

Blue Mountains Wildlife Park
Aesthete No 14 Pty Ltd ATF the Blue Mountains Wildlife Trust
Level 25, 88 Phillip Street
Sydney NSW 2000
FAO Christopher Wayman

10 December 2020

Dear Sir,

WILDLIFE & TOURIST DEVELOPMENT, WENTWORTH FALLS CAPITAL INVESTMENT VALUE

We have prepared an estimate of the Capital Investment Value (CIV) for the above project, in accordance with the Environmental Planning and Assessment Regulation 2000.

The estimated CIV for the Wildlife centre component only as highlighted in yellow within the attached estimate is \$83,699,000 including GST.

The estimated CIV includes all further design and construction costs together with all relevant structures and infrastructure works, site services, plant and equipment, and all anticipated labour costs.

We confirm that we have excluded the Accommodation component as highlighted in grey within the attached estimate.

We estimate that the Wildlife Centre project may potentially create, approximately 190 construction jobs and 70 full time staff.

Should you require any further information, please do not hesitate to contact us.

Yours faithfully,
WT PARTNERSHIP



PAUL ELPHICK
National Director

WTP REF: 198873_WILDLIFE & TOURIST DEVELOPMENT WENTWORTH FALLS_CIV_ltr03

**Wildlife & Tourist Development
Wentworth Falls
CAPITAL INVESTMENT VALUE**

10/12/2020

	Function	TOTAL DEVELOPMENT INDICATIVE ESTIMATE				ACCOMMODATION TOTAL	WILDLIFE CENTRE TOTAL
		Quantity	Unit	Rate	TOTAL		
BASE BUILD							
Building 01	Accommodation						
	Hotel Building 01	533.00	m2	3,600.00	1,918,800	1,918,800	-
	Lift Serving 2 Levels	2.00	No	160,000.00	320,000	320,000	-
Building 02	Accommodation						
	Hotel Building 02	539.00	m2	3,600.00	1,940,400	1,940,400	-
	Lift Serving 2 Levels	2.00	No	160,000.00	320,000	320,000	-
Building 03	Accommodation						
	Hotel Building 03	287.00	m2	3,600.00	1,033,200	1,033,200	-
	Lift Serving 1 Levels	1.00	No	150,000.00	150,000	150,000	-
	Planters to edges of roofs	143.00	m2	300.00	42,900	42,900	-
Building 04	Accommodation						
	Hotel Building 04	289.00	m2	3,600.00	1,040,400	1,040,400	-
	Lift Serving 1 Levels	1.00	No	150,000.00	150,000	150,000	-
	Planters to edges of roofs	144.00	m2	300.00	43,200	43,200	-
Building 05	Accommodation						
	Hotel Building 05	360.00	m2	3,600.00	1,296,000	1,296,000	-
	Lift Serving 1 Levels	1.00	No	150,000.00	150,000	150,000	-
	Planters to edges of roofs	179.00	m2	300.00	53,700	53,700	-
	Level 01 Terrace	88.00	m2	1,200.00	105,600	105,600	-
Building 06	Central Facilities						
	Bar terrace	173.00	m2	1,500.00	259,500	259,500	-
	Bar,Event	269.00	m2	3,200.00	860,800	860,800	-
	Hotel entry,concierge & FOH	552.00	m2	3,800.00	2,097,600	2,097,600	-
	Hotel Terrace	208.00	m2	1,500.00	312,000	312,000	-
	Kitchen, House keeping & BOH	317.00	m2	2,400.00	760,800	760,800	-
	Staff amenities and training	393.00	m2	2,400.00	943,200	943,200	-
	Storage and Plant	333.00	m2	2,400.00	799,200	799,200	-
	Lift Serving 1 Levels	1.00	No	150,000.00	150,000	150,000	-
Building 07	Animal Exhibits						
	Administration	177.00	m2	3,000.00	531,000	-	531,000
	Amenities & VT	453.00	m2	3,500.00	1,585,500	-	1,585,500
	Animal Hospital & Rehabilitation	421.00	m2	3,200.00	1,347,200	-	1,347,200
