

20 February 2025

EXP Capital
247 King St
NEWCASTLE NSW 2300

ATTENTION: STUART QUIRK

Dear Stuart,

**RE: 41 RYANS ROAD, GILLIESTON HEIGHTS
PROPOSED 96 NO. PLACE EARLY LEARNING CENTRE
ESTIMATED DEVELOPMENT COST REPORT**

As per your request dated 5th December 2024, Muller Partnership has prepared an Estimated Development Cost Report for the above development totalling **\$4,495,000 excl GST**.

Please note the attached Estimated Development Cost Report has been prepared based on the currently available information and should be updated when additional information becomes available. Please take note of our Assumptions (Item 3.0) and Exclusions (Item 4.0).

Should you have any queries or require any further information please do not hesitate to contact the undersigned.

Yours faithfully
MULLER PARTNERSHIP



LUKE BROOKS MAIQS, CQS – Director

LB:JB –24405 – 41 Ryans Rd, Gillieston Heights - EDC

MULLER *partnership*

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41 RYANS ROAD, GILLIESTON HEIGHTS PROPOSED 96 NO. PLACE EARLY LEARNING CENTRE ESTIMATED DEVELOPMENT COST REPORT

20 February 2025





Disclaimer

Muller Partnership have prepared this report in part on the basis of information supplied to it in the ordinary course of business by Stuart Quirk of EXP Capital.

Whilst all reasonable professional care and skill have been exercised to validate its accuracy and authenticity, Muller Partnership is unable to provide any Guarantee in that regard, and will not be liable to any party for any loss arising as a result of any such information subsequently being found to be inaccurate, lacking authenticity or having been withheld.

This report is only intended for use by EXP Capital and Muller Partnership accepts no responsibility to other parties who use opinions or information contained herein. They do so at their own risk.

In acting as Quantity Surveyor for EXP Capital, Muller Partnership's liability is limited to the scope of services and value limit, as defined in their Professional indemnity insurance cover. A copy is available on request.

This report covers only the items as contained in this report. Should EXP Capital require additional items or areas of assessment, these should be specifically requested and will be actioned as agreed between the parties.

The construction costs are current as at the date of this assessment only. The values assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in values.

Document history & status

Revision	Date	Description	By	Review	Approved
0	13/02/2025	Estimated Development Cost Report	JB	LB	LB
1	20/02/2025	Estimated Development Cost Report	JB	LB	LB



CONTENTS

1.0	Executive Summary.....	5
2.0	Basis of Preparation.....	7
3.0	Assumptions / Inclusions.....	8
4.0	Exclusions	10
	Appendix A – Estimated Development Cost Breakdown	11

Glossary of Key Terms

Preliminaries & Margin

The Preliminaries and Margin Allowance is an allowance for the builders' margin and their establishment and management of the site. This item will therefore include for items such as site fencing & amenities, site foreman, head office overheads, insurances, craneage, site cleaning, OH&S management, QA, etc.

Project Description

Muller Partnership has been engaged by Stuart Quirk of EXP Capital to prepare an Estimated Development Cost (EDC) Report for the proposed 96 No. place early learning centre located at 41 Ryans Road, Gillieston Heights, NSW, 2321.

The Estimated Development Cost Report has been prepared in accordance with PS-24-002 Changes to how development costs are calculated for planning purposes and is based on the DA level documentation provided in order to calculate the Estimated Development Cost of the proposed project.

This report is to be considered commercial-in confidence.

Scope

The scope of works is based on the information provided in the DA level documentation.

The proposed works include the construction of a new 96 No. place single storey early learning centre with 21 No. space on-grade carpark including siteworks, retaining walls, play equipment, soft landscaping and external services as required.

The project scope includes site clearance, bulk earthworks, reinforced concrete substructure, structural steel / truss framing, metal clad roof / plumbing, masonry / lightweight external walls, powdercoated aluminium glazed windows, roller shutter doors, lightweight internal walls, timber / glazed internal doors / screens, floor / wall / ceiling finishes, painting, joinery, metalwork, FF&E, hydraulic / mechanical / electrical / fire services, siteworks, landscaping and site services.

