

15 December 2020

NSW Department of Planning, Industry and Environment  
4 Parramatta Square, 12 Darcy Street  
Parramatta NSW 2150

Attn: Emily Dickson, Senior Planning Officer  
Email: [emily.dickson@planning.nsw.gov.au](mailto:emily.dickson@planning.nsw.gov.au)

Dear Emily,

**Eastern Creek Quarter – Estimate of Capital Investment Value for Stage 3 Works**

We have prepared an Estimate of the Capital Investment Value (CIV), for the Eastern Creek Quarter Stage 3 Development. The Capital investment Value has been calculated in accordance with the State Environmental Planning Policy Amendment 2010 (Planning Circular Ref PS 10-008) published 10 May 2010.

We advise the estimated CIV cost at December 2020 market rates is **\$85,084,190 (excluding GST)**. We refer you to the attached CIV Estimate Summary for further details of the cost breakdown in support of this estimate.

The estimated Capital Investment Value includes all design and construction costs together with all relevant civil and infrastructure works, site services, plant & equipment and all anticipated labour costs.

We note that the enclosed estimate should be considered as indicative only at this stage and that, prior to finalising any design or agreements, detailed estimates will be prepared based on further developed design information.

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

Yours Faithfully,



**Linden De Jong**  
**Senior Cost planner**  
**Fraser's Property Australia Pty Limited**  
**MAIQS – No 12304**

Encl: CIV Estimate Summary, Masterplan drawing no SK23 dated 11.12.2020

**EASTERN CREEK STAGE 3**  
**ESTIMATED CAPITAL INVESTMENT VALUE (CIV)**  
**15 December 2020**



REF No	DESCRIPTION	QTY	UNIT	RATE	TOTAL
	<b>CIV ESTIMATE SUMMARY</b>				<b>\$</b>
<b>1.0</b>	<b>EARLY WORKS</b>				
1.1	DEMOLITION				N/A
1.2	SITE REMEDIATION WORKS	1	Item		1,500,601
1.3	SITE PREPARATION & BULK EARTHWORKS	62,250	m3	37	2,282,725
1.4	RETAINING WALL INCLUDING PIERS	1,362	m2	655	891,470
1.5	<b>SUB TOTAL</b>	<b>1</b>	<b>Item</b>		<b>4,674,796</b>
<b>2.0</b>	<b>BASEMENT CARPARK (845 Cars)</b>				
2.1	SUBSTRUCTURE - FOUNDATIONS + PILING	30,472	m2	54.99	1,675,655
2.2	SUBSTRUCTURE - GROUND SLAB	30,472	m2	105.00	3,199,560
2.3	COLUMNS	30,472	m2	20.00	609,440
2.4	UPPER FLOORS				N/A
2.5	STAIR CASES	30,472	m2	0.35	10,665
2.6	ROOF (PODIUM SLAB)	5,876	m2	433	2,544,267
2.7	FAÇADE	2,772	m2	77.73	215,476
2.8	WINDOWS				N/A
2.9	EXTERNAL DOORS	30,472	m2	0.68	20,790
2.10	INTERNAL WALLS	30,472	m2	7.00	213,304
2.11	INTERNAL SCREENS	30,472	m2	1.00	30,472
2.12	INTERNAL DOORS	30,472	m2	0.85	25,901
2.13	WALL FINISHES	30,472	m2	7.00	213,304
2.14	FLOOR FINISHES	30,472	m2	10.97	334,278
2.15	CEILING FINISHES	30,472	m2	0.69	21,026
2.16	FIXTURES & FITMENTS	30,472	m2	14.15	431,179
2.17	SPECIAL EQUIPMENT	30,472	m2	1.00	30,472
2.18	HYDRAULIC SERVICES	30,472	m2	25.00	761,800
2.19	MECHANICAL SERVICES	30,472	m2	10.00	304,720
2.20	FIRE SERVICES	30,472	m2	50.00	1,523,600
2.21	ELECTRICAL SERVICES	30,472	m2	30.00	914,160
2.22	LIFT SERVICES				N/A
2.23	BWIC	30,472	m2	3.48	106,043
2.24	OTHER				N/A
2.25	<b>SUB TOTAL</b>	<b>30,472</b>	<b>m2</b>	<b>432.73</b>	<b>13,186,112</b>
<b>3.0</b>	<b>RETAIL 3A</b>				
3.1	SUBSTRUCTURE - FOUNDATIONS + PILING	15,117	m2	23.90	361,296
3.2	SUBSTRUCTURE - GROUND SLAB	15,117	m2	108.80	1,644,668
3.3	COLUMNS	29,500	m2	11.23	331,285
3.4	UPPER FLOORS	14,383	m2	286.28	4,117,565
3.5	STAIR CASES	29,500	m2	0.33	9,735
3.6	ROOF	29,500	m2	160.06	4,721,861
3.7	FAÇADE	4,127	m2	440.92	1,819,681
3.8	WINDOWS				INCL
3.9	EXTERNAL DOORS				INCL
3.10	INTERNAL WALLS	29,500	m2	81.62	2,407,790
3.11	INTERNAL SCREENS	29,500	m2	1.00	29,500
3.12	INTERNAL DOORS	29,500	m2	0.85	25,075
3.13	WALL FINISHES	29,500	m2	3.50	103,250
3.14	FLOOR FINISHES	29,500	m2	35.43	1,045,185
3.15	CEILING FINISHES	29,500	m2	12.59	371,405
3.16	FIXTURES & FITMENTS	29,500	m2	34.00	1,003,000
3.17	SPECIAL EQUIPMENT	29,500	m2	1.00	29,500
3.18	HYDRAULIC SERVICES	29,500	m2	40.00	1,180,000
3.19	MECHANICAL SERVICES	29,500	m2	206.95	6,105,000
3.20	FIRE SERVICES	29,500	m2	67.94	2,004,373
3.21	ELECTRICAL SERVICES	29,500	m2	127.81	3,770,363
3.22	VERTICAL TRANSPORTATION	29,500	m2	25.08	740,000
3.23	BWIC	29,500	m2	14.06	414,877
3.24	OTHER				N/A
3.25	<b>SUB TOTAL</b>	<b>29,500</b>	<b>m2</b>	<b>1,092.73</b>	<b>32,235,409</b>

