

PETER BOWER SERVICES PTY LTD
QUANTITY SURVEYORS AND COST ENGINEERS

69 TYNESIDE AVE.
WILLOUGHBY, NSW, 2068

Email: peterbower97@gmail.com

ABN 88 616724068

The Senior Development Manager
The GPT Group
Level 51, MLC Centre
19 Martin Place
Sydney, NSW, 2000

1 July 2021

Attention: Mr Matthew Jordan

Dear Matthew,

**YIRIBANA LOGISTICS ESTATE – 754-786 MAMRE ROAD, KEMPS CREEK, NSW, 2178;
STAGE 1 & 2 CAPITAL INVESTMENT VALUE (CIV) QUANTITY SURVEYORS REPORT
REVISION A**

Peter Bower Services Pty Ltd (PBS) has been requested by GPT Group Ltd (GPT), to prepare a Capital Investment Value report for the above project development works at Kemps Creek in NSW. The details of the project including the development concept plan are outlined on SPA Architects Site Plan SK11 except where superseded by Stage 1 and Stage 2 staging plans.

A. The project includes the following scope of works;

Stage 1 – construction of industrial warehouses 1 (19,650m²) and 3 (36,940m²) together with site access roads, bulk and detailed earthworks, internal development access roads including infrastructure services and allowances for Authority Infrastructure Services required to support the development in the sum of **\$85,997,208.00 (Eighty-Five Million, Nine Hundred and Ninety-Seven Thousand, Two Hundred and Eight Dollars incl. GST)** see Tables D.1 and E.1 below for cost breakdown details; and

Stage 2 - construction of industrial warehouses 2 (22,720m²), industrial warehouse 4 (41,080m²) and industrial warehouse 5 (29,540m²) together with completion of site access roads, bulk and detailed earthworks and infrastructure services in the separate sum of **\$101,971,221.00 (One Hundred and One Million, Nine Hundred and Seventy-One Thousand, Two Hundred and Twenty-One Dollars, incl GST)** see Tables D.1 and E.1 below for cost breakdown details.

B. Construction Related Jobs Generated by the Project

Stages 1 and 2 of the projects are estimated to create 703 new construction jobs.

The construction jobs created by the individual construction stages are;

Stage 1 – 351 construction jobs;

Stage 2 – 352 construction jobs.

Among those occupations engaged on this development, the construction jobs created would include;

Architects;

Civil Engineers;

Building Services Engineers;

Construction Managers;

Plant operators;

Concreters;

Roofers;

Engineering Services Installers – plumbers, electricians, fire installers, drainers, mechanical installers;

Carpenters;

Plasterers;

Labourers;

Steel Suppliers and erectors;

Surveyors; and

Building Certifiers.

C. Operational Jobs Generated by the Project

I understand that the industrial warehouses when completed will be let to commercial tenants. Whilst the details of the proposed tenants, their functional use for the warehouses and their operational methodology for each warehouse is unknown at this time, based on my experience with industrial warehouse operational staffing, I estimate that the operational jobs created by the project could be as follows;

Stage 1 - approximately 400 full time operational jobs; and

Stage 2 – approximately 700 further full-time operational jobs.

D. Capital Investment Value (CIV) for the Project

PBS has prepared a Scheme Design Cost Plan dated 3 March 2021 for the Yiribana Logistics Estate development, identifying the cost of construction works which is estimated in the total CIV cost of **\$187,968,429.00 (One Hundred and Eighty-Seven Million, Nine Hundred and Sixty-Eight Thousand, Four Hundred and Twenty-Nine Dollars incl. GST)**, for the development, see Tables D.1 and E.1 below for detailed cost breakdown for Stages 1 and 2 Works making up the complete project;

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TABLE D.1 – SUMMARY of ESTIMATED PROJECT CIV COSTS (Excluding GST)

Item Description	Stage 1 - \$ excl. GST	Stage 2 - \$ excl. GST	Complete Project - \$ Excl. GST
Nett Construction Cost	73,691,470.00	84,906,677.00	158,598,147.00
Preliminaries & Margin	included	included	included
Design Contingency	excluded	excluded	excluded
Sub-total Construction Works	73,691,470.00	84,906,677.00	158,598,147.00
Statutory Fees	included	included	included
Professional Fees	2,210,744.00	2,547,200.00	4,757,944.00
Development Management Fees	included	included	included
Escalation Beyond March 2021	2,277,066.00	5,247,233.00	7,524,299.00
Finance Cost	excluded	excluded	excluded
FF&E	excluded	excluded	excluded
Long service Levy based on 0.35% of Gross Construction Cost	included	included	included
Sub Total applicable Development Costs	4,487,810.00	7,794,433.00	12,282,243.00
TOTAL ESTIMATED CIV COSTS Excl. GST	78,179,280.00	92,701,110.00	170,880,390.00

E. Goods and Services Tax

The estimated CIV costs as listed in the table above excludes GST which is to be added as legislated.

