

Avenor  
Level 4, 15 Castlereagh Street  
Sydney NSW 2000  
Attn: James Paver

30 September 2020

Dear James,

**ATLASSIAN CENTRAL  
8-10 LEE STREET, SYDNEY  
CAPITAL INVESTMENT VALUE (CIV) FOR SSDA SUBMISSION**

The Atlassian Central development is classified as SSD as it falls within the requirements of Clause 13(2) of Schedule 1 of the SRD SEPP, being:

*"13(2) Development for other tourist related purposes (but not including any commercial premises, residential accommodation and serviced apartments whether separate or ancillary to the tourist related component) that—*

*(a) has a capital investment value of more than \$100 million, or*

*(b) has a capital investment value of more than \$10 million and is located in an environmentally sensitive area of State significance or a sensitive coastal location.*

As requested, we have prepared an estimate of the Capital Investment Value (CIV) for the above project and we advise you that the estimated cost at rates current in September 2020 as shown in the attached Summary of Costs is;

**Capital Investment Value (CIV)**

<b>YHA Component</b>	<b>\$70,172,000</b>
<b>All Other Components</b>	<b>\$475,894,000</b>
<b>Total CIV</b>	<b>\$546,066,000</b>

The estimate has been based on the SSDA submission documents attached in Appendix A as prepared by the Consultants. We have relied on this information in preparing our estimate but note that the estimate may be subject to change as the design develops.

The estimated cost excludes all works that are subject to a separate development consent.

Our estimate is prepared based on the definition of Capital Investment Value (CIV) per the SEPP Amendment and Environmental Planning and Assessment Regulations 2000 and amended by Planning Circular PS10-008:

*“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*
- 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).”*

Further, the ‘high level’ estimate of jobs created by the future development during the construction and operational phases are as follows:

- Construction Phase – The project would support 344 jobs in the construction industry and support a further 474 jobs in related (supplier) industries over the development period.
- Operational Phase – We advise that the number of new employment opportunities that will be created from the operation of the new facility is in the order of 5,000 full time positions.

Should you require any further information or wish to discuss any aspect of the attached please do not hesitate to contact us.

Yours faithfully  
**WT Partnership**



**GARY BOYD**  
**National Director**

# 1 DETAILED SUMMARY

## SUMMARY OF ESTIMATED COSTS

DESCRIPTION	AMOUNT (\$)
CONSTRUCTION COST	516,679,000
PRELIMINARIES	Included
BUILDER'S MARGIN	Included
PROFESSIONAL FEES	29,387,000
AUTHORITY FEES	Excluded
GST	Excluded
<b>TOTAL: CAPITAL INVESTMENT VALUE (EXCL. GST)</b>	<b>\$546,066,000</b>

# APPENDIX A

## SCHEDULE OF DOCUMENTATION USED

The following information provided by the Atlassian design consultant teams has been used in the preparation of this estimate:

## ARCHITECTURAL

The following information as prepared by SHoP Architects and BVN:

### Revit Model

- ATlassian\_SYD\_SHOP\_ARC\_SD\_2020;
- ATlassian\_SYD\_SHOP\_ENCLOSURE\_SD\_2020;
- ATlassian\_SYD\_SHOP\_LEVELS & GRIDS\_SD\_2020.

