROSION COTROL				
Stabilised site access	1	item	$ 5,500.00	$ 5,500.00
Geotextile filters to drainage pits	41	no	$ 85.00	$ 3,485.00
Gravel kerb inlet sediment traps	35	no	$ 150.00	$ 5,250.00
Mesh fencing	689	m	$ 50.00	$ 34,450.00
Hessian filter	8	no	$ 150.00	$ 1,200.00
Sediment fence	51	m	$ 12.00	$ 612.00
Subtotal:				**$ 50,497.00**
STORMWATER DRAINAGE		0		
Excavate, supply, bed, lay, joint and backfill uPVC pipes				
225mm uPVC	176	m	$ 90.00	$ 15,840.00
300mm uPVC	152	m	$ 110.00	$ 16,720.00
Excavate, supply, bed, lay, joint and backfill R.C. pipes				
375mm dia RCP	280	m	$ 205.00	$ 57,400.00
CCTV inspection	280	m	$ 10.00	$ 2,800.00
Excavate for and construct standard drainage structures				
Kerb inlet pits with lintel	9	no	$ 4,000.00	$ 36,000.00
Interallotment pits	40	no	$ 2,000.00	$ 80,000.00
Grated surface inlet pit - medium	2	no	$ 4,500.00	$ 9,000.00
Connection to existing pipe	6	no	$ 250.00	$ 1,500.00
Subtotal:				**$ 219,260.00**

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DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
ROAD PAVEMENTS				
Prepare, trim and compact subgrade	2,490	m2	$ 5.00	$ 12,450.00
400mm crushed sandstone subbase pavement layer	2,490	m2	$ 32.00	$ 79,680.00
200mm DGB20 base material	2,250	m2	$ 22.00	$ 49,500.00
2 Coat flush seal	2,250	m2	$ 7.00	$ 15,750.00
50mm thick asphaltic concrete	2,250	m2	$ 32.00	$ 72,000.00
Remove temporary edge strip and tie into existing road pavement	19	m	$ 150.00	$ 2,850.00
Concrete Works				
Rolled kerb and gutter	400	m	$ 80.00	$ 32,000.00
Slotted Kerb Only	3	m	$ 105.00	$ 315.00
Layback	55	m	$ 160.00	$ 8,800.00
Kerb Only	117	m	$ 65.00	$ 7,605.00
Flush Kerb	6	m	$ 65.00	$ 390.00
Prepare and trim subgrade under footpath	815	m2	$ 2.50	$ 2,037.50
Pedestrian pavements	815	m2	$ 100.00	$ 81,500.00
Vehicle footpath crossing (VFC)	239	m2	$ 123.00	$ 29,397.00
Road Furniture				
Allowance for standard road signs	1	item	$ 7,650.00	$ 7,650.00
Allowance for standard linemarking	1	item	$ 3,250.00	$ 3,250.00
Guide posts				
Bollard				
Pedestrian crossing				
Subtotal:				**$ 405,174.50**
RETAINING WALLS				
Post & concrete sleeper retaining wall	199	m2	$ 560.00	$ 111,440.00
Masonry Block Retaining Wall	28	m2	$ 650.00	$ 18,200.00
Subtotal:				**$ 129,640.00**
SEWER RETICULATION				
Sewer reticulation based upon a cost per lot	59	Lot	$ 4,500.00	$ 265,500.00
Subtotal:				**$ 265,500.00**
POTABLE AND RECYCLED RETICULATION				
Potable water based upon a cost per lot	59	Lot	$ 2,750.00	$ 162,250.00
Recycled water based upon a cost per lot	59	Lot	$ 2,400.00	$ 141,600.00
Subtotal:				**$ 303,850.00**
TELECOMMUNICATION RETICULATION				
NBN based upon a cost per lot	59	Lot	$ 800.00	$ 47,200.00
Subtotal:				**$ 47,200.00**
GAS RETICULATION				
Inclusion TBC	59	Lot		Excluded
Subtotal:				**$ -**
ELECTRICAL RETICULATION				
Electrical based upon a cost per lot	59	Lot	$ 7,250.00	$ 427,750.00
Subtotal:				**$ 427,750.00**
LANDSCAPING AND VEGETATION				
Streetscape				
Turf to verge	1,328	m2	$ 12.00	$ 15,936.00
Planting to verge	76	m2	$ 120.00	$ 9,120
Seeding to lot areas	17,743	m2	$ 0.60	$ 10,645.80
Verge trees	55	no	$ 750.00	$ 41,250.00
Road trees	1	no	$ 1,500.00	$ 1,500.00
Maintenance				
Allow for 3 months maintenance	3	months	$ 2,240	$ 6,720.00
Subtotal:				**$ 85,171.80**
GROSS CONSTRUCTION COST (EXCL GST)				**$ 2,088,843.30**

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
SEDIMENT AND EROSION CONTROL				
Allowance for sediment fence, catch drains, pit inlet filters, straw barriers, shaker grid, truck wash facilities and the like.	1	item		Included
Subtotal:				**$ -**
CIVIL CONTRACTOR EARTHWORKS				
Cut to fill; measured elsewhere	1	item		Excluded
Trim and grade park to required falls	6384	m^2	$ 15.00	$ 95,760.00
Subtotal:				**$ 95,760.00**
STORMWATER				
Allowance for stormwater to park	1	item		Excluded
Subtotal:				**$ -**
PAVEMENTS				
<u>Park entrance circulation</u>				
Prepare, trim and compact footpath	766	m2	$ 3.50	$ 2,681.00
125mm thick 25MPa concrete footpath pavement including bedding, reinforcement, formwork, jointing and colouring or blasted finish.	766	m2	$ 180.00	$ 137,880.00
<u>Secondary circulation</u>				
Prepare, trim and compact footpath	603	m2	$ 3.50	$ 2,110.50
100mm thick 25MPa concrete footpath pavement including bedding, reinforcement, formwork, jointing and colouring or blasted finish.	603	m2	$ 160.00	$ 96,480.00
<u>Informal trails</u>				
Trim and compact subgrade level	224	0	$ 3.50	$ 784.00
Brick footpath pavement including subbase, bedding, and jointing	224	m^2	$ 380.00	$ 85,120.00
<u>Active play</u>				
Trim and compact subgrade level	282	m^2	$ 3.50	$ 987.00
Construct and install synthetic turf Softfall for playground equipment area including recycled wetpour rubber attenuation underlay	282	m^2	$ 360.00	$ 101,520.00
<u>Nature play</u>				
Trim and compact subgrade level	140	m^2	$ 3.50	$ 490.00
Mulch softfall	140	m^2	$ 80.00	$ 11,200.00
<u>Picnic area</u>				
Trim and compact subgrade level	110	m^2	$ 3.50	$ 385.00
100mm thick 25MPa concrete footpath pavement including bedding, reinforcement, formwork, jointing and colouring or blasted finish.	110	0	$ 160.00	$ 17,600.00
<u>Timber decking</u>				
Trim and compact subgrade level	250	m^2	$ 3.50	$ 875.00
Timber decking	250	m^2	$ 850.00	$ 212,500.00
Subtotal:				**$ 670,612.50**
POTABLE WATER RETICULATION				
Allowance for potable water reticulation including RPZD	1	item	$ 15,000.00	$ 15,000.00
Allowance for drinking Fountain	1	item	$ 5,500.00	$ 5,500.00
Subtotal:				**$ 20,500.00**
ELECTRICAL RETICULATION				
Allowance for electrical services including low voltage and park lighting	1,901	m2	$ 60.00	$ 114,060.00
Subtotal:				**$ 114,060.00**
LANDSCAPING AND VEGETATION				
Allowance to ameliorate site topsoil	756	m^3	$ 12.00	$ 9,070.56
Subgrade preparation including cultivation and gypsum	2,637	m^2	$ 3.50	$ 9,228.80
<u>Softscape to open lawn</u>				
Open lawns capable of being used for passive recreation including toposil	835	m^2	$ 35.00	$ 29,225.00
Turf areas including toposil	1,201	m^2	$ 35.00	$ 42,042.00
<u>Softscape with planting</u>				$ -
75mm Mulch	1,802	m^2	$ 14.00	$ 25,225.20
350mm Soil mix (additional soil allowance to cultivated site won soil)	1,802	m^2	$ 50.00	$ 90,090.00
Allowance for planting (assume 4no. per m2)	7,207	No	$ 15.00	$ 108,108.00
Mature tree planting including trees, pit excavation, soil mix, ag line, stakes, trees and mulch	30	No	$ 1,250.00	$ 37,500.00
Allowance for metal edge	1	Item	$ 25,000.00	$ 25,000.00
<u>Features and Furniture (rates include supply, fabrication, shop drawings, footings, fixings, brackets and placement)</u>				
Playground equipment to feature play and active play	1	No	$ 250,000.00	$ 250,000.00
Playground equipment to nature play	1	No	$ 125,000.00	$ 125,000.00

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DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
Miscellaneous				
Bins	4	No	$ 5,000.00	$ 20,000.00
Extra over path for stairs and balustrades	30	m2	$ 1,000.00	$ 30,000.00
Circular seating with timber decking	3	No	$ 4,500.00	$ 13,500.00
Seating nook with shelter structures	3	No	$ 25,000.00	$ 75,000.00
Seating wall	235	m	$ 850.00	$ 199,750.00
Shade sail to nature play area	1	item	$ 22,000.00	$ 22,000.00
Bike racks	1	item	$ 5,000.00	$ 5,000.00
Allowance for signage as required	1	item	$ 10,000.00	$ 10,000.00
Maintenance				
12 months defects liability maintenance including watering, mowing and replacing plants	1	Item	$ 26,576.00	$ 26,576.00
Subtotal:				**$ 1,152,315.56**
CIVIL CONTRACTORS PRELIMINARIES, OVERHEADS AND MARGIN				
Allowance for civil contractors preliminaries, overheads and margin	12.0	%		$ 246,389.77
Subtotal:				**$ 246,389.77**
GROSS CONSTRUCTION COST (EXCL GST) - CENTRAL PARK ONLY				**$ 2,299,637.83**

