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Benefit	Theme/Description	Method of Calculation
Facility Worker GVA	Benefits to the local community for additional staff in the Discovery centre and the transition of staff from CRC.	Local Workforce GVA is values at admin, arts, retail only workforce productivity of \$122,358 for the assumed FTE positions. 50% attribution rate applied.

3.4 CBA Results

This section provides an overview of the present value and composition of costs and benefits for the project. It includes an outline of the Benefit Cost Ratios and Net Present Value results for each project.

3.4.1 Costs

The evaluation estimates the present value of costs to range from \$12.38m to \$13.29m at the 10% and 4% discount rate respectively. At the central 7% discount rate case, the costs were estimated to be \$12.78m.

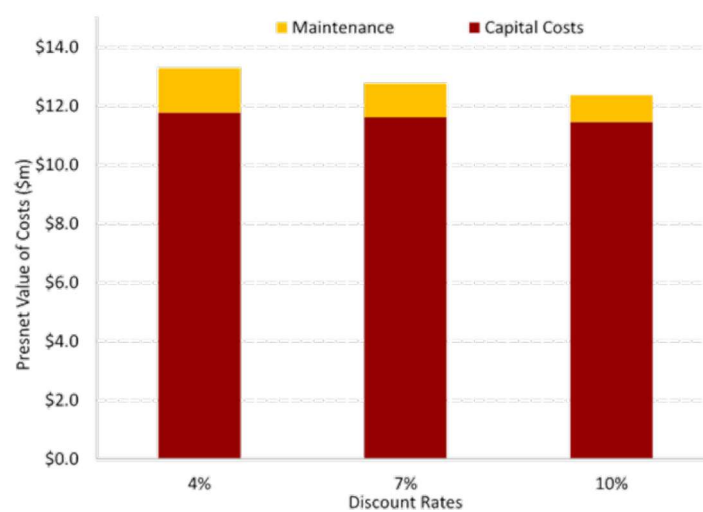


Figure 8 Present Value of Costs

3.4.2 Benefits

Overall, the benefits of the project are approximately \$35.84m at the central 7% discount rate. The estimated benefits ranged from \$46.40m at the 4% rate to \$28.52m at the 10% rate.

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REPORT

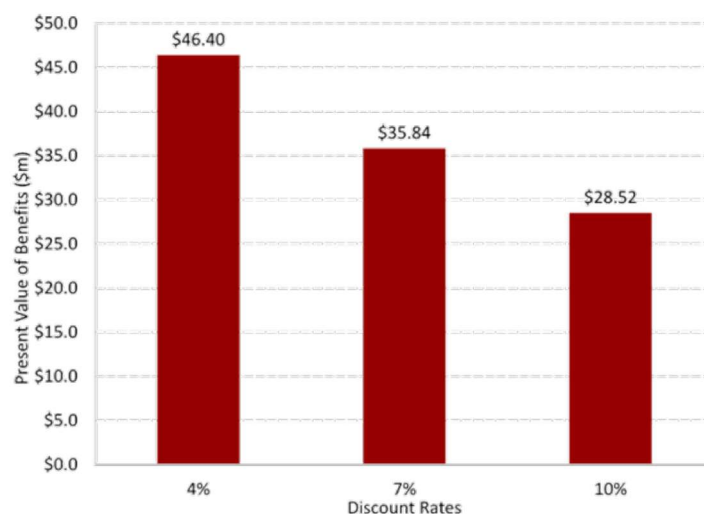


Figure 9 Present Value of Benefits

In terms of the breakdown of these benefits by benefit, the largest benefit expected over the 20-year assessment period for the project (at a 7% discount rate) is the Regional Tourism Uplift Benefits at \$16.69m. This is followed by Facility Worker GVA at \$6.21m and Discovery Centre/ Museum Use Benefits at \$2.69m.

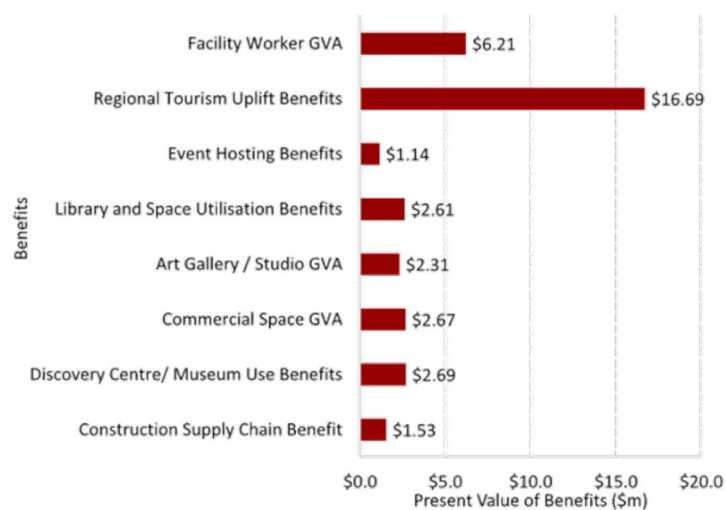


Figure 10 Present Value of Benefits Breakdown

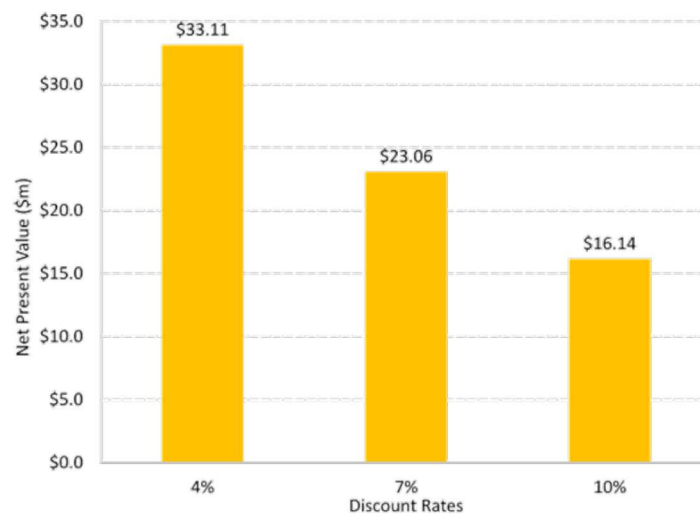
3.4.3 NPV and BCR

Comparing the present value of benefits to the present value of costs, Econisis estimates the project will yield a net present value of between \$33.11m and \$16.14m at the 4% and 10% discount rate respectively. The central 7% discount rate case yields an NPV of \$23.06m.

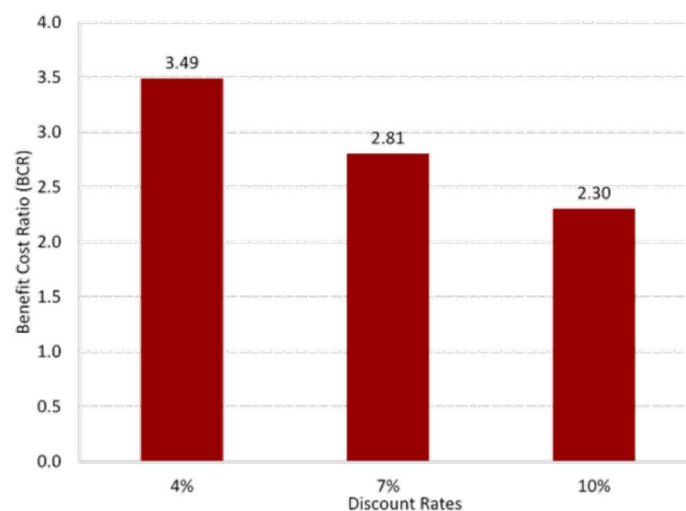
All net present value estimates are above \$0, meaning that the present value of the benefits is greater than that of costs across all discount rates.

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REPORT

**Figure 11 Net Present Value by Discount Rate**

The benefit cost ratios ranged from 3.49 to 2.30 at the 4 and 10% discount rate. The 7% discount rate yields a BCR of 2.81. This means that at the 7% discount rate, every dollar invested in the project is expected to return \$2.81 worth of benefits. Any BCR above 1.0 is regarded as positive, with BCRs over 2.0 very positive. A higher BCR provides the project a greater “buffer” that it will indeed yield benefits greater than the costs.

**Figure 12 Benefit Cost Ratio by Discount Rate**

Given the tourism and economic nature of the proposed investment, Econisis regards the results under the 4% and 7% discount rates to be the most relevant as they are closest to the “economic rate of return”.

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REPORT

The below table summarises the results of the cost benefit analysis.

Table 5 Summary of Cost Benefit Analysis Results (\$m)

Summary	4%	7%	10%
Total Costs	\$13.29	\$12.78	\$12.38
Capital Costs	\$11.78	\$11.62	\$11.46
Maintenance	\$1.52	\$1.16	\$0.91
Total Benefits	\$46.40	\$35.84	\$28.52
Construction Supply Chain Benefit	\$1.55	\$1.53	\$1.51
Discovery Centre/ Museum Use Benefits	\$3.51	\$2.69	\$2.11
Commercial Space GVA	\$3.49	\$2.67	\$2.10
Art Gallery / Studio GVA	\$3.02	\$2.31	\$1.82
Library and Space Utilisation Benefits	\$3.41	\$2.61	\$2.05
Event Hosting Benefits	\$1.48	\$1.14	\$0.89
Regional Tourism Uplift Benefits	\$21.82	\$16.69	\$13.14
Facility Worker GVA	\$8.11	\$6.21	\$4.88
NPV	\$33.11	\$23.06	\$16.14
BCR	3.49	2.81	2.30

4 ECONOMIC IMPACT ASSESSMENT

This section provides an estimate of the direct and indirect economic and employment impacts of the project construction phase.

4.1 Methodology and Approach

At the core of an Economic Impact Assessment is Input–Output (IO) tables. IO tables are part of the national accounts by the ABS and provide detailed information about the supply and use of products in the Australian economy, and the structure of and inter–relationships between Australian industries.

IO tables are converted, through statistical analysis, into a series of Economic Multipliers. These Multipliers represent the relationship between the direct activity (expenditure or production) associated with a Project and the wider economy.

The results of an EIA are generally presented as both direct effects, that is effects from the direct activity of the Project or event, and indirect effects, which are additional effects from further rounds of spending in the supply chain. A third or consumption effect, resulting from rounds of consumer spending generated by the additional income in the region can also be calculated.

There are two broad levels of Multipliers that can be utilised for Impact Assessments:

1. **Simple Multipliers** – including the Direct or Initial Effect, First Round and Industry Supply Chain effects.
2. **Total Multipliers** – including the Simple Multipliers plus subsequent Induced Production and Household Consumptions effects.

Impact Assessments can assess:

- **Output** - the actual dollar amount spent on the Project in the Region.
- **Income** - the number of wages and salaries paid to labour.
- **Employment** - the full-time equivalent (FTE) per annum employment generated by the Project; and
- **Value Added** - the value added to materials and labour expended on the Project.

Econisis has undertaken an Impact Assessment for the WA state economy, focused solely on **Simple Multipliers**. For the WA economic impacts, this entailed the following tasks:

1. Transaction tables were developed from National IO tables for the WA State economy. For the WA economy, the Regional Transaction Table was calculated by applying employment-based location quotients for the Region, based on the results of the 2016/2021 Census of Population and Housing. This has the effect of excluding spending on imports to the Region since they generate no local economic activity.
2. Economic Multipliers were then generated for WA economy across 119 industry categories defined by the ABS.
3. Construction and operational expenditure and production associated with the development were allocated across 119 industry categories.
4. Economic impacts associated with the Project are calculated.

4.1.1 Criticisms of Impact Assessments

Economic Impact Assessments based on IO-tables and Economic Multipliers have been criticised by Government and academia. Econisis recognises Economic Multipliers are based on limited assumptions that can result in multipliers being a biased estimator of the benefits or costs of a Project.

Shortcomings and limitations of Multipliers for economic impact analysis include:

- **Lack of supply-side constraints:** The most significant limitation of economic impact analysis using multipliers is the implicit assumption that the economy has no supply–side constraints. That is, it is

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REPORT

assumed that extra output can be produced in one area without taking resources away from other activities, thus overstating economic impacts. The actual impact is likely to be dependent on the extent to which the economy is operating at or if it is near capacity.

- **Fixed prices:** Constraints on the availability of inputs, such as skilled labour, require prices to act as a rationing device. In assessments using multipliers, where factors of production are assumed to be limitless, this rationing response is assumed not to occur. Prices are assumed to be unaffected by policy and any crowding out effects are not captured.
- **Fixed ratios for intermediate inputs and production:** Economic impact analysis using multipliers implicitly assumes that there is a fixed input structure in each industry and fixed ratios for production. As such, impact analysis using multipliers can be seen to describe average effects, not marginal effects. For example, increased demand for a product is assumed to imply an equal increase in production for that product. However, it may be more efficient to increase imports or divert some exports to local consumption rather than increasing local production by the full amount.
- **No allowance for purchasers' marginal responses to change:** Economic impact analysis using multipliers assumes that households consume goods and services in exact proportions to their initial budget shares. For example, the household budget share of some goods might increase as household income increases. This equally applies to industrial consumption of intermediate inputs and factors of production.
- **Absence of budget constraints:** Assessments of economic impacts using multipliers that consider consumption induced effects (type two multipliers) implicitly assume that household and government consumption is not subject to budget constraints.
- **Not applicable for small regions:** Multipliers that have been calculated from the national IO table are not appropriate for use in economic impact analysis of Projects in small regions. For small regions multipliers tend to be smaller than national multipliers since the inter-industry linkages are normally relatively shallow. Inter-industry linkages tend to be shallow in small regions as they usually do not have the capacity to produce the wide range of goods used for inputs and consumption, instead importing a large proportion of these goods from other regions.

4.1.2 Adjustments to Improve EIA Reliability

Despite this, IO tables and Economic Multipliers remain popular due to their ease of use and communication of results. Econisis has undertaken several steps and made appropriate adjustments to the EIA methodology to address and mitigate these concerns.

Econisis has only used **Simple Multipliers** in the Assessment. This has the effect of discounting Household Consumption impacts from the assessment. By doing so, only those industries with a first round or supply chain connection are considered. This has the effect of making the results of the EIA conservative and suitable to inform decision making.

Additionally, Econisis has developed economic multipliers for the **WA economy only**. This has the effect of internalising and limiting the extent of the economic impact outside of the State.

Econisis regards the use of Economic Multipliers as part of this Assessment as appropriate and reliable. The results of the assessment are conservative, defensible and suitable for informing decision making.

4.2 Summary of Results

4.2.1 Industry Allocation

Econisis has allocated the construction costs for the project across the following sectors of the WA economy:

- Non-Residential Building Construction (95%)
- Construction Services (5%).

For this assessment, Econisis has assumed a 2-year construction phase in line with the CBA.

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4.2.2 Results

The construction phase is expected to generate \$11.91m in economic output and \$3.55m in GVA each year over the two-year Construction phase.

Table 6 Construction Phase Economic and Employment Impacts, 2 Year Phase

Annual Average	Initial Impact	First Round Impact	Industry Support Impact	Total Impact (Simple Multipliers)
Output (\$m)	\$6.00	\$3.83	\$2.08	\$11.91
Income (\$m)	\$0.69	\$0.77	\$0.44	\$1.90
Employment (FTEs)	14.9	2.8	1.5	19.1
Gross Value Added (\$m)	\$1.34	\$1.38	\$0.83	\$3.55

This economic activity will support 19.1 FTEs for each year of Construction.

For the total construction phase of the development, the development is expected to generate \$23.82m in economic output.

Table 7 Construction Phase Economic and Employment Impacts, Total Impact

Total	Initial Impact	First Round Impact	Industry Support Impact	Total Impact (Simple Multipliers)
Output (\$m)	\$12.01	\$7.65	\$4.16	\$23.82
Income (\$m)	\$1.38	\$1.54	\$0.88	\$3.81
Employment (FTEs)	14.9	2.8	1.5	19.1
Gross Value Added (\$m)	\$2.69	\$2.75	\$1.67	\$7.11

Over the entire Construction phase, the project is expected to support 19.1 FTEs along with \$7.11m GVA.

5 CONCLUSIONS AND RECOMMENDATIONS

This section summarises the findings and conclusions of the report.

5.1 Summary of Findings

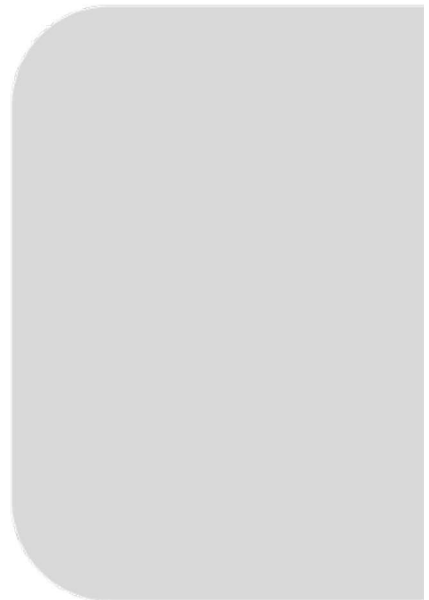
This Cost Benefit Analysis has assessed the proposed Wave Rock Discovery Centre, a project designed to consolidate and modernise a range of civic, cultural and tourism functions currently dispersed, absent or below standard within the town of Hyden. The Shire of Kondinin faces a challenging demographic and economic backdrop, characterised by a declining and ageing population and a contracting business base, yet it retains a significant strategic asset in Wave Rock, which continues to draw substantial visitation from both domestic and international travellers.

The Discovery Centre has been conceived to respond directly to this context: by bringing together the Discovery and Exhibition wing, the Community wing and the Shared Civic Amenities wing under one roof, the project aims to strengthen the visitor experience at Wave Rock, provide a long-term home for the Aboriginal-owned Katter Kich Gallery and Tours and its Traditional Owner-led interpretive content, and deliver much-needed community infrastructure including library, meeting and consultation spaces for local residents. In doing so, the project positions Hyden to capture a greater share of regional visitor spending, while also supporting local employment, retail activity and creative industries.

The results of the Cost Benefit Analysis and Economic Impact Assessment indicate that the Wave Rock Discovery Centre represents a sound investment for the Shire of Kondinin. Under the central 7% discount rate, the project generates a Net Present Value of \$23.06m and a Benefit Cost Ratio of 2.81, with positive outcomes maintained across the full sensitivity range tested, from an NPV of \$16.14m (BCR 2.30) at 10% to an NPV of \$33.11m (BCR 3.49) at 4%. Given the tourism-driven nature of the benefits, the results under the 4% and 7% discount rates are considered most representative of the project's likely economic return.

Beyond its ongoing benefits, the project also generates significant near-term value during construction, supporting an estimated 19.1 FTEs per year and contributing \$7.11m in Gross Value Added to the WA economy over the two-year build. On this basis, Econisis recommends that the Shire of Kondinin proceed with the Wave Rock (Katter Kich) Discovery Centre and advance the project.

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RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



TITLE NUMBER

Volume Folio

4042 924

LAND DESCRIPTION:

LOT 800 ON DEPOSITED PLAN 421688

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

HYDEN PROGRESS ASSOCIATION INC. OF POST OFFICE BOX 14 HYDEN WA 6359
(AF P738817) REGISTERED 10/10/2023

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. M577797 NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND. LODGED 17/3/2014.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

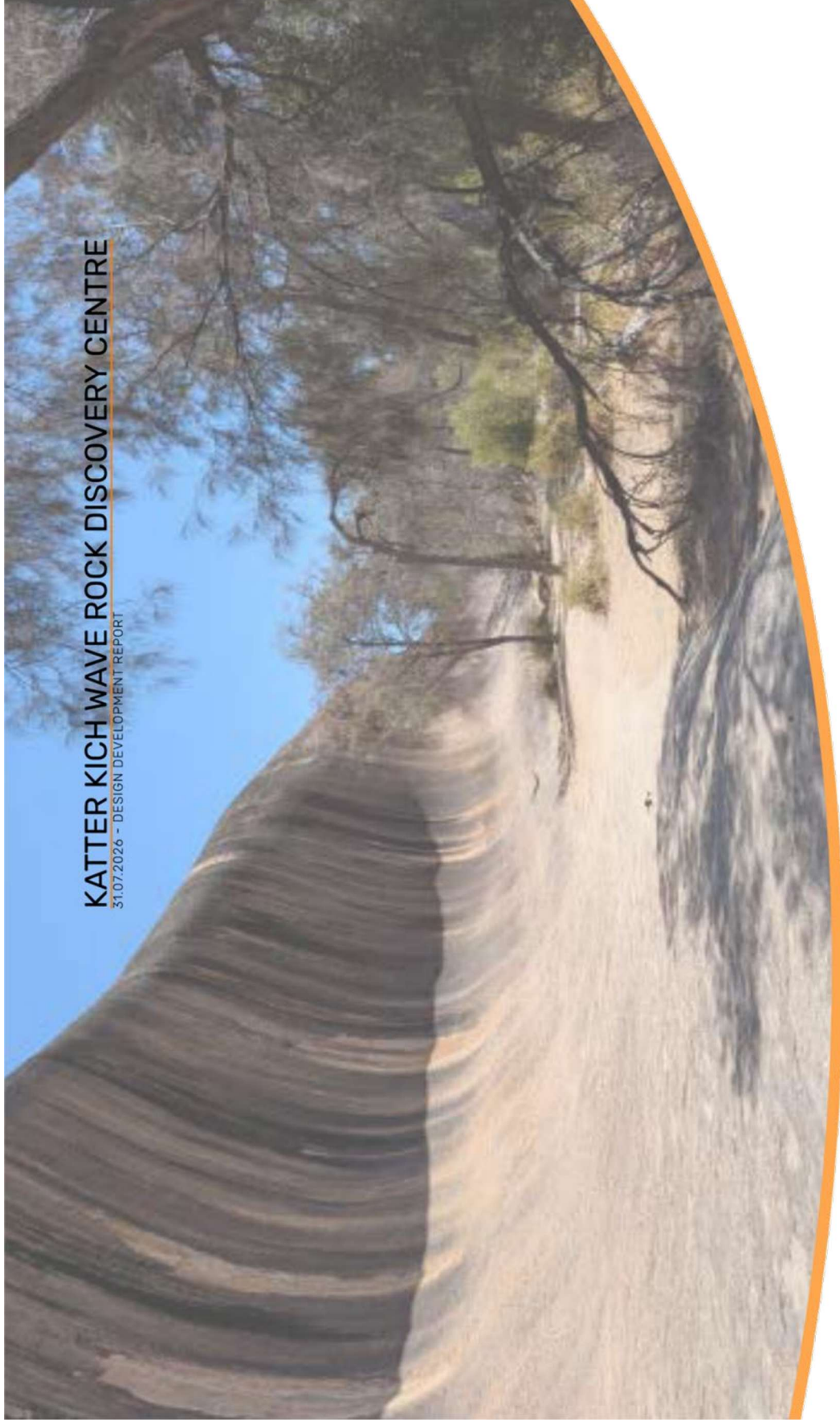
SKETCH OF LAND: DP421688
PREVIOUS TITLE: 2954-623, 2954-624
PROPERTY STREET ADDRESS: 36 MARSHALL ST, HYDEN.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF KONDININ

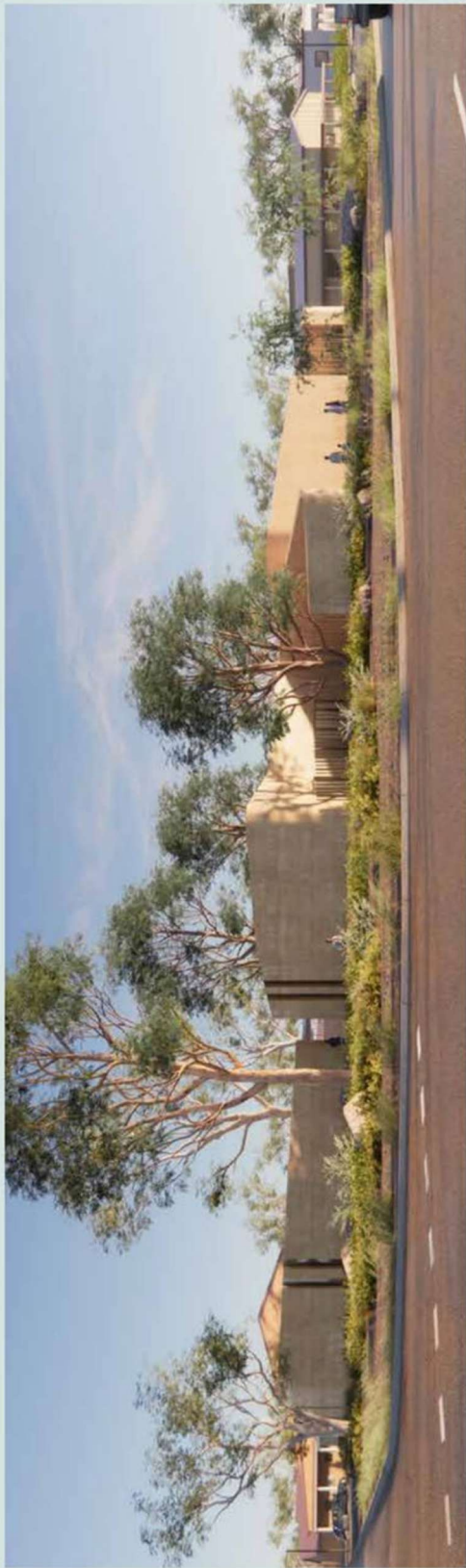
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CONTENTS

1.0 INTRODUCTION

1.1 Executive Summary

2.0 THE BRIEF

2.1 Background

2.2 Consultation

2.3 Brief & Consultation Outcomes

2.4 Schedule of Accommodation

3.0 THE SITE & CONTEXT

3.1 Site features

3.2 Site accessibility

3.3 Environmental

3.4 Site Services

4.0 AUTHORITY REQUIREMENTS

4.1 Zoning and Approvals

4.2 Service Authorities

5.0 DESIGN

5.1 Design Approach

5.2 Site Planning

5.3 Building Planning

5.4 Building architecture & Structure

5.5 Building Materials

5.6 Interior Design & Precedence

6.0 PROGRAM

7.0 BUDGET

8.0 ASSUMPTIONS & CONSIDERATIONS

8.1 Assumptions

8.2 Risks

APPENDIX A

Architectural Drawings

APPENDIX B

3D renders & visualisation

APPENDIX C

Cost Plan

APPENDIX D

Sub consultant reports

APPENDIX E

Stakeholder meeting minutes

Revision Status

Rev.	Description of Revision	Date	Issued
A	PRELIMINARY ISSUE	31.07.26	MTH

HYDEN PROGRESS ASSOCIATION KATTER KICH WAVE ROCK DISCOVERY CENTRE AMASS / SITE ARCHITECTURE STUDIO

1.0 INTRODUCTION



1.1 EXECUTIVE SUMMARY

This report has been prepared by SITE Architecture Studio (SITE) at the conclusion of the Design Development Phase (DD) and summarises the outcomes of this phase.

This document outlines the current status of the site & masterplanning investigations, structural, services and landscape design and building concept design at the completion of the Design Development phase, which has been informed through ongoing discussions with Hyden Progress Association (HPA) and the relevant consultants in their relevant fields.

The project has now progressed to the lodgement of a Development Application (DA), which is currently under assessment by the Shire of Kondinin. Additionally, the Shire of Kondinin has been closely involved in the development of the design and has been generally supportive of the outcome. The project is now completed with a level of detail that can be issued for a D & C Tender once approved.