For ease of reference, the calculation of GST and its impact on those estimated costs above, are as follows;

TABLE E.1 – SUMMARY of ESTIMATED PROJECT COSTS (Including GST)

Item Description	Stage 1 - \$ incl. GST	Stage 2 - \$ incl. GST	Complete Project - \$ Incl. GST
Total estimated CIV Costs	78,179,280.00	92,701,110.00	170,880,390.00
Add for GST (10%)	7,817,928.00	9,270,111.00	17,088,039.00
TOTAL ESTIMATED CIV COSTS Incl. GST	85,997,208.00	101,971,221.00	187,968,429.00

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F. Information Used

This CIV estimate is based on the following project concept details listed below;

- SBA Architectural Site Sketch Plan SK-11 – Proposed Industrial Development Mamre Road, Kemps Creek, NSW;
- SBA Architectural Stage 1 Sketch Plan;
- Costin Roe Consulting Concept Stormwater Management Plan CO13874-06-SK01/ Rev C;
- Costin Roe Consulting Stage 1 & 2 Kemps Creek Sketch CO13874.06. XC - Earthworks Sketch.

G. Exclusions

This cost estimate excludes the following costs;

- Land acquisition;
- Marketing Costs;
- Legal Costs;
- Taxes, Levies and Charges except where expressly included;
- Contingency allowance;
- Amendments to Plans, incomplete documentation;
- Finance Costs;
- Latent Site Conditions, contamination, etc;
- Lessee Costs, FF & E, Operational Equipment;
- Program Constraints;
- Goods and Services Tax.

H. Assumptions / Parameters

This cost estimate is intended to provide a reasonable estimated forecast as to the cost of the proposed development based on the above design parameters. Final costs may vary due to a range of variables including;

- DA Conditions;
- Design Documentation Amendments;
- Existing Infrastructure and Services;
- Design Team;
- Method of Procurement;
- Contract Conditions.

This Report has been prepared for the sole purpose of providing a Cost Estimate for a Capital Investment Value (CIV) Report and DA Council Submission only. The Report is not to be used for any other purpose. The report is confidential to the Developer and is an expression of opinion based upon the documentation and/or information provided by Third Parties. PBS expressly disclaims any liability to any Party where the documentation and/or information is found to be untrue and/or inaccurate in any way. PBS does not accept any contractual, tortious or other form of liability for any

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consequences, loss or damage which may arise as a result of any other person acting upon or using this report.

This cost estimate has been prepared in accordance with current construction cost planning principles and practice and represents the current market rates required to undertake the proposed works.

I trust the enclosed meets your requirements, please contact me if I can be of further assistance.

Peter Bower Services Pty Ltd

Yours sincerely



Peter Bower (AAIQS)
Director

Associate Member of Australian Institute of Quantity Surveyors

Enc.