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
SEDIMENT AND EROSION CONTROL				
Allowance for sediment fence, catch drains, pit inlet filters, straw barriers, shaker grid, truck wash facilities and the like.	1	item		Included
Subtotal:				**$ -**
CIVIL CONTRACTOR EARTHWORKS				
Cut to fill; measured elsewhere	1	item		EXCL.
Trim and grade park to required falls	6198	m^2	$ 15.00	$ 92,970.00
Subtotal:				**$ 92,970.00**
STORMWATER				
Allowance for stormwater to park	1	item		Excluded
Subtotal:				**$ -**
PAVEMENTS				
Park entrance circulation				
Prepare, trim and compact footpath	453	m2	$ 3.50	$ 1,585.50
125mm thick 25MPa concrete footpath pavement including bedding, reinforcement, formwork, jointing and colouring or blasted finish.	453	m2	$ 180.00	$ 81,540.00
Permeable pavement				
Prepare, trim and compact footpath	326	m2	$ 3.50	$ 1,141.00
Permeable pavement	326	m2	$ 340.00	$ 110,840.00
Feature paving				
Trim and compact subgrade level	367	0	$ 3.50	$ 1,284.50
Feature pavement including subbase, bedding, and jointing	367	m^2	$ 360.00	$ 132,120.00
Multi-Purpose Courts				
Trim and compact subgrade level	397	m^2	$ 3.50	$ 1,389.50
125mm subbase course	397	m^2	$ 25.00	$ 9,925.00
50mm of 7mm HMA Type N Asphalt	397	m^2	$ 50.00	$ 19,850.00
Acrylic Surface	397	m^2	$ 40.00	$ 15,880.00
Allowance for additional line marking and necessary fitments	1	Item	$ 10,000.00	$ 10,000.00
Outdoor fitness				
Trim and compact subgrade level	110	m^2	$ 3.50	$ 385.00
Construct and install synthetic turf softfall for equipment area including recycled wetpour rubber attenuation underlay	110	0	$ 360.00	$ 39,600.00
Fitness equipment	3	No	$ 8,500.00	$ 25,500.00
Terrace seating				
Trim and compact subgrade level	43	m^2	$ 3.50	$ 150.50
Terrace seating and retaining wall	80	m	$ 1,400.00	$ 112,000.00
Amphitheatre Area				
Trim and compact subgrade level	579	m^2	$ 3.50	$ 2,026.50
Stairs down to park	10	m^2	$ 1,200.00	$ 12,000.00
Sandstone seating retaining wall	115	m	$ 650.00	$ 74,750.00
Subtotal:				**$ 651,967.50**
POTABLE WATER RETICULATION				
Allowance for potable water reticulation including RPZD	1	item	$ 15,000.00	$ 15,000.00
Allowance for drinking Fountain	1	item	$ 5,500.00	$ 5,500.00
Subtotal:				**$ 20,500.00**
ELECTRICAL RETICULATION				
Allowance for electrical services including low voltage and park lighting	2,275	m2	$ 60.00	$ 136,500.00
Subtotal:				**$ 136,500.00**
LANDSCAPING AND VEGETATION				
Allowance to ameliorate site topsoil	883	m^3	$ 15.00	$ 13,245.00
Subgrade preparation including cultivation and gypsum	2,960	m^2	$ 3.50	$ 10,360.00
Softscape to Basin and WSUD planting terraces				
75mm Mulch	741	m^2	$ 14.00	$ 10,374.00
350mm Soil mix (additional soil allowance to cultivated site won soil)	741	m^2	$ 50.00	$ 37,050.00
Allowance for planting (assume 4no. per m2)	2,964	No	$ 15.00	$ 44,460.00
Allowance for metal edge	142	m	$ 80.00	$ 11,360.00
Softscape with planting				
75mm Mulch	1,607	m^2	$ 14.00	$ 22,498.00
350mm Soil mix (additional soil allowance to cultivated site won soil)	1,607	m^2	$ 50.00	$ 80,350.00
Allowance for planting (assume 4no. per m2)	6,428	No	$ 15.00	$ 96,420.00
Mature tree planting including trees, pit excavation, soil mix, ag line, stakes, trees and mulch	18	No	$ 1,250.00	$ 22,500.00
Allowance for metal edge	1	Item	$ 20,000.00	$ 20,000.00

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
Flexible overflow turf area (included in civil costs)				
100mm Soil mix	612	m^2	$ 15.00	$ 9,180.00
Allowance for turfing	612	m^2	$ 20.00	$ 12,240.00
Basins				
Allowance for basins including excavation in OTR, trim & compact, subsoil drainage, maintenance track, geotextile fabric, drainage layer, basin fence, & planting	1	item		Included
Equipment to outdoor fitness zone	1	No	$ 65,000.00	$ 65,000.00
Miscellaneous				
Bins	1	No	$ 5,000.00	$ 5,000.00
Extra over path for stairs and balustrades	8	m2	$ 1,200.00	$ 9,600.00
Seating and retaining wall to WSUD terraces	300	m	$ 1,400.00	$ 420,000.00
Allowance for historical signage as required	1	item	$ 75,000.00	$ 75,000.00
Maintenance				
12 months defects liability maintenance including watering, mowing and replacing plants	1	Item	$ 29,315.00	$ 29,315.00
Subtotal:				**$ 993,952.00**
CIVIL CONTRACTORS PRELIMINARIES, OVERHEADS AND MARGIN				
Allowance for civil contractors preliminaries, overheads and margin	12.0	%		$ 227,506.74
Subtotal:				**$ 227,506.74**
GROSS CONSTRUCTION COST (EXCL GST) - CENTRAL PARK ONLY				**$ 2,123,396.24**

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DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
SEDIMENT AND EROSION CONTROL				
Allowance for sediment fence, catch drains, pit inlet filters, straw barriers, shaker grid, truck wash facilities and the like.	1	item		Included
Subtotal:				**$ -**
CIVIL CONTRACTOR EARTHWORKS				
Cut to fill; measured elsewhere	1	item		EXCL.
Trim and grade park to required falls	4142	m^2	$ 15.00	$ 62,130.00
Subtotal:				**$ 62,130.00**
STORMWATER				
Allowance for stormwater to park	1	item		Excluded
Subtotal:				**$ -**
PAVEMENTS				
Trail circulation				
Prepare, trim and compact footpath	296	m^2	$ 3.50	$ 1,036.00
125mm thick 25MPa concrete footpath pavement including bedding, reinforcement, formwork, jointing and colouring or blasted finish.	296	m^2	$ 180.00	$ 53,280.00
Maintenance access				
Prepare, trim and compact footpath	49	m^2	$ 3.50	$ 171.50
125mm thick 25MPa concrete footpath pavement including bedding, reinforcement, formwork, jointing and colouring or blasted finish.	49	m^2	$ 180.00	$ 8,820.00
Subtotal:				**$ 63,307.50**
		0		
POTABLE WATER RETICULATION				
Allowance for potable water reticulation	1	item		Excluded
Subtotal:				**$ -**
ELECTRICAL RETICULATION				
Allowance for electrical services including low voltage and park lighting	-	m2		Excluded
Subtotal:				**$ -**
LANDSCAPING AND VEGETATION				
Site establishment	1	0	$ 5,000.00	$ 5,000.00
Allowance to ameliorate site topsoil	768	m^3	$ 15.00	$ 11,520.00
Subgrade preparation including cultivation and gypsum	3,070	m^2	$ 3.50	$ 10,745.00
Softscape to open lawn				
Turf Areas including additional topsoil as required	1,535	m^2	$ 35.00	$ 53,725.00
Softscape with planting				$ -
75mm Mulch	1,535	m^2	$ 14.00	$ 21,490.00
350mm Soil mix (additional soil allowance to cultivated site won soil)	1,535	m^2	$ 50.00	$ 76,750.00
Allowance for planting (assume 4no. per m2)	6,140	No	$ 15.00	$ 92,100.00
Mature tree planting including trees, pit excavation, soil mix, ag line, stakes, trees and mulch	5	No	$ 1,250.00	$ 6,250.00

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DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
Basins				
Allowance for basins including excavation in OTR, trim & compact, subsoil drainage, maintenance track, geotextile fabric, drainage layer, basin fence, & planting (included in civil costs)	1	item		Included
Miscellaneous				
Bins and furniture	1	Item	$ 12,500.00	$ 12,500.00
Allowance for signage as required	1	item	$ 2,500.00	$ 2,500.00
Maintenance				
12 months defects liability maintenance including watering, mowing and replacing plants	1	Item	$ 20,026.00	$ 20,026.00
Subtotal:				**$ 312,606.00**
CIVIL CONTRACTORS PRELIMINARIES, OVERHEADS AND MARGIN				
Allowance for civil contractors preliminaries, overheads and margin	12.0	%		$ 52,565.22
Subtotal:				**$ 52,565.22**
GROSS CONSTRUCTION COST (EXCL GST) - CENTRAL PARK ONLY				**$ 490,608.72**

WSU Milperra - Stage 1 Houses
Cost Estimate - November 2025

TCubed Consulting

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
Stage 1_House - Type T1_A	3	No	$ 537,465.00	$ 1,612,395.00
Stage 1_House - Type T2_A	4	No	$ 524,588.00	$ 2,098,352.00
Stage 1_House - Type T3_A	3	No	$ 520,296.00	$ 1,560,888.00
Stage 1_House - Type T4_A	1	No	$ 528,880.00	$ 528,880.00
Stage 1_House - Type T5_A	2	No	$ 419,295.00	$ 838,590.00
Stage 1_House - Type T6_A	1	No	$ 509,720.00	$ 509,720.00
Stage 1_House - Type T1_B	1	No	$ 508,307.00	$ 508,307.00
Stage 1_House - Type T2_B	4	No	$ 506,894.00	$ 2,027,576.00
Stage 1_House - Type T3_B	1	No	$ 433,425.00	$ 433,425.00
Stage 1_House - Type T4_B	2	No	$ 419,295.00	$ 838,590.00
Stage 1_External works and External services	22	Lot	$ 32,068.45	$ 705,506.00
	22	**Lot**	**$ 530,101.32**	**$ 11,662,229.00**
GROSS CONSTRUCTION COST (EXCL GST) - STAGE 1 HOUSES				

