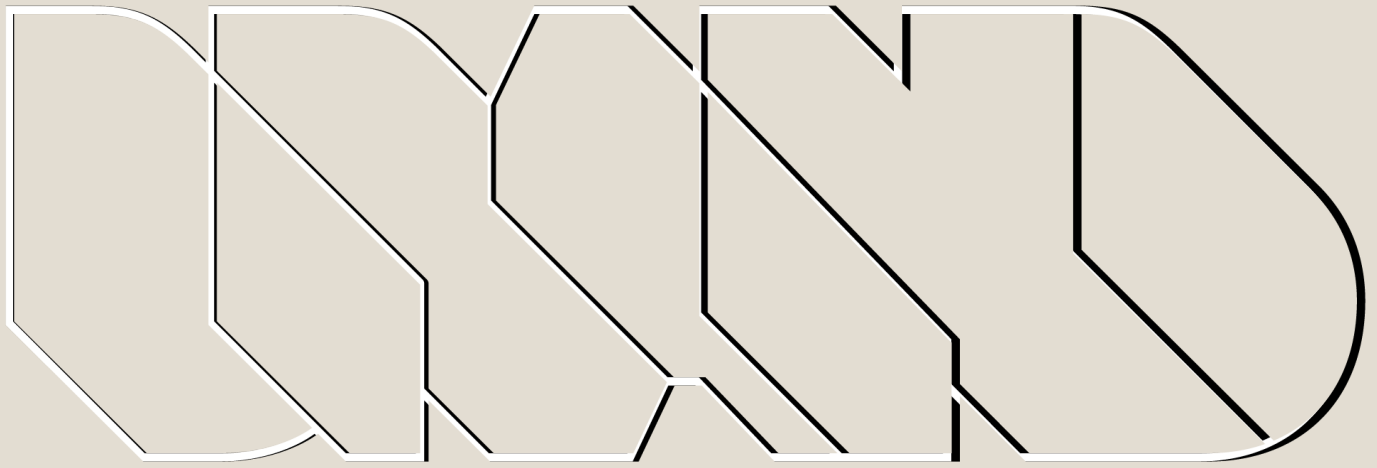




Deans Marsh Community Hub Facility Development Plan

Surf Coast Shire

March 2024



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1 Executive Summary

1.1 Purpose

This Report is the Community Hub Facility Development Plan, for the development of a Community Hub, located at the Deans Marsh Memorial Reserve. This Hub is to meet the current and future needs of the Deans Marsh Community, considering the unique character and local significance of the Memorial Reserve.

Since the start of the 2022 the project team has been working hard to understand the issues, challenges, needs and opportunities associated with a thriving community hub for the Deans Marsh community.

This Report provides an overview of the site investigations, community engagement, brief preparation and design options, for the Facility Development Plan. The Plan development process was structured in 5 phases as follows:

PHASE 1 – Project Establishment

The project was established in response to investigations that identified signs of significant structural issues associated with the building and drainage challenges associated with the site. A detailed structural assessment identified that extensive building works will be required before any new or upgrade works can take place in the existing facility. Brand Architects were appointed to undertake the Development plan. Project governance was also established in this initial phase, with the formation of a Project Control Group and a Project Steering Group.

PHASE 2 – Situation Analysis: Issues and Opportunities

An Issues and Opportunities report was developed based on community engagement and extensive investigations of existing building condition audits, regulatory context and specialist consultant input.

A variety of engagement tools were utilised to help understand the needs of the Deans Marsh community in terms of a space to gather and connect with one another, and to take part in a diversity of activities. A facilities schedule was prepared based on this feedback.

The Project Steering Group met each fortnight through this phase to provide valuable insight into the project. community feedback formed the basis for the two draft concept designs that were presented to the community.

PHASE 3 – Concept Design and Cost Plan Development

Based on the findings of phase 1 and 2, two concept design options for the Deans Marsh Community Hub were prepared and presented to the community for review and feedback.

The designs included the components and spaces that allow for the needs, services and functions identified as being important to and for the community. We tested these designs with the community and received feedback on the space, features and functionality of each option to help inform a final concept design.

Community engagement was launched with an open community session presenting the features of each design, the engagement then remained open for the following four weeks. Feedback was provided during this period via our website, in writing or through our wonderful Project Steering Group.

Following community engagement, feedback was collated, which informed the development of the preferred design option. A cost plan was then prepared based on the preferred design. Now the design and cost have been established, we can start to explore a funding and implementation strategy.

PHASES 4 and 5

The final two phases were the drafting and finalisation of the Facility Development Plan. These two phases have been led by Surf Coast Shire.



1.2 Report Recommendations

The purpose of the project is to prepare a Community Hub Facility Development Plan for the future development and improvement of the Deans Marsh Community Hall, located within the Deans Marsh Memorial Reserve. The project includes the development of a detailed concept design and associated costings of a new multi-purpose community hub that meets the current and future needs of the Deans Marsh community and that also considers the unique character and local significance of the existing site.

To achieve this, we have undertaken holistic planning that reflects a healthy, active, safe and socially connected community and that promotes the ongoing liveability of the Deans Marsh community. Protecting and enhancing the social, environmental and heritage values and character of the reserve has been a key focus. This included the identification and assessment of the cultural and local heritage values of the reserve and its buildings to determine its aesthetic, historic and/or social significance.

It is the recommendation of this Report that the Hall be replaced with a new building that will better serve the community into the future.

This building will have:

- NCC compliant facilities and construction
- 6 Star GreenStar ESD performance which will deliver excellent environmentally sustainable design principles and thermal performance measures
- Comfortable “Fit for purpose” spaces and facilities.
- The inclusion of spaces that will enable additional services and activities to operate in the building
- Good natural daylight
- Good natural ventilation
- A design that speaks to the site context and community aspirations
- An efficient, practical and logical building plan
- Effective site and building zoning that enhances the use of external spaces and maximises the potential for community engagement.
- Effective spatial relationships between principal rooms within the building and adjacent external areas.
- Waterproofing access construction detailing and arrangements to comply with current codes.
- DDA compliant success and universal design principles.

To preserve the Historic and Social Significance of the Hall within the precinct, the design of the new building will incorporate the following:

- Architectural response that references the old Hall such as the form of the ceiling and roof.
- If possible (and compliant), reuse select elements of the existing Hall in the new building.
- Make provision for the curation and display of historic artifacts pertaining to the History of the Hall.
- Design a building that will enable ongoing community activities at the Memorial Reserve.



1.3 Summary of Issues and Opportunities

To arrive at a clear direction for this Facility Development Plan, extensive investigations of existing building condition audits, regulatory context, Specialist Consultant input and community engagement was undertaken.

The detailed outcomes of this investigation can be found in the Issues and Opportunities Report.

A summary of the findings of that Report are as follows:

- Integral to the assessment of the facility, was determining the viability of retaining the existing Memorial Hall within or as part of new Community Hub Development.
- Based on our assessment of the following documents and regulations, it has been determined that it is not viable or cost effective to retain the existing Hall and achieve the best outcome for the community.
- This assessment was made on the following documents:
 - Building Condition Report Prepared by Yttrup 10th Sept 2021
 - Building Regulation 233 (more than 50% of the volume of the building will be affected, requiring full compliance of ALL elements of the building with current regulations).
 - NCC requirements for a Class 9B building (Including structure, fire, smoke indices, access compliance, thermal performance)
 - AS 1428 (Access Codes)
 - Assessment of the functional performance of the building
 - Bryce Raworth PL Heritage Advice
 - Pre-planning permit advice from Council's Heritage Advisor
- The existing hall has been found to be so altered that it has no Architectural Heritage significance.
- The building has poor compliance with the relevant access codes making it an impediment to full community participation.

The key opportunities identified were that, the Community Hall has a rich history of being the key focal point for community activities in Deans Marsh and that this was very highly valued. Through the redevelopment of the site a vastly improved facility can be provided which will better serve the community and enable the enrichment and progression of that valued local engagement



2 Overall Project Description

The proposed project resulting from this Facility Development Plan, is the construction of a new integrated intergenerational Community Hub. The facility will be fit for purpose. It will contain a variety of community learning, meeting and activity spaces, a performance space, provision for an Early Learning Facility and Maternal and Child Health and Allied Health spaces.

As a public facility the building and site works must be exemplars in universal access ensuring that participation by all members of the community is enabled.

It is intended to develop a building that is well integrated into the existing Reserve infrastructure, taking advantage of orientation, street address and access to other Reserve Facilities, including the adjacent Municipal Playground, the Cricket Oval and an open space Plaza for servicing community activities associated with the Hub Building.

The building is to adopt good environmentally sustainable design principles, mediate some of the site drainage issues, upgrade the existing site infrastructure servicing the building and provide a facility that could be used as an Emergency Relief Centre in the future. The landscape will be developed to integrate the building into the overall Reserve.



3 Facility Brief

Following extensive consultation with the community, a Facility Brief was developed for the proposed Hub.

A Facility Brief is a description of the type and size of each space required, identifying essential spatial relationships and qualities.

Key spaces were identified as necessary and these included a Community Hall with performance capacity, a large Activity Room for maker and art activities, Lounge areas, a Semi-Commercial Kitchen, an Early Learning Facility, Office and Administration space and Small Meeting Room come Consultation space.

On this basis, the Facilities Schedule indicated on the following page was developed.



Room	Indicative dimensions (m x m)	Area (m2)
Deans Marsh Community Hub		
Transition and Social Spaces		
Airlock	3x3	9
Lobby	4 x 5	20
Foyer/Gallery	5.5 x 10	60
Lounge	6.5 x 6	40
		129
Community Office and Meeting spaces		
Community Office	3 x 4	12
Community Workspace	3 x 5	15
Community Café Kitchen	3.3 x 3	10
Community Admin Store	2.5 x 3.6	9
Meeting Room 2/MCH/Alieed health consulting	4.4 x 5	22
		68
Hall and Ancillary Spaces		
Large Multipurpose Hall	12 x 13	150
Stage Area	6 x 7.5	45
Store 1 Multipurpose Hall	3 x 5	15
Store 2 Multipurpose Hall	4 x 5	20
Store 3 Multipurpose Hall	3 x 4	12
Store 4 Multipurpose Hall	2.5 x 3.2	8
Dressing Room/Change facilities	5 x 3 (x 2)	30
		280
Activity Spaces		
The Big Room (Community Meeting and Activitiy Space)	8.5 x 10	85
General store	2 x 5	10
Sewing store	3.3 x 3	10
		105
Long Day Care Spaces		
Long Day Care -0-5 Years Room	9 x 10	90
Long Day Care - Kitchenette	2.5 x 4	10
Long Day Care storage	2.5 x 4	10

Room	Indicative dimensions (m x m)	Area (m2)
Long Day care children's toilet	4 x 4.25	17
Long Day Care staff toilet	2.5 x 2.7	7
		134
Hospitality Spaces		
Commercial Kitchen or High Level Domestic	5 x 5	25
Pantry / Cool Room	2 x 5	10
Kitchen Buffet	5 x 6	30
		65
Toilets and Amenities		
Accessible Facilities (Inside building)	2.5 x 2.7	7
Cleaner	2 x 2	4
Toilets/shower Amenities (Inside building)	5 x 5 (x 2)	50
		61
Sub-Total (Net Area)		842
Circulation		84
Wall thicknesses		32
Total Building Area		959
Site Spaces		
Long Day Care Playground		220
Community Garden		70
Car Parking		650
Forecourt		100
North Courtyard		50
Plaza		100
Waste Management		10
Tanks/services		60
Site Access road		325
Total external spaces		1585
TOTAL SITE AREA REQUIRED		2544

4 Environmental Sustainability Statement

Sustainability Rating Score

Consistent with Surf Coast Shire sustainability policy for a project of this construction value the proposed development will be required to achieve a 6 Star Green Star certified rating. The 6 Star Green Star Certification will require the building design, construction, construction methodology and operation to satisfy a broad array of sustainability measures. The following is an indication of some of those measures and the design response.

Waste

The Deans Marsh Community aims to increase waste recycling and implement effective waste management. The project specification will contain a requirement that the Builder provide a Construction Waste Management Plan in accordance with best practice. Majority of the demolition materials will be diverted away from landfill, amounting to approximately 80% of the total waste generated.

Water

The aim is to reduce water consumption per capita, and to increase waste-water reuse. Plumbing fixtures will have a water efficient rating of 5 stars WELs. As the building is not on mains water, all rainwater from the roof will be harvested for both potable and non-potable purposes including the fire service.

Biodiversity

Landscape planting will consist of drought tolerant plants using a combination of exotic and indigenous.

Emissions

To the extent practicable, the project will facilitate the Hub's reduction in greenhouse gas emissions and improved air quality in several ways. The building construction and its operation will be carbon neutral as far as practicable. No Gas will be provided to the site.

Passive Solar Design: Efficient window shading to reduce solar heat gain. Minimisation of east and west-facing glazing where possible and provision of clerestory windows for natural light, ventilation, and night purging.

Exposed Thermal Mass: Where possible the building will incorporate exposed thermal. This will most likely be in the form of internal rammed earth walls and concrete slab floors. While the thermal mass will assist in achieving energy savings in winter heating by stabilising overnight temperatures, their primary function will be to work with other building elements to create a more comfortable internal environment in Summer.

Well-Designed Roofs: The building will be designed with a combination of roofs with cavities and vaulted ceilings. To areas with roof cavities insulation will be largely provided at the base of the cavity while reflective foil will be provided under the roofing to limit direct radiant gain. These roof cavities will be naturally ventilated to minimise heat build-up in Summer. Insulation to satisfy Greenstar 6 Star R values will be provided to sections of roof with no cavity. Light-coloured Colorbond roofing will be specified to limit the amount of solar gain and maximization reflection of heat from the roofs. Thermal insulation will be provided in accordance with the requirements of the Greenstar 6 Star and the BCA.

Natural Daylight

By designing buildings to maximise the amount of controlled natural ventilation and daylight, the requirement for artificial lights and mechanical ventilation needs are greatly reduced. Appropriate daylight levels also enhance the occupants' sense of wellbeing.

Glazing will be carefully considered so that it is balanced across spaces to provide even natural light and further reduce dependence on artificial lighting. Glazing to the east and west elevations has been minimised.



Light coloured internal finishes to walls and ceilings maximise daylight within spaces and reduce the need for artificial lighting.

Natural Ventilation

Poor air movement has been proven to result in a reduced general performance and comfort. Activity spaces have been designed to vent to high level clerestory windows that create stack-effect ventilation through the building. Manually operated openable windows allow building occupants to have control over ventilation and the indoor environment.

Openable windows will be located to maximise the potential for cross flow ventilation where possible. Ceiling fans will also be provided.



5 Design Response

The concept designs and final design of the Community Hub were developed to ensure the building has warm, comfortable well-arranged spaces that enjoy good natural daylight and ventilation. The colour palette promotes wellbeing and relates to the site context. Environmental sustainability measures have been incorporated.

The **site planning** has been developed to achieve the following outcomes:

- Safe separation of car park from pedestrian precincts around the building.
- Direct and easy access into the car park from Pennyroyal Valley Road.
- Compliant pedestrian access from the carpark to the building.
- Orientation of the building to maximise northern sun exposure to principal Activity areas and rationalise the available site area, to achieve a licence playground for the Early Learning Centre.
- Edible garden to service the kitchen.
- North facing courtyard.
- Open plaza space linking to the principal playground and other facilities to the south.

The **building plan** has been arranged to:

- Locate the Early Learning Centre at the north-east of the site, so it is directly accessible from the main entry and provides a well activated street frontage.
- The Office and Administration are located near the main entry and provide both easy access and good visual supervision of arrivals to the building
- A large central Foyer that links the entry to the Hall and Performance space to the west, this forms a strong axis in the east-west direction.
- In the north-south direction, another axis is formed which provides visual permeability between the north and south of the building.
- The Big Room and Lounge have good northern solar access.
- A well serviced Kitchen that effectively links to the Hall, Foyer, and Plaza.

Visual Language and Materiality.

- The visual language of the building has been developed to ensure that it is contextually appropriate to the Deans Marsh Community.
- The external form shall have pitched roofs, with expressed gables over key elements of the building. These pitched roofs will have the same pitch as the old Hall and make direct aesthetic references to it.
- The external cladding of the building shall be a mixture of masonry veneer and lightweight cladding, in colours, tones and textures that anchor in its rural context.
- A strong driver in the development of the interior architecture of the building, is the visual referencing back to the original Memorial Hall.



- The remnant vaulted ceiling of the original Hall with its timber lining and corbelled struts, shall be reconstructed in the Lounge and Foyer spaces. The vaults meet in a cruciform over the centre of the Foyer. This design response speaks to the heritage direction to make architectural references to the original building. The ceiling lining to these two spaces, shall be detailed to evoke the old timber lining, in contemporary and compliant materials.
- Rammed earth will be introduced in key walls, to provide clear architectural definition to principal spaces.
- All principal rooms shall have maximum permeability to adjacent external areas.
- The main Foyer links directly south on to the southern courtyard and plaza beyond.

The objective has been to achieve an overall design outcome that is a finely grained, appropriately scaled and contextually sympathetic building.



6 Options Considered

In response to all the above, two concept plans were developed:

- Enable the development of a public facility where the building and site works are to be exemplars in universal access ensuring that participation by all members of the community is enabled.
- Provide a building that is well integrated into the existing reserve infrastructure, taking advantage of orientation, street address and access to other reserve facilities, including the adjacent municipal playground, the cricket oval and an open space plaza for servicing community activities associated with the hub building.

These plans were developed to:

- Adopt good environmentally sustainable design principles.
- Mediate some of the site drainage issues.
- Upgrade the existing site infrastructure servicing the building.
- Provide a facility that could be used as an Emergency Relief Centre in the future.
- The landscape will be developed to integrate the building into the overall Reserve.

After rigorous exploration of various planning arrangements two preferred options were developed. These options both meet the requirements of the design response outlined above. These options are referred to as Option 1 and Option 2.

The principal differences between the options are as follows:

OPTION 1

- Locates the toilets to the south of the building enabling managed external access to the toilets when required for events in the Plaza.
- Locates the small Kitchenette adjacent to the Lobby and the Foyer as well as the Plaza enabling multiple serving points.
- The Long Day Care is accessed off the Lobby.
- The Long Day Care store and staff toilet are located internally, providing good opportunity for windows along the front of the building.
- The Big Room general store is a separate enclosed store.
- The Lounge is broader to the north.
- The Foyer is longer.
- The whole building is all in the same orientation.
- The main entrance is located closer to the carpark providing potential for smaller covered drop off.
- North light to Office via clerestory windows.
- The Plaza is larger.



- The skate park could be retained.

OPTION 2

- Locates toilets to the north allowing for internal use only. No external access to toilets is provided.
- Locates the small Kitchenette adjacent to the MCH, serving to the Plaza only.
- The Long Day Care is accessed off the airlock.
- The Long Day Care store and staff toilet are located on the front of the building, limiting the placement of windows along that wall.
- The Big Room store is in the form of a wall of cupboards.
- The Lounge is deeper to the north.
- The Foyer is shorter.
- The entry and Administration part of the building are oriented to face the street frontage more directly.
- The main entry sits further back from the carpark requiring a longer canopy for covered drop off.
- There is the opportunity for more direct north facing windows to the Office.
- The south face of the Hall has the whole wall presenting to the Plaza.
- The north courtyard and kitchen garden are larger.
- The overall length of the building is longer than Option 1.
- The skate park cannot be retained in its current location.

Artist's Impressions:

Based on the feedback received from the community consultation regarding the preferred feel, imagery and materials for the building the following artist's impressions have been prepared. These give an indication of the types and quality of spaces proposed.

The spaces shall have:

- Good natural light and ventilation
- Vaulted ceilings
- Warm and natural colour palettes
- Good views and connections to the outside
- Comfortable furnishings.

The exteriors will have:

- Pitched roofs, expressed gables with a mixture of masonry and light weight cladding to reflect the rural setting.