OBJECTIVE

This report aims to provide a summary of the key outcomes of the design development and investigation :

- Scope Definition to meet the needs of the project
- Architectural and Structural design development
- Site Planning including Landscape and Civil design
- Services
- Geotechnical
- Cost estimate
- Program

KEY OUTCOMES

The following key outcomes have been developed through the completion of the Design Development Phase:

- Development of a facility that provides for both the local community, businesses & visitors.
- Incorporation of a new Discovery Centre for the local tourist attractions including Wave Rock, Hyden Community Resource Centre, Katter Kich Gallery and shared multipurpose spaces.
- Creation of a high quality architectural outcome that provides a facility for the local community to be proud of while also attracting visitors to the area.
- A design that is both durable and low maintenance.
- Improve pedestrian links to the surrounding community areas.
- Landscaping to support the activities of the facility.
- A design response that reflects and complements the built character, natural landscape and cultural significance of Hyden its surrounds.
- Advancement of the design to support the Development Application process and provide a foundation for future grant funding applications and a Design and Construct (D&C) tender.

2.0 THE BRIEF

2.1 BACKGROUND

The Wave Rock (Katter Kich) Discovery Centre was initially conceived as a project in 2021 by the Hyden Progress Association with support from the Shire of Kondinin.

The initial concept and scheme for the project was developed for the Shire of Kondinin by a separate design team, however due to various factors, the project did not proceed with the original scheme.

SITE Architecture Studio was appointed by the Hyden Progress Association as Lead Consultant in January 2026 to develop Design & Construct level documentation of a new design scheme with adjusted scope and briefing requirements to meet the communities needs and requirements.

The initially briefed key outcome for the project was defined as:

The Wave Rock (Katter Kich) Discovery Centre is to be a civic and cultural hub that will transform Hyden's town centre. With 100,000+ visitors annually, this iconic natural landscape will be transformed into a vibrant Aboriginal cultural enterprise, and resolve critical social infrastructure gaps.

This statement has been developed through consultation undertaken during the concept and design development phases and forms the basis of the design outcomes presented within this report.

BRIEFING INFORMATION

The following information & documents have been supplied by the client to provide a basis for the development of the project.

- Wave Rock (Katter Kich) Discovery Centre Lotterywest Briefing
- Geotechnical Report prepared by Perth Geotechnics dated December 2025
- Contour & Feature Survey prepared by Monaghan Mapping & Surveying dated 08th May 2021
- Functional Areas Schedule

2.2 CONSULTATION

The development of this report has been supported by a rigorous engagement with the key stakeholders and by investigations by the wider design team.

STAKEHOLDERS

This primary Stakeholder for the project is the Hyden Progress Association (HPA) as the client for the delivery of the services. Other key Stakeholders include the Shire of Kondinin and the Hyden Community Resource Centre as key users & contributors to the new building.

Refer below list of key Stakeholders for the project to date:

- Hyden Progress Association (HPA)
- Shire of Kondinin (SoK)
- Hyden Community Resource Centre
- Katter Kich Gallery & Tours (Michael Ward)

DESIGN TEAM

Refer below the design team that has been appointed to date to provide input into this report.

Architect (Lead)	SITE Architecture Studio
Architect (Support)	Anass
Structural	ADG
Civil	ADG
Electrical	Focus WA
Mechanical	SMW&C
Hydraulic	CHD
Quantity Surveyor	HWA
Building Certifier	ComplyWest
Landscape	Moro Studio
Sustainability	Emergen
Exhibition	Creative Spaces
ECI Contractor	Devlyn Construction

Additional consultants may be required for future stages of the project. (TBC)

PROCESS

The primary consultation for the project to date has occurred through discussions between HPA as the client and key stakeholder, and SITE as the lead consultant.

In addition, stakeholder design workshops were undertaken during the Concept Design phase to inform the development of the project vision, priorities and design direction. The minutes and key outcomes of these workshops are included within the Appendices of this report.

Consultation with the broader community has been facilitated by HPA and key project stakeholders, with feedback, priorities and community perspectives regularly communicated to SITE and incorporated into the design review process where appropriate.

The consultation process has been ongoing throughout both the Concept Design and Design Development phases, with regular engagement between HPA, stakeholders, consultants and the project team to review design outcomes, respond to project requirements and refine the proposal. This collaborative approach has ensured that stakeholder and community feedback continues to inform the evolution of the project and will remain an important part of future project phases.

2.3 BRIEF & CONSULTATION OUTCOMES

As part of the initial Concept Design and then further developed in the Design Development phase, the design team has undertaken a thorough review of the project requirements and developed the initial brief based on consultation with key stakeholder groups, community feedback provided by HPA, consultant input and SITE's own investigations and understanding.

The broad outcomes of the briefing and consultation undertaken to date are represented in this report and associated documents. The following provides a summary of the key outcomes which have informed the brief and the design development to date:

Project Vision

The proposed Wave Rock (Katter Kich) Discovery Centre offers a major opportunity to strengthen community wellbeing by creating a culturally grounded, inclusive place that honours Noongar stories, supports local identity, and deepens social connection. The Centre will serve as a welcoming gathering place for residents, visitors, and Aboriginal community members.

Functionality

The new facility will include 3 primary functions with combined amenities.

- **Discovery Centre** inclusive of interpretative exhibition spaces and a proposed indigenous art gallery & workshop space (to replace the existing facility on site that is proposed to be removed for the new development).
- **Community Facilities** inclusive of use for the CRC and shire office/ administration.
- **Shared Facilities** inclusive of a 50 person theatre, multipurpose function room & kitchenette & a leaseable cafeteria space.

The above functions will be served by a central foyer/ reception area allowing for shared passive surveillance and administration of all 3 functions. Additionally there will be shared toilet, storage and plant facilities to service the above.

Landscape & Site Planning

The landscape design utilises native planting that celebrates the local flora, with retention of existing mature trees where practical. Key external spaces include:

- External interpretative landscape area
- Potential community amphitheater
- Central courtyard space with native planting and trees
- Forecourt planting and landscape that celebrates the local flora.

Parking

Due to site area limitations, the facility will include parking bays for staff (nominally three), universal access parking, and loading/service bays only. Visitor parking will be accommodated within surrounding public parking areas, including the existing parking located on the opposite side of Marshall Road. Tourist buses will also be able to utilise the existing slip road off Marshall Road.

Environmental Factors

The proposed site is susceptible to prevailing winds from the west and south, as well as significant exposure to summer heat.

The facility has been designed and orientated to provide protection and refuge from these environmental conditions, while maximising occupant comfort and the usability of external spaces.



2.4 SCHEDULE OF ACCOMMODATION

This document outlines the current status of the agreed Schedule of Accommodation (SoA) as a development of the initial brief. This includes discussions with the key stakeholders to develop the key requirements of the facility as a development of the initial brief to suit budget and site restrictions.

This SoA has been developed from the original brief with the following overarching changes to suit as follows

- Reduction in Multi-purpose room capacity to allow for 2 x school groups (50 people)
- Incorporation of shared and overlapping facilities to suit the 3 primary functions (including foyer)
- Reduction in Retail space allowances aligned to a cafe/restaurant.

- Incorporation of flexible Shire use space within the Community Resource Centre (CRC)
- Consolidation of more functions into Multi Purpose Room including, teaching kitchen, community/leasable function space, expansion to theater for larger events.

Additionally, assumptions relating to the SoA are listed below:

- General allowance for external covered verandah has been made which will need to be verified pending the development of the schematic design.

- A general allowance has been made for grossing factors including:

- Circulation noting the crossover with incidental learning space on the multi storey teaching block.
- Services (including electrical cupboards, risers and mechanical plant). These areas will need to be verified in detailed design.
- Structure in terms of wall thickness, columns and structural walls

- Kitchen:

- A heat and serve style kitchen has been allowed for to service the Multi Purpose Function Room
- A small commercial kitchen suitable for sit down cafe meals has been allowed for to service the retail space.
- We have allowed for a separately leas-able area inclusive of separate metering.

- Bathroom Allowances:

- 1 x Universal Access bathroom and;
- 3 x toilet pans for females and;
- 2 x toilet pans and 1 x urinal for males to service staff and visitor requirements aligned to minimum NCC requirements.

FACILITY	ROOM AREA ORIGINAL	CURRENT	CAPACITY	FUNCTIONS	SERVICE REQUIREMENTS	IFE	NOTES
Multi-purpose Areas							
Multi Purpose Room 1	58m²	58m²	30 people seated	Training, Boardroom, Functions	AV/ AC	Chairs & Tables	
Multi Purpose Room 2	50m²	50m²	30 people seated	Training, Boardroom, Functions	AV/ AC	Chairs & Tables	
Chair/ Table Store	12m²	20m²			AC		
Function Heat & Service Kitchen	0m²	20m²					
Sub Total	120m²	140m²					
Exhibition, Interpretation & Visitor Experience							
Shire Community Museum	18m²	18m²	TBC		AC		Double Height Volume
Gift Shop Store	9m²	0m²			AC		
Retail Space (Cafe)	100m²	40m²	30 customers assumed internal		AC		Potential overlap with foyer area for internal seating
Retail Store	30m²	0m²					
Commercial Kitchen	0m²	50m²		Cafe/ Restaurant Kitchen	AC/ Exhaust		Classification TBC
Cool Room	0m²	0m²					
Sub Total	375m²	290m²					
Shire Administration & CRC							
Hot Desk Office Area	12m²	12m²	6 desks		AC		Shared space within the CRC area
Video Conference Room	6m²	11m²	2 people		AC/ AV	Small Meeting Room	
Flexible Working Area	30m²	30m²			AC	3d Printer, General Printing	Includes the print area
Staff Kitchenette & Lockers	8m²	8m²			AC, Exhaust	Microwave, Coffee Machine, Small Fridge	
Centenary Booth	4m²	4m²	1 seat		AC		Recliner - Publically Accessible
Library	42m²	111m²			AC/ AV		Recliner, Conceded Area with Net desk and flexible working areas
CRC Manager Office	10m²	14m²	3 seats				CRC Manager, Finance Officer, Stay in Place Manager
Sub Total	144m²	166m²					
Arts Studio							
Studio/ Gallery	75m²	68m²			AC		Important for Grant Funding
Gallery Store	0m²	34m²					
Demonstration(Training Kitchen)	34m²	0m²					Incorporate into Flexible Multi-purpose Room Kitchen
Sub Total	75m²	102m²					
Combined Amenities							
Entry Foyer	60m²	80m²			AC		Includes Reception
Reception	0m²	0m²			AC	Ticket Counter, Shire Reception, CRC	Combined Reception for whole of facility. Included in Reception Allowance
Secure Store	9m²	0m²					Space allocated within the manager's office
Wet Store	6m²	4m²					Cleaners Store etc
General Store	3m²	0m²			Exhaust		Proposed Store Cabinetry
Server Room	0m²	0m²					
Unisex Staff Toilet	0m²	5m²			AC		Required for NCC
Male Toilets	20m²	10m²	2 x pans, 1 x urinal		Exhaust		Required for NCC
Female Toilets	20m²	10m²	3 x pans		Exhaust		Required for NCC
Sub Total	127m²	134m²					
Other							
Mechanical Plant	TBC	21m²					Located on Roof
AV Comm	TBC	10m²					
Electrical Services	TBC	9m²					Comms rack located in the Electrical Services Room
Totals							
Unusable Floor Area (UFA)	85.5m²	85.5m²					
Grossing Factors	85m²	20m²					
(Circulation & Services)							
Total Area (FECA)	938m²	879m²					

3.0 THE SITE & CONTEXT

3.1 SITE FEATURES

The proposed site for the new facility is located on the corner of Marshall St & McPherson St in the town of Hyden within Shire of Kondinin (SoK) in Western Australia.

The key features of the site include:

Location

The proposed site is central to the town of Hyden with a prominent frontage to the south west to Marshall St which is the major road access to Hyden connecting to Perth and Esperance.

The key spaces within the vicinity of the site include

- Hyden Sports Precinct immediately to the south west across McPherson St.
- Main Roads easement which is currently been used as a landscape park/ exhibition space for the local Lions Club to the south west corner.
- Local Shopping Centre to the lot immediately to the north east.
- Local bakery & retail centre to the north of the site.
- Public parkland to the north east of the site.
- Gravel parking & train line to the south across Marshall St.

Additional to the above, the site is 5km from the key tourist attractions of Wave Rock and Hippo Yawn.

Topography

The topography of the site is mostly flat with an average level of 297.45 AHD across the site. The level is slightly lower than the pedestrian path level on Marshall St & McPherson St.

Existing Use & Function

The site currently is used as an overflow gravel carpark for general community use. Additionally there is an existing building that is currently used for the Katter Kich Gallery & Tours. This building is of limited significance and is proposed to be demolished for the new project.

Planting & Vegetation

The site is currently gravelised generally with a series of mature trees through the centre of the site and to the south west.

3.2 SITE ACCESSIBILITY

The proposed site has strong links on all frontages, to adjacent community facilities with the primary access identified off Marshall St. (Brookton Hwy)

PARKING

Existing parking in the vicinity includes:

- Parking Associated with the shopping centre to the north (approx 20 bays).
- Street Parking on Marshall St slip Rd. (approx 20 bays).
- An extensive area of informal gravel parking across Marshall St to the south.
- Parking associated with the sporting precinct and shopping precinct accessed off McPherson St.

UNIVERSAL ACCESS

Universal access is central to the planning of the new facility and is achievable with the predominantly flat site. Both internal and external access will be provided to be in accordance with AS1428.1. A new pedestrian spine is also proposed from the central courtyard of the facility to provide shelter from weather and improve safety of pedestrian paths alongside roads and vehicles.



FIGURE 3.1.1 - AERIAL VIEW OF THE PROJECT SITE

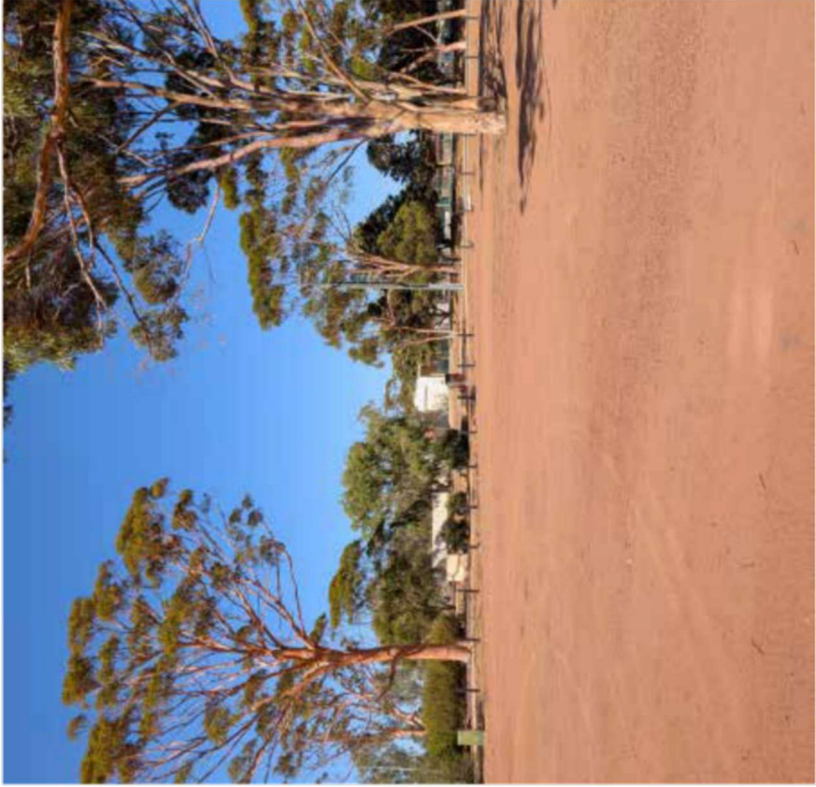


FIGURE 3.1.2 - EXISTING SITE CONTEXT

3.3 ENVIRONMENTAL

BIODIVERSITY

The landscape consultant has created a landscape design that will plant multiple native trees and other native flora throughout the site.

GEOTECHNICAL

A geotechnical engineer was engaged in the design development phase and completed their onsite investigation and prepared a report on the existing soil conditions for the site.

BUSHFIRE

The proposed building site is not located within a Bushfire Prone Area, though numerous mature tree and landscaping exists to the east, west and north of the proposed buildings. The existing vegetation is not considered a fire risk, though should be considered from a maintenance perspective.

ESD INITIATIVES

Throughout Concept Design and Design Development phases, several ESD initiatives have been raised to provide sustainable environmental and design outcomes where possible within the project budget. These initiatives will be further developed and refined through subsequent project stages and include:

- Photovoltaic System and provision for future battery storage.
- Water collection from building and discharge into landscaping and stormwater swale.
- Automated louvers and preset air-conditioning.
- Minimum 4 star WELS rated hydraulic fixtures throughout.
- LED lighting and all-electric appliances.
- Passive solar design including natural light and effective ventilation & shading.

3.4 SITE SERVICES

Site services have been located based on a visual inspection and a site feature survey of the site.

ELECTRICAL

The electrical consultant has determined that there will be a Western Power Capacity Upgrade required to the existing unipillar to supply power to the proposed development. This will also require a new Site Main Switchboard.

Additionally, there is also proposed to be provision in the design for connection to a standby generator.

The site currently is no provided with any telecommunications connection and so a new Telstra/ NBN lead in service will be required.

WATER

An existing Water Corporation reticulated water main is currently located within the lane at the rear of the property. A new domestic water connection and meter sized to adequately provide water to the development shall be provided from this main.

GAS

There is no gas connection required to this building.

SEWER

An existing Water Corporation main reticulated gravity sewer is currently located within the lane at the rear of the property. There are 2No x existing 100 diameter sewer junction connections available for this development to connect to.

STORMWATER

The civil engineer has investigated stormwater servicing options for the site and identified that the only viable connection point within the existing Council drainage network is located in McPherson Street, subject to further design development and Council requirements.

Due to limitations in the existing drainage infrastructure and site constraints, portions of the site stormwater may continue to discharge via controlled sheet flow to the surrounding road network, consistent with existing site conditions.

To assist in the management of stormwater runoff, the design also incorporates rainwater collection and opportunities for on-site landscape-based stormwater management measures where practical. Further consultation with the Shire of Kondinin and relevant authorities will be required as the project progresses.



FIGURE 3.1.3- SITE CONTEXT DIAGRAM

4.0 AUTHORITY REQUIREMENTS

4.1 ZONING & APPROVALS

SITE OWNERSHIP

The project site is located at 36 Marshall Street, Hyden WA 6359, being Lot 800 on Deposited Plan 421688. The land is currently owned by the Hyden Progress Association Inc., as identified on the Certificate of Title. The site was created through a previous subdivision and amalgamation process and is intended to accommodate the proposed Wave Rock (Katter Kich) Discovery Centre development.

HERITAGE

There are no heritage requirements for this site.

PLANNING APPROVAL

A Development Application (DA) for the proposed development was submitted to the Shire of Kondinin on 24 June 2026 and is currently under assessment. The Shire of Kondinin has been closely involved as a key stakeholder in the development of the design and has been generally supportive of the proposal to date.

BUILDING PERMIT

The changes to the Building Act in 2011, require that this project be certified by a registered Building Certifier, and a Building License is granted.

Likewise, the project will require certification at completion before a Certificate of Occupancy can be granted. The project team includes a licensed Building Certifier who will undertake a certified review of the Building License documentation.

The application cannot be certified by the Building Surveyor until the contractor who will undertake the works has been appointed. This means that a Building License cannot be submitted to the building approvals authority until the tenders have closed and the successful tenderer appointed.

The project is expected to be certified under NCC2022.

BUILDING CLASSIFICATION & AMENITIES

Under the Building Code of Australia (BCA) the new building will be classified as Class 9, being a building of a public nature, specifically an assembly building or the like. The type of construction is expected to be Type C Construction.

4.2 SERVICE AUTHORITIES

WESTERN POWER

An application to increase power capacity will need to be made to Western Power for this project.

WATER CORPORATION

There will be an application to the Water Corporation made via the contractor relating to water supply for the proposed works. There are not any foreseen issues relating to Water Corp for this project.

DEPARTMENT OF FIRE & EMERGENCY SERVICES (DFES)

The project design will need to be submitted to DFES for review and approval prior to application for Building Permit. At this stage each fire compartment is less than 500m2 to avoid requiring fire hydrant coverage.

The design will continue to progress in accordance with DFES requirements.



5.0 DESIGN

5.1 DESIGN APPROACH

The design team has completed a rigorous approach and undertaken detailed site analysis and engagement with the key stakeholders to develop a set of design principles forming the design approach for the project.

The key principles in the approach include:

- Recognition of the **Natural and Built** form in Hyden and the surrounding areas
 - The **intersection** of ideas, culture and natural/ built form. Building on the idea as the development as a meeting point.
 - **Sheltered** landscape and built form to provide protection from the heat, wind and noise of the surrounding roads
 - Creating an **experience** for visitors through the idea of welcome, intrigue, compression and then expansion.
 - Connection and retention of **landscape**. Porosity of the site to welcome visitors and users to travel through and experience all the functions of the buildings
 - Overlapping functionality for the community and visitors
- Refer the following pages for detail on the development of the site planning, building planning and architectural design that are developed based on the above principles.

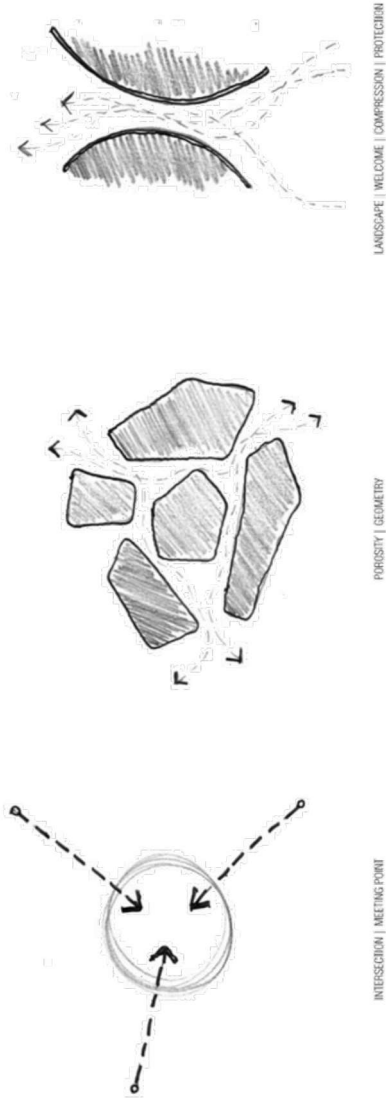


FIGURE 5.1.1 - CONCEPT DIAGRAMS

5.2 SITE PLANNING

The proposed scheme proposes a building in 3 masses. Each of the masses provides for different functionality including:

- Discovery Centre & Gallery
- Community
- Overlapping Functionality

These 3 masses are arranged a central landscaped courtyard which proposes to retain the existing central trees to the site.

The 3 mass's intentionally provide a border to the boundary of the site to provide shelter to the internal central courtyard.

ACCESS & CIRCULATION

The site is proposed to have 3 key entry points as below:

- Main Entry for visitors to the south east corner accessed off Marshall St
- Community access through the north west corner from McPherson St.
- Connection to the adjacent play area and parkland to the North East.

It is proposed to use existing parking along Marshall St to provide the majority of visitors to the facility including RVs, tourist buses and general vehicles. A small number of bays is proposed for staff access only with a universal bay and loading accessed of a one way right of way to the north of the site.

LANDSCAPE

A landscape design by Moro Studio has been developed for the precinct, which ties back to the design principles for the project.

Key is the development of a landscape that promotes the local natural character including:

- Connection to Country
- Discovery learning landscape linked to the built Discovery Centre
- Retention of existing trees.
- Creation of Landscape Shelter
- Celebrating the Great Western Woodlands.
- Playful/ Interactive landscape elements



FIGURE 5.2.1 - SITE PLANNING DIAGRAMS

5.3 BUILDING PLANNING

The development has been proposed in 3 zones to suit the primary functionality of the development as briefed. This is as outlined in the Site Planning Section and referenced below.

- Discovery Centre
- Community Resource Centre
- Multipurpose Centre

The planning of the facility has focused on

- Overlapping Functionality
- Connection to sheltered landscape
- Access off Central Courtyard
- Open areas with minimal hard partitioning to allow for adaptability and expansion

Refer below brief summary of the planning approach to each space.

FOYER

A central entry foyer is proposed between the Discovery Centre and Community functions. The foyer is proposed as an open glazed "void" between these spaces that allows some of the functionality including cafe, reception, gift store to bleed into the space serving as a central entry point to both.

This will allow for effective supervision and overlap of staffing.

DISCOVERY CENTRE

The Discovery Centre wing will be accessed off the main foyer. This wing will include a central gift shop, Black Box Discovery Centre and Art Gallery & Workshop Space. Both the Gallery and Discovery Centre have access to their own private landscape spaces to support the internal activities.

Note - the brief for the discovery centre space is being developed in parallel with the overall project design, and the exhibition designer has provided key input into the current space allocation.

CIVIC/ COMMUNITY RESOURCE CENTRE

The Community Resource Centre (CRC) will be accessed off the main foyer and is proposed as a large open space with a services spine at the side, that houses staff amenities, such as the managers office, kitchenette, staff toilet, and shared community spaces including a printing area and video conference room. This services spine allows for the main CRC space to remain open and uncluttered for flexibility and adaptability of this area over time to suit various functions.

The primary functional purpose within the CRC include:

- Open Plan hot desk office area for 6 people
- Acoustic Booth for Centrelink Meetings
- Community Library
- Flexible working area for 3d printing & general printing
- CRC/ Shire Office for 3 people
- Video Conference Rooms

MULTIPURPOSE FACILITIES

To support the Discovery Centre and the CRC, there will be multipurpose facilities that can serve both the community and the Discovery/ Visitor aspect of the project.

These facilities are proposed together easily accessible to both primary users off the central courtyard and include:

- Two multi-purpose spaces divided by an operable wall with fixed seating for 50 people
- Demonstration/ Function kitchen
- Function Space.

There will be an operable wall between these areas with individual access off the central courtyard to allow for maximum flexibility in how the spaces can be used.

RETAIL/ CAFE SPACE

To support the financial viability and to add additional functionality of the facility, there is proposed a leasable retail space for use as a cafeteria/ restaurant. This space includes a commercial kitchen suitable for a cafeteria, serving area, and internal/ external seating.

AMENITY

To minimise duplication of amenities, the design allows for combined amenities to serve the whole facility in a central bathroom facility accessed off the central courtyard with screened private access.

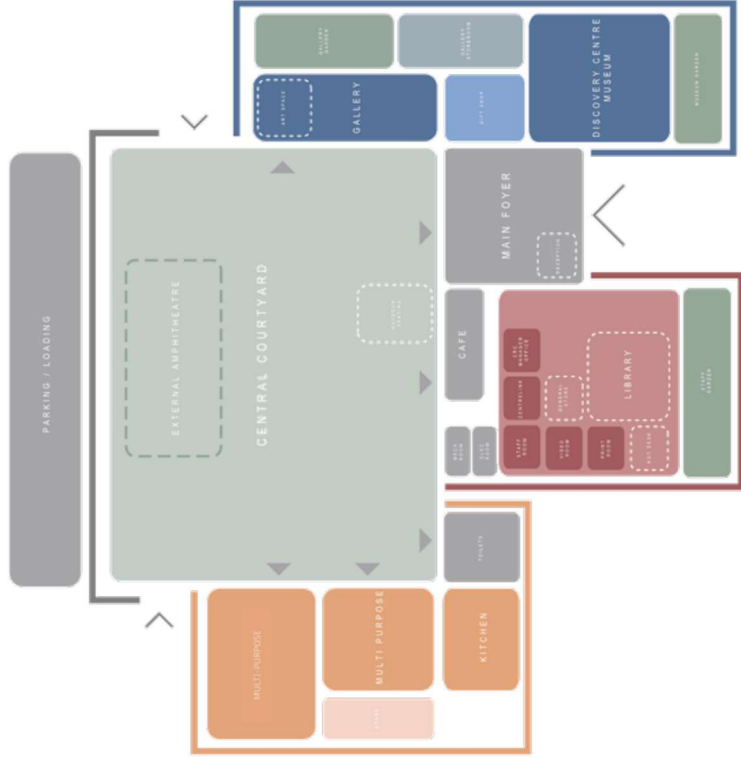


FIGURE 5.3.1 - FUNCTIONAL RELATIONSHIP DIAGRAM

5.4 BUILDING ARCHITECTURE & STRUCTURE

BUILDING FORM

The proposed building form takes cues from the natural surrounds of Hyden including Wave Rock, Mulka's Cave & Hippos Yawn.