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DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
ELEMENTAL BREAKDOWN PER HOUSE - Stage 1 House - Type T1 A				
Substructure	266	m2 GFA	$ 118.00	$ 31,388.00
Columns	266	m2 GFA	$ 18.00	$ 4,788.00
Upper Floors	266	m2 GFA	$ 114.00	$ 30,324.00
Staircases	266	m2 GFA	$ 23.87	$ 6,350.00
Roof	266	m2 GFA	$ 152.00	$ 40,432.00
External Walls & Doors	266	m2 GFA	$ 422.00	$ 112,252.00
Internal Walls & Doors	266	m2 GFA	$ 118.00	$ 31,388.00
Wall Finishes	266	m2 GFA	$ 68.00	$ 18,088.00
Floor Finishes	266	0	$ 76.00	$ 20,216.00
Ceiling Finishes	266	m2 GFA	$ 94.00	$ 25,004.00
Fitments	266	m2 GFA	$ 160.34	$ 42,650.00
Special Equipment	266	m2 GFA	$ 15.98	$ 4,250.00
Hydraulic Services	266	m2 GFA	$ 197.56	$ 52,550.00
Electrical Services	266	m2 GFA	$ 101.00	$ 26,866.00
Fire Services	266	m2 GFA	$ 2.50	$ 665.00
Mechanical Services	266	m2 GFA	$ 80.83	$ 21,500.00
Solar Inverter & Battery	266	m2 GFA	$ 46.99	$ 12,500.00
Preliminaries	266	m2 GFA	$ 171.86	$ 45,715.00
Builder's Margin	266	m2 GFA	$ 39.62	$ 10,539.00
Subtotal Typical Cost Per Unit:	**266**	**m2 GFA**	**$ 2,020.55**	**$ 537,465.00**
Total Cost (All Units)	**3**	**No**	**$ 537,465.00**	**$ 1,612,395.00**

WSU Milperra - Stage 1 Houses
Cost Estimate - November 2025

TCubed Consulting

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
ELEMENTAL BREAKDOWN PER HOUSE - Stage 1 House - Type T2 A				
Substructure	257	m2 GFA	$ 118.00	$ 30,326.00
Columns	257	m2 GFA	$ 18.00	$ 4,626.00
Upper Floors	257	m2 GFA	$ 114.00	$ 29,298.00
Staircases	257	m2 GFA	$ 24.71	$ 6,350.00
Roof	257	m2 GFA	$ 152.00	$ 39,064.00
External Walls & Doors	257	m2 GFA	$ 422.00	$ 108,454.00
Internal Walls & Doors	257	m2 GFA	$ 118.00	$ 30,326.00
Wall Finishes	257	m2 GFA	$ 68.00	$ 17,476.00
Floor Finishes	257	m2 GFA	$ 76.00	$ 19,532.00
Ceiling Finishes	257	m2 GFA	$ 94.00	$ 24,158.00
Fitments	257	m2 GFA	$ 165.95	$ 42,650.00
Special Equipment	257	m2 GFA	$ 16.54	$ 4,250.00
Hydraulic Services	257	m2 GFA	$ 204.47	$ 52,550.00
Electrical Services	257	m2 GFA	$ 101.00	$ 25,957.00
Fire Services	257	m2 GFA	$ 2.59	$ 665.00
Mechanical Services	257	m2 GFA	$ 83.66	$ 21,500.00
Solar Inverter & Battery	257	m2 GFA	$ 48.64	$ 12,500.00
Preliminaries	257	m2 GFA	$ 173.62	$ 44,620.00
Builder's Margin	257	m2 GFA	$ 40.02	$ 10,286.00
Subtotal Typical Cost Per Unit:	**257**	**m2 GFA**	**$ 2,041.20**	**$ 524,588.00**
Total Cost (All Units)	**4**	**No**	**$ 524,588.00**	**$ 2,098,352.00**

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
ELEMENTAL BREAKDOWN PER HOUSE - Stage 1 House - Type T3 A				
Substructure	254	m2 GFA	$ 118.00	$ 29,972.00
Columns	254	m2 GFA	$ 18.00	$ 4,572.00
Upper Floors	254	m2 GFA	$ 114.00	$ 28,956.00
Staircases	254	m2 GFA	$ 25.00	$ 6,350.00
Roof	254	m2 GFA	$ 152.00	$ 38,608.00
External Walls & Doors	254	m2 GFA	$ 422.00	$ 107,188.00
Internal Walls & Doors	254	m2 GFA	$ 118.00	$ 29,972.00
Wall Finishes	254	m2 GFA	$ 68.00	$ 17,272.00
Floor Finishes	254	m2 GFA	$ 76.00	$ 19,304.00
Ceiling Finishes	254	m2 GFA	$ 94.00	$ 23,876.00
Fitments	254	m2 GFA	$ 167.91	$ 42,650.00
Special Equipment	254	m2 GFA	$ 16.73	$ 4,250.00
Hydraulic Services	254	m2 GFA	$ 206.89	$ 52,550.00
Electrical Services	254	m2 GFA	$ 101.00	$ 25,654.00
Fire Services	254	m2 GFA	$ 2.62	$ 665.00
Mechanical Services	254	m2 GFA	$ 84.65	$ 21,500.00
Solar Inverter & Battery	254	m2 GFA	$ 49.21	$ 12,500.00
Preliminaries	254	m2 GFA	$ 174.23	$ 44,255.00
Builder's Margin	254	m2 GFA	$ 40.17	$ 10,202.00
Subtotal Typical Cost Per Unit:	**254**	**m2 GFA**	**$ 2,048.41**	**$ 520,296.00**
Total Cost (All Units)	**3**	**No**	**$ 520,296.00**	**$ 1,560,888.00**

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DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
ELEMENTAL BREAKDOWN PER HOUSE - Stage 1 House - Type T4 A				
Substructure	260	m2 GFA	$ 118.00	$ 30,680.00
Columns	260	m2 GFA	$ 18.00	$ 4,680.00
Upper Floors	260	m2 GFA	$ 114.00	$ 29,640.00
Staircases	260	m2 GFA	$ 24.42	$ 6,350.00
Roof	260	m2 GFA	$ 152.00	$ 39,520.00
External Walls & Doors	260	m2 GFA	$ 422.00	$ 109,720.00
Internal Walls & Doors	260	m2 GFA	$ 118.00	$ 30,680.00
Wall Finishes	260	m2 GFA	$ 68.00	$ 17,680.00
Floor Finishes	260	m2 GFA	$ 76.00	$ 19,760.00
Ceiling Finishes	260	m2 GFA	$ 94.00	$ 24,440.00
Fitments	260	m2 GFA	$ 164.04	$ 42,650.00
Special Equipment	260	m2 GFA	$ 16.35	$ 4,250.00
Hydraulic Services	260	m2 GFA	$ 202.12	$ 52,550.00
Electrical Services	260	m2 GFA	$ 101.00	$ 26,260.00
Fire Services	260	m2 GFA	$ 2.56	$ 665.00
Mechanical Services	260	m2 GFA	$ 82.69	$ 21,500.00
Solar Inverter & Battery	260	m2 GFA	$ 48.08	$ 12,500.00
Preliminaries	260	m2 GFA	$ 173.02	$ 44,985.00
Builder's Margin	260	m2 GFA	$ 39.88	$ 10,370.00
Subtotal Typical Cost Per Unit:	**260**	**m2 GFA**	**$ 2,034.15**	**$ 528,880.00**
Total Cost (All Units)	**1**	**No**	**$ 528,880.00**	**$ 528,880.00**

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DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
ELEMENTAL BREAKDOWN PER HOUSE - Stage 1 House - Type T5 A				
Substructure	193	m2 GFA	$ 118.00	$ 22,774.00
Columns	193	m2 GFA	$ 18.00	$ 3,474.00
Upper Floors	193	m2 GFA	$ 114.00	$ 22,002.00
Staircases	193	m2 GFA	$ 32.90	$ 6,350.00
Roof	193	m2 GFA	$ 152.00	$ 29,336.00
External Walls & Doors	193	m2 GFA	$ 422.00	$ 81,446.00
Internal Walls & Doors	193	m2 GFA	$ 110.00	$ 21,230.00
Wall Finishes	193	m2 GFA	$ 64.00	$ 12,352.00
Floor Finishes	193	m2 GFA	$ 72.00	$ 13,896.00
Ceiling Finishes	193	m2 GFA	$ 94.00	$ 18,142.00
Fitments	193	m2 GFA	$ 199.48	$ 38,500.00
Special Equipment	193	m2 GFA	$ 22.02	$ 4,250.00
Hydraulic Services	193	m2 GFA	$ 251.30	$ 48,500.00
Electrical Services	193	m2 GFA	$ 101.00	$ 19,493.00
Fire Services	193	m2 GFA	$ 3.45	$ 665.00
Mechanical Services	193	m2 GFA	$ 106.22	$ 20,500.00
Solar Inverter & Battery	193	m2 GFA	$ 64.77	$ 12,500.00
Preliminaries	193	m2 GFA	$ 184.79	$ 35,664.00
Builder's Margin	193	m2 GFA	$ 42.60	$ 8,221.00
Subtotal Typical Cost Per Unit:	**193**	**m2 GFA**	**$ 2,172.51**	**$ 419,295.00**
Total Cost (All Units)	**2**	**No**	**$ 419,295.00**	**$ 838,590.00**

