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29 April 2014

Ionic Management  
Shop 1  
22 Gadigal Avenue  
ZETLAND NSW 2017

**Attention: Mr Louis Goulimis**

Dear Sirs

**MIXEXD USE DEVELOPMENT  
FORESHORE DRIVE, WENTWORTH POINT**

Further to the issue of our letter dated 30 January 2014, please find enclosed a copy of the supporting calculations for your information.

If you have any queries on the above, please do not hesitate to contact us.

Yours faithfully



**Richard Rigby**

Director  
Rider Levett Bucknall

[richard.rigby@au.rlb.com](mailto:richard.rigby@au.rlb.com)

Encl.



ISO 9001  
FS 548756

## MIXED USE DEVELOPMENT, FORESHORE DRIVE, WENTWORTH POINT (SOPA)

DA Estimate dated 30 January 2014

Description	DA ESTIMATE - JANUARY 2014 PRICES					
	No.	m2/unit	Quantity	m2 (GFA)	\$/m2	\$
<b>A DEMOLITION</b>						
Demolition of Existing Structures						Excluded
Remediation & Disposal of Contaminated Waste						Excluded
<b>Sub-total for Demolition</b>						-
<b>B SITE PREPARATION</b>						
Site clearance, removal of existing slabs, etc			9,200		5	41,400
Bulk excavation and disposal as clean fill			32,292		28	888,030
Extra for acid sulphate treatment			Item			Excluded
Disposal of solid waste			Item			Excluded
Steel sheet shoring & cut-off walls (14m deep into rock)			6,160		275	1,694,000
Allowance for ground anchors, walers, etc					Item	400,000
Allowance for dewatering					Item	100,000
<b>Sub-total for Site Preparation</b>				-		3,123,430
<b>C BASEMENT CAR PARKING</b>						
Basement car park for residential, retail, childcare & visitors	288 No.	34.50		9,936	570	5,663,520
Allow Extra for hydrostatic ground slab			7365 m2			Excluded
Basement car park entry ramp from Level 1				100	850	85,000
Allow 250mm roof slab & membrane for road over						Not applicable
<b>Sub-total for Basement Car Parking</b>	<b>288 No.</b>	<b>34.85</b>		<b>10,036</b>	<b>573</b>	<b>5,748,520</b>
<b>D FOUNDATIONS</b>						
Allowance for foundation piles, as Civil Foundations quotation			7365 m2		150	1,104,750
Extra for pile caps, beams, etc			7365 m2		70	515,550
<b>Sub-total for Foundations</b>				-		1,620,300
						<b>\$36,431 per car space (B, C &amp; D)</b>
<b>E L1 RETAIL, CHILDCARE &amp; CONCOURSE AREAS</b>						
<b>E1 Retail Areas</b>						
Cold Shell Retail Areas				1,900	1,325	2,517,500
Allowance for lessor fitout works - supermarket			1,400		425	595,000
Concrete roof over L1 (7,760m2 - 3,689m2)			4,071		330	1,343,430
Part solid, part glazed awning over shopfronts			860		1,000	860,000
Circulation, party walls, etc				160	1,325	212,000
Passenger lift up to Podium Car park					Item	Excluded
				2,060		5,527,930
<b>E2 Childcare Centre</b>						
Cold Shell Internal Childcare Areas				500	1,325	662,500
Extra for Internal Fitout (FF&E excluded)			500		725	362,500
Cold shell Outdoor Play Area				350	725	253,750
Extra for Outdoor Fitout (FF&E excluded)			350		850	297,500
				850	1,854	1,576,250
<b>E3 Concourse Areas</b>						
Concourse including lighting				2,300	675	1,552,500
Extra for feature staircase/steps			100		2,000	200,000
Allowance for concourse fitments					Item	250,000
Allow services for kiosks in concourse						Excluded
Allow for toilet block					Item	250,000
				2,300	979	2,252,500
<b>E4 Structural Transfer</b>						
Allow extra over for podium transfer structures				Item		250,000
				-		250,000
<b>E5 L1 Residential, Lobbies &amp; Stairs</b>						
Single storey residential to L1						
1 Bed Apartment (FECA)	8 No.					
2 Bed Apartment (FECA)	14 No.					
	22 No.	90.00		1,980	2,000	3,960,000
Terrace areas to residential	22 No.	11.364		250	950	237,500