GFA: 866m²

Cost Summary – Commercial-in Confidence

Ref	Element	\$ / Excl. GST
1.0	Site Preparation	\$230,055
2.0	Substructure	\$202,125
3.0	Structural Steel	\$61,500
4.0	Roof & Roof Plumbing	\$216,930
5.0	External Walls	\$117,290
6.0	External Windows & Doors	\$74,000
7.0	Internal Walls	\$151,480
8.0	Internal Doors & Screens	\$92,800
9.0	Floor Finishes	\$55,615
10.0	Wall Finishes	\$26,330
11.0	Ceiling Finishes	\$107,410
12.0	Painting	\$64,112
13.0	FF&E	\$84,720
14.0	Joinery, Metalwork & Fitments	\$174,520
15.0	Hydraulic Services	\$119,800
16.0	Electrical Services	\$138,250
17.0	Mechanical Services	\$133,800
18.0	Fire Services	\$12,990
19.0	External Services	\$95,710
20.0	Siteworks & Landscaping	\$1,077,828
21.0	Preliminaries & Margin	\$582,735
22.0	Construction Subtotal (Excl. GST)	\$3,820,000
23.0	Construction Contingency	\$190,000
24.0	Consultant Fees	\$320,000
25.0	Authority Fees (LSL)	\$10,000
26.0	Cost Escalation to February 2026	\$155,000
27.0	Construction Total (Excl. GST)	\$4,495,000



2.0 BASIS OF PREPARATION

This Estimated Development Cost (EDC) Report has been prepared for submission to Maitland City Council (consent authority) for planning purposes, as required by the Maitland City Council Section 7.12 Levy Development Contributions Plan 2006 Revision (C) 2013.

This Estimated Development Cost (EDC) Report has been prepared in accordance with:

- Legislative and regulatory requirements of the consent authority for calculating the EDC
- AIQS practice standard for calculating the EDC for State significant projects in NSW

Muller Partnership has used the following information in compiling our Estimated Development Cost Report:

1. Preliminary DA Architectural Drawings prepared by Shaddock Architects dated 3rd February 2025 (19 No. drawings)
2. Preliminary Civil Service Engineering Drawings prepared by Sparks & Partners Consulting Engineers dated 7th February 2025 (6 No. drawings)
3. Preliminary Landscape Drawings prepared by Conzept Landscape Architects dated 20th January 2025 (4 No. drawings)
4. Email / Telephone correspondence with Stuart Quirk regarding project scope and design details (December 2024 – February 2025).

All rates used within our Estimated Development Cost Report have been gathered from our in-house databases as well as being constructed from first principles namely labour, materials and waste to reflect current market and project specific value.



3.0 ASSUMPTIONS / INCLUSIONS


We have made the following assumptions / inclusions in the preparation of our Estimated Development Cost Report: -

Generally

1. The works will be competitively tendered to a number of suitable contractors under a fixed lump sum
2. Works to be completed in a single stage
3. All works will be undertaken during normal work hours
4. Assumed no after-hours works are required
5. No allowance included for accelerated works
6. Assumed builder will have clear access to the work area
7. No works have been allowed for other than those noted on the provided drawings
8. Allowances have been made using benchmarking where no detail has been provided
9. Assumed mid standard of finishes and fixtures
10. We have included an unallocated contingency sum of 5% of the construction costs for latent condition / unforeseen works due to the nature of documentation / site investigations currently available

Project Specific

11. We have included forecast cost escalation to February 2026. We have used the AIQS Building Cost Index to forecast cost escalation and do not expect the recent volatile market conditions to continue long term
12. Nominal benchmark allowances included for structural elements – no structural engineering design available
13. Roof to be framed with proprietary trusses with supporting secondary steel
14. Colorbond metal roof sheeting and plumbing assumed
15. Internal walls to be lightweight
16. Assumed 1200h internal glazed screens – no details provided
17. Full height wall tiling to accessible bathroom, allowed 1200 high tiling to kids bathrooms

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18. Allowed raked ceiling finish to foyer and learning rooms, flush set plasterboard fixed to roof framing to kitchen laundry, office, bathrooms and staff areas
 19. Assumed details to joinery which are not clearly in drawings
 20. Extent of metalwork & fitments assumed based on typical requirements for this type of project
 21. Assumed site services details based on typical requirements and no allowance for upgrades / amplifications / extensions / relocations unless noted otherwise
 22. No allowances made for authority fees other than Long Service Levy



4.0 EXCLUSIONS

Within the following Estimated Development Cost Report the acronym 'EXCL' means work that has **not** been included in our estimate. We specifically note the following exclusions from the estimated cost:

Generally

1. Amounts payable on the cost of land including development contributions
2. Any costs associated with separate developments requiring approval
3. Land costs such as purchasing, holding or marketing
4. On-going maintenance of use of the development
5. GST
6. Finance costs.