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
ELEMENTAL BREAKDOWN PER HOUSE - Stage 1 House - Type T6 A				
Substructure	257	m2 GFA	$ 118.00	$ 30,326.00
Columns	257	m2 GFA	$ 18.00	$ 4,626.00
Upper Floors	257	m2 GFA	$ 114.00	$ 29,298.00
Staircases	257	m2 GFA	$ 24.71	$ 6,350.00
Roof	257	m2 GFA	$ 152.00	$ 39,064.00
External Walls & Doors	257	m2 GFA	$ 422.00	$ 108,454.00
Internal Walls & Doors	257	m2 GFA	$ 110.00	$ 28,270.00
Wall Finishes	257	m2 GFA	$ 64.00	$ 16,448.00
Floor Finishes	257	m2 GFA	$ 72.00	$ 18,504.00
Ceiling Finishes	257	m2 GFA	$ 94.00	$ 24,158.00
Fitments	257	m2 GFA	$ 149.81	$ 38,500.00
Special Equipment	257	m2 GFA	$ 16.54	$ 4,250.00
Hydraulic Services	257	m2 GFA	$ 188.72	$ 48,500.00
Electrical Services	257	m2 GFA	$ 101.00	$ 25,957.00
Fire Services	257	m2 GFA	$ 2.59	$ 665.00
Mechanical Services	257	m2 GFA	$ 79.77	$ 20,500.00
Solar Inverter & Battery	257	m2 GFA	$ 48.64	$ 12,500.00
Preliminaries	257	m2 GFA	$ 168.70	$ 43,355.00
Builder's Margin	257	m2 GFA	$ 38.89	$ 9,995.00
Subtotal Typical Cost Per Unit:	**257**	**m2 GFA**	**$ 1,983.35**	**$ 509,720.00**
Total Cost (All Units)	**1**	**No**	**$ 509,720.00**	**$ 509,720.00**

WSU Milperra - Stage 1 Houses
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DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
ELEMENTAL BREAKDOWN PER HOUSE - Stage 1 House - Type T1 B				
Substructure	256	m2 GFA	$ 118.00	$ 30,208.00
Columns	256	m2 GFA	$ 18.00	$ 4,608.00
Upper Floors	256	m2 GFA	$ 114.00	$ 29,184.00
Staircases	256	m2 GFA	$ 24.80	$ 6,350.00
Roof	256	m2 GFA	$ 152.00	$ 38,912.00
External Walls & Doors	256	m2 GFA	$ 422.00	$ 108,032.00
Internal Walls & Doors	256	m2 GFA	$ 110.00	$ 28,160.00
Wall Finishes	256	m2 GFA	$ 64.00	$ 16,384.00
Floor Finishes	256	m2 GFA	$ 72.00	$ 18,432.00
Ceiling Finishes	256	m2 GFA	$ 94.00	$ 24,064.00
Fitments	256	m2 GFA	$ 150.39	$ 38,500.00
Special Equipment	256	m2 GFA	$ 16.60	$ 4,250.00
Hydraulic Services	256	m2 GFA	$ 189.45	$ 48,500.00
Electrical Services	256	m2 GFA	$ 101.00	$ 25,856.00
Fire Services	256	m2 GFA	$ 2.60	$ 665.00
Mechanical Services	256	m2 GFA	$ 80.08	$ 20,500.00
Solar Inverter & Battery	256	m2 GFA	$ 48.83	$ 12,500.00
Preliminaries	256	m2 GFA	$ 168.89	$ 43,235.00
Builder's Margin	256	m2 GFA	$ 38.93	$ 9,967.00
Subtotal Typical Cost Per Unit:	**256**	**m2 GFA**	**$ 1,985.57**	**$ 508,307.00**
Total Cost (All Units)	**1**	**No**	**$ 508,307.00**	**$ 508,307.00**

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
ELEMENTAL BREAKDOWN PER HOUSE - Stage 1 House - Type T2 B				
Substructure	255	m2 GFA	$ 118.00	$ 30,090.00
Columns	255	m2 GFA	$ 18.00	$ 4,590.00
Upper Floors	255	m2 GFA	$ 114.00	$ 29,070.00
Staircases	255	m2 GFA	$ 24.90	$ 6,350.00
Roof	255	m2 GFA	$ 152.00	$ 38,760.00
External Walls & Doors	255	m2 GFA	$ 422.00	$ 107,610.00
Internal Walls & Doors	255	m2 GFA	$ 110.00	$ 28,050.00
Wall Finishes	255	m2 GFA	$ 64.00	$ 16,320.00
Floor Finishes	255	m2 GFA	$ 72.00	$ 18,360.00
Ceiling Finishes	255	m2 GFA	$ 94.00	$ 23,970.00
Fitments	255	m2 GFA	$ 150.98	$ 38,500.00
Special Equipment	255	m2 GFA	$ 16.67	$ 4,250.00
Hydraulic Services	255	m2 GFA	$ 190.20	$ 48,500.00
Electrical Services	255	m2 GFA	$ 101.00	$ 25,755.00
Fire Services	255	m2 GFA	$ 2.61	$ 665.00
Mechanical Services	255	m2 GFA	$ 80.39	$ 20,500.00
Solar Inverter & Battery	255	m2 GFA	$ 49.02	$ 12,500.00
Preliminaries	255	m2 GFA	$ 169.08	$ 43,115.00
Builder's Margin	255	m2 GFA	$ 38.98	$ 9,939.00
Subtotal Typical Cost Per Unit:	**255**	**m2 GFA**	**$ 1,987.82**	**$ 506,894.00**
Total Cost (All Units)	**4**	**No**	**$ 506,894.00**	**$ 2,027,576.00**

WSU Milperra - Stage 1 Houses
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DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
ELEMENTAL BREAKDOWN PER HOUSE - Stage 1 House - Type T3 B				
Substructure	203	m2 GFA	$ 118.00	$ 23,954.00
Columns	203	m2 GFA	$ 18.00	$ 3,654.00
Upper Floors	203	m2 GFA	$ 114.00	$ 23,142.00
Staircases	203	m2 GFA	$ 31.28	$ 6,350.00
Roof	203	m2 GFA	$ 152.00	$ 30,856.00
External Walls & Doors	203	m2 GFA	$ 422.00	$ 85,666.00
Internal Walls & Doors	203	m2 GFA	$ 110.00	$ 22,330.00
Wall Finishes	203	m2 GFA	$ 64.00	$ 12,992.00
Floor Finishes	203	m2 GFA	$ 72.00	$ 14,616.00
Ceiling Finishes	203	m2 GFA	$ 94.00	$ 19,082.00
Fitments	203	m2 GFA	$ 189.66	$ 38,500.00
Special Equipment	203	m2 GFA	$ 20.94	$ 4,250.00
Hydraulic Services	203	m2 GFA	$ 238.92	$ 48,500.00
Electrical Services	203	m2 GFA	$ 101.00	$ 20,503.00
Fire Services	203	m2 GFA	$ 3.28	$ 665.00
Mechanical Services	203	m2 GFA	$ 100.99	$ 20,500.00
Solar Inverter & Battery	203	m2 GFA	$ 61.58	$ 12,500.00
Preliminaries	203	m2 GFA	$ 181.61	$ 36,866.00
Builder's Margin	203	m2 GFA	$ 41.87	$ 8,499.00
Subtotal Typical Cost Per Unit:	**203**	**m2 GFA**	**$ 2,135.10**	**$ 433,425.00**
Total Cost (All Units)	**1**	**No**	**$ 433,425.00**	**$ 433,425.00**

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DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
ELEMENTAL BREAKDOWN PER HOUSE - Stage 1 House - Type T4 B				
Substructure	193	m2 GFA	$ 118.00	$ 22,774.00
Columns	193	m2 GFA	$ 18.00	$ 3,474.00
Upper Floors	193	m2 GFA	$ 114.00	$ 22,002.00
Staircases	193	m2 GFA	$ 32.90	$ 6,350.00
Roof	193	m2 GFA	$ 152.00	$ 29,336.00
External Walls & Doors	193	m2 GFA	$ 422.00	$ 81,446.00
Internal Walls & Doors	193	m2 GFA	$ 110.00	$ 21,230.00
Wall Finishes	193	m2 GFA	$ 64.00	$ 12,352.00
Floor Finishes	193	m2 GFA	$ 72.00	$ 13,896.00
Ceiling Finishes	193	m2 GFA	$ 94.00	$ 18,142.00
Fitments	193	m2 GFA	$ 199.48	$ 38,500.00
Special Equipment	193	m2 GFA	$ 22.02	$ 4,250.00
Hydraulic Services	193	m2 GFA	$ 251.30	$ 48,500.00
Electrical Services	193	m2 GFA	$ 101.00	$ 19,493.00
Fire Services	193	m2 GFA	$ 3.45	$ 665.00
Mechanical Services	193	m2 GFA	$ 106.22	$ 20,500.00
Solar Inverter & Battery	193	m2 GFA	$ 64.77	$ 12,500.00
Preliminaries	193	m2 GFA	$ 184.79	$ 35,664.00
Builder's Margin	193	m2 GFA	$ 42.60	$ 8,221.00
Subtotal Typical Cost Per Unit:	**193**	**m2 GFA**	**$ 2,172.51**	**$ 419,295.00**
Total Cost (All Units)	**2**	**No**	**$ 419,295.00**	**$ 838,590.00**

WSU Milperra - Stage 1 Houses
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TCubed Consulting

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
Stage 1 External Works and External Services				
Roads, Footpaths & Paved Areas	2,333	m2	$ 46.19	$ 107,765.00
Landscaping and Improvements	2,333	m2	$ 103.84	$ 242,250.00
Boundary Walls, Fencing and Gates	2,333	m2	$ 65.15	$ 152,000.00
External Stormwater Drainage	2,333	m2	$ 29.63	$ 69,130.00
External Fire Protection	2,333	m2		EXCL.
External Electric Light and Power	2,333	m2	$ 25.94	$ 60,520.00
Preliminaries	2,333	m2	$ 25.72	$ 60,008.00
Builder's Margin	2,333	m2	$ 5.93	$ 13,833.00
Total Stage 1_External Works and External Services	**22**	**No**	**$ 32,068.45**	**$ 705,506.00**