The result is a series of curved irregular masses with voids between. These masses are then connected via a veranda structure that provides a sheltered link between. Sectionally, the roof form itself lifts and falls as needed to suit the internal program within providing a simple and effective built form approach

Despite the striking nature of the curved layout, the building is actually fairly simple in its sectional form with a single pitch classroom and verandah for circulation between. The simple verandah structure wraps around the building to unify the three building areas, provides cover, and ties back to the surrounding regional built form context of Hyden.

The roof has been designed to avoid the use of box gutters, using eaves gutters instead, which are much easier from a maintenance perspective.

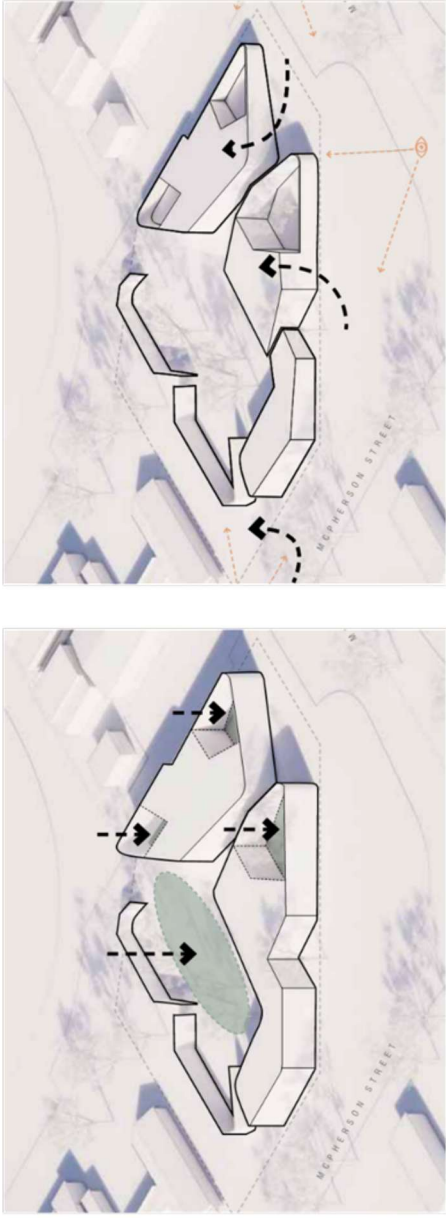


FIGURE 5.4.1 - FORM DEVELOPMENT DIAGRAMS

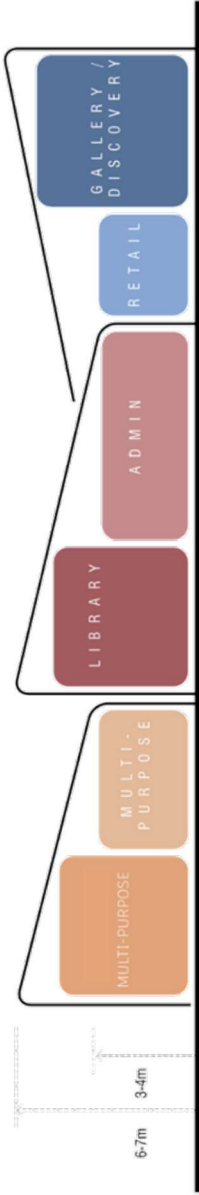


FIGURE 5.4.2 - CONCEPT SECTIONAL DIAGRAM

5.5 BUILDING MATERIALS

EXTERIOR MATERIAL PALETTE

The external material palette for the building has been chosen carefully to reflect the existing natural and built fabric of the site and local context, while still ensuring a contemporary architectural solution that is durable and low maintenance.

The external walls will be made of exposed rammed earth and the roof will be metal roof sheeting in a zincalume finish, both a durable material that reflects the shed architecture of the area. The simple and restrained nature of the materials reinforce the elegant curved building form, and this approach has also extended into the interior design.

The Rammed Earth in particular provides a strong link to the key caves and rocky features of Hyden and provides a pivotal link to country and will use locally sourced aggregate/soil, for an even greater link to its natural context.

The Verandah Structure is polycarbonate in a semi-transparent finish on a simple steel frame, which provides a link to the regional built context of Hyden referencing the town itself. The polycarbonate also allows light to enter into the deep areas of the verandah.

There are batten screen elements in the walled courtyards and along the verandah edge, in a bronze anodised finish at irregular size and spacing to reference the woodlands of the area.

Together with the native landscape elements, the overall precinct built on the interconnection of the built and natural forms of Hyden's local context.

CONSTRUCTION MATERIALS & STRUCTURE

The proposed building form has been designed to ensure that it is a simple and economical structural solution with a single steel framed pitched roof form and canopy structure and an in situ concrete slab on ground for the floor.

Additionally the rammed earth forms provide structural support where possible for the external walls and roof.



FIGURE 5.1 - PROPOSED CONCEPT MATERIAL PALETTE

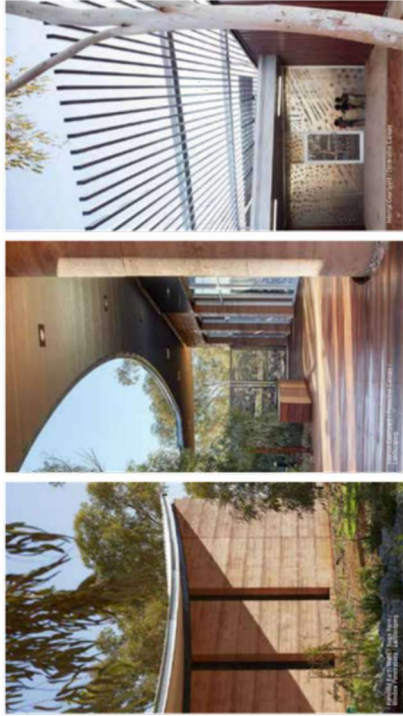


FIGURE 5.2 - PRECEDENT STUDY

5.6 INTERIOR DESIGN AND PRECEDENCE

INTERIOR DESIGN

The interior design of the project reflects the natural forms and the simple materiality of the building exterior. The design team has selected materials with warm colours and natural textures that evoke the connection to the natural landscapes around the Hyden region. The interior colour palette reflects the three main material colours of the building exterior: the rammed earth, the bronze anodised metal and the zincalume steel.

The interior palette is simple and restrained to leave the rammed earth walls as the main feature & to evoke the feeling of being in the rock wall forms of Wave Rock and a sense of shelter from the outside elements.

The interior palette of the main CRC space is light and open, ideal for flexible working and reading. There is a calming sense of being in a larger rammed earth cave with the high rammed earth walls with skylight above and curated views out to the landscaped courtyard.

The natural curves of the external rammed earth walls have been brought inside through the stud partition walls of the CRC, reinforced by the curving carpet patterns and loose furniture to carve a path for visitors into the central gathering area of the library, which reflects a 'yarning circle'.

In the foyer and gift shop area, the polished concrete floor finish, metal sheet reception desk and the perforated curved metal soffit, are all minimalist in style to allow the rammed earth forms to remain the feature. In all the building volumes, where the internal stud walls and floor finishes, will generally have a warm tone and natural texture to complement the rammed earth.

The multipurpose rooms, gallery, gift shop and exhibition rooms will have simple finishes to allow the feature displays in these areas to remain a feature, and allow for future flexibility for different layouts and uses by the community.



FIGURE 5.6.1 - PROPOSED INTERIOR MATERIAL PALETTE



FIGURE 5.6.2 - INTERIOR PRECEDENT STUDY

6.0 PROGRAM

SITE Architecture Studio has established a preliminary program to guide the delivery of the project through the Design Development, funding, procurement and construction phases. This program has been developed in consultation with the Hyden Progress Association (HPA) to support grant funding applications and the future delivery of the project.

This program identifies key design phases, hold points and delivery milestones, including time-frame for Tender and Award, and Construction.

The key milestones are currently anticipated as follows:

- Schematic Design - Completed May 2026
 - Development Application - Submitted June 2026
 - Design Development Report - Completed July 2026
 - Funding Applications and Approvals - Ongoing
 - D&C Tender Documents - Subject to funding approval
 - Construction Period - Expected to be 12-15 months
 - Practical Completion - Targeting 2028*
 - Building Occupancy - Following Practical Completion
- * Program dates beyond the Design Development phase are indicative only and remain subject to planning approvals, funding availability, procurement outcomes and project delivery requirements.

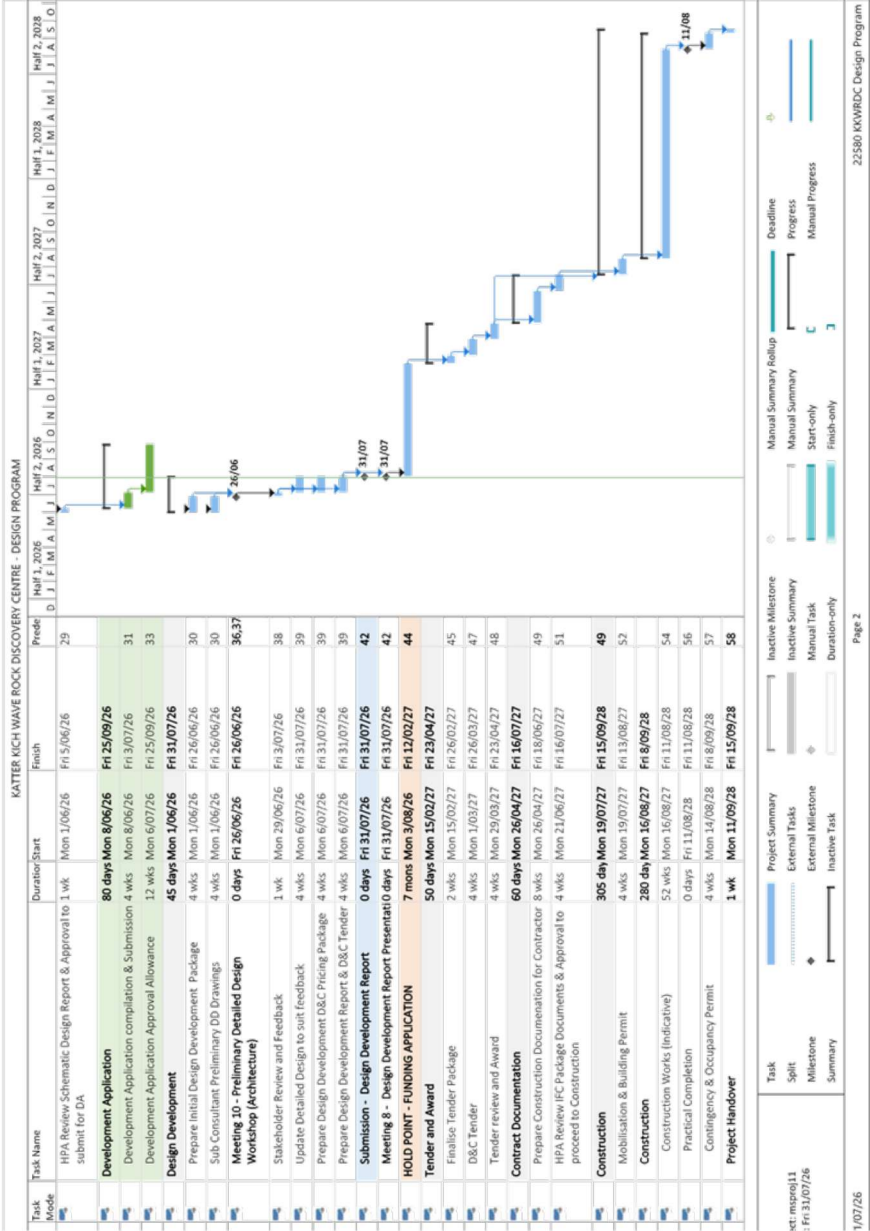


FIGURE 6.1 - PROJECT PROGRAM

7.0 BUDGET

The initially briefed budget for the project targeted a construction budget within \$11M (inclusive of fees, contingencies and regional loadings based on an estimated 1000m² building.

Throughout the Concept Design and Design Development phases, the design team has worked closely with the client and key stakeholders to refine the scope of works and align the project with available funding objectives.

This process has focused on developing an efficient, high-performing facility through the sharing of spaces and amenities, minimising area inefficiencies and maximising functionality for the community and visitors.

The project Quantity Surveyor has provided a DD cost estimate included in Appendix 2 that aligns to the project scope, design and functionality identified within this report.

The current estimate identifies a Design & Construct Contract Value of approximately \$9,984,000.00 (ex GST).

The project has progressed to a high level of detail providing certainty around the expectations ready for a D&C Tender. Additionally the cost estimate includes a reasonable allowance for contingency, escalation and regional allowances.



25125212.004

31 July 2026

Site Architecture Studio
PO Box 7351,
Perth, Cloisters Square WA 6850

Attention: Stephen Hart

Dear Stephen,

WAVE ROCK (KATTER KICH) DISCOVERY CENTRE
DESIGN DEVELOPMENT ESTIMATE

We have reviewed the scope for the proposed Discovery Centre at Wave Rock. We attach a copy of our detailed estimate as summarised below:

Discovery Centre	
Building Works	\$6,533,000
Siteworks & Services	3,087,000
	9,620,000
Locality Allowance Included Within Rates	=
	9,650,000
D & C Design Costs (Locality Allowance Not Applicable)	364,000
	\$9,984,000
Design Contingency 5%	500,000
Construction Contingency 7.5%	749,000
Headworks – Excluded	-
Permits, Fees & Levys	25,000
Public Art – Excluded, As Advised	-
Loose Furniture & Equipment - Excluded	-
AV Services & Displays – Excluded, As Advised	-
Interactive/Interpretive Elements – Excluded, As Advised	-
First Nations Engagement – Excluded, As Advised	-
Commissioning, Relocation Costs & Disbursements – Excluded	-
Client Costs – Management & Administration – Excluded	-
Professional Fees & Disbursements, As Advised	355,000
Management Fees – Excluded	-
Escalation to February 2027, 3.4%	395,000
Total, excluding GST	\$12,008,000

Cost advice has been received from the electrical, mechanical, and hydraulic consultants and as such has been included within our estimate.

Liam Tomlin M: 0434 611 782 E: Liam.Tomlin@HWAassociates.com.au

FIGURE 7.1 - QS COST ESTIMATE SUMMARY

8.0 ASSUMPTIONS & CONSIDERATIONS

8.1 ASSUMPTIONS

The following constraints and assumptions have been noted:

1. Scope of works identified is based on consultation with the key stakeholders and captured in the schedule of accommodation is fit for purpose to suit the project needs
2. Escalation to Tender for Construction in 2027
3. Project to be procured through a Design and Construct Model.
4. Strong preference for Buy Local Policy outcomes;
5. High functional design that is safe and efficient, reflects constraint and characteristics of the site and school operational need with capacity for change over time.
6. Approvals process - ongoing engagement by key decision makers for approvals.

8.2 RISKS

The current key issues raised for the project are:

1. Stormwater connection and design - ongoing mitigation and resolution through discussions with civil, landscape and Shire.
2. Budget: we have been managing this risk through regular cost estimates provided by a qualified Quantity Surveyor
3. Program: the program risk has been managed through regular consultation with the key stakeholders for key dates and with regular updates to the project program
4. Landscape Extent - The proposed budget has reduced the landscape design down to a minimum recommended scope
5. Kitchen Scope - Assumptions have been made around the extent and scope of the function and cafeteria spaces. There is allowance for a simple kitchen to serve the function room capabilities which has been developed in consultation with the key stakeholders. At this stage cafe kitchen is assumed to be by lease. No allowance has been made for fit-out, only provision of services.
6. Exhibition Scope - The extent of the exhibition allowance and design for the discovery centre is being developed in parallel with the design for the overall project. Ongoing consultation with the exhibition designer is being undertaken to ensure the building allowances for this space are closely aligned to the requirements.



APPENDIX A

ARCHITECTURAL DRAWINGS

A0.00 - COVER SHEET

A0.10 - FEATURE SURVEY

A0.20 - EXISTING CONDITIONS/DEMOLITION PLAN

A1.00 - SITE PLAN

A1.20 - MECHANICAL COMPOUND DETAILS

A2.00 - FLOOR PLAN

A2.10 - ROOF PLAN

A3.00 - REFLECTED CEILING PLAN

A4.00 - ELEVATIONS (STREET)

A4.01 - ELEVATIONS (BUILDING)

A4.02 - ELEVATIONS (BUILDING)

A4.03 - ELEVATIONS (BUILDING)

A5.00 - SECTIONS

A5.01 - SECTIONS

A5.02 - SECTIONS

A5.03 - SECTIONS

A5.10 - FACADE SECTIONS

A8.00 - DOOR SCHEDULE

A8.10 - GATE & ROLLER DOORS SCHEDULE

A8.20 - WINDOW & LOUVRE SCHEDULE

A9.00 - ROOM LAYOUTS 0 - MULTIPURPOSE 1, 2 & STORE

A9.01 - ROOM LAYOUTS 1 - KITCHEN & AMENITIES

A9.02 - ROOM LAYOUTS 2 - CRC

A9.03 - ROOM LAYOUTS 3 - MANAGER'S OFF., VC, CENTRELINK, K/NETTE & ELECT. SVC

A9.04 - ROOM LAYOUTS 4 - CAFE & KITCHEN

A9.05 - ROOM LAYOUTS 5 - FOYER & GIFT SHOP

A9.06 - ROOM LAYOUTS 6 - EXHIBITION SPACE

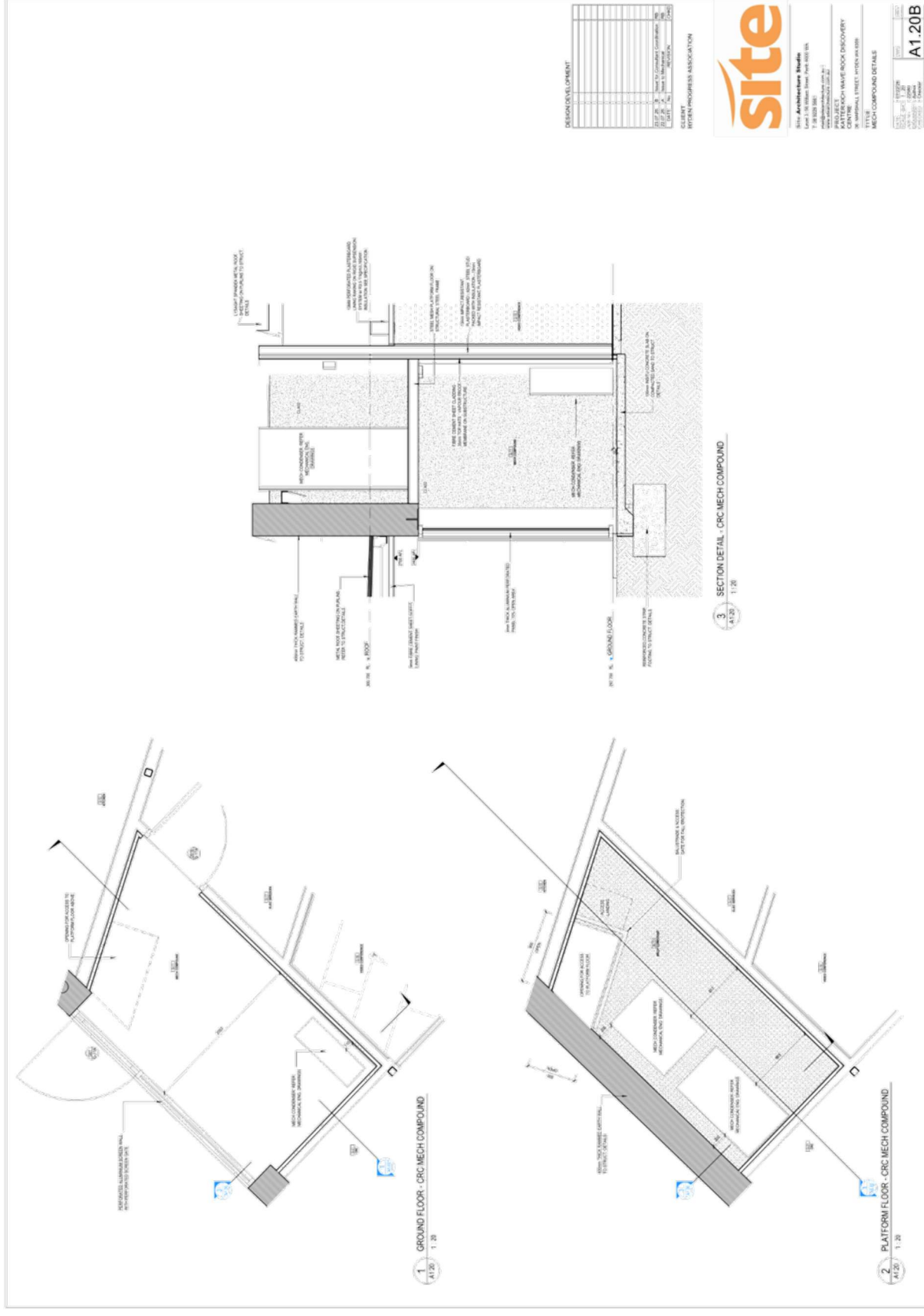
A9.07 - ROOM LAYOUTS 7 - GALLERY & EXHIBITION STORE