Room Area_Basic OPTION 1		
Name	Area	
GROUND		
G293	BIG ROOM	75.32 m²
G294	HALL	154.45 m²
G295	STORE	10.83 m²
G296	STORE	18.95 m²
G298	FOYER	110.57 m²
G299	CIRC	14.31 m²
G301	ACC WC	9.94 m²
G302	MALE WC	13.56 m²
G304	KITCHEN	27.15 m²
G305	GEN. STORE	9.48 m²
G306	SEW. ALCOVE	12.41 m²
G307	CHILD WC	17.82 m²
G308	KITCHEN	10.35 m²
G309	STORE	9.09 m²
G310	STAFF WC	6.53 m²
G311	CLUBS	3.20 m²
G312	LOBBY	19.58 m²
G313	LONG DAY CARE	87.15 m²
G314	AIRLOCK	9.36 m²
G315	OFFICE	12.60 m²
G316	WAITING	18.65 m²
G318	WORK ROOM	13.69 m²
G319	STORE	14.40 m²
G320	MCH	22.38 m²
G321	STAGE	54.38 m²
G323	EXTNL STORE	9.26 m²
G418	KITCHEN LOBBY	33.49 m²
G419	LOUNGE	48.12 m²
G420	FEMALE WC	11.59 m²
G421	KITCHEN	11.38 m²
G422	LICENSED PLAYGROUND	207.75 m²
G423	PLAZA	288.91 m²
G427	AIRLOCK	4.90 m²
G430	CHANGE	31.02 m²
Grand total: 34		1802.37 m²



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CLIENT- SITE PLAN UPDATE 06/11/2022 2
CLIENT- FINAL REPORT ISSUE 06/11/2022 1
DESCRIPTION DATE REV

SCALE: 1 : 200
QA: DESIGN
DATE: 06/11/2022

DEANS MARSH COMMUNITY HUB

20 PENNYROYAL VALLEY ROAD, VICTORIA, 3235

OPTION 1 [FS 2]

SITE PLAN



We acknowledge and pay respect to the past, present and future Traditional Custodians and Elders of this nation and the continuation of cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander peoples.



Room Area_Basic OPTION 2		
Name	Area	
GROUND		
G386	STAGE	54.11 m²
G387	HALL	161.26 m²
G388	STORE	18.95 m²
G389	STORE	10.25 m²
G390	BIG ROOM	74.89 m²
G391	SEW ALCOVE	19.34 m²
G392	KITCHEN	32.24 m²
G393	KITCHEN LOBBY	28.94 m²
G394	LOUNGE	46.86 m²
G395	FOYER	83.84 m²
G396	MCH MEET	21.02 m²
G397	KITCHEN	6.39 m²
G398	STORE	14.10 m²
G399	WORK ROOM	13.79 m²
G400	OFFICE	12.31 m²
G401	AIRLOCK	14.28 m²
G402	KITCHEN	9.38 m²
G403	ACC WC	7.49 m²
G404	CHILD WC	15.87 m²
G405	FEMALE WC	11.87 m²
G406	MALE WC	10.41 m²
G407	LONG DAY CARE	86.43 m²
G408	STAFF WC	7.49 m²
G409	STORE	8.72 m²
G410	WAITING	17.72 m²
G411	LOBBY	31.46 m²
G412	EXTNL STORE	9.28 m²
G413	EXTNL STORE	9.28 m²
G414	LICENSED PLAYGROUND	277.49 m²
G415	GEN. STORE	6.89 m²
G416	CIRC	13.39 m²
G417	PLAZA	498.96 m²
G425	CLR	5.34 m²
G426	AIRLOCK	5.47 m²
G429	CHANGE	31.25 m²
Grand total: 34		1697.88 m²



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DESCRIPTION	DATE REV

SCALE: 1 : 200
QA: DESIGN
DATE: 06/11/2022

DEANS MARSH COMMUNITY HUB

20 PENNYROYAL VALLEY ROAD, VICTORIA, 3235

OPTION 2 [FS 2]

SITE PLAN



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06/11/2022 1
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SCALE: 1 : 100
QA: DESIGN
DATE: 06/11/2022

DEANS MARSH COMMUNITY HUB

20 PENNYROYAL VALLEY ROAD, VICTORIA, 3235

OPTION 2. [FS 1]

FLOOR PLAN

7 Community Consultation

Design Options 1 & 2 – November 2022

The two design options described in the previous section of this report, were then made available for community engagement and feedback. This consultation was launched at a public meeting, held at Deans Marsh Community Hall on Sunday, 6 November 2022 at 4:00pm.

At that meeting Brand Architects presented the two design options, followed by a questions and answers session and then an outline of the “next steps” to be undertaken in the Facility Development Plan process, presented by the Surf Coast Shire.

The material presented at that meeting was then made available on Council’s website and a community engagement process was opened, seeking submissions, on the two design options. This engagement closed on 4 December for the general public and then 9 December, for Project Reference Groups. Refer to the Appendix for the full Deans Marsh Engagement Responses Analysis.

There was a very active participation in the consultation process and valuable feedback and insights were provided by the community and Project Reference Groups, to enable the refinement of the ultimate building design.

Draft Facility Development Plan – Final Design Option – June 2023

The draft Plan included a Final Design Option that retained much of the fundamentals of the building arrangement as presented in Options 1 and 2.

It included the following adjustments to better meet community and functional requirements, as expressed through community engagement on the design:

- The placement and configuration of the kitchen maximised server directions and connectivity to adjacent spaces, both inside and out.
- The placement of the main centre Toilets to be accessed from inside the building and the provision of a separate external accessible and ambulant Toilet accessible from the Plaza and Playground area, available for reserve users.
- Maximised the flexibility of the Hall by the deletion of a raised Stage. This also aimed to rationalise floor levels around the Backstage and Hall Storage areas. Provision for a demountable Stage was to be provided.
- Made provision for the Marjorie Lawrence memorial curtain.
- Increased and clearly indicated storage areas.
- Reviewed the configuration and placement of the Sewing Alcove and Arts Store.
- Better resolved the MCH Waiting area.
- Adjusted the access to the MCH / Meeting space.
- Provided a small Kitchenette to service the Administration Office areas.
- Softened the landscape treatment to the Plaza.



The draft Plan was available to the community for review and comment from 5 June 2023 to the 3 July 2023. An extension to 10 July 2023 was provided to enable the project to be highlighted at the Community Action Network meeting on the 6 July. The feedback covered a range of topics, themes and items, with several considerations conflicting others. Based on all feedback received, as well as the evidence and expertise within the project, Officers asked Brand Architects to use 'Option 2' design as the basis of the design and incorporate other elements from the 'final draft' and the feedback process into 'Option 2'.

This aimed to achieve an outcome that was a balance of all the community feedback, evidence and expertise throughout the entire project, and will provide a fit-for-purpose facility reflecting the current and future community needs identified through the engagement process.

On that basis the following directions were taken to develop the final plan:

- Externally-accessed accessible toilets remain (as per the 'final draft').
- Change the stage to permanent (from proposed demountable).
- Move the bin store to the north of the building.
- Rationalisation of spaces and sizes (for more efficient use of space).
- Add stage lighting.
- Change location of stage curtain.
- Add an EV charger notation on the design.
- Note options to stage the project if only partial funding is secured.
- With changes to be made, advise whether the skate part / bike track is still impacted.
- Refer to the Appendix A1 for the full Deans Marsh Engagement Responses Analysis.



8 Final Design Option

A wealth of information was provided through the community consultation process. In general, the feedback was positive and from it, we were able to establish a clear direction for the adjustments required to the building layout, to best meet the aspirations expressed in that feedback.

Some of the feedback received related to detailed aspects of the building and development that will be explored when the project documentation progresses to a more detailed level. The final design presented in this Plan holds true to the aspirations of the Design Response and the Project Brief.

Further in response to community feedback and optimising the building design, the Facilities Brief provided earlier in this report has been scrutinized and refined. Following is the final Facilities Brief adopted for the building:



Room	Indicative dimensions (m x m)	Area (m2)
Deans Marsh Community Hub		
Transition and Social Spaces		
Airlock	3 x 4	12
Lobby	5 x 6	32
Foyer/Gallery	4.4 x 10	44
Lounge	8 x 8	64
		152
Community Office and Meeting spaces		
Waiting	3 x 4.4	13
Community Office	3 x 4	12
Community Café Kitchen	3 x 3.3	10
Community Admin Store	2.5 x 3.6	11
Meeting Room 2/MCH/Alie health consulting	4.4 x 5	22
		55
Hall and Ancillary Spaces		
Large Multipurpose Hall	12.3 x 13	160
Stage Area	8 x 8.3	67
Store 1 Multipurpose Hall	4x2	8
Store 2 Multipurpose Hall	4.2 x 5	21
Store 3 Multipurpose Hall	3 x 2.1	6.5
Stage Loading	2 x 2.5	5
Dressing Room/Change facilities	5 x 3 (x 2)	30
		297.5
Activity Spaces		
The Big Room (Community Meeting and Activity Space)		89
Sewing Alcove	5.3 x 3	16
		105
Long Day Care Spaces		
Long Day Care -0-5 Years Room	9 x 10	90
Long Day Care - Kitchenette	2.5 x 3.2	8
Long Day Care storage	2.5 x 4	10

Room	Indicative dimensions (m x m)	Area (m2)
Long Day care children's toilet	4 x 4.25	17
Long Day Care staff toilet	2.5 x 2.4	6
		131
Hospitality Spaces		
Commercial Kitchen or High Level Domestic	5 x 5.6	28
Pantry / Cool Room	2 x 2.5	5
		33
Toilets and Amenities		
Accessible Facilities (Inside building)	2.5 x 2.4	6
Ambulant Toilet (Inside Building)	2 x 1	2
Cleaner	2 x 2	4
Toilets (Inside building)	3 x 4 (x 2)	24
Accessible Facilities (Outside building)	2.5 x 2.7	7
Ambulant Toilet (Outside Building)	2 x 1	2
		36
Sub-Total (Net Area)		809.5
Circulation		15
Wall thicknesses		30
Total Building Area		855
Site Spaces		
Long Day Care Playground		220
Edible Garden		70
Car Parking		650
Forecourt		100
North Courtyard		25
Plaza		100
Waste Management		10
Tanks/services		60
Site Access road		325
Total external spaces		1560
TOTAL SITE AREA REQUIRED		2415

The design has created a building that presents well to the street, with a well-proportioned Lobby off which the Administration spaces and multiuse MCH/Meeting room are located. At the heart of the building is the Foyer and Lounge, which provide transparency through the building in the north-south direction and allow northern sunlight deep into the building. The Lounge at the north links to a Courtyard and the Edible Garden beyond.

There is provision for the Early Years Centre that enjoys good northern solar access, to both the Playroom and the Children's Playground, locating it at the front of the building so that it activates the building with respect to Pennyroyal Valley Road.

The Toilets are located conveniently off the central circulation space, within the building and additional externally-accessed accessible Toilets are provided at the south of the building.

The Big Room is located at the north of the building, so it will enjoy good natural daylight levels for activities being undertaken. It has been configured to allow flexible use of the space, secure storage and Activity areas for specific User Groups. Bi-fold doors have been included between the Big Room, Lounge and Hall to open up spaces and provide flexibility for various uses.

The Centre Kitchen is located on the north of the building, so that it is proximal to the Hall, Big Room, Lounge and Courtyard, enabling it to serve the building and the adjacent external spaces, allowing the community to continue their much cherished and lively use of this precinct.

The Hall is a well-proportioned flexible space, enjoying northern light and access from the service road. The glazed wall to the south will provide even light and visual connection to the park beyond. The floor levels have been rationalised with respect to the permanent Stage, Stage Change and Storage areas, and provision has been made to rehang the Marjorie Lawrence memorial curtain.

Storage has been provided throughout the Centre. A large focus in the design has been to maximise the natural daylight levels within the building and ensure occupant comfort.

The building external form has been developed to directly reference the gable roof of the old Memorial Hall. A main central gable runs in the east/west direction from the point of entry through to the west of the Hall. Two secondary gables have been introduced in the north/south direction, across the Long Day Care Centre and the Big Room, to enable natural daylight deep into these rooms and provide spaces that have an open airy ambience.

The exterior of the building will have a combination of brick and lightweight fire-resistant materials, that are responsive to the bush fire tack level requirements, yet anchor the building in the local landscape.

The ceiling form to the main gables will be expressed internally, to give the volumes of the spaces a sense of openness and interest. To the Lounge and the Foyer, the ceiling form will directly reflect the ceiling of the old Memorial Hall, providing the historic referencing to the much-loved old Hall ceiling.

Colours throughout the building will be in warm and neutral tones promoting a sense of comfort and wellbeing.

The landscape treatment will anchor the building in the local environment and connect it through to the other Reserve infrastructure. An accessible path of travel will be provided between the proposed new Car Park to both the Plaza and the existing Children's Playground. On street parking has been modified to reflect updated traffic engineering advice. Refer to appendix A2.

The outdoor Plaza design has been modified to provide a combination of both permeable and non-permeable pavements.



Overall, the design provides a highly functional building design that meets the needs of the community and responds to the wide range of community feedback and aspirations. The quality of spaces provided and the aesthetics of the building, are sympathetic and responsive to the rural location and historic referencing to the old Memorial Hall.

The final design is provided on the following pages, including elevations and 3D renders.





Room Area 2024 Option	
Name	Area
GROUND	
STAGE	67.00 m ²
HALL	162.86 m ²
STORE	6.52 m ²
STORE	8.34 m ²
BIG ROOM	89.67 m ²
SEW ALCOVE	16.00 m ²
KITCHEN	28.43 m ²
LOUNGE	63.97 m ²
FOYER	44.49 m ²
KITCHEN	10.05 m ²
STORE	11.40 m ²
WC	5.32 m ²
MCH/MEET	21.34 m ²
COTTAGE/OFFICE	12.84 m ²
AIRLOCK	12.20 m ²
STAFF WC	5.76 m ²
KNETTE	7.88 m ²
CHILD WC	16.77 m ²
MALE WC	9.57 m ²
FEMALE WC	12.17 m ²
LONG DAY CARE	87.95 m ²
STORE	9.49 m ²
WAITING	13.28 m ²
LOBBY	32.23 m ²
CIRC.	15.19 m ²
CHANGE 2	13.55 m ²
ACC. WC	7.83 m ²
CLNR	4.07 m ²
ACC. WC	6.05 m ²
CHANGE 1	18.04 m ²
STORE	21.70 m ²
BINS	3.12 m ²
AMB. WC	1.98 m ²
STAGE LOADING	5.28 m ²
PANTRY	5.46 m ²
Grand total: 35	855.80 m ²

REV	DESCRIPTION	DATE
Contractors must verify all dimensions on site before commencement of any work or making of any shop drawings. Inform Architect of any discrepancies. Do not scale off drawings. All drawings to be read in conjunction with the specification		



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JOB NO.5102

DEANS MARSH COMMUNITY
HUB
20 PENNYROYAL VALLEY ROAD,
VICTORIA, 3235

SITE PLAN - PARALLEL
PARKING 7 SPACES

QA STATUS: KR DRAWN: SL
DATE: 02/02/24 SCALE: 1 : 200

A001 [FS]

N



REV	DESCRIPTION	DATE
1	CLIENT - 2024 OPTION	02/02/2024
2	REVISED	

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20 PENNYROYAL VALLEY ROAD,
VICTORIA, 3235

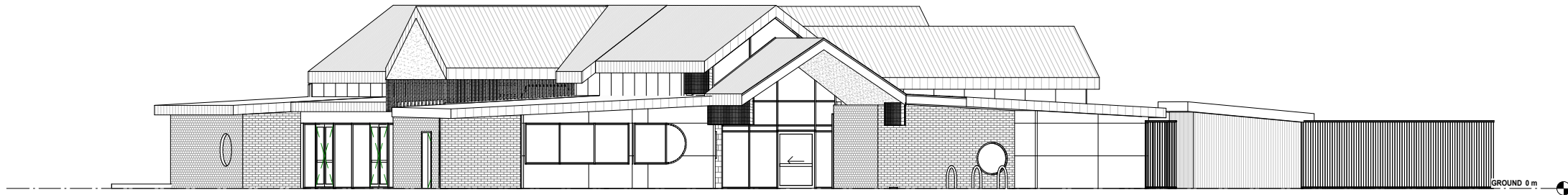
BLDG - GROUND ARRANGEMENT PLAN

QA STATUS:	DESIGN	DRAWN:	SL
DATE:	10/01/2024	SCALE:	1 : 100

A100 [FS1]

N

2 SOUTH EAST
1 : 100



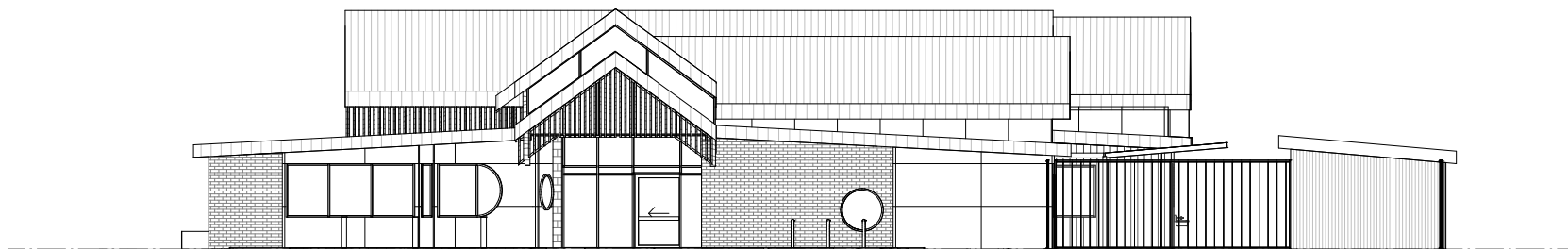
4 SOUTH
1 : 100



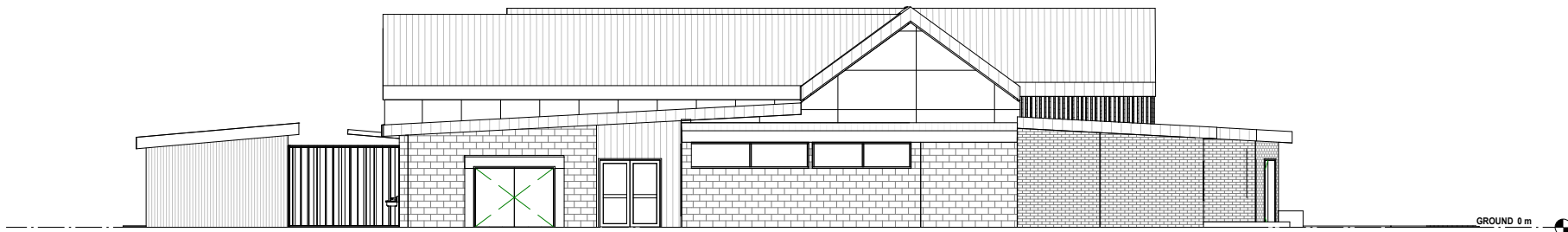
6 NORTH
1 : 100



3 EAST
1 : 100



5 WEST
1 : 100



1	CLIENT - 2024 OPTION	02/02/2024
REV	DESCRIPTION	DATE

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JOB NO.5102

**DEANS MARSH COMMUNITY
HUB**
20 PENNYROYAL VALLEY ROAD,
VICTORIA, 3235

BLDG - ELEVATIONS

QA STATUS:	DESIGN	DRAWN:	SL
DATE:	02/02/24	SCALE:	1 : 100

A150 [FS1]



















9 Cost Plan

These Cost Plans have been prepared by David Dyson-Holland, Quantity Surveyors, for the proposed development. They are Cost Plan A, based on Feasibility Drawings.

The construction funds will be sought from a combination of Council's Asset Renewal budget, grant applications and/or other external funding opportunities. The proposed new facility to meet community needs and aspirations is estimated at \$8.41m (exc GST). Refer to Figure 1 below. While securing full funding for the project would be ideal and pursued, if possible, there is a preferred approach to stage the project with Stage 1 estimated at \$6.89m exc GST, (refer to Figure 2 below) and Stage 2 (Early Learning Centre) estimated at \$1.84m, (Refer to Figure 3 below). Further information on the option to stage the project is in Section 11, Implementation.

It is important to note that in aiming to meet the environmental sustainability aspirations of the community and comply with Council's Environmentally Sustainable Council Facilities Policy, the cost plans includes an allowance to incorporate strong ESD outcomes within the build, an allowance for works relating to Green Star and an allowance for Green Star certification.



Figure 1.