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WSU Milperra - Stage 2 Houses
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DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
Stage 2_House - Type T1_A	1	No	$ 564,649.00	$ 564,649.00
Stage 2_House - Type T2_A	1	No	$ 537,465.00	$ 537,465.00
Stage 2_House - Type T3_A	2	No	$ 424,947.00	$ 849,894.00
Stage 2_House - Type T4_A	4	No	$ 415,056.00	$ 1,660,224.00
Stage 2_House - Type T5_A	1	No	$ 511,712.00	$ 511,712.00
Stage 2_House - Type T1_B	1	No	$ 400,928.00	$ 400,928.00
Stage 2_House - Type T2_B	2	No	$ 416,470.00	$ 832,940.00
Stage 2_House - Type T3_B	4	No	$ 416,470.00	$ 1,665,880.00
Stage 2_House - Type T4_B	1	No	$ 514,573.00	$ 514,573.00
Stage 2_House - Type T5_B	1	No	$ 416,470.00	$ 416,470.00
Stage 2_House - Type T6_B	1	No	$ 501,242.00	$ 501,242.00
Stage 2_House - Type T1_C	2	No	$ 507,418.00	$ 1,014,836.00
Stage 2_House - Type T2_C	2	No	$ 538,896.00	$ 1,077,792.00
Stage 2_House - Type T3_C	1	No	$ 430,598.00	$ 430,598.00
Stage 2_House - Type T4_C	1	No	$ 513,142.00	$ 513,142.00
Stage 2_House - Type T5_C	1	No	$ 416,470.00	$ 416,470.00
Stage 2_House - Type T6_C	1	No	$ 416,470.00	$ 416,470.00
Stage 2_House - P1.1, P2.1, B1.2, B2.1 (GFA 192, 193 & 194m2)	10	No	$ 419,295.00	$ 4,192,950.00
Stage 2_House - B1.1 (GFA 229m2)	1	No	$ 470,159.00	$ 470,159.00
Stage 2_House - B2.1 & P2.1 (GFA 249m2)	2	No	$ 513,142.00	$ 1,026,284.00
External works and External services	40	Lot	$ 41,754.48	$ 1,670,179.00
Stage 2_House - B1.1 (GFA 229m2)	**40**	**Lot**	**$ 492,121.43**	**$ 19,684,857.00**
ELEMENTAL BREAKDOWN PER HOUSE - B2.1 & P2.1				
GROSS CONSTRUCTION COST (EXCL GST) - STAGE 1 HOUSES				

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
ELEMENTAL BREAKDOWN PER HOUSE - Stage 2 House - Type T1 A				
Substructure	285	m2 GFA	$ 118.00	$ 33,630.00
Columns	285	m2 GFA	$ 18.00	$ 5,130.00
Upper Floors	285	m2 GFA	$ 114.00	$ 32,490.00
Staircases	285	m2 GFA	$ 22.28	$ 6,350.00
Roof	285	m2 GFA	$ 152.00	$ 43,320.00
External Walls & Doors	285	0	$ 422.00	$ 120,270.00
Internal Walls & Doors	285	m2 GFA	$ 118.00	$ 33,630.00
Wall Finishes	285	m2 GFA	$ 68.00	$ 19,380.00
Floor Finishes	285	m2 GFA	$ 76.00	$ 21,660.00
Ceiling Finishes	285	m2 GFA	$ 94.00	$ 26,790.00
Fitments	285	m2 GFA	$ 149.65	$ 42,650.00
Special Equipment	285	m2 GFA	$ 14.91	$ 4,250.00
Hydraulic Services	285	m2 GFA	$ 184.39	$ 52,550.00
Electrical Services	285	m2 GFA	$ 101.00	$ 28,785.00
Fire Services	285	m2 GFA	$ 2.33	$ 665.00
Mechanical Services	285	m2 GFA	$ 75.44	$ 21,500.00
Solar Inverter & Battery	285	m2 GFA	$ 43.86	$ 12,500.00
Preliminaries	285	m2 GFA	$ 168.52	$ 48,027.00
Builder's Margin	285	m2 GFA	$ 38.85	$ 11,072.00
Subtotal Typical Cost Per Unit:	**285**	**m2 GFA**	**$ 1,981.22**	**$ 564,649.00**
Total Cost (All Units)	**1**	**No**	**$ 564,649.00**	**$ 564,649.00**

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
ELEMENTAL BREAKDOWN PER HOUSE - Stage 2 House - Type T2 A				
Substructure	266	m2 GFA	$ 118.00	$ 31,388.00
Columns	266	m2 GFA	$ 18.00	$ 4,788.00
Upper Floors	266	m2 GFA	$ 114.00	$ 30,324.00
Staircases	266	m2 GFA	$ 23.87	$ 6,350.00
Roof	266	m2 GFA	$ 152.00	$ 40,432.00
External Walls & Doors	266	m2 GFA	$ 422.00	$ 112,252.00
Internal Walls & Doors	266	m2 GFA	$ 118.00	$ 31,388.00
Wall Finishes	266	m2 GFA	$ 68.00	$ 18,088.00
Floor Finishes	266	m2 GFA	$ 76.00	$ 20,216.00
Ceiling Finishes	266	m2 GFA	$ 94.00	$ 25,004.00
Fitments	266	m2 GFA	$ 160.34	$ 42,650.00
Special Equipment	266	m2 GFA	$ 15.98	$ 4,250.00
Hydraulic Services	266	m2 GFA	$ 197.56	$ 52,550.00
Electrical Services	266	m2 GFA	$ 101.00	$ 26,866.00
Fire Services	266	m2 GFA	$ 2.50	$ 665.00
Mechanical Services	266	m2 GFA	$ 80.83	$ 21,500.00
Solar Inverter & Battery	266	m2 GFA	$ 46.99	$ 12,500.00
Preliminaries	266	m2 GFA	$ 171.86	$ 45,715.00
Builder's Margin	266	m2 GFA	$ 39.62	$ 10,539.00
Subtotal Typical Cost Per Unit:	**266**	**m2 GFA**	**$ 2,020.55**	**$ 537,465.00**
Total Cost (All Units)	**1**	**No**	**$ 537,465.00**	**$ 537,465.00**

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DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
ELEMENTAL BREAKDOWN PER HOUSE - Stage 2 House - Type T3 A				
Substructure	197	m2 GFA	$ 118.00	$ 23,246.00
Columns	197	m2 GFA	$ 18.00	$ 3,546.00
Upper Floors	197	m2 GFA	$ 114.00	$ 22,458.00
Staircases	197	m2 GFA	$ 32.23	$ 6,350.00
Roof	197	m2 GFA	$ 152.00	$ 29,944.00
External Walls & Doors	197	m2 GFA	$ 422.00	$ 83,134.00
Internal Walls & Doors	197	m2 GFA	$ 110.00	$ 21,670.00
Wall Finishes	197	m2 GFA	$ 64.00	$ 12,608.00
Floor Finishes	197	m2 GFA	$ 72.00	$ 14,184.00
Ceiling Finishes	197	m2 GFA	$ 94.00	$ 18,518.00
Fitments	197	m2 GFA	$ 195.43	$ 38,500.00
Special Equipment	197	m2 GFA	$ 21.57	$ 4,250.00
Hydraulic Services	197	m2 GFA	$ 246.19	$ 48,500.00
Electrical Services	197	m2 GFA	$ 101.00	$ 19,897.00
Fire Services	197	m2 GFA	$ 3.38	$ 665.00
Mechanical Services	197	m2 GFA	$ 104.06	$ 20,500.00
Solar Inverter & Battery	197	m2 GFA	$ 63.45	$ 12,500.00
Preliminaries	197	m2 GFA	$ 183.48	$ 36,145.00
Builder's Margin	197	m2 GFA	$ 42.29	$ 8,332.00
Subtotal Typical Cost Per Unit:	**197**	**m2 GFA**	**$ 2,157.09**	**$ 424,947.00**
Total Cost (All Units)	**2**	**No**	**$ 424,947.00**	**$ 849,894.00**

WSU Milperra - Stage 2 Houses
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TCubed Consulting

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
ELEMENTAL BREAKDOWN PER HOUSE - Stage 2 House - Type T4 A				
Substructure	190	m2 GFA	$ 118.00	$ 22,420.00
Columns	190	m2 GFA	$ 18.00	$ 3,420.00
Upper Floors	190	m2 GFA	$ 114.00	$ 21,660.00
Staircases	190	m2 GFA	$ 33.42	$ 6,350.00
Roof	190	m2 GFA	$ 152.00	$ 28,880.00
External Walls & Doors	190	m2 GFA	$ 422.00	$ 80,180.00
Internal Walls & Doors	190	m2 GFA	$ 110.00	$ 20,900.00
Wall Finishes	190	m2 GFA	$ 64.00	$ 12,160.00
Floor Finishes	190	m2 GFA	$ 72.00	$ 13,680.00
Ceiling Finishes	190	m2 GFA	$ 94.00	$ 17,860.00
Fitments	190	m2 GFA	$ 202.63	$ 38,500.00
Special Equipment	190	m2 GFA	$ 22.37	$ 4,250.00
Hydraulic Services	190	m2 GFA	$ 255.26	$ 48,500.00
Electrical Services	190	m2 GFA	$ 101.00	$ 19,190.00
Fire Services	190	m2 GFA	$ 3.50	$ 665.00
Mechanical Services	190	m2 GFA	$ 107.89	$ 20,500.00
Solar Inverter & Battery	190	m2 GFA	$ 65.79	$ 12,500.00
Preliminaries	190	m2 GFA	$ 185.81	$ 35,303.00
Builder's Margin	190	m2 GFA	$ 42.83	$ 8,138.00
Subtotal Typical Cost Per Unit:	**190**	**m2 GFA**	**$ 2,184.51**	**$ 415,056.00**
Total Cost (All Units)	**4**	**No**	**$ 415,056.00**	**$ 1,660,224.00**

