

22989 - Fishermans Bend Update of Infrastructure Costs - Memorandum of Preliminary Advice - Final

20 September 2023

Department of Transport and Planning
Level 15
1 Spring Street
Melbourne VIC 3000

Via email diana.au@ecodev.vic.gov.au

Attention Diana Au

Dear Diana,

**Fishermans Bend Update of Infrastructure Costs
Memorandum of Preliminary Advice - Final**

As requested, we have prepared the following memorandum of preliminary advice for the above project based on the documentation available to us and our discussions.

We trust the enclosed meets with your requirements. However, should you require any clarifications or further information please do not hesitate to contact us.

Yours faithfully,

Slattery Australia Pty Ltd



Stamatia Priskas
Associate Director
sp.rg

slattery

Fishermans Bend - Update of Infrastructure Costs

Memorandum of Preliminary Advice
- Final

20 September, 2023

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Appendices

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Appendix C - Fishermans Bend Update of Infrastructure Costs - Cost Plan No 2 - Alternate Case - issued on 13/04/2023.

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1. Introduction

Slattery was engaged by the Fishermans Bend Taskforce (Department of Transport and Planning) to undertake an update of costs for the proposed infrastructure, open spaces, and community building works within the Fishermans Bend Framework for the Urban Renewal Area (URA) comprising of the Lorimer, Wirraway, Sandridge and Montague Precincts.

We have reviewed and prepared project estimates for two scenarios as provided by Fishermans Bend Taskforce, the Base Case and the Alternate Case, and a memorandum of preliminary advice to outline our assumptions and exclusions for each scenario.

The Base Case Cost Plan is a peer review and update to current day costs of previous cost estimates prepared by Others for projects related to transport (new and upgraded streets and intersections including utility relocations and upgrades), open space (new and upgraded) and community service delivery (library, performing arts, meeting rooms, indoor sports, youth services, etc.).

The Alternative Case Cost Plan is a preparation of an Alternative Cost Plan (plan and list of items provided by the Fishermans Bend Taskforce and costed in relation to transport (new and upgraded streets and intersections including utility relocations and upgrades), open space (new and upgraded) and community service delivery (library, performing arts, meeting rooms, indoor sports, youth services, etc.). The Alternative Cost plan is based on the same unit rates and typologies as the updated Base Case however applied to different quantities due to changes in urban structure to enable the Fishermans Bend Taskforce to compare and assess the two options.

In preparing the costing for the Base and Alternate Case scenarios, Slattery has been provided with and has relied upon information provided by the Fishermans Bend Taskforce. We highlight that our cost estimates for both scenarios exclude any quantification and take-off of quantities of roads, intersections, utilities, open space areas, building areas or any other amenities.

Our rates and allowances are based on a combination of benchmarking of similar projects or projects with similar functions both current and recently completed as well as seeking current market rates from contractors.

These Cost Plans are based on preliminary information and therefore should be regarded as indicative only of the possible order of cost. All components of the cost plans will require confirmation once further documentation is available.

2. Terms of Reference

Slattery has been provided with and has relied upon the information supplied to us by Fishermans Bend Taskforce.

Slattery is unable to provide any guarantee related to the design typologies and accuracy of quantities used in the estimate preparation and will not be liable to any party for losses arising as a result of any of the information subsequently being found to not be fit for its intended purpose.

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3. Cost Plan Summary

As requested by Fishermans Bend Taskforce, we have prepared the following Cost Plans for the current day Preliminary Opinion of Probable Order of Cost for the Base and Alternate Case scenarios:

Scenario	Cost Plan	TOTAL INDICATIVE COSTS (\$) (EXCL. GST)
Base Case	Cost Plan No 1 (DRAFT - R2) dated 11 April 2023	1,778,877,000
Alternate Case	Cost Plan No 2 (DRAFT) dated 13 April 2023	1,579,244,000

4. Cost Summary Reconciliation - Base Case vs Alternate Case

The total difference between the Base and Alternate Cases is \$199,633,000 and can be summarised as follows:

Projects	Base Case (\$) EXCL GST (a)	Alternate Case (\$) EXCL GST (b)	Variance (\$) EXCL GST (c=b-a)
Roads, Intersections & Open Spaces			
Roads	877,860,000	772,990,000	(104,870,000)
Intersections	103,103,000	94,679,000	(8,424,000)
Open Spaces	616,307,000	529,968,000	(86,339,000)
Bridge, Public Transport, Drainage	Excluded	Excluded	Excluded
SUB-TOTAL for Transport & Open Spaces	1,597,270,000	1,397,637,000	(199,633,000)
Community Buildings			
Lorimer Art and Cultural Building	13,986,000	13,986,000	-
Sandridge Art and Cultural Building	106,024,000	106,024,000	-
Lorimer Sport and Recreation Building	51,803,000	51,803,000	-
Prohasky Sporting Pavilion	9,794,000	9,794,000	-
SUB-TOTAL for Community Buildings	181,607,000	181,607,000	-
TOTAL INDICATIVE COSTS (EXCL. GST)	1,778,877,000	1,579,244,000	(199,633,000)

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Please refer to the attached cost estimate reconciliation summary in **Appendix A** for further information and the scope of works included. All costs are reported exclusive of Goods and Services Tax.

5. Area Schedule Reconciliation - Base Case vs Alternate Case

The total areas difference between the Base and Alternate Cases can be summarised as follows:

Projects	Base Case (m2) EXCL GST (a)	Alternate Case (m2 EXCL GST) (b)	Variance (m2) EXCL GST (c=b-a)
Roads, Intersections & Open Spaces			
Roads	294,600 m2	271,560 m2	(23,040) m2
Intersections	Excluded	Excluded	Excluded
Open Spaces	389,794 m2	302,869 m2	(86,925) m2
Bridge, Public Transport, Drainage			
	Excluded	Excluded	Excluded
SUB-TOTAL for Transport & Open Spaces	684,394 m2	574,429 m2	(109,965) m2
Community Buildings			
Lorimer Art and Cultural Building	2,288 m2	2,288 m2	-
Sandridge Art and Cultural Building	11,855 m2	11,855 m2	-
Lorimer Sport and Recreation Building	7,900 m2	7,900 m2	-
Prohasky Sporting Pavilion	1,246 m2	1,246 m2	-
SUB-TOTAL for Community Buildings	23,289 m2	23,289 m2	-
TOTAL AREAS (m2)	707,683 m2	597,718 m2	(109,965) m2

We note all typologies build up and quantities/length/areas of roads, intersection and open spaces have been provided by the Fishermans Bend Taskforce. Measurement of any quantities has not been carried out by Slattery.

Not all intersections areas in the Alternate Case have been provided to us. To allow for a like-for-like comparison, we have excluded areas of intersections in the above table.

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6. Cost Summary: Base Case

The Base Case Cost Plan is a peer review and update to current day costs of previous cost estimates prepared by Others for the high priority Roads, Intersections, Open Spaces and Community Buildings projects.

The Total Indicative Cost at current day for the Base Case scenario is **\$1,778,877,000 (exc. GST)**. Please refer to the attached cost estimate summary and details in **Appendix B**.

Projects	No of Projects	Area (m2)	Rate	Total (\$) EXCL GST
Roads, Intersections & Open Spaces				
Roads	44	294,600	\$2,980/m2	877,860,000
Intersections	22	-	\$4,686,500/No	103,103,000
Open Spaces	50	389,794	\$1,581/m2	616,307,000
Bridge, Public Transport, Drainage				
	N/A			Excluded
SUB-TOTAL for Transport & Open Spaces				
	116	684,394		1,597,270,000
Community Buildings				
Lorimer Art and Cultural Building	1	2,288	\$6,113/m2	13,986,000
Sandridge Art and Cultural Building	1	11,855	\$8,943/m2	106,024,000
Lorimer Sport and Recreation Building	1	7,900	\$6,557/m2	51,803,000
Prohasky Sporting Pavilion	1	1,246	\$7,860/m2	9,794,000
SUB-TOTAL for Community Buildings				
	4	23,289	\$7,799/m2	181,607,000
TOTAL INDICATIVE COSTS (EXCL GST)				
	120	707,683		\$1,778,877,000

We highlight the Base Case cost estimate is based on preliminary documentation and is therefore indicative only of the possible order of cost. All components of the cost estimate will require confirmation once further documentation is available.

The following methodology has been adopted with regards to the Base Case Cost Plan:

Roads, Intersections & Open Spaces:

- We have reviewed and updated to current day the unit rates that inform the road, intersection, and open space typologies based on a combination of benchmarking of similar projects or projects with similar functions both current and recently completed as well as seeking current

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market rates from contractors. Some benchmarked projects include GMH, Fishermans Bend, Melbourne Airport, Business Park Infrastructure, Malop Street, Geelong.

- All typologies build up and quantities/length/areas of roads, intersection and open spaces have been provided by the Fishermans Bend Taskforce. Measurement of any quantities has not been carried out by Slattery.
- A quality factor has been allocated to each project based on the different councils (City of Melbourne and City of Port Phillip) and is factored into the overall costs by the Fishermans Bend Taskforce.
- Estimates for projects W_OS09, M_IT02, W_IT07, W_IT04 are based on escalation from February, 2021 to current day of the advised lump sum totals prepared by others. Details of the lump sum allowances have not been provided.
- Road Utility Costs - As we have not been provided with any details for the utility design and lump sum allowances, we have escalated the allowances provided by others to current day rates.
- Intersection Utility Costs - Assumed to be captured within the roads utility cost allowances.
- We have reviewed and escalated all demolition, asbestos removal, and external services rate allowances to current day costs based on the same assumptions as per the previous provided costings by others.
- We note contamination estimates (per Golders allowances) and infrastructure utility services (provided by others) have been escalated to current day.
- Preliminaries, Design and Construction Contingency allowance adjustments have been made as appropriate.
- The allowances for Temporary Works, ESD, Professional Fees, Authority Fees and Contamination Levy included in the previous estimate prepared by Others appear reasonable at this stage of the project and level of documentation.