	Aviary	766.00	m2	1,800.00	1,378,800	-	1,378,800
	Café/Eatery & rest area	80.00	m2	3,200.00	256,000	-	256,000
	Entry, Gift shop & ticketing	451.00	m2	3,500.00	1,578,500	-	1,578,500
	Interaction & Feeding Exhibition	393.00	m2	3,200.00	1,257,600	-	1,257,600
	Internal Exhibitions	1,820.00	m2	3,200.00	5,824,000	-	5,824,000
	Maintenance & Caretaker	82.00	m2	2,400.00	196,800	-	196,800
	Terrace & Skywalk entry	789.00	m2	1,200.00	946,800	-	946,800
	Theatre	297.00	m2	3,500.00	1,039,500	-	1,039,500
	2 Lifts Serving 1 Level	2.00	No	150,000.00	300,000	-	300,000
Building 08	Exhibition & Event destination						
	Exhibition & Event destination	184.00	m2	1,100	202,400	-	202,400
Building 09	Exhibition & Event destination						
	Exhibition & Event destination	362.00	m2	1,100	398,200	-	398,200
Building 10	Parking						
	Multi level carpark (4 Levels)	7,925.00	m2	1,050.00	8,321,250	2,496,375	5,824,875
	Planters to edges of roofs	365.00	m2	300.00	109,500	32,850	76,650
	EO allowance for timber cladding	2,671.00	m2	500.00	1,335,500	400,650	934,850
FIT OUT (Loose FF&E and Equipment)							
Building 01	Accommodation						
	Hotel Building 01	533.00	m2	1,400.00	By External Operator	By External Operator	-
	Back Of House / Services (Area not provided)	-	m2		Refer Building 6	Refer Building 6	-
Building 02	Accommodation						
	Hotel Building 02	539.00	m2	1,400.00	By External Operator	By External Operator	-
	Back Of House / Services	-	m2		Refer Building 6	Refer Building 6	-
Building 03	Accommodation						
	Hotel Building 03	287.00	m2	1,400.00	By External Operator	By External Operator	-
	Back Of House / Services	-	m2		Refer Building 6	Refer Building 6	-
Building 04	Accommodation						
	Hotel Building 04	289.00	m2	1,500.00	By External Operator	By External Operator	-
	Back Of House / Services	-	m2		Refer Building 6	Refer Building 6	-
Building 05	Accommodation						
	Hotel Building 05	360.00	m2	1,500.00	By External Operator	By External Operator	-
	Back Of House / Services	-	m2		Refer Building 6	Refer Building 6	-
	Level 01 Terrace	88.00	m2	300.00	By External Operator	By External Operator	-
Building 06	Central Facilities						
	Bar terrace	173.00	m2	800.00	By External Operator	By External Operator	-
	Bar,Event	269.00	m2	2,000.00	By External Operator	By External Operator	-
	Hotel entry,concierge & FOH	552.00	m2	1,500.00	By External Operator	By External Operator	-
	Hotel Terrace	208.00	m2	500.00	By External Operator	By External Operator	-
	Kitchen, House keeping & BOH	317.00	m2	300.00		95,100	-
	Staff amenities and training	393.00	m2	300.00		117,900	-
	Storage and Plant	333.00	m2	200.00		66,600	-
Building 07	Animal Exhibits						
	Administration	177.00	m2	800.00		141,600	-
	Amenities & VT	453.00	m2	200.00		90,600	-
	Animal Hospital & Rehabilitation	421.00	m2	1,000.00		421,000	-
	Aviary	766.00	m2	500.00		383,000	-
	Café/Eatery & rest area	80.00	m2	2,000.00	By External Operator	By External Operator	-
	Entry, Gift shop & ticketing	451.00	m2	1,200.00		541,200	-
	Interaction & Feeding Exhibition	393.00	m2	1,000.00		393,000	-
	Internal Exhibitions	1,820.00	m2	1,000.00		1,820,000	-
	Maintenance & Caretaker	82.00	m2	300.00		24,600	-
	Terrace & Skywalk entry	789.00	m2	500.00		394,500	-
	Theatre	297.00	m2	1,500.00		445,500	-