TCubed Consulting

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
ELEMENTAL BREAKDOWN PER HOUSE - Stage 2 House - Type T5 A				
Substructure	248	m2 GFA	$ 118.00	$ 29,264.00
Columns	248	m2 GFA	$ 18.00	$ 4,464.00
Upper Floors	248	m2 GFA	$ 114.00	$ 28,272.00
Staircases	248	m2 GFA	$ 25.60	$ 6,350.00
Roof	248	m2 GFA	$ 152.00	$ 37,696.00
External Walls & Doors	248	m2 GFA	$ 422.00	$ 104,656.00
Internal Walls & Doors	248	m2 GFA	$ 118.00	$ 29,264.00
Wall Finishes	248	m2 GFA	$ 68.00	$ 16,864.00
Floor Finishes	248	m2 GFA	$ 76.00	$ 18,848.00
Ceiling Finishes	248	m2 GFA	$ 94.00	$ 23,312.00
Fitments	248	m2 GFA	$ 171.98	$ 42,650.00
Special Equipment	248	m2 GFA	$ 17.14	$ 4,250.00
Hydraulic Services	248	m2 GFA	$ 211.90	$ 52,550.00
Electrical Services	248	m2 GFA	$ 101.00	$ 25,048.00
Fire Services	248	m2 GFA	$ 2.68	$ 665.00
Mechanical Services	248	m2 GFA	$ 86.69	$ 21,500.00
Solar Inverter & Battery	248	m2 GFA	$ 50.40	$ 12,500.00
Preliminaries	248	m2 GFA	$ 175.50	$ 43,525.00
Builder's Margin	248	m2 GFA	$ 40.46	$ 10,034.00
Subtotal Typical Cost Per Unit:	**248**	**m2 GFA**	**$ 2,063.35**	**$ 511,712.00**
Total Cost (All Units)	**1**	**No**	**$ 511,712.00**	**$ 511,712.00**

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
ELEMENTAL BREAKDOWN PER HOUSE - Stage 2 House - Type T1 B				
Substructure	180	m2 GFA	$ 118.00	$ 21,240.00
Columns	180	m2 GFA	$ 18.00	$ 3,240.00
Upper Floors	180	m2 GFA	$ 114.00	$ 20,520.00
Staircases	180	m2 GFA	$ 35.28	$ 6,350.00
Roof	180	m2 GFA	$ 152.00	$ 27,360.00
External Walls & Doors	180	m2 GFA	$ 422.00	$ 75,960.00
Internal Walls & Doors	180	m2 GFA	$ 110.00	$ 19,800.00
Wall Finishes	180	m2 GFA	$ 64.00	$ 11,520.00
Floor Finishes	180	m2 GFA	$ 72.00	$ 12,960.00
Ceiling Finishes	180	m2 GFA	$ 94.00	$ 16,920.00
Fitments	180	m2 GFA	$ 213.89	$ 38,500.00
Special Equipment	180	m2 GFA	$ 23.61	$ 4,250.00
Hydraulic Services	180	m2 GFA	$ 269.44	$ 48,500.00
Electrical Services	180	m2 GFA	$ 101.00	$ 18,180.00
Fire Services	180	m2 GFA	$ 3.69	$ 665.00
Mechanical Services	180	m2 GFA	$ 113.89	$ 20,500.00
Solar Inverter & Battery	180	m2 GFA	$ 69.44	$ 12,500.00
Preliminaries	180	m2 GFA	$ 189.46	$ 34,102.00
Builder's Margin	180	m2 GFA	$ 43.67	$ 7,861.00
Subtotal Typical Cost Per Unit:	**180**	**m2 GFA**	**$ 2,227.38**	**$ 400,928.00**
Total Cost (All Units)	**1**	**No**	**$ 400,928.00**	**$ 400,928.00**

WSU Milperra - Stage 2 Houses
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DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
ELEMENTAL BREAKDOWN PER HOUSE - Stage 2 House - Type T2_B				
Substructure	191	m2 GFA	$ 118.00	$ 22,538.00
Columns	191	m2 GFA	$ 18.00	$ 3,438.00
Upper Floors	191	m2 GFA	$ 114.00	$ 21,774.00
Staircases	191	m2 GFA	$ 33.25	$ 6,350.00
Roof	191	m2 GFA	$ 152.00	$ 29,032.00
External Walls & Doors	191	m2 GFA	$ 422.00	$ 80,602.00
Internal Walls & Doors	191	m2 GFA	$ 110.00	$ 21,010.00
Wall Finishes	191	m2 GFA	$ 64.00	$ 12,224.00
Floor Finishes	191	m2 GFA	$ 72.00	$ 13,752.00
Ceiling Finishes	191	m2 GFA	$ 94.00	$ 17,954.00
Fitments	191	m2 GFA	$ 201.57	$ 38,500.00
Special Equipment	191	m2 GFA	$ 22.25	$ 4,250.00
Hydraulic Services	191	m2 GFA	$ 253.93	$ 48,500.00
Electrical Services	191	m2 GFA	$ 101.00	$ 19,291.00
Fire Services	191	m2 GFA	$ 3.48	$ 665.00
Mechanical Services	191	m2 GFA	$ 107.33	$ 20,500.00
Solar Inverter & Battery	191	m2 GFA	$ 65.45	$ 12,500.00
Preliminaries	191	m2 GFA	$ 185.47	$ 35,424.00
Builder's Margin	191	m2 GFA	$ 42.75	$ 8,166.00
Subtotal Typical Cost Per Unit:	**191**	**m2 GFA**	**$ 2,180.47**	**$ 416,470.00**
Total Cost (All Units)	**2**	**No**	**$ 416,470.00**	**$ 832,940.00**

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
ELEMENTAL BREAKDOWN PER HOUSE - Stage 2 House - Type T3 B				
Substructure	191	m2 GFA	$ 118.00	$ 22,538.00
Columns	191	m2 GFA	$ 18.00	$ 3,438.00
Upper Floors	191	m2 GFA	$ 114.00	$ 21,774.00
Staircases	191	m2 GFA	$ 33.25	$ 6,350.00
Roof	191	m2 GFA	$ 152.00	$ 29,032.00
External Walls & Doors	191	m2 GFA	$ 422.00	$ 80,602.00
Internal Walls & Doors	191	m2 GFA	$ 110.00	$ 21,010.00
Wall Finishes	191	m2 GFA	$ 64.00	$ 12,224.00
Floor Finishes	191	m2 GFA	$ 72.00	$ 13,752.00
Ceiling Finishes	191	m2 GFA	$ 94.00	$ 17,954.00
Fitments	191	m2 GFA	$ 201.57	$ 38,500.00
Special Equipment	191	m2 GFA	$ 22.25	$ 4,250.00
Hydraulic Services	191	m2 GFA	$ 253.93	$ 48,500.00
Electrical Services	191	m2 GFA	$ 101.00	$ 19,291.00
Fire Services	191	m2 GFA	$ 3.48	$ 665.00
Mechanical Services	191	m2 GFA	$ 107.33	$ 20,500.00
Solar Inverter & Battery	191	m2 GFA	$ 65.45	$ 12,500.00
Preliminaries	191	m2 GFA	$ 185.47	$ 35,424.00
Builder's Margin	191	m2 GFA	$ 42.75	$ 8,166.00
Subtotal Typical Cost Per Unit:	**191**	**m2 GFA**	**$ 2,180.47**	**$ 416,470.00**
Total Cost (All Units)	**4**	**No**	**$ 416,470.00**	**$ 1,665,880.00**

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
ELEMENTAL BREAKDOWN PER HOUSE - Stage 2 House - Type T4 B				
Substructure	250	m2 GFA	$ 118.00	$ 29,500.00
Columns	250	m2 GFA	$ 18.00	$ 4,500.00
Upper Floors	250	m2 GFA	$ 114.00	$ 28,500.00
Staircases	250	m2 GFA	$ 25.40	$ 6,350.00
Roof	250	m2 GFA	$ 152.00	$ 38,000.00
External Walls & Doors	250	m2 GFA	$ 422.00	$ 105,500.00
Internal Walls & Doors	250	m2 GFA	$ 118.00	$ 29,500.00
Wall Finishes	250	m2 GFA	$ 68.00	$ 17,000.00
Floor Finishes	250	m2 GFA	$ 76.00	$ 19,000.00
Ceiling Finishes	250	m2 GFA	$ 94.00	$ 23,500.00
Fitments	250	m2 GFA	$ 170.60	$ 42,650.00
Special Equipment	250	m2 GFA	$ 17.00	$ 4,250.00
Hydraulic Services	250	m2 GFA	$ 210.20	$ 52,550.00
Electrical Services	250	m2 GFA	$ 101.00	$ 25,250.00
Fire Services	250	m2 GFA	$ 2.66	$ 665.00
Mechanical Services	250	m2 GFA	$ 86.00	$ 21,500.00
Solar Inverter & Battery	250	m2 GFA	$ 50.00	$ 12,500.00
Preliminaries	250	m2 GFA	$ 175.07	$ 43,768.00
Builder's Margin	250	m2 GFA	$ 40.36	$ 10,090.00
Subtotal Typical Cost Per Unit:	**250**	**m2 GFA**	**$ 2,058.29**	**$ 514,573.00**
Total Cost (All Units)	**1**	**No**	**$ 514,573.00**	**$ 514,573.00**

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
ELEMENTAL BREAKDOWN PER HOUSE - Stage 2 House - Type T5_B				
Substructure	191	m2 GFA	$ 118.00	$ 22,538.00
Columns	191	m2 GFA	$ 18.00	$ 3,438.00
Upper Floors	191	m2 GFA	$ 114.00	$ 21,774.00
Staircases	191	m2 GFA	$ 33.25	$ 6,350.00
Roof	191	m2 GFA	$ 152.00	$ 29,032.00
External Walls & Doors	191	m2 GFA	$ 422.00	$ 80,602.00
Internal Walls & Doors	191	m2 GFA	$ 110.00	$ 21,010.00
Wall Finishes	191	m2 GFA	$ 64.00	$ 12,224.00
Floor Finishes	191	m2 GFA	$ 72.00	$ 13,752.00
Ceiling Finishes	191	m2 GFA	$ 94.00	$ 17,954.00
Fitments	191	m2 GFA	$ 201.57	$ 38,500.00
Special Equipment	191	m2 GFA	$ 22.25	$ 4,250.00
Hydraulic Services	191	m2 GFA	$ 253.93	$ 48,500.00
Electrical Services	191	m2 GFA	$ 101.00	$ 19,291.00
Fire Services	191	m2 GFA	$ 3.48	$ 665.00
Mechanical Services	191	m2 GFA	$ 107.33	$ 20,500.00
Solar Inverter & Battery	191	m2 GFA	$ 65.45	$ 12,500.00
Preliminaries	191	m2 GFA	$ 185.47	$ 35,424.00
Builder's Margin	191	m2 GFA	$ 42.75	$ 8,166.00
Subtotal Typical Cost Per Unit:	**191**	**m2 GFA**	**$ 2,180.47**	**$ 416,470.00**
Total Cost (All Units)	**1**	**No**	**$ 416,470.00**	**$ 416,470.00**

