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17338.6.1.02 Phase 5 DA Estimate.rjr.joy

18 February 2020

FDC
22-24 Junction Street
Forest Lodge
NSW 2037

Attention: Mr Lucas Valensise
Email: lucasv@fdcbuilding.com.au

Dear Sir

HORSLEY DRIVE BUSINESS PARK
CUSTOMER FULFILLMENT CENTRE

As requested, we provide below our report on the Capital Investment Value (CIV) for the above project.

Definition

The ***Capital Investment value*** of a development or project includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment other than the following costs:-

(a) Amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6A, of Part 4 of the *Environmental Planning and Assessment Act* or a planning agreement under that Division.

(b) Costs relating to any part of the development or project that is the subject of a separate development consent or project approval (such as tenant fit-out)

(c) Land costs (including any costs of marketing and selling land)

(d) GST (as defined by *A New Tax System (Goods and Services Tax) Act 1999* of the Commonwealth).

Basis of Valuation

The estimated Capital Investment Value amounts to $100,640,000 excluding GST. The Estimate breakdown is enclosed for your information.

This estimate includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment.

In compiling this estimate, no allowance has been made for the following cost items based on advice previously provided by the NSW Department of Planning;

(a) Development Application and Construction Certificate fees;

(b) Any special or additional contributions sought by authorities for public or other facilities as a condition of development approval;

(c) Cost increases beyond February 2020;

(d) Finance costs and interest charges.

ISO 9001
FS 548756

Job Creation

We estimate that the number of jobs that would be created by this development of the site would be:-

(a) During construction – approximately 280 construction personnel for 18 months, and

(b) After construction – approximately 600 operational personnel per year.

Certification

In accordance with the guidelines created and NSW Planning Circular PS 10-008 dated 10 May 2010, we certify that the CIV of $100,640,000 excluding GST is fair and reasonable for the scope of work proposed and based on the documentation provided.

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

Yours faithfully

Richard Rigby
Director
Rider Levett Bucknall

richard.rigby@au.rlb.com

Rider Levett Bucknall

Horsley Drive Business Park

Location Element Item

B SYDNEY (FEB 2020)

Rates Current At February 2020

Description		Unit	Qty	Rate	Total
SB	**SUBSTRUCTURE**				
1	Allow 2400 x 2400 x 2000mm deep column base for internal columns comprising excavation, concrete, formwork and reinforcement	No	60.0	6,900.00	414,000.00
2	Allow 2000 x 2000 x 1800mm deep column base for perimeter columns comprising excavation, concrete, formwork and reinforcement	No	38.0	4,320.00	164,160.00
9	Allow slab on ground including hardcore, vapour barrier, fabric reinforcement, joints, surface finish, etc	m²	24,271.6	180.00	4,368,888.00
	SUBSTRUCTURE				***$4,947,048.00***
CL	**COLUMNS**				
3	Allow main internal 310UC158 steel column (say 11.5m high)	t	99.935	5,000.00	499,675.00
4	Allow primeter 310UC137 steel columns (say 11m high)	t	54.255	5,000.00	271,275.00
	COLUMNS				***$770,950.00***
UF	**UPPER FLOORS**				
6	Allow mezzanine floor beams	t	416.250	5,000.00	2,081,250.00
15	Allow mezzanine floors	m²	23,146.5	350.00	8,101,275.00
	UPPER FLOORS				***$10,182,525.00***
RF	**ROOF**				
5	Allow roof beams (say 530UB92.4)	t	156.160	5,000.00	780,800.00
7	Allow roof purlins	m	21,275.0	33.00	702,075.00
10	Allow metal deck roofing complete with sarking and insulation	m²	24,271.7	85.00	2,063,094.50
51	Allow canopy over loading dock including structural steel, roofing, downpipes, etc	m²	674.1	350.00	235,935.00
	ROOF				***$3,781,904.50***
EW	**EXTERNAL WALLS**				
8	Allow wall girts	m	6,520.0	20.00	130,400.00
11	Allow insulated panel wall cladding	m²	6,260.0	75.00	469,500.00
12	Allow precast external dado wall panels	m²	1,711.5	225.00	385,087.50
	EXTERNAL WALLS				***$984,987.50***
ED	**EXTERNAL DOORS**				
17	Allow roller shutters to loading docks	No	41.0	15,000.00	615,000.00
18	Allow external doors adjacent to the loading dock roller shutter complete with hardware and paint finish	No	61.0	900.00	54,900.00
	EXTERNAL DOORS				***$669,900.00***
NW	**INTERNAL WALLS**				
16	Allow internal walls in the chilled and ambient areas	m²	13,102.0	135.00	1,768,770.00
	INTERNAL WALLS				***$1,768,770.00***

Rider Levett Bucknall

Horsley Drive Business Park

Location Element Item

B SYDNEY (FEB 2020) (continued)