Description of Works	Gross Floor Area	Unit of Measure	Staged Costs Carried Forward	State Significant Development Lump Sum Value (Excl. GST)
1. Siteworks				
● Bulk Earthworks Stage 1, Parts A & B	1	Item	\$6,600,219.10	\$6,600,219.10
● Bulk Earthworks Stage 2	1	Item	\$5,443,963.80	\$5,443,963.80
● Embankments / Retaining Walls Stage 1, Parts A & B	1	Item	\$11,311,743.07	\$11,311,743.07
● Embankments / Retaining Walls Stage 2	1	Item	\$5,334,841.60	\$5,334,841.60
● E2 Corridor, Stage 1 Part A - Refer Costin Roe Details	1	Item	\$750,000.00	\$750,000.00
● Allowance for Partial Dry Landscaping to Mamre Road Reparian Zone During Stage 1 Works	1	Item	\$360,000.00	\$360,000.00
2. Internal Access Roads				
Stage 1 Parts A & B				
● Construction of permanent Stage 1 access roads - refer Costin Roe Site sketch	1	Item	\$1,333,057.59	\$1,333,057.59
● Allowance to maintain existing temporary Site access road during construction.	1	Item	\$300,000.00	\$300,000.00
Stage 2				
● Construction of permanent Stage 2 access roads - Refer Costin Roe Site sketch	1	item	\$414,322.20	\$414,322.20
● Allowance to maintain existing temporary Site access road.	1	Item	\$300,000.00	\$300,000.00
3. External Roadworks Stage 2				
● RMS Contribution to Mamre Road Upgrade	1	Item	\$2,598,750.00	\$2,598,750.00
● Final Landscaping to Mamre Road Reparian Zone	1	Item	\$360,000.00	\$360,000.00
● Allowance for Signalised Intersection - Mamre Road, Site Access Road - Provisional Sum	1	Item	\$750,000.00	\$750,000.00
4. Authority Head End Services on Mamre Road to Development Boundary - Provisional Sums				
Stage 1, Parts A & B				
● Authority Electrical Supply to Estate	1	Item	\$3,710,400.00	\$3,710,400.00
● Authority Water Supply	1	Item	\$345,000.00	\$345,000.00
● Authority Gas Supply	1	Item	\$258,750.00	\$258,750.00
● Authority Sewer Provision	1	Item	\$517,500.00	\$517,500.00
● NBN / Communications Service	1	Item	\$172,500.00	\$172,500.00
Authority Services Stage 2				
Included in Above	1	item	\$0.00	\$0.00
5. Development Services Reticulation Along Site Access Roads				
Stage 1, Parts A & B				
● Electrical Supply and Reticulation	1	Item	\$708,000.00	\$708,000.00
● Stormwater Reticulation	1	Item	\$4,425,000.00	\$4,425,000.00
● Sewer Reticulation	1	Item	\$531,000.00	\$531,000.00
● Telstra / NBN / Communications Conduits	1	Item	\$309,750.00	\$309,750.00
● Water Supply Reticulation	1	Item	\$531,000.00	\$531,000.00
● Gas Supply Reticulation	1	Item	\$132,750.00	\$132,750.00
● E2 Corridor Culvert Road Crossing	1	Item	\$400,000.00	\$400,000.00
Stage 2				
● Electrical Supply and Reticulation	1	Item	\$240,000.00	\$240,000.00
● Stormwater Reticulation	1	Item	\$1,500,000.00	\$1,500,000.00
● Sewer Reticulation	1	Item	\$180,000.00	\$180,000.00
● Telstra / NBN / Communications Conduits	1	Item	\$105,000.00	\$105,000.00
● Water Supply Reticulation	1	Item	\$180,000.00	\$180,000.00
● Gas Supply Reticulation	1	Item	\$45,000.00	\$45,000.00
6. Stage 1 & 2 Warehouse Site Services, Carpark and Driveway				
● Water, Sewer, and Fire	1	Item	Included	\$0.00
● Stormwater and Detention Tank Control on Discharge Rates	1	Item	Included	\$0.00
● Electricity	1	Item	Included	\$0.00
● Landscaping	1	Item	Included	\$0.00
7. Industrial Building Structures				
● Warehouse 1 including Ancilliary Offices, Carpark and Hardstand	1	Item	\$14,148,000.00	\$14,148,000.00
● Warehouse 2 including Ancilliary Offices, Carpark and Hardstand	1	Item	\$16,358,400.00	\$16,358,400.00
● Warehouse 3 including Ancilliary Offices, Carpark and Hardstand	1	Item	\$26,596,800.00	\$26,596,800.00
● Warehouse 4 including Ancilliary Offices, Carpark and Hardstand	1	Item	\$29,577,600.00	\$29,577,600.00
● Warehouse 5 including Ancilliary Offices, Carpark and Hardstand	1	Item	\$21,268,800.00	\$21,268,800.00
8. Contractor's Preliminaries, Overhead and Margin	1	item	included Above	\$0.00
9. Consent Authority Fees				
Provisional Allowance for Consent Authority Development Fees Stage 1	1	Item	\$250,000.00	\$250,000.00
Provisional Allowance for Consent Authority Development Fees Stage 2	1	item	\$250,000.00	\$250,000.00
10. Subtotal Stages 1 and 2 Construction Cost				\$158,598,147.36
11. Professional Fees by Principal using Design & Construct Contractor Project Delivery	1	Item		\$4,757,944.42
12. Escalation / Staging Costs				
Stage 1	1	item	\$2,277,066.42	\$2,277,066.42
Stage 2	1	Item	\$5,247,232.68	\$5,247,232.68
13. Lessee's Fitout works and Operation Equipment	1	Item		Excluded
14. Total Capital Investment Value (Excl. GST)				\$170,880,390.87