Community Buildings:

- As instructed by the Fishermans Bend Taskforce, our estimates for the Community Buildings are based the scope adopted from previous costings prepared by WT or PlanCost. We have only reviewed and updated the rates for the Community Buildings. We have not made any adjustment to the scope or quantities.
- Slattery's rates are based on the current market rates and have been benchmarked extensively against numerous projects of similar scope and functions both current and recently completed. Projects include:
 - o Wyndham Cultural Centre which we have undertaken detailed cost plans;
 - o The University of Melbourne New Student Precinct (construction recently completed);
 - o Cowes Cultural & Community Centre;
 - o Korumburra Community Hub
- We highlight, given the current stage of the project and level of documentation, there are a number of scope items excluded from the some of the building estimates which we recommend an allowance be included in the overall costs. These include kitchen equipment, site wide wayfinding signage, external works and services, foundation piling, ESD, Design and Construction Contingencies, Consultant Fees, Authority fees, AV/IT and FFE.

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Please refer to Section 10 of this Memorandum for specific inclusions and assumptions made for Roads, Intersections and Community Hub Buildings projects.

7. Cost Summary: Alternate Case

The Alternative Case Cost Plan is based on an alternate scenario comprising a plan and list of items provided by the Fishermans Bend Taskforce and costed in relation to Roads, Intersections, Open Spaces and Community Buildings projects.

The Alternative Cost plan is based on the same unit rates and typologies as the updated Base Case however applied to different quantities due to changes in urban structure to enable the Fishermans Bend Taskforce to compare and assess the two options.

The Total Indicative Cost at current day for the Alternate Case scenario is **\$1,579,244,000 (exc. GST)**. Please refer to the attached cost estimate summary and details in **Appendix C**.

Projects	No of Projects	Area (m2)	Rate	Total (\$) EXCL GST
Roads, Intersections & Open Spaces				
Roads	33	271,560	\$2,846/m2	772,990,000
Intersections	24	-	\$3,944,958/No	94,679,000
Open Spaces	32	302,869	\$1,750/m2	529,968,000
Bridge, Public Transport, Drainage				
	N/A			Excluded
SUB-TOTAL for Transport & Open Spaces				
	89	574,429		1,397,637,000
Community Buildings				
Lorimer Art and Cultural Building	1	2,288	\$6,113/m2	13,986,000
Sandridge Art and Cultural Building	1	11,855	\$8,943/m2	106,024,000
Lorimer Sport and Recreation Building	1	7,900	\$6,557/m2	51,803,000
Prohasky Sporting Pavilion	1	1,246	\$7,860/m2	9,794,000
SUB-TOTAL for Community Buildings				
	4	23,289	\$7,799/m2	181,607,000
TOTAL INDICATIVE COSTS (EXCL GST)				
	93	597,718		\$1,579,244,000

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We note the Alternate Case cost estimate is based on preliminary documentation and is therefore indicative only of the possible order of cost. All components of the cost estimate will require confirmation once further documentation is available.

The following methodology has been adopted with regards to the Alternate Case cost estimate:

- The Alternative Cost plan is based on the same unit rates and typologies as the updated Base Case however applied to different quantities provided by the Fishermans Bend Taskforce.
- All typologies build up and quantities/length/areas of roads, intersection and open spaces have been provided by Fishermans Bend Taskforce. Where required, new intersection typologies based on the original typologies have been created to cater for the varying intersection areas.
- Measurement of any quantities has not been carried out by Slattery.
- No areas have been provided for Intersection Type 9, 9A and 20 and as such we have adopted the Base Case lump sum allowance for these intersection types.
- Road Utility Costs – Neither the scope of works, nor cost estimates for the utilities infrastructure in the alternative case scenario have been provided to us. The utility costs included in the Alternative Case costing are therefore based on rates (\$/linear km) extracted from the Base Case and applied to comparable scope of work items in the Alternative Case.
- As per the Base Case, utilities infrastructure to intersections in the Alternative case are assumed to be captured within the roads utility cost allowances.
- W-OS09 - Upgrade of existing JL Murphy reserve - we have adopted the Base Case lump sum allowance for this open space project as instructed by Fishermans Bend Taskforce.
- Assumptions and allowances for demolition, asbestos removal, external services, contamination, Preliminaries, Design and Construction Contingency, Temporary Works, ESD, Professional Fees, Authority Fees and Contamination Levy are as included in the Base Case Cost Plan.
- We have also included high level estimates for the requested Community Buildings as per the Base Case.

Please refer to Section 10 of this Memorandum for specific inclusions and assumptions made for Roads, Intersections and Community Hub Buildings projects.

8. Exclusions

The exclusions below are typical for a high-level cost estimate and are in line with industry standards.

These consists of either latent site conditions that cannot be currently quantified, direct client costs, works outside of the project's scope of works, scope items specifically excluded as advised by the client, and/or project costs identified and priced elsewhere by the client.

Please note that the cost estimates specifically exclude any allowances for the following items.

- Archaeological dig and costs involved with architectural relics
- Underpinning of adjacent footings
- Abnormal and unforeseen ground conditions (e.g. rock excavation, piling etc.)

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- Provision of infrastructure specific to the open space (Note - Water detention and conveyance elements have not been included in the spreadsheet; we understand these will be costed separately in the Water Sensitive Cities strategy)
- Works outside the site boundary
- Tram works
- Bridge works
- Drainage - Construction of distributed storages across the four precincts
- Artwork and Sculptures other than included in estimate
- Loose furniture, fittings and equipment other than included in estimate
- Traffic changes and signalisation beyond allowance in estimate
- Digital wayfinding strategy
- Ground condition - subgrade improvement
- Services other than electrical and comms pits below a meter
- Allowance for redirections / diversion or upgrade of existing services beyond that included in estimate
- Heritage Works (not required as advised by the client)
- Developer contributions
- Site access restrictions
- Staging of the Works / Work out of normal working hours
- Negotiated Contracts / Construction Management
- Future cost escalation in construction prices beyond March, 2023
- Any non-construction Development Cost
- Delay and prolongation allowances
- Finance, legal, letting costs, etc.
- Land holding and acquisition costs
- Goods and Services Tax

In addition to the above, the Community Buildings exclude the following items:

Lorimer Art and Cultural Building

- Kitchen Equipment
- Demolition and site preparation
- Asbestos removal
- General external works and landscaping
- External services and infrastructure connections
- Abnormal ground conditions / site decontamination / remediation
- Foundation piling
- ESD Initiatives
- Design Contingency
- Construction Contingency
- Consultants Fees
- Authority & Headworks Fees
- Open Space levy
- Audio visual / IT equipment and Infrastructure

Sandridge Art and Cultural Building

- Performing Art Equipment
- Rehearsal Space Equipment
- Demolition and site preparation
- abnormal ground conditions / site decontamination / remediation

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- Asbestos removal
- Foundation piling
- Open Space levy
- Café Tenancy Fitout – Cold shell only included
- Tenancy Incentives / Tenancy Fitout Contribution

Lorimer Sport and Recreation Building

- Indoor courts specialist equipment
- Lifts
- External infrastructure connections
- abnormal ground conditions / site decontamination / remediation
- Asbestos removal
- Open Space Levy

Prohasky Sporting Pavilion

- Demolition and site preparation
- Abnormal ground conditions / site decontamination / remediation
- Asbestos removal
- Foundation piling
- Open Space levy

9. Costs Provided by Others

Further to our discussions with Fishermans Bend Taskforce, we have adopted and escalated the following rates or lump sum amounts that were previously prepared by others:

Roads and Intersections

- Base Case - We note estimates for DCP project items M_IT02, W_IT07, and W_IT04 are based on escalation of the advised lump sum totals at a rate of 9.4% overall from February, 2021 to current day.
- Alternate Case - No areas have been provided for Intersection Type 9, 9A and 20 and as such we have adopted the Base Case lump sum allowance for these intersection types.

Utilities

- Base Case - Utilities - As we have not been provided with details, we have escalated the allowances provided by others to current day rates, at a rate of 9.4% overall from February 2021 to current day.
- Alternate Case - The utility costs included in the Alternative Case costing are based on rates (\$/linear km) extracted from the Base Case and applied to comparable scope of work items in the Alternative Case.

Open Spaces

- Base Case - We highlight the estimate for DCP project item W_OS09 is based on escalation of the advised lump sum totals at a rate of 9.4% overall from February 2021 to current day.
- Base Case Open Spaces Additional items – estimated provided by others and escalated to current day.

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- Alternate Case - W-OS09 - Upgrade of existing JL Murphy reserve - we have adopted the Base Case lump sum allowance for these intersection types as instructed by Fishermans Bend Taskforce.

Contamination

- We note contamination estimates are per Golders allowances and have been escalated to current day, at a rate of 22% overall from December 2018 to current day.