A9.10 - EXTERNAL & INTERIOR FINISHES





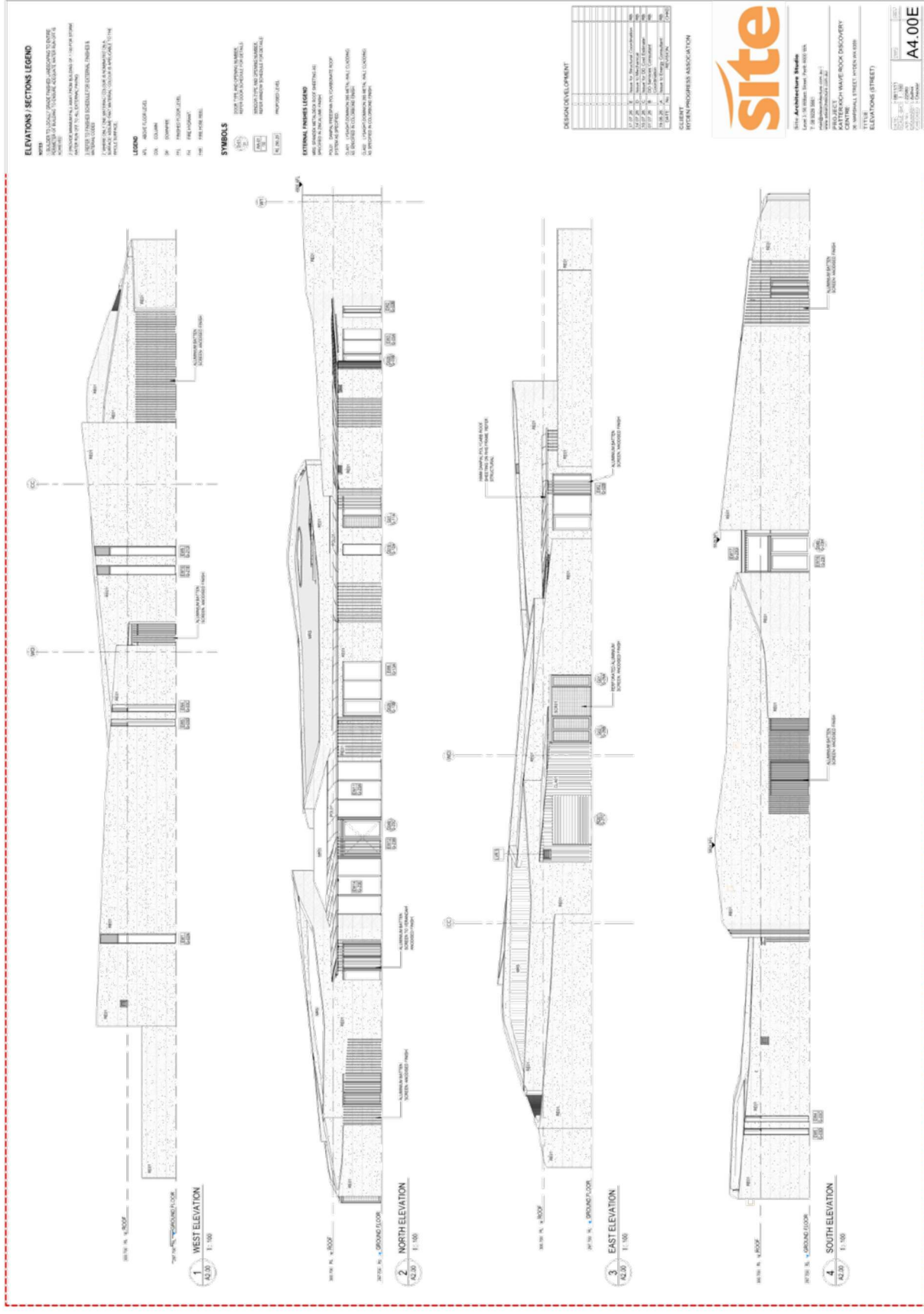


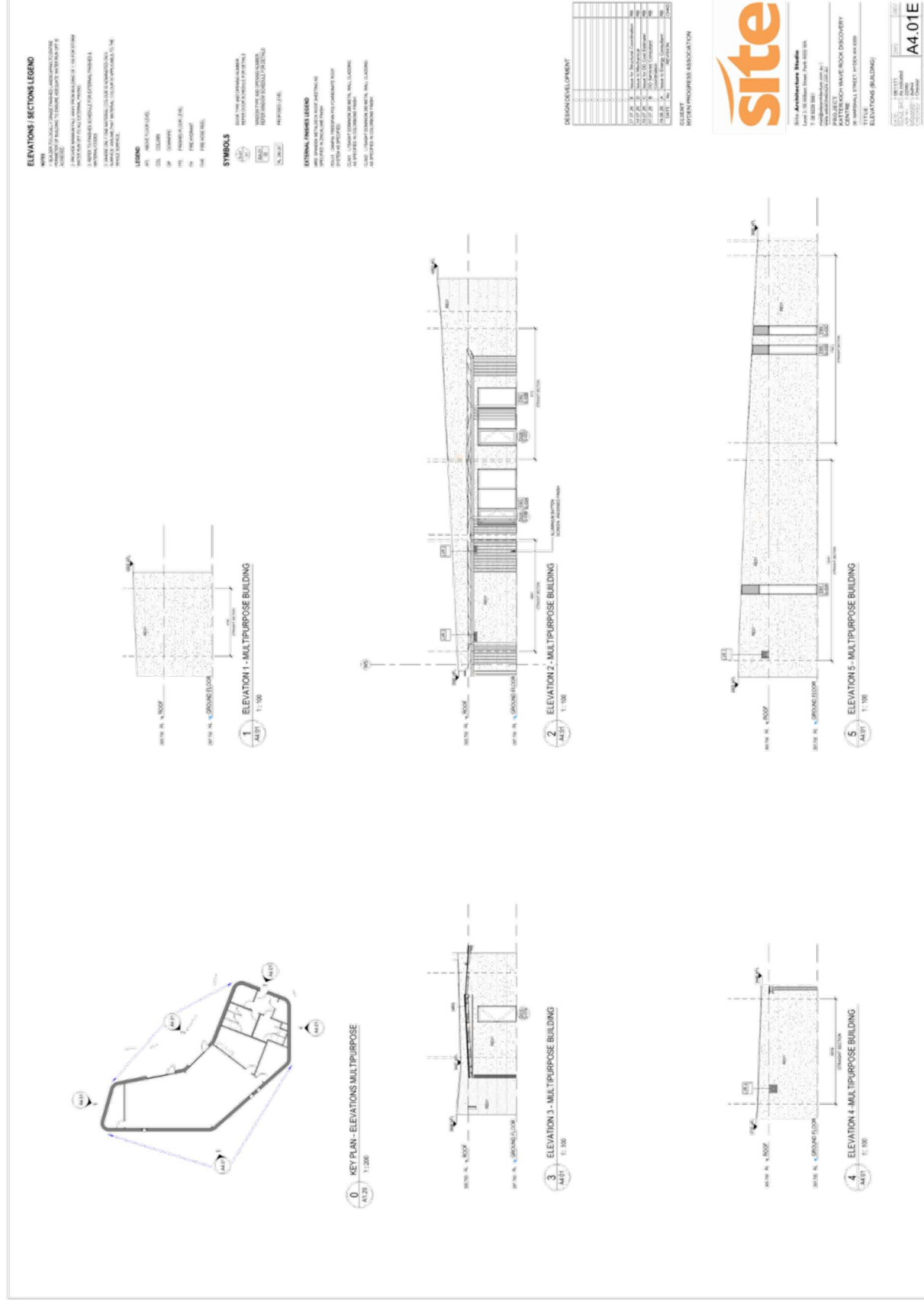


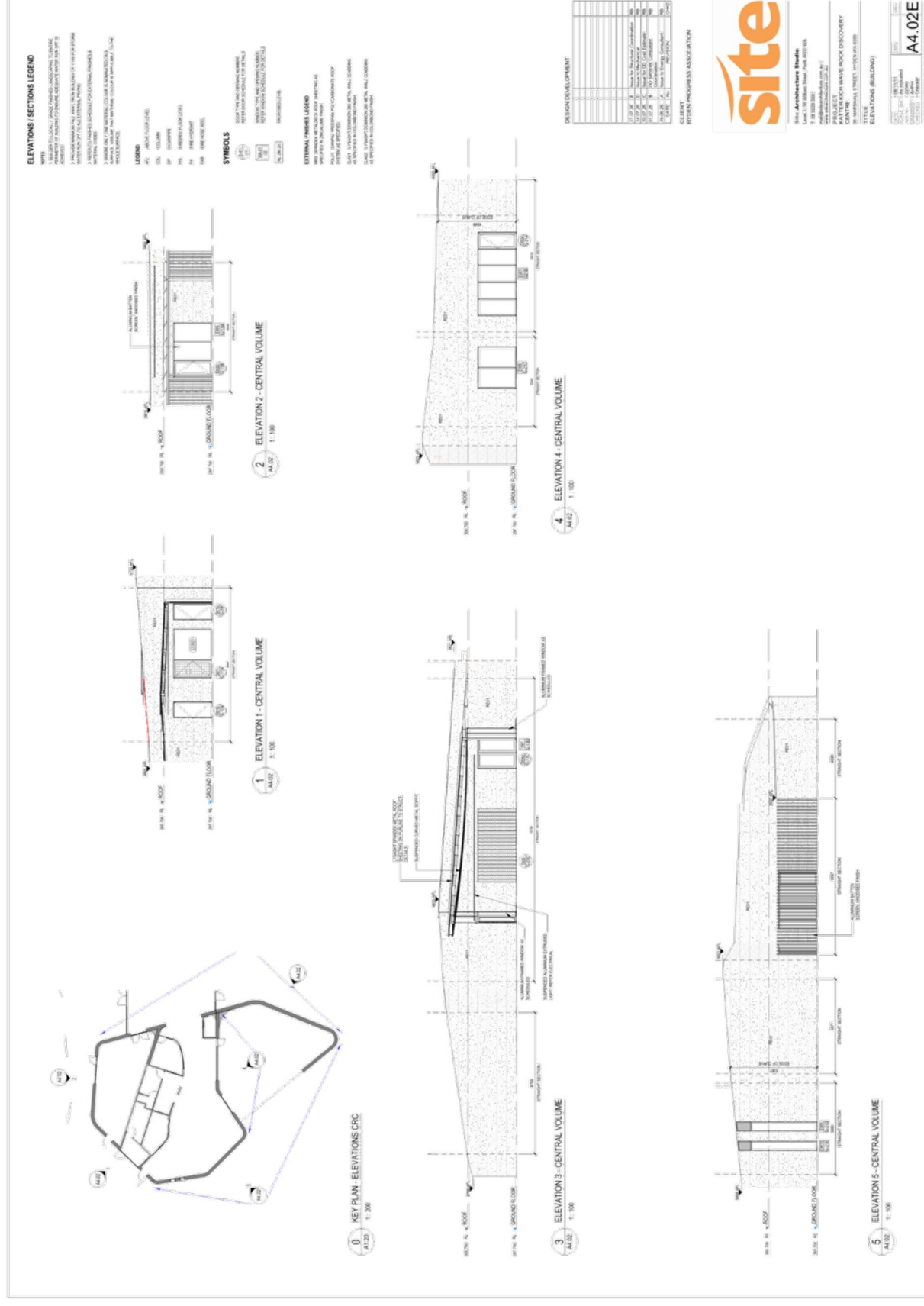


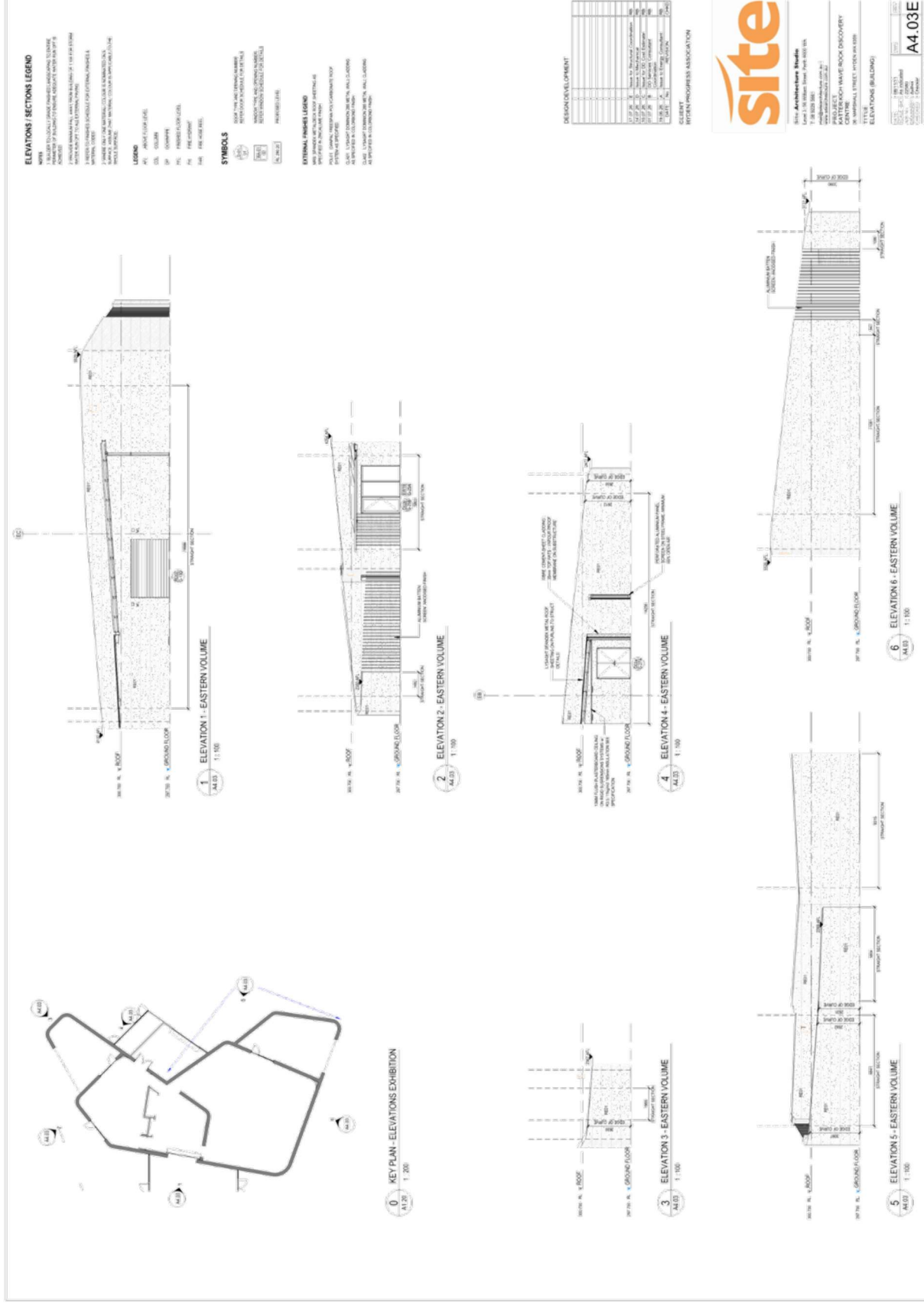


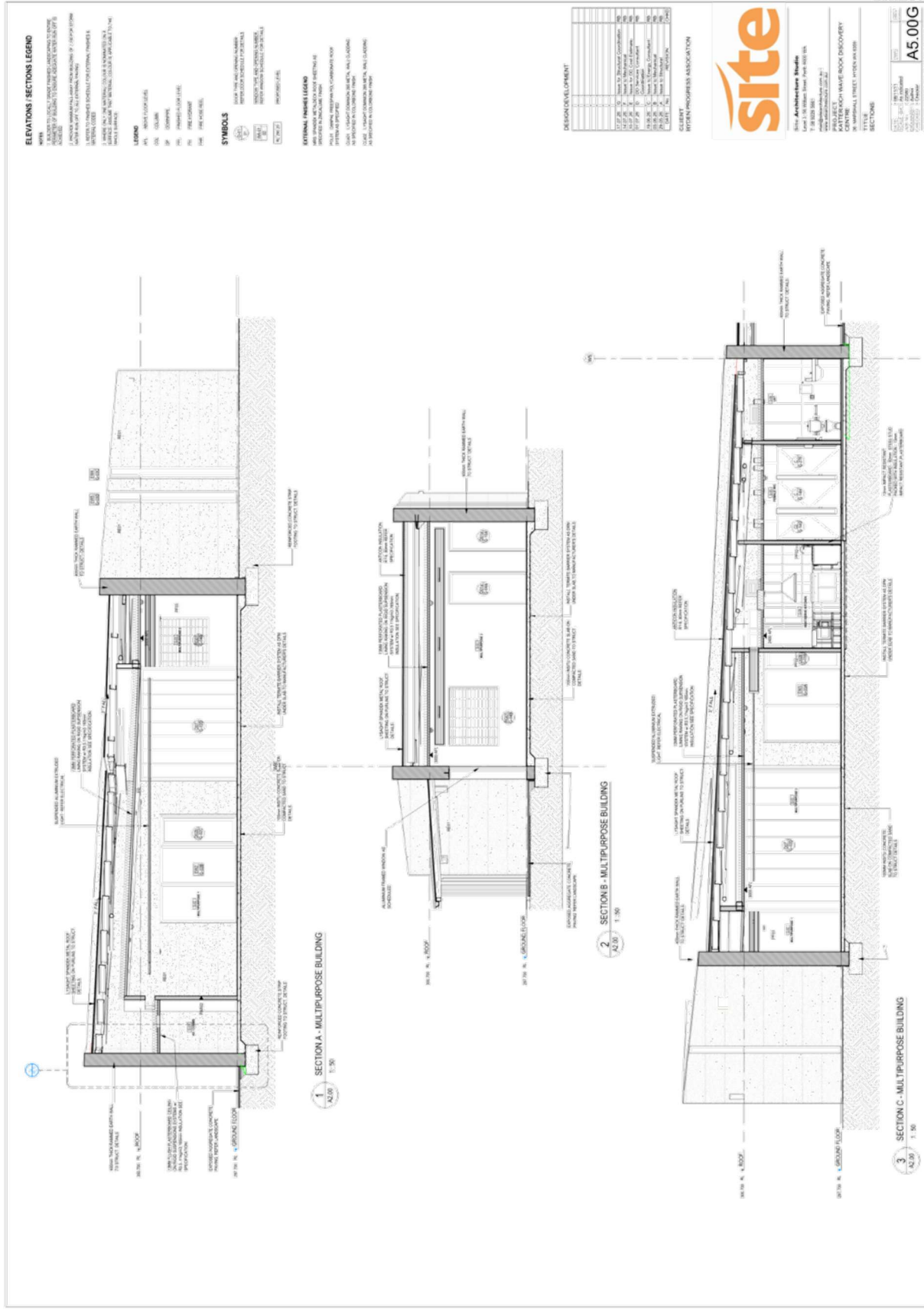


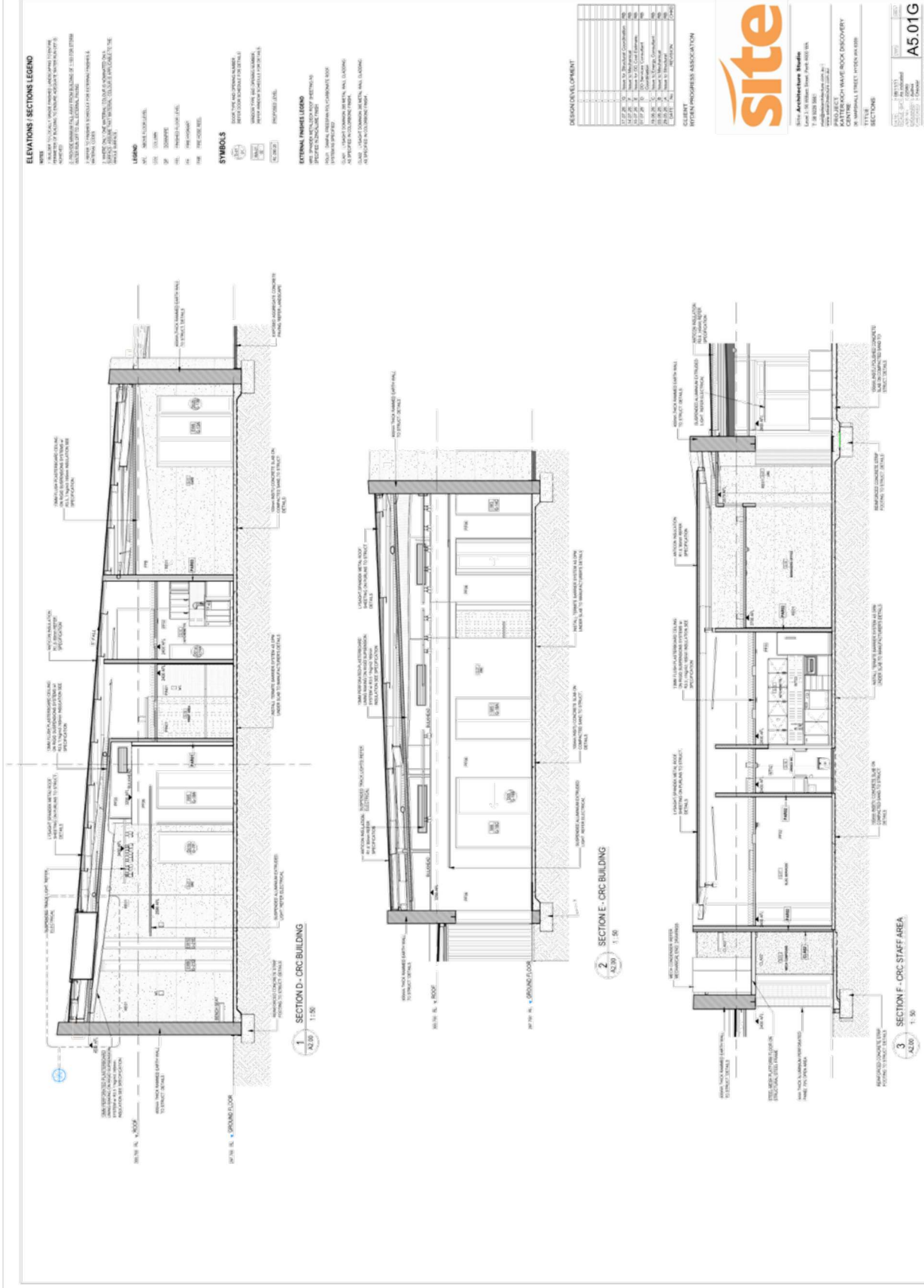


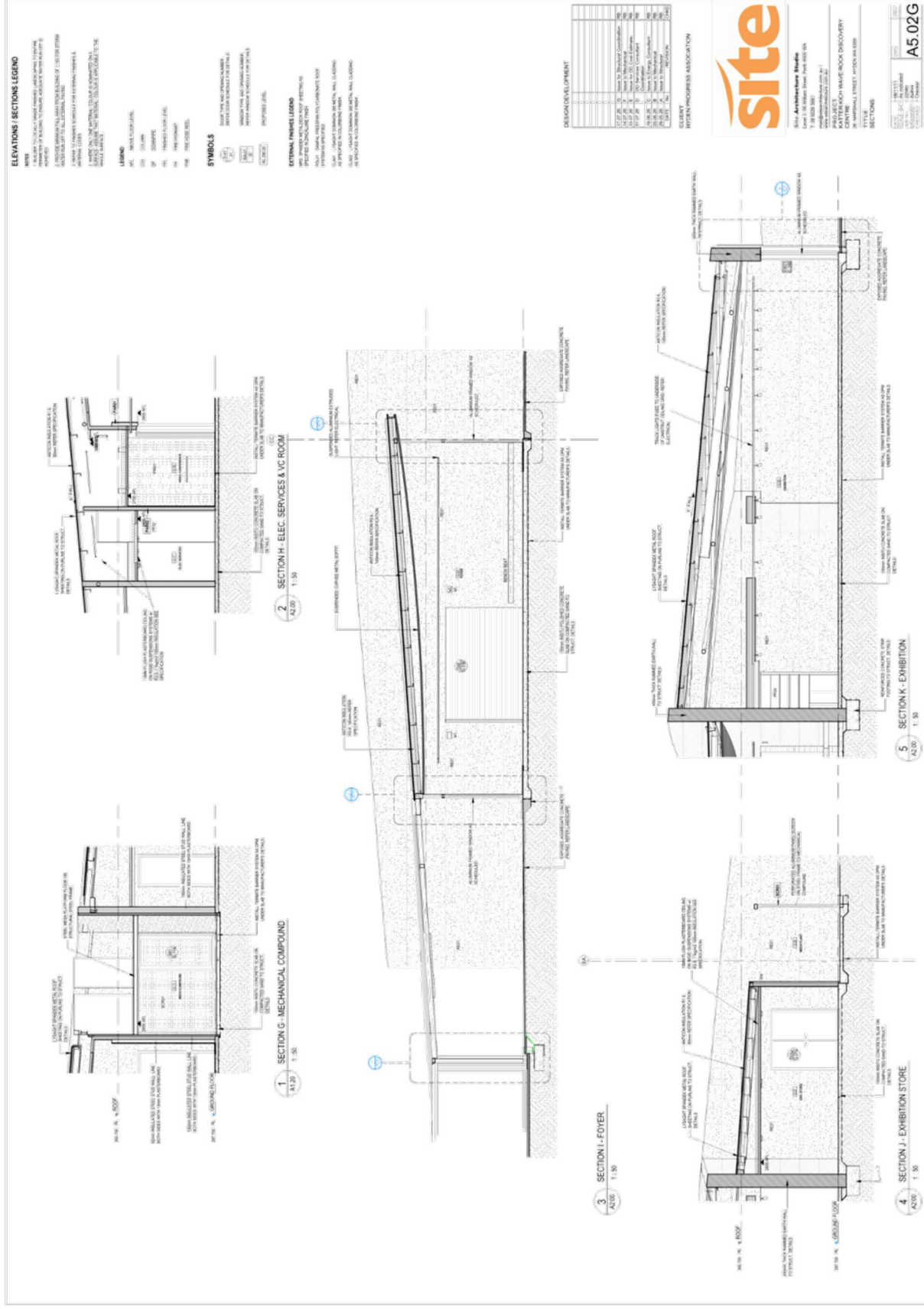


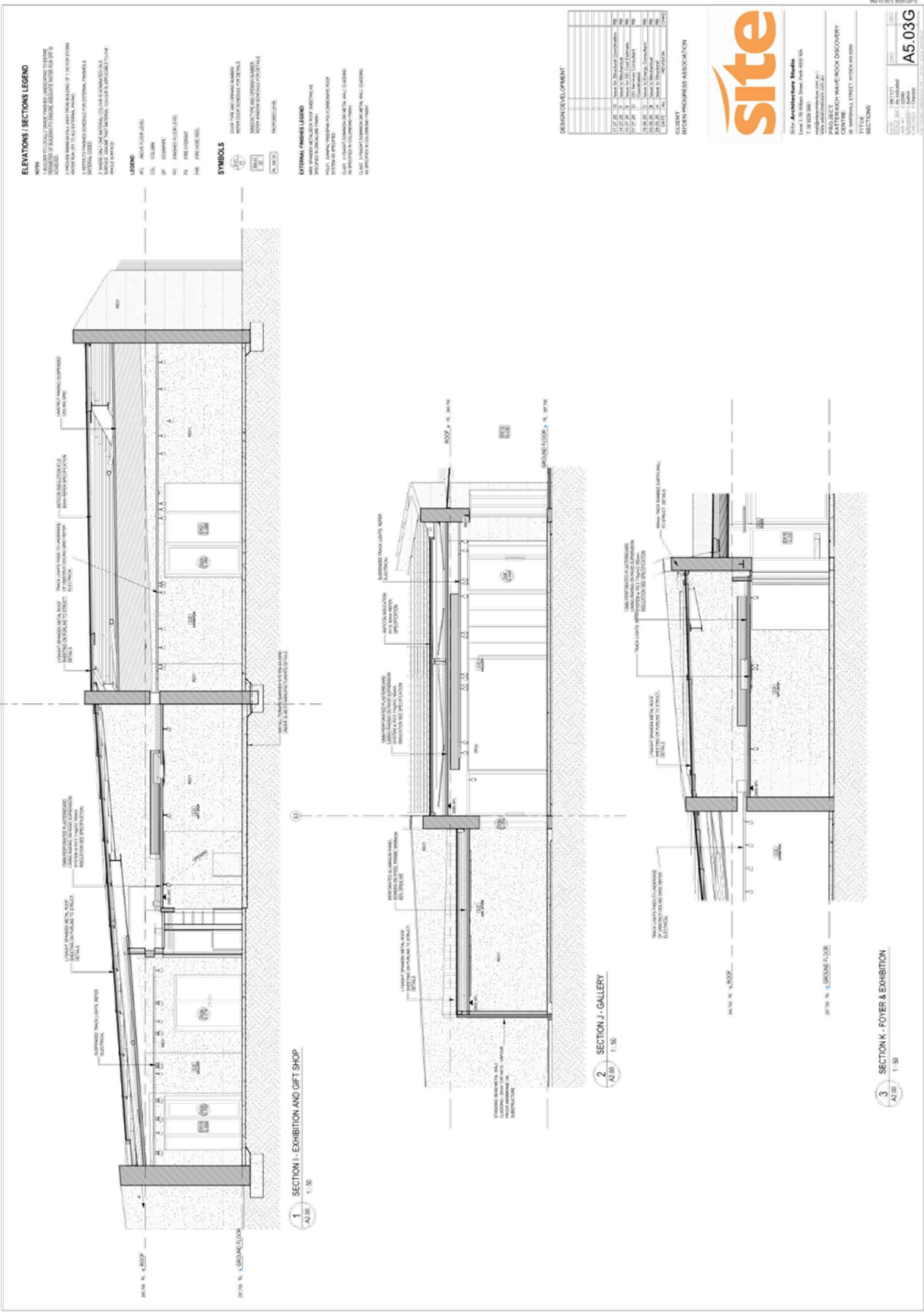








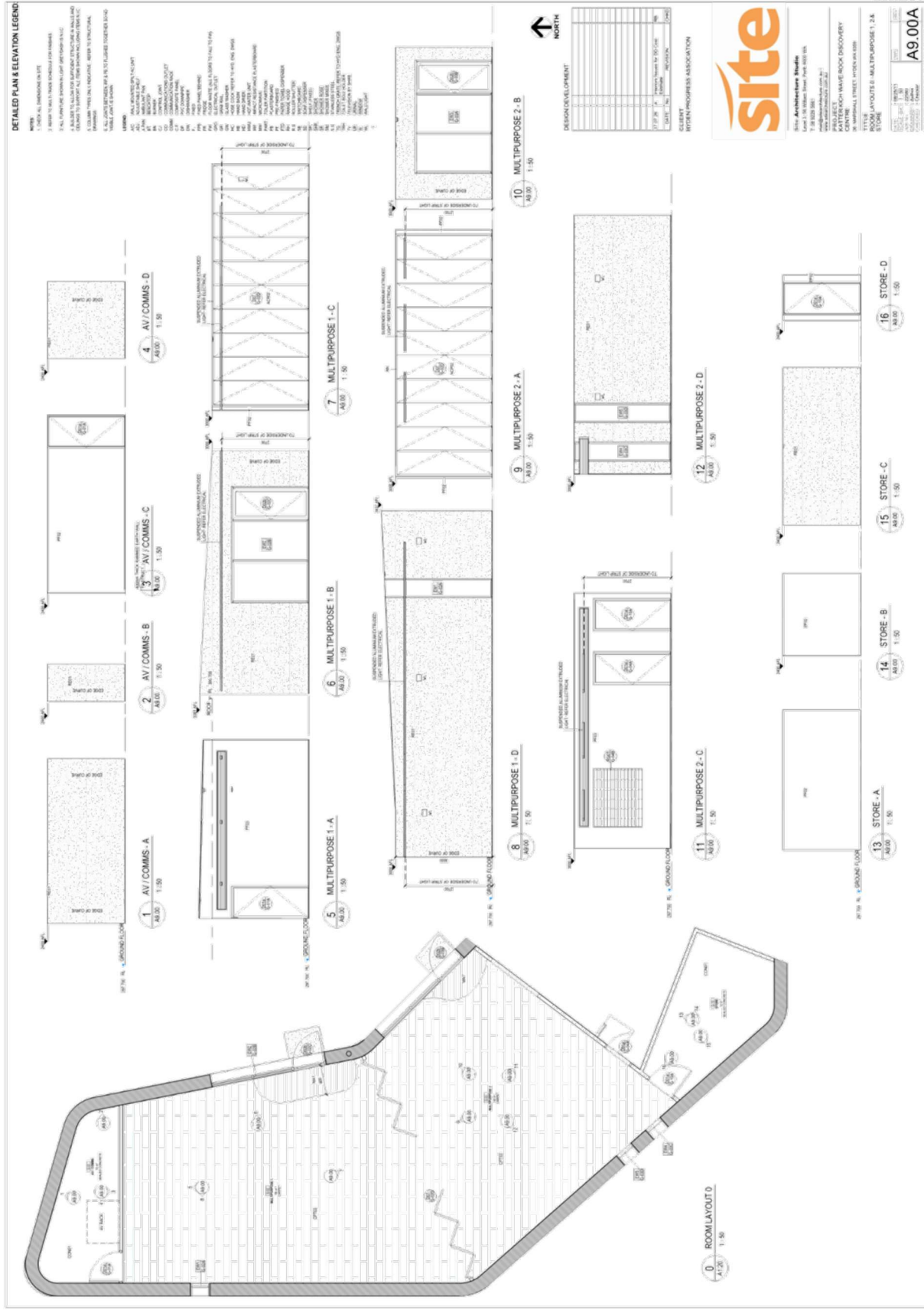


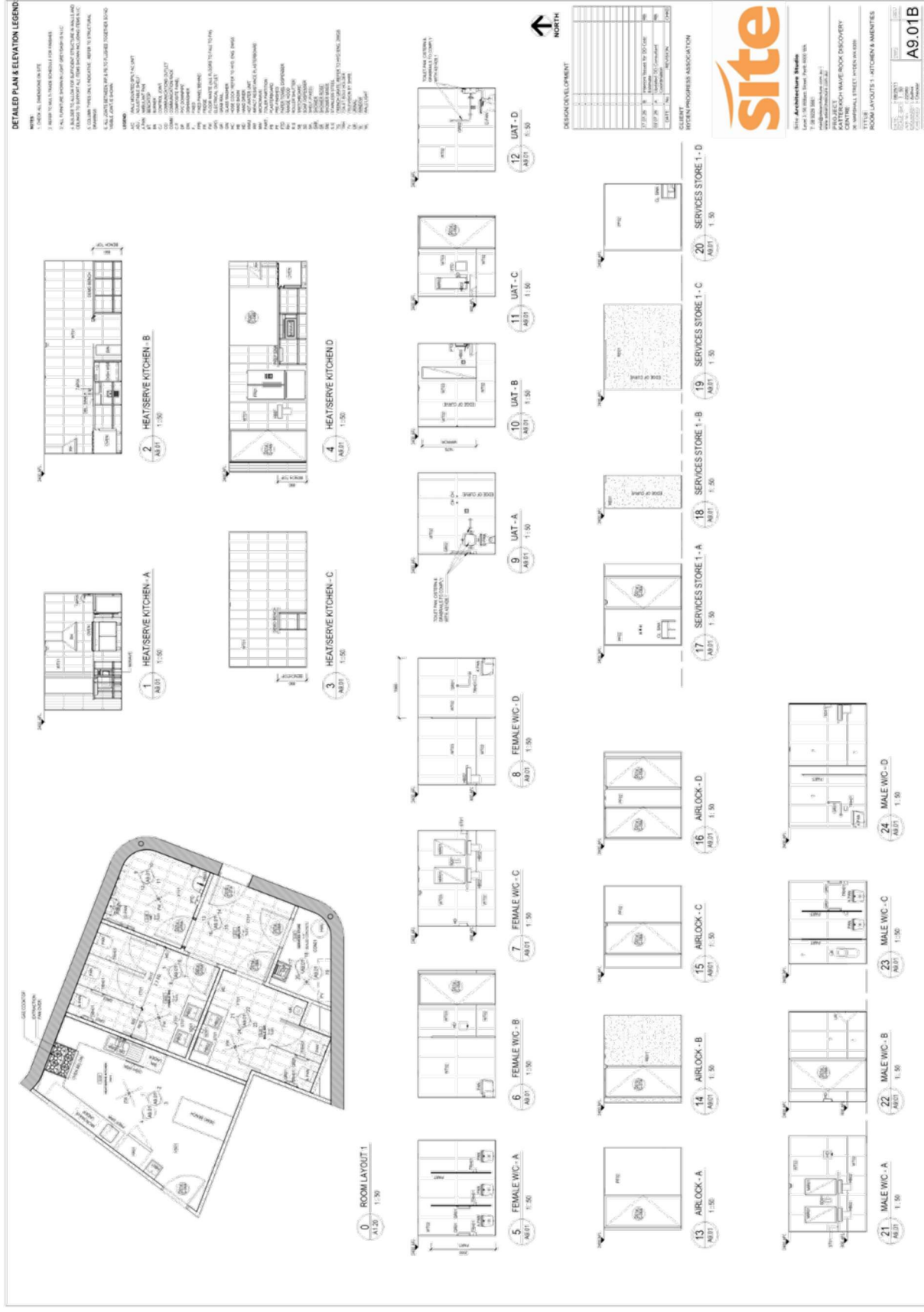


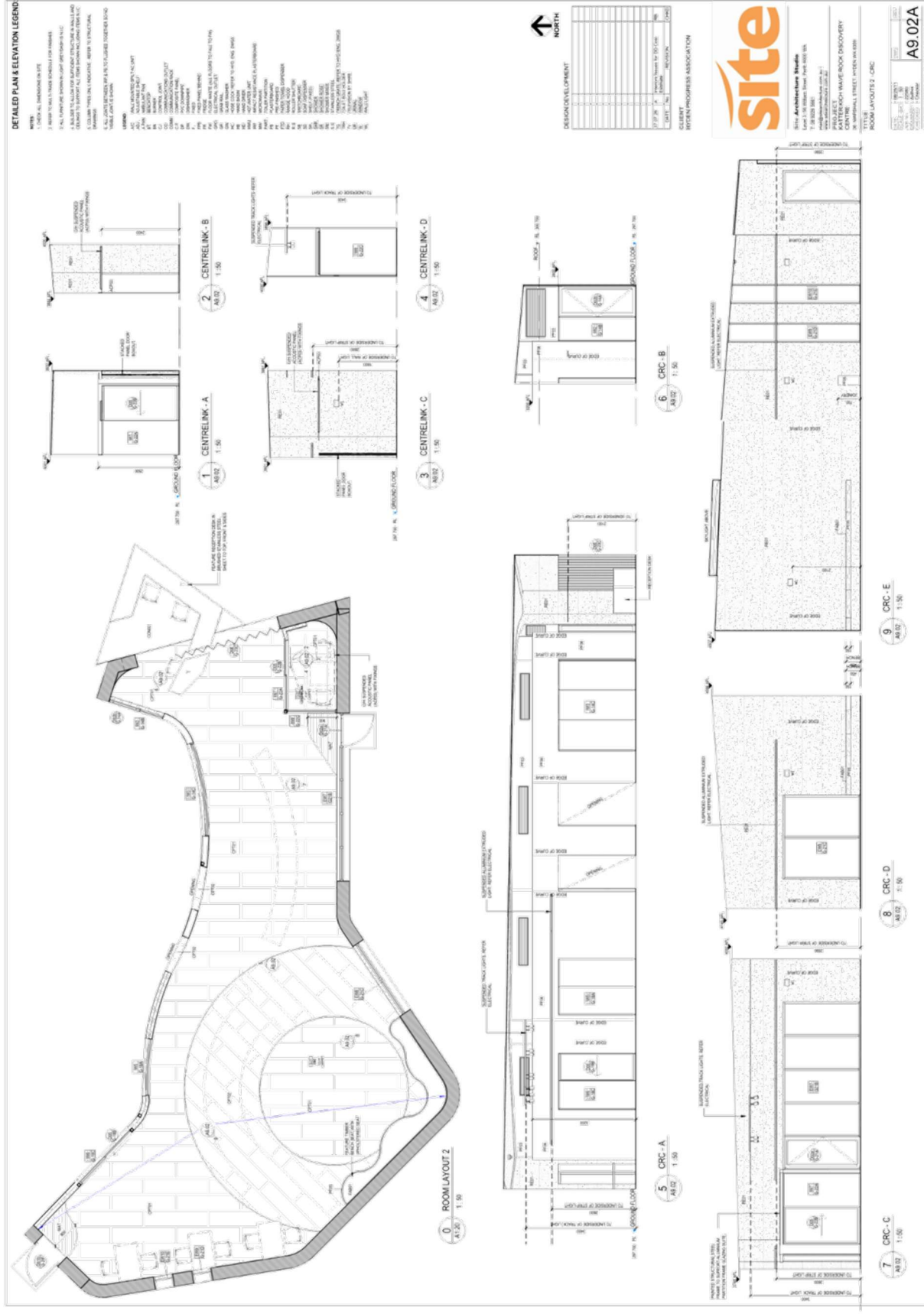
SCHEDULE - DOORS									
NO.	DESCRIPTION	UNIT	QTY	PRICE	TOTAL	UNIT	QTY	PRICE	TOTAL
1	DOOR TYPE 1	EA	1	1000	1000	2	DOOR TYPE 2	EA	2000
2	DOOR TYPE 3	EA	1	1200	1200	3	DOOR TYPE 4	EA	1500
3	DOOR TYPE 5	EA	1	1100	1100	4	DOOR TYPE 6	EA	1300
4	DOOR TYPE 7	EA	1	1400	1400	5	DOOR TYPE 8	EA	1600
5	DOOR TYPE 9	EA	1	1500	1500	6	DOOR TYPE 10	EA	1700
6	DOOR TYPE 11	EA	1	1600	1600	7	DOOR TYPE 12	EA	1800
7	DOOR TYPE 13	EA	1	1700	1700	8	DOOR TYPE 14	EA	1900
8	DOOR TYPE 15	EA	1	1800	1800	9	DOOR TYPE 16	EA	2000
9	DOOR TYPE 17	EA	1	1900	1900	10	DOOR TYPE 18	EA	2100
10	DOOR TYPE 19	EA	1	2000	2000	11	DOOR TYPE 20	EA	2200
11	DOOR TYPE 21	EA	1	2100	2100	12	DOOR TYPE 22	EA	2300
12	DOOR TYPE 23	EA	1	2200	2200	13	DOOR TYPE 24	EA	2400
13	DOOR TYPE 25	EA	1	2300	2300	14	DOOR TYPE 26	EA	2500
14	DOOR TYPE 27	EA	1	2400	2400	15	DOOR TYPE 28	EA	2600
15	DOOR TYPE 29	EA	1	2500	2500	16	DOOR TYPE 30	EA	2700
16	DOOR TYPE 31	EA	1	2600	2600	17	DOOR TYPE 32	EA	2800
17	DOOR TYPE 33	EA	1	2700	2700	18	DOOR TYPE 34	EA	2900
18	DOOR TYPE 35	EA	1	2800	2800	19	DOOR TYPE 36	EA	3000
19	DOOR TYPE 37	EA	1	2900	2900	20	DOOR TYPE 38	EA	3100
20	DOOR TYPE 39	EA	1	3000	3000	21	DOOR TYPE 40	EA	3200
21	DOOR TYPE 41	EA	1	3100	3100	22	DOOR TYPE 42	EA	3300
22	DOOR TYPE 43	EA	1	3200	3200	23	DOOR TYPE 44	EA	3400
23	DOOR TYPE 45	EA	1	3300	3300	24	DOOR TYPE 46	EA	3500
24	DOOR TYPE 47	EA	1	3400	3400	25	DOOR TYPE 48	EA	3600
25	DOOR TYPE 49	EA	1	3500	3500	26	DOOR TYPE 50	EA	3700
26	DOOR TYPE 51	EA	1	3600	3600	27	DOOR TYPE 52	EA	3800
27	DOOR TYPE 53	EA	1	3700	3700	28	DOOR TYPE 54	EA	3900
28	DOOR TYPE 55	EA	1	3800	3800	29	DOOR TYPE 56	EA	4000
29	DOOR TYPE 57	EA	1	3900	3900	30	DOOR TYPE 58	EA	4100
30	DOOR TYPE 59	EA	1	4000	4000	31	DOOR TYPE 60	EA	4200
31	DOOR TYPE 61	EA	1	4100	4100	32	DOOR TYPE 62	EA	4300
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33	DOOR TYPE 65	EA	1	4300	4300	34	DOOR TYPE 66	EA	4500
34	DOOR TYPE 67	EA	1	4400	4400	35	DOOR TYPE 68	EA	4600
35	DOOR TYPE 69	EA	1	4500	4500	36	DOOR TYPE 70	EA	4700
36	DOOR TYPE 71	EA	1	4600	4600	37	DOOR TYPE 72	EA	4800
37	DOOR TYPE 73	EA	1	4700	4700	38	DOOR TYPE 74	EA	4900
38	DOOR TYPE 75	EA	1	4800	4800	39	DOOR TYPE 76	EA	5000
39	DOOR TYPE 77	EA	1	4900	4900	40	DOOR TYPE 78	EA	5100
40	DOOR TYPE 79	EA	1	5000	5000	41	DOOR TYPE 80	EA	5200
41	DOOR TYPE 81	EA	1	5100	5100	42	DOOR TYPE 82	EA	5300
42	DOOR TYPE 83	EA	1	5200	5200	43	DOOR TYPE 84	EA	5400
43	DOOR TYPE 85	EA	1	5300	5300	44	DOOR TYPE 86	EA	5500
44	DOOR TYPE 87	EA	1	5400	5400	45	DOOR TYPE 88	EA	5600
45	DOOR TYPE 89	EA	1	5500	5500	46	DOOR TYPE 90	EA	5700
46	DOOR TYPE 91	EA	1	5600	5600	47	DOOR TYPE 92	EA	5800
47	DOOR TYPE 93	EA	1	5700	5700	48	DOOR TYPE 94	EA	5900
48	DOOR TYPE 95	EA	1	5800	5800	49	DOOR TYPE 96	EA	6000
49	DOOR TYPE 97	EA	1	5900	5900	50	DOOR TYPE 98	EA	6100
50	DOOR TYPE 99	EA	1	6000	6000	51	DOOR TYPE 100	EA	6200
51	DOOR TYPE 101	EA	1	6100	6100	52	DOOR TYPE 102	EA	6300