Description of Works	Trade Percentage %	Project Value \$	Labour Proportion %	Labour Proportion Cost \$	Personnel Numbers Created By Project
Total Construction Jobs Stage 1 Parts A & B Works \$73,691,469.76					
Preliminaries	6.00%	\$73,691,469.76	65.00%	2,873,967.32	12
Excavation Bulk	6.50%	\$73,691,469.76	30.00%	1,436,983.66	28
Excavations Detail	incl.	\$73,691,469.76	20.00%	0.00	
Piling	incl.	\$73,691,469.76	20.00%	0.00	
Concrete	20.00%	\$73,691,469.76	35.00%	5,158,402.88	54
Formwork	incl.	\$73,691,469.76	70.00%	0.00	
Reinforcement	incl.	\$73,691,469.76	20.00%	0.00	
Precast Concrete	5.00%	\$73,691,469.76	25.00%	921,143.37	24
Brick/Block	incl.	\$73,691,469.76	45.00%	0.00	
Masonry	incl.	\$73,691,469.76	10.00%	0.00	
Structural Steelwork	16.00%	\$73,691,469.76	45.00%	5,305,785.82	57
Metalwork	3.00%	\$73,691,469.76	15.00%	331,611.61	10
Carpentry	2.00%	\$73,691,469.76	55.00%	810,606.17	14
Joinery	incl.	\$73,691,469.76	30.00%	0.00	
Windows/Doors	incl.	\$73,691,469.76	15.00%	0.00	
Hardware	incl.	\$73,691,469.76	15.00%	0.00	
Roofing - Membrane	1.00%	\$73,691,469.76	45.00%	331,611.61	5
Roof Sheet	9.00%	\$73,691,469.76	45.00%	2,984,504.53	43
Wall Sheet	incl.	\$73,691,469.76		0.00	
Plastering	1.50%	\$73,691,469.76	55.00%	607,954.63	14
Plasterboard Linings	0.00%	\$73,691,469.76	45.00%	0.00	
Suspended Ceilings	0.00%	\$73,691,469.76	40.00%	0.00	
Paving - In situ	0.00%	\$73,691,469.76	75.00%	0.00	
Paving - Units	0.00%	\$73,691,469.76	50.00%	0.00	
Tiling	0.00%	\$73,691,469.76	55.00%	0.00	
Resiliant Finishes	0.00%	\$73,691,469.76	20.00%	0.00	
Painting	0.00%	\$73,691,469.76	80.00%	0.00	
Paperhanging	0.00%	\$73,691,469.76	70.00%	0.00	
Plumbing Pipework	2.00%	\$73,691,469.76	55.00%	810,606.17	6
Plumbing Fittings	1.00%	\$73,691,469.76	20.00%	147,382.94	1
Drainage	6.00%	\$73,691,469.76	45.00%	1,989,669.68	17
Electrical Services	5.50%	\$73,691,469.76	40.00%	1,621,212.33	11
Mechanical Services	2.00%	\$73,691,469.76	10.00%	147,382.94	3
Fire Services	6.00%	\$73,691,469.76	55.00%	2,431,818.50	17
Lifts	5.00%	\$73,691,469.76	10.00%	368,457.35	6
Fencing	1.00%	\$73,691,469.76	60.00%	442,148.82	9
Landscaping	1.50%	\$73,691,469.76	65.00%	718,491.83	19
Total Construction Cost	100.00%		40%	29,439,742.17	351