### Documentation

- AR-01A-XXX-01 TITLE PAGE;
- AR-01A-XXX-02 DOCUMENT LIST;
- AR-01A-XXX-03 RENDERINGS;
- AR-01A-XXX-04 BUILDING GEOMETRY DIAGRAM;
- AR-09A-XXX-00 SITE PLAN ROOF LEVEL;
- AR-09A-XXX-01 SITE PLAN PUBLIC REALM;
- AR-09A-XXX-02 SITE 3D AXONOMETRIC VIEWS;
- AR-09A-XXX-03 SITE 3D AXONOMETRIC VIEWS;
- AR-09A-XXX-04 SITE SECTION;
- AR-09A-XXX-10 SITE ANALYSIS PLAN;
- AR-09A-XXX-11 VISUAL IMPACT ASSESSMENT;
- AR-09A-XXX-12 SITE SHADOW STUDIES -SUMMER;
- AR-09A-XXX-13 SITE SHADOW STUDIES -EQUINOX;
- AR-09A-XXX-14 SITE SHADOW STUDIES -WINTER;
- AR-09B-B00-00 GENERAL ARRANGEMENT PLAN BASEMENT 2;
- AR-09B-B01-00 GENERAL ARRANGEMENT PLAN BASEMENT 1;
- AR-09B-G00-00 GENERAL ARRANGEMENT PLAN LOWER GROUND LEVEL;
- AR-09B-G01-00 GENERAL ARRANGEMENT PLAN UPPER GROUND LEVEL;
- AR-10B-B00-01 GENERAL ARRANGEMENT PLAN BASEMENT 2 PART 1;
- AR-10B-B00-02 GENERAL ARRANGEMENT PLAN BASEMENT 2 PART 2;
- AR-10B-B01-01 GENERAL ARRANGEMENT PLAN BASEMENT 1 PART 1;
- AR-10B-B01-02 GENERAL ARRANGEMENT PLAN BASEMENT 1 PART 2;
- AR-10B-G00-01 GENERAL ARRANGEMENT PLAN LOWER GROUND PART 1;
- AR-10B-G00-02 GENERAL ARRANGEMENT PLAN LOWER GROUND PART 2;
- AR-10B-G01-01 GENERAL ARRANGEMENT PLAN UPPER GROUND PART 1;
- AR-10B-G01-02 GENERAL ARRANGEMENT PLAN UPPER GROUND PART 2;
- AR-10B-G02-01 GENERAL ARRANGEMENT PLAN MEZZANINE LEVEL;
- AR-10B-G03-01 GENERAL ARRANGEMENT PLAN OSD LEVEL



- AR-10B-G04-01 GENERAL ARRANGEMENT PLAN CORE PLANTROOM LEVEL 01;
- AR-10B-G05-01 GENERAL ARRANGEMENT PLAN CORE PLANTROOM LEVEL 02;
- AR-10B-T01-01 GENERAL ARRANGEMENT PLAN TOWER LEVEL 1;
- AR-10B-T02-01 GENERAL ARRANGEMENT PLAN TOWER LEVEL 2;
- AR-10B-T03-01 GENERAL ARRANGEMENT PLAN TOWER LEVEL 3;
- AR-10B-T04-01 GENERAL ARRANGEMENT PLAN TOWER LEVEL 4;
- AR-10B-T05-01 GENERAL ARRANGEMENT PLAN TOWER LEVEL 5;
- AR-10B-T06-01 GENERAL ARRANGEMENT PLAN TOWER LEVEL 6;
- AR-10B-T06M-01 GENERAL ARRANGEMENT PLAN TOWER LEVEL 06 MEZZ;
- AR-10B-T07-01 GENERAL ARRANGEMENT PLAN TOWER LEVEL 07;
- AR-10B-T07M-01 GENERAL ARRANGEMENT PLAN TOWER LEVEL 07 MEZZ;
- AR-10B-T08-01 GENERAL ARRANGEMENT PLAN TOWER LEVEL 08;
- AR-10B-T09-01 GENERAL ARRANGEMENT PLAN TOWER LEVEL 09;
- AR-10B-T10-01 GENERAL ARRANGEMENT PLAN TOWER LEVEL 10;
- AR-10B-T11-01 GENERAL ARRANGEMENT PLAN TOWER LEVEL 11;
- AR-10B-T12-01 GENERAL ARRANGEMENT PLAN TOWER LEVEL 12;
- AR-10B-T13-01 GENERAL ARRANGEMENT PLAN TOWER LEVEL 13;
- AR-10B-T14-01 GENERAL ARRANGEMENT PLAN TOWER LEVEL 14;
- AR-10B-T15-01 GENERAL ARRANGEMENT PLAN TOWER LEVEL 15;
- AR-10B-T16-01 GENERAL ARRANGEMENT PLAN TOWER LEVEL 16;
- AR-10B-T17-01 GENERAL ARRANGEMENT PLAN TOWER LEVEL 17;
- AR-10B-T18-01 GENERAL ARRANGEMENT PLAN TOWER LEVEL 18;
- AR-10B-T19-01 GENERAL ARRANGEMENT PLAN TOWER LEVEL 19;
- AR-10B-T20-01 GENERAL ARRANGEMENT PLAN TOWER LEVEL 20;
- AR-10B-T21-01 GENERAL ARRANGEMENT PLAN TOWER LEVEL 21;
- AR-10B-T22-01 GENERAL ARRANGEMENT PLAN TOWER LEVEL 22;
- AR-10B-T23-01 GENERAL ARRANGEMENT PLAN TOWER LEVEL 23;
- AR-10B-T24-01 GENERAL ARRANGEMENT PLAN TOWER LEVEL 24;
- AR-10B-T25-01 GENERAL ARRANGEMENT PLAN TOWER LEVEL 25;
- AR-10B-T26-01 GENERAL ARRANGEMENT PLAN TOWER LEVEL 26;
- AR-10B-T27-01 GENERAL ARRANGEMENT PLAN TOWER LEVEL 27;
- AR-10B-T28-01 GENERAL ARRANGEMENT PLAN TOWER LEVEL 28;
- AR-10B-T29-01 GENERAL ARRANGEMENT PLAN TOWER LEVEL 29;
- AR-10B-T30-01 GENERAL ARRANGEMENT PLAN TOWER LEVEL 30;
- AR-10B-T31-01 GENERAL ARRANGEMENT PLAN TOWER LEVEL 31;
- AR-10B-T32-01 GENERAL ARRANGEMENT PLAN TOWER LEVEL 32