10. Specific Inclusions and Assumptions

Further to Sections 6 and 7 above, we make the following specific inclusions and assumptions:

10.1 Roads and Intersections

- There is currently no cost differentiation between a new or existing street or intersection. It is unclear due to the information available and it is uncertain if utility costs have allowed for this differential.
- We have included the following allowances and other development cost allowances in our cost roads and intersections estimates:
 - o Preliminaries & Margin – 25% of trade works
 - o Design contingency (15%) and construction contingency (10%)
 - o Temporary Works - 1% of net construction costs
 - o Contamination Levy - \$35/t assuming 200mm deep excluding any escalation
 - o ESD Initiatives - 5% of net construction costs
 - o Professional Fees - 12.5% of total construction costs
 - o Authority Fees - 2.5% of total construction costs including professional fees
- Key infrastructure rates are detailed in the table below. We highlight, our rates are inclusive of preliminaries, margins and traffic management:

Road Type Description	Rate incl. Prelims & Margin	Key Pricing Assumptions
Bluestone Footpath	\$570 /m2	<ul style="list-style-type: none"> - Includes excavation, demolition, disposal - 50mm class 2 crushed rock - 100mm 32mpa concrete + SL72 mesh - 25mm bedding mortar - 40mm thick bluestone paver
Asphalt Footpath	\$460 /m2	<ul style="list-style-type: none"> - Includes excavation, demolition, disposal - 50mm class 2 crushed rock - 60mm hotmix asphalt
Asphalt Cycle Lane	\$460 /m2	- As above
Road Lane	\$490 /m2	<ul style="list-style-type: none"> - Includes excavation, demolition, disposal - Allows for deeper pavement profile - 210mm SMZ

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		<ul style="list-style-type: none"> - 100mm class 2 crushed rock - 75mm AC
Bluestone Kerb	\$1,100 /lm	<ul style="list-style-type: none"> - Includes excavation, demolition, disposal - 75mm concrete pad, 1m long, 600mm + 100mm each side width - Includes concrete subbase, gutter stone
Concrete Kerb	\$560 /lm	<ul style="list-style-type: none"> - Includes excavation, demolition, disposal - 75mm concrete pad, 1m long, 200mm + 100mm each side width - 150kg VIC Roads and council approved kerb
Bus Lane	\$600 /m2	<ul style="list-style-type: none"> - Includes excavation, demolition, disposal - Allows for deeper pavement profile - 300mm SMZ, DGB20 road base - 100mm AC + colour for bus lane
Road + Parking	\$490 /m2	<ul style="list-style-type: none"> - As above. Refer to Road Lane.
Tram	\$490 /m2	<ul style="list-style-type: none"> - As above. Refer to Road Lane. All tram works are excluded.
Line marking	Included	<ul style="list-style-type: none"> - Includes for standard City of Melbourne line marking to roads, bus lanes, footpaths and bicycle lanes.
Signalisation	Included	<ul style="list-style-type: none"> - Includes provisional sum allowances made based on only indicative costings from previous projects. These costs may alter significantly and are based on the size of the intersection only and not based on any specific scope.
Median/Water	\$490 /m2	<ul style="list-style-type: none"> - Includes for trees and pits, turf, top soil, edging. Rates in line with similar street scape projects through City of Melbourne, City of Yarra and City of Port Phillip.
Vegetation / Linear Park	\$450 /m2	<ul style="list-style-type: none"> - Includes for trees and pits, turf, top soil, edging. Rates in line with similar street scape projects through City of Melbourne, City of Yarra and City of Port Phillip.

- All paving costings are based on CBD palette (bluestone footpaths and kerbs). As discussed with Fishermans Bend Taskforce, a discount factor of 76% has been applied to all City of Port Phillip Palette (CoPP) streets which allows for concrete kerbs and asphalt footpaths.
- We have adopted the quality factor noted in the "2023 Base Case Land Budget.xlsx" spreadsheet provided by the Fishermans Bend Taskforce. In cases where the quality factor has not been provided, we have adopted a quality factor of 1.
- The bluestone paving is MCC standard bluestone and is inclusive of a paving slab requirement due to differential settlement.

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- We have allowed for bluestone kerbs and channel to be MCC standard bluestone.
- W-IT08 and W-IT10 - Base & Alternate Case – We have allowed for 25% of costs for DCP Project ID items W_IT08 and W_IT10 for construction of a 1/4 of the intersection area and have excluded all signalisation costs as instructed by Fishermans Bend Taskforce on 11 April 2023. New intersection typologies 4A and 9A based on the original typologies have been created to cater for the varying intersection areas.
- The intersection areas are based on the areas provided in the "2023 Base Case Land Budget.xlsx" spreadsheet provided by the Fishermans Bend Taskforce.
- The road widths and cross section types are based on the information provided in the "2023 Base Case Land Budget.xlsx" spreadsheet provided by the Fishermans Bend Taskforce. This is applicable to both the Base and Alternate Case scenarios. Please refer to the below table.

Road Typology Classification Code	Typology per 101m	Adopted road width (m)
1	Arterial Road	30
2	Arterial Road with tram (30m)	30
3	Fennel Plumber St Civic (36m)	36
4	Collector Street with bus (30m)	30
5	Local/collector street (22m)	22
6	Collector/local Street (30m)	30
7	Local Street no separated cycle path (20m)	20
8	Local Street (12-15m)	15
9	Local Street pedestrianised (12m)	12
10	Local Street with bidirectional separated cycle path only (18m)	18
11	Neighbourhood Street (22m)	22
12	Turner Street Green Spine	30
13	Local/Collector Street with linear open space (30m) CoM palette	30
14	Local/Collector Street with linear open space (30m) CoPP palette	30
15	Neighbourhood Street (22m) CoPP palette	22
16	Local Street (12-15m)	15

10.2 Open Spaces

- Hardscape - Rates for hardscape include for paving, landscape paving, furniture, features, fencing, basic site services etc. Similar to previous costings by WT, we have also assumed a concrete paving slab beneath all pavements due to differential settlement.
- Softscape - Rates for softscape include for lawns, garden beds, planting, establishment etc.
- Landscaping - Rates for landscaping include for feature planting, tree pits, rain garden, natural landscape features etc.

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- We have maintained all past assumptions previously made by Plancost and WT in their original estimates and peer review:
 - o Linear – Rates for linear open spaces include a combination of hard and soft landscaping, paving, planting, furniture, signage (excluding wayfinding), specialty lighting and basic site services;
 - o Precinct – Rates for precinct open spaces include a combination of hard and soft landscaping for recreational use, paving, sport fields, courts, external building (toilet amenities) planting, furniture, exercise equipment. Kids play equipment, signage (excluding wayfinding), specialty lighting and basic site services;
 - o District – Rates for district open spaces include a combination of hard and soft landscaping for community and recreational use, paving, planting, furniture, signage, specialty lighting and basic site services.
 - o Neighbourhood – Rates for neighbourhood open spaces include a combination of hard and soft landscaping used for events, squares, plazas and community spaces. Inclusive of paving, planting, furniture, signage, specialty lighting, basic site services and AV backbone cabling for events.

- The Open Spaces estimates are based on the following typology rates in both our Base and Alternate Case cost estimates:

Open Space Typology	Hard space Construction (\$/m2)	Soft space Construction(\$/m2)	Landscaping Construction (\$/m2)
Linear	\$770/m2	\$370/m2	\$470/m2
Precinct	\$1,340/m2	\$380/m2	\$480/m2
District	\$770/m2	\$400/m2	\$470/m2
Neighbourhood	\$840/m2	\$410/m2	\$500/m2

- We have made allowances for additional cost items are high level estimates for the site specific additional items that would not be covered under our standard softscape or hardscape rates. For the Base Case Open Spaces Additional items, we have escalated to current day the allowances provided by Others.
- We have included the following allowances and other development cost allowances in our cost roads and intersections estimates:
 - o Preliminaries & Margin – 15% of trade works
 - o Design contingency (15%) and construction contingency (10%)
 - o Temporary Works - 1% of net construction costs
 - o Contamination Levy - \$35/t assuming 200mm deep excluding any escalation
 - o ESD Initiatives - 5% of net construction costs
 - o Professional Fees - 13% of total construction costs
 - o Authority Fees - 2.5% of total construction costs including professional fees

10.3 Community Hub Buildings

The Community Hub Buildings included in our cost estimates are as follows:

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- Lorimer Art and Cultural Building
- Sandridge Art and Cultural Building
- Lorimer Sport and Recreation Building
- Prohasky Sporting Pavilion

As instructed by the Fishermans Bend Taskforce, the scope for each Community Building has been adopted from previous costings prepared by WT or PlanCost. We have only reviewed and updated the rates to current day and applied them to Community Hub Buildings and their functional areas. We have not adjusted the scope and quantities.

Please refer to the Exclusions Section of this report. We recommend, where applicable, provision for these excluded items be included in the feasibility.

All estimates are based on current day rates.

The building estimates are based on areas and scope detailed on the following documentation:

Lorimer Art and Cultural Building

- The estimate is based on the scope and areas provided in the "City of Melbourne – Lorimer Community Hub 2018" document and scope priced by Plan Cost (PlanCost - Fisherman's Bend Community & Recreational Hub Costs - Cost Plan A Concept Dated 9 January 2019).

Sandridge Art and Cultural Building

- The estimate is based on scope and areas included in the Sandridge Art & Cultural Hub - Site high level master planning and capacity.

Lorimer Sport and Recreation Building

- The estimate is based on scope and areas included in the 'Fishermans Bend Community & Recreation Hub Costs: Cost Plan A Concept' Prepared by PlanCost dated 9 January 2019

Prohasky Sporting Pavilion

- The estimate is based on scope and areas included in the 'PR-007270 - Fishermans Bend New Costings - Sports Pavillion -Indicative Estimate' Prepared by WT

10.4 Other General Assumptions

- Contamination - The contamination allowance is in accordance with information provided by Golder Associates dated 02/12/18. An average rate based on Golder's advice of \$220 to \$330/m2 for site specific contamination and \$360/m2 for offsite disposal and fill has been allowed plus an allowance for escalation to current day.
- Contamination Levy included as previous estimate, at \$35/t excluding any escalation.
- Demolition, asbestos removal, and external services rate allowances – reviewed and adjusted to current day market rates.

Fishermans Bend - Update of Infrastructure Costs

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11. Cost Escalation

Escalation to Current Day

There has been volatility in the Victorian construction market over the past couple of years with construction cost increasing by 10%-12%. Both the supply and demand for construction materials and labour with material price increases, supply chain instability, logistics costs, global instability, extreme weather events, and difficulties in securing available and affordable skilled labour has contributed to this cost escalation. All these factors, overlaid with sizeable government-led infrastructure and construction project initiatives created cost challenges for the Victorian market over the past couple of years and potentially, beyond. Furthermore, there has been pressure on civil pricing due to the volume of working occurring in the infrastructure sector which is flowing through to the building sector.