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	No.	m2/unit	Quantity	m2 (GFA)	\$/m2	\$
Courtyard landscaping						see below
Residential Circulation for towers				220	2,750	605,000
				2,450	1,960	4,802,500
<b>Sub-total for L1 Retail, Childcare &amp; Res Areas</b>				<b>7,660</b>	<b>1,881</b>	<b>14,409,180</b>
<b>F LEVEL 2 (PODIUM) CAR PARKING</b>						
Podium car park						Excluded
Podium car park entry ramp from Level 1						Excluded
Covered bridge between Central & East bldgs						Excluded
Facade Mesh Screens (assumed area)						Excluded
<b>Sub-total for L2 Car Parking</b>						<b>Excluded</b>
<b>G LEVEL 1 SOHO APARTMENTS</b>						
<b>G1 Apartment FECA Areas</b>						
1 Bed SOHO Apartment (FECA)	0 No.			-		
Net Apartment Area	0 No.			-		Excluded
Party wall, ducts, etc., area	0 No.			-		Excluded
Circulation	0 No.	-		-		Excluded
Total FECA	0 No.			-		Excluded
<b>G2 Balconies</b>						
1 Bed SOHO Apartment	0 No.					Excluded
	0 No.			-		Excluded
<b>G3 Facade Mesh Screens (assumed area)</b>						
Allow lightweight anodised aluminium mesh screen						Excluded
						Excluded
<b>G4 Roof</b>						
Roof over SOHO Apartment (Included elsewhere)					-	
Allow roof plant rooms (Included elsewhere)					-	
						Excluded
	<b>0 No.</b>			<b>-</b>		<b>Excluded</b>
<b>H RESIDENTIAL TOWER A</b>						
<b>H1 Apartment FECA Areas</b>						
1 Bed Apartment (FECA)	16 No.	60.93		975	29.1%	
2 Bed Apartment (FECA)	39 No.	82.18		3,205	70.9%	
3 Bed Apartment (FECA)	0 No.	-		-	0.0%	
Net Apartment Area	55 No.	76.00		4,180	74.5%	
Lifts, stairs, ducts, etc.	55 No.	6.69		368	6.6%	
Circulation	55 No.	19.32		1,062	18.9%	
Total FECA	55 No.	102.01		5,610	2,000	11,220,600
<b>H2 Balconies</b>						
1 Bed Apartment	16 No.	10.00		160		
2 Bed Apartment	39 No.	15.00		585		
3 Bed Apartment	0 No.	25.00		-		
	55 No.	13.55		745	800	596,000
<b>H3 Facade Mesh Screens (assumed area)</b>						
Allow lightweight anodised aluminium mesh screen			1200 m2		625	750,000
<b>H4 Roof</b>						
Roof over Building A			927 m2		375	347,625
Allow roof plant rooms				200	1,050	210,000
<b>Sub-total for Building A</b>	<b>55 No.</b>	<b>119.19</b>		<b>6,555</b>	<b>2,002</b>	<b>13,124,225</b>
				<b>\$238,622 per apartment</b>		
<b>I RESIDENTIAL TOWER B</b>						
<b>I1 Apartment FECA Areas</b>						
1 Bed Apartment (FECA)	20 No.	63.83		1,277	26.3%	