- AR-10B-T33-01 GENERAL ARRANGEMENT PLAN TOWER LEVEL 33;
- AR-10B-T34-01 GENERAL ARRANGEMENT PLAN TOWER LEVEL 34;
- AR-10B-T35-01 GENERAL ARRANGEMENT PLAN TOWER LEVEL 35;
- AR-10B-T36-01 GENERAL ARRANGEMENT PLAN TOWER LEVEL 36;
- AR-10B-T37-01 GENERAL ARRANGEMENT PLAN TOWER LEVEL 37;
- AR-10B-T38-01 GENERAL ARRANGEMENT PLAN TOWER LEVEL 38;
- AR-10B-T39-01 GENERAL ARRANGEMENT PLAN TOWER LEVEL 39;
- AR-10B-T40-01 GENERAL ARRANGEMENT PLAN TOWER LEVEL 40;
- AR-10B-T41-01 GENERAL ARRANGEMENT PLAN ROOF PLAN;
- AR-10C-XXX-01 NORTH ELEVATION;
- AR-10C-XXX-02 EAST ELEVATION;
- AR-10C-XXX-03 SOUTH ELEVATION;
- AR-10C-XXX-04 WEST ELEVATION;
- AR-10D-XXX-01 SECTION N-S;
- AR-10D-XXX-02 SECTION E-W;
- AR-11A-XXX-11 YHA 3D AXONOMETRIC;
- AR-11A-XXX-12 HABITAT AXON;
- AR-11A-XXX-13 CROWN AXON;
- AR-11D-XXX-01 BASEMENT/PODIUM SECTION - B02 RAMP SECTION;
- AR-11D-XXX-02 BASEMENT/PODIUM SECTION - B01 RAMP SECTION;
- AR-11D-XXX-03 BASEMENT/PODIUM SECTION - LINK ZONE SECTION;
- AR-11D-XXX-04 BASEMENT/PODIUM SECTION - LINK ZONE SECTION;
- AR-11D-XXX-05 BASEMENT/PODIUM SECTION - ADINA BASEMENT SECTION;
- AR-11D-XXX-06 BASEMENT / PODIUM SECTION - EAST WEST SECTION;
- AR-11D-XXX-11 YHA SECTION - N-S;
- AR-11D-XXX-12 YHA SECTION - E-W;
- AR-11D-XXX-13 HABITAT SECTIONS;
- AR-11D-XXX-14 CROWN SECTION - N-S;
- AR-11D-XXX-15 CROWN SECTION - E-W;
- AR-11D-XXX-21 HABITAT ENLARGED SECTIONS;
- AR-11D-XXX-22 ENLARGED STAIR SECTIONS;
- AR-11D-XXX-23 TOWER LIFT ENLARGED SECTIONS;
- AR-11D-XXX-24 ROOFTOP LIFT ENLARGED SECTIONS;
- AR-11E-XXX-01 FLOOR, CEILING, & ROOF TYPES;
- AR-11E-XXX-02 INTERIOR DETAILS;
- AR-19U-XXX-00 AREA PLANS (GBA) SUMMARY;

