

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

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
Frasers 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 |
|-----------------------------|-------------------------------------|---------------|-------------|-----------------|-------------------|
| CIV ESTIMATE SUMMARY | | | | | \$ |
| 1.0 | EARLY WORKS | | | | |
| 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 | SUB TOTAL | 1 | Item | | 4,674,796 |
| 2.0 | BASEMENT CARPARK (845 Cars) | | | | |
| 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 | SUB TOTAL | 30,472 | m2 | 432.73 | 13,186,112 |
| 3.0 | RETAIL 3A | | | | |
| 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 | SUB TOTAL | 29,500 | m2 | 1,092.73 | 32,235,409 |

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



| REF No | DESCRIPTION | QTY | UNIT | RATE | TOTAL |
|------------|---|---------------|-------------|-----------------|---------------------|
| 4.0 | RETAIL 3B | | | | |
| 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 | SUB TOTAL | 10,000 | m2 | 1,078.08 | 10,780,802 |
| 5.0 | AMENITIES | | | | |
| 5.1 | AMENITIES - STAGE 3A & 3B | 890 | m2 | 2,086.35 | 1,856,852 |
| 6.0 | LOADING DOCK | | | | |
| 6.1 | LOADING DOCK - STAGE 3A & 3B | 3,753 | m2 | 354.17 | 1,329,213 |
| 7.0 | EXTERNAL WORKS & SERVICES | | | | |
| 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 | SUB TOTAL | 1 | Item | | 9,826,690 |
| 8.0 | TOTAL TRADE COSTS | 1 | Item | | 73,889,874 |
| 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 |
| 8.5 | TOTAL CAPITAL INVESTMENT VALUE (Excluding GST) | | | | \$85,084,190 |

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

PARKLANDS BUNGARRIBEE PRECINCT

GRASSED LINED STORMWATER CHANNEL

