

# COST PLAN



## Gosford Alive Masterplan

DA Cost Plan 2

Lederer Group Pty Ltd

2466-0001

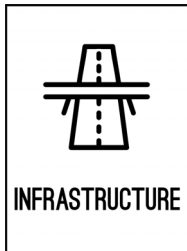
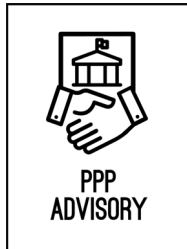


QUANTITY SURVEYING | BUILDING CONSULTANCY |  
TAX & ASSET SERVICES | PPP ADVISORY | INFRASTRUCTURE |  
FACILITIES MANAGEMENT ADVISORY | EXPERT WITNESS

# Gosford Alive Masterplan

Lederer Group Pty Ltd

DA Cost Plan 2



Project Number: 2466-0001      Reviewed By: Gary Tayfield      Prepared By: Tony Chow

Document Title      Issued To:      Issue Date:

Cost Plan 01      Lederer Group      27/5/2019

Cost Plan 02      Lederer Group      22/8/2019



# SUMMARY



Client: Lederer Group Pty Ltd  
 Project: Gosford Alive Masterplan

Details: DA Cost Plan 2  
 2466-0001  
 Date - 22/08/2019

Code	Description	Page	% of Cost	Cost/m2	Total
1	GENERAL	4			0
2	EXCLUSIONS AND ASSUMPTIONS	5			0
3	DEMOLITION	5	1.06		3,661,500
4	CARPARK-BASEMENT	5	3.52		12,160,500
5	CARPARK-ABOVE GROUND	5	5.22		18,026,400
6	RETAIL	6	0.78		2,684,800
7	COMMERCIAL	6	1.26		4,348,000
8	TOWER 1 (23 FLOORS)	6	11.09		38,328,500
9	TOWER 2 (21 FLOORS)	6	11.27		38,925,400
10	TOWER 3 (25 FLOORS)	6	8.60		29,706,350
11	TOWER 4 (29 FLOORS)	6	14.74		50,929,200
12	TOWER 5 (32 FLOORS)	6	14.04		48,489,900
13	PODIUM ROOF	6	0.80		2,770,715
14	EXTERNAL WORKS & LANDSCAPING	6	1.39		4,796,427
15	UPGRADE DONNISON ROAD & WILLIAM STREET	7	0.49		1,693,530
16	SITE SERVICES INFRASTRUCTURE	7	1.03		3,550,000
17	PRELIMINARIES & MARGIN (23%)		17.31		59,816,381
18	<b>ESTIMATED CONSTRUCTION COST</b>		92.59		<b>319,887,603</b>
19	PROFESSIONAL FEES (8%)		7.41		25,591,008
20	<b>ESTIMATED PROJECT COST (EXCL GST)</b>		100.00		<b>345,478,611</b>

GFA: 0.00 m2

Cost/m2 (excl GST): N/A/m2

**Project Total (excl GST): 345,478,611**



# REPORT DETAILS



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Code	Description	Quantity	Unit	Rate	Amount
<b>1</b>	<b>GENERAL</b>				
1.1	<b>COST PLAN - NO. 2</b>				
1.2					
1.3	FOR				
1.4					
1.5	LEDERER GROUP				
1.6					
1.7	Prepared by: Tony Chow				
1.8	Reviewed by: Gary Tayfield				
1.9					
1.10	<b>Document Issue Schedule</b>				
1.11					
1.12	Cost Plan No. 1 - Issued 27/5/2019				
1.13	Cost Plan No. 2 - Issued 22/8/2019				
1.14					
1.15	<b>INTRODUCTION</b>				
1.16	This cost plan has been developed to determine the estimated project cost of the proposed works at 136 Donnison Street, Gosford 2250		note		
1.17	This cost plan is based on our professional opinion and the source material listed below.		note		
1.18					
1.19	<b>CONSULTANTS</b>				
1.20	<u>Architect:</u>				
1.21	Buchan		note		
1.22					
1.23	<u>Quantity Surveyor:</u>				
1.24	MBMpl Pty Ltd		note		
1.25	Level 7, 68 Pitt Street, Sydney 2000		note		
1.26					
1.27	<u>Landscape Designer</u>				
1.28	Arcadia		note		
1.29					
1.30					
1.31	<u>Services / Structural Engineer:</u>				
1.32	TBA		note		
1.33					
1.34	<b>DOCUMENTS USED</b>				
1.35	<u>Architectural Information received on 20/8/2019</u>				
1.36	Schedule of areas				