All costs included in the cost estimate are considered current to March, 2023 and have excluded any future escalation. Where cost estimates have been provided by others (e.g. contamination estimates by Golders Australia), we have made provisions for these rates and lump sum amounts to be escalated and current to March, 2023.

Future Escalation

We have excluded from our estimate escalation past current day. After two years of unpredictability, Victoria's market is on the move. Project previously shelved are now out for tender, while others on go-slow have started to speed up. Contractors are busy we anticipate escalation across most projects of 4%-6% over the course of 2023, with costs falling back to 3.5-4.5% in 2024. We recommend a cost escalation allowance based on the below table be included in the feasibility.

As construction pricing is volatile, we propose reviewing the escalation on a regular basis.

Year	Escalation (Low)	Escalation (High)
2023	4%	6%
2024	3.5%	4.5%
2025	3.5%	4.5%

12. Limitations

The conclusions presented herein are based on the information made available to us and may be subject to change should the information upon which they are based is determined to be false, inaccurate, or incomplete.

The purpose and contents of this document are intended solely for the recipient. If you are not the intended recipient, you are hereby notified that you must not disseminate, copy or take any action in reliance on it.

Fishermans Bend - Update of Infrastructure Costs

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13. Appendices

Appendix A - Cost Summary Reconciliation - Base Case vs Alternate Case

Appendix B - Fishermans Bend Update of Infrastructure Costs - Cost Plan No 1 - Base Case (R2) issued on 11/04/2023

Appendix C - Fishermans Bend Update of Infrastructure Costs - Cost Plan No 2 - Alternate Case - issued on 13/04/2023.

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Appendix A

Fishermans Bend Update of Infrastructure Costs
Cost Plan No.2 - Preliminary Opinion of Probable Order of Cost
 Base case vs Alternate case - Cost Summary Comparison

3 May, 2023

SUMMARY	Base Case (Cost Plan DRAFT R2 issued 11/04/2023)				Alternate Case (Cost Plan DRAFT issued 13/04/2023)				Variance
	No of Projects	Area (m2)	Rate	Total (\$)	No of Projects	Area (m2)	Rate	Total (\$)	Total (\$)
Roads, Intersections & Open Spaces									
Roads	44	294,600	\$ 2,980/m2	877,860,000	33	271,560	\$ 2,846/m2	772,990,000	- 104,870,000
Intersections	22	-	\$ 4,686,500/No	103,103,000	24	-	\$ 3,944,958/No	94,679,000	- 8,424,000
Open Spaces	50	389,794	\$ 1,581/m2	616,307,000	32	302,869	\$ 1,750/m2	529,968,000	- 86,339,000
Bridge									
BR01 - Bridge over West Gate Freeway - extension of Salmon Street				Excluded				Excluded	Excluded
Public Transport - Tram Land									
PT01 - Tram widening along Plummer Street between Salmon Street and Graham Street				Excluded				Excluded	Excluded
PT02 - Tram widening along Lorimer Street				Excluded				Excluded	Excluded
PT03 - Tram widening				Excluded				Excluded	Excluded
PT04 - Train station				Excluded				Excluded	Excluded
PT05 - Train station				Excluded				Excluded	Excluded
PT06 - Tram widening				Excluded				Excluded	Excluded
Drainage									
DR-01 - Construction of distributed storages across the four precincts				Excluded				Excluded	Excluded
Sub Total Projects Cost - Transport & Open Space (at April, 2023)	116	684,394	\$ 2,334/m2	1,597,270,000	89	574,429	\$ 2,433/m2	1,397,637,000	- 199,633,000
Community Buildings									
L_AC01 - Lorimer Art and Cultural Building (per Base Case)		2,288	\$ 6,113/m2	13,986,000		2,288	\$ 6,113/m2	13,986,000	-
S_AC01 - Sandridge Art and Cultural Building (per Base Case)		11,855	\$ 8,943/m2	106,024,000		11,855	\$ 8,943/m2	106,024,000	-
S_SR01 - Lorimer Sport and Recreation Building (per Base Case)		7,900	\$ 6,557/m2	51,803,000		7,900	\$ 6,557/m2	51,803,000	-
W_OS01a - Prohasky Sporting Pavilion (per Base Case)		1,246	\$ 7,860/m2	9,794,000		1,246	\$ 7,860/m2	9,794,000	-
Sub Total Projects Cost - Community Buildings (at April, 2023)		23,289	\$ 7,799/m2	181,607,000		23,289	\$ 7,799/m2	181,607,000	-
INDICATIVE Total Cost (at April, 2023)				1,778,877,000				1,579,244,000	- 199,633,000

This cost plan is based on preliminary information and therefore should be regarded as indicative only of the possible order of cost. All components of the cost plan will require confirmation once further documentation is available. Refer to the accompanying letter for details of basis of cost plan and exclusions from above costs.

Fishermans Bend - Update of Infrastructure Costs

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Appendix B

SUMMARY - HIGH PRIORITY PROJECTS	No of Projects	Area (m2)	Rate (\$/m2)	Base Case CP No 1 - DRAFT (R2) Total (\$)
Transport & Open Spaces				
Roads	44	294,600	2,980	877,860,000
Intersections	22			103,103,000
Open Spaces	50	389,794	1,581	616,307,000
BR01 - Bridge over West Gate Freeway - extension of Salmon Street				Excluded
DR01 - Drainage: Construction of distributed storages across the four precincts				Excluded
PT04 - Tram widening for bridge across West Gate Freeway				Excluded
Sub Total Projects Cost - Transport & Open Space (at March, 2023)	116	684,394	2,170	1,597,270,000
Community Buildings				
L_AC01 - Lorimer Art and Cultural Building		2,288	6,113	13,986,000
S_AC01 - Sandridge Art and Cultural Building		11,855	8,943	106,024,000
S_SR01 - Lorimer Sport and Recreation Building		7,900	6,557	51,803,000
W_OS01a - Prohasky Sporting Pavilion		1,246	7,860	9,794,000
Sub Total Projects Cost - Community Buildings (at March, 2023)		23,289	7,799	181,607,000
INDICATIVE Total Cost (at March, 2023)				1,778,877,000

This cost plan is based on preliminary information and therefore should be regarded as indicative only of the possible order of cost. All components of the cost plan and documentation is available. Refer to the accompanying letter for details of basis of cost plan and exclusions from above costs.

Road and Intersection Classifications

Intersection Classification Table

Intersection No.	Intersection description
1	Signalised intersection - special treatment 1. Ingles Street, Lorimer Street and new road
2	Signalised intersection: arterial road x arterial road
3	Signalised intersection: arterial road x collector road
4	Signalised intersection: civic boulevard 36m x local street 30m
5	Signalised intersection: civic boulevard 36m x arterial with tram 30m
6	Unsignalised intersection: collector street with bus x local street - left in, left out
7	Unsignalised intersection: collector street 30m x local street 22m - left in, left out
8	Unsignalised intersection: local street 30m x local street 22m - T intersection
9	Signalised pedestrian crossing
10	Unsignalised pedestrian crossing
11	Signalised intersection - special treatment 2. Rogers x Boundary x Lorimer
12	Signalised intersection - special treatment 3. Hartley x Lorimer includes 2 signalised pedestrian crossings over Lorimer Street
13	Unsignalised intersection: local street 22m x local street 22m
14	Unsignalised T intersection: local street 22m x local street 22m
15	Unsignalised T intersection: local street 22m x local street 12m
16	Unsignalised T intersection: local street 18m x local street 12m
17	Signalised T intersection: Local 12m x Arterial Road 30m
18	Unsignalised intersection: Local 22m x Service Access 12m
19	Unsignalised T intersection: Local 12m x Service Access 12m
20	Signalised intersection: Local 22m x Local / Collector Street 30m
21	Signalised T intersection: Service Street 12m – Arterial 30m-Lorimer Street
22	Signalised intersection - special treatment 7. Turner St tram x. Ingles Street, includes two pedestrian crossings and cycling paths

Road Classification Table

Intersection No.	Road Classification
1	Arterial Road
2	Arterial Road with tram (30m)
3	Fennel Plumber St Civic (36m)
4	Collector Street with bus (30m)
5	Local/collector street (22m)
6	Collector/Local Street (30m)
7	Local Street no separated cycle path(20m)
8	Local Street (12-15m)
9	Local Street pedestrianised (12m)
10	Local Street with birectional separated cycle path only(18m)
11	Neighbourhood Street (22m)
12	Turner Street Green Spine
13	Local/Collector Street with linear open space (30m) CoM palette
14	Local/Collector Street with linear open space (30m) CoPP palette
15	Neighbourhood Street (22m) CoPP palette
16	Local Street (12-15m)CoPP palette

Advanced Real Estate of Utah Inc. Quarterly Earnings Report 2023
Summary - Key Metrics
12/31/2023

Table with 30 columns: Property Name, Location, Type, Status, etc. Rows include various properties like 'The Summit at Park City', 'The Summit at Deer Valley', etc., with detailed financial data for each.

Fisheries Bond Update of Infrastructure Costs (Quarterly Surveying 2022)
Cost Plan No. 1 - Base Case - Preliminary Opinion of Probable Order of Cost
(Worksheet: Infrastructure Projects)
15 April 2022

Table with columns: Project ID, Name, Description, Location, Start/End Dates, Status, Funding Source, and various financial metrics (Total Cost, Capital Cost, etc.). Includes sub-sections like 'Water', 'Water Treatment', 'Water Distribution', 'Water Wastewater', 'Water Supply', 'Water Treatment Plant', 'Water Distribution Network', 'Water Wastewater Treatment', 'Water Supply Network', 'Water Treatment Plant', 'Water Distribution Network', 'Water Wastewater Treatment', 'Water Supply Network'.