52	DOOR TYPE 103	EA	1	6200	6200	53	DOOR TYPE 104	EA	6400
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56	DOOR TYPE 111	EA	1	6600	6600	57	DOOR TYPE 112	EA	6800
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72	DOOR TYPE 143	EA	1	8200	8200	73	DOOR TYPE 144	EA	8400
73	DOOR TYPE 145	EA	1	8300	8300	74	DOOR TYPE 146	EA	8500
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76	DOOR TYPE 151	EA	1	8600	8600	77	DOOR TYPE 152	EA	8800
77	DOOR TYPE 153	EA	1	8700	8700	78	DOOR TYPE 154	EA	8900
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79	DOOR TYPE 157	EA	1	8900	8900	80	DOOR TYPE 158	EA	9100
80	DOOR TYPE 159	EA	1	9000	9000	81	DOOR TYPE 160	EA	9200
81	DOOR TYPE 161	EA	1	9100	9100	82	DOOR TYPE 162	EA	9300
82	DOOR TYPE 163	EA	1	9200	9200	83	DOOR TYPE 164	EA	9400
83	DOOR TYPE 165	EA	1	9300	9300	84	DOOR TYPE 166	EA	9500
84	DOOR TYPE 167	EA	1	9400	9400	85	DOOR TYPE 168	EA	9600
85	DOOR TYPE 169	EA	1	9500	9500	86	DOOR TYPE 170	EA	9700
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91	DOOR TYPE 181	EA	1	10100	10100	92	DOOR TYPE 182	EA	10300
92	DOOR TYPE 183	EA	1	10200	10200	93	DOOR TYPE 184	EA	10400
93	DOOR TYPE 185	EA	1	10300	10300	94	DOOR TYPE 186	EA	10500
94	DOOR TYPE 187	EA	1	10400	10400	95	DOOR TYPE 188	EA	10600
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96	DOOR TYPE 191	EA	1	10600	10600	97	DOOR TYPE 192	EA	10800
97	DOOR TYPE 193	EA	1	10700	10700	98	DOOR TYPE 194	EA	10900
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102	DOOR TYPE 203	EA	1	11200	11200	103	DOOR TYPE 204	EA	11400
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109	DOOR TYPE 217	EA	1	11900	11900	110	DOOR TYPE 218	EA	12100
110	DOOR TYPE 219	EA	1	12000	12000	111	DOOR TYPE 220	EA	12200
111	DOOR TYPE 221	EA	1	12100	12100	112	DOOR TYPE 222	EA	12300
112	DOOR TYPE 223	EA	1	12200	12200	113	DOOR TYPE 224	EA	12400
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115	DOOR TYPE 229	EA	1	12500	12500	116	DOOR TYPE 230	EA	12700
116	DOOR TYPE 231	EA	1	12600	12600	117	DOOR TYPE 232	EA	12800
117	DOOR TYPE 233	EA	1	12700	12700	118	DOOR TYPE 234	EA	12900
118	DOOR TYPE 235	EA	1	12800	12800	119	DOOR TYPE 236	EA	13000
119	DOOR TYPE 237	EA	1	12900	12900	120	DOOR TYPE 238	EA	13100
120	DOOR TYPE 239	EA	1	13000	13000	121	DOOR TYPE 240	EA	13200
121	DOOR TYPE 241	EA	1	13100	13100	122	DOOR TYPE 242	EA	13300
122	DOOR TYPE 243	EA	1	13200	13200	123	DOOR TYPE 244	EA	13400
123	DOOR TYPE 245	EA	1	13300	13300	124	DOOR TYPE 246	EA	13500
124	DOOR TYPE 247	EA	1	13400	13400	125	DOOR TYPE 248	EA	13600
125	DOOR TYPE 249	EA	1	13500	13500	126	DOOR TYPE 250	EA	13700
126	DOOR TYPE 251	EA	1	13600	13600	127	DOOR TYPE 252	EA	13800
127	DOOR TYPE 253	EA	1	13700	13700	128	DOOR TYPE 254	EA	13900
128	DOOR TYPE 255	EA	1	13800	13800	129	DOOR TYPE 256	EA	14000
129	DOOR TYPE 257	EA	1	13900	13900	130	DOOR TYPE 258	EA	14100
130	DOOR TYPE 259	EA	1	14000	14000	131	DOOR TYPE 260	EA	14200
131	DOOR TYPE 261	EA	1	14100	14100	132	DOOR TYPE 262	EA	14300
132	DOOR TYPE 263	EA	1	14200	14200	133	DOOR TYPE 264	EA	14400
133	DOOR TYPE 265	EA	1	14300	14300	134	DOOR TYPE 266	EA	14500
134	DOOR TYPE 267	EA	1	14400	14400	135	DOOR TYPE 268	EA	14600
135	DOOR TYPE 269	EA	1	14500	14500	136	DOOR TYPE 270	EA	14700

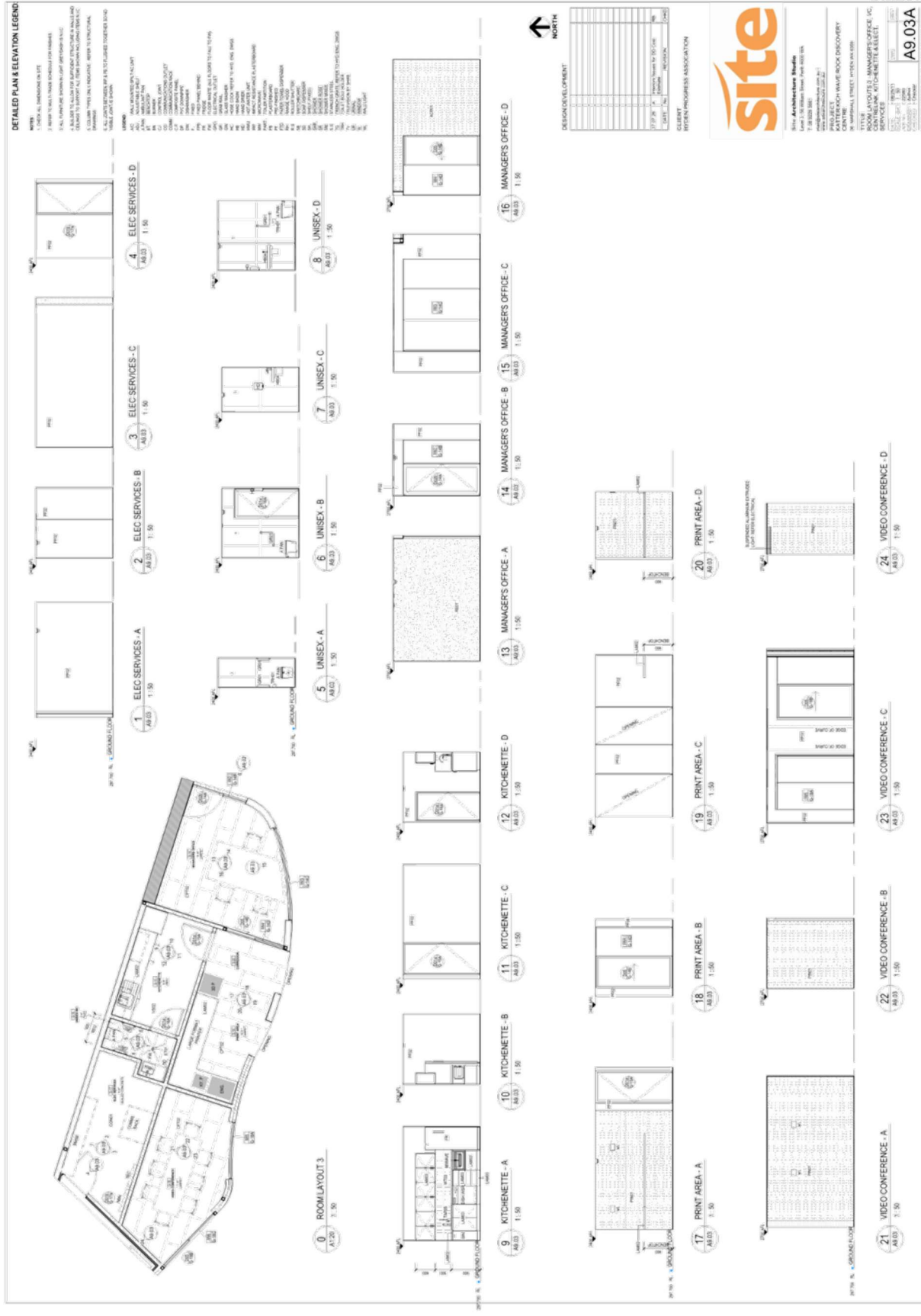
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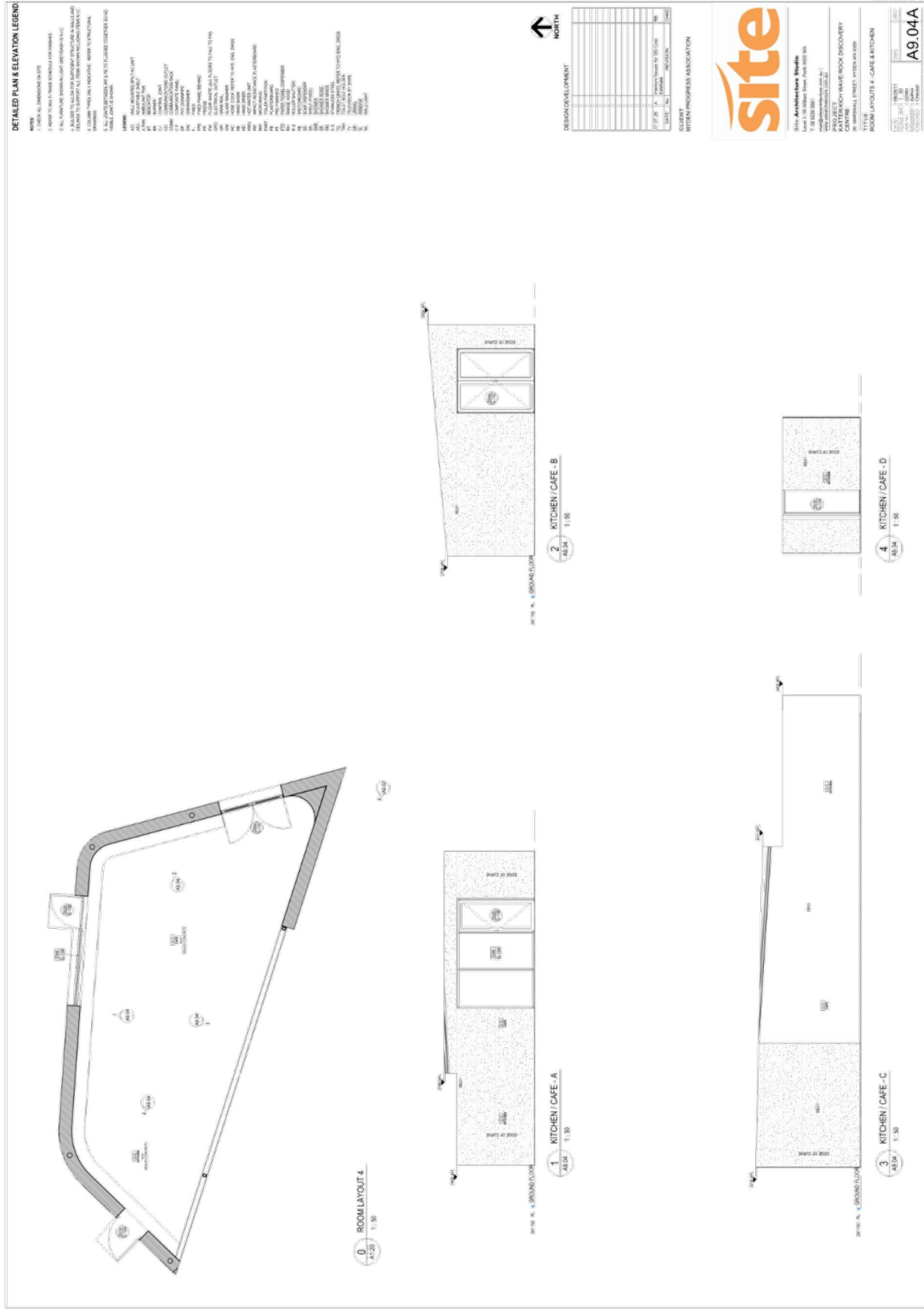
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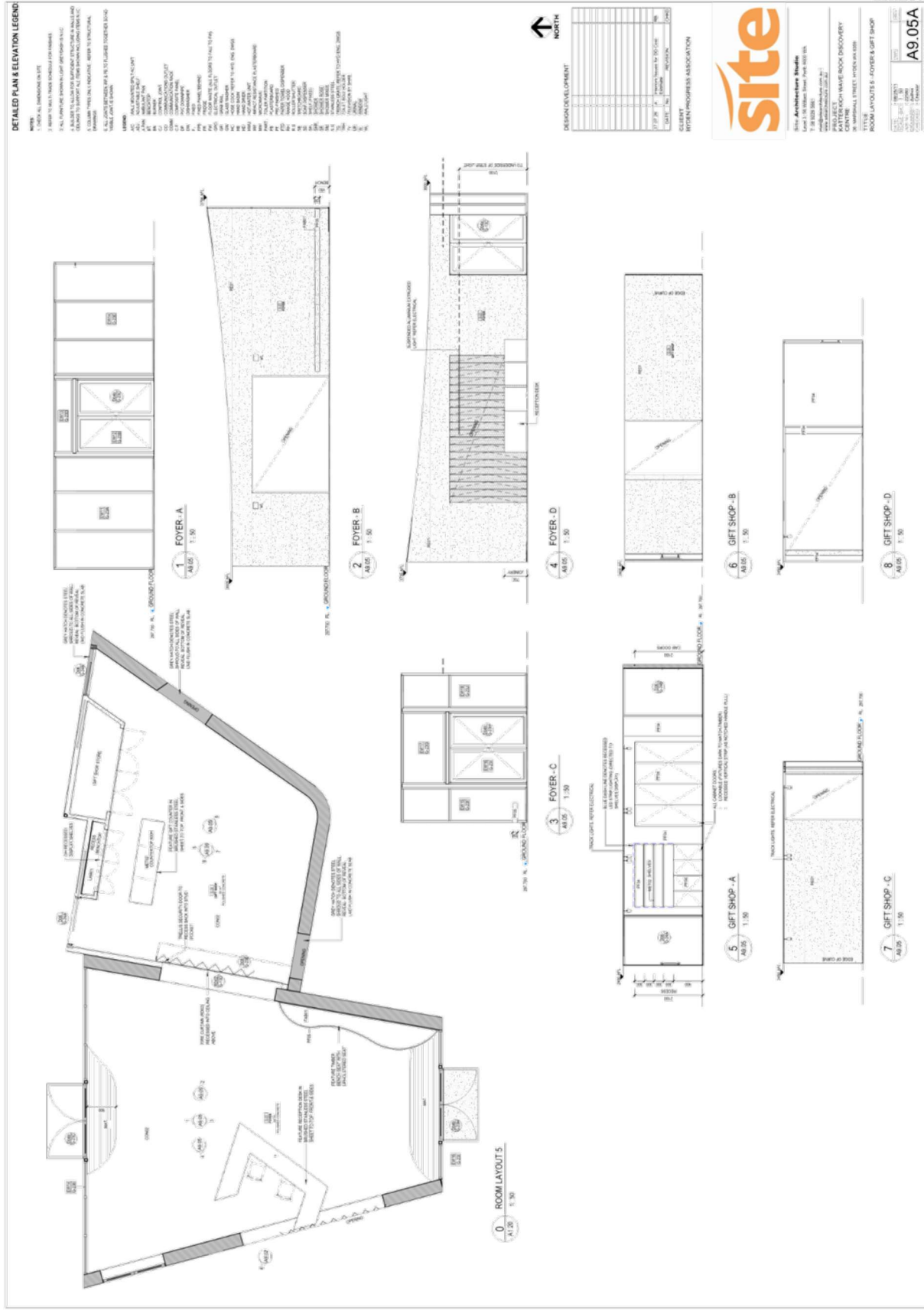