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Code	Description	Quantity	Unit	Rate	Amount
<b>0</b>					
<b>2</b>	<b>EXCLUSIONS AND ASSUMPTIONS</b>				
2.1	<b>Exclusions</b>				
2.2	Piles or pier foundations		item		EXCL
2.3	Fit out to Retail area ( backbone services only)		item		EXCL
2.4	Loose furniture		item		EXCL
2.5	Window blinds and curtains		item		EXCL
2.6	Sun screens / louvres		item		EXCL
2.7	Floor finishes in basement carpark		item		EXCL
2.8	Painting to slab soffits in basement		item		EXCL
2.9	Painting to walls / columns in basement		item		EXCL
2.10	Ceilings, wall & floor finishes to retail spaces		item		EXCL
2.11	Standby generator if required		item		EXCL
2.12	Contaminated material		item		EXCL
2.13	Council contributions (LSL; S94 contribution)		item		EXCL
2.14	Upgrades to existing authorities services beyond th site boundary				
2.15	Authority fees		item		EXCL
2.16	Legal costs		item		EXCL
2.17	Financial holding and interest cost		item		EXCL
2.18	Works beyond the site boundary		item		EXCL
2.19	Contingencies		item		EXCL
2.20	Escalation beyond June 2019		item		EXCL
2.21	GST		item		EXCL
2.22	Other exclusions as noted in the cost plan		item		EXCL
2.23	<b>Assumptions</b>				
2.24	Assumptions as noted in the cost plan		note		
<b>0</b>					
<b>3</b>	<b>DEMOLITION</b>				
3.1	Allowance for removal existing above ground carpark -assumed 2-storey capark+ roof top carpark - measured by Google Map	24,410	m2	150.00	3,661,500
					<b>3,661,500</b>
<b>4</b>	<b>CARPARK-BASEMENT</b>				
4.1	Basement carpark	11,055	m2	1,100.00	12,160,500
					<b>12,160,500</b>
<b>5</b>	<b>CARPARK-ABOVE GROUND</b>				
5.1	Above ground carpark	24,864	m2	725.00	18,026,400
					<b>18,026,400</b>

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<b>6</b>	<b>RETAIL</b>				
6.1	Retail (cold shell only)	1,678	m2	1,600.00	2,684,800
					<b>2,684,800</b>
<b>7</b>	<b>COMMERCIAL</b>				
7.1	COMMERCIAL (cold shell only)	2,174	m2	2,000.00	4,348,000
					<b>4,348,000</b>
<b>8</b>	<b>TOWER 1 (23 FLOORS)</b>				
8.1	Residential tower	16,310	m2	2,350.00	38,328,500
					<b>38,328,500</b>
<b>9</b>	<b>TOWER 2 (21 FLOORS)</b>				
9.1	Residential tower	16,564	m2	2,350.00	38,925,400
					<b>38,925,400</b>
<b>10</b>	<b>TOWER 3 (25 FLOORS)</b>				
10.1	Residential tower	12,641	m2	2,350.00	29,706,350
					<b>29,706,350</b>
<b>11</b>	<b>TOWER 4 (29 FLOORS)</b>				
11.1	Residential tower	21,672	m2	2,350.00	50,929,200
					<b>50,929,200</b>
<b>12</b>	<b>TOWER 5 (32 FLOORS)</b>				
12.1	Residential tower	20,634	m2	2,350.00	48,489,900
					<b>48,489,900</b>
<b>13</b>	<b>PODIUM ROOF</b>				
13.1	Level 4 Podium Slab (including waterproofing)	2,209	m2	365.00	806,285
13.2	Level 5 Podium (including waterproofing)	2,016	m2	365.00	735,840
13.3	Level 7 Podium (including waterproofing)	3,366	m2	365.00	1,228,590
					<b>2,770,715</b>
<b>14</b>	<b>EXTERNAL WORKS &amp; LANDSCAPING</b>				
14.1	<u>Hard Landscape</u>				
14.2	Allowance for minor site preparation work to achieve proposed site level	3,143	m2	35.00	110,005
14.3	Paving 1 including sub-base	1,136	m2	250.00	284,000
14.4	Paving 2 including sub-base	716	m2	250.00	179,000
14.5	Paving 3 including sub-base	1,741	m2	250.00	435,250
14.6	External timber decking	496	m2	550.00	272,800
14.7	Forming ramps	198	m2	300.00	59,400
14.8	Forming stairs- few steps	5	no	3,000.00	15,000