**Wildlife & Tourist Development
Wentworth Falls
CAPITAL INVESTMENT VALUE**

10/12/2020

	Function	TOTAL DEVELOPMENT INDICATIVE ESTIMATE				ACCOMMODATION TOTAL	WILDLIFE CENTRE TOTAL
		Quantity	Unit	Rate	TOTAL		
Building 08	Exhibition & Event destination						
	Exhibition & Event destination	184.00	m2	300.00	55,200	-	55,200
Building 09	Exhibition & Event destination						
	Exhibition & Event destination	362.00	m2	300.00	108,600	-	108,600
Building 10	Parking						
	Multi level carpark (4 Levels)	7,925.00	m2	150.00	1,188,750	-	1,188,750
Other Items Excluded in rates above							
	Bushfire prone area protection/measures	18,999.00	m2	320	6,080,000	-	6,080,000
	Allowance for piling (assume 5m deep average)	7,293.00	m2	220	1,604,000	-	1,604,000
	Substation	1.00	Prov Sum		1,100,000	-	1,100,000
	Incoming services	18,999.00	m2	150	2,850,000	-	2,850,000
	Building to suit overland flow path	1.00	Prov Sum		1,500,000	-	1,500,000
	Stormwater retention				1,000,000	-	1,000,000
	Site preparation/regrading	1.00	Prov Sum	663,000	663,000	-	663,000
	NABERS, Well Building, Living Building Challenge, Eco Certified Tourism, Green Star and other ESD Initiatives.	18,999.00	m2	300	5,700,000	-	5,700,000
	TOTAL- BUILDING TRADE COST	18,999	m2	3,587	68,140,000	17,956,775	50,183,225
EXTERNAL WORKS							
	Free Range Exhibits	1	Prov	1,600,000	1,600,000	-	1,600,000
	Water Quality Detention Basin	579	m2	900	521,000	-	521,000
	Bridge over water (m)	63	m	20,000	1,260,000	-	1,260,000
	Walkways (m)	1,192	m2	200	238,000	-	238,000
	Pedestrian access	507	m2	250	127,000	-	127,000
	Access drive ways & perimeter driveway	2,376	m2	350	832,000	249,600	582,400
	Car Parking (On grade)	402	m2	180	72,000	-	72,000
	Landscaping/ retaining walls etc	7,634	m2	150	1,145,000	-	1,145,000
	Works to watercourse	1	Prov	450,000	450,000	-	450,000
	General site clearing including mature trees	16,633	m2	50	832,000	-	832,000
	Extra site clearing for APZ	3,870	m2	40	155,000	-	155,000
	Demolition and removal of existing structures		Prov Sum		None	-	None
	TOTAL- TRADE COST	18,999	m2	3,967	75,372,000	18,206,375	57,165,625
	Preliminaries	16.0%			12,058,000	2,913,625	9,144,375
	Margin	4.0%			3,500,000	840,000	2,660,000
	TOTAL CONSTRUCTION COST	18,999	m2	4,786	90,930,000	21,960,000	68,970,000
	Design & Management Fees and Charges	10.0%			9,090,000	2,200,000	6,890,000
	Authority Fees & Charges	0.3%			300,000	70,000	230,000
	TOTAL CAPITAL INVESTMENT VALUE [EXCLUDING GST]	18,999	m2	5,280	100,320,000	24,230,000	76,090,000
	Goods & Service Tax	10.0%			10,032,000	2,423,000	7,609,000
	TOTAL CAPITAL INVESTMENT VALUE [INCLUDING GST]				110,352,000	26,653,000	83,699,000

INFORMATION USED - BLUE MOUNTAINS WILDLIFE PARK CONCEPT DESIGN REPORT OCTOBER 2020 "Annexure A - DOC Final of Cox Submission November 2020"