**EASTERN CREEK STAGE 3**  
**ESTIMATED CAPITAL INVESTMENT VALUE (CIV)**  
**15 December 2020**



REF No	DESCRIPTION	QTY	UNIT	RATE	TOTAL
<b>4.0</b>	<b>RETAIL 3B</b>				
4.1	SUBSTRUCTURE - FOUNDATIONS + PILING				N/A
4.2	SUBSTRUCTURE - GROUND SLAB				N/A
4.3	COLUMNS	10,000	m2	11.23	112,300
4.4	UPPER FLOORS	10,000	m2	286.28	2,862,800
4.5	STAIR CASES	10,000	m2		N/A
4.6	ROOF	10,000	m2	133.63	1,336,280
4.7	FAÇADE	1,570	m2	305.00	478,850
4.8	WINDOWS				INCL
4.9	EXTERNAL DOORS				INCL
4.10	INTERNAL WALLS	10,000	m2	68.09	680,900
4.11	INTERNAL SCREENS	10,000	m2	1.00	10,000
4.12	INTERNAL DOORS	10,000	m2	0.85	8,500
4.13	WALL FINISHES	10,000	m2	3.50	35,000
4.14	FLOOR FINISHES	10,000	m2	26.01	260,100
4.15	CEILING FINISHES	10,000	m2	3.59	35,900
4.16	FIXTURES & FITMENTS	10,000	m2	35.49	354,900
4.17	SPECIAL EQUIPMENT	10,000	m2	1.00	10,000
4.18	HYDRAULIC SERVICES	10,000	m2	40.00	400,000
4.19	MECHANICAL SERVICES	10,000	m2	215.00	2,150,000
4.20	FIRE SERVICES	10,000	m2	65.57	655,701
4.21	ELECTRICAL SERVICES	10,000	m2	125.54	1,255,437
4.22	VERTICAL TRANSPORTATION	10,000	m2		N/A
4.23	BWIC	10,000	m2	13.41	134,134
4.24	OTHER				N/A
4.25	<b>SUB TOTAL</b>	<b>10,000</b>	<b>m2</b>	<b>1,078.08</b>	<b>10,780,802</b>
<b>5.0</b>	<b>AMENITIES</b>				
5.1	AMENITIES - STAGE 3A & 3B	890	m2	2,086.35	1,856,852
<b>6.0</b>	<b>LOADING DOCK</b>				
6.1	LOADING DOCK - STAGE 3A & 3B	3,753	m2	354.17	1,329,213
<b>7.0</b>	<b>EXTERNAL WORKS &amp; SERVICES</b>				
7.1	BITUMEN CARPARK	15,214	m2	138.79	2,111,570
7.2	EXTERNAL LANDSCAPING (HARD & SOFT)	11,014	m2	267.31	2,944,205
7.3	EXTERNAL LANDSCAPING (ALFRESCO DECK AREA)	2,641	m2	647.93	1,711,193
7.4	EXTERNAL SERVICES	1	Item		1,617,100
7.5	ESD/GREEN STAR	1	Item		1,442,622
7.6	<b>SUB TOTAL</b>	<b>1</b>	<b>Item</b>		<b>9,826,690</b>
<b>8.0</b>	<b>TOTAL TRADE COSTS</b>	<b>1</b>	<b>Item</b>		<b>73,889,874</b>
8.1	PRELIMINARIES	9.00%			6,650,089
8.2	CONTRACTORS OVERHEADS & MARGIN	3.50%			2,586,146
8.3	LONG SERVICE LEVY	0.35%			258,615
8.4	PROFESSIONAL FEES	2.30%			1,699,467
<b>8.5</b>	<b>TOTAL CAPITAL INVESTMENT VALUE (Excluding GST)</b>				<b>\$85,084,190</b>



THE ROOTY HILL

MORREAU RESERVE



LEGEND

- Superlot Boundary
- Indicative subdivision
- Indicative bld. footprint
- Indicative parking layout
- Open Space/CPW / Conservation
- Preferred location for playground
- Stormwater Strategy
- Remnant vegetation to be retained
- Gas pipeline
- Buffer to Gas pipeline (Belmore Road)
- Parking Access
- Future development
- Basement parking
- Asset Protection Zone

- 2 - RETAIL PREMISES/ BUSINESS PREMISES
  - 6 - OUTLET CENTRE
  - 7 - FUTURE KIOSK/PAVILION
  - 8 - CHILD CARE CENTRE
  - 9 - SPECIALISED RETAIL PREMISES
  - 10 - INDOOR RECREATION/ VEHICLE REPAIR STATION
  - 11 - PLAZA
  - 12 - LANDSCAPE / RECREATION
- (location of uses and areas indicative only)

Phase 1 (south of Beggs Rd)  
Convenience Retail - 9,749 sqm  
Child Care Centre - 708 sqm  
Circulation - 1,684 sqm

Phase 2  
Specialised  
Retail Premises- 10,637 sqm  
Convenience retail - 850 sqm

Phase 3  
Outlet Centre /  
Ancilliary- 30,000 sqm  
Circulation - 9,500 sqm