APPENDIX A – ESTIMATED DEVELOPMENT COST BREAKDOWN

41 Ryans Road, Gillieston Heights
Proposed 96 No. Place Early Learning Centre
Estimated Development Cost Report
Feb 2025

MAIN COST SUMMARY

<i>Ref</i>	<i>Description</i>	<i>%</i>	<i>Cost/ m2</i>	<i>Sub Total</i>	<i>Total</i>
1.0	SITE PREPARATION	5.12	265.65	230,055	230,055
2.0	SUBSTRUCTURE	4.50	233.40	202,125	202,125
3.0	STRUCTURAL STEEL	1.37	71.02	61,500	61,500
4.0	ROOF & ROOF PLUMBING	4.83	250.50	216,930	216,930
5.0	EXTERNAL WALLS	2.61	135.44	117,290	117,290
6.0	EXTERNAL WINDOWS & DOORS	1.65	85.45	74,000	74,000
7.0	INTERNAL WALLS	3.37	174.92	151,480	151,480
8.0	INTERNAL DOORS & SCREENS	2.06	107.16	92,800	92,800
9.0	FLOOR FINISHES	1.24	64.22	55,615	55,615
10.0	WALL FINISHES	0.59	30.40	26,330	26,330
11.0	CEILING FINISHES	2.39	124.03	107,410	107,410
12.0	PAINTING	1.43	74.03	64,112	64,112
13.0	FF&E	1.88	97.83	84,720	84,720
14.0	JOINERY, METALWORK & FITMENTS	3.88	201.52	174,520	174,520
15.0	HYDRAULIC SERVICES	2.67	138.34	119,800	119,800
16.0	ELECTRICAL SERVICES	3.08	159.64	138,250	138,250
17.0	MECHANICAL SERVICES	2.98	154.50	133,800	133,800
18.0	FIRE SERVICES	0.29	15.00	12,990	12,990
19.0	EXTERNAL SERVICES	2.13	110.52	95,710	95,710
20.0	SITWORKS & LANDSCAPING	23.98	1,244.61	1,077,828	1,077,828
21.0	PRELIMINARIES & MARGIN	12.96	672.90	582,735	582,735
22.0	CONSTRUCTION SUBTOTAL (EXCL. GST)				3,820,000
23.0	CONSTRUCTION CONTINGENCY	4.23	219.40	190,000	190,000
24.0	CONSULTANT FEES	7.12	369.52	320,000	320,000
25.0	AUTHORITY FEES (LSL)	0.22	11.55	10,000	10,000
26.0	COST ESCALATION TO FEBRUARY 2026	3.45	178.98	155,000	155,000
27.0	CONSTRUCTION TOTAL (EXCL. GST)				4,495,000
		100.00	5,190.53	4,495,000	4,495,000

GFA: 866 m2.

41 Ryans Road, Gillieston Heights
Proposed 96 No. Place Early Learning Centre
Estimated Development Cost Report
Feb 2025

ESTIMATE DETAILS

Ref	Description	Quantity	Unit	Rate	Amount
1.0	SITE PREPARATION				
	<u>Site Clearance</u>				
1	General site clearance	2,496.00	m2	5.00	12,480.00
2	Tree removal :[Assumed]	1.00	No		EXCL
	<u>Bulk Earthworks</u>				
3	Bulk cut to fill earthworks to achieve required levels	265.00	m3	15.00	3,975.00
4	Imported fill to achieve required levels	3,560.00	m3	60.00	213,600.00
5	Excavation in rock	1.00	Item		EXCL
6	De-watering	1.00	Item		EXCL
				Total :	230,055.00
2.0	SUBSTRUCTURE				
	<u>Slab on Ground</u>				
1	Allowance for slab on ground including beams - no structural engineering design available	735.00	m2	275.00	202,125.00
				Total :	202,125.00
3.0	STRUCTURAL STEEL				
	<u>Structural Steel</u>				
1	Allowance for secondary structural steel members based on roof area :[5 kg/m2]	820.00	m2	75.00	61,500.00
				Total :	61,500.00
4.0	ROOF & ROOF PLUMBING				
	<u>Roof Framing</u>				
1	Proprietary steel roof trusses to manufacturers specification	820.00	m2	100.00	82,000.00
	<u>Roof Sheeting & Plumbing</u>				
2	Colorbond metal roof sheeting including safety mesh, insulation, sarking, cappings and flashings complete	820.00	m2	90.00	73,800.00
3	Colorbond eaves gutter	73.00	m	120.00	8,760.00
4	Colorbond downpipe	23.00	m	90.00	2,070.00
	<u>Awnings</u>				
5	Steel framed awnings including framework, Colorbond roof sheeting, roof plumbing and footings - No details provided	59.00	m2	500.00	29,500.00
	<u>Skylight</u>				
6	780 wide x 1180 long fixed glazed skylight including flashings complete :[SK1]	4.00	No	1,200.00	4,800.00