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
ELEMENTAL BREAKDOWN PER HOUSE - Stage 2 House - Type T6_B				
Substructure	251	m2 GFA	$ 118.00	$ 29,618.00
Columns	251	m2 GFA	$ 18.00	$ 4,518.00
Upper Floors	251	m2 GFA	$ 114.00	$ 28,614.00
Staircases	251	m2 GFA	$ 25.30	$ 6,350.00
Roof	251	m2 GFA	$ 152.00	$ 38,152.00
External Walls & Doors	251	m2 GFA	$ 422.00	$ 105,922.00
Internal Walls & Doors	251	m2 GFA	$ 110.00	$ 27,610.00
Wall Finishes	251	m2 GFA	$ 64.00	$ 16,064.00
Floor Finishes	251	m2 GFA	$ 72.00	$ 18,072.00
Ceiling Finishes	251	m2 GFA	$ 94.00	$ 23,594.00
Fitments	251	m2 GFA	$ 153.39	$ 38,500.00
Special Equipment	251	m2 GFA	$ 16.93	$ 4,250.00
Hydraulic Services	251	m2 GFA	$ 193.23	$ 48,500.00
Electrical Services	251	m2 GFA	$ 101.00	$ 25,351.00
Fire Services	251	m2 GFA	$ 2.65	$ 665.00
Mechanical Services	251	m2 GFA	$ 81.67	$ 20,500.00
Solar Inverter & Battery	251	m2 GFA	$ 49.80	$ 12,500.00
Preliminaries	251	m2 GFA	$ 169.86	$ 42,634.00
Builder's Margin	251	m2 GFA	$ 39.16	$ 9,828.00
Subtotal Typical Cost Per Unit:	**251**	**m2 GFA**	**$ 1,996.98**	**$ 501,242.00**
Total Cost (All Units)	**1**	**No**	**$ 501,242.00**	**$ 501,242.00**

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
ELEMENTAL BREAKDOWN PER HOUSE - Stage 2 House - Type T1 C				
Substructure	245	m2 GFA	$ 118.00	$ 28,910.00
Columns	245	m2 GFA	$ 18.00	$ 4,410.00
Upper Floors	245	m2 GFA	$ 114.00	$ 27,930.00
Staircases	245	m2 GFA	$ 25.92	$ 6,350.00
Roof	245	m2 GFA	$ 152.00	$ 37,240.00
External Walls & Doors	245	m2 GFA	$ 422.00	$ 103,390.00
Internal Walls & Doors	245	m2 GFA	$ 118.00	$ 28,910.00
Wall Finishes	245	m2 GFA	$ 68.00	$ 16,660.00
Floor Finishes	245	m2 GFA	$ 76.00	$ 18,620.00
Ceiling Finishes	245	m2 GFA	$ 94.00	$ 23,030.00
Fitments	245	m2 GFA	$ 174.08	$ 42,650.00
Special Equipment	245	m2 GFA	$ 17.35	$ 4,250.00
Hydraulic Services	245	m2 GFA	$ 214.49	$ 52,550.00
Electrical Services	245	m2 GFA	$ 101.00	$ 24,745.00
Fire Services	245	m2 GFA	$ 2.71	$ 665.00
Mechanical Services	245	m2 GFA	$ 87.76	$ 21,500.00
Solar Inverter & Battery	245	m2 GFA	$ 51.02	$ 12,500.00
Preliminaries	245	m2 GFA	$ 176.16	$ 43,159.00
Builder's Margin	245	m2 GFA	$ 40.61	$ 9,949.00
Subtotal Typical Cost Per Unit:	**245**	**m2 GFA**	**$ 2,071.09**	**$ 507,418.00**
Total Cost (All Units)	**2**	**No**	**$ 507,418.00**	**$ 1,014,836.00**

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
ELEMENTAL BREAKDOWN PER HOUSE - Stage 2 House - Type T2_C				
Substructure	267	m2 GFA	$ 118.00	$ 31,506.00
Columns	267	m2 GFA	$ 18.00	$ 4,806.00
Upper Floors	267	m2 GFA	$ 114.00	$ 30,438.00
Staircases	267	m2 GFA	$ 23.78	$ 6,350.00
Roof	267	m2 GFA	$ 152.00	$ 40,584.00
External Walls & Doors	267	m2 GFA	$ 422.00	$ 112,674.00
Internal Walls & Doors	267	m2 GFA	$ 118.00	$ 31,506.00
Wall Finishes	267	m2 GFA	$ 68.00	$ 18,156.00
Floor Finishes	267	m2 GFA	$ 76.00	$ 20,292.00
Ceiling Finishes	267	m2 GFA	$ 94.00	$ 25,098.00
Fitments	267	m2 GFA	$ 159.74	$ 42,650.00
Special Equipment	267	m2 GFA	$ 15.92	$ 4,250.00
Hydraulic Services	267	m2 GFA	$ 196.82	$ 52,550.00
Electrical Services	267	m2 GFA	$ 101.00	$ 26,967.00
Fire Services	267	m2 GFA	$ 2.49	$ 665.00
Mechanical Services	267	m2 GFA	$ 80.52	$ 21,500.00
Solar Inverter & Battery	267	m2 GFA	$ 46.82	$ 12,500.00
Preliminaries	267	m2 GFA	$ 171.67	$ 45,837.00
Builder's Margin	267	m2 GFA	$ 39.58	$ 10,567.00
Subtotal Typical Cost Per Unit:	**267**	**m2 GFA**	**$ 2,018.34**	**$ 538,896.00**
Total Cost (All Units)	**2**	**No**	**$ 538,896.00**	**$ 1,077,792.00**

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DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
ELEMENTAL BREAKDOWN PER HOUSE - Stage 2 House - Type T3_C				
Substructure	201	m2 GFA	$ 118.00	$ 23,718.00
Columns	201	m2 GFA	$ 18.00	$ 3,618.00
Upper Floors	201	m2 GFA	$ 114.00	$ 22,914.00
Staircases	201	m2 GFA	$ 31.59	$ 6,350.00
Roof	201	m2 GFA	$ 152.00	$ 30,552.00
External Walls & Doors	201	m2 GFA	$ 422.00	$ 84,822.00
Internal Walls & Doors	201	m2 GFA	$ 110.00	$ 22,110.00
Wall Finishes	201	m2 GFA	$ 64.00	$ 12,864.00
Floor Finishes	201	m2 GFA	$ 72.00	$ 14,472.00
Ceiling Finishes	201	m2 GFA	$ 94.00	$ 18,894.00
Fitments	201	m2 GFA	$ 191.54	$ 38,500.00
Special Equipment	201	m2 GFA	$ 21.14	$ 4,250.00
Hydraulic Services	201	m2 GFA	$ 241.29	$ 48,500.00
Electrical Services	201	m2 GFA	$ 101.00	$ 20,301.00
Fire Services	201	m2 GFA	$ 3.31	$ 665.00
Mechanical Services	201	m2 GFA	$ 101.99	$ 20,500.00
Solar Inverter & Battery	201	m2 GFA	$ 62.19	$ 12,500.00
Preliminaries	201	m2 GFA	$ 182.21	$ 36,625.00
Builder's Margin	201	m2 GFA	$ 42.00	$ 8,443.00
Subtotal Typical Cost Per Unit:	**201**	**m2 GFA**	**$ 2,142.28**	**$ 430,598.00**
Total Cost (All Units)	**1**	**No**	**$ 430,598.00**	**$ 430,598.00**

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
ELEMENTAL BREAKDOWN PER HOUSE - Stage 2 House - Type T4 C				
Substructure	249	m2 GFA	$ 118.00	$ 29,382.00
Columns	249	m2 GFA	$ 18.00	$ 4,482.00
Upper Floors	249	m2 GFA	$ 114.00	$ 28,386.00
Staircases	249	m2 GFA	$ 25.50	$ 6,350.00
Roof	249	m2 GFA	$ 152.00	$ 37,848.00
External Walls & Doors	249	m2 GFA	$ 422.00	$ 105,078.00
Internal Walls & Doors	249	m2 GFA	$ 118.00	$ 29,382.00
Wall Finishes	249	m2 GFA	$ 68.00	$ 16,932.00
Floor Finishes	249	m2 GFA	$ 76.00	$ 18,924.00
Ceiling Finishes	249	m2 GFA	$ 94.00	$ 23,406.00
Fitments	249	m2 GFA	$ 171.29	$ 42,650.00
Special Equipment	249	m2 GFA	$ 17.07	$ 4,250.00
Hydraulic Services	249	m2 GFA	$ 211.04	$ 52,550.00
Electrical Services	249	m2 GFA	$ 101.00	$ 25,149.00
Fire Services	249	m2 GFA	$ 2.67	$ 665.00
Mechanical Services	249	m2 GFA	$ 86.35	$ 21,500.00
Solar Inverter & Battery	249	m2 GFA	$ 50.20	$ 12,500.00
Preliminaries	249	m2 GFA	$ 175.29	$ 43,646.00
Builder's Margin	249	m2 GFA	$ 40.41	$ 10,062.00
Subtotal Typical Cost Per Unit:	**249**	**m2 GFA**	**$ 2,060.81**	**$ 513,142.00**
Total Cost (All Units)	**1**	**No**	**$ 513,142.00**	**$ 513,142.00**