Rates Current At February 2020

Description		Unit	Qty	Rate	Total
CF	**CEILING FINISHES**				
13	Allow insulated ceiling panels under main roof and mezzanine slabs	m²	47,418.0	75.00	3,556,350.00
	CEILING FINISHES				***$3,556,350.00***
FT	**FITMENTS**				
25	Dock levelers and associated works	No	41.0	12,000.00	492,000.00
36	Allowance for additional works associated with dock levellers (edge angles, etc)	Item			35,000.00
	FITMENTS				***$527,000.00***
SE	**SPECIAL EQUIPMENT**				
63	Allowance for 2 No. weighbridge	Item			300,000.00
65	Allowance for commercial kitchen	Item			375,000.00
66	Allowance for overhead safety line	Item			200,000.00
	SPECIAL EQUIPMENT				***$875,000.00***
HS	**HYDRAULIC SERVICES**				
39	Allow hydraulic services complete	m²	47,418.8	40.00	1,896,752.00
41	Allow hydraulic services connection and sundry builders work	Item			105,840.00
	HYDRAULIC SERVICES				***$2,002,592.00***
MS	**MECHANICAL SERVICES**				
45	Allow mechanical services	m²	47,418.0	190.00	9,009,420.00
56	Allow sundry mechanical services works	Item			59,180.00
	MECHANICAL SERVICES				***$9,068,600.00***
FP	**FIRE PROTECTION**				
46	Allow fire protection services	m²	47,418.0	135.00	6,401,430.00
47	Allow external fire protection	Item			350,000.00
	FIRE PROTECTION				***$6,751,430.00***
LP	**ELECTRIC LIGHT AND POWER**				
44	Provisional allowance for HV power	Item			1,500,000.00
57	Allow electrical services including external lighting	Item			6,098,135.00
	ELECTRIC LIGHT AND POWER				***$7,598,135.00***
TS	**TRANSPORTATION SYSTEMS**				
58	Allowance for lifts (say 4no lifts @ $500,000 each)	Item			2,000,000.00
59	Allowance for builders work associated with the lifts	Item			181,450.00
	TRANSPORTATION SYSTEMS				***$2,181,450.00***
XP	**SITE PREPARATION**				
14	Allow site preparation for warehouse and hardstand areas including demolition of existing structures, removing all vegetation, soft spots, etc	m²	84,201.4	15.00	1,263,021.00
53	Site area preparation including cut and fill as required	m²	87,963.8	5.00	439,819.00
	SITE PREPARATION				***$1,702,840.00***

Horsley Drive Business Park

Location Element Item

B SYDNEY (FEB 2020) (continued)

Rates Current At February 2020

Description		Unit	Qty	Rate	Total
XR	**ROADS, FOOTPATHS AND PAVED AREAS**				
24	Allow external hardstand areas	m²	55,729.1	125.00	6,966,137.50
54	Car parking areas lower level	m²	8,170.9	55.00	449,399.50
55	Upper level car park	m²	7,943.0	350.00	2,780,050.00
	ROADS, FOOTPATHS AND PAVED AREAS				***$10,195,587.00***
XB	**OUTBUILDINGS AND COVERED WAYS**				
19	Allow main office building	m²	1,103.9	2,000.00	2,207,800.00
20	Allow plant building/enclosure	m²	485.3	1,000.00	485,300.00
21	Allow energy buildings/enclosures	m²	1,584.6	1,250.00	1,980,750.00
22	Allow bakery building	m²	592.4	3,000.00	1,777,200.00
23	Allow tote wash building	m²	309.2	1,250.00	386,500.00
26	Allow dispatch and inbound offices	m²	98.9	2,500.00	247,250.00
52	Gatehouse, etc	m²	396.5	1,750.00	693,875.00
60	Allow waste room	m²	45.0	1,500.00	67,500.00
61	Allow pump room	m²	41.0	1,500.00	61,500.00
	OUTBUILDINGS AND COVERED WAYS				***$7,907,675.00***
XK	**EXTERNAL STORMWATER DRAINAGE**				
62	Allow stormwater including treatment and detention (63,900m2 @ $15/m2 + sundries)	Item			1,157,770.00
	EXTERNAL STORMWATER DRAINAGE				***$1,157,770.00***
YY	**SPECIAL PROVISIONS**				
49	Client nominated Provisional Sum (TM Insight)	Item			6,750,000.00
	SPECIAL PROVISIONS				***$6,750,000.00***
PR	**PRELIMINARIES**				
27	Allow Builders Preliminaries (say 8%)	Item			6,670,441.00
29	Allow ESD, Long Sevice Leave Levy and Maintenance (say 1.2%)	Item			1,080,612.00
48	Allow design	Item			2,825,500.00
	PRELIMINARIES				***$10,576,553.00***
MA	**BUILDERS MARGIN & OVERHEAD**				
31	Allow Margin (say 4.5%)	Item			4,228,068.00
	BUILDERS MARGIN & OVERHEAD				***$4,228,068.00***
CO	**CONTINGENCY**				
30	Allow Contingency (say 2.5%)	Item			2,454,629.00
	CONTINGENCY				***$2,454,629.00***
ES	**FUTURE COST INCREASES**				
32	Allow Escalation (say 3%)	Item			Excl.
	FUTURE COST INCREASES				***Excl.***

Horsley Drive Business Park

Location Element Item

B SYDNEY (FEB 2020) (continued)

Rates Current At February 2020

Description	Unit	Qty	Rate	Total
GST GOODS AND SERVICES TAX				
64 Allow GST (10%)	Item			10,063,977.00
GOODS AND SERVICES TAX				***$10,063,977.00***
SYDNEY (FEB 2020)				***$110,703,741.00***