41 Ryans Road, Gillieston Heights
Proposed 96 No. Place Early Learning Centre
Estimated Development Cost Report
Feb 2025

ESTIMATE DETAILS

Ref	Description	Quantity	Unit	Rate	Amount
4.0	ROOF & ROOF PLUMBING				(Continued)
7	1140 wide x 1180 long ditto :[SK2]	10.00	No	1,600.00	16,000.00
Total :					216,930.00
5.0	EXTERNAL WALLS				
	<u>Masonry</u>				
1	Face brick veneer wall comprising steel stud frame, sarking & insulation with single skin face brick externally and plasterboard lining internally	313.00	m2	305.00	95,465.00
	<u>Lightweight</u>				
2	Lightweight wall comprising steel stud frame, sarking & insulation with metal cladding externally and plasterboard lining internally	97.00	m2	225.00	21,825.00
Total :					117,290.00
6.0	EXTERNAL WINDOWS & DOORS				
	<u>Windows</u>				
1	Powdercoated aluminium framed glazed windows including frame and hardware complete :[W.01, W.02, W.03, W.04, W.05, W.06, W.07, W.16, W.17, W.18]	29.00	m2	500.00	14,500.00
2	Extra over allowance for glazed louvre windows :[W.03 , W.07, W.16 , W.18]	9.00	m2	200.00	1,800.00
	<u>Doors</u>				
	<u>Glazed</u>				
	<u>Hinged</u>				
3	1000 wide x 2500 high overall powdercoated aluminium frame glazed door including 1 No. 1000 wide x 2100 high single swing glazed door, 1 No. 1000 wide x 400 high glazed transom window, frame, hardware and vision strip complete :[D.03, D.04, D.05]	3.00	No	1,200.00	3,600.00
4	1400 wide x 5200 high overall powdercoated aluminium frame glazed door including 1 No. 1000 wide x 2500 high single swing glazed door, 1 No. 400 wide x 2500 high glazed sidelight, 1 No. 1400 wide x 2700 high overall glazed transom window, frame hardware and vision strip complete :[D.02, D.06]	2.00	No	3,000.00	6,000.00
	<u>Sliding</u>				
5	3000 wide x 2500 high powdercoated aluminium frame glazed sliding door including fixed glazed sidelights, frame, hardware and vision strip complete :[D.01, W.08, W.09, W.10, W.14, W.15]	6.00	No	4,100.00	24,600.00
6	4000 wide x 2500 high ditto :[W11, W12, W13]	3.00	No	5,500.00	16,500.00
7	Extra over allowance for automation to entry sliding door :[D.01]	1.00	Item	5,000.00	5,000.00
	<u>Roller Shutter</u>				

41 Ryans Road, Gillieston Heights
Proposed 96 No. Place Early Learning Centre
Estimated Development Cost Report
Feb 2025

ESTIMATE DETAILS

Ref	Description	Quantity	Unit	Rate	Amount
6.0	EXTERNAL WINDOWS & DOORS				(Continued)
8	2000 wide x 2500 high manually operated security roller shutter door including frame and hardware complete :[RS.01]	1.00	No	2,000.00	2,000.00
				Total :	74,000.00
7.0	INTERNAL WALLS				
	<u>Lightweight</u>				
1	Lightweight internal wall comprising metal stud frame & insulation with plasterboard lining	1,082.00	m2	140.00	151,480.00
				Total :	151,480.00
8.0	INTERNAL DOORS & SCREENS				
	<u>Doors</u>				
	<u>Timber</u>				
1	Single swing solid core timber door including frame and hardware	9.00	No	1,200.00	10,800.00
	<u>Glazed</u>				
2	Single swing glazed door including frame and hardware	13.00	No	2,000.00	26,000.00
3	Single cavity sliding galzed door ditto	7.00	No	2,500.00	17,500.00
	<u>Screens</u>				
4	Powdercoated aluminium framed glazed windows including frame and hardware complete :[NB: 1200h]	77.00	m2	500.00	38,500.00
				Total :	92,800.00
9.0	FLOOR FINISHES				
	<u>Internal</u>				
	<u>Vinyl</u>				
1	Vinyl flooring	654.00	m2	75.00	49,050.00
	<u>Waterproofing</u>				
2	Waterproofing to wet areas	67.00	m2	75.00	5,025.00
	<u>Carpet</u>				
3	Carpet including underlay	22.00	m2	70.00	1,540.00
	<u>Concrete</u>				
4	Broom finish to concrete	15.00	m2		INCL
				Total :	55,615.00