Deans Marsh Community Hub
20 Pennyroyal Valley Road, Deans Marsh
Revised Concept Design Cost Plan (Whole Scheme)
Summary

1.0 Proposed Building & External Works (Whole Scheme)

6 March 2024

Ref.	Items	Area m2 FECA	Rate \$/m2	Estimated Cost
1.1	Demolition, Asbestos & Hazardous Material Removal			\$176,880.00
1.2	Proposed Single Storey Community Hub	849.0	\$5,044.22	\$4,282,544.00
1.3	Siteworks & Landscaping	2779.0	\$250.70	\$696,682.00
1.4	Associated Sitework with Greenstar			\$85,000.00
1.5	Crossover & Main Carpark	727.0	\$442.96	\$322,032.00
1.6	Street Parallel Carspaces	125.0	\$497.98	\$62,247.00
1.7	External Services			\$459,615.00
1.8	Site Restoration Works			\$60,000.00
1.9	Building Permit & Signage/ Way-Finding			\$55,000.00
Sub Total Excluding GST				\$6,200,000.00
1.10	Cost Escalation to Tender - July 2025			\$440,000.00
Estimated Total Construction Cost Excluding GST				\$6,640,000.00
1.11	Contingency During Construction (5%)			\$332,000.00
Estimated Total Net Project Cost Excluding GST				\$6,972,000.00
1.12	Consultant Fees (10%)			\$698,000.00
1.13	Greenstar Certification			\$120,000.00
Estimated Total Gross Project Cost Excluding GST				\$7,790,000.00
1.14	Authorities Fees & Etc.			\$10,000.00
1.15	Loose Furniture & Equipment			\$150,000.00
1.16	IT Equipment			\$100,000.00
1.17	Abnormal Ground Conditions			\$150,000.00
1.18	Project Management Fees (2.5%)			\$210,000.00
Estimated Total Project Cost Excluding GST				\$8,410,000.00
	Add - GST			\$841,000.00
Estimated Total Project Cost Including GST				\$9,251,000.00

During the construction period, allowance will need to be made for services currently operating out of the Dean Marsh Community Hall to be decanted and relocated elsewhere.

Following is the cost allowance for decanting and relocation of services:

2.0 Decanting/ Relocation/ Housing of Services

Ref.	Items	Area m2 FECA	Rate \$/m2	Estimated Cost
2.1	Decanting/ Relocation/ Housing of Services for 18-24 Months During Construction			\$100,000.00
Estimated Total Cost Excluding GST				\$100,000.00
	Add - GST			\$10,000.00
Estimated Total Cost Including GST				\$110,000.00



Figure 2.

Deans Marsh Community Hub
20 Pennyroyal Valley Road, Deans Marsh
Revised Concept Design Cost Plan (Stage 1 & 2)
Summary

1.0 Proposed Building & External Works (STAGE 1)

6 March 2024

Ref.	Items	Area m2 FECA	Rate \$/m2	Estimated Cost
1.1	Demolition, Asbestos & Hazardous Material Removal			\$176,880.00
1.2	Proposed Single Storey Community Hub	723.0	\$5,098.26	\$3,686,044.00
1.3	Siteworks & Landscaping	2374.0	\$152.58	\$362,214.00
1.4	Associated Sitework with Greenstar			\$72,000.00
1.5	Crossover & Main Carpark	727.0	\$442.96	\$322,032.00
1.6	External Services			\$355,830.00
1.7	Site Restoration Works			\$50,000.00
1.8	Building Permit & Signage/ Way-Finding			\$45,000.00
Sub Total Excluding GST				\$5,070,000.00
1.9	Cost Escalation to Tender - July 2025			\$360,000.00
Estimated Total Construction Cost Excluding GST				\$5,430,000.00
1.10	Contingency During Construction (5%)			\$272,000.00
Estimated Total Net Project Cost Excluding GST				\$5,702,000.00
1.11	Consultant Fees (10%)			\$571,000.00
1.12	Greenstar Certification			\$100,000.00
Estimated Total Gross Project Cost Excluding GST				\$6,373,000.00
1.12	Authorities Fees & Etc.			\$9,000.00
1.13	Loose Furniture & Equipment			\$123,000.00
1.14	IT Equipment			\$86,000.00
1.15	Abnormal Ground Conditions			\$129,000.00
1.16	Project Management Fees (2.5%)			\$170,000.00
Estimated Total Project Cost Excluding GST - STAGE 1				\$6,890,000.00
	Add - GST			\$689,000.00
Estimated Total Project Cost Including GST - STAGE 1				\$7,579,000.00

Figure 3.

2.0 Proposed Building & External Works (STAGE 2)

Ref.	Items	Area m2 FECA	Rate \$/m2	Estimated Cost
2.1	Proposed Single Storey Early Learning Centre (Extension)	126.0	\$5,376.98	\$677,500.00
2.2	Licensed Playground & Associated Siteworks	405.0	\$825.85	\$334,468.00
2.3	Associated Sitework with Greenstar			\$22,000.00
2.4	Street Parallel Carspaces	125.0	\$497.98	\$62,247.00
2.5	External Services			\$103,785.00
2.6	Site Restoration Works			\$10,000.00
2.7	Building Permit & Signage/ Way-Finding			\$20,000.00
Sub Total Excluding GST				\$1,230,000.00
2.8	Cost Escalation to Tender - July 2027			\$230,000.00
Estimated Total Construction Cost Excluding GST				\$1,460,000.00
2.9	Contingency During Construction (5%)			\$73,000.00
Estimated Total Net Project Cost Excluding GST				\$1,533,000.00
2.10	Consultant Fees (10%)			\$153,000.00
2.11	Greenstar Certification			\$24,000.00
Estimated Total Gross Project Cost Excluding GST				\$1,710,000.00
2.12	Authorities Fees & Etc.			\$6,000.00
2.13	Loose Furniture & Equipment			\$35,000.00
2.14	IT Equipment			\$18,000.00
2.15	Abnormal Ground Conditions			\$26,000.00
2.16	Project Management Fees (2.5%)			\$45,000.00
Estimated Total Project Cost Excluding GST - STAGE 2				\$1,840,000.00
	Add - GST			\$184,000.00
Estimated Total Project Cost Including GST - STAGE 2				\$2,024,000.00



Rebuild Cost

Following a question from a community member at the 26 September 2023 Council Meeting relating to the cost to 'repair and protect' the building, a commitment was made by the CEO in her response to provide a comparative cost plan to further demonstrate the cost benefit of the proposed approach. A cost plan has been produced to provide an indication of the cost to rebuild a facility like-for-like to the existing building. The indicative estimated cost to replicate exactly what exists now is \$4,482,000 (GST exclusive as at March 2023). The estimate covers preparation and rebuilding of the existing facility, with a formalised car park, minimum 450 subfloor space and to current building standards, internal finishes to represent the existing, timber framed floor with polished boards to the Hall area and ramps and steps to entry as required.

Given the extent of deterioration and to make the building compliant any 'repair and protect' option exceeding 50% of the building volume essentially means replacement of many elements of the building. In addition, it will not meet the functional requirements, needs and aspirations expressed by the community. Given this, the repair / protect (aka renewal of the existing structure) option is not supported.



10 Management Models

In line with contemporary management of a community hub facility of this type, Surf Coast Shire Council will undertake future work to consider a management model commensurate with the provision of a range of services, programs, and activities to meet community expectations.



11 Implementation

Implementation

Endorsement of the Final Plan by Council will ensure investment-ready status for the project. This will enable several key next steps/activities to be undertaken:

- Officers will consider adding the project to Council's advocacy list for future funding.
- Officers will consider funding opportunities for the project as they arise, noting the asset renewal program allocation currently within the 2026/27 financial year can be used as leverage for external grants.
- There will be consideration of funding the Detailed Design, either through Council or external funds, if this is seen as a beneficial approach to progress the project and/or increase the potential to secure external funding (i.e. a Design & Construct contract may be the preferred option instead).
- The community will be able to use the Plan when advocating for the project to potential funding partners.
- Recognising that obtaining external funding to add to Council's asset renewal program allocation for this project will take time, Officers will continue to communicate to the community on its progress.
- Officers will continue to monitor the funding landscape and consider the staged approach for the project and adapting the funding strategy accordingly.
- With the current facility still required to provide services and programs for the community, Officers will continue to take all efforts to ensure the facility is safe to use through both proactive inspections and reactive maintenance and/or renewal works. This may also have an impact on the renewal allocation available.

Staging of Construction

As noted, while securing full funding for the project would be ideal and pursued if possible, there is a preferred approach to stage the project with Stage 1 estimated at \$6.89m exc GST, and Stage 2 estimated at \$1.84m.

Stage 1 would include all components except the Early Learning Centre, and Stage 2 would complete the ELC when funding can be sourced (and in line with increased demand). This would allow additional time to consider any alternate options for provision of ELC functions in the town.

The staged approach is reflected in an overall higher cost of the project (\$8.73m compared to \$8.41m exc GST), both in cost escalation over time and in undertaking construction activities at two different times (different contractors, dual site preliminaries costs, etc).

The following Staging Plan visually demonstrates the staged approach.

The phases in the two delivery models would differ as follows:





Room Area 2024 Option	
Name	Area
GROUND	87.00 m²
STAGE	163.86 m²
HALL	6.52 m²
STORE	8.34 m²
BIG ROOM	89.67 m²
SEW ALCOVE	16.00 m²
KITCHEN	28.43 m²
LOUNGE	44.49 m²
FOYER	12.05 m²
KITCHEN	11.40 m²
STORE	5.32 m²
WC	21.34 m²
MCHMEET	12.86 m²
COTTAGE/OFFICE	5.76 m²
AIRLOCK	7.88 m²
STAFF WC	16.77 m²
MALE WC	9.57 m²
FEMALE WC	12.17 m²
LONG DAY CARE	87.95 m²
STORE	8.49 m²
WAITING	11.28 m²
LOBBY	32.23 m²
CIRC	15.19 m²
CHANGE 2	13.95 m²
ACC WC	7.83 m²
CLNR	4.07 m²
ACC WC	6.05 m²
CHANGE 1	16.08 m²
STORE	21.70 m²
BINS	3.12 m²
AMB WC	1.88 m²
STAGE LOADING	5.28 m²
PANTRY	5.46 m²
Grand total: 35	855.60 m²

REV	DESCRIPTION	DATE
1	Contractors must verify all dimensions on site before commencement of any work or making of any shop drawings. Inform Architect of any discrepancies. Do not scale off drawings. All drawings to be read in conjunction with the specification	



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JOB NO.5102
DEANS MARSH COMMUNITY HUB
20 PENNYROYAL VALLEY ROAD,
VICTORIA, 3235

SITE PLAN - PARALLEL
PARKING 7 SPACES

QA STATUS: KR DRAWN: SL
DATE: 02/02/24 SCALE: 1 : 200

A001 [FS]

The phases in the two delivery models would differ as follows:

Phases in Complete construction process:

- Detailed design
- Relocation of services
- Construction

Phases for a Staged approach:

- Detailed design
- Relocation of services
- Construction of Stage 1
- Source additional funding for Stage 2 (Childcare/Long Day Care)

Repeated in Staged approach:

- Relocation of Childcare/Long Day Care
- Construction

A decanting allowance has been included as a separate item in the cost plan to account for the continuation of services and programs during construction. Potential options for relocation of services could include one or a combination of:

- Use of other buildings in the reserve
- Portable buildings
- Work with the Primary School to support continuation of services.



12 Appendix

A1 Community Engagement Response Analysis (Draft Plan: June – July 2023)

A2 Cost Plans



DEANS MARSH COMMUNITY HUB – DRAFT FACILITY DEVELOPMENT PLAN

ENGAGEMENT RESPONSES ANALYSIS (December 2023)

ENGAGEMENT SUMMARY

PHASE 5: Final Facility Development Plan Community Feedback. The Plan was available to the community for review and comment from 5 June to the 3 July. An extension to 10 July to enable the project to be highlighted at the Community Action Network meeting on the 6 July.

How the opportunity to be involved was promoted:

- Community engagement launch – 5th June 2023
- Advertising / promotion – social media and website (SCS and Deans Marsh Community Cottage), SCS media release and local newspaper coverage.

How the community engaged on this project:

- Online (Survey Monkey) – 13 responses
- Emailed submissions to Council Officers – 7 responses

ANALYSIS METHODOLOGY

1. Officers reviewed all feedback comments on the Deans Marsh Community Hub draft plan.
2. Topics and themes were identified in all responses.
3. Officers tallied responses for common themes for the community submissions and Group submission.
4. Design considerations were consolidated to be provided to Brand Architects along with this analysis summary to help inform their finalisation of the design and Plan.

ENGAGEMENT QUESTIONS:

Q: Have you previously provided input or comment on this project?

Q: Please provide feedback comments here on the draft plan

Q: Please upload any further detailed submission feedback

Individual community responses (n = 19)

Group response - Friends of the Deans Marsh Hub (n = 54)

GENDER AND EQUITY IMPACT ASSESSMENT

Further to community engagement, a Gender and Equity Impact Assessment was undertaken by Officers to consider who and how the space will be used from the different perspectives of women, men and gender diverse people. This included input from various sources and is included below for context alongside the community feedback.

THEMES

HERITAGE

TOPIC	COMMENTS SUMMARY	RESPONSE
Heritage	Four respondents expressed a strong desire to retain the existing facility, citing the heritage of the building.	The value of the existing facility to the community is appreciated and the design aims to celebrate this in the new facility by reusing materials if possible, replicating the hall ceiling and creating spaces to tell the local history.
	One respondent believes there is no heritage value in the existing building.	Noted
Architectural Significance	One respondent outlined that heritage significance has been established by several assessments.	Noted
	One respondent stated it was a positive outcome to demolish the existing 'eyesore'.	Noted

GENERAL FACILITY AND LAYOUT

TOPIC	COMMENTS SUMMARY	RESPONSE
Facility Orientation	Two respondents highlighted that the design doesn't connect with the oval, and that windows from the hall could assist with this.	The design has aimed to make the most of the northern light into the hall, and viewing out to the south through windows and glass doors. The preference was therefore to include change spaces and storage to the east end of the hall.
	One respondent noted the shed location is 'clumsy'.	This feedback will be taken into consideration by the architects.
Facility layout	One group response (n=54) and one individual respondent expressed their support for the previous Option 2.	Based on all feedback, the previous 'Option 2' will be used as the basis of the final design while also incorporating other changes from the feedback, and elements from the draft Final Design.
	One group response (n=54) stated that the importance of the main pedestrian axis to the precinct which occurs through the plaza has been weakened (specifically that it is not appropriate for bin storage, a storeroom and public toilets to be the first part of the Hub the public encounters when entering, nor should vehicles access the plaza).	Based on adopting the previous 'Option 2', the bin store can move to the north along with the kitchen. Toilets will be included in the redesign of the plaza).

TOPIC	COMMENTS SUMMARY	RESPONSE
		the small kitchen to the south, noting the building form and interaction with the plaza. Deliveries will be to the north along the service road, not through the plaza. Any use of the plaza for events will require vehicles to drop off equipment at the main car park, from the oval/playground direction, or alternatively removable bollards to be located at the car park/access intersection can be removed to provide access if required. The Plan shows what could be interpreted as a road heading into the plaza, however this is a footpath and this will be noted as such in the final design (with collapsible bollards for any access/setup requirements).
	Three respondents expressed that the facility is 'too big/cavernous' and that there is 'wasted space' and large transit areas.	There may be scope to rationalise spaces for greater efficiency. This feedback will be taken into consideration by the architects.
	One respondent noted that other spaces are 'cramped and inadequate'.	This feedback will be taken into consideration by the architects.
	One respondent noted that no information on community spaces fitout was provided, limiting community feedback.	The design is conceptual only. Greater detail will be provided in the next design stage when that progresses (funding is required).
Kitchen	One group response (n=54) and one individual respondent expressed a preference for the kitchen to be located on the north side of the Hub.	Based on feedback, the location of the kitchen will be changed. Noting this requires a kitchen to service the Cottage and plaza as in the previous Option 2. Based on other feedback of the size of the facility, the kitchen lobby, lounge and foyer spaces will be rationalised for greater efficiency of space.
	One respondent noted that the kitchen is smaller compared to previous plans with no dedicated area for serving/queuing during functions.	Flexible use of spaces will be addressed through the change to the north side.
Facility Toilets	One group response (n=54) noted that their preference is to not locate externally-accessed public toilets in the new building adjacent to the plaza, and instead upgrade the existing public toilets in the reserve.	The externally-accessed toilets on the south side will remain, however will be incorporated into a revised design noting the building form and interaction with the plaza. It is important to

TOPIC	COMMENTS SUMMARY	RESPONSE
		provide accessible amenities for users of the playground closer than the existing reserve toilets that are quite a distance away and not accessible. The existing public toilet block will remain and renewed when required/budget allows.
	One respondent stated that toilets should be externally and internally accessible.	This is as per the proposed option.
	One respondent said it is inappropriate that toilets are located on the far side of the foyer away from the hall (for regular users).	The toilets are relatively centrally located between the Hall/Big Room and the Cottage/meeting rooms.
Lobby / Foyer	One respondent stated the size of the lobby and foyer is too large. It was also suggested that the lounge area could be incorporated into this space.	As noted above, based on other feedback of the size of the facility, the kitchen lobby, lounge and foyer spaces should be rationalised for greater efficiency of space.
Big Room	One respondent noted that the Big Room isn't necessary and the Hall could perform a more multifunctional space (i.e. with a sewing alcove added). If the Big Room is to stay, it was suggested that it should connect to the Hall to make a large multiuse space.	In the previous Option 2, the Big Room connects to the hall. With the required change to the kitchen location, this configuration will be reinstated.
Early Learning Centre	Three respondents proposed that Council considers a centre being constructed on school land or adjacent to the school as a better integration option.	Please note 'Expanded Response' previously provided on the matter of early years provision at the end of this document.
	Two respondents said the early learning centre is 'unnecessarily large/disproportionate', and a third questioned the large size of the toilets in this space.	Under the Children's Service Regulations 2020 a minimum of 3.25 sqm clear floor space excluding fixed joinery and door swings must be provided per child. To allow for joinery and door swings the architect design to 3.5sqm per child as per best practice. The architect has been instructed to design the Children's room for 22 children x 3.5 = 77sqm. Further, in a centre offering long day care additional space, over and above the 3.5sqm must be provided for sleeping and storage of cots.
	One respondent proposed to build either a neighbourhood house or childcare at this stage – not both.	There is scope for the Early Learning Centre to be completed as a second stage, if only partial funding is secured.

TOPIC	COMMENTS SUMMARY	RESPONSE
	One respondent said the 'early learning centre isn't integrated in the Hub' and that it's 'a walled-off activity'.	This is correct in a physical sense and is required for compliance and licencing purposes, however it is expected that users of the Early Learning Centre will interact with other spaces and services within the Hub, which is more easily promoted by having the Centre within the Hub.
Community Cottage	Two respondents stated that the 'design misunderstands the role of the Community Cottage – it does not manage the facility. The prominent location suggests this, when it is the DMCAC that manages the facility'.	This is noted. The Community Cottage provide great services to the community and have been located at the front of the building to enable easy interaction with community members. The location does not imply that they will manage the facility.
	One respondent questioned whether Council will 'bear the ongoing cost of opening the proposed expensive facility to the public each day'.	The Deans Marsh Community Asset Committee is responsible for the day-to-day management of the existing facility. The draft Plan notes that Council will undertake future work to consider a management model commensurate with the provision of a range of services, programs, and activities to meet community expectations. The draft Plan signals a review of facility management into the future.
Social Space	One respondent questioned the size of the lounge area as it 'ignores the fact that the Hall itself is the primary 'social space''.	As noted above, based on other feedback of the size of the facility, the kitchen lobby, lounge and foyer spaces should be rationalised for greater efficiency of space.
Kitchen Kiosk	One respondent strongly objected to the kitchenette as it is line of sight to users, and proposed a separate smaller room be included.	Noted. As above, based on feedback, the location of the kitchen will be changed. This requires a kitchen to service the Cottage and plaza as in the previous Option 2.
	One respondent noted that user groups will have to access the main kitchen which is 'unsatisfactory as it will have more valuable, and dangerous, equipment'.	As above, based on feedback, the location of the kitchen will be changed. This requires a kitchen to service the Cottage and plaza as in the previous Option 2 which will alleviate this concern.
Internal Storage Spaces	One respondent stated that the storage space for the Cottage/office is inadequate.	The storage is deemed suitable for the expected use.