- AR-19U-XXX-01 AREA PLANS (GBA);
- AR-19U-XXX-02 AREA PLANS (GBA);
- AR-19U-XXX-03 AREA PLANS (GBA);
- AR-19U-XXX-04 AREA PLANS (GBA);
- AR-19U-XXX-05 AREA PLANS (GBA);
- AR-19U-XXX-30 AREA PLANS (GFA) SUMMARY;
- AR-19U-XXX-31 AREA PLANS (GFA);
- AR-19U-XXX-32 AREA PLANS (GFA);
- AR-19U-XXX-33 AREA PLANS (GFA);
- AR-19U-XXX-34 AREA PLANS (GFA);
- AR-19U-XXX-35 AREA PLANS (GFA);
- AR-19U-XXX-60 AREA PLANS (NLA) SUMMARY;
- AR-19U-XXX-61 AREA PLANS (NLA);
- AR-19U-XXX-62 AREA PLANS (NLA);
- AR-19U-XXX-63 AREA PLANS (NLA);
- AR-19U-XXX-64 AREA PLANS (NLA);
- AR-19U-XXX-65 AREA PLANS (NLA);
- AR-19U-XXX-71 TOWER AREA PLANS -T06-T06M;
- AR-19U-XXX-72 TOWER AREA PLANS -T07-T10;
- AR-19U-XXX-73 TOWER AREA PLANS -T11-T14;
- AR-19U-XXX-74 TOWER AREA PLANS -T15-T18;
- AR-19U-XXX-75 TOWER AREA PLANS -T19-T22;
- AR-19U-XXX-76 TOWER AREA PLANS -T23-T26;
- AR-19U-XXX-77 TOWER AREA PLANS -T27-T30;
- AR-19U-XXX-78 TOWER AREA PLANS -T31-T34;
- AR-19U-XXX-79 TOWER AREA PLANS -T35-T38;
- AR-19U-XXX-80 TOWER AREA PLANS -T39-ROOF AND TOTAL AREAS;
- DA-23B-G00-01 DEMOLITION PLAN LOWER GROUND PART 1;
- DA-23B-G00-02 DEMOLITION PLAN LOWER GROUND PART 2;
- DA-23B-G01-01 DEMOLITION PLAN UPPER GROUND PART 1;
- DA-23B-G01-02 DEMOLITION PLAN UPPER GROUND PART 2;
- DA-23B-G02-01 DEMOLITION PLAN SHED ROOF;
- DA-23C-GXX-01 DEMOLITION ELEVATIONS HERITAGE WALL;
- DA-23D-GXX-01 DEMOLITION SECTIONS;
- DA-23D-GXX-02 DEMOLITION SECTIONS



### Reports / Presentations

- 200826\_YHA Planning Review;
- 200828\_SSDA Arch Drawing Set Draft;
- 200518\_SHED Cost Markup.

### STRUCTURAL

The following information as prepared by EOC and TTW:

#### Revit Model

- ATL-EOC-V1-M3-S-1000-CENTRAL;
- ATL-EOC-V1-M3-S-1000;
- ATL-EOC-V1-M3-S-1000\_ALL OPTIONS;
- ST\_191797\_ATLASSIAN;
- ST\_191797\_ATLASSIAN.