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Code	Description	Quantity	Unit	Rate	Amount
14.9	Balustrade	74	m	750.00	55,500
14.10	Planter wall / retaining wall - assumed avg 750mm high	3,233	m	450.00	1,454,850
14.11	Sandstone / granite boulder	1	item	44,500.00	44,500
14.12	Sky light / void	3	no	2,000.00	6,000
14.13	<u>Swimming Pool</u>				
14.14	Communal pool including plant equipment at Level 6 Podium-irregular shape approx 110m2	1	item	330,000.00	330,000
14.15	<u>Water feature</u>				
14.16	Water feature- approx 20m2	1	item	70,000.00	70,000
14.17	Cascading water feature -approx 35m2	1	item	122,500.00	122,500
14.18	Structural water channel -approx 22m long	1	item	115,500.00	115,500
14.19	Central water feature-approx 50m2	1	item	125,000.00	125,000
14.20	Pop jets water play-approx 50m2	1	item	150,000.00	150,000
14.21	<u>Outdoor Furniture</u>				
14.22	BBQ equipment at level 6 Podium	1	item	3,500.00	3,500
14.23	Seating	94	m	1,200.00	112,800
14.24	Allowance for outdoor furniture	1	item	25,000.00	25,000
14.25	<u>Soft Landscape</u>				
14.26	Tree	134	no	450.00	60,300
14.27	Planting to planter area including soil and mulch	3,873	m2	144.00	557,712
14.28	Turf	2,370	m2	35.00	82,950
14.29	Allowance for irrigation	6,243	m2	20.00	124,860
					<b>4,796,427</b>
<b>15</b>	<b>UPGRADE DONNISON ROAD &amp; WILLIAM STREET</b>				
15.1	<u>William Street</u>				
15.2	Remove existing footpath surface	1,466	m2	35.00	51,310
15.3	Remove existing road surface	2,614	m2	35.00	91,490
15.4	Upgrade footpath and soft landscaping	1,466	m2	285.00	417,810
15.5	Resurface road	2,614	m2	55.00	143,770
15.6	<u>Donnison Street</u>				
15.7	Remove existing footpath surface	2,404	m2	35.00	84,140
15.8	Remove existing road surface	2,443	m2	35.00	85,505
15.9	Upgrade footpath and soft landscaping	2,404	m2	285.00	685,140
15.10	Resurface road	2,443	m2	55.00	134,365
					<b>1,693,530</b>
<b>16</b>	<b>SITE SERVICES INFRASTRUCTURE</b>				
16.1	Allowance for substation / HV reticulation	1	item	1,750,000.00	1,750,000
16.2	Allowance for connections and sewer mains	1	item	500,000.00	500,000
16.3	Allowance for connections and stormwater mains	1	item	500,000.00	500,000



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Code	Description	Quantity	Unit	Rate	Amount
16.4	Allowance for connections and water mains	1	item	400,000.00	400,000
16.5	Allowance for gas connections	1	item	400,000.00	400,000
					<b>3,550,000</b>



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