

**Crown Group**

Level 29,  
1 Market Street  
Sydney, NSW 2000

**Attention: Ms. Lani Bezzina (Assistant Development Manager)**

11 October 2019

**EASTLAKES TOWN CENTRE (SOUTH SITE)  
EVANS AVENUE, EASTLAKES, 2018  
Development Application S75W Modification**

To satisfy the requirements of the Development Application for the S75W Modification to the NSW Department of Planning, we have pleasure in confirming our opinion of the “cost of development” for the above project.

The estimated “cost of development” of the project is **\$145,684,000 excluding GST** and we attach an elemental summary in support of the estimate.

We have based our assessment on architectural drawings prepared by FJMT Architects dated 11 October 2019.

We trust the foregoing is sufficient for the NSW Department of Planning but please do not hesitate to contact us should you have any queries regarding the above.

Yours sincerely



Steven Bregovic;  
Director; BConstMgt & Prop; AAIQS; MCIOB  
For  
Newton Fisher Group

Evans Avenue South Site

Eastlakes

Elemental Cost Estimate

Code Ref.	Elemental Summary	Element %	Cost/m2	Element Total
AR	Demolition & Alterations	1.87	29	2,723,250
SB	Substructure	9.38	146	13,669,862
CL	Columns	1.40	22	2,042,415
UF	Upper Floors	13.98	217	20,362,445
SC	Staircases	0.79	12	1,151,700
RF	Roof	2.29	36	3,337,327
EW/ED	External Walls & Doors	7.54	117	10,990,476
NW/ND	Internal Walls & Doors	7.44	116	10,836,497
WF	Wall Finishes	4.85	75	7,061,905
FF	Floor Finishes	2.82	44	4,101,172
CF	Ceiling Finishes	1.94	30	2,828,305
FT	Fitments	2.30	36	3,356,870
SE	Special Equipment	0.59	9	866,400
PB	Hydraulic Services	5.41	84	7,877,475
LP	Electrical Services	4.13	64	6,023,255
FP	Fire Services	2.12	33	3,089,183
AC	Mechanical Services	4.17	65	6,072,144
TS	Transportation Services	2.37	37	3,458,400
XR/XN	Siteworks	4.35	68	6,334,930
YY	Project Specific Works	0.20	3	291,000
PR/XP	Preliminaries & Site Establishment	14.39	224	20,965,309
BM	Builders Margin	5.66	88	8,246,419
<b>Total</b>		<b>100.00</b>	<b>\$ 1,556</b>	<b>\$ 145,684,000</b>

**GFA:**
**93,635 M2**
**Apt:**
**361 no**
**53 no**
**Cost/Apt \$**
**336,302**
**Retail/Unit**
**458,094**