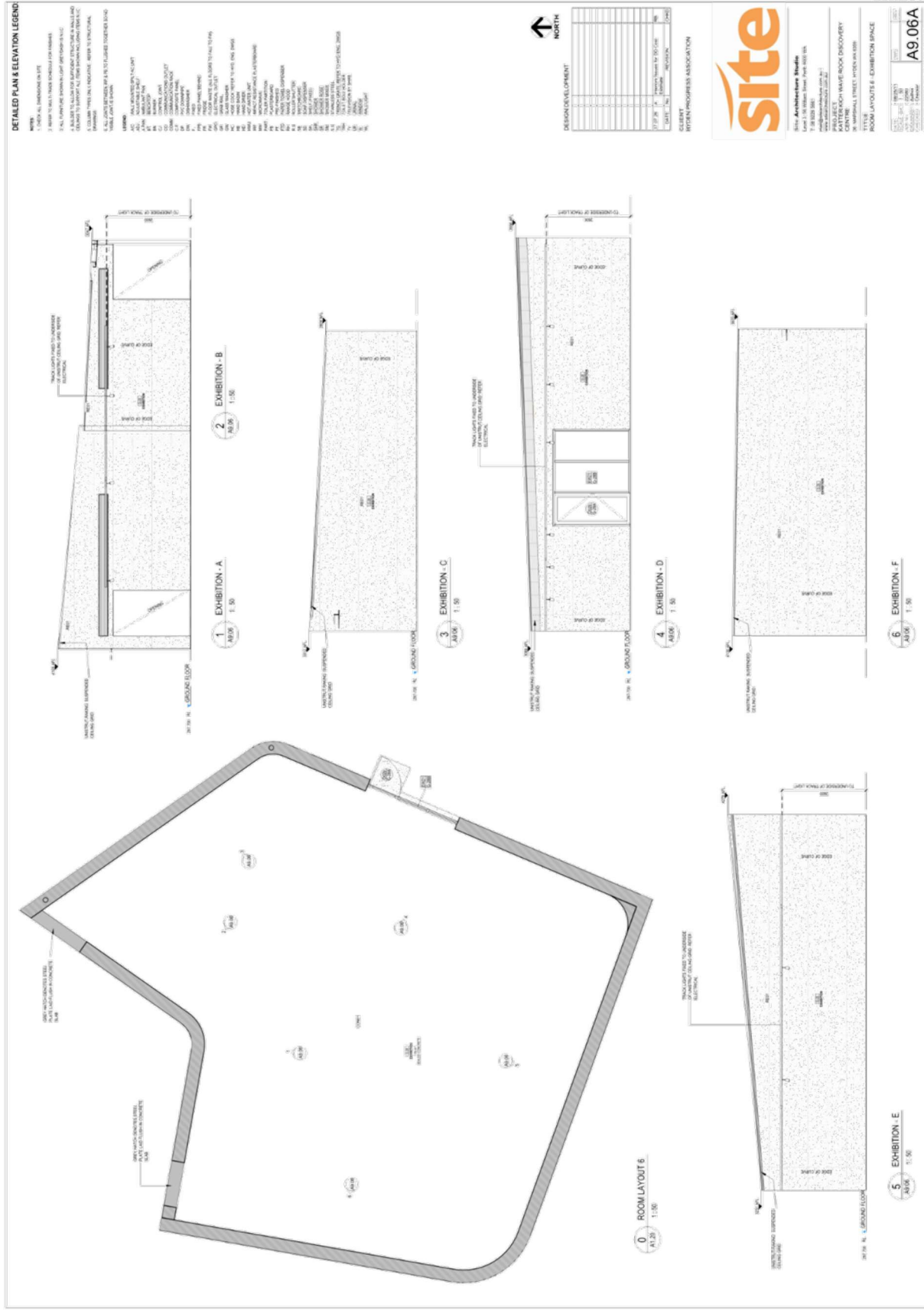


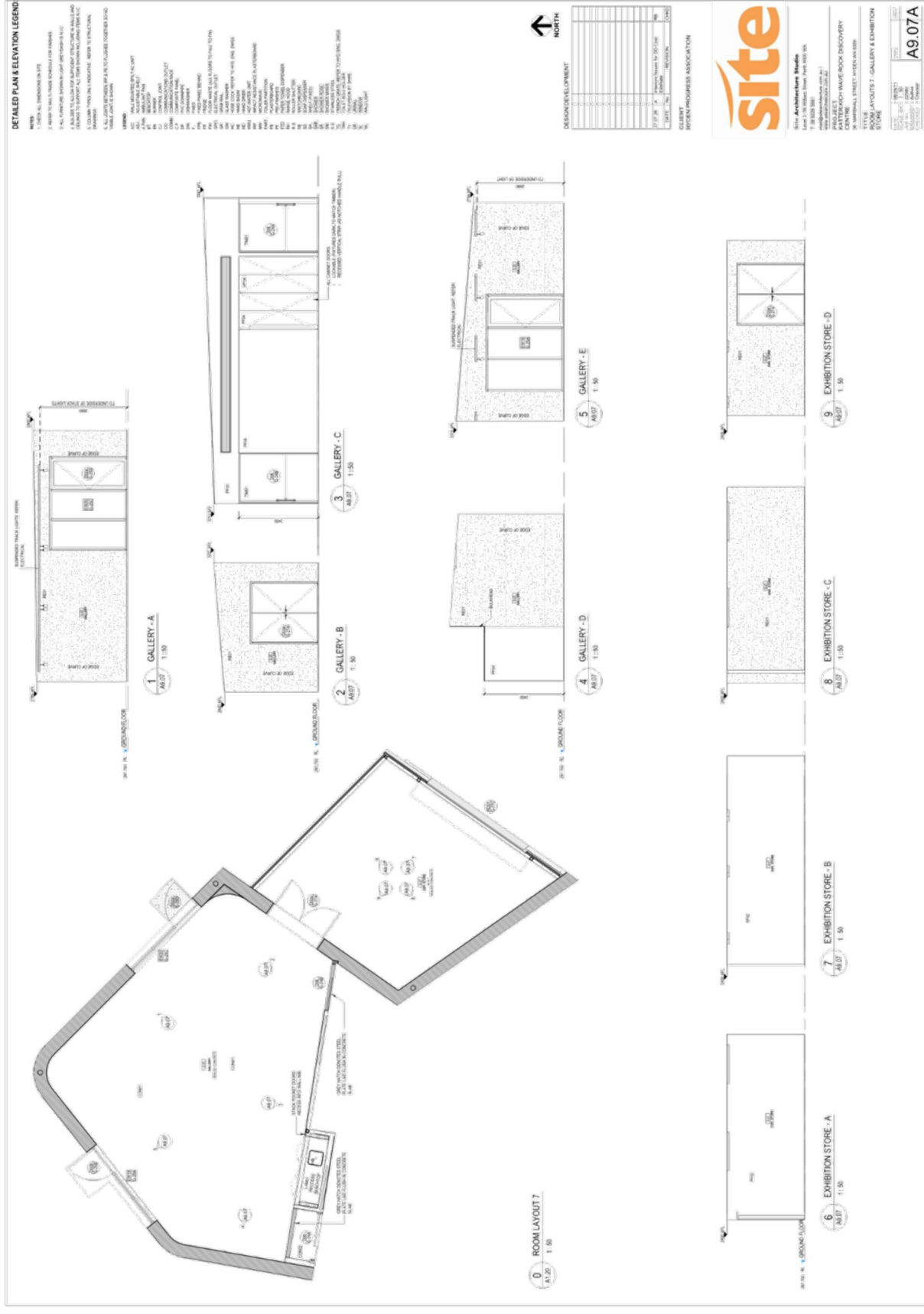












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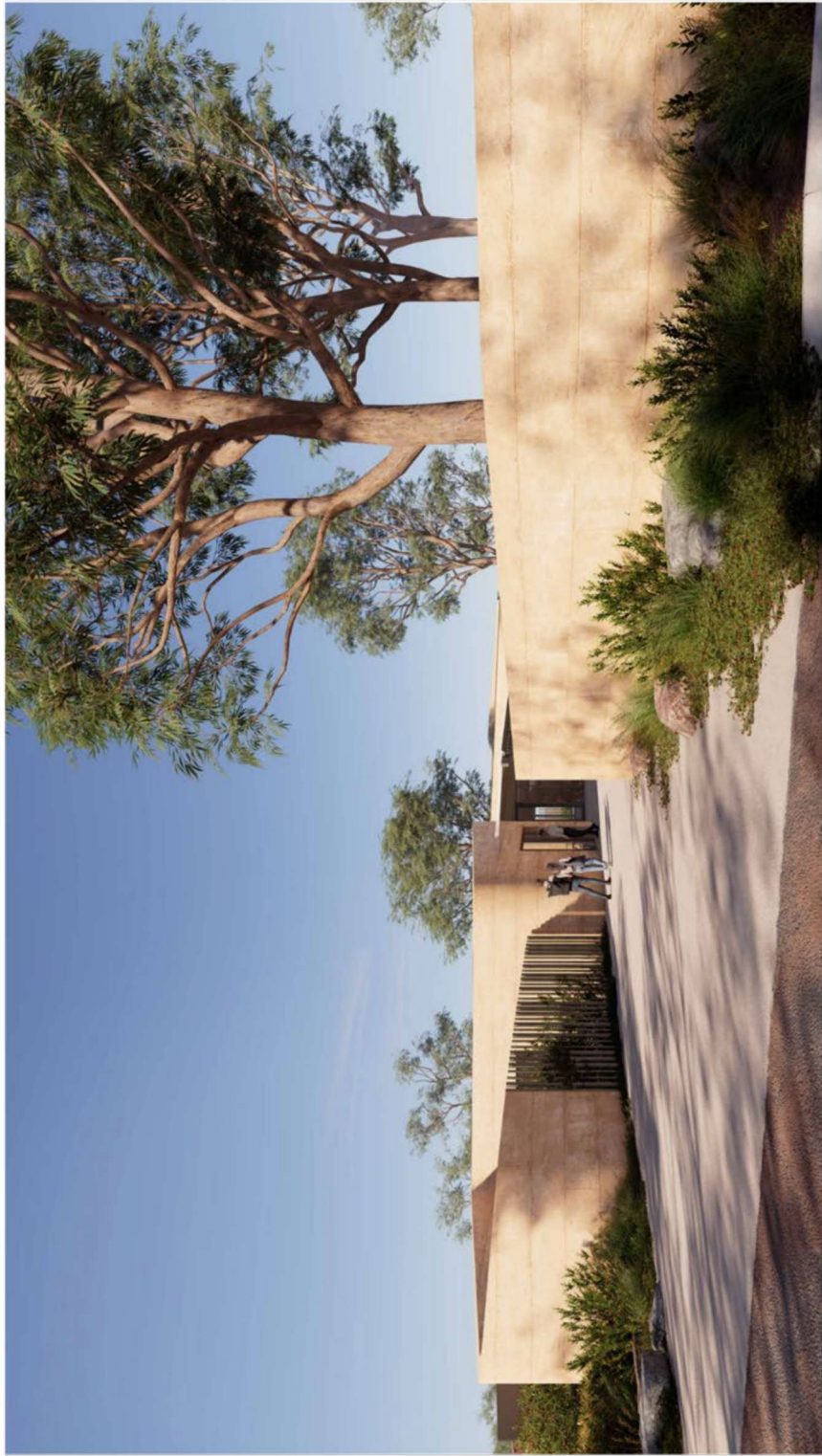
ROAD VIEW

DA06 PERSPECTIVE RENDER
DEVELOPMENT APPLICATION

24.06.26
REV B

HYDEN PROGRESS ASSOCIATION KATTER KICH WAVE ROCK DISCOVERY CENTRE

SITE ARCHITECTURE STUDIO
10/100 KILBY STREET, PERTH WA 6000
T 08 9442 1000



PARK ENTRANCE

DA08 PERSPECTIVE RENDER
DEVELOPMENT APPLICATION

24.06.26
REV B

HYDEN PROGRESS ASSOCIATION KATTER KICH WAVE ROCK DISCOVERY CENTRE

SITE ARCHITECTURE STUDIO
10/100 WILSON STREET, SUITE 101
WILSON, VIC 3083
T 03 9479 1000



MAIN ENTRANCE CLOSE-UP



COURTYARD

DA10

PERSPECTIVE RENDER

DEVELOPMENT APPLICATION

24.06.26

REV B

HYDEN PROGRESS ASSOCIATION KATTER KICH WAVE ROCK DISCOVERY CENTRE

SITE ARCHITECTURE STUDIO
JAMES W. WATSON, FASAE, FAIA, LEED AP
james@sitearchitect.com | 415.774.4444 | www.sitearchitect.com
700 KOBBA STREET





25125212.004

31 July 2026

Site Architecture Studio
PO Box 7351,
Perth, Cloisters Square WA 6850

Attention: Stephen Hart

Dear Stephen,

**WAVE ROCK (KATTER KICH) DISCOVERY CENTRE
DESIGN DEVELOPMENT ESTIMATE**

We have reviewed the scope for the proposed Discovery Centre at Wave Rock. We attach a copy of our detailed estimate as summarised below:

Discovery Centre	
Building Works	\$6,533,000
Siteworks & Services	<u>3,087,000</u>
	9,620,000
Locality Allowance Included Within Rates	=
	9,650,000
D & C Design Costs (Locality Allowance Not Applicable)	<u>364,000</u>
	\$9,984,000
Design Contingency 5%	500,000
Construction Contingency 7.5%	749,000
Headworks – Excluded	-
Permits, Fees & Levys	25,000
Public Art – Excluded, As Advised	-
Loose Furniture & Equipment - Excluded	-
AV Services & Displays – Excluded, As Advised	-
Interactive/Interpretive Elements – Excluded, As Advised	-
First Nations Engagement – Excluded, As Advised	-
Commissioning, Relocation Costs & Disbursements – Excluded	-
Client Costs – Management & Administration – Excluded	-
Professional Fees & Disbursements, As Advised	355,000
Management Fees – Excluded	-
Escalation to February 2027, 3.4%	<u>395,000</u>
Total, excluding GST	\$12,008,000

Cost advice has been received from the electrical, mechanical, and hydraulic consultants and as such has been included within our estimate.

Liam Tomlin M: 0434 611 782 E: LiamTomlin@HWAAssociates.com.au
Brad Bell M: 0408 896 666 E: BradBell@HWAAssociates.com.au



Cost Options

The following cost options have been included, as requested. Each cost option includes their proportion of preliminaries, locality allowance, contingencies & escalation.

Delete Demolition Work (Completed By Client)	-\$82,000
Delete Excavation Works Below Building Pad (Completed By Client)	-\$104,000
Delete Supply & Deliver of Clean Imported Fill (Completed By Client)	-\$41,000
Delete Digging In Rock (Completed By Client)	-\$104,000

We note the following qualifications:

Building Works

- The framed stage has been excluded, as advised.
- A roof top mechanical platform and screening has been excluded, as advised.
- Insulation to the external rammed earth walls has been excluded, as advised.
- Plywood lining under the standing seam roofing has been excluded, as advised.
- Window shrouds have been excluded, as advised.
- Blinds & security screens to windows have been excluded.
- Access control to internal doors have been excluded.
- Steel shrouds to reveals have been excluded, as advised.
- Polished plaster finish to curved walls have been excluded, as advised.
- Feature timber wall linings have been excluded, as advised.
- Curved timber seating to the CRC have been excluded, as advised.
- Laminate overhead cupboard to the kitchenette have been excluded, as advised.
- Pinboards have been excluded, as advised.
- A provisional allowance of \$25,000 has been included for the CRC/Café/Kitchen stainless steel reception counter, as advised.
- A provisional allowance of \$7,500 has been included for the stainless steel counter to the Gift shop, as advised.
- A provisional allowance of \$6,000 has been included for kitchen appliances
- Joinery & fitments have been included within the estimate as per the drawings.
- Joinery to the Kitchen area has been assumed as a basic fitout only, as advised. A commercial kitchen fitout has been excluded.
- Wet fire services including sprinklers, hose reels, etc. have been excluded.
- Specialist AV systems and CCTV have been excluded.

Siteworks & Services

- Asbestos removal and disposal have been excluded, as advised.
- A provisional allowance of \$60,000 has been included for clean imported fill.
- A provisional allowance of \$75,000 has been included for digging in rock.
- Fencing and gates have been excluded, as advised.
- External sheds, binstores and covered links have been excluded.
- Consultant cost advice has been received from the landscape consultant and as such included in our estimate. Additional allowances have been made for planting. Cost saving advice has also been received from the consultant and included.
- Loose furniture elements including seating, tables, umbrellas, etc. have been excluded.
- Landscaping works have been adjusted to reflect the estimate markup provided by Site, this is subject to final design and requirements.
- Play equipment has been excluded, as advised.



- A sewer pump station has been excluded.
- Rainwater tanks have been excluded.
- Gas services have been excluded.
- EV charging points, carpark lighting, a backup generator and CCTV have all been excluded.

D & C Design Costs

- D & C design costs have been included at \$364,000, based upon the head contractor engaging the current design team beyond the D&C tender.
- Professional fees for this stage included at \$340,000, as advised plus \$7,500 disbursements and head contractor margin included at 5%, as advised.

Project Costs

- A locality allowance of 35% has been included for Hyden.
- Design contingency has been included at 5%
- Construction contingency has been included at 7.5%.
- Headworks costs have been included in the builder's works.
- Public art has been excluded, as advised.
- Loose furniture and equipment, AV services and equipment and interactive/interpretive elements have been excluded, as advised.
- First Nations engagement has been excluded, as advised.
- Professional fees have been included at \$355,000, as advised and include all costs associated for the funding stage and up to D&C novation.
- Client management and administration have been excluded.
- External management fees have been excluded, as advised.
- Escalation has been included to February 2027 at 3.4%, based upon current AIQS forecast indices. The AIQS indices were published prior to the war related fuel crisis and on costs felt in the construction industry. Given the rapidly increasing escalation in costs, we suggest an additional 10% escalation may be considered, if the current situation remains.
- GST has been excluded.

While our estimate aims to account for the anticipated increase in construction costs arising from the ongoing conflict in the Middle East and the associated fuel crisis. However, current market pricing hasn't yet taken into account the full cost impact of the war. As a result, there remains a degree of uncertainty in accurately forecasting the overall impact on supplier and subcontractor pricing. Preliminary advice received from suppliers and subcontractors indicates the potential for significant cost escalations.

All reasonable efforts have been made to prepare an estimate that reflects fair and current market pricing, the industry is currently highly volatile. Ongoing shortages of skilled tradespeople and essential materials are contributing to substantial fluctuations in pricing. These conditions may continue to impact subcontractor pricing and overall project costs.

We trust this meets with your current needs.

Yours faithfully,

A blue ink signature of Liam Tomlin, written in a cursive style.

Liam Tomlin

Trade Summary

Job Name :	<u>DETAILED DESIGN1</u>	Job Description
Client's Name:	<u>Site Architects</u>	Katter Kich Discovery Centre

Elem. Code	Elemental Description	% B.C.	Cost/m2	Elem. Qty	Elem. Unit	Elem. Rate	Sub Total	Mark Up %	Elemental Total
SB	Substructure	4.92	391.37				429,720		429,720
CL	Columns	0.16	12.42				13,640		13,640
UF	Upper Floors								
SC	Staircases								
RF	Roof	9.64	766.70				841,842		841,842
EW	External Walls	17.10	1,360.48				1,493,810		1,493,810
WW	Windows	2.31	184.14				202,190		202,190
ED	External Doors	0.68	54.14				59,450		59,450
NW	Internal Walls	2.17	172.65				189,570		189,570
NS	Internal Screens	2.15	171.12				187,890		187,890
ND	Internal Doors	0.75	59.95				65,825		65,825
WF	Wall Finishes	1.01	80.01				87,850		87,850
FF	Floor Finishes	1.64	130.49				143,280		143,280
CF	Ceiling Finishes	4.06	322.94				354,590		354,590
FT	Fitments	1.84	146.53				160,890		160,890
SE	Special Equipment	0.30	23.68				26,000		26,000
SF	Sanitary Fixtures	0.93	74.08				81,345		81,345
VE	Ventilation								
AC	Air Conditioning	8.13	647.09				710,500		710,500
FP	Fire Protection	0.09	6.83				7,500		7,500
LP	Electric Light and Power	7.15	568.84				624,590		624,590
PR	Preliminaries	9.76	776.43				852,518		852,518
	Subtotal								<u>6,533,000</u>
XP	Site Preparation	4.03	320.49				351,895		351,895
XR	Roads, Footpaths, Paved Areas	1.30	103.83				114,000		114,000
XN	Boundary Walls, Fencing, Gates	8.34	663.47				728,490		728,490
XB	Outbuildings and Covered Ways								
XL	Landscaping and Improvements	8.22	654.28				718,400		718,400
XK	External Stormwater Drainage	2.17	172.59				189,500		189,500
XD	External Sewer Drainage	1.15	91.48				100,450		100,450
XW	External Water Supply		38.96				42,775		42,775
XG	External Gas								
XF	External Fire Protection								
XE	External Electrics		399.08				438,190		438,190

HW AND ASSOCIATES
UNIT 5, 43 KIRWAN STREET, FLOREAT WA 6014

Page : 1 of 3

Date of Printing: 31/Jul/26
Global Estimating System (32 Bit) - H

Trade Summary

Job Name :	<u>DETAILED DESIGN1</u>	Job Description
Client's Name:	<u>Site Architects</u>	Katter Kich Discovery Centre

Elem. Code	Elemental Description	% B.C.	Cost/m2	Elem. Qty	Elem. Unit	Elem. Rate	Sub Total	Mark Up %	Elemental Total
PR	Preliminaries		367.30				403,300		403,300
	Subtotal								<u>3,087,000</u>
	Subtotal - Perth Based								<u>9,620,000</u>
	Locality Allowance								
	Subtotal - Building Works								<u>9,620,000</u>
	D & C Design Cost (Locality allowance not applicable)		331.51				364,000		364,000
	TOTAL - D & C Contract								<u>9,984,000</u>
	Design Contingency		455.37				500,000		500,000
	Construction Contingency		682.15				749,000		749,000
	Headworks								
	Authority Costs		22.77				25,000		25,000
	Public Art								
	Loose Furniture & Equipment								
	AV Services & Displays								
	Interactive/Interpretive Elements								
	First Nations Engagement								
	Client Costs - Management & Administration								
	Professional Fees & Disbursements		323.32				355,000		355,000
	Management Fees								
	Escalation		359.74				395,000		395,000
	GST								
	Subtotal								<u>2,388,000</u>
	TOTAL								<u>12,008,000</u>
	COST OPTIONS								
	COST OPTION: Demolition Works (By Client, no cost to project)		-74.68				-82,000		-82,000
	COST OPTION: Excavation works below building pad for clean fill (By Client, no cost to project)		-94.72				-104,000		-104,000
	COST OPTION: Supply & Deliver Clean Imported Fill (By Client, no cost to project)		-37.34				-41,000		-41,000
	COST OPTION: Digging In Rock (By Client, no cost to project)		-94.72				-104,000		-104,000
	TOTAL - Cost Options								<u>-331,000</u>
GFA: 1,098 m2.		100.00	10,634.79				11,677,000		11,677,000

Trade Summary

Job Name :	<u>DETAILED DESIGN1</u>	<u>Job Description</u>
Client's Name:	<u>Site Architects</u>	Katter Kich Discovery Centre

Elem. Code	Elemental Description	% B.C.	Cost/m2	Elem. Qty	Elem. Unit	Elem. Rate	Sub Total	Mark Up %	Elemental Total
							Final Total : \$		11,677,000

TRADE BREAKUP

Job Name :	<u>DETAILED DESIGN1</u>	Job Description
Client's Name:	<u>Site Architects</u>	Katter Kich Discovery Centre

Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> 1 Substructure							
	<u>Ground Slabs</u>						
	<u>Multipurpose/Kitchen</u>						
1	Detailed excavation to thickenings		8.00	m3	300.00		2,400.00
2	100 thick concrete to ground slab and thickenings :[200 m2]		28.00	m3	550.00		15,400.00
3	Formwork to slab edge		71.00	m	100.00		7,100.00
4	SL82 mesh reinforcement		200.00	m2	50.00		10,000.00
5	3L11 trench mesh - Assume to edge		71.00	m	30.00		2,130.00
6	N12 bar reinforcement		0.07	t	6,000.00		420.00
7	Saw cut joint - SJ.1		50.00	m	40.00		2,000.00
8	Slab cradle dowell movement joint - DJ.1		16.00	m	150.00		2,400.00
9	Joint at rammed earth		71.00	m	40.00		2,840.00
10	Termite treatment, DPM, pad, finish, etc.		200.00	m2	70.00		14,000.00
11	Subtotal						<u>58,690.00</u>
	<u>CRC/Library</u>						
12	Detailed excavation to thickenings :[9 m2]		9.00	m3	300.00		2,700.00
13	100 thick concrete to ground slab and thickenings :[266 m2]		35.00	m3	550.00		19,250.00
14	Formwork to slab edge		84.00	m	100.00		8,400.00
15	SL82 mesh reinforcement		266.00	m2	50.00		13,300.00
16	3L11 trench mesh - Assume to edge		84.00	m	30.00		2,520.00
17	N12 bar reinforcement		0.08	t	6,000.00		480.00
18	Saw cut joint - SJ.1		90.00	m	40.00		3,600.00
19	Slab cradle dowell movement joint - DJ.1		11.00	m	150.00		1,650.00
20	Joint at rammed earth		84.00	m	40.00		3,360.00
21	Termite treatment, DPM, pad, finish, etc.		266.00	m2	70.00		18,620.00
22	Subtotal						<u>73,880.00</u>
	<u>Foyer</u>						
23	Detailed excavation to thickenings		7.00	m3	300.00		2,100.00
24	150 thick Holcim Geostone concrete to ground slab and thickenings :[86 m2]		15.00	m3	1,000.00		15,000.00
25	Formwork to slab edge		37.00	m	100.00		3,700.00
26	SL102 mesh reinforcement		86.00	m2	55.00		4,730.00

TRADE BREAKUP

Job Name :	<u>DETAILED DESIGN1</u>	Job Description
Client's Name:	<u>Site Architects</u>	Katter Kich Discovery Centre

Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 1 Substructure							(Continued)
27	3L11 trench mesh - Assume to edge		37.00	m	30.00		1,110.00
28	N12 bar reinforcement		0.04	t	6,000.00		240.00
29	Slab cradle dowell movement joint - DJ.1		51.00	m	150.00		7,650.00
30	Termite treatment, DPM, pad, finish, etc.		86.00	m2	75.00		6,450.00
31	Subtotal						<u>40,980.00</u>
	<u>Exhibition, Gift Shop & Gallery</u>						
32	Detailed excavation to thickenings :[9 m2]		9.00	m3	300.00		2,700.00
33	100 thick concrete to ground slab and thickenings :[312 m2]		39.00	m3	550.00		21,450.00
34	Formwork to slab edge		70.00	m	100.00		7,000.00
35	SL82 mesh reinforcement		312.00	m2	50.00		15,600.00
36	3L11 trench mesh - Assume to edge		99.00	m	30.00		2,970.00
37	N12 bar reinforcement		0.10	t	6,000.00		600.00
38	Saw cut joint - SJ.1		73.00	m	40.00		2,920.00
39	Slab cradle dowell movement joint - DJ.1		6.00	m	150.00		900.00
40	Joint at rammed earth		99.00	m	40.00		3,960.00
41	Termite treatment, DPM, pad, finish, etc.		312.00	m2	70.00		21,840.00
42	Subtotal						<u>79,940.00</u>
	<u>Store</u>						
43	Detailed excavation to thickenings		3.00	m3	300.00		900.00
44	100 thick concrete to ground slab and thickenings :[56 m2]		8.00	m3	550.00		4,400.00
45	Formwork to slab edge		30.00	m	100.00		3,000.00
46	SL82 mesh reinforcement		56.00	m2	50.00		2,800.00
47	3L11 trench mesh - Assume to edge		30.00	m	30.00		900.00
48	N12 bar reinforcement		0.03	t	6,000.00		180.00
49	Saw cut joint - SJ.1		7.00	m	40.00		280.00
50	Joint at rammed earth		15.00	m	40.00		600.00
51	Termite treatment, DPM, pad, finish, etc.		56.00	m2	70.00		3,920.00
52	TOTAL - Slabs						<u>253,490.00</u>
53							
	<u>Strip Footings</u>						

TRADE BREAKUP

Job Name : <u>DETAILED DESIGN1</u>		Job Description					
Client's Name: <u>Site Architects</u>		Katter Kich Discovery Centre					
Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 1 Substructure (Continued)							
54	Strip footings to garden and courtyard walls - See External Works			Note			
55	900 x 400 reinforced concrete strip footings - SF.1		233.00	m	650.00		151,450.00
56	Subtotal						<u>151,450.00</u>
	<u>Pad Footings</u>						
57	800 x 800 x 350 reinforced concrete pad footing - PF.1		13.00	No	600.00		7,800.00
58	Subtotal						<u>7,800.00</u>
59							
60	External paving - See Roads, Footpaths, Paved Areas			Note			
<u>Substructure</u> Total :							429,720.00
Trade : 2 Columns							
	<u>Steel Columns - Internal</u>						
1	75 x 75 x 4.0 SHS - SC.S75d :[1 No]		0.03	t	20,000.00		600.00
2	89 x 89 x 5.0 SHS - SC.S89b :[5 No]		0.26	t	20,000.00		5,200.00
3	Baseplates and bolts		6.00	No	200.00		1,200.00
4	Attached connections and sundry			Item			700.00
5	Subtotal						<u>7,700.00</u>
	<u>Steel Columns - External</u>						
6	76.1 x 4.5 CHS - SC.C76j :[8 No]		0.19	t	20,000.00		3,800.00
7	Baseplates and bolts		8.00	No	200.00		1,600.00
8	Attached connections and sundry			Item			540.00
9	Subtotal						<u>5,940.00</u>
<u>Columns</u> Total :							13,640.00
Trade : 3 Upper Floors							
	<u>Stage</u>						
1	Framed stage including structure, linings, facing, stair access, etc. - Excluded, as advised			Note			
2	Subtotal						<u>0.00</u>
<u>Upper Floors</u> Total :							

TRADE BREAKUP

Job Name :	<u>DETAILED DESIGN1</u>	Job Description
Client's Name:	<u>Site Architects</u>	Katter Kich Discovery Centre

Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 4 Staircases							
1	Staircases - Excluded			Note			
						<u>Staircases</u> Total :	
Trade : 5 Roof							
	<u>Roof Structure</u>						
	<u>Multipurpose & Amenities</u>						
1	310UB32 - B.UB31a		0.54	t	20,000.00		10,800.00
2	90 x 8 EA raking angle - RA.EA90b		0.42	t	20,000.00		8,400.00
3	230PFC - RA.PF23		0.52	t	20,000.00		10,400.00
4	114 x 3.2 CHS - S.C114a		0.37	t	20,000.00		7,400.00
5	20dia rod bracing - HB.RD20		83.00	m	40.00		3,320.00
6	C20015 - P.PC20a		208.00	m	85.00		17,680.00
7	Attached connections and sundry			Item			5,800.00
8	Subtotal						<u>63,800.00</u>
	<u>CRC & Cafe</u>						
9	200UB18.2 - B.UB20a		0.14	t	20,000.00		2,800.00
10	250UB25.7 - B.UB25a		0.86	t	20,000.00		17,200.00
11	90 x 8 EA raking angle - RA.EA90b		0.41	t	20,000.00		8,200.00
12	150PFC - WB.PF15, B.PF15		0.31	t	20,000.00		6,200.00
13	230PFC - RA.PF23		0.34	t	20,000.00		6,800.00
14	114 x 3.2 CHS - S.C114a		0.29	t	20,000.00		5,800.00
15	20dia rod bracing - HB.RD20		57.00	m	40.00		2,280.00
16	C20015 - P.PC20a		247.00	m	85.00		20,995.00
17	C20024 - P.PC20c		5.00	m	95.00		475.00
18	Attached connections and sundry			Item			7,075.00
19	Subtotal						<u>77,825.00</u>
	<u>Foyer</u>						
20	90 x 8 EA raking angle - RA.EA90b		0.26	t	20,000.00		5,200.00
21	250 x 150 x 6.0 RHS - P.R251b		0.34	t	20,000.00		6,800.00
22	C20015 - P.PC20a		33.00	m	85.00		2,805.00
23	C20019 - P.PC20b		43.00	m	90.00		3,870.00

TRADE BREAKUP

Job Name :	<u>DETAILED DESIGN1</u>	Job Description
Client's Name:	<u>Site Architects</u>	Katter Kich Discovery Centre

Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 5 Roof							(Continued)
24	Attached connections and sundry			Item			1,868.00
25	Subtotal						<u>20,543.00</u>
	<u>Gallery & Exhibition</u>						
26	310UB32 - B.UB31a		0.82	t	20,000.00		16,400.00
27	530UB82 - BUB53a		1.14	t	20,000.00		22,800.00
28	90 x 8 EA raking angle - RA.EA90b		0.91	t	20,000.00		18,200.00
29	114 x 3.2 CHS - S.C114a		0.45	t	20,000.00		9,000.00
30	20dia rod bracing - HB.RD20		46.00	m	40.00		1,840.00
31	C15015 - P.PC15c		73.00	m	85.00		6,205.00
32	Z15015 - P.PZ15c		167.00	m	85.00		14,195.00
33	Z15024 - P.PZ15c		99.00	m	85.00		8,415.00
34	Attached connections and sundry			Item			9,706.00
35	Subtotal						<u>106,761.00</u>
	<u>Store</u>						
36	150PFC - R.PF15		0.12	t	20,000.00		2,400.00
37	90 x 8 EA raking angle - RA.EA90b		0.13	t	20,000.00		2,600.00
38	C20015 - P.PC20a		41.00	m	105.00		4,305.00
39	Attached connections and sundry			Item			931.00
40	Subtotal						<u>10,236.00</u>
41	Verandah						
42	150 x 100 x 5.0 RHS - B.R151b		1.42	t	20,000.00		28,400.00
43	90 x 8 EA raking angle - RA.EA90b		0.62	t	20,000.00		12,400.00
44	250 x 150 x 6.0 RHS - P.R251b		0.15	t	20,000.00		3,000.00
45	C15015 - P.PC15c		13.00	m	85.00		1,105.00
46	C15024 - P.PC15c		3.00	m	105.00		315.00
47	Additional structure to large spans where noted - Provisional			Item			7,500.00
48	Attached connections and sundry			Item			5,272.00
49	Subtotal						<u>57,992.00</u>
50	TOTAL - Roof Structure						<u>337,157.00</u>
51							
	<u>Roofing</u>						

TRADE BREAKUP

Job Name :	<u>DETAILED DESIGN1</u>	Job Description
Client's Name:	<u>Site Architects</u>	Katter Kich Discovery Centre

Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 5 Roof							(Continued)
	<u>Multipurpose & Amenities</u>						
52	Spandek roof sheeting, including insulation and mesh		196.00	m2	205.00		40,180.00
53	Parapet capping		69.00	m	85.00		5,865.00
54	E/o for curves		7.00	No	150.00		1,050.00
55	Apron flashing		68.00	m	90.00		6,120.00
56	E/o for curves		7.00	No	150.00		1,050.00
57	Box gutter including supports, joints, etc.		21.00	m	380.00		7,980.00
58	E/o for curves		2.00	No	250.00		500.00
59	Gutter sump and downpipe		3.00	No	710.00		2,130.00
60	Subtotal						<u>64,875.00</u>
	<u>Covered Link</u>						
61	Spandek roof sheeting, including insulation and mesh		15.00	m2	205.00		3,075.00
62	Ridge capping		5.00	m	85.00		425.00
63	Apron flashing		13.00	m	90.00		1,170.00
64	E/o for curves		1.00	No	150.00		150.00
65	Eaves gutter and fascia		3.00	m	205.00		615.00
66	Rainwater downpipe - Steel		1.00	No	975.00		975.00
67	Subtotal						<u>6,410.00</u>
	<u>CRC & Cafe</u>						
68	Spandek roof sheeting, including insulation and mesh		260.00	m2	205.00		53,300.00
69	Parapet capping		68.00	m	85.00		5,780.00
70	E/o for curves		6.00	No	150.00		900.00
71	Apron flashing		69.00	m	90.00		6,210.00
72	E/o for curves		6.00	No	150.00		900.00
73	Box gutter including supports, joints, etc.		38.00	m	380.00		14,440.00
74	E/o for curves		2.00	No	250.00		500.00
75	Gutter sump and downpipe		4.00	No	710.00		2,840.00
76	Subtotal						<u>84,870.00</u>
	<u>Foyer</u>						
77	Spandek roof sheeting, including insulation and mesh		87.00	m2	205.00		17,835.00

HW AND ASSOCIATES
UNIT 5, 43 KIRWAN STREET, FLOREAT WA 6014

Page : 6 of 32

Date of Printing: 31/Jul/26
Global Estimating System (32 Bit) - H

TRADE BREAKUP

Job Name :	<u>DETAILED DESIGN1</u>	Job Description
Client's Name:	<u>Site Architects</u>	Katter Kich Discovery Centre

Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 5 Roof</i>							<i>(Continued)</i>
78	Apex capping		5.00	m	85.00		425.00
79	Apron flashing		25.00	m	90.00		2,250.00
80	Box gutter including supports, joints, etc.		10.00	m	380.00		3,800.00
81	Gutter sump and downpipe		1.00	No	710.00		710.00
82	Subtotal						<u>25,020.00</u>
	<u>Gallery & Exhibition</u>						
83	Spandeck roof sheeting, including insulation and mesh		303.00	m2	205.00		62,115.00
84	Parapet capping		91.00	m	85.00		7,735.00
85	E/o for curves		6.00	No	150.00		900.00
86	Apron flashing		104.00	m	90.00		9,360.00
87	E/o for curves		7.00	No	150.00		1,050.00
88	Box gutter including supports, joints, etc.		37.00	m	380.00		14,060.00
89	E/o for curves		3.00	No	250.00		750.00
90	Gutter sump and downpipe		4.00	No	710.00		2,840.00
91	Subtotal						<u>98,810.00</u>
	<u>Store</u>						
92	Spandeck roof sheeting, including insulation and mesh		37.00	m2	205.00		7,585.00
93	Barge capping		7.00	m	85.00		595.00
94	Apron flashing		12.00	m	90.00		1,080.00
95	Eaves gutter and fascia		5.90	m	205.00		1,209.50
96	Rainwater downpipe - Steel		1.00	No	975.00		975.00
97	Subtotal						<u>11,444.50</u>
	<u>Verandah</u>						
98	Danpal Solarspan polycarbonate roof sheeting, including fixings, joiners, etc.		215.00	m2	675.00		145,125.00
99	Apron flashing		48.00	m	90.00		4,320.00
100	E/o for curves		6.00	No	150.00		900.00
101	Barge capping		8.00	m	85.00		680.00
102	Eaves gutter		46.00	m	205.00		9,430.00
103	Rainwater downpipe - Steel		8.00	No	975.00		7,800.00
104	Subtotal						<u>168,255.00</u>

HW AND ASSOCIATES
UNIT 5, 43 KIRWAN STREET, FLOREAT WA 6014

Page : 7 of 32

Date of Printing: 31/Jul/26
Global Estimating System (32 Bit) - H

TRADE BREAKUP

Job Name :	<u>DETAILED DESIGN1</u>	Job Description
Client's Name:	<u>Site Architects</u>	Katter Kich Discovery Centre

Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 5 Roof							(Continued)
	<u>Sundries</u>						
105	Glazed skylight - CRC		1.00	Item	20,000.00		20,000.00
106	Allow for roof safety system			Item			25,000.00
107	Skylights other than those indicated - Excluded			Note			
108	Mechanical plant platform - Excluded, as advised, to be ground level			Note			
109	Mechanical plant screening - Excluded, as advised, to be ground level			Note			
110	Subtotal						<u>45,000.00</u>
111	TOTAL - Roofing						<u>504,684.50</u>
Roof Total :							841,841.50
Trade : 6 External Walls							
	<u>Wall Structure</u>						
1	Steel lintel type L1		0.93	t	20,000.00		18,600.00
2	Steel lintel type L2		2.82	t	20,000.00		56,400.00
3	Attached connections and sundry			Item			7,000.00
4	Subtotal						<u>82,000.00</u>
	<u>Rammed Earth Walls</u>						
5	All walls includind internal rammed earth measured below			Note			
6	Isolated courtyard screen walls - See Boundary Walls, Fencing & Gates			Note			
7	400 thick rammed earth wall including reinforcing and seals :[232 m]		1,070.00	m2	1,265.00		1,353,550.00
8	Insulation centrally to external walls - Excluded, as advised			Note			
9	E/ for bulk curved rammed earth junction		1.00	Item	5,000.00		5,000.00
10	Subtotal						<u>1,353,550.00</u>
	<u>Framed Walls</u>						
11	Framed infill wall over EW11		10.00	m	500.00		5,000.00
12	92 steel stud lined externally with Standing seam sheet metal, on battens and vapor barrier, internally with platerboard, including insulation - PAR01, CLAD01 - Plywood excluded, as advised		34.00	m2	810.00		27,540.00
13	E/o for flashings and cappings		1.00	Item	3,000.00		3,000.00

TRADE BREAKUP

Job Name :	<u>DETAILED DESIGN1</u>	Job Description
Client's Name:	<u>Site Architects</u>	Katter Kich Discovery Centre

Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 6 External Walls</i>							<i>(Continued)</i>
14	Double 92 stud lined one side with plasterboard, fibre cement cladding on battens and vapor barrier to the other, including insulation - PAR01, CLAD02		7.00	m2	635.00		4,445.00
15	92 stud lined one side with plasterboard, fibre cement cladding on battens and vapor barrier to the other, including insulation - PAR02, CLAD02		17.00	m2	515.00		8,755.00
16	150 stud lined one side with plasterboard, fibre cement cladding on battens and vapor barrier to the other, including insulation - PAR03, CLAD02		8.00	m2	565.00		4,520.00
17	Subtotal						<u>32,540.00</u>
18							
19	Timber/aluminium screening - See Boundary Walls, Fencing & Gates			Note			
20	Mechanical screening & gates - See External Doors			Note			
External Walls Total :							1,493,810.00

<i>Trade : 7 Windows</i>							
	<u>Aluminium Windows & Doors (Incl hardware and glazing film where applicable)</u>						
	<u>100 x 50 anodised aluminium window with 6.38 Cool-E Neutral single glazing</u>						
1	600 x 4714 window with colorback glazing over - EW1		1.00	No	4,850.00		4,850.00
2	600 x 3994 window with colorback glazing over - EW4		1.00	No	4,125.00		4,125.00
3	11649 x 4130 window - EW5 - Excluded, TBC			Note			
4	600 x 4057 window with colorback glazing over - EW5		1.00	No	4,200.00		4,200.00
5	600 x 5046 window with colorback glazing over - EW9		1.00	No	5,305.00		5,305.00
6	600 x 4930 window with colorback glazing over - EW10		1.00	No	5,165.00		5,165.00
7	Subtotal						<u>23,645.00</u>
	<u>40 x 50 anodised Sapphire Microline window with 6.38 Cool-E Neutral single glazing</u>						
8	3600 x 2400 door/window combination - EW2		1.00	No	14,365.00		14,365.00
9	3500 x 2400 door/window combination - EW3		1.00	No	14,040.00		14,040.00
10	3400 x 2400 door/window combination - EW6		1.00	No	13,720.00		13,720.00
11	5256 x 2373 door/window combination - EW7		1.00	No	20,190.00		20,190.00
12	2600 x 2400 window - EW8		1.00	No	8,425.00		8,425.00
13	9492 x 3100 door/window combination - EW11		1.00	No	42,425.00		42,425.00

HW AND ASSOCIATES
UNIT 5, 43 KIRWAN STREET, FLOREAT WA 6014

Page : 9 of 32

Date of Printing: 31/Jul/26
Global Estimating System (32 Bit) - H

TRADE BREAKUP

Job Name :	<u>DETAILED DESIGN1</u>	Job Description
Client's Name:	<u>Site Architects</u>	Katter Kich Discovery Centre

Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 7 <u>Windows</u></i>							<i>(Continued)</i>
14	4607 x 3930 door/window combination - EW12		1.00	No	27,145.00		27,145.00
15	3000 x 2400 door/window combination - EW13		1.00	No	13,070.00		13,070.00
16	2900 x 2400 door/window combination - EW14		1.00	No	12,745.00		12,745.00
17	3000 x 2400 door/window combination - EW15		1.00	No	12,420.00		12,420.00
18	Subtotal						<u>178,545.00</u>
	<u>Sundries</u>						
19	Window shrouds - Excluded, as advised			Note			
20	Allow for blinds - Excluded, as advised			Note			
21	Crimsafe security screens - Excluded			Note			
22	Subtotal						<u>0.00</u>
<u>Windows</u> Total :							202,190.00
<i>Trade : 8 <u>External Doors</u></i>							
	<u>Timber Doors</u>						
1	1000 x 2400 solid core door including metal facing and steel channel edges, hardware, steel frame and paint - D01b		4.00	No	6,050.00		24,200.00
2	Subtotal						<u>24,200.00</u>
	<u>Aluminium Doors</u>						
3	Aluminium door/window combinations - See Windows			Note			
4	Subtotal						<u>0.00</u>
	<u>Roller Doors</u>						
5	3755 x 2400 automated roller doors - RD01		1.00	No	5,500.00		5,500.00
6	Subtotal						<u>5,500.00</u>
	<u>Fencing & Gates</u>						
7	3100 wide x 2300 high perforated aluminium screening and gates, including 50SHS framing, etc. - G01/G11A		1.00	No	9,750.00		9,750.00
8	5900 wide x 2500 high perforated aluminium screening and gates, including 50SHS framing, etc. - G01/G26A, G02/G26b		1.00	No	20,000.00		20,000.00
9	Subtotal						<u>29,750.00</u>
<u>External Doors</u> Total :							59,450.00

TRADE BREAKUP

Job Name :	<u>DETAILED DESIGN1</u>	Job Description
Client's Name:	<u>Site Architects</u>	Katter Kich Discovery Centre

Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 9 Internal Walls</i>							
	<u>Rammed Earth Walls</u>						
1	For all rammed earth walls - See External Walls			Note			
2	Subtotal						<u>0.00</u>
	<u>Framed Walls</u>						
3	92 stud lined one side with plasterboard, including insulation - PAR01		64.00	m2	250.00		16,000.00
4	92 stud lined one side with plasterboard, including insulation - PAR01, curved		116.00	m2	375.00		43,500.00
5	92 stud lined both sides with plasterboard, including insulation - PAR02		234.00	m2	335.00		78,390.00
6	150 stud lined both sides with plasterboard, including insulation - PAR03		37.00	m2	380.00		14,060.00
7	92 stud packed with insulation - PAR04 (See External Walls CLA02)			Note			
8	150 stud lined both sides with plasterboard, including insulation - PAR05		26.00	m2	380.00		9,880.00
9	150 stud lined one side with plasterboard, including insulation - PAR06		29.00	m2	380.00		11,020.00
10	150 stud lined one side with plasterboard, including insulation - PAR06a (Two hour fire rated)		11.00	m2	500.00		5,500.00
11	Subtotal						<u>178,350.00</u>
	<u>Sundries</u>						
12	Form reveals to rammed earth wall openings		33.00	m	340.00		11,220.00
13	Steel shrouds to all sides of reveals - Excluded, as advised			Note			
14	Subtotal						<u>11,220.00</u>
Internal Walls Total :							189,570.00

<i>Trade : 10 Internal Screens</i>							
	<u>Aluminium Windows & Doors (Incl hardware and glazing film where applicable)</u>						
	<u>40 x 50 anodised Sapphire Microline window with 10.38 clear glazing</u>						
1	2000 x 2400 door - IW1		1.00	No	10,480.00		10,480.00
2	1702 x 2400 door and sidelight - IW2		1.00	No	7,910.00		7,910.00
3	1702 x 2400 window - IW3		1.00	No	11,295.00		11,295.00
4	1702 x 2400 sliding door and sidelight - IW4		1.00	No	10,300.00		10,300.00
5	1767 x 2400 window - IW5		1.00	No	6,875.00		6,875.00
6	2220 x 2400 sliding door and sidelight - IW6		1.00	No	11,245.00		11,245.00

HW AND ASSOCIATES
UNIT 5, 43 KIRWAN STREET, FLOREAT WA 6014

Page : 11 of 32

Date of Printing: 31/Jul/26
Global Estimating System (32 Bit) - H

TRADE BREAKUP

Job Name :	<u>DETAILED DESIGN1</u>	Job Description
Client's Name:	<u>Site Architects</u>	Katter Kich Discovery Centre

Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 10 Internal Screens</i>							<i>(Continued)</i>
7	2256 x 2400 sliding door and sidelight - IW7		1.00	No	11,360.00		11,360.00
8	1523 x 2400 window - IW8		1.00	No	5,925.00		5,925.00
9	Subtotal						<u>75,390.00</u>
	<u>Laminate Partitions</u>						
10	Laminate toilet partitions		22.00	m2	500.00		11,000.00
11	E/o for door and hardware		5.00	No	500.00		2,500.00
12	Subtotal						<u>13,500.00</u>
	<u>Operable Walls</u>						
13	7500 x 3000 operable wall		1.00	No	46,000.00		46,000.00
14	E/o for raking baffle over		6.00	m2	500.00		3,000.00
15	Subtotal						<u>49,000.00</u>
	<u>Trellis Doors - Per Quote</u>						
16	3625 x 2400 heavy duty trellis security door - D09		1.00	No	8,500.00		8,500.00
17	4600 x 2400 heavy duty trellis security door - D09		1.00	No	11,500.00		11,500.00
18	Subtotal						<u>20,000.00</u>
	<u>Fire Curtain</u>						
19	Fire curtain to 3625 x 2400 opening		1.00	No	30,000.00		30,000.00
20	Subtotal						<u>30,000.00</u>
<i>Internal Screens Total :</i>							187,890.00

<i>Trade : 11 Internal Doors</i>							
	<u>Aluminium Doors</u>						
1	Aluminium door/window combinations - See Windows			Note			
2	Subtotal						<u>0.00</u>
	<u>Timber Doors</u>						
3	1000 x 2400 timber door including hardware, frame and paint - D1a		8.00	No	4,725.00		37,800.00
4	900 x 2000 timber door including hardware, frame and paint - D1a		1.00	No	4,400.00		4,400.00
5	1920 x 2100 timber double doors, including hardware, frame and paint - D03a		1.00	No	6,075.00		6,075.00
6	1580 x 2460 pocket sliding door, including hardware, frame and paint - D06		1.00	No	6,750.00		6,750.00

TRADE BREAKUP

Job Name :	<u>DETAILED DESIGN1</u>	Job Description
Client's Name:	<u>Site Architects</u>	Katter Kich Discovery Centre

Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 11 Internal Doors</i>							<i>(Continued)</i>
7	1480 x 2460 pocket sliding door, including hardware, frame and paint - D06		1.00	No	6,750.00		6,750.00
8	Subtotal						<u>61,775.00</u>
	<u>Roller Shutters</u>						
9	1800 x 1500 automated roller shutter - RG01		1.00	No	4,050.00		4,050.00
10	Subtotal						<u>4,050.00</u>
11							
12	Access control hardware - Excluded			Note			
<u>Internal Doors</u> Total :							65,825.00

<i>Trade : 12 Wall Finishes</i>							
	<u>Internally</u>						
1	Finish to rammed earth - Excluded			Note			
2	Paint to plasterboard walls		790.00	m2	35.00		27,650.00
3	Polished plaster to curved walls - Excluded, as advised, painted finish			Note			
4	Wall tiling - WT01		42.00	m2	400.00		16,800.00
5	Wall tiling - WT02/WT03		97.00	m2	400.00		38,800.00
6	Splashback tiling - WT03		3.00	m2	1,000.00		3,000.00
7	Timber wall lining - TIM01- Excluded, as advised, painted finish			Note			
8	Subtotal						<u>86,250.00</u>
	<u>Externally</u>						
9	Paint to CFC walls		32.00	m2	50.00		1,600.00
10	Nil - Exposed rammed earth			Note			
11	Framed wall - Finishes included in wall rate			Note			
12	Subtotal						<u>1,600.00</u>
<u>Wall Finishes</u> Total :							87,850.00

<i>Trade : 13 Floor Finishes</i>							
	<u>Internally</u>						
1	Floor tiling including waterproofing and screed		40.00	m2	550.00		22,000.00
2	Vinyl flooring on moisture barrier		30.00	m2	220.00		6,600.00
3	Carpet tiles		282.00	m2	125.00		35,250.00

HW AND ASSOCIATES
UNIT 5, 43 KIRWAN STREET, FLOREAT WA 6014

Page : 13 of 32

Date of Printing: 31/Jul/26
Global Estimating System (32 Bit) - H

TRADE BREAKUP

Job Name :	<u>DETAILED DESIGN1</u>	Job Description
Client's Name:	<u>Site Architects</u>	Katter Kich Discovery Centre

Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 13 Floor Finishes</i>							<i>(Continued)</i>
4	E/o for feature patterns and trims			Item			5,000.00
5	Feature timber inlay in curved pattern - (TIM02) Excluded currently, measured as joinery items TBC			Note			
6	Polished concrete		142.00	m2	220.00		31,240.00
7	Sealed concrete - Clear seal only, epoxy excluded		389.00	m2	45.00		17,505.00
8	Entry mats		1.00	Item	17,000.00		17,000.00
9	Painted MDF skirting		171.00	m	45.00		7,695.00
10	Subtotal						<u>142,290.00</u>
	<u>Externally</u>						
11	Sealed concrete - Clear seal only, epoxy excluded (Mechanical)		22.00	m2	45.00		990.00
12	Finish to verandahs, etc. - See Roads, Footpaths, Paved Areas			Note			
13	Subtotal						<u>990.00</u>
Floor Finishes Total :							143,280.00

<i>Trade : 14 Ceiling Finishes</i>							
	<u>Internally</u>						
1	Flush plasterboard ceiling, including insulation and paint - FPB		176.00	m2	220.00		38,720.00
2	Flush plasterboard ceiling, including insulation and paint - FPB, 300 margin curved		70.00	m	350.00		24,500.00
3	Raking plasterboard ceiling, including insulation and paint - FPB		48.00	m2	230.00		11,040.00
4	Perforated plasterboard ceiling, including insulation and paint - PPB		79.00	m2	375.00		29,625.00
5	Perforated plasterboard ceiling, including insulation and paint - PPB (Gift shop in lieu of PPB, as advised)		68.00	m2	375.00		25,500.00
6	Raking perforated plasterboard ceiling, including insulation and paint - PPB		243.00	m2	405.00		98,415.00
7	Suspended acoustic ceiling panel - ACP03 (Centrelink)		4.00	m2	900.00		3,600.00
8	Curved Decor Olympia mesh panels - Foyer		82.00	m2	750.00		61,500.00
9	Unistrut suspended ceiling with exposed roof structure over, paint services as required		177.00	m2	170.00		30,090.00
10	Framed plasterboard bulkhead including insulation and paint		20.00	m2	550.00		11,000.00
11	Skylight - See Roofing			Note			
12	Sundries including access panels		1.00	Item	15,000.00		15,000.00