41 Ryans Road, Gillieston Heights
Proposed 96 No. Place Early Learning Centre
Estimated Development Cost Report
Feb 2025

ESTIMATE DETAILS

Ref	Description	Quantity	Unit	Rate	Amount
10.0 WALL FINISHES					
	<u>Internal</u>				
	<u>Tiling</u>				
1	Wall tiling	65.00	m2	130.00	8,450.00
2	Tiled splashback :[NB: 600h]	29.00	m2	250.00	7,250.00
3	Waterproofing to shower recesses	6.00	m2	75.00	450.00
	<u>Skirting</u>				
4	Timber skirting	43.00	m	10.00	430.00
5	Vinyl skirting	325.00	m	30.00	9,750.00
				Total :	26,330.00
11.0 CEILING FINISHES					
	<u>External</u>				
1	Fibre cement lining fixed to roof framing	101.00	m2	90.00	9,090.00
	<u>Internal</u>				
2	Flush plasterboard ceiling fixed to underside of roof framing	706.00	m2	80.00	56,480.00
3	Extra over for moisture resistant plasterboard lining to wet areas	67.00	m2	10.00	670.00
4	Extra over for raked ceiling	149.00	m2	20.00	2,980.00
5	Ceiling insulation	706.00	m2	15.00	10,590.00
6	Access panels	18.00	No	400.00	7,200.00
7	2000 deep plasterboard bulkhead skylight tunnel including subframing	51.00	m	400.00	20,400.00
				Total :	107,410.00
12.0 PAINTING					
	<u>External</u>				
1	Paint finish to fibre cement soffit lining	101.00	m2	20.00	2,020.00
	<u>Internal</u>				
2	Paint finish to plasterboard walls	2,479.00	m2	18.00	44,622.00
3	Ditto to plasterboard ceilings	706.00	m2	20.00	14,120.00
4	Ditto to single door and frame	9.00	No	150.00	1,350.00
5	Allowance to paint trims etc	1.00	Item	2,000.00	2,000.00
				Total :	64,112.00

41 Ryans Road, Gillieston Heights
Proposed 96 No. Place Early Learning Centre
Estimated Development Cost Report
Feb 2025

ESTIMATE DETAILS

Ref	Description	Quantity	Unit	Rate	Amount
13.0 FF&E					
	<u>FF&E</u>				
1	Allowance for FF&E based on FECA	706.00	m2	120.00	84,720.00
				Total :	84,720.00
14.0 JOINERY, METALWORK & FITMENTS					
	<u>Joinery</u>				
	<u>Kitchen</u>				
1	600 deep L-shaped laminate finish kitchen bench unit including benchtop with sink cutout, carcass, overhead cupboards, underbench cupboards / drawers, shelving, hardware and fittings	7.00	m	2,000.00	14,000.00
2	600 deep laminate finish full height storage cupboard including swing doors, shelving, hardware and fittings	4.00	m	750.00	3,000.00
	<u>Laundry</u>				
3	600 deep laminate finish laundry bench unit including benchtop with sink cutout, carcass, overhead cupboards, underbench cupboards / drawers, shelving, hardware and fittings	4.00	m	2,000.00	8,000.00
4	600 deep laminate finish full height storage cupboard including swing doors, shelving, hardware and fittings	3.00	m	750.00	2,250.00
	<u>Foyer</u>				
5	600 deep laminate finish reception desk including stone benchtop, carcass, underbench cupboards / drawers, hardware and fittings	3.00	m	2,500.00	7,500.00
	<u>Staff Room</u>				
6	400 deep laminate finish staff lockers including carcass, swing doors, shelving, lockable hardware and fittings	2.00	m	1,400.00	2,800.00
7	600 deep laminate finish bench unit including benchtop with sink cutout, carcass, overhead cupboards, underbench cupboards / drawers, shelving, hardware and fittings	4.00	m	2,000.00	8,000.00
	<u>Child Care Rooms</u>				
8	400 deep laminate finish kids lockers including carcass, swing doors, shelving, hardware and fittings	13.00	m	1,200.00	15,600.00
9	600 deep laminate finish craft bench unit including benchtop with sink cutout, underbench drawers / cupboards, hardware and fittings	13.00	m	1,400.00	18,200.00
10	600 deep laminate finish bottle room prep bench unit including benchtop, carcass, overhead cupboards, underbench cupboards / drawers, shelving, hardware and fittings	7.00	m	2,000.00	14,000.00
	<u>Bathrooms</u>				