Description of Works	Trade Percentage %	Project Value \$	Labour Proportion %	Labour Proportion Cost \$	Personnel Numbers Created By Project
Total Construction Jobs Stage 1 Part B Works \$14,148,000.00					
Preliminaries	6.00%	\$14,148,000.00	65.00%	551,772.00	2
Excavation Bulk	6.50%	\$14,148,000.00	30.00%	275,886.00	5
Excavations Detail	incl.	\$14,148,000.00	20.00%	0.00	
Piling	incl.	\$14,148,000.00	20.00%	0.00	
Concrete	20.00%	\$14,148,000.00	35.00%	990,360.00	10
Formwork	incl.	\$14,148,000.00	70.00%	0.00	
Reinforcement	incl.	\$14,148,000.00	20.00%	0.00	
Precast Concrete	5.00%	\$14,148,000.00	25.00%	176,850.00	5
Brick/Block	incl.	\$14,148,000.00	45.00%	0.00	
Masonry	incl.	\$14,148,000.00	10.00%	0.00	
Structural Steelwork	16.00%	\$14,148,000.00	45.00%	1,018,656.00	11
Metalwork	3.00%	\$14,148,000.00	15.00%	63,666.00	2
Carpentry	2.00%	\$14,148,000.00	55.00%	155,628.00	3
Joinery	incl.	\$14,148,000.00	30.00%	0.00	
Windows/Doors	incl.	\$14,148,000.00	15.00%	0.00	
Hardware	incl.	\$14,148,000.00	15.00%	0.00	
Roofing - Membrane	1.00%	\$14,148,000.00	45.00%	63,666.00	1
Roof Sheet	9.00%	\$14,148,000.00	45.00%	572,994.00	8
Wall Sheet	incl.	\$14,148,000.00		0.00	
Plastering	1.50%	\$14,148,000.00	55.00%	116,721.00	3
Plasterboard Linings	0.00%	\$14,148,000.00	45.00%	0.00	
Suspended Ceilings	0.00%	\$14,148,000.00	40.00%	0.00	
Paving - In situ	0.00%	\$14,148,000.00	75.00%	0.00	
Paving - Units	0.00%	\$14,148,000.00	50.00%	0.00	
Tiling	0.00%	\$14,148,000.00	55.00%	0.00	
Resilient Finishes	0.00%	\$14,148,000.00	20.00%	0.00	
Painting	0.00%	\$14,148,000.00	80.00%	0.00	
Paperhanging	0.00%	\$14,148,000.00	70.00%	0.00	
Plumbing Pipework	2.00%	\$14,148,000.00	55.00%	155,628.00	1
Plumbing Fittings	1.00%	\$14,148,000.00	20.00%	28,296.00	0
Drainage	6.00%	\$14,148,000.00	45.00%	381,996.00	3
Electrical Services	5.50%	\$14,148,000.00	40.00%	311,256.00	2
Mechanical Services	2.00%	\$14,148,000.00	10.00%	28,296.00	0
Fire Services	6.00%	\$14,148,000.00	55.00%	466,884.00	3
Lifts	5.00%	\$14,148,000.00	10.00%	70,740.00	1
Fencing	1.00%	\$14,148,000.00	60.00%	84,888.00	2
Landscaping	1.50%	\$14,148,000.00	65.00%	137,943.00	4
Total Construction Cost	100.00%		40%	5,652,126.00	67