HW AND ASSOCIATES
UNIT 5, 43 KIRWAN STREET, FLOREAT WA 6014

Page : 14 of 32

Date of Printing: 31/Jul/26
Global Estimating System (32 Bit) - H

TRADE BREAKUP

Job Name :	<u>DETAILED DESIGN1</u>	Job Description
Client's Name:	<u>Site Architects</u>	Katter Kich Discovery Centre

Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 14 Ceiling Finishes</i>							<i>(Continued)</i>
13	Subtotal						<u>333,990.00</u>
	<u>Externally</u>						
14	9 thick express jointed CFC soffit lining - FC		16.00	m2	350.00		5,600.00
15	Generally excluded - Translucent polycarbonate			Note			
16	Subtotal						<u>5,600.00</u>
<u>Ceiling Finishes</u> Total :							354,590.00
<i>Trade : 15 Fitments</i>							
	<u>Joinery & Fitments to the following areas:</u>						
	<u>AV/Comms</u>						
1	Nil			Note			
	<u>Multipurpose 1</u>						
2	Nil - Acoustic panels assumed to be included in Operable wall scope			Note			
	<u>Multipurpose 2</u>						
3	Nil - Acoustic panels assumed to be included in Operable wall scope			Note			
	<u>Heat/Serve Kitchen</u>						
4	For SS benches & equipment - See Special Equipment			Note			
	<u>Female</u>						
5	Stone vanity unit		1.00	Item	5,620.00		5,620.00
6	Mirror		2.00	No	600.00		1,200.00
7	Soap dispenser		1.00	No	250.00		250.00
8	Hand dryer		1.00	No	1,800.00		1,800.00
9	Ambulant grabrail		2.00	No	350.00		700.00
10	Toilet roll holder		3.00	No	200.00		600.00
	<u>Male</u>						
11	Stone vanity unit		1.00	Item	5,620.00		5,620.00
12	Mirror		2.00	No	600.00		1,200.00
13	Soap dispenser		1.00	No	250.00		250.00
14	Hand dryer		1.00	No	1,800.00		1,800.00
15	Ambulant grabrail		2.00	No	350.00		700.00

TRADE BREAKUP

Job Name :	<u>DETAILED DESIGN1</u>	Job Description
Client's Name:	<u>Site Architects</u>	Katter Kich Discovery Centre

Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 15 <u>Fittings</u></i>							<i>(Continued)</i>
16	Toilet roll holder		2.00	No	200.00		400.00
	<u>Airlock</u>						
17	Nil			Note			
	<u>UAT</u>						
18	Mirror - 1675 x 350		1.00	No	650.00		650.00
19	Mirror - 950 x 350		1.00	No	400.00		400.00
20	Soap dispenser		1.00	No	250.00		250.00
21	Paper towel dispenser		1.00	No	450.00		450.00
22	Grabrails		1.00	Item	1,000.00		1,000.00
23	Toilet roll holder		2.00	No	200.00		400.00
24	Padded backrest - Integrated with WC, see hydraulics			Note			
25	Coathooks		2.00	No	150.00		300.00
	<u>Services Store</u>						
26	Nil			Note			
	<u>CRC</u>						
27	Tables & chairs - Excluded			Note			
28	Reception counter - See Foyer			Note			
29	Feature timber wall seat with upholstered finish - TIM02 Provisional		1.00	Item	25,000.00		25,000.00
30	600 wide curved timber bench seating - TIM02 - Excluded, as advised			Note			
	<u>Centrelink</u>						
31	Table & chairs - Excluded			Note			
32	Acoustic wall panel - ACP03		4.00	m2	475.00		1,900.00
	<u>Electrical Services</u>						
33	Nil			Note			
	<u>Unisex</u>						
34	Mirror - TBC		1.00	No	600.00		600.00
35	Soap dispenser		1.00	No	250.00		250.00
36	Hand dryer		1.00	No	1,800.00		1,800.00
37	Ambulant grabrail		2.00	No	350.00		700.00
38	Toilet roll holder		1.00	No	200.00		200.00

TRADE BREAKUP

Job Name :	<u>DETAILED DESIGN1</u>	Job Description
Client's Name:	<u>Site Architects</u>	Katter Kich Discovery Centre

Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 15 <u>Fitments</u></i>							<i>(Continued)</i>
	<u>Kitchenette</u>						
39	Laminate wall bench with cupboards below		1.00	Item	6,000.00		6,000.00
40	E/o for bin		1.00	No	1,500.00		1,500.00
41	Laminate overhead cupboards - Excluded, as advised			Note			
	<u>Managers Office</u>						
42	Table and chairs - Excluded			Note			
43	Acoustic wall panel - ACP01		6.00	m2	475.00		2,850.00
	<u>Print Area</u>						
44	Laminate wall bench		1.00	Item	7,000.00		7,000.00
45	Pinboards - PIN01 - Excluded, as advised			Note			
46	Printing equipment - Excluded			Note			
	<u>Video Conference</u>						
47	Tables & chairs - Excluded			Note			
48	Pinboards - PIN01- Excluded, as advised			Note			
	<u>Kitchen/Cafe</u>						
49	Nil - By tenant			Note			
50	Brushed SS sheet reception counter (Including CRC portion) - MET01, Provisional allowance, as advised		1.00	Item	25,000.00		25,000.00
51	Feature timber wall seat with upholstered finish - TIM02 Provisional		1.00	Item	17,000.00		17,000.00
	<u>Gift Shop</u>						
52	Timber panelling - See Wall Finishes			Note			
53	1950 wide bench, shelving and cupboard unit		1.00	Item	6,500.00		6,500.00
54	2400 with pair of double cupboard doors - Fitout to store excluded		1.00	Item	8,500.00		8,500.00
55	Brushed SS sheet counter - MET01, Provisional allowance, as advised		1.00	Item	7,500.00		7,500.00
	<u>Exhibition</u>						
56	Nil			Note			
57	Gallery						
58	2250 wide pair of double pocket doors including laminate bench behind		1.00	Item	20,000.00		20,000.00
	<u>Sundries</u>						
59	Signage & sundry			Item			5,000.00

HW AND ASSOCIATES
UNIT 5, 43 KIRWAN STREET, FLOREAT WA 6014

Page : 17 of 32

Date of Printing: 31/Jul/26
Global Estimating System (32 Bit) - H

TRADE BREAKUP

Job Name :	<u>DETAILED DESIGN1</u>	Job Description
Client's Name:	<u>Site Architects</u>	Katter Kich Discovery Centre

Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 15 <u>Fitments</u></i>							<i>(Continued)</i>
60	Subtotal						<u>160,890.00</u>
						<u>Fitments</u> Total :	<u>160,890.00</u>
<i>Trade : 16 <u>Special Equipment</u></i>							
	<u>Heat/Serve Kitchen Fitout</u>						
1	SS benches - Provisional		1.00	Item	17,500.00		17,500.00
2	Kitchen appliances and bin - Provisional allowance, as advised		1.00	Item	6,000.00		6,000.00
3	Rangehood - See Mechanical Services			Note			
4	Subtotal						<u>23,500.00</u>
	<u>Kitchenette Fitout</u>						
5	Kitchen appliances - Provisional allowance, as advised		1.00	Item	2,500.00		2,500.00
6	Subtotal						<u>2,500.00</u>
7							
8	Kitchen & Cafe fitout - Excluded			Note			
						<u>Special Equipment</u> Total :	<u>26,000.00</u>
<i>Trade : 17 <u>Sanitary Fixtures</u></i>							
	<u>Hydraulic Services as consultants estimate</u>						
1	Fixtures & tapware			Item			50,600.00
2	Mechanical services drainage			Item			5,500.00
3	Locality allowance, builders work and margin			Item			25,245.00
4	Subtotal						<u>81,345.00</u>
						<u>Sanitary Fixtures</u> Total :	<u>81,345.00</u>
<i>Trade : 18 <u>Ventilation</u></i>							
1	For all mechanical services - See Airconditioning			Note			
						<u>Ventilation</u> Total :	
<i>Trade : 19 <u>Air Conditioning</u></i>							
	<u>Mechanical Services as consultants estimate</u>						

TRADE BREAKUP

Job Name :	<u>DETAILED DESIGN1</u>	Job Description
Client's Name:	<u>Site Architects</u>	Katter Kich Discovery Centre

Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 19 <u>Air Conditioning</u>							<i>(Continued)</i>
1	Threatre, Multipurpose, Heat/Serve Kitchen & Toilets			Item			130,000.00
2	CRC, Comms, Video Conference & Managers Office			Item			120,000.00
3	Foyer, Exhibition & Gift Shop			Item			240,000.00
4	Locality allowance, builders work and margin			Item			220,500.00
5	Subtotal						<u>710,500.00</u>
<u>Air Conditioning</u> Total :							710,500.00
Trade : 20 <u>Fire Protection</u>							
	<u>Extinguishers</u>						
1	Fire extinguishers and blankets			Item			7,500.00
2	Subtotal						<u>7,500.00</u>
3							
4	Wet fire services including sprinklers, hose reels, etc. - Excluded			Note			
<u>Fire Protection</u> Total :							7,500.00
Trade : 21 <u>Electric Light and Power</u>							
	<u>Electrical Services as consultants estimate</u>						
1	Power & lighting services			Item			360,800.00
2	Communication services			Item			26,200.00
3	Assistance call services			Item			3,750.00
4	MATV services			Item			4,500.00
5	Security services			Item			35,500.00
6	Locality allowance, builders work and margin			Item			193,840.00
7	Subtotal						<u>624,590.00</u>
8							
9	Specialist AV systems - Excluded			Note			
10	CCTV - Excluded, as advised			Note			
<u>Electric Light and Power</u> Total :							624,590.00
Trade : 22 <u>Preliminaries</u>							
	<u>Preliminaries</u>						

HW AND ASSOCIATES
UNIT 5, 43 KIRWAN STREET, FLOREAT WA 6014

Page : 19 of 32

Date of Printing: 31/Jul/26
Global Estimating System (32 Bit) - H

TRADE BREAKUP

Job Name :	<u>DETAILED DESIGN1</u>	Job Description
Client's Name:	<u>Site Architects</u>	Katter Kich Discovery Centre

Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 22 Preliminaries</i>							<i>(Continued)</i>
1	Preliminaries 15%			Item			852,518.00
2	Design & Engineering (D&C) - See Professional Fees			Note			
3	Subtotal						<u>852,518.00</u>
<i>Preliminaries Total :</i>							852,518.00
<i>Trade : 23 Subtotal</i>							
<i>Subtotal Total :</i>							
<i>Trade : 24 Site Preparation</i>							
	<u>Demolition</u>						
1	Remove trees and grub up roots - Excluded, to remain			Note			
2	Demolish existing sheds entirely		150.00	m2	135.00		20,250.00
3	E/o for verandah		25.00	m2	90.00		2,250.00
4	Remove existing concrete slab		250.00	m2	60.00		15,000.00
5	Remove existing crossover		31.00	m2	75.00		2,325.00
6	Remove existing stairs and landing			Item			2,000.00
7	Remove existing timber retaining		42.00	m	135.00		5,670.00
8	Remove existing bollard fencing		48.00	m	50.00		2,400.00
9	Sundry demolition, including in ground pits, etc.			Item			10,000.00
10	Allow for asbestos - Excluded, as advised			Note			
11	Subtotal						<u>59,895.00</u>
	<u>Site Preparation</u>						
12	Strip and clear site, trim and form levels - Within site boundary		3,950.00	m2	20.00		79,000.00
13	Strip and clear site, trim and form levels - To Crossovers		120.00	m2	25.00		3,000.00
14	Excavate below building pad for clean fill, dispose off site		1.00	Item	75,000.00		75,000.00
15	Clean imported fill for pads - Provisional		1.00	Item	60,000.00		60,000.00
16	Digging in rock - Provisional			Item			75,000.00
17	Subtotal						<u>292,000.00</u>
18							

HW AND ASSOCIATES
UNIT 5, 43 KIRWAN STREET, FLOREAT WA 6014

Page : 20 of 32

Date of Printing: 31/Jul/26
Global Estimating System (32 Bit) - H

TRADE BREAKUP

Job Name :	<u>DETAILED DESIGN1</u>	Job Description
Client's Name:	<u>Site Architects</u>	Katter Kich Discovery Centre

Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 24 <u>Site Preparation</u> (Continued)</i>							
19	Siteworks for landscaping outside site boundary - See Cost Options			Note			
<u>Site Preparation</u>						Total :	351,895.00
<i>Trade : 25 <u>Roads, Footpaths, Paved Areas</u></i>							
	<u>Pedestrian Paving</u>						
1	Reinforced concrete paving including thickenings, joints, DPM, etc. - Per Structural, Exposed Aggregate		380.00	m2	300.00		114,000.00
2	Subtotal						<u>114,000.00</u>
	<u>Parking and Roadways</u>						
3	Bitumen including base, sub base, kerbs, linemarking, wheelstops, etc. - See Landscaping & Improvements			Note			
4	Subtotal						<u>0.00</u>
<u>Roads, Footpaths, Paved Areas</u>						Total :	114,000.00
<i>Trade : 26 <u>Boundary Walls, Fencing, Gates</u></i>							
	<u>Rammed Earth Walls - Gardens</u>						
1	900 x 400 reinforced concrete strip footings - SF.1		15.00	m	650.00		9,750.00
2	1200 x 400 reinforced concrete strip footings - SF.2		41.00	m	765.00		31,365.00
3	400 thick rammed earth wall including reinforcing and seals		112.00	m2	1,265.00		141,680.00
4	450 thick rammed earth wall including reinforcing and seals		70.00	m2	1,305.00		91,350.00
5	E/ for bulk curved rammed earth junction		1.00	Item	2,500.00		2,500.00
6	Subtotal						<u>276,645.00</u>
	<u>Rammed Earth Walls - Courtyard</u>						
7	1200 x 400 reinforced concrete strip footings - SF.2		58.00	m	765.00		44,370.00
8	450 thick rammed earth wall including reinforcing and seals		121.00	m2	1,305.00		157,905.00
9	Subtotal						<u>202,275.00</u>
	<u>Aluminium Batten Screening - Garden Areas</u>						
10	Reinforced concrete strip footings - Assumed for fixing points		23.00	m	450.00		10,350.00
11	Anodised aluminium circular batten screen and sub framing		61.00	m2	1,620.00		98,820.00
12	E/o for gate and hardware		3.00	No	4,500.00		13,500.00

TRADE BREAKUP

Job Name :	<u>DETAILED DESIGN1</u>	Job Description
Client's Name:	<u>Site Architects</u>	Katter Kich Discovery Centre

Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 26 <u>Boundary Walls, Fencing, Gates</u></i>							<i>(Continued)</i>
13	Subtotal						<u>109,170.00</u>
	<u>Aluminium Batten Screening - Verandah</u>						
14	Reinforced concrete strip footings - Assumed for fixing points		12.00	m	450.00		5,400.00
15	Anodised aluminium circular batten screen and sub framing		32.00	m2	1,620.00		51,840.00
16	Subtotal						<u>57,240.00</u>
	<u>Aluminium Batten Screening - Amphitheatre</u>						
17	Reinforced concrete strip footings - Assumed for fixing points		18.00	m	450.00		8,100.00
18	Anodised aluminium circular batten screen and sub framing		38.00	m2	1,620.00		61,560.00
19	Subtotal						<u>69,660.00</u>
	<u>Mechanical Screening</u>						
20	Allow for mechanical screening and gates - Excluded, within building footprint, as advised			Note			
21	Subtotal						<u>0.00</u>
22							
23	Fencing & gates - Excluded, as advised			Note			
<u>Boundary Walls, Fencing, Gates</u> Total :							728,490.00
<i>Trade : 27 <u>Outbuildings and Covered Ways</u></i>							
1	External sheds and binstores - Excluded			Note			
2	Covered links - Excluded			Note			
<u>Outbuildings and Covered Ways</u> Total :							
<i>Trade : 28 <u>Landscaping and Improvements</u></i>							
	<u>Landscaping - Based upon consultant scope and quantities</u>						
1	1) Exposed aggregate paving		700.00	m2	300.00		210,000.00
2	2) Recycled hardwood timber decking including framing and finish - Excluded, as advised, not to be replaced with paving		210.00	m2			
3	3) Summerstones gravel fines		140.00	m2	105.00		14,700.00
4	4) Compacted local gravel fines		550.00	m2	105.00		57,750.00
5	5) Spray seal bitumen roadway and parking, including base and subbase - As advised		450.00	m2	200.00		90,000.00

TRADE BREAKUP

Job Name :	<u>DETAILED DESIGN1</u>	Job Description
Client's Name:	<u>Site Architects</u>	Katter Kich Discovery Centre

Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 28 Landscaping and Improvements</i>							<i>(Continued)</i>
6	E/o for concrete kerb - Excluded, as advised		210.00	m			
7	E/o for linemarking, bollards, signage, wheelstops, etc. - Excluded, as advised			Note			
8	E/o for crossover - 1 crossover only, as advised			Item			20,000.00
9	6) Recycled timber railway sleeper seating, with concrete plinth - Excluded, as advised		15.00	m			
10	7) Local granite seating rocks and bedding (400mm to 800mm) - Excluded, as advised		40.00	No			
11	8) Feature local rocks (1000mm to 1800mm) - Excluded, as advised		20.00	No			
12	9) 50mm thick local gravel mulch (5mm to 25mm)		2,010.00	m2	45.00		90,450.00
13	Subtotal						<u>482,900.00</u>
	<u>Planting - Based upon consultant scope and quantities (Including supply, install, conditioner, etc.)</u>						
14	90L trees		20.00	No	1,000.00		20,000.00
15	45L trees		15.00	No	900.00		13,500.00
16	140mm pot		2,000.00	No	30.00		60,000.00
17	Tubestock		4,000.00	No	7.00		28,000.00
18	Subtotal						<u>121,500.00</u>
	<u>Sundry Landscaped Elements</u>						
19	Landscaping maintenance and defects - Provisional			Item			25,000.00
20	Sundry local rocks to irrigation ponds - Excluded, as advised			Item			
21	Informal irrigation drainage ponds - Excluded, as advised		250.00	m2			
22	Corten/garden edging - Excluded, as advised			Note			
23	Irrigation to garden beds and trees - Provisional (Based upon gravel mulch to garden areas)		1,800.00	m2	30.00		54,000.00
24	Irrigation infrastructure and connections - Provisional (Bore excluded)			Item			25,000.00
25	Sundry street furniture (Bins, bike racks, etc.) - Excluded, as advised			Item			
26	Wayfinding signage - Provisional			Item			10,000.00
27	Interactive play elements (Per imagery, log steppers, etc.) - Excluded, as advised			Item			
28	Arbors & shading (Per imagery) - Excluded, as advised			Item			
29	Subtotal						<u>114,000.00</u>
	<u>Qualifications</u>						

HW AND ASSOCIATES
UNIT 5, 43 KIRWAN STREET, FLOREAT WA 6014

Page : 23 of 32

Date of Printing: 31/Jul/26
Global Estimating System (32 Bit) - H

TRADE BREAKUP

Job Name :	<u>DETAILED DESIGN1</u>	Job Description
Client's Name:	<u>Site Architects</u>	Katter Kich Discovery Centre

Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 28 Landscaping and Improvements</i>							<i>(Continued)</i>
30	Loose furniture elements, including seating, tables, umbrellas, etc. - Excluded, by client			Note			
31	Play equipment - Excluded			Note			
32	Subtotal						<u>0.00</u>
33							
34	Remove landscaping from area outside of bounday - Excluded			Note			
<i>Landscaping and Improvements</i>							Total : 718,400.00
<i>Trade : 29 External Stormwater Drainage</i>							
	<u>Hydraulic Services</u>						
1	Stormwater drainage to built elements, including collection and disposal		1.00	Item	70,000.00		70,000.00
2	Locality allowance, builders work and margin			Item			31,500.00
3	Subtotal						<u>101,500.00</u>
4							
	<u>Civil Stormwater</u>						
5	Civil stormwater drainage including collection and disposal to paved elements		1.00	Item	80,000.00		80,000.00
6	Builders work and margin			Item			8,000.00
7	Subtotal						<u>88,000.00</u>
<i>External Stormwater Drainage</i>							Total : 189,500.00
<i>Trade : 30 External Sewer Drainage</i>							
	<u>Hydraulic Services as consultants estimate</u>						
1	Property sewer & trade waste			Item			35,400.00
2	Water Corporation headworks			Item			33,873.00
3	Locality allowance, builders work and margin			Item			31,177.00
4	Subtotal						<u>100,450.00</u>
5							
6	Sewer pump station - Excluded			Note			
<i>External Sewer Drainage</i>							Total : 100,450.00
<i>Trade : 31 External Water Supply</i>							

TRADE BREAKUP

Job Name :	<u>DETAILED DESIGN1</u>	Job Description
Client's Name:	<u>Site Architects</u>	Katter Kich Discovery Centre

Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 31 <u>External Water Supply</u>							
	<u>Hydraulic Services as consultants estimate</u>						
1	Cold water service			Item			18,600.00
2	Hot water service			Item			10,900.00
3	Locality allowance, builders work and margin			Item			13,275.00
4	Subtotal						<u>42,775.00</u>
5							
6	Headworks - See External Sewer Drainage			Note			
7	Rainwater tanks - Excluded			Note			
<u>External Water Supply</u>						Total :	42,775.00
Trade : 32 <u>External Gas</u>							
1	Gas service - Excluded, kitchen to be electric, as advised			Note			
<u>External Gas</u>						Total :	
Trade : 33 <u>External Fire Protection</u>							
	<u>Hydraulic Services as consultants estimate</u>						
1	Fire services - Excluded, to be compartmentalised, as advised			Note			
2	Subtotal						<u>0.00</u>
<u>External Fire Protection</u>						Total :	
Trade : 34 <u>External Electrics</u>							
	<u>Electrical Services as consultants estimate</u>						
1	As cons & manuals			Item			2,000.00
2	Site establishment			Item			5,000.00
3	Removal of redundant			Item			3,000.00
4	Site main switchboard			Item			30,000.00
5	Building main switchboard			Item			40,000.00
6	New consumer mains to SMSB			Item			7,560.00
7	New submain SMSB to BMSB			Item			15,120.00
8	Trenching			Item			28,800.00
9	Underground conduit			Item			17,820.00

HW AND ASSOCIATES
UNIT 5, 43 KIRWAN STREET, FLOREAT WA 6014

Page : 25 of 32

Date of Printing: 31/Jul/26
Global Estimating System (32 Bit) - H

TRADE BREAKUP

Job Name :	<u>DETAILED DESIGN1</u>	Job Description
Client's Name:	<u>Site Architects</u>	Katter Kich Discovery Centre

Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 34 <u>External Electrics</u></i>							<i>(Continued)</i>
10	Cable pits			Item			9,900.00
11	Testing & inspection			Item			3,000.00
12	Western Power headworks			Item			110,000.00
13	Telstra/NBN headworks			Item			30,000.00
14	30kW PV system - Excluded			Note			
15	Landscape lighting - Excluded			Note			
16	Locality allowance, builders work and margin			Item			135,990.00
17	Subtotal						<u>438,190.00</u>
18							
19	EV charging points - Excluded			Note			
20	Carpark lighting - Excluded			Note			
21	Backup diesel generator - Excluded			Note			
22	CCTV system - Excluded, as advised			Note			
<u>External Electrics</u> Total :							438,190.00
<i>Trade : 35 <u>Preliminaries</u></i>							
	<u>Preliminaries</u>						
1	Preliminaries 15%			Item			403,300.00
2	Design & Engineering (D&C) - See Professional Fees			Note			
3	Subtotal						<u>403,300.00</u>
<u>Preliminaries</u> Total :							403,300.00
<i>Trade : 36 <u>Subtotal</u></i>							
<u>Subtotal</u> Total :							
<i>Trade : 37 <u>Subtotal - Perth Based</u></i>							
1							
<u>Subtotal - Perth Based</u> Total :							
<i>Trade : 38 <u>Locality Allowance</u></i>							

TRADE BREAKUP

Job Name : <u>DETAILED DESIGN1</u>		Job Description					
Client's Name: <u>Site Architects</u>		Katter Kich Discovery Centre					
Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 38 <u>Locality Allowance</u>							
1	Locality Allowance for Hyden 35% - Included within rates			Note			
<u>Locality Allowance</u>						Total :	
Trade : 39 <u>Subtotal - Building Works</u>							
<u>Subtotal - Building Works</u>						Total :	
Trade : 40 <u>D & C Design Cost (Locality allowance not applicable)</u>							
	<u>Professional Fees & Disbursements, as advised</u>						
1	Professional fees - Post novation (\$668,570 total, less \$350,00 design to tender)			Item			340,000.00
2	Disbursements - \$15,000, split 50/50 with tender			Item			7,500.00
3	Subtotal						<u>347,500.00</u>
4	Builders coordination and margin 5% - As advised			Item			16,500.00
<u>D & C Design Cost (Locality allowance not applicable)</u>						Total :	364,000.00
Trade : 41 <u>TOTAL - D & C Contract</u>							
<u>TOTAL - D & C Contract</u>						Total :	
Trade : 42 <u>Design Contingency</u>							
1	Design contingency 5%			Item			500,000.00
<u>Design Contingency</u>						Total :	500,000.00
Trade : 43 <u>Construction Contingency</u>							
1	Construction Contingency 7.5%			Item			749,000.00
<u>Construction Contingency</u>						Total :	749,000.00
Trade : 44 <u>Headworks</u>							
1	Hydraulic headworks - See Builders Work			Note			
2	Electrical headworks - See Builders Work			Note			

TRADE BREAKUP

Job Name :	<u>DETAILED DESIGN1</u>	Job Description
Client's Name:	<u>Site Architects</u>	Katter Kich Discovery Centre

Item No.	Item Description	+/- %	Quantity	Unit	Rate	Mark Up %	Amount
<u>Headworks</u> Total :							
Trade : 45 <u>Authority Costs</u>							
1	Authoity costs			Item			25,000.00
<u>Authority Costs</u> Total :							25,000.00
Trade : 46 <u>Public Art</u>							
1	Public Art 1% - Excluded, as advised			Note			
<u>Public Art</u> Total :							
Trade : 47 <u>Loose Furniture & Equipment</u>							
1	Loose furniture & equipment - Excluded, as advised			Note			
<u>Loose Furniture & Equipment</u> Total :							
Trade : 48 <u>AV Services & Displays</u>							
1	AV services and displays - Excluded, as advised			Note			
<u>AV Services & Displays</u> Total :							
Trade : 49 <u>Interactive/Interpretive Elements</u>							
1	Interactive/interpretive elements - Excluded, as advised			Note			
<u>Interactive/Interpretive Elements</u> Total :							
Trade : 50 <u>First Nations Engagement</u>							
1	First Nations engagement - Excluded, as advised			Note			
<u>First Nations Engagement</u> Total :							
Trade : 51 <u>Client Costs - Management & Administration</u>							
1	Client costs, management, administration and disbursements - Excluded			Note			
<u>Client Costs - Management & Administration</u> Total :							
Trade : 52 <u>Professional Fees & Disbursements</u>							
	<u>Professional Fees & Disbursements, as advised</u>						
1	Professional fees - For funding stage			Item			329,380.00

HW AND ASSOCIATES
UNIT 5, 43 KIRWAN STREET, FLOREAT WA 6014

Page : 28 of 32

Date of Printing: 31/Jul/26
Global Estimating System (32 Bit) - H