41 Ryans Road, Gillieston Heights
Proposed 96 No. Place Early Learning Centre
Estimated Development Cost Report
Feb 2025

ESTIMATE DETAILS

Ref	Description	Quantity	Unit	Rate	Amount
14.0 JOINERY, METALWORK & FITMENTS					(Continued)
11	700 deep laminate finish nappy change stations including benchtop with sink cutout, carcass, underbench cupboards / drawers, hardware and fittings	13.00	m	1,800.00	23,400.00
12	Children toilet partition	9.00	No	800.00	7,200.00
Store Rooms					
13	600 deep laminate finish full height storage unit including open tiered shelving	18.00	m	800.00	14,400.00
Outdoor Equipment Storage					
14	800 deep laminate finish outdoor equipment storage unit including swing doors, shelving, hardware and fittings	6.00	m	1,000.00	6,000.00
<u>Metalwork & Fittings</u>					
15	Toilet roll holder	12.00	No	150.00	1,800.00
16	Robe hook	1.00	No	70.00	70.00
17	Paper towel dispenser	17.00	No	350.00	5,950.00
18	Soap dispenser	24.00	No	350.00	8,400.00
19	Grab rail kit	3.00	No	700.00	2,100.00
20	Shower curtain & track	1.00	No	750.00	750.00
21	Accessible shower seat	1.00	No	1,200.00	1,200.00
22	Mirror	6.00	No	400.00	2,400.00
Signage					
23	Building signage	1.00	Item	5,000.00	5,000.00
24	Statutory & directional signage	1.00	Item	2,500.00	2,500.00
				Total :	174,520.00

15.0 HYDRAULIC SERVICES

Allowance for the following fittings including taps, traps, supply, waste and vent pipe connections:

1	WC	2.00	No	2,400.00	4,800.00
2	Childrens WC	9.00	No	2,700.00	24,300.00
3	Accessible WC	1.00	No	3,500.00	3,500.00
4	Wall basin	6.00	No	1,800.00	10,800.00
5	Kids Shower	1.00	No	2,400.00	2,400.00
6	Accessible shower	1.00	No	2,400.00	2,400.00
7	Single bowl sink	5.00	No	2,400.00	12,000.00
8	Double bowl sink	1.00	No	2,700.00	2,700.00

41 Ryans Road, Gillieston Heights
Proposed 96 No. Place Early Learning Centre
Estimated Development Cost Report
Feb 2025

ESTIMATE DETAILS

Ref	Description	Quantity	Unit	Rate	Amount
15.0 HYDRAULIC SERVICES					(Continued)
9	Craft sink	10.00	No	2,400.00	24,000.00
10	Cleaners sink	1.00	No	4,000.00	4,000.00
11	Laundry tub	1.00	No	2,100.00	2,100.00
12	Nappy change tub	4.00	No	2,400.00	9,600.00
13	Isolated floor waste	16.00	No	350.00	5,600.00
14	Dishwasher points	2.00	No	400.00	800.00
15	Thermostatic Mixing Valve	4.00	No	200.00	800.00
16	Hot water system	1.00	Item	10,000.00	10,000.00
				Total :	119,800.00
16.0 ELECTRICAL SERVICES					
<u>Electrical</u>					
1	General lighting & power based on GFA	866.00	m2	100.00	86,600.00
2	Data based on FECA	706.00	m2	25.00	17,650.00
3	Security & access control system	1.00	Item	15,000.00	15,000.00
4	MSB	1.00	Item	15,000.00	15,000.00
<u>Appliances</u>					
5	Dishwasher	1.00	No	1,200.00	1,200.00
6	Cooktop	1.00	No	900.00	900.00
7	Rangehood	1.00	No	700.00	700.00
8	Oven	1.00	No	1,200.00	1,200.00
				Total :	138,250.00
17.0 MECHANICAL SERVICES					
<u>Mechanical Services</u>					
1	Ducted air-conditioning system	625.00	m2	200.00	125,000.00
2	Mechanical exhaust to bathrooms and laundries	7.00	No	900.00	6,300.00
3	Mechanical ventilation system to bin storage area	1.00	No	2,500.00	2,500.00
				Total :	133,800.00
18.0 FIRE SERVICES					
<u>Fire</u>					
1	Dry fire protection based on GFA	866.00	m2	15.00	12,990.00