#### Documentation

- ST-30B-B01-00 BASEMENT 1 CONTEXT PLAN;
- ST-30B-B01-01 BASEMENT 1 OUTLINE PLAN - PART 1;
- ST-30B-B01-02 BASEMENT 1 OUTLINE PLAN - PART 2;
- ST-30B-B02-00 BASEMENT 2 CONTEXT PLAN ;
- ST-30B-B02-01 BASEMENT 2 OUTLINE PLAN - PART 1;
- ST-30B-B02-02 BASEMENT 2 OUTLINE PLAN - PART 2;
- ST-30B-B03-00 FOOTING AND SHORING CONTEXT PLAN;
- ST-30B-B03-01 FOOTING AND SHORING PLAN - PART 1;
- ST-30B-B03-02 FOOTING AND SHORING PLAN - PART 2;
- ST-30B-G00-00 LOWER GROUND CONTEXT PLAN;
- ST-30B-G00-01 LOWER GROUND OUTLINE PLAN - PART 1;
- ST-30B-G00-02 LOWER GROUND OUTLINE PLAN - PART 2;
- ST-30B-G01-00 UPPER GROUND CONTEXT PLAN;
- ST-30B-G01-01 UPPER GROUND OUTLINE PLAN - PART 1;
- ST-30B-G01-02 UPPER GROUND OUTLINE PLAN - PART 2;
- ST-30B-G02-01 MEZANINE OUTLINE PLAN;
- ST-30B-G02-02 MEZZANINE STEELWORK MARKING PLAN;
- ST-30B-G03-01 OSD LEVEL OUTLINE PLAN;
- ST-30B-G03-11 OSD LEVEL STEELWORK MARKING PLAN;
- ST-30B-T02-01 TOWER LEVEL 2 OUTLINE PLAN;
- ST-30B-T03-01 TOWER LEVEL 3 OUTLINE PLAN;

- ST-30B-T04-01 TOWER LEVEL 4 OUTLINE PLAN;
- ST-30B-T05-01 TOWER LEVEL 5 OUTLINE PLAN;
- ST-30C-B03-01 SHORING ELEVATION - SHEET 1;
- ST-30C-B03-02 SHORING ELEVATION - SHEET 2;
- ST-30C-B03-03 SHORING ELEVATION - SHEET 3;
- ST-30C-B03-04 SHORING ELEVATION - SHEET 4;
- ST-30C-B03-05 SHORING ELEVATION - SHEET 5;
- ST-30C-B03-06 SHORING ELEVATION - SHEET 6;
- ST-30D-B03-01 SHORING SECTIONS - SHEET 1;
- ST-30D-B03-02 SHORING SECTIONS - SHEET 2;
- ST-30D-B03-03 SHORING SECTIONS - SHEET 3;
- ST-30D-B03-04 SHORING SECTIONS - SHEET 4;
- ST-30D-B03-05 SHORING SECTIONS - SHEET 5;
- ST-30D-XXX-01 BUILDING SECTIONS - SHEET 1;
- ST-30D-XXX-02 BUILDING SECTIONS - SHEET 2;
- ST-30D-XXX-03 BUILDING SECTIONS - SHEET 3;
- ST-30D-XXX-04 BUILDING SECTIONS - SHEET 4;
- ST-30D-XXX-05 BUILDING SECTIONS - SHEET 5;
- ST-31C-XXX-01 INSITU WALL ELEVATIONS - SHEET 1;
- ST-31C-XXX-02 INSITU WALL ELEVATIONS - SHEET 2;
- ST-31C-XXX-03 INSITU WALL ELEVATIONS - SHEET 3;
- ST-31C-XXX-04 INSITU WALL ELEVATIONS - SHEET 4;
- ST-31C-XXX-05 INSITU WALL ELEVATIONS - SHEET 5;
- ST-31C-XXX-06 INSITU WALL ELEVATIONS - SHEET 6;
- ST-35B-B03-03 TYPICAL SLAB ON GROUND DETAILS - SHEET 1;
- ST-35B-B03-04 TYPICAL SLAB ON GROUND DETAILS - SHEET 2;
- ST-35B-B03-05 TYPICAL SUSPENDED SLAB DETAILS;
- ST-35B-B03-06 TYPICAL STAIR DETAILS;
- ST-35B-B03-07 TYPICAL SHORING DETAILS;
- ST-35B-B03-08 TYPICAL FOOTING DETAILS;
- ST-35B-B03-10 TYPICAL WALL DETAILS - SHEET 1;
- ST-35B-B03-13 TYPICAL CLT DETAILS - SHEET 1;
- ST-38D-XXX-00 YHA SECTIONS SHEET 1;
- ST-38D-XXX-01 YHA SECTIONS SHEET 2;
- ST-A00-00-00 COVER SHEET;
- ST-A00-00-01 NOTES SHEET;
- ST-A00-00-05 SCHEDULE SHEET;