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Description	DA ESTIMATE - JANUARY 2014 PRICES					
	No.	m2/unit	Quantity	m2 (GFA)	\$/m2	\$
2 Bed Apartment (FECA)	52 No.	81.32		4,229	68.4%	
3 Bed Apartment (FECA)	4 No.	112.13		449	5.3%	
Net Apartment Area	76 No.	78.34		5,954	79.3%	
Lifts, stairs, ducts, etc.	76 No.	6.42		488	6.5%	
Circulation	76 No.	14.07		1,069	14.2%	
Total FECA	76 No.	98.83		7,511	2,000	15,022,520
<b>I2 Balconies</b>						
1 Bed Apartment	20 No.	10.00		200		
2 Bed Apartment	52 No.	15.00		780		
3 Bed Apartment	4 No.	25.00		100		
	76 No.	14.21		1,080	800	864,000
<b>I2 Facade Mesh Screens (assumed area)</b>						
Allow lightweight anodised aluminium mesh screen			1740 m2		625	1,087,500
<b>I4 Roof</b>						
Roof over Building B			1221 m2		375	457,875
Allow roof plant rooms				230	1,050	241,500
<b>Sub-total for Building B</b>	<b>76 No.</b>	<b>116.07</b>		<b>8,821</b>	<b>2,004</b>	<b>17,673,395</b>
	<b>\$232,545 per apartment</b>					
<b>J RESIDENTIAL TOWER C</b>						
<b>J1 Apartment FECA Areas</b>						
1 Bed Apartment (FECA)	32 No.	56.49		1,808	31.7%	
2 Bed Apartment (FECA)	64 No.	81.23		5,199	63.4%	
3 Bed Apartment (FECA)	5 No.	112.13		561	5.0%	
Net Apartment Area	101 No.	74.92		7,567	79.4%	
Lifts, stairs, ducts, etc.	101 No.	4.71		476	5.0%	
Circulation	101 No.	14.75		1,489	15.6%	
Total FECA	101 No.	94.38		9,533	2,000	19,065,420
<b>J2 Balconies</b>						
1 Bed Apartment	32 No.	10.00		320		
2 Bed Apartment	64 No.	15.00		960		
3 Bed Apartment	5 No.	25.00		125		
	101 No.	13.91		1,405	800	1,124,000
<b>J3 Facade Mesh Screens (assumed area)</b>						
Allow lightweight anodised aluminium mesh screen			1980 m2		625	1,237,500
<b>J4 Roof</b>						
Roof over Building C			1541 m2		375	577,875
Allow roof plant rooms				250	1,050	262,500
<b>Sub-total for Building C</b>	<b>101 No.</b>	<b>110.77</b>		<b>11,188</b>	<b>1,990</b>	<b>22,267,295</b>
	<b>\$220,468 per apartment</b>					
<b>K EXTERNAL WORKS WITHIN SITE BOUNDARY</b>						
Landscaped roof over retail (L2)			4,071		275	1,119,525
Recreational fit-out of landscaped roof						Excluded
Hard and soft landscaping to L1			1,440		400	576,000
On-site Stormwater Detention Tank						80,000
Substation Allowance						125,000
Incoming/Outgoing Services Reticulation						100,000
External Lighting						50,000
<b>Sub-total for External Works within Site Boundary</b>						<b>2,050,525</b>
<b>L WORKS BEYOND SITE BOUNDARY</b>						
Roadworks, Footpath Paving and Landscaping						Excluded
Undergrounding power lines, etc						Excluded

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Description	DA ESTIMATE - JANUARY 2014 PRICES					
	No.	m2/unit	Quantity	m2 (GFA)	\$/m2	\$
Services Infrastructure, Upgrades. Etc						Excluded
<b>Sub-total for Works Beyond Site Boundary</b>						-
<b>NET INDICATIVE BUDGET ESTIMATE</b>						80,016,870
<b>M DESIGN CONTINGENCY</b>					<b>Say</b>	<b>80,000,000</b>
<b>N CONSTRUCTION COST ESCALATION</b>						EXCLUDED
<b>O LONG SERVICE LEAVE LEVY, DA FEES, S94's</b>						EXCLUDED
<b>P DESIGN &amp; CONSULTANTS FEES</b>						EXCLUDED
<b>DA ESTIMATE (EXCL. GST)</b>						<b>\$80,000,000</b>
<b>Q GOODS &amp; SERVICES TAX – 10%</b>						8,000,000
<b>DA ESTIMATE (INCL GOODS &amp; SERVICES TAX)</b>						<b>\$88,000,000</b>