HALL

TOPIC	COMMENTS SUMMARY	RESPONSE
Hall	One respondent stated that in terms of the hall space, the community's current needs are not addressed competently and its 'unique character and local significance' have been lost.	The value of the existing facility to the community is appreciated and the design aims to celebrate this in the new facility by reusing materials if possible, replicating the hall ceiling and creating spaces to tell the local history.
Change Rooms	One respondent notes that 'as an experienced professional in this area, the proposed overall design of the stage, backstage, change areas and storage areas is clumsy and unsuitable. It needs a complete rethink. For example, it is inappropriate for performers to walk through the audience, access the same toilets as the general public and return to back of stage. It is noted that at least one toilet, wash basin and shower should be included backstage'.	As noted in other feedback, the change spaces don't include fitout/layout detail. However it can be confirmed that the change spaces will include a toilet, basin and a shower (if space permits).
Stage Design	One group response (n=54) and three individual respondents request that a permanent stage is included instead of the proposed demountable option.	The stage will be changed to a permanent structure. This may require alterations to the change rooms and storage spaces (primarily for access).
Lighting	Two respondents highlighted that basic stage lighting is an essential Hall requirement and needs to be within the design and cost plan.	Agreed – this will be included as a notation in the design and added to the cost plan.
Hall Curtain	One respondent stated that the re-purposing of the treasured stage curtain as a backdrop is inappropriate.	With the change to the permanent stage, the curtain will be able to be relocated to the stage as in the existing Hall.

EQUIPMENT

TOPIC	COMMENTS SUMMARY	RESPONSE
Heating and Cooling	One respondent questioned the glazing of the windows in the hall, and that it is not costed.	As the glazing to the foyer is provided as operable/bi-fold doors they have been described and priced as that in the Cost Plan. The Hall windows and doors have been accounted for in the general Windows and External Doors sections of the Cost Plan.
	One respondent questioned the location of the rammed earth walls as they cannot act as heat banks.	The rammed earth walls have principally been placed to define key areas in the building, provide a tactile, humane and warm finish and to provide thermal mass to stabilise the ambient temperature of the building. Having direct sun on the rammed earth is not the goal, but rather to have a building that is well oriented to achieve passive solar gain which raises the ambient temperature from which the rammed earth absorbs warmth to then later emit when the ambient temperature drops.
Pinboards / Whiteboards	One respondent questioned the large budget of \$50,000 for pinboards/whiteboards.	At this stage in the design process the detailed extent of the pinboards and white boards has not been established. The \$50,000 is a provisional allowance typical for a building of this size and nature and through the Detailed Design phase this will be refined. Pinboard fabrics will be used in various spaces on the walls to help manage acoustics, such as in the Early Years, Big Room, Foyer and parts of the Hall.
Sound field system	Two respondents questioned the reasoning behind the sound field system and seek clarity on who it is for and why is it prioritised.	Under the National Construction Code for the Class of building a Community Centre/Hall is, the architect is required to provide Hearing Augmentation to any space that has built in amplification. (See below: this is a Class 9b building) Rooms will include the Hall, possibly the Foyer, Lounge and the Big Room.

EXTERNAL

TOPIC	COMMENTS SUMMARY	RESPONSE
Public Toilets	One group response (n=54) and two individual responses requested that the existing public toilets remain and are upgraded.	The existing toilets will remain and renewed when required/budget allows.
	One group response (n=54) stated that the external public toilets in the Hub design should not be included and people can either use the internal public toilets or the existing reserve public toilets (noting they should be upgraded).	The externally-accessed toilets on the south side will remain, however will be incorporated into a revised design noting the building form and interaction with the plaza. It is important to provide accessible amenities for users of the playground closer than the existing reserve toilets that are quite a distance away and not accessible. The existing public toilet block will remain and renewed when required/budget allows.
Skate Park / BMX track	Three respondents are not satisfied that the removal of the skate park /bike park is required for the Hub, and that it displaces regularly-used play areas.	The design and development of a Hub facility to service generations of locals is the priority. While it is disappointing that this impacts the existing skate park, this facility will be rebuilt within the reserve. The Final Plan will note this in more detail to be clear for the community.
	Three respondents highlighted the environmental damage that would be done by removal and replacement of the skate park and another respondent wants to see it relocated/reused.	If the skate park can't be retained in its current location, a new facility would be constructed to an equal or better standard, and a new build would consider any environmental impacts (i.e. the concrete would be recycled and used in other products).
	Two respondents highlight that there is no allocation in the cost plan for reconstruction of a skate park and asked how it will be funded.	The revision to the design based on community and internal feedback will consider if the skate park can be retained. If not, there is potential that it may be funded through the Asset Renewal Program or the project.
	One respondent has no belief that the skate park / bike park will be replaced in a suitable way.	If the skate park can't be retained in its current location, a new facility would be constructed to an equal or better standard, and a new build will provide the opportunity to engage with local young people on their needs.

	One respondent highlighted that there is a real question on where the skate and bike parks will be rebuilt within the reserve (this hasn't been indicated).	If the skate park can't be retained in its current location, in order to provide a fit-for-purpose community facility with appropriate spaces, sizes and configuration, the skate park and bike park would be relocated. A location for the skate park and bike park would be determined in consultation with the Community Asset Committee and key stakeholders when further design work for the Hub is undertaken. There are a couple of location options identified within the site that will be considered if relocation is required. If the skate park has to be demolished, the concrete would be recycled and used in other products.
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ENVIRONMENT

TOPIC	COMMENTS SUMMARY	RESPONSE
Environmental Impact	Two respondents highlighted key concerns including the embodied energy that will be lost with our current community spaces, that demolition of an existing facility is unnecessary and at complete odds with what this community stands for, and the environmental damage of a build of this scale with these materials.	If the existing building was to be retained, the structural and other issues previously highlighted would require it to be rebuilt. Therefore the demolition would be required regardless.
	One respondent is 'bewildered that Council is proposing a facility with an insane carbon footprint that has use of under 100 people per week'.	The facility is the only community space for a wider population of around 600 people. The architect will be asked to rationalise spaces for greater efficiency of space, however the intent is to construct a facility for future generations that can attract and service more locals than the existing facility.
	One respondent stated the proposed facility 'clearly detracts from Council's intent to actively address the global climate emergency threat, and that it has not been considered financially or more importantly based on carbon footprint and heritage value'.	The Plan has incorporated Environmentally Sustainable Design principles. Heritage has been thoroughly considered. The cost is in line with other facilities of this type.
EV Charging Bank	One respondent requested a bank of EV chargers is included in the design/cost plan.	This is a good suggestion the potential inclusion of an EV charger can be noted on the design (potential funding through grants).
Trees	One respondent highlighted that consideration of the cypress trees on the north boundary is required as they will impact light into the building.	This has been considered in the design. Trees will have to be removed to maximise the benefit of the northern aspect.

GENERAL PROJECT

TOPIC	COMMENTS SUMMARY	RESPONSE
Alternate Design Option	Two respondents provided an alternate design option which retains the existing hall and allocates funds to its repair and other key infrastructure, for a lower cost than the new building.	The initiative is appreciated, however given the significant structural issues, to retain is to rebuild, and replicating the current facility would limit the ability to design and provide a fit-for-purpose outcome. The current design, with changes through this feedback process, will be pursued.
Project Cost	Three respondents highlighted that the cost is significant for a small population/user base, and it will continue to increase over time (therefore becoming harder to fund).	The facility is the only community space for a wider population of around 600 people. The architect will be asked to rationalise spaces for greater efficiency of space, however the intent is to construct a facility for future generations that can attract and service more locals than the existing facility. It is noted that costs will likely continue to increase, as has been experienced post COVID-19.
	One respondent stated that the Plan appears to have 'not met Council's requirement to be realistic and within resource constraints'.	The proposed funding model is possible for this type of facility. There are also options to stage the development if only partial funding can be secured. The architect will be asked to rationalise spaces for greater efficiency in the design revision.
	One respondent suggested that the funds allocated within the cost plan to architects should be used for maintenance of the existing building.	The funds referred to are not currently available/secured externally.
Uncounted Costs	Four respondents asked how and when will the skate park / bike park replacement be funded.	The revision to the design based on community and internal feedback will consider if the skate park can be retained. If not, there is potential that it may be funded through the Asset Renewal Program or the project.
	Two respondents noted that decanting costs / relocation/housing of services for 18-24 months during construction are not included in the cost plan.	Noted. An allocation will be added to the cost plan.
	One respondent noted that joinery costs are not in the cost plan.	Joinery is included in the Cost Plan under item 13 – Joinery & Toilet Partitions.

TOPIC	COMMENTS SUMMARY	RESPONSE
Funding Strategy	One respondent suggested that the 'external funding required by 2026/7 will be 77% of a total projected cost, that this ratio has never before been achieved and if not achieved, it is Council that will need to find the substantial shortfall, or abandon this 'mega-design' project strategy'.	The proposed funding model is possible for this type of facility. There are also options to stage the development if only partial funding can be secured. The architect will be asked to rationalise spaces for greater efficiency in the design revision.
Community Engagement	Five respondents expressed their dissatisfaction with the community engagement process.	The engagement process has been extensive. It is acknowledged that at times it has been challenging for some community members. Officers. Additional measures have been adopted throughout the process to ensure all community members have had an opportunity to engage with the process, including additional community meetings, extended timeframes, community representative Project Steering Group, meetings with individual community members in their homes and more. Officers are mindful that parts of the process could have been improved, but are equally aware that there has also been positive feedback from community members on the process.
	One respondent noted that the process was 'flawed fatally from the beginning', with another respondent adding that it has been a poorly designed and discouraging community engagement process.	As above.
	One respondent noted that while some in the community accept Council's Hub Community Engagement process as appropriate, they found it 'highly stressful, inadequate, and damaging of long-established community harmony'. Another respondent added that they have no doubt it has contributed to their 'poor health over the past year'.	It is acknowledged that at times it has been challenging for some community members as above.
	One respondent noted that 'effective Community Engagement involves conversation first, then negotiation of persisting differences, then if necessary enforcement to resolve outstanding differences. Unfortunately, officers chose enforcement of their core concept as step one'.	The process included publicly highlighting the challenges of the existing facility and ascertaining future community needs, which have fed into the design.
	One respondent noted that Council was 'deceptive and dishonourable in running 'a community engagement' process which had secret and pre-set goals'.	Noted.
	One respondent stated that 'the only way forward for the Deans Marsh Hall and Cottage is to 'go back to the beginning and start again'', including asking the 'Deans Marsh community – all of us – by letter as well as email	This suggestion will not be undertaken with respect to the extensive community engagement

TOPIC	COMMENTS SUMMARY	RESPONSE
	and public notices – what is OUR vision for the building at the oval. Give us a deadline of say 6 or 12 months to allow us to discuss, debate and formulate ideas.’	process that has been undertaken and the significant involvement of the community throughout. As noted, the engagement process for this project has been extensive. In April/May 2022 there was 270 contact points through surveys and in-person. Further engagement undertaken in Nov/Dec 2022 resulted in another 190 contact points via surveys, in-person and group submissions. A Project Steering Group (PSG) was established with members from various community groups. PSG members and guest speakers (i.e. local historian Dr Deb Campbell) were involved in leading and/or presenting at community forums. Further, several individuals not comfortable with participating in public forums have been met with in their homes, acknowledging that the engagement process is different for people for different reasons. The overall engagement process has highlighted that there a people who would not be comfortable participating in the proposed ‘discuss, debate and formulate ideas’ format, given the extensive engagement that has already occurred.
	One respondent outlined that the final two phases are the drafting and finalisation of the Facility Development Plan must have representation from the community similar to the Steering Group, and that this does not preclude valuable ongoing input from the community during the build.	The involvement of the Steering Group in the project has concluded. There will be future opportunities for community to input to the process when the next stage of design and/or moving into construction occurs (noting this is funding dependent).
General Support	One group response (n=54) and eight respondents noted general support for the Hub development, including “I look forward with great excitement to seeing the funding secured and being present when the project gets underway”, “I think it's wonderful and will be a great asset to our community.”, “We look forward to what's to come.” and “Thank you & well done.”	Noted.

TOPIC	COMMENTS SUMMARY	RESPONSE
	One group response (n=54) and one individual respondent requested that the design concept known as 'Option 2' (dated October 2022) be the basis for any future development of the Hub.	Based on all feedback, the previous 'Option 2' will be used as the basis of the final design while also incorporating other changes from the feedback, and elements from the draft Final Design.
Objection	Four respondents stated that they do not support the Final Plan and oppose Council endorsing it, citing Cost, Funding Strategy, Environmental and Heritage grounds.	Noted.
	Four respondents asked Council to retain the existing facility.	Noted.
	One respondent noted that 'Surf Coast Shire is absolving itself from its responsibility to uphold its own Planning Scheme heritage overlay'.	Heritage has been thoroughly considered throughout the process with a range of advice sought and reviewed.
	One respondent asked Council to not go ahead with this plan and notes that community concerns were addressed in Option 2 plan that was presented.	Based on all feedback, the previous 'Option 2' will be used as the basis of the final design while also incorporating other changes from the feedback, and elements from the draft Final Design.
	One respondent asked Council to start the engagement process again.	This suggestion will not be undertaken.
Other	One respondent noted that having an 'architectural response that copies the form of the original ceiling and roof is an example of the worst type of facadism'.	Noted.
	One respondent advocates that before any work takes place at Deans Marsh, the Shire undertake a Conservation Management Plan for the building conducted by an appropriately experienced and independent heritage expert.	This was recommended by Council's Heritage Advisor and will be undertaken at the appropriate time.
	One respondent was concerned that the consultative process has been 'unreasonably influenced by a small number of persons who are not representative of the relatively silent community at large'.	Noted.
	One respondent trusts that 'Councillors will not permit this neglect to continue and will show Environmental Leadership by looking to change Council's current mindset on this Project - to favour asset replacement over asset care'.	The Final Plan will be considered by Council at a future meeting.
	One respondent stated that 'many locals, myself among them, hope and believe the Brand Plan will never be built'.	Noted.

TOPIC	COMMENTS SUMMARY	RESPONSE
	One respondent said ‘thank you for taking our comments on board, and not being put-off by the few loud voices raising opposition’.	Noted.
	One respondent said the ‘final draft plan has captured the wants and needs of a large portion of the community and that feedback and discussions they have had directly with members of the community have been nothing but positive and grateful for this opportunity’.	Noted.

GENDER AND EQUITY IMPACT ASSESSMENT

TOPIC	COMMENTS SUMMARY	RESPONSE
Breastfeeding space	Women are statistically more likely to be the primary caregiver of children and require breastfeeding friendly spaces that provide some level of privacy without being segregated or set far away from communal areas. Breastfeeding spaces should be inviting, accessible and include comfortable furniture and access to basins.	The semi-circle seating in the Lobby is intended for this purpose.
Access to child-friendly/breakaway spaces	Ensure there is access to child-friendly/breakaway spaces adjacent to and visible from multipurpose meeting rooms/activity spaces to enhance the inclusiveness for people caring for children. Ensure clear line of sight can be maintained between transition spaces	The foyer, lounge and lobby are intended for this purpose.
Swing doors with automated sliding/opening doors	Where possible replace standard swing doors with automated sliding/opening doors to minimise reliance on operating swing doors for pram users and people using mobility aids	Airlock is automated, swing doors to other areas could be left open during use times.
Unisex options for toilets	Provide unisex options for toilets that are safe and accessible for gender diverse, non-binary, gender neutral and trans people. Ensure there is safe access to unisex ambulant toilets both indoors and outdoors, and adequate lighting in these areas.	Gender neutral ambulant toilets are included both internally and externally.
Footpath width	Ensure there is a footpath from the carpark to the front entrance of the building that is wide enough and stable enough to enable access for double prams, mobility aids, wheelchairs and scooters to assist with ease of access to the building. Ensure clear line of sight from the building to the carpark	Accommodated in the design
Unisex change rooms	Provide unisex change rooms that are non-gendered and accessible from the stage/hall area for use during performances, productions and other activities that require change room access in this area	Provided in hall area – layout to be refined in the Detailed Design phase.
Lighting	Ensure lighting design enables safe and visible navigation at night with clear signage and connection between places clearly defined e.g. carpark	To be addressed in the Detailed Design phase.
Baby Change Facilities	Ensure baby change facilities are accessible by all genders	Internal gender neutral toilet will have a baby change facility.

EXPANDED RESPONSE

TOPIC	COMMENTS SUMMARY	RESPONSE
Early Learning Centre	Three respondents proposed that Council considers a centre being constructed on school land or adjacent to the school as a better integration option.	Surf Coast Shire Council is about to commence a Workforce Development Plan and Kindergarten Infrastructure Services Plan (KISP) as part of funding received by the Department of Education. Our more remote shire locations will be prioritised as part of these two pieces of work. These plans will greatly inform the required infrastructure and workforce requirements across the shire in relation to current and future kindergarten demands (population growth expectations and birth rates). Surf Coast Shire is actually looking to combine our funding with Colac Otway Shire to complete the workforce development plan as both Councils are facing challenges in attracting and retaining staff in the same remote locations within our LGAs. It is important to note that both these pieces of work have a primary focus on kindergarten infrastructure and workforce – not occasional care, long day care or family day care specifically. Council hopes to weave in some outcomes related to these other childcare options not delivered by Council through these projects but due to the nature of the funding requirements (kindergarten specific), they won't be the primary focus. Both pieces of work will be complete by July 2024. The recent Victorian Government announcement regarding kindergartens on site at school locations is something that is very much in its infancy and won't be appropriate in all instances. I would imagine that based on exceptionally limited demand for kindergarten in Deans Marsh this would not be something that will be entertained as the intent of this funding is to expand oversubscribed sites as a priority.

Deans Marsh Community Hub

20 Pennyroyal Valley Road, Deans Marsh

**Revised Concept Design Cost Plan
(Whole Scheme)**

6 March 2024



TO: Surf Coast Shire
C/O: Kate Reed
Senior Associate
Brand Architects
Level 8, 176 Wellington Parade,
East Melbourne VIC 3002

6 March 2024

Deans Marsh Community Hub
20 Pennyroyal Valley Road, Deans Marsh

Dear Kate,

In accordance with your instructions, we have prepared a Revised Concept Design Cost Plan based on drawings provided, and report herein the total estimated project cost as follows:

Proposed Building & External Works (Whole Scheme)	Excluding GST
Estimated Total Project Cost Based on Project Being Tendered in July 2025:	
1.0 Proposed Building & External Works (Whole Scheme)	\$8,410,000.00
2.0 Decanting/ Relocation/ Housing of Services	\$100,000.00
Estimated Total Project Cost Excluding GST (1.0 + 2.0)	\$8,510,000.00

Exclusions

In compiling this costing, we have not allowed for the following:

- Bank charges and financing costs
- Future maintenance & replacement of equipment due to wear & tear
- Energy consumption costs
- Boundary fencing
- Auto sliding gates/ fencing to main carpark
- Cost escalation beyond July 2025

We trust that this is satisfactory for your purposes at this stage.

Yours faithfully,

Gareth Tiong
Director

Member of AIQS - MAIQS 10619
Registered Building Practitioner - QS 47529

Deans Marsh Community Hub
20 Pennyroyal Valley Road, Deans Marsh
Revised Concept Design Cost Plan (Whole Scheme)
Summary

1.0 Proposed Building & External Works (Whole Scheme)

6 March 2024

Ref.	Items	Area m2 FECA	Rate \$/m2	Estimated Cost
1.1	Demolition, Asbestos & Hazardous Material Removal			\$176,880.00
1.2	Proposed Single Storey Community Hub	849.0	\$5,044.22	\$4,282,544.00
1.3	Siteworks & Landscaping	2779.0	\$250.70	\$696,682.00
1.4	Associated Sitework with Greenstar			\$85,000.00
1.5	Crossover & Main Carpark	727.0	\$442.96	\$322,032.00
1.6	Street Parallel Carspaces	125.0	\$497.98	\$62,247.00
1.7	External Services			\$459,615.00
1.8	Site Restoration Works			\$60,000.00
1.9	Building Permit & Signage/ Way-Finding			\$55,000.00
Sub Total Excluding GST				\$6,200,000.00
1.10	Cost Escalation to Tender - July 2025			\$440,000.00
Estimated Total Construction Cost Excluding GST				\$6,640,000.00
1.11	Contingency During Construction (5%)			\$332,000.00
Estimated Total Net Project Cost Excluding GST				\$6,972,000.00
1.12	Consultant Fees (10%)			\$698,000.00
1.13	Greenstar Certification			\$120,000.00
Estimated Total Gross Project Cost Excluding GST				\$7,790,000.00
1.14	Authorities Fees & Etc.			\$10,000.00
1.15	Loose Furniture & Equipment			\$150,000.00
1.16	IT Equipment			\$100,000.00
1.17	Abnormal Ground Conditions			\$150,000.00
1.18	Project Management Fees (2.5%)			\$210,000.00
Estimated Total Project Cost Excluding GST				\$8,410,000.00
	Add - GST			\$841,000.00
Estimated Total Project Cost Including GST				\$9,251,000.00

2.0 Decanting/ Relocation/ Housing of Services

Ref.	Items	Area m2 FECA	Rate \$/m2	Estimated Cost
2.1	Decanting/ Relocation/ Housing of Services for 18-24 Months During Construction			\$100,000.00
Estimated Total Cost Excluding GST				\$100,000.00
	Add - GST			\$10,000.00
Estimated Total Cost Including GST				\$110,000.00

3.0 Drawings Used

Architecture Drawings

A001, A100, A110, A140, A150

4.0 Covid 19 & Construction Impact

This Cost Plan is prepared based on normal conditions and current material cost. The tender prices may be affected by unforeseeable consequences of Covid-19 pandemic and construction impact such as spike in plant & material costs, shortage of material & labour, unanticipated delays in material deliveries, working restrictions, government-mandated shutdowns, quarantines or other related factors. These circumstances can significantly impact project timeline and costs.