Fisheries Bond Update of Infrastructure Costs (Quarterly Surveying 2023)
Cost Plan No. 1 - Base Case - Preliminary Opinion of Probable Order of Cost (P.O.C.)
(Worksheet: Infrastructure Projects)

Table with columns: Project ID, Name, Description, Category, Location, Status, etc. Includes sections for 'Infrastructure Projects', 'Marine Vessel', and 'Marine Boat'. Rows list various projects like 'Bridges', 'Dredging', 'Marine Vessel', and 'Marine Boat' with associated costs and dates.

L_ACO1 - Lorimer Art & Culture Building

Cost Plan No 1 - Base Case - Preliminary Opinion of Probable Order of Cost - (R2)

11 April, 2023

Functional Area	Scope	Area (m2)	Rate (\$/m2)	Total (\$)
<i>The following is based on 'City of Melbourne - Lorimer Community Hubs 2018'</i>				
Library-book collection & study room	New build	444	6,400	2,842,000
Multipurpose community room (2 x 130m2 rooms)	New build	260	7,000	1,820,000
Community Office (2 x 30m2 rooms)	New build	60	6,500	390,000
Creative Space (4 x 80m2 rooms)	New build	320	6,500	2,080,000
Rehearsal Space	New build	250	8,000	2,000,000
Kitchen	New build	50	8,100	405,000
Allowance for kitchen equipment *	Item	1	100,000	Excluded
Administration	New build	69	6,800	469,000
Amenities	New build	138	9,000	1,242,000
Circulation, Plant and Sundry Areas	New build	239	5,300	1,267,000
Covered Areas	New build	457	3,000	1,371,000
Sitewide wayfinding	Item	1	100,000	100,000
Total Building Cost (at March, 2023)		2,288	6,113	13,986,000
Allowance for site preparation and demolition (excluding asbestos removal) *	Item			Excluded
Allowance for general external works and landscaping *	Item			Excluded
Allowance for external services and infrastructure connections *	Item			Excluded
Allowance for works outside site boundary, etc.	Note			Excluded
Allowance for abnormal ground conditions / site decontamination / remediation	Note			Excluded
Allowance for foundation piling *	PC Sum			Excluded
Total Building and External Works & Services Cost (at March, 2023)			6,113	13,986,000
ESD Initiatives *	Item		1%	Excluded
Design Contingency *	Item		10%	Excluded
Contract Contingency *	Item		10%	Excluded
Cost Escalation Allowance	Note			Excluded
Total Construction Cost (at March, 2023)			6,113	13,986,000
Consultants Fees *	Item		10%	Excluded
Authority & Headwork's Charges *	Item		1.50%	Excluded
Open Space Levy	Note			Excluded
Tenancy Incentives / Tenancy Fitout Contribution	Note			Excluded
Land, Finance, Legal, Letting Costs, etc.	Note			Excluded
Audio Visual / IT Equipment and Infrastructure *	Item		5%	Excluded
Furniture, Fittings and Equipment *		2287	250	Excluded
Goods & Services Tax	Note			Excluded
Indicative Total End Cost (at March, 2023)			6,113	13,986,000

NOTE:

* Scope EXCLUDED as advised by Client on 11 April 2023 to match scope of previous estimates prepared by PlanCost/WT

This cost plan is based on preliminary information and therefore should be regarded as indicative only of the possible order of cost. All components of the cost plan will require confirmation once further documentation is available. Refer to the accompanying letter for details of basis of cost plan and exclusions from above costs.

S_AC01 - Sandridge Art and Cultural Building
Cost Plan No 1 - Base Case - Preliminary Opinion of Probable Order of Cost - (R2)

11 April, 2023

Functional Area	Scope	Area (m2)	Rate (\$/m2)	Total (\$)
Hub Shell (areas per Sandridge Art & Cultural Hub - Site high level masterplanning and capacity)				
Hanger North	Refurb	1,750	1,500	2,625,000
Hanger South 1.5 Storeys	Refurb	3,195	1,650	5,272,000
Brick Building 1 Storey	Refurb	350	1,800	630,000
Brick Building 2 Storeys	Refurb	1,040	1,500	1,560,000
Central Extension	New Build	5,520	2,500	13,800,000
Fitout				
Library	Fitout	2,500	3,000	7,500,000
Combined Multipurpose Rooms (5 No)	Fitout	950	3,500	3,325,000
Combined Community Office (4 No)	Fitout	120	3,000	360,000
Combined Creative Spaces	Fitout	1,040	3,000	3,120,000
Consulting Offices	Fitout	120	3,000	360,000
Art Gallery	Fitout	350	5,400	1,890,000
Youth Space	Fitout	250	2,500	625,000
Combined Foyer Space	Fitout	1,000	3,300	3,300,000
Combined Cafe (cold shell)	Coldshell	290	900	261,000
Combined Kitchen Space	Fitout	100	4,600	460,000
Allowance for kitchen equipment (reheat kitchen only)	Item	1	200,000	200,000
Combined Administration	Fitout	410	3,300	1,353,000
Combined Amenities	Fitout	820	5,500	4,510,000
Combined Circulation	Fitout	1,500	1,850	2,775,000
Performing Art Theatre	Fitout	600	8,100	4,860,000
Allowance for Performing Art Equipment*	Item	1	1,500,000	Excluded
Rehersal space (small theatre)	Fitout	250	7,300	1,825,000
Allowance for rehearsal space equipment*	Item	1	625,000	Excluded
Theatre BOH	Fitout	850	3,100	2,635,000
Outdoor rooftop space	Fitout	180	1,800	324,000
Sundry (remaining floor space not allocated a function)	Fitout	525	3,500	1,838,000
Vertical Transport (3 No)	Item	1	840,000	840,000
Sitewide wayfinding	Item	1	600,000	600,000
Total Building Cost (at March, 2023)		11,855	5,639	66,848,000
Allowance for site preparation and demolition (excluding asbestos removal)	Note			Excluded
Allowance for general external works and landscaping (incl. demolition)	Item			3,867,000
Allowance for external services and infrastructure connections	Item			1,270,000
Allowance for works outside site boundary, etc.	Note			Excluded
Allowance for abnormal ground conditions / site decontamination / remediation	Note			Excluded
Allowance for foundation piling*	PC Sum		2,070,000	Excluded
Total Building and External Works & Services Cost (at March, 2023)			6,072	71,985,000
ESD Initiatives	Item		1%	668,000
Design Contingency	Item		10%	7,265,000
Contract Contingency	Item		10%	7,992,000
Cost Escalation Allowance	Note			Excluded
Total Construction Cost (at March, 2023)			7,415	87,910,000
Consultants Fees	Item		10%	8,791,000
Authority & Headwork's Charges	Item		1.50%	1,451,000
Open Space Levy	Note			Excluded
Tenancy Incentives / Tenancy Fitout Contribution	Note			Excluded
Land, Finance, Legal, Letting Costs, etc.	Note			Excluded
Audio Visual / IT Equipment and Infrastructure	Item		5%	4,908,000
Furniture, Fittings and Equipment		11,855	250	2,964,000
Goods & Services Tax	Note			Excluded
Indicative Total End Cost (at March, 2023)			8,943	106,024,000

NOTE:

* Scope EXCLUDED as advised by Client on 11 April 2023 to match scope of previous estimates prepared by PlanCost/WT

This cost plan is based on preliminary information and therefore should be regarded as indicative only of the possible order of cost. All components of the cost plan will require confirmation once further documentation is available. Refer to the accompanying letter for details of basis of cost plan and exclusions from above costs.

S-SR01 - Lorimer - Sports & Recreation

Cost Plan No 1 - Base Case - Preliminary Opinion of Probable Order of Cost - (R2)

11 April, 2023

Functional Area	Scope	Area (m2)	Rate (\$/m2)	Total (\$)
<i>The following is based on 'Fishermans Bend Community & Recreation Hub Costs: Cost Plan A Concept' Prepared by PlanCost dated 9 January 2019</i>				
Sports Administration	New	150	4,100	615,000
Foyer	New	530	4,500	2,385,000
Amenities	New	250	7,500	1,875,000
Multipurpose community room	New	520	4,600	2,392,000
Large multipurpose community room	New	250	4,600	1,150,000
Fitness and training centre		-		-
Indoor multipurpose courts (4 No courts)	New	3,820	4,100	15,662,000
Indoor courts specialist equipment*	Item	1	420,000	Excluded
Court change room	New	110	4,800	528,000
Referee change room	New	80	4,800	384,000
Equipment store	New	60	3,900	234,000
Circulation, Plant and Sundry Areas	New	836	3,500	2,926,000
Kitchen	New	30	7,100	213,000
Stairs	Item	1	52,000	52,000
Lift *	Item	1	200,000	Excluded
Covered areas	New	1,265	2,100	2,656,500
Sitewide wayfinding	Item	1	395,000	395,000
Total Building Cost (at March, 2023)		7,900	3,983	31,468,000
Allowance for site preparation and demolition (excluding asbestos removal)	Item			1,268,000
Carpark (1350m2 area assumed)	Item			381,000
Landscaping	Item			500,000
External services	Item			1,500,000
Allowance for external infrastructure connections	Note			Excluded
Allowance for works outside site boundary, etc.	Note			Excluded
Allowance for site specific contamination	Note			Excluded
Allowance for general contamination offsite disposal & fill	Note			Excluded
Asbestos removal	Note			Excluded
Allowance for foundation piling *	PC Sum		7,842,000	Excluded
Preliminaries, Overheads and Margin on External Works & Services	Item			547,000
Total Building and External Works & Services Cost (at March, 2023)			4,514	35,664,000
ESD Initiatives (1%)	Item		1%	315,000
Design Contingency	Item		10%	3,598,000
Contract Contingency	Item		10%	3,958,000
Cost Escalation Allowance	Note			Excluded
Total Construction Cost (at March, 2023)			5,511	43,535,000
Consultants Fees	Item		10%	4,354,000
Authority & Headwork's Charges	Item		1.50%	718,000
Open Space Levy	Note			Excluded
Tenancy Incentives / Tenancy Fitout Contribution	Note			Excluded
Land, Finance, Legal, Letting Costs, etc.	Note			Excluded
Audio Visual / IT Equipment and Infrastructure	Item		1.50%	729,000
Furniture, Fittings and Equipment	Item		5%	2,467,000
Contamination levy	Note			Excluded
Goods & Services Tax	Note			Excluded
Indicative Total End Cost (at March, 2023)			6,557	51,803,000

NOTE:

* Scope EXCLUDED as advised by Client on 11 April 2023 to match scope of previous estimates prepared by PlanCost/WT

This cost plan is based on preliminary information and therefore should be regarded as indicative only of the possible order of cost. All components of the cost plan will require confirmation once further documentation is available. Refer to the accompanying letter for details of basis of cost plan and exclusions from above costs.