Description of Works	Trade Percentage %	Project Value \$	Labour Proportion %	Labour Proportion Cost \$	Personnel Numbers Created By Project
Total Construction Costs Stage 1 +2 Works \$158,598,147.36					
Preliminaries	6.00%	\$158,598,147.36	65.00%	6,185,327.75	12
Excavation Bulk	6.50%	\$158,598,147.36	30.00%	3,092,663.87	54
Excavations Detail	incl.	\$158,598,147.36	20.00%	0.00	
Piling	incl.	\$158,598,147.36	20.00%	0.00	
Concrete	20.00%	\$158,598,147.36	35.00%	11,101,870.31	105
Formwork	incl.	\$158,598,147.36	70.00%	0.00	
Reinforcement	incl.	\$158,598,147.36	20.00%	0.00	
Precast Concrete	5.00%	\$158,598,147.36	25.00%	1,982,476.84	69
Brick/Block	incl.	\$158,598,147.36	45.00%	0.00	
Masonry	incl.	\$158,598,147.36	10.00%	0.00	
Structural Steelwork	16.00%	\$158,598,147.36	45.00%	11,419,066.61	87
Metalwork	3.00%	\$158,598,147.36	15.00%	713,691.66	17
Carpentry	2.00%	\$158,598,147.36	55.00%	1,744,579.62	28
Joinery	incl.	\$158,598,147.36	30.00%	0.00	
Windows/Doors	incl.	\$158,598,147.36	15.00%	0.00	
Hardware	incl.	\$158,598,147.36	15.00%	0.00	
Roofing - Membrane	1.00%	\$158,598,147.36	45.00%	713,691.66	10
Roof Sheet	9.00%	\$158,598,147.36	45.00%	6,423,224.97	94
Wall Sheet	incl.	\$158,598,147.36		0.00	
Plastering	1.50%	\$158,598,147.36	55.00%	1,308,434.72	31
Plasterboard Linings	0.00%	\$158,598,147.36	45.00%	0.00	
Suspended Ceilings	0.00%	\$158,598,147.36	40.00%	0.00	
Paving - In situ	0.00%	\$158,598,147.36	75.00%	0.00	
Paving - Units	0.00%	\$158,598,147.36	50.00%	0.00	
Tiling	0.00%	\$158,598,147.36	55.00%	0.00	
Resilient Finishes	0.00%	\$158,598,147.36	20.00%	0.00	
Painting	0.00%	\$158,598,147.36	80.00%	0.00	
Paperhanging	0.00%	\$158,598,147.36	70.00%	0.00	
Plumbing Pipework	2.00%	\$158,598,147.36	55.00%	1,744,579.62	12
Plumbing Fittings	1.00%	\$158,598,147.36	20.00%	317,196.29	2
Drainage	6.00%	\$158,598,147.36	45.00%	4,282,149.98	37
Electrical Services	5.50%	\$158,598,147.36	40.00%	3,489,159.24	24
Mechanical Services	2.00%	\$158,598,147.36	10.00%	317,196.29	6
Fire Services	6.00%	\$158,598,147.36	55.00%	5,233,738.86	36
Lifts	5.00%	\$158,598,147.36	10.00%	792,990.74	14
Fencing	1.00%	\$158,598,147.36	60.00%	951,588.88	25
Landscaping	1.50%	\$158,598,147.36	65.00%	1,546,331.94	40
Total Construction Cost	100.00%		40%	63,359,959.87	703

754 - 786 Mamre Road, Kemps Creek, NSW, 2178
Construction Investment Value Estimate of Capital Works
Refer SBA Architects Proposed Industrial Development Sketch Stage 1
Stage 1 Parts A & B Works Estimate

PETER BOWER SERVICES PTY LTD
Quantity Surveyors and Cost Engineers

Description of Works	Gross Floor Area	Unit of Measure	Rate, March 2021	State Significant Development Lump Sum Value (Excl. GST)
1. Siteworks <ul style="list-style-type: none">● Bulk Earthworks Stage 1 - Part A + B● Embankments / Retaining Walls Stage 1 Part A + B● E2 Corridor, Stage 1 Part A - Refer Costin Roe Details● Allowance for Partial Dry Landscaping to Mamre Road Reparian Zone During Stage 1 Works	1 1 1 6,000	Item Item Item m2	\$6,600,219.10 \$11,311,743.07 \$750,000.00 \$60.00	\$6,600,219.10 \$11,311,743.07 \$750,000.00 \$360,000.00
2. Internal Access Roads Stage 1 <ul style="list-style-type: none">● Construction of permanent Stage 1 access roads - refer Costin Roe Site sketch● Allowance to maintain existing temporary Site access road during construction.	20,753 1	m2 Item	\$64.24 \$300,000.00	\$1,333,057.59 \$300,000.00
3. Authority Head End Services to Development Boundary - Provisional Sums Provisional Allowances for; <ul style="list-style-type: none">● Authority Electrical Supply to Estate● Authority Water Supply● Authority Gas Supply● Authority Sewer Provision● NBN / Communications Service	1 1 1 1 1	Item Item Item Item Item	\$3,710,400.00 \$345,000.00 \$258,750.00 \$517,500.00 \$172,500.00	\$3,710,400.00 \$345,000.00 \$258,750.00 \$517,500.00 \$172,500.00
4. Development Services Reticulation Along Site Access Roads <ul style="list-style-type: none">● Electrical Supply and Reticulation● Stormwater Reticulation● Sewer Reticulation● Telstra / NBN / Communications Conduits● Water Supply Reticulation● Gas Supply Reticulation● E2 Corridor Culvert Road Crossing	885 1,770 885 885 885 885 1	m m m m m m Item	\$800.00 \$2,500.00 \$600.00 \$350.00 \$600.00 \$150.00 \$400,000.00	\$708,000.00 \$4,425,000.00 \$531,000.00 \$309,750.00 \$531,000.00 \$132,750.00 \$400,000.00
5. Warehouse Site Services, Carpark and Driveway <ul style="list-style-type: none">● Water, Sewer, and Fire● Stormwater and Detention Tank Control on Discharge Rates● Electricity● Warehouse Landscaping	1 1 1 1	Item Item Item Item	Included Included Included Included	\$0.00 \$0.00 \$0.00 \$0.00
6. Industrial Building Structures Part A <ul style="list-style-type: none">● Warehouse 3 including Ancilliary Offices, Carpark and Hardstand	36,940	m2	\$720.00	\$26,596,800.00
Industrial Building Structure Part B <ul style="list-style-type: none">● Warehouse 1 including Ancilliary Offices, Carpark and Hardstand	19,650	m2	\$720.00	\$14,148,000.00
7. Contractor's Preliminaries, Overhead and Margin	1	item	included Above	\$0.00
8. Consent Authority Development Fees Provisional Allowance for Consent Authority Development Fees Stage 1	1	Item	\$250,000.00	\$250,000.00
9. Subtotal Stage 1 Construction Cost				\$73,691,469.76
10. Professional Fees by Principal using Design & Construct Contractor Project Delivery	3	percent		\$2,210,744.09
11. Escalation / Staging Costs	3	percent		\$2,277,066.42
12. Lessee's Fitout works and Operation Equipment	1	Item		Excluded
13. Total Stage 1 Capital Investment Value (Excl. GST)				\$78,179,280.26