5.0 Conclusion/ Disclaimer

This Cost Plan should be considered as an Opinion of Probable Order of Cost. We have prepared this estimate based on the available documentation and information provided. However, due to the nature of the documentation, there may be limitations and gaps in the information provided. We have made certain assumption and allowances during the estimation process to account for these limitations. it is important to note that as the design progresses and more detailed information becomes available, a detailed review will be necessary to ensure the accuracy and reliability of the cost estimation.

Deans Marsh Community Hub
20 Pennyroyal Valley Road, Deans Marsh

Contact Details

6 March 2024

Discipline	Consultant	Phone Number
Architect	Brand Architects	03 9419 3500
Structure Engineer	TBA	
Civil Engineer	TBA	
Mech. & Elec. Engineer	BRT Consulting	03 9417 2971
Hydraulic Engineer	BRT Consulting	03 9417 2971
Quantity Surveyors	DDH Quantity Surveyors	03 9417 5505

Elemental Summary

Project: Deans Marsh Community Hub (Whole Scheme)
Building: 20 Pennyroyal Valley Road, Deans Marsh

Details: 1.2 Concept Design Cost Plan - Rev.2 - WS

Code	Description	Quantity	Unit	Rate	Total
	<u>Area Analysis</u>				
00	Area Analysis				0
	<u>Demolition</u>				
01	Demolition				156,880
02	Asbestos & Hazardous Materials Removal				20,000
	Sub Total Excluding GST				176,880
	<u>Proposed Single Storey Community Hub (Whole Scheme)</u>				
03	Preliminaries				414,399
04	Substructure				369,171
05	Stage & Stage Curtains Incl. Ramp & Steps				66,710
06	Columns				80,655
07	Roofing & Roof Plumbing				683,879
08	External Walls				321,331
09	Internal Walls				141,568
10	Windows, Internal Glazed Screens & Window Furnishings				234,866
11	Roller Doors, Bi-Fold Doors & Timber/ Glazed Doors & Hardware				332,363
12	Wall, Floor & Ceiling Finishes				345,139
13	Joinery & Toilet Partitions				236,096
14	Toilet Accessories, Internal Signs & Kitchen Appliances				73,803
15	Painting				63,675
16	Sanitary Fixtures, Taps & Plumbing				148,704
17	Electrical Services				292,900
18	Solar Panels				48,300
19	Security System				68,340
20	Sound Field System				51,074
21	Mechanical Services				205,033
22	Fire Protection				3,657
23	Design Variable				100,882
	Sub Total Excluding GST (Building) - FECA	849	m2	5,044.22	4,282,544
	<u>External Works</u>				
24	Siteworks & Landscaping	2,779	m2	250.70	696,682
25	Associated Sitework with Greenstar				85,000
26	Crossover & Main Carpark	727	m2	442.96	322,032
27	Street Parallel Carspaces	125	m2	497.98	62,247
28	External Services				459,615
	TOTAL Excluding GST (Demolition + Building + External Works)				6,085,000
	<u>Site Restoration Works</u>				

Elemental Summary

Project: Deans Marsh Community Hub (Whole
Building: Scheme)
20 Pennyroyal Valley Road, Deans Marsh

Details: 1.2 Concept Design Cost Plan - Rev.2 - WS

Code	Description	Quantity	Unit	Rate	Total
29	Site Restoration Works				60,000
	TOTAL Excluding GST (Demolition + Building + External Works + Site Restoration Works)				6,145,000
	<u>Building Permit & Signage/ Way-finding</u>				
30	Building Permit & Signage/ Way-finding				55,000
	TOTAL Excluding GST (Demolition + Building + External Works + Site Restoration Works + Building Permit + Signage/ Way-finding)				6,200,000
					6,200,000

Elemental Details

Project: Deans Marsh Community Hub (Whole
Building: Scheme)
20 Pennyroyal Valley Road, Deans Marsh

Details: 1.2 Concept Design Cost Plan - Rev.2 - WS

Code	Description	Quantity	Unit	Rate	Total
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00 Area Analysis

Fully Enclosed Covered Area (FECA)

FECA to building (incl. bins area) 849 m2

Gross Floor Area (GFA)

GFA to building (incl. bins area) 884 m2

Area Analysis

0

01 Demolition

Preliminaries

Preliminaries 1 item 14,797.00 14,797

Demolition Works

Demolish of the existing community hall (GFA) 478 m2 120.00 57,360

Demolish existing galvanized iron shed 9 m2 131.00 1,179

Demolish existing chubby house colorbond 3 m2 131.00 393

Demolish existing covered sand pit 11 m2 120.00 1,320

Demolish of the existing concrete skate park 147 m2 90.00 13,230

Remove existing tree 23 no. 987.00 22,701

Remove existing concrete paving 34 m2 74.00 2,516

Remove existing gravel carpark, bollard, post & rail 535 m2 55.00 29,425

Remove existing post & wire fence 92 m 21.00 1,932

Remove existing woven wire fence 43 m 21.00 903

Remove existing picket fence 12 m 21.00 252

Disconnection of existing water tanks for reinstatement 4 no. 630.00 2,520

Demolish existing concrete tank 1 no. 1,260.00 1,260

Remove existing hard & soft landscape where required 2,368 m2 3.00 7,092

Demolition

156,880

02 Asbestos & Hazardous Materials Removal

Asbestos & Hazardous Materials Removal

Asbestos & hazardous materials removal 1 ps 20,000.00 20,000

Asbestos & Hazardous Materials Removal

20,000

03 Preliminaries

Preliminaries

Preliminaries 1 item 414,399.00 414,399

Elemental Details

Project: Deans Marsh Community Hub (Whole
Building: Scheme)
20 Pennyroyal Valley Road, Deans Marsh

Details: 1.2 Concept Design Cost Plan - Rev.2 - WS

Code	Description	Quantity	Unit	Rate	Total
03	Preliminaries				(Continued)
	Preliminaries				414,399
04	Substructure				
	<u>Blinding Concrete</u>				
	Allow for blinding concrete & excavation	1	ps	20,000.00	20,000
	<u>Pad & Strip Footings</u>				
	Allow for pad & strip footing where required (GFA)	884	m2	30.00	26,516
	<u>Ground Slab</u>				
	125 Thk. reinforced concrete slab with thickenings, 0.2 thk. moisture proof membrane, 50 thk. sand bed, excavation & edge form	884	m2	350.00	309,396
	<u>Termite Treatment</u>				
	Allow for termite treatment (GFA)	884	m2	15.00	13,260
	Substructure				369,171
05	Stage & Stage Curtains Incl. Ramp & Steps				
	<u>Stage</u>				
	Stage	66	m2	600.00	39,600
	Extra over for steps	1	m2	500.00	500
	Extra over for ramp	5	m2	300.00	1,500
	<u>Stage Curtain</u>				
	Stage curtain (provisional sum)	31	m2	810.00	25,110
	Stage & Stage Curtains Incl. Ramp & Steps				66,710
06	Columns				
	<u>Steel Columns, Mullions & Stub Columns</u>				
	Allow for steel column, mullion & stud column (FECA)	849	m2	95.00	80,655
	Columns				80,655
07	Roofing & Roof Plumbing				
	<u>Roof Framing</u>				
	Roof framing	1,244	m2	350.00	435,400
	<u>Roof Insulation</u>				
	Roof insulation, sarking & safety mesh	1,244	m2	38.00	47,272
	<u>Roofing</u>				
	Colorbond custom orb metal roof sheet	1,244	m2	75.00	93,300

Elemental Details

Project: Deans Marsh Community Hub (Whole
Building: Scheme)
20 Pennyroyal Valley Road, Deans Marsh

Details: 1.2 Concept Design Cost Plan - Rev.2 - WS

Code	Description	Quantity	Unit	Rate	Total
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07 Roofing & Roof Plumbing

(Continued)

Ridge capping	95 m	74.00	7,030
Barge capping	120 m	50.00	6,000
Flashing	136 m	132.00	17,952

Roof Plumbing

Allow for roof plumbing	1 ps	35,000.00	35,000
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Roof Access & Fall Arrest Systems

Allow for roof access & fall arrest systems	1 ps	38,665.00	38,665
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Pergola

Pergola post & beam to Lounge Courtyard	22 m	130.00	2,860
Sundry fixings & connections	1 item	400.00	400

Roofing & Roof Plumbing

683,879

08 External Walls

External Walls

Double face brick wall	11	m2	600.00	6,600
Face brick, cavity, 90 stud, insulation, sarking & plasterboard	170	m2	500.00	85,000
Block, cavity, 90 stud, insulation, sarking & plasterboard	63	m2	560.00	35,280
Trimdek metal sheet, 35 thk. top hat, 90 stud, insulation, sarking & plasterboard/ fiberock	43	m2	324.00	13,932
Trimdek metal sheet & top hat to roof fascia	139	m2	180.00	25,020
Compressed fibre cement sheet, 35 thk. top hat, 90 stud, insulation, sarking & plasterboard/ fiberock	138	m2	426.00	58,788
Standing seam cladding, batten, stud, insulation, sarking & plasterboard/ fiberock	21	m2	786.00	16,506
300 Thk. rammed earth	17	m2	575.00	9,775

Timber Batten Screens

Timber batten screen to Entry/ Foyer	28 m2	550.00	15,400
Sundry fixings & connections	1 item	2,310.00	2,310

Steel Door/ Window Headers, Lintels, Wall Bracings, Architraves & Etc.

Allow for steel door/ window headers, lintels, wall bracings, architraves & etc.	1 ps	45,400.00	45,400
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External Walls

321,331

Elemental Details

Project: Deans Marsh Community Hub (Whole
Building: Scheme)
20 Pennyroyal Valley Road, Deans Marsh

Details: 1.2 Concept Design Cost Plan - Rev.2 - WS

Code	Description	Quantity	Unit	Rate	Total
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09 Internal Walls

Internal Walls

92 Thk. stud & 13 thk. plasterboard/ fiberock both sides	421	m2	225.00	94,723
300 Thk. rammed earth wall	28	m2	575.00	16,100
Sundry fixings & connections	1	item	5,052.00	5,052

Timber Batten Screens

Timber batten screen to Lobby/ Waiting	9	m2	550.00	4,950
Sundry fixings & connections	1	item	743.00	743

Steel Door/ Window Headers, Lintels, Wall Bracings, Architraves & Etc.

Allow for steel door/ window headers, lintels, wall bracings, architraves & etc.	1	ps	20,000.00	20,000
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Internal Walls

141,568

10 Windows, Internal Glazed Screens & Window Furnishings

Windows

Powdercoated aluminium framed full height window	72	m2	1,620.00	116,640
Powdercoated aluminium framed window	30	m2	1,080.00	32,400
Ditto high level window	47	m2	1,330.00	62,510
Extra over cost for operable window & auto operate	1	ps	8,000.00	8,000

Internal Glazed Screens

Powdercoated aluminium framed internal glazed screen	8	m2	852.00	6,816
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Insect Screens

Allow for insect screen to operable windows	1	ps	8,500.00	8,500
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Window Furnishings

Allow for window furnishing - Part of FFE		note		
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Windows, Internal Glazed Screens & Window Furnishings

234,866

11 Roller Doors, Bi-Fold Doors & Timber/ Glazed Doors & Hardware

External & Internal Roller Doors

2000 Wide x 1500 high external/ internal roller door - Deleted		note		
1700 Wide x 2400 high external roller door (Allow manually operated)	1	no.	1,890.00	1,890
1500 Wide x 2400 high internal roller door (Allow manually operated)	1	no.	1,670.00	1,670
1200 Wide x 2400 high ditto (Allow manually operated)	1	no.	1,340.00	1,340

External & Internal Bi-Fold Doors

Elemental Details

Project: Deans Marsh Community Hub (Whole
Building: Scheme)
20 Pennyroyal Valley Road, Deans Marsh

Details: 1.2 Concept Design Cost Plan - Rev.2 - WS

Code	Description	Quantity	Unit	Rate	Total
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11 Roller Doors, Bi-Fold Doors & Timber/ Glazed Doors & Hardware (Continued)

Glazed bi-fold door	75	m2	2,500.00	187,500
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External Doors

920 Wide x 2040 high single swing timber door complete with frame & hardware	4	no.	1,750.00	7,000
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920 Wide x 2340 high single swing timber door with 620 x 1290 view glazed panel complete with frame & hardware	1	no.	2,333.00	2,333
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1400 Wide x 2090 high single sliding glazed door with sensor opening device & hardware	1	no.	16,280.00	16,280
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1000 Wide x 2040 high double swing door complete with frame & hardware - Deleted		note		
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2400 Wide x 1800 high double swing timber door complete with frame & hardware	1	no.	2,479.00	2,479
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1840 Wide x 2040 high double swing glazed door complete with frame & hardware	1	no.	5,600.00	5,600
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1840 Wide x 2296 high double swing glazed door complete with frame & hardware	6	no.	6,300.00	37,800
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1840 Wide x 2557 high double swing glazed door complete with frame & hardware - Deleted		note		
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1840 Wide x 2779 high ditto - Deleted		note		
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Internal Doors

820 Wide x 2040 high single swing timber door complete with frame & hardware - Deleted		note		
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920 Wide x 2040 high ditto	21	no.	1,750.00	36,750
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1350 Wide x 2090 high single sliding glazed door with sensor opening device & hardware	1	no.	16,197.00	16,197
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1840 Wide x 2040 high double swing timber door complete with frame & hardware	3	no.	2,294.00	6,882
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1420 Wide x 2040 high unequal double swing glazed door complete with frame & hardware	2	no.	4,321.00	8,642
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Roller Doors, Bi-Fold Doors & Timber/ Glazed Doors & Hardware				332,363
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12 Wall, Floor & Ceiling Finishes

Wall Finishes

Allow for wall vinyl	174	m2	100.00	17,400
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Laminated splashback	9	m2	262.00	2,358
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Waterproofing	183	m2	50.00	9,150
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Elemental Details

Project: Deans Marsh Community Hub (Whole
Building: Scheme)
20 Pennyroyal Valley Road, Deans Marsh

Details: 1.2 Concept Design Cost Plan - Rev.2 - WS

Code	Description	Quantity	Unit	Rate	Total
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12 Wall, Floor & Ceiling Finishes

(Continued)

Floor Finishes

Carpet tile	175	m2	86.00	15,050
Linoleum	63	m2	110.00	6,930
T&G timber board	503	m2	215.00	108,142
Vinyl	66	m2	100.00	6,600
Sheet vinyl safety (SVS1)	18	m2	126.00	2,268
Waterproofing	109	m2	50.00	5,450

Skirtings

Skirting (FECA)	849	m2	20.00	16,980
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Ceiling Finishes

Timber board ceiling	98	m2	287.00	28,126
Extra over cost for raking timber board ceiling	26	m2	50.00	1,300
Plasterboard ceiling	771	m2	85.00	65,535
Extra over cost for raking plasterboard ceiling	389	m2	50.00	19,450

Eave Soffit Finishes

Allow for villaboard eave soffit lining	179	m2	200.00	35,800
Extra over cost for raking eave soffit lining	92	m2	50.00	4,600

Corbels & Feature Ceiling Framing

Corbel - Deleted		note		
Feature ceiling framing - Deleted		note		

Wall, Floor & Ceiling Finishes

345,139

13 Joinery & Toilet Partitions

Joinery

Sew.

640 Deep bench	2.72	m	1,663.00	4,523
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Big Room

580 Deep bench cupboard	4.00	m	1,708.00	6,832
780 Deep ditto	6.30	m	2,140.00	13,482

Passage to Big Room

800 Deep joinery - Deleted		note		
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Pantry

400 Deep joinery	4.15	m	1,771.00	7,350
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Elemental Details

Project: Deans Marsh Community Hub (Whole
Building: Scheme)
20 Pennyroyal Valley Road, Deans Marsh

Details: 1.2 Concept Design Cost Plan - Rev.2 - WS

Code	Description	Quantity	Unit	Rate	Total
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13 Joinery & Toilet Partitions (Continued)

Main Kitchen

600 Deep bench cupboard	6.21	m	3,443.00	21,381
700 Deep ditto	6.41	m	3,753.00	24,057
700 Deep island bench cupboard	1.86	m	4,941.00	9,190
320 Deep external benchtop - Deleted		note		

Kitchenette

600 Deep bench cupboard	3.51	m	1,751.00	6,146
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MCH/ Meet

900 Deep work bench - Deleted		note		
600 Deep under bench cupboard/ drawer - Deleted		note		

Wet Area

650 Deep bench cupboard - Deleted		note		
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Lobby

500 Deep bench seat		note		
600 Deep ditto		note		

Waiting

450 Deep bench seat	3.78	m	1,332.00	5,035
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Store

400 Deep shelving - Deleted		note		
450 Deep - Deleted		note		

Long Day Care

400 Deep joinery - Deleted		note		
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Kitchenette

600 Deep bench cupboard - Deleted		note		
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Sundry Joinery

Sundry joinery	1	ps	80,000.00	80,000
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Pinboards & Whiteboards

Pinboards & whiteboards	1.00	ps	50,000.00	50,000
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Toilet Partitions & Doors

Toilet partition & door	6.00	item	1,350.00	8,100
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Joinery & Toilet Partitions **236,096**

14 Toilet Accessories, Internal Signs & Kitchen Appliances

Toilet Accessories

Allow for toilet accessories	1	ps	40,363.00	40,363
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Elemental Details

Project: Deans Marsh Community Hub (Whole
Building: Scheme)
 20 Pennyroyal Valley Road, Deans Marsh

Details: 1.2 Concept Design Cost Plan - Rev.2 - WS

Code	Description	Quantity	Unit	Rate	Total
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14 Toilet Accessories, Internal Signs & Kitchen Appliances

(Continued)

Internal Signs

Allow for internal signs	1	item	7,315.00	7,315
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Kitchen Appliances

Semi commercial kitchen appliance to main kitchen	1	ps	26,125.00	26,125
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Equipment

Part of FFE		note		
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Toilet Accessories, Internal Signs & Kitchen Appliances

73,803

15 Painting

Painting

Internal & external painting where required (FECA)	849	m2	75.00	63,675
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Painting

63,675

16 Sanitary Fixtures, Taps & Plumbing

Sanitary Fixtures & Taps

DDA toilet suite with back rest & stop cock	3	no.	4,055.00	12,165
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Ambulant toilet suite & stock cock	2	no.	2,300.00	4,600
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Toilet suite & stop cock	4	no.	1,724.00	6,896
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Accessible basin, bottle trap & tap	3	no.	2,696.00	8,088
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Wall basin & tap	6	no.	1,860.00	11,160
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Cleaner sink & tap	1	no.	2,148.00	2,148
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Single stall wall mounted urinal unit & sensor system	2	no.	5,490.00	10,980
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Shower set	2	no.	1,572.00	3,144
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Single bowl kitchen sink & tap	1	no.	2,472.00	2,472
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Wall basin & sensor tap	1	no.	2,358.00	2,358
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Sink & tap	1	no.	1,404.00	1,404
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Trough 1200 long & 2 taps (External)	1	no.	3,720.00	3,720
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Elemental Details

Project: Deans Marsh Community Hub (Whole Scheme)
Building: 20 Pennyroyal Valley Road, Deans Marsh

