

jf:17099.6.1.CIV Estimate.smm.nl.sk

28 September 2020

Woolworths Limited
1 Woolworths Way
Bella Vista NSW 2153

Attention: Mr Michael Rumble

Dear Sir

**WOOLWORTHS CFC - 13 PERCY STREET, AUBURN
QUANTITY SURVEYOR'S CERTIFICATE OF COST**

As requested, we have prepared this Quantity Surveyor's Certificate of Cost to verify the Capital Investment Value of the project in accordance with the definition contained in the State Environment Planning Policy (Major Development) 2005.

Definition

Under this policy the Capital Investment Value has the same meaning as in the Environmental Planning Assessment Regulation 2000 which was amended on 7 May 2010 to the following;

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 (within the meaning of A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth)*



ISO 9001
FS 548756

Valuation

Based on the above definition, we advise that our estimate of Capital Investment Value for this project is \$64,677,000 excluding GST as summarised below;

• Construction Costs	\$60,785,000
• Professional Fees	\$3,647,000
• Long Service Leave Levy	\$245,000
• GST	Excluded
TOTAL	<u>\$64,677,000</u>

We confirm our estimate is based on the following information;

- Nettleton Tribe Architect's drawings package comprising: DA100[P1], DA001[P1], DA002[P1], DA011[P1], DA012[P1], DA013[P1], DA015[P1], DA021[P1], DA022[P1], DA025[P1], DA031[P1] & DA091[P1].

Please note our estimate excludes allowances for, but not limited to the following salient items;

- Finance Cost
- Legal Fees
- Development Application and Construction Certificate fees
- Escalation for potential cost increases beyond September 2020
- Loose furniture, fittings and equipment & tenant fitout costs
- Services diversions
- Works outside site boundary
- Goods and Services Tax
- Impact of COVID-19

Job Creation

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

- During Construction: 150-240 construction personnel for the period of construction;
- After Construction: 300-400 full time new employment opportunities will be created from the operation of the new facilities.

Conclusion

In accordance with the guidelines created and NSW Planning Circular PS 10-008, we confirm the Capital Investment Value of \$64,677,000 GST is fair and reasonable for the scope of work proposed and based on the documentation provided.

Disclaimer

This Quantity Surveyors Certificate has been prepared for the purpose of providing an indicative order of development cost suitable to fulfil the DA submission requirements for the Department of Planning & Environment. The actual cost of the development will vary depending on numerous issues including but not limited to the method of contractual procurement, staging, quality of finishes and fitments, method of construction, calibre of contractor and timing of implementation of the works. Hence, this report is for the benefit of the Department of Planning & Environment only and not to be relied upon by third parties.

Should you have any queries, please do not hesitate to contact us.

Yours faithfully

A handwritten signature in black ink that reads "Stephen Mee". The signature is written in a cursive style with a small dot at the end.

Stephen Mee

Director

Rider Levett Bucknall

stephen.mee@au.rlb.com

11 & 13 Percy St, Auburn

DA Estimate - September 2020

Gross Floor Area: 20,895 m²
Rates Current At September 2020

Element Summary

Description	%	Cost/m ²	Total Cost
DE DEMOLITION	4.0%	\$125	\$2,605,361
SB SUBSTRUCTURE	8.1%	\$250	\$5,222,358
CL COLUMNS	1.6%	\$50	\$1,047,511
UF UPPER FLOORS	7.3%	\$225	\$4,706,063
SC STAIRCASES	0.2%	\$8	\$159,306
RF ROOF	7.9%	\$243	\$5,085,187
EW EXTERNAL WALLS	3.9%	\$121	\$2,520,948
ED EXTERNAL DOORS	0.8%	\$26	\$533,420
NW INTERNAL WALLS	2.2%	\$67	\$1,391,533
NS INTERNAL SCREENS AND BORROWED LIGHTS	0.0%	\$1	\$18,000
ND INTERNAL DOORS	0.1%	\$5	\$96,794
WF WALL FINISHES	0.5%	\$15	\$318,531
FF FLOOR FINISHES	0.9%	\$27	\$569,158
CF CEILING FINISHES	0.7%	\$21	\$446,998
FT FITMENTS	1.1%	\$35	\$741,535
SE SPECIAL EQUIPMENT	2.3%	\$72	\$1,501,463
HS HYDRAULIC SERVICES	2.1%	\$65	\$1,358,232
MS MECHANICAL SERVICES	3.1%	\$96	\$2,016,155
FP FIRE PROTECTION	8.9%	\$275	\$5,754,031
LP ELECTRIC LIGHT AND POWER	7.0%	\$215	\$4,496,181
RE REFRIGERATION	5.1%	\$157	\$3,270,140
TS TRANSPORTATION SYSTEMS	0.2%	\$5	\$100,004
SS SPECIAL SERVICES	1.8%	\$54	\$1,136,567
BW BUILDERS WORK IN CONNECTION WITH SERVICES	0.8%	\$26	\$543,940
XP SITE PREPARATION	1.9%	\$60	\$1,244,834
XR ROADS, FOOTPATHS AND PAVED AREAS	4.9%	\$153	\$3,197,205
XN BOUNDARY WALLS, FENCING AND GATES	0.2%	\$7	\$151,216
XL LANDSCAPING AND IMPROVEMENTS	0.3%	\$9	\$179,208
XK EXTERNAL STORMWATER DRAINAGE	1.0%	\$31	\$641,382
XW EXTERNAL WATER SUPPLY	0.5%	\$16	\$341,635
XE EXTERNAL ELECTRIC LIGHT AND POWER	1.1%	\$33	\$688,680
YY SPECIAL PROVISIONS	0.1%	\$3	\$70,003
PR PRELIMINARIES	8.9%	\$275	\$5,736,897
MA BUILDERS MARGIN & OVERHEAD	4.5%	\$139	\$2,894,524
ESTIMATED NET COST	94.0%	\$2,909	\$60,785,000
MARGINS & ADJUSTMENTS			
Design Fees	6.0%		\$3,647,000
Long Service Leave Levy	0.4%		\$245,000

11 & 13 Percy St, Auburn
 DA Estimate - September 2020

Gross Floor Area: 20,895 m²
 Rates Current At September 2020

Element Summary

Description	%	Cost/m ²	Total Cost
MARGINS & ADJUSTMENTS (continued)			
GST			Excl.
ESTIMATED TOTAL COST		\$3,095	\$64,677,000