Description of Works	Gross Floor Area	Unit of Measure	Rate, March 2021	State Significant Development Lump Sum Value (Excl. GST)
1. Siteworks				
• Bulk Earthworks Stage 2	1	Item	\$5,443,963.80	\$5,443,963.80
• Embankments / Retaining Walls Stage 2	1	Item	\$5,334,841.60	\$5,334,841.60
2. Internal Access Roads Stage 1				
• Construction of permanent Stage 2 access roads - Refer Costin Roe Site sketch	6,450	m2	\$64.24	\$414,322.20
• Allowance to maintain existing temporary Site access road.	1	Item	\$300,000.00	\$300,000.00
3. External Roadworks Stage 2				
• RMS Contribution to Mamre Road Upgrade	8,663	m2	\$300.00	\$2,598,750.00
• Signalised Intersection - Mamre Road, Site Access Road - Provisional Sum	1	Item	\$750,000.00	\$750,000.00
• Final Landscaping to Mamre Road Reparian Zone	6,000	m2	\$60.00	\$360,000.00
4. Development Services Reticulation				
• Electrical Supply and Reticulation	300	m	\$800.00	\$240,000.00
• Stormwater Reticulation	600	m	\$2,500.00	\$1,500,000.00
• Sewer Reticulation	300	m	\$600.00	\$180,000.00
• Telstra / NBN / Communications Conduits	300	m	\$350.00	\$105,000.00
• Water Supply Reticulation	300	m	\$600.00	\$180,000.00
• Gas Supply Reticulation	300	m	\$150.00	\$45,000.00
5. Warehouse Site Services, Carpark and Driveway				
• Water, Sewer, and Fire	1	Item	Included	\$0.00
• Stormwater and Detention tank Control on Discharge Rates	1	Item	Included	\$0.00
• Electricity	1	Item	Included	\$0.00
• Warehouse Landscaping	1	Item	Included	\$0.00
6. Industrial Building Structures				
• Warehouse 2 including Ancilliary Offices, Carpark and Hardstand	22,720	m2	\$720.00	\$16,358,400.00
• Warehouse 4 including Ancilliary Offices, Carpark and Hardstand	41,080	m2	\$720.00	\$29,577,600.00
• Warehouse 5 including Ancilliary Offices, Carpark and Hardstand	29,540	m2	\$720.00	\$21,268,800.00
7. Contractor's Preliminaries, Overhead and Margin	1	item	included Above	\$0.00
8. Consent Authority Development Fees				
Provisional Allowance for Consent Authority Development Fees Stage 2	1	Item	\$250,000.00	\$250,000.00
9. Subtotal Stage 2 Construction Cost				\$84,906,677.60
10. Professional Fees by Principal using Design & Construct Contractor Project Delivery	3	percent		\$2,547,200.33
11. Escalation / Staging Costs	6	percent		\$5,247,232.68
12. Lessee's Fitout works and Operation Equipment	1	Item		Excluded
13. Total Stage 2 Capital Investment Value (Excl. GST)				\$92,701,110.60