Details: 1.2 Concept Design Cost Plan - Rev.2 - WS

Code	Description	Quantity	Unit	Rate	Total
16	Sanitary Fixtures, Taps & Plumbing	<i>(Continued)</i>			
	Allow for one & half bowl sink & tap to kitchenette & kitchen	2	no.	2,088.00	4,176
	Allow for child toilet suite & basin & tap	1	ps	9,480.00	9,480
	<u>Boiling Water Unit</u>				
	Allow for boiling water unit to kitchen & kitchenette	3	no.	6,270.00	18,810
	<u>Hot Water Unit</u>				
	Allow for hot water unit c/w circulating pump, safe tray & tundish	1	no.	3,135.00	3,135
	<u>Water Services</u>				
	Cold water services	22	point	470.00	10,340
	Recycled water services	13	point	314.00	4,082
	Hot water services	19	point	523.00	9,937
	Sundry fittings & connections	1	item	3,654.00	3,654
	<u>Internal Sewer Drains</u>				
	Sewer drain	11	point	995.00	10,945
	Floor waste gully	6	no.	314.00	1,884
	Vent pipe	1	item	1,045.00	1,045
	Sundry fittings & connections	1	item	2,081.00	2,081
	Sanitary Fixtures, Taps & Plumbing				148,704
17	Electrical Services				
	<u>Electrical Services</u>				
	Allow for electrical services (FECA)	849	m2	300.00	254,696
	Builder's works & coordination	1	item	38,204.00	38,204
	Electrical Services				292,900
18	Solar Panels				
	<u>Solar Power Panels</u>				
	Allow for solar PV system	1	ps	42,000.00	42,000
	Builder's works & coordination	1	item	6,300.00	6,300

Elemental Details

Project: Deans Marsh Community Hub (Whole
Building: Scheme)
 20 Pennyroyal Valley Road, Deans Marsh

Details: 1.2 Concept Design Cost Plan - Rev.2 - WS

Code	Description	Quantity	Unit	Rate	Total
18	Solar Panels	(Continued)			
	Solar Panels				48,300
19	Security System				
<u>Security System</u>					
	Allow for security system (excl. CCTV) (FECA)	849	m2	70.00	59,426
	Builder's works & coordination	1	item	8,914.00	8,914
	Security System				68,340
20	Sound Field System				
<u>Sound Field System</u>					
	Allow for sound field system	1	ps	44,412.00	44,412
	Builder's works & coordination	1	item	6,662.00	6,662
	Sound Field System				51,074
21	Mechanical Services				
<u>Mechanical Services</u>					
	Allow for mechanical services (FECA)	849	m2	210.00	178,290
	Builder's works & coordination	1	item	26,743.00	26,743
	Mechanical Services				205,033
22	Fire Protection				
<u>Fire Extinguishers & Signs</u>					
	Allow for fire extinguishers & signs	1	ps	3,657.00	3,657
	Fire Protection				3,657
23	Design Variable				
<u>Design Variable</u>					
	Allow for variance in design during documentation development	1	item	100,882.00	100,882
	Design Variable				100,882
24	Siteworks & Landscaping				
<u>Preliminaries</u>					
	Preliminaries	1	item	65,753.00	65,753
<u>Clear Site</u>					
	Clear site as required	2,779	m2	5.00	13,895
<u>Bulk Cut & Fill</u>					
	Bulk cut & fill to building (GFA)	884	m2	21.00	18,564
	Extra over for engineered fill to the East building	1	ps	10,000.00	10,000

Elemental Details

Project: Deans Marsh Community Hub (Whole Scheme)
Building: 20 Pennyroyal Valley Road, Deans Marsh

Details: 1.2 Concept Design Cost Plan - Rev.2 - WS

Code	Description	Quantity	Unit	Rate	Total
24	Siteworks & Landscaping	<i>(Continued)</i>			
	Bulk cut & fill to paving & soft landscape	2,299	m2	15.00	34,485
	<u>Access Track & Fire Truck Hardstand</u>				
	Gravel access track along northern boundary	299	m2	80.00	23,920
	Concrete fire truck hardstand	44	m2	250.00	11,000
	<u>Footpath</u>				
	Concrete paving & base	516	m2	200.00	103,200
	<u>Permeable Paving</u>				
	Permeable paving & base to Plaza	260	m2	150.00	39,000
	<u>Bicycle rails</u>				
	Bicycle rail	3	no.	1,140.00	3,420
	<u>Bollards</u>				
	Bollard (Allow removable type)	3	no.	1,290.00	3,870
	<u>Licensed Playground, Fencing & Play Equipment</u>				
	Licensed playground	233	m2	850.00	198,050
	2530 x 4360 Shed & base - Deleted (Retain existing store)		note		
	Powdercoated fence & gate	54	m	250.00	13,500
	Fixed play equipment	1	ps	50,000.00	50,000
	<u>Existing Playground</u>				
	Retain existing playground		note		
	<u>Existing Oval</u>				
	Retain existing oval		note		
	<u>Edible Garden</u>				
	Edible garden	63	m2	150.00	9,450
	<u>Soft Landscaping</u>				
	Make good to existing soft landscape where required	1	item	15,000.00	15,000
	New soft landscape, irrigation system, maintenance & establishment	480	m2	105.00	50,400

Elemental Details

Project: Deans Marsh Community Hub (Whole
Building: Scheme)
 20 Pennyroyal Valley Road, Deans Marsh

Details: 1.2 Concept Design Cost Plan - Rev.2 - WS

Code	Description	Quantity	Unit	Rate	Total
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24 Siteworks & Landscaping

(Continued)

Design Variable

Allow for variance in design during documentation development	1	item	33,175.00	33,175
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Siteworks & Landscaping

696,682

25 Associated Sitework with Greenstar

Preliminaries

Preliminaries	1	item	8,030.00	8,030
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Associated Sitework with Greenstar

Associated sitework with Greenstar	1	item	73,000.00	73,000
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Design Variable

Allow for variance in design during documentation development	1	item	3,970.00	3,970
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Associated Sitework with Greenstar

85,000

26 Crossover & Main Carpark

Preliminaries

Preliminaries	1	item	30,393.00	30,393
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Demolition Works

Strip out where required	727	m2	22.00	15,994
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Clear Site

Clear site	727	m2	5.00	3,635
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Bulk Cut & Fill

Bulk cut & fill to crossover, carpark & soft landscape	727	m2	21.00	15,267
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Crossover

Allow for asphalt crossover	89	m2	150.00	13,350
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Main Carpark

Allow for asphalt carpark & driveway	621	m2	160.00	99,360
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Allow for kerb or Kerb & channel c/w crushed rock base	141	m	214.00	30,174
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Line marking for carparking bay	20	no.	95.00	1,900
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Sundry signs & marking	1	item	1,000.00	1,000
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Elemental Details

Project: Deans Marsh Community Hub (Whole Scheme)
Building: 20 Pennyroyal Valley Road, Deans Marsh

Details: 1.2 Concept Design Cost Plan - Rev.2 - WS

Code	Description	Quantity	Unit	Rate	Total
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26 Crossover & Main Carpark (Continued)

Bollard

Bollard (allow fixed type)	1	no.	1,074.00	1,074
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Soft Landscaping

Soft landscape, irrigation system, maintenance & establishment	17	m2	150.00	2,550
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Agi. Drains

Agi. pipe	1	ps	12,000.00	12,000
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Stormwater Drains & Pits

Stormwater drains & pits	1	ps	25,000.00	25,000
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Carpark Lighting

Allow for carpark lighting	1	ps	55,000.00	55,000
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Design Variable

Allow for variance in design during documentation development	1	item	15,335.00	15,335
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Crossover & Main Carpark				322,032
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27 Street Parallel Carspaces

Preliminaries

Preliminaries	1	item	5,875.00	5,875
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Demolition Works

Strip out existing where required	125	m2	65.00	8,125
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Clear Site

Clear site as required	125	m2	5.00	625
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Bulk Cut & Fill

Bulk cut & fill where required	125	m2	21.00	2,625
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Street Parallel Carspaces

Modify existing on street parallel parking	125	m2	150.00	18,750
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Allow for kerb & channel	67	m	214.00	14,338
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Agi. drains & connect to adjacent existing main/ pit	1	item	6,000.00	6,000
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Line marking for parking space	7	no.	135.00	945
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Elemental Details

Project: Deans Marsh Community Hub (Whole
Building: Scheme)
 20 Pennyroyal Valley Road, Deans Marsh

Details: 1.2 Concept Design Cost Plan - Rev.2 - WS

Code	Description	Quantity	Unit	Rate	Total
27	Street Parallel Carspaces				<i>(Continued)</i>
	<u>Existing Soft & Hard Landscaping</u>				
	Make good to existing soft & hard landscape where required	1	ps	2,000.00	2,000
	<u>Design Variable</u>				
	Allow for variance in design during documentation development	1	item	2,964.00	2,964
	Street Parallel Carspaces				62,247
28	External Services				
	<u>Preliminaries</u>				
	Preliminaries	1	item	41,407.00	41,407
	<u>External Services</u>				
	External services incl:	1	ps	376,425.00	376,425
	- Supply & install 75k litre fire tank & pump				
	- Reinstall existing rain water tanks for domestic water supply				
	- 3 Phase power to be extended to site (approx. 100m)				
	- Sewerage tank & system to be upgrade				
	- Stormwater to be detained on site				
	- Water supply				
	- Fire services				
	<u>Design Variable</u>				
	Allow for variance in design during documentation development	1	item	41,783.00	41,783
	External Services				459,615
29	Site Restoration Works				
	<u>Site Restoration Works</u>				
	Site restoration works	1	ps	60,000.00	60,000
	Site Restoration Works				60,000
30	Building Permit & Signage/ Way-finding				
	<u>Building Permit & Signage/ Wayfinding</u>				
	Building permit	1	ps	40,000.00	40,000
	Signage/ Wayfinding	1	ps	15,000.00	15,000
	Building Permit & Signage/ Way-finding				55,000

Deans Marsh Community Hub

20 Pennyroyal Valley Road, Deans Marsh

**Revised Concept Design Cost Plan
(Stage 1 & 2)**

6 March 2024



DDH Quantity Surveyors Pty Ltd

ACN 651 583 854 ABN 41 651 583 854

A: 2.01/ 17-19 Yarra Street,
Abbotsford VIC 3067

T: 03 9417 5505

TO: Surf Coast Shire
C/O: Kate Reed
Senior Associate
Brand Architects
Level 8, 176 Wellington Parade,
East Melbourne VIC 3002

6 March 2024

Deans Marsh Community Hub
20 Pennyroyal Valley Road, Deans Marsh

Dear Kate,

In accordance with your instructions, we have prepared a Revised Concept Design Cost Plan based on drawings provided, and report herein the total estimated project cost as follows:

Proposed Building & External Works (Stage 1 & 2)		Excluding GST
Estimated Total Project Cost for Both Stage 1 & 2 Tendered at Different Dates:		
1.0 Proposed Building & External Works (STAGE 1)	Tender in July 2025	\$6,890,000.00
2.0 Proposed Building & External Works (STAGE 2)	Tender in July 2027	\$1,840,000.00
3.0 Decanting/ Relocation/ Housing of Services		\$100,000.00
Estimated Total Project Cost Excluding GST (1.0 + 2.0 + 3.0)		\$8,830,000.00

Exclusions

In compiling this costing, we have not allowed for the following:

- Bank charges and financing costs
- Future maintenance & replacement of equipment due to wear & tear
- Energy consumption costs
- Boundary fencing
- Auto sliding gates/ fencing to main carpark
- Cost escalation beyond July 2025 for Stage 1
- Cost escalation beyond July 2027 for Stage 2

We trust that this is satisfactory for your purposes at this stage.

Yours faithfully,

Gareth Tiong

Director

Member of AIQS - MAIQS 10619

Registered Building Practitioner - QS 47529

Deans Marsh Community Hub
20 Pennyroyal Valley Road, Deans Marsh
Revised Concept Design Cost Plan (Stage 1 & 2)
Summary

1.0 Proposed Building & External Works (STAGE 1)

6 March 2024

Ref.	Items	Area m2 FECA	Rate \$/m2	Estimated Cost
1.1	Demolition, Asbestos & Hazardous Material Removal			\$176,880.00
1.2	Proposed Single Storey Community Hub	723.0	\$5,098.26	\$3,686,044.00
1.3	Siteworks & Landscaping	2374.0	\$152.58	\$362,214.00
1.4	Associated Sitework with Greenstar			\$72,000.00
1.5	Crossover & Main Carpark	727.0	\$442.96	\$322,032.00
1.6	External Services			\$355,830.00
1.7	Site Restoration Works			\$50,000.00
1.8	Building Permit & Signage/ Way-Finding			\$45,000.00
Sub Total Excluding GST				\$5,070,000.00
1.9	Cost Escalation to Tender - July 2025			\$360,000.00
Estimated Total Construction Cost Excluding GST				\$5,430,000.00
1.10	Contingency During Construction (5%)			\$272,000.00
Estimated Total Net Project Cost Excluding GST				\$5,702,000.00
1.11	Consultant Fees (10%)			\$571,000.00
1.12	Greenstar Certification			\$100,000.00
Estimated Total Gross Project Cost Excluding GST				\$6,373,000.00
1.12	Authorities Fees & Etc.			\$9,000.00
1.13	Loose Furniture & Equipment			\$123,000.00
1.14	IT Equipment			\$86,000.00
1.15	Abnormal Ground Conditions			\$129,000.00
1.16	Project Management Fees (2.5%)			\$170,000.00
Estimated Total Project Cost Excluding GST - STAGE 1				\$6,890,000.00
	Add - GST			\$689,000.00
Estimated Total Project Cost Including GST - STAGE 1				\$7,579,000.00

2.0 Proposed Building & External Works (STAGE 2)

Ref.	Items	Area m2 FECA	Rate \$/m2	Estimated Cost
2.1	Proposed Single Storey Early Learning Centre (Extension)	126.0	\$5,376.98	\$677,500.00
2.2	Licensed Playground & Associated Siteworks	405.0	\$825.85	\$334,468.00
2.3	Associated Sitework with Greenstar			\$22,000.00
2.4	Street Parallel Carspaces	125.0	\$497.98	\$62,247.00
2.5	External Services			\$103,785.00
2.6	Site Restoration Works			\$10,000.00
2.7	Building Permit & Signage/ Way-Finding			\$20,000.00
Sub Total Excluding GST				\$1,230,000.00
2.8	Cost Escalation to Tender - July 2027			\$230,000.00
Estimated Total Construction Cost Excluding GST				\$1,460,000.00
2.9	Contingency During Construction (5%)			\$73,000.00
Estimated Total Net Project Cost Excluding GST				\$1,533,000.00
2.10	Consultant Fees (10%)			\$153,000.00
2.11	Greenstar Certification			\$24,000.00
Estimated Total Gross Project Cost Excluding GST				\$1,710,000.00
2.12	Authorities Fees & Etc.			\$6,000.00
2.13	Loose Furniture & Equipment			\$35,000.00
2.14	IT Equipment			\$18,000.00

2.15	Abnormal Ground Conditions	\$26,000.00
2.16	Project Management Fees (2.5%)	\$45,000.00
Estimated Total Project Cost Excluding GST - STAGE 2		\$1,840,000.00
	Add - GST	\$184,000.00
Estimated Total Project Cost Including GST - STAGE 2		\$2,024,000.00

3.0 Decanting/ Relocation/ Housing of Services

Ref.	Items	Area m2 FECA	Rate \$/m2	Estimated Cost
3.1	Decanting/ Relocation/ Housing of Services for 18-24 Months During Construction			\$100,000.00
Estimated Total Cost Excluding GST				\$100,000.00
	Add - GST			\$10,000.00
Estimated Total Cost Including GST				\$110,000.00

4.0 Drawings Used

Architecture Drawings

A001, A100, A110, A140, A150

5.0 Covid 19 & Construction Impact

This Cost Plan is prepared based on normal conditions and current material cost. The tender prices may be affected by unforeseeable consequences of Covid-19 pandemic and construction impact such as spike in plant & material costs, shortage of material & labour, unanticipated delays in material deliveries, working restrictions, government-mandated shutdowns, quarantines or other related factors. These circumstances can significantly impact project timeline and costs.

6.0 Conclusion/ Disclaimer

This Cost Plan should be considered as an Opinion of Probable Order of Cost. We have prepared this estimate based on the available documentation and information provided. However, due to the nature of the documentation, there may be limitations and gaps in the information provided. We have made certain assumption and allowances during the estimation process to account for these limitations. it is important to note that as the design progresses and more detailed information becomes available, a detailed review will be necessary to ensure the accuracy and reliability of the cost estimation.

Deans Marsh Community Hub
20 Pennyroyal Valley Road, Deans Marsh

Contact Details

6 March 2024

Discipline	Consultant	Phone Number
Architect	Brand Architects	03 9419 3500
Structure Engineer	TBA	
Civil Engineer	TBA	
Mech. & Elec. Engineer	BRT Consulting	03 9417 2971
Hydraulic Engineer	BRT Consulting	03 9417 2971
Quantity Surveyors	DDH Quantity Surveyors	03 9417 5505

Elemental Summary

Project: Deans Marsh Community Hub (Staging)
Building: 20 Pennyroyal Valley Road, Deans Marsh

Details: 3.1 Concept Design Cost Plan - Rev.2 -
Stage 1&2

Code	Description	Quantity	Unit	Rate	Total
<u>STAGE 1</u>					
<u>Area Analysis</u>					
00	Area Analysis - Stg.1				0
<u>Demolition</u>					
01	Demolition - Stg.1				156,880
02	Asbestos & Hazardous Materials Removal				20,000
	Sub Total Excluding GST				176,880
<u>Building Works - Proposed Single Storey Community Hub (Stage 1)</u>					
03	Preliminaries - Stg.1				414,399
04	Substructure - Stg.1				369,171
05	Stage & Stage Curtains Incl. Ramp & Steps - Stg.1				66,710
06	Columns - Stg.1				80,655
07	Roofing & Roof Plumbing - Stg.1				683,879
08	External Walls - Stg.1				321,331
09	Internal Walls - Stg.1				141,568
10	Windows, Internal Glazed Screens & Window Furnishings - Stg.1				234,866
11	Roller Doors, Bi-Fold Doors & Timber/ Glazed Doors & Hardware - Stg.1				332,363
12	Wall, Floor & Ceiling Finishes - Stg.1				345,139
13	Joinery & Toilet Partitions - Stg.1				236,096
14	Toilet Accessories, Internal Signs & Kitchen Appliances - Stg.1				73,803
15	Painting - Stg.1				63,675
16	Sanitary Fixtures, Taps & Plumbing - Stg.1				148,704
17	Electrical Services - Stg.1				292,900
18	Solar Panels - Stg.1				48,300
19	Security System - Stg.1				68,340
20	Sound Field System - Stg.1				51,074
21	Mechanical Services - Stg.1				205,033
22	Fire Protection - Stg.1				3,657
23	Design Variable - Stg.1				100,882
24	Deletion of Stage 2 Building Works - Stg.1				-647,000
25	Extra Over Cost for Staging Works - Stg.1				50,500
	Sub Total Excluding GST (Building) - FECA - Stg.1	723	m2	5,098.26	3,686,044
<u>External Works</u>					
26	Siteworks & Landscaping - Stg.1	2,374	m2	152.58	362,214
27	Associated Sitework with Greenstar				72,000
28	Crossover & Main Carpark - Stg.1	727	m2	442.96	322,032
29	External Services - Stg.1				355,830
	TOTAL Excluding GST (Demolition + Building + External Works) - Stg.1				4,975,000

Elemental Summary

Project: Deans Marsh Community Hub (Staging)
Building: 20 Pennyroyal Valley Road, Deans Marsh

Details: 3.1 Concept Design Cost Plan - Rev.2 -
Stage 1&2

Code	Description	Quantity	Unit	Rate	Total
<u>Site Restoration Works</u>					
30	Site Restoration Works - Stg.1				50,000
	TOTAL Excluding GST (Demolition + Building + External Works + Site Restoration Works) - Stg.1				5,025,000
<u>Building Permit & Signage/ Way-finding</u>					
31	Building Permit & Signage/ Way-finding - Stg.1				45,000
	TOTAL Excluding GST (Demolition + Building + External Works + Site Restoration Works + Building Permit + Signage/ Way-finding) - Stg.1				5,070,000
<u>STAGE 2</u>					
<u>Building Works (Stage 2)</u>					
32	Area Analysis - Stg.2				0
33	Building Works - Stg.2				647,000
34	Extra Over for Staging Works - Stg.2				30,500
	Sub Total Excluding GST (Building) - FECA - Stg.2	126	m2	5,376.98	677,500
<u>External Works</u>					
35	Licensed Playground & Associated Siteworks - Stg.2	405	m2	825.85	334,468
36	Associated Sitework with Greenstar				22,000
37	Street Parallel Carspaces - Stg.2	125	m2	497.98	62,247
38	External Services - Stg.2				103,785
	Total Excluding GST (Building + External Works) - Stg.2				1,200,000
<u>Site Restoration Works</u>					
39	Site Restoration Works - Stg.2				10,000
	TOTAL Excluding GST (Building + External Works + Site Restoration Works) - Stg.2				1,210,000
<u>Building Permit & Signage/ Way-finding</u>					
40	Building Permit & Signage/ Way-finding - Stg.2				20,000
	TOTAL Excluding GST (Building + External Works + Building Permit + Signage/ Way-finding)				1,230,000
					6,300,000