W-OSO1a - Prohasky Sporting Pavilion
Cost Plan No 1 - Base Case - Preliminary Opinion of Probable Order of Cost - (R2)

11 April, 2023

Functional Area	Scope	Area (m2)	Rate (\$/m2)	Total (\$)
<i>The following is based on 'PR-007270 - Fishermans Bend New Costings - Sports Pavilion - Indicative Estimate'</i>				
Change rooms with toilets and shower	New	240	4,700	1,128,000
Additional change rooms with toilets and shower	New	90	4,900	441,000
Umpire change rooms with toilets	New	60	5,100	306,000
Storage rooms	New	120	3,700	444,000
Multipurpose room / social room	New	150	5,300	795,000
Office / first aid room		30	5,000	150,000
Canteen and kitchen	New	40	5,500	220,000
Canteen and kitchen equipment	Item	1	50,000	50,000
Public toilet	New	60	4,900	294,000
Circulation - allow 30% of area above	New	237	4,700	1,113,900
Canopies / veranda	New	120	2,500	300,000
Tiered structure & seating = assume 100 no seats	New	100	6,700	670,000
Stairs	Item	1	52,000	52,000
Sitewide Wayfinding	Item	1	62,000	62,000
Total Building Cost (at March, 2023)		1,246	4,836	6,026,000
Allowance for site preparation and demolition (excluding asbestos removal)	Item			Excluded
External Works	Item			321,000
External Services	Item			169,000
Allowance for works outside site boundary, etc.	Item			Excluded
Contamination removal	Item			Excluded
Allowance for foundation piling*	PC Sum		935,000	Excluded
Total Building and External Works & Services Cost (at March, 2023)			5,230	6,516,000
ESD Initiatives (1%)	Item		1%	60,000
Design Contingency	Item		10%	658,000
Contract Contingency	Item		10%	723,000
Cost Escalation Allowance	Item			Excluded
Total Construction Cost (at March, 2023)			6,386	7,957,000
Consultants Fees	Item		10%	796,000
Authority & Headwork's Charges	Item		1.50%	131,000
Open Space Levy	Note			Excluded
Tenancy Incentives / Tenancy Fitout Contribution	Note			Excluded
Land, Finance, Legal, Letting Costs, etc.	Note			Excluded
Audio Visual / IT Equipment and Infrastructure	Item		5%	444,000
Furniture, Fittings and Equipment	Item		5%	466,000
Goods & Services Tax	Note			Excluded
Total End Cost (at March, 2023)			7,860	9,794,000

NOTE:

* Scope EXCLUDED as advised by Client on 11 April 2023 to match scope of previous estimates prepared by PlanCost/WT

This cost plan is based on preliminary information and therefore should be regarded as indicative only of the possible order of cost. All components of the cost plan will require confirmation once further documentation is available. Refer to the accompanying letter for details of basis of cost plan and exclusions from above costs.

Fishermans Bend - Update of Infrastructure Costs

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Appendix C

Fishermans Bend Update of Infrastructure Costs (Quantity Surveying 2022)
Cost Plan No.2 - Alternate Urban Structure Case - Preliminary Opinion of Probable Order of Cost

13 April, 2023

SUMMARY	No of Projects	Area (m2)	Rate	Total (\$)
Roads, Intersections & Open Spaces				
Roads	33	271,560	\$ 2,846/m2	772,990,000
Intersections	24		\$ 3,944,958/No	94,679,000
Open Spaces	32	302,869	\$ 1,750/m2	529,968,000
Bridge				
BR01 - Bridge over West Gate Freeway - extension of Salmon Street				Excluded
Public Transport - Tram Land				
PT01 - Tram widening along Plummer Street between Salmon Street and Graham Street				Excluded
PT02 - Tram widening along Lorimer Street				Excluded
PT03 - Tram widening				Excluded
PT04 - Train station				Excluded
PT05 - Train station				Excluded
PT06 - Tram widening				Excluded
Drainage				
DR-01 - Construction of distributed storages across the four precincts				Excluded
Sub Total Projects Cost - Transport & Open Space (at April, 2023)	89	574,429	\$ 2,433/m2	1,397,637,000
Community Buildings				
L_AC01 - Lorimer Art and Cultural Building (per Base Case)		2,288	\$ 6,113/m2	13,986,000
S_AC01 - Sandridge Art and Cultural Building (per Base Case)		11,855	\$ 8,943/m2	106,024,000
S_SR01 - Lorimer Sport and Recreation Building (per Base Case)		7,900	\$ 6,557/m2	51,803,000
W_OS01a - Prohasky Sporting Pavilion (per Base Case)		1,246	\$ 7,860/m2	9,794,000
Sub Total Projects Cost - Community Buildings (at April, 2023)		23,289	\$ 7,799/m2	181,607,000
INDICATIVE Total Cost (at April, 2023)				1,579,244,000

This cost plan is based on preliminary information and therefore should be regarded as indicative only of the possible order of cost. All components of the cost plan will require confirmation once further documentation is available. Refer to the accompanying letter for details of basis of cost plan and exclusions from above costs.

Fishermans Bend Update of Infrastructure Costs (Quantity Surveying 2022)
Cost Plan No. 1 - Alternative Urban Structure Case - Preliminary Options of Probable Order of Cost
Transport - Intersection Projects
 12 April 2023