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DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
ELEMENTAL BREAKDOWN PER HOUSE - Stage 2 House - Type T5_C				
Substructure	191	m2 GFA	$ 118.00	$ 22,538.00
Columns	191	m2 GFA	$ 18.00	$ 3,438.00
Upper Floors	191	m2 GFA	$ 114.00	$ 21,774.00
Staircases	191	m2 GFA	$ 33.25	$ 6,350.00
Roof	191	m2 GFA	$ 152.00	$ 29,032.00
External Walls & Doors	191	m2 GFA	$ 422.00	$ 80,602.00
Internal Walls & Doors	191	m2 GFA	$ 110.00	$ 21,010.00
Wall Finishes	191	m2 GFA	$ 64.00	$ 12,224.00
Floor Finishes	191	m2 GFA	$ 72.00	$ 13,752.00
Ceiling Finishes	191	m2 GFA	$ 94.00	$ 17,954.00
Fitments	191	m2 GFA	$ 201.57	$ 38,500.00
Special Equipment	191	m2 GFA	$ 22.25	$ 4,250.00
Hydraulic Services	191	m2 GFA	$ 253.93	$ 48,500.00
Electrical Services	191	m2 GFA	$ 101.00	$ 19,291.00
Fire Services	191	m2 GFA	$ 3.48	$ 665.00
Mechanical Services	191	m2 GFA	$ 107.33	$ 20,500.00
Solar Inverter & Battery	191	m2 GFA	$ 65.45	$ 12,500.00
Preliminaries	191	m2 GFA	$ 185.47	$ 35,424.00
Builder's Margin	191	m2 GFA	$ 42.75	$ 8,166.00
Subtotal Typical Cost Per Unit:	**191**	**m2 GFA**	**$ 2,180.47**	**$ 416,470.00**
Total Cost (All Units)	**1**	**No**	**$ 416,470.00**	**$ 416,470.00**

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
ELEMENTAL BREAKDOWN PER HOUSE - Stage 2 House - Type T6 C				
Substructure	191	m2 GFA	$ 118.00	$ 22,538.00
Columns	191	m2 GFA	$ 18.00	$ 3,438.00
Upper Floors	191	m2 GFA	$ 114.00	$ 21,774.00
Staircases	191	m2 GFA	$ 33.25	$ 6,350.00
Roof	191	m2 GFA	$ 152.00	$ 29,032.00
External Walls & Doors	191	m2 GFA	$ 422.00	$ 80,602.00
Internal Walls & Doors	191	m2 GFA	$ 110.00	$ 21,010.00
Wall Finishes	191	m2 GFA	$ 64.00	$ 12,224.00
Floor Finishes	191	m2 GFA	$ 72.00	$ 13,752.00
Ceiling Finishes	191	m2 GFA	$ 94.00	$ 17,954.00
Fitments	191	m2 GFA	$ 201.57	$ 38,500.00
Special Equipment	191	m2 GFA	$ 22.25	$ 4,250.00
Hydraulic Services	191	m2 GFA	$ 253.93	$ 48,500.00
Electrical Services	191	m2 GFA	$ 101.00	$ 19,291.00
Fire Services	191	m2 GFA	$ 3.48	$ 665.00
Mechanical Services	191	m2 GFA	$ 107.33	$ 20,500.00
Solar Inverter & Battery	191	m2 GFA	$ 65.45	$ 12,500.00
Preliminaries	191	m2 GFA	$ 185.47	$ 35,424.00
Builder's Margin	191	m2 GFA	$ 42.75	$ 8,166.00
Subtotal Typical Cost Per Unit:	**191**	**m2 GFA**	**$ 2,180.47**	**$ 416,470.00**
Total Cost (All Units)	**1**	**No**	**$ 416,470.00**	**$ 416,470.00**
ELEMENTAL BREAKDOWN PER HOUSE - P1.1, P2.1, B1.2, B2.1 192 , 193 & 194m2				
Substructure	193	m2 GFA	$ 118.00	$ 22,774.00
Columns	193	m2 GFA	$ 18.00	$ 3,474.00
Upper Floors	193	m2 GFA	$ 114.00	$ 22,002.00
Staircases	193	m2 GFA	$ 32.90	$ 6,350.00
Roof	193	m2 GFA	$ 152.00	$ 29,336.00
External Walls & Doors	193	m2 GFA	$ 422.00	$ 81,446.00
Internal Walls & Doors	193	m2 GFA	$ 110.00	$ 21,230.00
Wall Finishes	193	m2 GFA	$ 64.00	$ 12,352.00
Floor Finishes	193	m2 GFA	$ 72.00	$ 13,896.00
Ceiling Finishes	193	m2 GFA	$ 94.00	$ 18,142.00
Fitments	193	m2 GFA	$ 199.48	$ 38,500.00
Special Equipment	193	m2 GFA	$ 22.02	$ 4,250.00
Hydraulic Services	193	m2 GFA	$ 251.30	$ 48,500.00
Electrical Services	193	m2 GFA	$ 101.00	$ 19,493.00
Fire Services	193	m2 GFA	$ 3.45	$ 665.00
Mechanical Services	193	m2 GFA	$ 106.22	$ 20,500.00
Solar Inverter & Battery	193	m2 GFA	$ 64.77	$ 12,500.00
Preliminaries	193	m2 GFA	$ 184.79	$ 35,664.00
Builder's Margin	193	m2 GFA	$ 42.60	$ 8,221.00
Subtotal Typical Cost Per Unit:	**193**	**m2 GFA**	**$ 2,172.51**	**$ 419,295.00**
Total Cost (All Units)	**10**	**No**	**$ 419,295.00**	**$ 4,192,950.00**
ELEMENTAL BREAKDOWN PER HOUSE - B1.1				
Substructure	229	m2 GFA	$ 118.00	$ 27,022.00
Columns	229	m2 GFA	$ 18.00	$ 4,122.00
Upper Floors	229	m2 GFA	$ 114.00	$ 26,106.00
Staircases	229	m2 GFA	$ 27.73	$ 6,350.00
Roof	229	m2 GFA	$ 152.00	$ 34,808.00
External Walls & Doors	229	m2 GFA	$ 422.00	$ 96,638.00
Internal Walls & Doors	229	m2 GFA	$ 110.00	$ 25,190.00
Wall Finishes	229	m2 GFA	$ 64.00	$ 14,656.00
Floor Finishes	229	m2 GFA	$ 72.00	$ 16,488.00
Ceiling Finishes	229	m2 GFA	$ 94.00	$ 21,526.00
Fitments	229	m2 GFA	$ 168.12	$ 38,500.00
Special Equipment	229	m2 GFA	$ 18.56	$ 4,250.00
Hydraulic Services	229	m2 GFA	$ 211.79	$ 48,500.00
Electrical Services	229	m2 GFA	$ 101.00	$ 23,129.00
Fire Services	229	m2 GFA	$ 2.90	$ 665.00
Mechanical Services	229	m2 GFA	$ 89.52	$ 20,500.00
Solar Inverter & Battery	229	m2 GFA	$ 54.59	$ 12,500.00
Preliminaries	229	m2 GFA	$ 174.63	$ 39,990.00
Builder's Margin	229	m2 GFA	$ 40.26	$ 9,219.00
Subtotal Typical Cost Per Unit:	**193**	**m2 GFA**	**$ 2,436.06**	**$ 470,159.00**
Total Cost (All Units)	**1**	**No**	**$ 470,159.00**	**$ 470,159.00**
ELEMENTAL BREAKDOWN PER HOUSE - B2.1 & P2.1				

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DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
Substructure	249	m2 GFA	$ 118.00	$ 29,382.00
Columns	249	m2 GFA	$ 18.00	$ 4,482.00
Upper Floors	249	m2 GFA	$ 114.00	$ 28,386.00
Staircases	249	m2 GFA	$ 25.50	$ 6,350.00
Roof	249	m2 GFA	$ 152.00	$ 37,848.00
External Walls & Doors	249	m2 GFA	$ 422.00	$ 105,078.00
Internal Walls & Doors	249	m2 GFA	$ 118.00	$ 29,382.00
Wall Finishes	249	m2 GFA	$ 68.00	$ 16,932.00
Floor Finishes	249	m2 GFA	$ 76.00	$ 18,924.00
Ceiling Finishes	249	m2 GFA	$ 94.00	$ 23,406.00
Fitments	249	m2 GFA	$ 171.29	$ 42,650.00
Special Equipment	249	m2 GFA	$ 17.07	$ 4,250.00
Hydraulic Services	249	m2 GFA	$ 211.04	$ 52,550.00
Electrical Services	249	m2 GFA	$ 101.00	$ 25,149.00
Fire Services	249	m2 GFA	$ 2.67	$ 665.00
Mechanical Services	249	m2 GFA	$ 86.35	$ 21,500.00
Solar Inverter & Battery	249	m2 GFA	$ 50.20	$ 12,500.00
Preliminaries	249	m2 GFA	$ 175.29	$ 43,646.00
Builder's Margin	249	m2 GFA	$ 40.41	$ 10,062.00
Subtotal Typical Cost Per Unit:	**249**	**m2 GFA**	**$ 2,060.81**	**$ 513,142.00**
Total Cost (All Units)	**2**	**No**	**$ 513,142.00**	**$ 1,026,284.00**

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DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
Stage 2 External Works and External Services				
Roads, Footpaths & Paved Areas	5,523	m2	$ 46.19	$ 255,120.00
Landscaping and Improvements	5,523	m2	$ 103.84	$ 573,490.00
Boundary Walls, Fencing and Gates	5,523	m2	$ 65.15	$ 359,840.00
External Stormwater Drainage	5,523	m2	$ 29.63	$ 163,650.00
External Fire Protection	5,523	m2		EXCL.
External Electric Light and Power	5,523	m2	$ 25.94	$ 143,270.00
Preliminaries	5,523	m2	$ 25.72	$ 142,060.00
Builder's Margin	5,523	m2	$ 5.93	$ 32,749.00
Total Stage 2_External Works and External Services	**40**	**No**	**$ 41,754.48**	**$ 1,670,179.00**