Elemental Details

Project: Deans Marsh Community Hub (Staging)
Building: 20 Pennyroyal Valley Road, Deans Marsh

Details: 3.1 Concept Design Cost Plan - Rev.2 -
 Stage 1&2

Code	Description	Quantity	Unit	Rate	Total
00	Area Analysis - Stg.1				
	<u>Fully Enclosed Covered Area (FECA)</u>				
	FECA to building (incl. bins area)	849	m2		
	<u>Gross Floor Area (GFA)</u>				
	GFA to building (incl. bins area)	884	m2		
	Area Analysis - Stg.1				0
01	Demolition - Stg.1				
	<u>Preliminaries</u>				
	Preliminaries	1	item	14,797.00	14,797
	<u>Demolition Works</u>				
	Demolish of the existing community hall (GFA)	478	m2	120.00	57,360
	Demolish existing galvanized iron shed	9	m2	131.00	1,179
	Demolish existing chubby house colorbond	3	m2	131.00	393
	Demolish existing covered sand pit	11	m2	120.00	1,320
	Demolish of the existing concrete skate park	147	m2	90.00	13,230
	Remove existing tree	23	no.	987.00	22,701
	Remove existing concrete paving	34	m2	74.00	2,516
	Remove existing gravel carpark, bollard, post & rail	535	m2	55.00	29,425
	Remove existing post & wire fence	92	m	21.00	1,932
	Remove existing woven wire fence	43	m	21.00	903
	Remove existing picket fence	12	m	21.00	252
	Disconnection of existing water tanks for reinstatement	4	no.	630.00	2,520
	Demolish existing concrete tank	1	no.	1,260.00	1,260
	Remove existing hard & soft landscape where required	2,368	m2	3.00	7,092
	Demolition - Stg.1				156,880
02	Asbestos & Hazardous Materials Removal				
	<u>Asbestos & Hazardous Materials Removal</u>				
	Asbestos & hazardous materials removal	1	ps	20,000.00	20,000
	Asbestos & Hazardous Materials Removal				20,000
03	Preliminaries - Stg.1				
	<u>Preliminaries</u>				
	Preliminaries	1	item	414,399.00	414,399

Elemental Details

Project: Deans Marsh Community Hub (Staging)
Building: 20 Pennyroyal Valley Road, Deans Marsh

Details: 3.1 Concept Design Cost Plan - Rev.2 -
 Stage 1&2

Code	Description	Quantity	Unit	Rate	Total
03	Preliminaries - Stg.1				(Continued)
	Preliminaries - Stg.1				414,399
04	Substructure - Stg.1				
	<u>Blinding Concrete</u>				
	Allow for blinding concrete & excavation	1	ps	20,000.00	20,000
	<u>Pad & Strip Footings</u>				
	Allow for pad & strip footing where required (GFA)	884	m2	30.00	26,516
	<u>Ground Slab</u>				
	125 Thk. reinforced concrete slab with thickenings, 0.2 thk. moisture proof membrane, 50 thk. sand bed, excavation & edge form (GFA)	884	m2	350.00	309,396
	<u>Termite Treatment</u>				
	Allow for termite treatment (GFA)	884	m2	15.00	13,260
	Substructure - Stg.1				369,171
05	Stage & Stage Curtains Incl. Ramp & Steps - Stg.1				
	<u>Stage</u>				
	Stage	66	m2	600.00	39,600
	Extra over for steps	1	m2	500.00	500
	Extra over for ramp	5	m2	300.00	1,500
	<u>Stage Curtain</u>				
	Stage curtain (provisional sum)	31	m2	810.00	25,110
	Stage & Stage Curtains Incl. Ramp & Steps - Stg.1				66,710
06	Columns - Stg.1				
	<u>Steel Columns, Mullions & Stub Columns</u>				
	Allow for steel column, mullion & stud column (FECA)	849	m2	95.00	80,655
	Columns - Stg.1				80,655
07	Roofing & Roof Plumbing - Stg.1				
	<u>Roof Framing</u>				
	Roof framing	1,244	m2	350.00	435,400
	<u>Roof Insulation</u>				
	Roof insulation, sarking & safety mesh	1,244	m2	38.00	47,272
	<u>Roofing</u>				
	Colorbond custom orb metal roof sheet	1,244	m2	75.00	93,300
	Ridge capping	95	m	74.00	7,030

Elemental Details

Project: Deans Marsh Community Hub (Staging)
Building: 20 Pennyroyal Valley Road, Deans Marsh

Details: 3.1 Concept Design Cost Plan - Rev.2 -
 Stage 1&2

Code	Description	Quantity	Unit	Rate	Total
07	Roofing & Roof Plumbing - Stg.1				<i>(Continued)</i>
	Barge capping	120	m	50.00	6,000
	Flashing	136	m	132.00	17,952
	<u>Roof Plumbing</u>				
	Allow for roof plumbing	1	ps	35,000.00	35,000
	<u>Roof Access & Fall Arrest Systems</u>				
	Allow for roof access & fall arrest systems	1	ps	38,665.00	38,665
	<u>Pergola</u>				
	Pergola post & beam to Lounge Courtyard	22	m	130.00	2,860
	Sundry fixings & connections	1	item	400.00	400
	Roofing & Roof Plumbing - Stg.1				683,879
08	External Walls - Stg.1				
	<u>External Walls</u>				
	Double face brick wall	11	m2	600.00	6,600
	Face brick, cavity, 90 stud, insulation, sarking & plasterboard	170	m2	500.00	85,000
	Block, cavity, 90 stud, insulation, sarking & plasterboard	63	m2	560.00	35,280
	Trimdek metal sheet, 35 thk. top hat, 90 stud, insulation, sarking & plasterboard/ fiberock	43	m2	324.00	13,932
	Trimdek metal sheet & top hat to roof fascia	139	m2	180.00	25,020
	Compressed fibre cement sheet, 35 thk. top hat, 90 stud, insulation, sarking & plasterboard/ fiberock	138	m2	426.00	58,788
	Standing seam cladding, batten, stud, insulation, sarking & plasterboard/ fiberock	21	m2	786.00	16,506
	300 Thk. rammed earth	17	m2	575.00	9,775
	Sundry fixings & connections	1	item	7,320.00	7,320
	<u>Timber Batten Screens</u>				
	Timber batten screen to Entry/ Foyer	28	m2	550.00	15,400
	Sundry fixings & connections	1	item	2,310.00	2,310
	<u>Steel Door/ Window Headers, Lintels, Wall Bracings, Architraves & Etc.</u>				
	Allow for steel door/ window headers, lintels, wall bracings, architraves & etc.	1	ps	45,400.00	45,400
	External Walls - Stg.1				321,331
09	Internal Walls - Stg.1				
	<u>Internal Walls</u>				
	92 Thk. stud & 13 thk. plasterboard/ fiberock both sides	421	m2	225.00	94,723

Elemental Details

Project: Deans Marsh Community Hub (Staging)
Building: 20 Pennyroyal Valley Road, Deans Marsh

Details: 3.1 Concept Design Cost Plan - Rev.2 -
Stage 1&2

Code	Description	Quantity	Unit	Rate	Total
09	Internal Walls - Stg.1				<i>(Continued)</i>
	300 Thk. rammed earth wall	28	m2	575.00	16,100
	Sundry fixings & connections	1	item	5,052.00	5,052
	<u>Timber Batten Screens</u>				
	Timber batten screen to Lobby/ Waiting	9	m2	550.00	4,950
	Sundry fixings & connections	1	item	743.00	743
	<u>Steel Door/ Window Headers, Lintels, Wall Bracings, Architraves & Etc.</u>				
	Allow for steel door/ window headers, lintels, wall bracings, architraves & etc.	1	ps	20,000.00	20,000
	Internal Walls - Stg.1				141,568
10	Windows, Internal Glazed Screens & Window Furnishings - Stg.1				
	<u>Windows</u>				
	Powdercoated aluminium framed full height window	72	m2	1,620.00	116,640
	Powdercoated aluminium framed window	30	m2	1,080.00	32,400
	Ditto high level window	47	m2	1,330.00	62,510
	Extra over cost for operable window & auto operate	1	ps	8,000.00	8,000
	<u>Internal Glazed Screens</u>				
	Powdercoated aluminium framed internal glazed screen	8	m2	852.00	6,816
	<u>Insect Screens</u>				
	Allow for insect screen to operable windows	1	ps	8,500.00	8,500
	<u>Window Furnishings</u>				
	Allow for window furnishing - Part of FFE		note		
	Windows, Internal Glazed Screens & Window Furnishings - Stg.1				234,866
11	Roller Doors, Bi-Fold Doors & Timber/ Glazed Doors & Hardware - Stg.1				
	<u>External & Internal Roller Doors</u>				
	2000 Wide x 1500 high external/ internal roller door - Deleted		note		
	1700 Wide x 2400 high external roller door (Allow manually operated)	1	no.	1,890.00	1,890
	1500 Wide x 2400 high internal roller door (Allow manually operated)	1	no.	1,670.00	1,670
	1200 Wide x 2400 high ditto (Allow manually operated)	1	no.	1,340.00	1,340
	<u>External & Internal Bi-Fold Doors</u>				
	Glazed bi-fold door	75	m2	2,500.00	187,500
	<u>External Doors</u>				

Elemental Details

Project: Deans Marsh Community Hub (Staging)
Building: 20 Pennyroyal Valley Road, Deans Marsh

Details: 3.1 Concept Design Cost Plan - Rev.2 -
 Stage 1&2

Code	Description	Quantity	Unit	Rate	Total
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11 Roller Doors, Bi-Fold Doors & Timber/ Glazed Doors & Hardware - Stg.1 (Continued)

920 Wide x 2040 high single swing timber door complete with frame & hardware	4	no.	1,750.00	7,000
920 Wide x 2340 high single swing timber door with 620 x 1290 view glazed panel complete with frame & hardware	1	no.	2,333.00	2,333
1400 Wide x 2090 high single sliding glazed door with sensor opening device & hardware	1	no.	16,280.00	16,280
1000 Wide x 2040 high double swing door complete with frame & hardware - Deleted		note		
2400 Wide x 1800 high double swing timber door complete with frame & hardware	1	no.	2,479.00	2,479
1840 Wide x 2040 high double swing glazed door complete with frame & hardware	1	no.	5,600.00	5,600
1840 Wide x 2296 high double swing glazed door complete with frame & hardware	6	no.	6,300.00	37,800
1840 Wide x 2557 high double swing glazed door complete with frame & hardware - Deleted		note		
1840 Wide x 2779 high ditto - Deleted		note		
Internal Doors				
820 Wide x 2040 high single swing timber door complete with frame & hardware - Deleted		note		
920 Wide x 2040 high ditto	21	no.	1,750.00	36,750
1350 Wide x 2090 high single sliding glazed door with sensor opening device & hardware	1	no.	16,197.00	16,197
1840 Wide x 2040 high double swing timber door complete with frame & hardware	3	no.	2,294.00	6,882
1420 Wide x 2040 high unequal double swing glazed door complete with frame & hardware	2	no.	4,321.00	8,642

Roller Doors, Bi-Fold Doors & Timber/ Glazed Doors & Hardware - Stg.1 **332,363**

12 Wall, Floor & Ceiling Finishes - Stg.1

Wall Finishes				
Allow for wall vinyl	174	m2	100.00	17,400
Laminated splashback	9	m2	262.00	2,358
Waterproofing	183	m2	50.00	9,150
Floor Finishes				
Carpet tile	175	m2	86.00	15,050
Linoleum	63	m2	110.00	6,930
T&G timber board	503	m2	215.00	108,142

Elemental Details

Project: Deans Marsh Community Hub (Staging)
Building: 20 Pennyroyal Valley Road, Deans Marsh

Details: 3.1 Concept Design Cost Plan - Rev.2 -
 Stage 1&2

Code	Description	Quantity	Unit	Rate	Total
12	Wall, Floor & Ceiling Finishes - Stg.1	<i>(Continued)</i>			
	Vinyl	66	m2	100.00	6,600
	Sheet vinyl safety (SVS1)	18	m2	126.00	2,268
	Waterproofing	109	m2	50.00	5,450
	<u>Skirtings</u>				
	Skirting (FECA)	849	m2	20.00	16,980
	<u>Ceiling Finishes</u>				
	Timber board ceiling	98	m2	287.00	28,126
	Extra over cost for raking timber board ceiling	26	m2	50.00	1,300
	Plasterboard ceiling	771	m2	85.00	65,535
	Extra over cost for raking plasterboard ceiling	389	m2	50.00	19,450
	<u>Eave Soffit Finishes</u>				
	Allow for villaboard eave soffit lining	179	m2	200.00	35,800
	Extra over cost for raking eave soffit lining	92	m2	50.00	4,600
	<u>Corbels & Feature Ceiling Framing</u>				
	Corbel - Deleted		note		
	Feature ceiling framing - Deleted		note		
	Wall, Floor & Ceiling Finishes - Stg.1				345,139
13	Joinery & Toilet Partitions - Stg.1				
	<u>Joinery</u>				
	Sew.				
	640 Deep bench	2.72	m	1,663.00	4,523
	Big Room				
	580 Deep bench cupboard	4.00	m	1,708.00	6,832
	780 Deep ditto	6.30	m	2,140.00	13,482
	Passage to Big Room				
	800 Deep joinery - Deleted		note		
	Pantry				
	400 Deep joinery	4.15	m	1,771.00	7,350
	Main Kitchen				
	600 Deep bench cupboard	6.21	m	3,443.00	21,381
	700 Deep ditto	6.41	m	3,753.00	24,057
	700 Deep island bench cupboard	1.86	m	4,941.00	9,190
	320 Deep external benchtop - Deleted		note		

Elemental Details

Project: Deans Marsh Community Hub (Staging)
Building: 20 Pennyroyal Valley Road, Deans Marsh

Details: 3.1 Concept Design Cost Plan - Rev.2 -
 Stage 1&2

Code	Description	Quantity	Unit	Rate	Total
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13 Joinery & Toilet Partitions - Stg.1

(Continued)

Kitchenette

600 Deep bench cupboard	3.51	m	1,751.00	6,146
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MCH/ Meet

900 Deep work bench - Deleted		note		
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600 Deep under bench cupboard/ drawer - Deleted		note		
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Wet Area

650 Deep bench cupboard - Deleted		note		
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Lobby

500 Deep bench seat		note		
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600 Deep ditto		note		
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Waiting

450 Deep bench seat	3.78	m	1,332.00	5,035
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Store

400 Deep shelving - Deleted		note		
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450 Deep - Deleted		note		
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Long Day Care

400 Deep joinery - Deleted		note		
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Kitchenette

600 Deep bench cupboard - Deleted		note		
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Sundry Joinery

Sundry joinery	1	ps	80,000.00	80,000
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Pinboards & Whiteboards

Pinboards & whiteboards	1.00	ps	50,000.00	50,000
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Toilet Partitions & Doors

Toilet partition & door	6.00	item	1,350.00	8,100
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Joinery & Toilet Partitions - Stg.1

236,096

14 Toilet Accessories, Internal Signs & Kitchen Appliances - Stg.1

Toilet Accessories

Allow for toilet accessories	1	ps	40,363.00	40,363
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Internal Signs

Allow for internal signs	1	item	7,315.00	7,315
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Kitchen Appliances

Semi commercial kitchen appliance to main kitchen	1	ps	26,125.00	26,125
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Elemental Details

Project: Deans Marsh Community Hub (Staging)
Building: 20 Pennyroyal Valley Road, Deans Marsh

Details: 3.1 Concept Design Cost Plan - Rev.2 -
Stage 1&2

Code	Description	Quantity	Unit	Rate	Total
14	Toilet Accessories, Internal Signs & Kitchen Appliances - Stg.1				(Continued)
<u>Equipment</u>					
	Part of FFE		note		
	Toilet Accessories, Internal Signs & Kitchen Appliances - Stg.1				73,803
15	Painting - Stg.1				
<u>Painting</u>					
	Internal & external painting where required (FECA)	849	m2	75.00	63,675
	Painting - Stg.1				63,675
16	Sanitary Fixtures, Taps & Plumbing - Stg.1				
<u>Sanitary Fixtures & Taps</u>					
	DDA toilet suite with back rest & stop cock	3	no.	4,055.00	12,165
	Ambulant toilet suite & stock cock	2	no.	2,300.00	4,600
	Toilet suite & stop cock	4	no.	1,724.00	6,896
	Accessible basin, bottle trap & tap	3	no.	2,696.00	8,088
	Wall basin & tap	6	no.	1,860.00	11,160
	Cleaner sink & tap	1	no.	2,148.00	2,148
	Single stall wall mounted urinal unit & sensor system	2	no.	5,490.00	10,980
	Shower set	2	no.	1,572.00	3,144
	Single bowl kitchen sink & tap	1	no.	2,472.00	2,472
	Wall basin & sensor tap	1	no.	2,358.00	2,358
	Sink & tap	1	no.	1,404.00	1,404
	Trough 1200 long & 2 taps (External)	1	no.	3,720.00	3,720
	Allow for one & half bowl sink & tap to kitchenette & kitchen	2	no.	2,088.00	4,176
	Allow for child toilet suite & basin & tap	1	ps	9,480.00	9,480
<u>Boiling Water Unit</u>					
	Allow for boiling water unit to kitchen & kitchenette	3	no.	6,270.00	18,810
<u>Hot Water Unit</u>					

Elemental Details

Project: Deans Marsh Community Hub (Staging)
Building: 20 Pennyroyal Valley Road, Deans Marsh

Details: 3.1 Concept Design Cost Plan - Rev.2 -
 Stage 1&2

Code	Description	Quantity	Unit	Rate	Total
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16 Sanitary Fixtures, Taps & Plumbing - Stg.1

(Continued)

Allow for hot water unit c/w circulating pump, safe tray & tundish	1	no.	3,135.00	3,135
<u>Water Services</u>				
Cold water services	22	point	470.00	10,340
Recycled water services	13	point	314.00	4,082
Hot water services	19	point	523.00	9,937
Sundry fittings & connections	1	item	3,654.00	3,654
<u>Internal Sewer Drains</u>				
Sewer drain	11	point	995.00	10,945
Floor waste gully	6	no.	314.00	1,884
Vent pipe	1	item	1,045.00	1,045
Sundry fittings & connections	1	item	2,081.00	2,081

Sanitary Fixtures, Taps & Plumbing - Stg.1

148,704

17 Electrical Services - Stg.1

<u>Electrical Services</u>				
Allow for electrical services (FECA)	849	m2	300.00	254,696
Builder's works & coordination	1	item	38,204.00	38,204

Electrical Services - Stg.1

292,900

18 Solar Panels - Stg.1

<u>Solar Power Panels</u>				
Allow for solar PV system	1	ps	42,000.00	42,000
Builder's works & coordination	1	item	6,300.00	6,300

Solar Panels - Stg.1

48,300

19 Security System - Stg.1

<u>Security System</u>				
Allow for security system (excl. CCTV) (FECA)	849	m2	70.00	59,426
Builder's works & coordination	1	item	8,914.00	8,914

Security System - Stg.1

68,340

Elemental Details

Project: Deans Marsh Community Hub (Staging)
Building: 20 Pennyroyal Valley Road, Deans Marsh