2024 DTP	Project Title & Description	Approximation for DTP Loading purposes	Cost Contingency Code	Infrastructure Strategy	Quality Factor	Priority Band (by Funding)	Project Development Status (by Date of Construction)	Total Land Area (sqm)	Project Road Length (km)	Roads & Parking Costs	Landscaping/Retaining	Footpaths and Placemaking	Transport (by project)	Provision of infrastructure within the project	Provision of infrastructure outside the project	Related government (City & Metropolitan)	Item marks	Signification	Performance, Operational and Public Use (Relative to Other) and Services (20%)	Total Building Cost	Construction	Site Specific Construction (20%) (2024 DTP)	General Construction (20%) (2024 DTP)	Provision of Infrastructure (20%) (2024 DTP)	Adaptive services	Local services	Performance, Operational and Public Use (Relative to Other) and Services (20%)	Net Construction Cost	Provisional Works (2%)	Contingency/Contingency (2%)	Other (2%) and Contingency (2%)	2024 Construction Cost	Professional Fee (12.5%)	Activity Fee (1.5%)	Specimen/other (by Meter, per Meter Area)	Exclusion	Total Project (2024 DTP) (2024 DTP)	Total (2024 DTP)				
INTERSECTION																																										
L2021	Lighter	Sigonal Intersection (Lambton Street, Light Street & New Street) (Intersections Type 1)	1A	Development	1	0.00	0.01	2395	Not Applicable	\$ 1,178,000	\$ 11,790	\$ 41,000	-	TAC	TAC	\$ -	excluded	\$	1,000,000	\$ 200,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 100,000	\$ 200,000	\$ 100,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 2,000,000
L2022	Lighter	Sigonal Intersection (New Road (under D24) and Lower Street (Intersections Type 4))	1A	Development	1	0.00	0.01	2100	Not Applicable	\$ 770,000	\$ 44,210	\$ 27,200	-	TAC	TAC	\$ -	excluded	\$	600,000	\$ 100,000	\$ 1,000,000	\$ 100,000	\$ 200,000	\$ 100,000	\$ 200,000	\$ 100,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 2,000,000
L2023	Lighter	Sigonal (pedestrian and cyclist crossing) (Thurston Crossing over Lambert Street)	1A	Development	1	0.00	0.00	0	Not Applicable	ALLOWANCE AS PER BASE CASE																																
Widening Sub-Node																																										
W1024	Widening	Sigonal (pedestrian and cyclist crossing) (Williamstown Road and Princes Highway) (Intersections Type 4)	1A	Development	1	0.00	0.00	0	Not Applicable	ALLOWANCE AS PER BASE CASE																																
W1025	Widening	Sigonal Intersection (Plummer Street and western extension of Lamb Street (Intersections Type 4))	1A	Development	1	0.00	0.01	2100	Not Applicable	\$ 770,000	\$ 380,200	\$ 88,600	-	TAC	TAC	\$ -	excluded	\$	400,000	\$ 100,000	\$ 1,700,000	\$ 400,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 2,000,000
W1026	Widening	Unsignalised Intersection (Tanner Street and Lamb Street (Intersections Type 4))	1A	Development	1	0.00	0.01	2100	Not Applicable	\$ 407,600	\$ 134,100	\$ 30,300	-	TAC	TAC	\$ 30,300	excluded	\$	-	\$ 10,000	\$ 1,000,000	\$ 400,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 2,000,000
W1027	Widening	Sigonal Intersection (Lambton Street and Woodburn Road (Intersections Type 4))	1A	Development	1	0.00	0.02	2170	Not Applicable	\$ 770,000	\$ 380,200	\$ 88,600	-	TAC	TAC	\$ -	excluded	\$	400,000	\$ 100,000	\$ 1,700,000	\$ 400,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 2,000,000
W1028	Widening	Sigonal (pedestrian and cyclist crossing) (Williamstown Road (Intersections Type 4))	1A	Development	1	0.00	0.00	0	Not Applicable	ALLOWANCE AS PER BASE CASE																																
W1029	Widening	Sigonal Intersection (Lambton Street and Williamstown Road (Intersections Type 4))	1A	Development	1	0.00	0.08	1000	Not Applicable	\$ 672,070	\$ 245,000	\$ 62,700	-	TAC	TAC	\$ -	excluded	\$	400,000	\$ 100,000	\$ 1,400,000	\$ 400,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 2,000,000
W1030	Widening	Sigonal (pedestrian and cyclist crossing) (Thurston Crossing at Intersection of Woodburn Road & Tanner Street - Signalised Intersection (Intersections Type 4))	1A	Development	1	0.00	0.00	0	Not Applicable	ALLOWANCE AS PER BASE CASE																																
W1031	Widening	Sigonal (pedestrian and cyclist crossing) (Thurston Crossing at Intersection of Williamstown Road & Tanner Street - Signalised Intersection (Intersections Type 4))	1A	Development	1	0.00	0.00	0	Not Applicable	ALLOWANCE AS PER BASE CASE																																
W1032	Widening	Sigonal (pedestrian and cyclist crossing) (Thurston Crossing at Intersection of Williamstown Road & Tanner Street - Signalised Intersection (Intersections Type 4))	1A	Development	1	0.00	0.00	0	Not Applicable	ALLOWANCE AS PER BASE CASE																																
W1033	Widening	Sigonal (pedestrian and cyclist crossing) (Thurston Crossing at Intersection of Williamstown Road & Tanner Street - Signalised Intersection (Intersections Type 4))	1A	Development	1	0.00	0.00	0	Not Applicable	ALLOWANCE AS PER BASE CASE																																
W1034	Widening	Sigonal Intersection (Lambton Street and Woodburn Road (Intersections Type 4))	1A	Development	1	0.00	0.23	2100	Not Applicable	\$ 770,000	\$ 380,200	\$ 88,600	-	TAC	TAC	\$ -	excluded	\$	400,000	\$ 100,000	\$ 1,700,000	\$ 400,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 2,000,000
W1035	Widening	Sigonal Intersection (Lambton Street and Woodburn Road (Intersections Type 4))	1A	Development	1	0.00	0.23	2100	Not Applicable	\$ 770,000	\$ 380,200	\$ 88,600	-	TAC	TAC	\$ -	excluded	\$	400,000	\$ 100,000	\$ 1,700,000	\$ 400,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 2,000,000
W1036	Widening	Sigonal Intersection (Lambton Street and Woodburn Road (Intersections Type 4))	1A	Development	1	0.00	0.23	2100	Not Applicable	\$ 770,000	\$ 380,200	\$ 88,600	-	TAC	TAC	\$ -	excluded	\$	400,000	\$ 100,000	\$ 1,700,000	\$ 400,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 2,000,000
W1037	Widening	Sigonal Intersection (Lambton Street and Woodburn Road (Intersections Type 4))	1A	Development	1	0.00	0.23	2100	Not Applicable	\$ 770,000	\$ 380,200	\$ 88,600	-	TAC	TAC	\$ -	excluded	\$	400,000	\$ 100,000	\$ 1,700,000	\$ 400,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 2,000,000
W1038	Widening	Sigonal Intersection (Lambton Street and Woodburn Road (Intersections Type 4))	1A	Development	1	0.00	0.23	2100	Not Applicable	\$ 770,000	\$ 380,200	\$ 88,600	-	TAC	TAC	\$ -	excluded	\$	400,000	\$ 100,000	\$ 1,700,000	\$ 400,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 2,000,000
W1039	Widening	Sigonal Intersection (Lambton Street and Woodburn Road (Intersections Type 4))	1A	Development	1	0.00	0.23	2100	Not Applicable	\$ 770,000	\$ 380,200	\$ 88,600	-	TAC	TAC	\$ -	excluded	\$	400,000	\$ 100,000	\$ 1,700,000	\$ 400,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 2,000,000
W1040	Widening	Sigonal Intersection (Lambton Street and Woodburn Road (Intersections Type 4))	1A	Development	1	0.00	0.23	2100	Not Applicable	\$ 770,000	\$ 380,200	\$ 88,600	-	TAC	TAC	\$ -	excluded	\$	400,000	\$ 100,000	\$ 1,700,000	\$ 400,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 2,000,000
W1041	Widening	Sigonal Intersection (Lambton Street and Woodburn Road (Intersections Type 4))	1A	Development	1	0.00	0.23	2100	Not Applicable	\$ 770,000	\$ 380,200	\$ 88,600	-	TAC	TAC	\$ -	excluded	\$	400,000	\$ 100,000	\$ 1,700,000	\$ 400,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 2,000,000
W1042	Widening	Sigonal Intersection (Lambton Street and Woodburn Road (Intersections Type 4))	1A	Development	1	0.00	0.23	2100	Not Applicable	\$ 770,000	\$ 380,200	\$ 88,600	-	TAC	TAC	\$ -	excluded	\$	400,000	\$ 100,000	\$ 1,700,000	\$ 400,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 2,000,000
W1043	Widening	Sigonal Intersection (Lambton Street and Woodburn Road (Intersections Type 4))	1A	Development	1	0.00	0.23	2100	Not Applicable	\$ 770,000	\$ 380,200	\$ 88,600	-	TAC	TAC	\$ -	excluded	\$	400,000	\$ 100,000	\$ 1,700,000	\$ 400,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 2,000,000
W1044	Widening	Sigonal Intersection (Lambton Street and Woodburn Road (Intersections Type 4))	1A	Development	1	0.00	0.23	2100	Not Applicable	\$ 770,000	\$ 380,200	\$ 88,600	-	TAC	TAC	\$ -	excluded	\$	400,000	\$ 100,000	\$ 1,700,000	\$ 400,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 2,000,000
W1045	Widening	Sigonal Intersection (Lambton Street and Woodburn Road (Intersections Type 4))	1A	Development	1	0.00	0.23	2100	Not Applicable	\$ 770,000	\$ 380,200	\$ 88,600	-	TAC	TAC	\$ -	excluded	\$	400,000	\$ 100,000	\$ 1,700,000	\$ 400,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 400,000	\$ 200,000	\$ 400,000	\$ 2,000,000	\$ 200,000	\$ 4						

Fishermen Board Update of Infrastructure Costs (Quantity Surveying 2022)
Cost Plan No. 2 - Alternative Urban Structure Cases - Preliminary Order of Probable Order of Cost
Transport - Open Space Projects
12 April 2023

Table with 28 columns: ERF Project ID, Project Title & Description, Typology, Total Land Area (ha), Total Land Area (sqm), Percent of total project area, Total Project Cost (R100,000,000), Total Cost (R100,000,000).

L_ACO1 - Lorimer Art & Culture Building

Cost Plan No.2 - Alternate Urban Structure Case - Preliminary Opinion of Probable Order of Cost

13 April, 2023

Functional Area	Scope	Area (m2)	Rate (\$/m2)	Total (\$)
<i>The following is based on 'City of Melbourne - Lorimer Community Hubs 2018'</i>				
Library-book collection & study room	New build	444	6,400	2,842,000
Multipurpose community room (2 x 130m2 rooms)	New build	260	7,000	1,820,000
Community Office (2 x 30m2 rooms)	New build	60	6,500	390,000
Creative Space (4 x 80m2 rooms)	New build	320	6,500	2,080,000
Rehearsal Space	New build	250	8,000	2,000,000
Kitchen	New build	50	8,100	405,000
Allowance for kitchen equipment *	Item	1	100,000	Excluded
Administration	New build	69	6,800	469,000
Amenities	New build	138	9,000	1,242,000
Circulation, Plant and Sundry Areas	New build	239	5,300	1,267,000
Covered Areas	New build	457	3,000	1,371,000
Sitewide wayfinding	Item	1	100,000	100,000
Total Building Cost (at April, 2023)		2,288	6,113	13,986,000
Allowance for site preparation and demolition (excluding asbestos removal) *	Item			Excluded
Allowance for general external works and landscaping *	Item			Excluded
Allowance for external services and infrastructure connections *	Item			Excluded
Allowance for works outside site boundary, etc.	Note			Excluded
Allowance for abnormal ground conditions / site decontamination / remediation	Note			Excluded
Allowance for foundation piling *	PC Sum			Excluded
Total Building and External Works & Services Cost (at April, 2023)			6,113	13,986,000
ESD Initiatives *	Item		1%	Excluded
Design Contingency *	Item		10%	Excluded
Contract Contingency *	Item		10%	Excluded
Cost Escalation Allowance	Note			Excluded
Total Construction Cost (at April, 2023)			6,113	13,986,000
Consultants Fees *	Item		10%	Excluded
Authority & Headwork's Charges *	Item		1.50%	Excluded
Open Space Levy	Note			Excluded
Tenancy Incentives / Tenancy Fitout Contribution	Note			Excluded
Land, Finance, Legal, Letting Costs, etc.	Note			Excluded
Audio Visual / IT Equipment and Infrastructure *	Item		5%	Excluded
Furniture, Fittings and Equipment *		2287	250	Excluded
Goods & Services Tax	Note			Excluded
Indicative Total End Cost (at April, 2023)			6,113	13,986,000

NOTE:

* Scope EXCLUDED as advised by Client on 11 April 2023 to match scope of previous estimates prepared by PlanCost/WT

This cost plan is based on preliminary information and therefore should be regarded as indicative only of the possible order of cost. All components of the cost plan will require confirmation once further documentation is available. Refer to the accompanying letter for details of basis of cost plan and exclusions from above costs.