- ST-30B-T06-01-PDF (02) Plant Support Plan;
- ST-30B-T35-00-PDF (02) Mega Floor Plan Below Crown;
- ST-30B-T36-00-PDF (02) Crown Plan;
- ST-30B-T37-00-PDF (02) Crown Plan;
- ST-30B-T38-00-PDF (02) Crown Plan;
- ST-30B-T39-00-PDF (02) Crown Plan;
- ST-30B-T40-00-PDF (02) Roof Plan;
- ST-30S-T01-01-PDF (01) Raking Struts T01 node to RC core;
- ST-30S-T01-02-PDF (01) Raking Struts T01 node to Mega Column;
- ST-30S-T07-01-PDF (01) Lvl 7 Exoskeleton Node Detail;
- ST-30S-T07-02-PDF (01) Lvl 7 Exoskeleton Node Detail\_Plan;
- ST-30S-T11-01-PDF (01) Lvl 11 Exoskeleton Node Detail;
- ST-30S-TXX-01-PDF (02) Typical Node Detail\_Welded;
- ST-30S-TXX-02-PDF (01) Typical Node Detail\_Bolted;
- ST-30S-TXX-03-PDF (01) Secondary Node Detail;
- ST-30S-TXX-04-PDF (01) YHA Node\_Fabricated Circular\_End Plate;
- ST-30S-TXX-05-PDF (01) YHA Node\_Fabricated Circular\_Flush;
- ST-30S-TXX-06-PDF (01) YHA Node\_Casting;
- ST-30S-TXX-07-PDF (01) Timber frame typical details;
- ATL-EOC-SK-200730-1-iss3-Typical Node Detail\_Welded;
- ATL-EOC-SK-200817-1-iaa2-YHA Node\_Fabricated Circular\_End Plate;
- ATL-EOC-SK-200902-1-iss2-Lvl7 Exoskeleton Node Detail;
- ATL-EOC-SK-200903-1-iss2-Lvl11 Exoskeleton Node Detail;
- ATL-EOC-SK-200908-1-Iss1-Timber habitat updated from CD set\_fltm (1).

#### **Reports / Presentations**

- N/A

#### **CIVIL**

The following information as prepared by TTW:

##### **Revit Model**

- N/A

##### **Documentation**

- CI-20A-000-01 – Existing Services Plan (01);
- CI-20A-XXX-01 – Notes and Legend Sheet (01);
- CI-20D-TXX-01 – Sections Sheet 1 (01);
- CI-20D-TXX-02 – Section Sheet 2 (01);
- CI-20D-TXX-03 – Section Sheet 3 (01);

- CI-21B-000-01 – Proposed Stormwater Concept Plan (01).

#### **Reports / Presentations**

- CI-20Z-XXX-00-PDF(01) Civil Concept Report

#### **ENGINEERING SERVICES**

The following information as prepared by LCI & Transsolar  
**Revit Model**

- N/A

#### **Documentation**

- N/A

#### **Reports / Presentations**

- 200078 Atlassian Central – Services CDR – Rev03 - DRAFT

#### **FACADE**

The following information as prepared by EOC:  
**Revit Model**

- N/A

#### **Documentation**

- 620004-200312-Detail Drawings-iss00

#### **Reports / Presentations**

- 620004-200227-Atlassian Workshop NYC

#### **ACOUSTICS**

The following information as prepared by Wood & Grieve:  
**Revit Model**

- N/A

#### **Documentation**

- N/A

#### **Reports / Presentations**

- AC-ME-CD\_001

#### **FIRE ENGINEERING**

The following information as prepared by NDY:  
**Revit Model**

- N/A

#### **Documentation**

- N/A

#### **Reports / Presentations**

- FE001\_ca200312s0008-Fire Engineering Review

## GEOTECHNICAL

The following information as prepared by Douglas Partners:

### Revit Model

- N/A

### Documentation

- N/A

### Reports / Presentations

- 86767.00.R.001.Rev0.Geotechnical Investigation Report;
- 86767.00.R.002.Rev0.Groundwater Monitoring and Permeability Testing;
- 86767.00.R.003.Rev0.Groundwater Monitoring and Permeability Testing;
- 86767.00.R.004.Rev0.Groundwater Monitoring and Permeability Testing;
- 86767.00.R.005.Rev0.Groundwater Monitoring and Permeability Testing;
- 86767.00.R.006.Rev1.Supplementary Geotechnical Investigation Report;
- 86767.00.R.007.Rev1.Assessment of rock for Dimension Stone;
- 86767.02.R.001.Rev0.Hazardous Building Materials (HBM) Register;
- 86767.03.R.002.DftB.Remediation Action Plan;
- 86767.04.R.001.Rev0.Preliminary Geotechnical Analyses of Shoring Walls;
- 86767.04.R.002.DftA.Preliminary Groundwater Assessment;
- 86767.05.R.001.Rev0.Supplementary Asbestos Assessment;
- 86767.06.R.001.DftB.Report on Supplementary (Contamination)Site Investigation.



## APPENDIX B

### SUMMARY OF COSTS



**COST ESTIMATE SUMMARY**

DESCRIPTION	TOTAL (\$)
SITE ESTABLISHMENT	1,939,000
DEMOLITION & DISMANTLING	4,615,000
SUBSTRUCTURE	15,947,000
COLUMNS	28,402,000
UPPER FLOORS	96,967,000
STAIRCASES	1,842,000
EXTERNAL WALLS & DOORS	75,117,000
INTERNAL WALLS & SCREENS	34,314,000
INTERNAL DOORS	1,841,000
WALL FINISHES	8,779,000
FLOOR FINISHES	6,576,000
CEILING FINISHES	3,514,000
FITMENTS	6,189,000
ROOF	207,000
SPECIAL EQUIPMENT	3,100,000
HYDRAULICS	10,069,000
FIRE PROTECTION INSTALLATION	7,843,000
MECHANICAL SERVICES	43,031,000
ELECTRICAL INSTALLATION	30,858,000
VERTICAL TRANSPORTATION	29,390,000
BWIC	3,049,000
LANDSCAPING	493,000
INFRASTRUCTURE WORKS	3,300,000
EXTERNAL WORKS	1,924,000
HERITAGE WORKS	1,838,000
<b>SUBTOTAL: TRADE COST (EXCLUDING GST)</b>	<b>421,144,000</b>
HEAD CONTRACTOR D&C PRELIMINARIES	74,226,000
HEAD CONTRACTOR MARGIN	21,309,000
<b>TOTAL: CONSTRUCTION COST (EXCLUDING GST)</b>	<b>516,679,000</b>
PROFESSIONAL FEES	29,387,000
<b>TOTAL: CAPITAL INVESTMENT VALUE</b>	<b>546,066,000</b>

## SERVICES

WT Partnership is an international consultancy providing independent cost management and other specialist advisory services for the property and construction industries.

We work in partnership with our clients and their advisers at all phases of the project development process, giving professional, timely and reliable advice on all aspects of cost, value and risk.

Our goal is the achievement of our client's ultimate commercial objectives through optimised cost solutions.

- QUANTITY SURVEYING AND CONSTRUCTION COST MANAGEMENT
- INFRASTRUCTURE COST ENGINEERING
- BUILDING AND ENGINEERING SERVICES COST MANAGEMENT
- FACILITIES MANAGEMENT CONSULTANCY AND COST CONTROL
- TECHNICAL ADVISORY SERVICES
- SUSTAINABILITY
- CONTRACT CLAIMS AND DISPUTE SERVICES
- INDEPENDENT COMMISSIONING MANAGEMENT
- PROJECT DELIVERY



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