41 Ryans Road, Gillieston Heights
Proposed 96 No. Place Early Learning Centre
Estimated Development Cost Report
Feb 2025

ESTIMATE DETAILS

Ref	Description	Quantity	Unit	Rate	Amount
18.0 FIRE SERVICES					(Continued)
Total :					12,990.00
19.0 EXTERNAL SERVICES					
<u>Stormwater</u>					
1	150 dia. uPVC stormwater drains including trench excavation and backfill complete	164.00	m	110.00	18,040.00
2	225 dia. ditto	24.00	m	130.00	3,120.00
3	300 dia. ditto	65.00	m	170.00	11,050.00
4	900 wide x 900 long stormwater pit	5.00	No	1,500.00	7,500.00
5	1400 wide x 1400 long precast stormfilter chamber	1.00	No	7,500.00	7,500.00
6	20000L below ground stormwater storage tank	1.00	No	15,000.00	15,000.00
<u>Water</u>					
7	Water supply pipework including trench excavation and backfill - No service engineering details provided :[Allowed 25m to Ryans Road site boundary]	25.00	m	80.00	2,000.00
8	Water meter assembly	1.00	Item	1,500.00	1,500.00
9	Connection to existing authority main	1.00	Item	3,500.00	3,500.00
<u>Sewer</u>					
10	Sewer pipework including trench excavation and backfill - No service engineering details provided :[Allowed 25m to Ryans Road site boundary]	25.00	m	130.00	3,250.00
11	Connection to existing authority sewer main	1.00	Item	2,000.00	2,000.00
<u>Electrical</u>					
12	Electrical supply conduit & cabling including trench excavation and backfill - No service engineering details provided :[Allowed 25m to Ryans Road site boundary]	25.00	m	400.00	10,000.00
13	Electrical meter assembly	1.00	Item	1,500.00	1,500.00
14	Connection to existing authority main	1.00	Item	5,000.00	5,000.00
<u>Communications</u>					
15	Communications conduit & cable including trench excavation and backfill complete - No service engineering details provided :[Allowed 25m to Ryans Road site boundary]	25.00	m	90.00	2,250.00
16	Connection to existing authority network	1.00	Item	2,500.00	2,500.00
Total :					95,710.00

20.0 SITEWORKS & LANDSCAPING

Pavement

41 Ryans Road, Gillieston Heights
Proposed 96 No. Place Early Learning Centre
Estimated Development Cost Report
Feb 2025

ESTIMATE DETAILS

Ref	Description	Quantity	Unit	Rate	Amount
20.0	SITEWORKS & LANDSCAPING				(Continued)
1	Trim and compact existing subgrade	597.00	m2	5.00	2,985.00
2	Allowance for reinforced concrete driveway pavement including road base, mesh reinforcement, formwork and joints complete - No details provided	584.00	m2	150.00	87,600.00
3	Allowance for reinforced concrete footpath ditto	14.00	m2	130.00	1,820.00
	<u>Pathways</u>				
	<u>Pavers</u>				
4	Interlocking brick pavers including mortar bed	239.00	m2	120.00	28,680.00
	<u>Softfall</u>				
5	Wetpour rubber surfacing	97.00	m2	360.00	34,920.00
	<u>Gravel</u>				
6	Deco-Gravel path	90.00	m2	70.00	6,300.00
	<u>Stairs</u>				
7	1000 wide reinforced concrete stair rising approx. 1000 high in one single flight	1.00	No	3,700.00	3,700.00
	<u>Handrail</u>				
8	Stainless steel tubular handrail to footpath ramp fixed to concrete blockwork retaining wall (taken elsewhere)	12.00	m	400.00	4,800.00
	<u>Retaining Walls</u>				
	<u>Blockwork</u>				
9	Reinforced core filled concrete blockwork retaining walls including reinforced concrete footings, capping blocks, waterproof membrane, agi drain and backfill	746.00	m2	725.00	540,850.00
	<u>Sandstone</u>				
10	350 wide x 1000 long x 500 high Sandstone log edging to sandpit	21.00	m	350.00	7,350.00
11	500 wide x 1000 long x 500 high Sandstone block retaining wall	45.00	m	400.00	18,000.00
	<u>Decking</u>				
12	Composite timber decking including steel subframing & pad footings - No structural engineering design provided	44.00	m2	550.00	24,200.00
	<u>Sand Pit</u>				
13	Sand pit including reinforced concrete slab base, waterproofing and sand infill - No details provided	12.00	m2	300.00	3,600.00
	<u>Outdoor Equipment</u>				
	<u>Shade Sails</u>				
14	Shade sail structures including 7 No. shade sails comprising footings, powdercoated steel posts, mesh sail and fixings - No details provided :[Provisional]	1.00	Item	45,000.00	45,000.00
	<u>Playground Equipment</u>				