S_ACO1 - Sandridge Art and Cultural Building
Cost Plan No.2 - Alternate Urban Structure Case - Preliminary Opinion of Probable Order of Cost

13 April, 2023

Functional Area	Scope	Area (m2)	Rate (\$/m2)	Total (\$)
Hub Shell (areas per Sandridge Art & Cultural Hub - Site high level masterplanning and capacity)				
Hanger North	Refurb	1,750	1,500	2,625,000
Hanger South 1.5 Storeys	Refurb	3,195	1,650	5,272,000
Brick Building 1 Storey	Refurb	350	1,800	630,000
Brick Building 2 Storeys	Refurb	1,040	1,500	1,560,000
Central Extension	New Build	5,520	2,500	13,800,000
Fitout				
Library	Fitout	2,500	3,000	7,500,000
Combined Multipurpose Rooms (5 No)	Fitout	950	3,500	3,325,000
Combined Community Office (4 No)	Fitout	120	3,000	360,000
Combined Creative Spaces	Fitout	1,040	3,000	3,120,000
Consulting Offices	Fitout	120	3,000	360,000
Art Gallery	Fitout	350	5,400	1,890,000
Youth Space	Fitout	250	2,500	625,000
Combined Foyer Space	Fitout	1,000	3,300	3,300,000
Combined Cafe (cold shell)	Coldshell	290	900	261,000
Combined Kitchen Space	Fitout	100	4,600	460,000
Allowance for kitchen equipment (reheat kitchen only)	Item	1	200,000	200,000
Combined Administration	Fitout	410	3,300	1,353,000
Combined Amenities	Fitout	820	5,500	4,510,000
Combined Circulation	Fitout	1,500	1,850	2,775,000
Performing Art Theatre	Fitout	600	8,100	4,860,000
Allowance for Performing Art Equipment*	Item	1	1,500,000	Excluded
Rehersal space (small theatre)	Fitout	250	7,300	1,825,000
Allowance for rehearsal space equipment*	Item	1	625,000	Excluded
Theatre BOH	Fitout	850	3,100	2,635,000
Outdoor rooftop space	Fitout	180	1,800	324,000
Sundry (remaining floor space not allocated a function)	Fitout	525	3,500	1,838,000
Vertical Transport (3 No)	Item	1	840,000	840,000
Sitewide wayfinding	Item	1	600,000	600,000
Total Building Cost (at April, 2023)		11,855	5,639	66,848,000
Allowance for site preparation and demolition (excluding asbestos removal)	Note			Excluded
Allowance for general external works and landscaping (incl. demolition)	Item			3,867,000
Allowance for external services and infrastructure connections	Item			1,270,000
Allowance for works outside site boundary, etc.	Note			Excluded
Allowance for abnormal ground conditions / site decontamination / remediation	Note			Excluded
Allowance for foundation piling*	PC Sum		2,070,000	Excluded
Total Building and External Works & Services Cost (at April, 2023)			6,072	71,985,000
ESD Initiatives	Item		1%	668,000
Design Contingency	Item		10%	7,265,000
Contract Contingency	Item		10%	7,992,000
Cost Escalation Allowance	Note			Excluded
Total Construction Cost (at April, 2023)			7,415	87,910,000
Consultants Fees	Item		10%	8,791,000
Authority & Headwork's Charges	Item		1.50%	1,451,000
Open Space Levy	Note			Excluded
Tenancy Incentives / Tenancy Fitout Contribution	Note			Excluded
Land, Finance, Legal, Letting Costs, etc.	Note			Excluded
Audio Visual / IT Equipment and Infrastructure	Item		5%	4,908,000
Furniture, Fittings and Equipment		11,855	250	2,964,000
Goods & Services Tax	Note			Excluded
Indicative Total End Cost (at April, 2023)			8,943	106,024,000

NOTE:

* Scope EXCLUDED as advised by Client on 11 April 2023 to match scope of previous estimates prepared by PlanCost/WT

This cost plan is based on preliminary information and therefore should be regarded as indicative only of the possible order of cost. All components of the cost plan will require confirmation once further documentation is available. Refer to the accompanying letter for details of basis of cost plan and exclusions from above costs.

S-SR01 - Lorimer - Sports & Recreation

Cost Plan No.2 - Alternate Urban Structure Case - Preliminary Opinion of Probable Order of Cost

13 April, 2023

Functional Area	Scope	Area (m2)	Rate (\$/m2)	Total (\$)
<i>The following is based on 'Fishermans Bend Community & Recreation Hub Costs: Cost Plan A Concept' Prepared by PlanCost dated 9 January 2019</i>				
Sports Administration	New	150	4,100	615,000
Foyer	New	530	4,500	2,385,000
Amenities	New	250	7,500	1,875,000
Multipurpose community room	New	520	4,600	2,392,000
Large multipurpose community room	New	250	4,600	1,150,000
Fitness and training centre		-		-
Indoor multipurpose courts (4 No courts)	New	3,820	4,100	15,662,000
Indoor courts specialist equipment*	Item	1	420,000	Excluded
Court change room	New	110	4,800	528,000
Referee change room	New	80	4,800	384,000
Equipment store	New	60	3,900	234,000
Circulation, Plant and Sundry Areas	New	836	3,500	2,926,000
Kitchen	New	30	7,100	213,000
Stairs	Item	1	52,000	52,000
Lift *	Item	1	200,000	Excluded
Covered areas	New	1,265	2,100	2,656,500
Sitewide wayfinding	Item	1	395,000	395,000
Total Building Cost (at April, 2023)		7,900	3,983	31,468,000
Allowance for site preparation and demolition (excluding asbestos removal)	Item			1,268,000
Carpark (1350m2 area assumed)	Item			381,000
Landscaping	Item			500,000
External services	Item			1,500,000
Allowance for external infrastructure connections	Note			Excluded
Allowance for works outside site boundary, etc.	Note			Excluded
Allowance for site specific contamination	Note			Excluded
Allowance for general contamination offsite disposal & fill	Note			Excluded
Asbestos removal	Note			Excluded
Allowance for foundation piling *	PC Sum		7,842,000	Excluded
Preliminaries, Overheads and Margin on External Works & Services	Item			547,000
Total Building and External Works & Services Cost (at April, 2023)			4,514	35,664,000
ESD Initiatives (1%)	Item		1%	315,000
Design Contingency	Item		10%	3,598,000
Contract Contingency	Item		10%	3,958,000
Cost Escalation Allowance	Note			Excluded
Total Construction Cost (at April, 2023)			5,511	43,535,000
Consultants Fees	Item		10%	4,354,000
Authority & Headwork's Charges	Item		1.50%	718,000
Open Space Levy	Note			Excluded
Tenancy Incentives / Tenancy Fitout Contribution	Note			Excluded
Land, Finance, Legal, Letting Costs, etc.	Note			Excluded
Audio Visual / IT Equipment and Infrastructure	Item		1.50%	729,000
Furniture, Fittings and Equipment	Item		5%	2,467,000
Contamination levy	Note			Excluded
Goods & Services Tax	Note			Excluded
Indicative Total End Cost (at April, 2023)			6,557	51,803,000

NOTE:

* Scope EXCLUDED as advised by Client on 11 April 2023 to match scope of previous estimates prepared by PlanCost/WT

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Functional Area	Scope	Area (m2)	Rate (\$/m2)	Total (\$)
<i>The following is based on 'PR-007270 - Fishermans Bend New Costings - Sports Pavillion - Indicative Estimate'</i>				
Change rooms with toilets and shower	New	240	4,700	1,128,000
Additional change rooms with toilets and shower	New	90	4,900	441,000
Umpire change rooms with toilets	New	60	5,100	306,000
Storage rooms	New	120	3,700	444,000
Multipurpose room / social room	New	150	5,300	795,000
Office / first aid room		30	5,000	150,000
Canteen and kitchen	New	40	5,500	220,000
Canteen and kitchen equipment	Item	1	50,000	50,000
Public toilet	New	60	4,900	294,000
Circulation - allow 30% of area above	New	237	4,700	1,113,900
Canopies / veranda	New	120	2,500	300,000
Tiered structure & seating = assume 100 no seats	New	100	6,700	670,000
Stairs	Item	1	52,000	52,000
Sitewide Wayfinding	Item	1	62,000	62,000
Total Building Cost (at April, 2023)		1,246	4,836	6,026,000
Allowance for site preparation and demolition (excluding asbestos removal)	Item			Excluded
External Works	Item			321,000
External Services	Item			169,000
Allowance for works outside site boundary, etc.	Item			Excluded
Contamination removal	Item			Excluded
Allowance for foundation piling*	PC Sum		935,000	Excluded
Total Building and External Works & Services Cost (at April, 2023)			5,230	6,516,000
ESD Initiatives (1%)	Item		1%	60,000
Design Contingency	Item		10%	658,000
Contract Contingency	Item		10%	723,000
Cost Escalation Allowance	Item			Excluded
Total Construction Cost (at April, 2023)			6,386	7,957,000
Consultants Fees	Item		10%	796,000
Authority & Headwork's Charges	Item		1.50%	131,000
Open Space Levy	Note			Excluded
Tenancy Incentives / Tenancy Fitout Contribution	Note			Excluded
Land, Finance, Legal, Letting Costs, etc.	Note			Excluded
Audio Visual / IT Equipment and Infrastructure	Item		5%	444,000
Furniture, Fittings and Equipment	Item		5%	466,000
Goods & Services Tax	Note			Excluded
Total End Cost (at April, 2023)			7,860	9,794,000

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