Details: 3.1 Concept Design Cost Plan - Rev.2 -
 Stage 1&2

Code	Description	Quantity	Unit	Rate	Total
20	Sound Field System - Stg.1				
	<u>Sound Field System</u>				
	Allow for sound field system	1	ps	44,412.00	44,412
	Builder's works & coordination	1	item	6,662.00	6,662
	Sound Field System - Stg.1				51,074
21	Mechanical Services - Stg.1				
	<u>Mechanical Services</u>				
	Allow for mechanical services (FECA)	849	m2	210.00	178,290
	Builder's works & coordination	1	item	26,743.00	26,743
	Mechanical Services - Stg.1				205,033
22	Fire Protection - Stg.1				
	<u>Fire Extinguishers & Signs</u>				
	Allow for fire extinguishers & signs	1	ps	3,657.00	3,657
	Fire Protection - Stg.1				3,657
23	Design Variable - Stg.1				
	<u>Design Variable</u>				
	Allow for variance in design during documentation development	1	item	100,882.00	100,882
	Design Variable - Stg.1				100,882
24	Deletion of Stage 2 Building Works - Stg.1				
	<u>Deletion of Stage 2 Building Works</u>				
	Deletion of Stage 2 Building Works	1	item	-647,000.00	-647,000
	Deletion of Stage 2 Building Works - Stg.1				-647,000
25	Extra Over Cost for Staging Works - Stg.1				
	<u>Extra Over Cost for Staging Works</u>				
	Extra over cost for staging works	1	item	50,500.00	50,500
	Extra Over Cost for Staging Works - Stg.1				50,500
26	Siteworks & Landscaping - Stg.1				
	<u>Preliminaries</u>				
	Preliminaries	1	item	34,189.00	34,189
	<u>Clear Site</u>				
	Clear site as required	2,374	m2	5.00	11,870
	<u>Bulk Cut & Fill</u>				
	Bulk cut & fill to building (GFA)	747	m2	21.00	15,687
	Extra over for engineered fill to the East building	1	ps	5,000.00	5,000

Elemental Details

Project: Deans Marsh Community Hub (Staging)
Building: 20 Pennyroyal Valley Road, Deans Marsh

Details: 3.1 Concept Design Cost Plan - Rev.2 -
 Stage 1&2

Code	Description	Quantity	Unit	Rate	Total
26	Siteworks & Landscaping - Stg.1	<i>(Continued)</i>			
	Bulk cut & fill to paving & soft landscape	2,066	m2	15.00	30,990
	<u>Access Track & Fire Truck Hardstand</u>				
	Gravel access track along northern boundary	299	m2	80.00	23,920
	Concrete fire truck hardstand	44	m2	250.00	11,000
	<u>Footpath</u>				
	Concrete paving & base	481	m2	200.00	96,200
	<u>Permeable Paving</u>				
	Permeable paving & base to Plaza	260	m2	150.00	39,000
	<u>Bicycle rails</u>				
	Bicycle rail	3	no.	1,140.00	3,420
	<u>Bollards</u>				
	Bollard (Allow removable type)	3	no.	1,290.00	3,870
	<u>Existing Playground</u>				
	Retain existing playground		note		
	<u>Existing Oval</u>				
	Retain existing oval		note		
	<u>Edible Garden</u>				
	Edible garden	63	m2	150.00	9,450
	<u>Soft Landscaping</u>				
	Make good to existing soft landscape where required	1	item	10,000.00	10,000
	New soft landscape, irrigation system, maintenance & establishment	480	m2	105.00	50,400
	<u>Design Variable</u>				
	Allow for variance in design during documentation development	1	item	17,218.00	17,218
	Siteworks & Landscaping - Stg.1				362,214
27	Associated Sitework with Greenstar				
	<u>Preliminaries</u>				
	Preliminaries	1	item	6,600.00	6,600

Elemental Details

Project: Deans Marsh Community Hub (Staging)
Building: 20 Pennyroyal Valley Road, Deans Marsh

Details: 3.1 Concept Design Cost Plan - Rev.2 -
 Stage 1&2

Code	Description	Quantity	Unit	Rate	Total
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27 Associated Sitework with Greenstar

(Continued)

Associated Sitework with Greenstar

Associated sitework with Greenstar	1	item	60,000.00	60,000
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Design Variable

Allow for variance in design during documentation development	1	item	5,400.00	5,400
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Associated Sitework with Greenstar

72,000

28 Crossover & Main Carpark - Stg.1

Preliminaries

Preliminaries	1	item	30,393.00	30,393
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Demolition Works

Strip out where required	727	m2	22.00	15,994
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Clear Site

Clear site	727	m2	5.00	3,635
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Bulk Cut & Fill

Bulk cut & fill to crossover, carpark & soft landscape	727	m2	21.00	15,267
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Crossover

Allow for asphalt crossover	89	m2	150.00	13,350
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Main Carpark

Allow for asphalt carpark & driveway	621	m2	160.00	99,360
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Allow for kerb or Kerb & channel c/w crushed rock base	141	m	214.00	30,174
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Line marking for carparking bay	20	no.	95.00	1,900
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Sundry signs & marking	1	item	1,000.00	1,000
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Bollard

Bollard (allow fixed type)	1	no.	1,074.00	1,074
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Soft Landscaping

Soft landscape, irrigation system, maintenance & establishment	17	m2	150.00	2,550
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Agi. Drains

Agi. pipe	1	ps	12,000.00	12,000
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Elemental Details

Project: Deans Marsh Community Hub (Staging)
Building: 20 Pennyroyal Valley Road, Deans Marsh

Details: 3.1 Concept Design Cost Plan - Rev.2 -
 Stage 1&2

Code	Description	Quantity	Unit	Rate	Total
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28 Crossover & Main Carpark - Stg.1

(Continued)

Stormwater Drains & Pits

Stormwater drains & pits	1	ps	25,000.00	25,000
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Carpark Lighting

Allow for carpark lighting	1	ps	55,000.00	55,000
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Design Variable

Allow for variance in design during documentation development	1	item	15,335.00	15,335
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Crossover & Main Carpark - Stg.1

322,032

29 External Services - Stg.1

Preliminaries

Preliminaries	1	item	32,057.00	32,057
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External Services

External services incl:	1	ps	376,425.00	376,425
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- Supply & install 75k litre fire tank & pump
- Reinstall existing rain water tanks for domestic water supply
- 3 Phase power to be extended to site (approx. 100m)
- Sewerage tank & system to be upgrade
- Stormwater to be detained on site
- Water supply
- Fire services

Stage 2 external services	1	ps	-85,000.00	-85,000
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Design Variable

Allow for variance in design during documentation development	1	item	32,348.00	32,348
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External Services - Stg.1

355,830

30 Site Restoration Works - Stg.1

Site Restoration Works

Site restoration works	1	ps	50,000.00	50,000
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Site Restoration Works - Stg.1

50,000

31 Building Permit & Signage/ Way-finding - Stg.1

Building Permit & Signage/ Wayfinding

Building permit	1	ps	35,000.00	35,000
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Signage/ Wayfinding	1	ps	10,000.00	10,000
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Building Permit & Signage/ Way-finding - Stg.1

45,000

Elemental Details

Project: Deans Marsh Community Hub (Staging)
Building: 20 Pennyroyal Valley Road, Deans Marsh

Details: 3.1 Concept Design Cost Plan - Rev.2 -
 Stage 1&2

Code	Description	Quantity	Unit	Rate	Total
32	Area Analysis - Stg.2				
	<u>Fully Enclosed Covered Area (FECA)</u>				
	FECA to building - Stage 2	126	m2		
	<u>Gross Floor Area (GFA)</u>				
	GFA to building - Stage 2	137	m2		
	Area Analysis - Stg.2				0
33	Building Works - Stg.2				
	<u>Preliminaries</u>				
	Preliminaries	1	item	62,557.00	62,557
	<u>Substructure</u>				
	Blinding Concrete				
	Allow for blinding concrete & excavation	1	ps	5,000.00	5,000
	Pad & Strip Footings				
	Allow for pad & strip footing where required (GFA)	137	m2	30.00	4,109
	Ground Slab				
	125 Thk. reinforced concrete slab with thickenings, 0.2 thk. moisture proof membrane, 50 thk. sand bed, excavation & edge form (GFA)	137	m2	350.00	47,949
	Termite Treatment				
	Allow for termite treatment (GFA)	137	m2	15.00	2,055
	<u>Columns</u>				
	Steel Columns, Mullions & Stub Columns				
	Allow for steel column, mullion & stud column (FECA)	126	m2	95.00	11,970
	<u>Roof Framing, Roofing & Roof Plumbing</u>				
	Roof Framing				
	Roof framing	173	m2	350.00	60,550
	Roof Insulation				
	Roof insulation, sarking & safety mesh	173	m2	38.00	6,574
	Roofing				
	Colorbond custom orb metal roof sheet	173	m2	75.00	12,975
	Ridge capping	12	m	74.00	888
	Barge capping	16	m	50.00	800
	Flashing	25	m	132.00	3,300
	Roof Plumbing				
	Allow for roof plumbing	1	ps	5,500.00	5,500
	Roof Access & Fall Arrest Systems				

Elemental Details

Project: Deans Marsh Community Hub (Staging)
Building: 20 Pennyroyal Valley Road, Deans Marsh

Details: 3.1 Concept Design Cost Plan - Rev.2 -
 Stage 1&2

Code	Description	Quantity	Unit	Rate	Total
33	Building Works - Stg.2				<i>(Continued)</i>
	Allow for roof access & fall arrest systems	1	ps	5,363.00	5,363
	<u>External Walls</u>				
	Face brick, cavity, 90 stud, insulation, sarking & plasterboard	46	m2	500.00	23,000
	Trimdek metal sheet & top hat to roof fascia	27	m2	180.00	4,860
	Compressed fibre cement sheet, 35 thk. top hat, 90 stud, insulation, sarking & plasterboard/ fiberock	34	m2	426.00	14,484
	Sundry fixings & connections	1	item	7,320.00	7,320
	<u>Steel Door/ Window Headers, Lintels, Wall Bracings, Architraves & Etc. (External)</u>				
	Allow for steel door/ window headers, lintels, wall bracings, architraves & etc.	1	ps	7,150.00	7,150
	<u>Internal Walls</u>				
	92 Thk. stud & 13 thk. plasterboard/ fiberock both sides	102	m2	225.00	22,949
	Sundry fixings & connections	1	item	1,300.00	1,300
	<u>Steel Door/ Window Headers, Lintels, Wall Bracings, Architraves & Etc. (Internal)</u>				
	Allow for steel door/ window headers, lintels, wall bracings, architraves & etc.	1	ps	3,850.00	3,850
	<u>Windows</u>				
	Powdercoated aluminium framed full height window	13	m2	1,620.00	21,060
	Powdercoated aluminium framed window	4	m2	1,080.00	4,320
	Ditto high level window	10	m2	1,330.00	13,300
	<u>Internal Glazed Screens</u>				
	Powdercoated aluminium framed internal glazed screen	5	m2	852.00	4,260
	<u>Insect Screens</u>				
	Allow for insect screen to operable windows	1	ps	8,500.00	8,500
	<u>Window Furnishings</u>				
	Allow for window furnishing - Part of FFE		note		
	<u>External Doors</u>				
	920 Wide x 2040 high single swing timber door complete with frame & hardware	1	no.	1,750.00	1,750
	1840 Wide x 2296 high double swing glazed door complete with frame & hardware	2	no.	6,300.00	12,600

Elemental Details

Project: Deans Marsh Community Hub (Staging)
Building: 20 Pennyroyal Valley Road, Deans Marsh

Details: 3.1 Concept Design Cost Plan - Rev.2 -
 Stage 1&2

Code	Description	Quantity	Unit	Rate	Total
33	Building Works - Stg.2				(Continued)
	<u>Internal Doors</u>				
	920 Wide x 2040 high single swing timber door complete with frame & hardware	5	no.	1,750.00	8,750
	<u>Wall Finishes</u>				
	Allow for wall vinyl	66	m2	100.00	6,600
	Laminated splashback	2	m2	262.00	524
	Waterproofing	68	m2	50.00	3,400
	<u>Floor Finishes</u>				
	Carpet tile	86	m2	86.00	7,396
	Linoleum	23	m2	110.00	2,530
	Vinyl	9	m2	100.00	900
	Sheet vinyl safety (SVS1)	5	m2	126.00	630
	Waterproofing	28	m2	50.00	1,400
	<u>Skirtings</u>				
	Skirting (FECA)	126	m2	20.00	2,520
	<u>Ceiling Finishes</u>				
	Plasterboard ceiling	125	m2	85.00	10,625
	Extra over cost for raking plasterboard ceiling	114	m2	50.00	5,700
	<u>Eave Soffit Finishes</u>				
	Allow for villaboard eave soffit lining	21	m2	200.00	4,200
	Extra over cost for raking eave soffit lining	2	m2	50.00	100
	<u>Joinery</u>				
	Kitchenette				
	600 Deep bench cupboard	3.51	m	1,751.00	6,146
	Sundry Joinery				
	Sundry joinery	1	ps	20,000.00	20,000
	<u>Pinboards & Whiteboards</u>				
	Pinboards & whiteboards	1.00	ps	7,500.00	7,500
	<u>Toilet Partitions & Doors</u>				

Elemental Details

Project: Deans Marsh Community Hub (Staging)
Building: 20 Pennyroyal Valley Road, Deans Marsh

Details: 3.1 Concept Design Cost Plan - Rev.2 -
 Stage 1&2

Code	Description	Quantity	Unit	Rate	Total
33	Building Works - Stg.2				(Continued)
	Toilet partition & door	4.00	item	1,350.00	5,400
	<u>Toilet Accessories</u>				
	Allow for toilet accessories	1	ps	11,435.00	11,435
	<u>Internal Signs</u>				
	Allow for internal signs	1	item	1,463.00	1,463
	<u>Equipment</u>				
	Part of FFE		note		
	<u>Painting</u>				
	Internal & external painting where required (FECA)	126	m2	75.00	9,462
	<u>Sanitary Fixtures & Taps</u>				
	DDA toilet suite with back rest & stop cock	1	no.	4,055.00	4,055
	Accessible basin, bottle trap & tap	1	no.	2,696.00	2,696
	Allow for one & half bowl sink & tap to kitchenette	1	no.	2,088.00	2,088
	Allow for child toilet suite & basin & tap	1	ps	9,480.00	9,480
	<u>Boiling Water Unit</u>				
	Allow for boiling water unit to kitchen & kitchenette	1	no.	6,270.00	6,270
	<u>Hot Water Unit</u>				
	Refer to Stage 1		note		
	<u>Water Services</u>				
	Cold water services	4	point	470.00	1,880
	Recycled water services	5	point	314.00	1,570
	Hot water services	4	point	523.00	2,092
	Sundry fittings & connections	1	item	831.00	831
	<u>Internal Sewer Drains</u>				
	Sewer drain	3	point	995.00	2,985
	Floor waste gully	2	no.	314.00	628
	Vent pipe	1	item	627.00	627
	Sundry fittings & connections	1	item	636.00	636

Elemental Details

Project: Deans Marsh Community Hub (Staging)
Building: 20 Pennyroyal Valley Road, Deans Marsh

Details: 3.1 Concept Design Cost Plan - Rev.2 -
 Stage 1&2

Code	Description	Quantity	Unit	Rate	Total
33	Building Works - Stg.2				(Continued)
	<u>Electrical Services</u>				
	Allow for electrical services (FECA)	126	m2	300.00	37,847
	Builder's works & coordination	1	item	5,677.00	5,677
	<u>Solar Power Panels</u>				
	Allow for solar PV system	1	ps	5,882.00	5,882
	Builder's works & coordination	1	item	882.00	882
	<u>Security System</u>				
	Allow for security system (excl. CCTV) (FECA)	126	m2	70.00	8,830
	Builder's works & coordination	1	item	1,325.00	1,325
	<u>Sound Field System</u>				
	Allow for sound field system	1	ps	6,552.00	6,552
	Builder's works & coordination	1	item	983.00	983
	<u>Mechanical Services</u>				
	Allow for mechanical services (FECA)	126	m2	210.00	26,493
	Builder's works & coordination	1	item	3,974.00	3,974
	<u>Fire Extinguishers & Signs</u>				
	Refer to Stage 1		note		
	<u>Design Variable</u>				
	Allow for variance in design during documentation development	1	item	15,741.00	15,741
	Building Works - Stg.2				647,000
34	Extra Over for Staging Works - Stg.2				
	<u>Extra Over Cost for Staging Works</u>				
	Extra over cost for staging works	1	item	30,500.00	30,500
	Extra Over for Staging Works - Stg.2				30,500
35	Licensed Playground & Associated Siteworks - Stg.2				
	<u>Preliminaries</u>				
	Preliminaries	1	item	31,624.00	31,624
	<u>Clear Site</u>				
	Clear site as required	405	m2	5.00	2,025

Elemental Details

Project: Deans Marsh Community Hub (Staging)
Building: 20 Pennyroyal Valley Road, Deans Marsh

Details: 3.1 Concept Design Cost Plan - Rev.2 -
 Stage 1&2

Code	Description	Quantity	Unit	Rate	Total
35	Licensed Playground & Associated Siteworks - Stg.2				<i>(Continued)</i>
	<u>Bulk Cut & Fill</u>				
	Bulk cut & fill to building (GFA)	137	m2	21.00	2,877
	Extra over for engineered fill to the East building	1	ps	5,000.00	5,000
	Bulk cut & fill to paving & soft landscape	233	m2	15.00	3,495
	<u>Footpath</u>				
	Concrete paving & base	35	m2	200.00	7,000
	<u>Licensed Playground, Fencing & Play Equipment</u>				
	Licensed playground	233	m2	850.00	198,050
	2530 x 4360 Shed & base - Deleted (Retain existing store)		note		
	Powdercoated fence & gate	54	m	250.00	13,500
	Fixed play equipment	1	ps	50,000.00	50,000
	<u>Soft Landscaping</u>				
	Make good to existing soft landscape where required	1	item	5,000.00	5,000
	<u>Design Variable</u>				
	Allow for variance in design during documentation development	1	item	15,897.00	15,897
	Licensed Playground & Associated Siteworks - Stg.2				334,468
36	Associated Sitework with Greenstar				
	<u>Preliminaries</u>				
	Preliminaries	1	item	1,650.00	1,650
	<u>Associated Sitework with Greenstar</u>				
	Associated sitework with Greenstar	1	item	19,000.00	19,000
	<u>Design Variable</u>				
	Allow for variance in design during documentation development	1	item	1,350.00	1,350
	Associated Sitework with Greenstar				22,000
37	Street Parallel Carspaces - Stg.2				
	<u>Preliminaries</u>				
	Preliminaries	1	item	5,875.00	5,875
	<u>Demolition Works</u>				
	Strip out existing where required	125	m2	65.00	8,125

Elemental Details

Project: Deans Marsh Community Hub (Staging)
Building: 20 Pennyroyal Valley Road, Deans Marsh

Details: 3.1 Concept Design Cost Plan - Rev.2 -
 Stage 1&2

Code	Description	Quantity	Unit	Rate	Total
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37 Street Parallel Carspaces - Stg.2

(Continued)

Clear Site

Clear site as required	125	m2	5.00	625
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Bulk Cut & Fill

Bulk cut & fill where required	125	m2	21.00	2,625
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Street Parallel Carspaces

Modify existing on street parallel parking	125	m2	150.00	18,750
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Allow for kerb & channel	67	m	214.00	14,338
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Agi. drains & connect to adjacent existing main/ pit	1	item	6,000.00	6,000
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Line marking for parking space	7	no.	135.00	945
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Existing Soft & Hard Landscaping

Make good to existing soft & hard landscape where required	1	ps	2,000.00	2,000
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Design Variable

Allow for variance in design during documentation development	1	item	2,964.00	2,964
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Street Parallel Carspaces - Stg.2

62,247

38 External Services - Stg.2

Preliminaries

Preliminaries	1	item	9,350.00	9,350
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External Services

External services	1	ps	85,000.00	85,000
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Design Variable

Allow for variance in design during documentation development	1	item	9,435.00	9,435
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External Services - Stg.2

103,785

39 Site Restoration Works - Stg.2

Site Restoration Works

Site restoration works	1	ps	10,000.00	10,000
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Site Restoration Works - Stg.2

10,000

40 Building Permit & Signage/ Way-finding - Stg.2

Building Permit & Signage/ Wayfinding

Building permit	1	ps	15,000.00	15,000
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Signage/ Wayfinding	1	ps	5,000.00	5,000
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Elemental Details

Project: Deans Marsh Community Hub (Staging)		Details: 3.1 Concept Design Cost Plan - Rev.2 - Stage 1&2			
Building: 20 Pennyroyal Valley Road, Deans Marsh					
Code	Description	Quantity	Unit	Rate	Total
40	Building Permit & Signage/ Way-finding - Stg.2				(Continued)
	Building Permit & Signage/ Way-finding - Stg.2				20,000