41 Ryans Road, Gillieston Heights
Proposed 96 No. Place Early Learning Centre
Estimated Development Cost Report
Feb 2025

ESTIMATE DETAILS

Ref	Description	Quantity	Unit	Rate	Amount
20.0 SITEWORKS & LANDSCAPING					(Continued)
15	Crafting circle Tee-Pee	1.00	Item	9,500.00	9,500.00
16	Fixed Natural Timber Log Play Obstacle Course	1.00	Item	33,000.00	33,000.00
17	Recharge Station	1.00	Item	3,000.00	3,000.00
18	Mud Kitchen Play Bench	1.00	Item	3,000.00	3,000.00
19	Timber Cubby House	1.00	Item	6,000.00	6,000.00
20	Natural Timber Play Course	1.00	Item	50,000.00	50,000.00
21	Timber Role Play Kiosk	1.00	Item	5,000.00	5,000.00
22	Outdoor Kids Bean Bags	1.00	Item	750.00	750.00
<u>Fencing</u>					
Timber					
23	1800 high lapped and capped timber boundary fence :[AB1]	154.00	m	130.00	20,020.00
24	Single swing gate to last	3.00	No	700.00	2,100.00
Metal					
25	1200 high powdercoated metal colourful vertical blade picket fence including posts, pickets and fixings :[FT2]	15.00	m	300.00	4,500.00
26	Single swing gate to last	1.00	No	1,000.00	1,000.00
27	1800 high powdercoated metal vertical blade picket fence ditto :[FT1]	58.00	m	500.00	29,000.00
28	Single swing gate to last	1.00	No	1,800.00	1,800.00
29	Double swing driveway gates to last	2.00	No	5,500.00	11,000.00
<u>Soft Landscaping</u>					
30	Topsoil & Turf	206.00	m2	25.00	5,150.00
31	Garden beds including soil and mulch	288.00	m2	50.00	14,400.00
32	Playground mulch	68.00	m2	75.00	5,100.00
33	Gravel	8.00	m2	70.00	560.00
34	Raised Timber Vegetable & Herb Planters	4.00	No	1,000.00	4,000.00
35	1250 dia. x 1000 max high corten steel round planters	7.00	No	1,750.00	12,250.00
36	Tree protection	1.00	No	250.00	250.00
Allow for planting in the following pot sizes:					
37	140mm	96.00	No	18.00	1,728.00
38	200mm	258.00	No	30.00	7,740.00
39	300mm	219.00	No	45.00	9,855.00
40	45L	7.00	No	400.00	2,800.00

41 Ryans Road, Gillieston Heights
Proposed 96 No. Place Early Learning Centre
Estimated Development Cost Report
Feb 2025

ESTIMATE DETAILS

<i>Ref</i>	<i>Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Amount</i>
20.0	SITEWORKS & LANDSCAPING				(Continued)
41	75L	18.00	No	700.00	12,600.00
	<u>Miscellaneous</u>				
42	Line marking to car parking areas	92.00	m	10.00	920.00
43	Symbol line marking ditto	1.00	No	150.00	150.00
44	Chevron line marking ditto	32.00	m2	150.00	4,800.00
45	Wheel stops	21.00	No	250.00	5,250.00
46	Bollard	1.00	No	800.00	800.00
				Total :	1,077,828.00
21.0	PRELIMINARIES & MARGIN				
				Total :	
22.0	CONSTRUCTION SUBTOTAL (EXCL. GST)				
1					
				Total :	
23.0	CONSTRUCTION CONTINGENCY				
1					
				Total :	
24.0	CONSULTANT FEES				
1					
				Total :	
25.0	AUTHORITY FEES (LSL)				
1					
				Total :	
26.0	COST ESCALATION TO FEBRUARY 2026				
1					
				Total :	
27.0	CONSTRUCTION TOTAL (EXCL. GST)				

41 Ryans Road, Gillieston Heights
Proposed 96 No. Place Early Learning Centre
Estimated Development Cost Report
Feb 2025

ESTIMATE DETAILS

Ref	Description	Quantity	Unit	Rate	Amount
27.0	CONSTRUCTION TOTAL (EXCL. GST)				
1					
				Total :	