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5 November 2014

**Lend Lease**

30 The Bond  
30 Hickson Road  
MILLERS POINT NSW 2000

**Attention: Mr David Sipinkoski**

Dear Sir

**DARLING SQUARE – NORTH EAST PLOT – RESIDENTIAL**

Please find attached the completed Table 2: Estimated Cost of Works – Based on Floor Space Estimates for the above project and below is our Certification of the Estimated Cost of Works.

**CERTIFICATION OF THE ESTIMATED COST OF WORKS**

I certify that:

- I have provided the estimated costs of the proposed development and that those costs are based on industry recognised prices; and
- The estimated costs have been prepared having regard to the matters set out in clause 255 of the *Environmental Planning and Assessment Regulation 2000s*.

Signed: Mark Hocking Contact Number: (02) 9922 2277  
Name: Mark Hocking Contact Address: Level 5, 41 McLaren Street  
North Sydney NSW 2060  
Position: Director Date: 5 November 2014

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

Yours faithfully

Mark Hocking

**Mark Hocking**

Director  
Rider Levett Bucknall  
mark.hocking@au.rlb.com



ISO 9001  
FS 548756

**DA CIV DARLING SQUARE NORTH EAST PLOT**

**TABLE 2:**

**ESTIMATED COST OF WORKS - BASED ON FLOOR SPACE ESTIMATES**

PROFESSIONAL FEES	% of construction cost	10%	\$22,374,038
	% of development cost	10%	
	total cost		
DEMOLITION SITE	x/m <sup>2</sup> of site area	\$24	
PREPARATION	total construction cost		\$123,625
EXCAVATION	x/m <sup>2</sup> of site area	\$175	
(Includes site remediation & shoring)	volume of material removed	2623m <sup>3</sup>	
	total construction cost		\$918,997
CONSTRUCTION Commercial	x/m <sup>2</sup> of commercial area		
	total construction cost		Not applicable
CONSTRUCTION Residential	x/m <sup>2</sup> of residential area	\$2,984	
	total construction cost		\$186,189,900
CONSTRUCTION Retail	x/m <sup>2</sup> of residential area	\$1,650	
	total construction cost		\$3,161,400
FITOUT Commercial	x/m <sup>2</sup> of commercial area		
	total construction cost		Not applicable
FITOUT Residential	x/m <sup>2</sup> of residential area		
	total construction cost		Included in Construction Cost
FITOUT Retail	x/m <sup>2</sup> of retail area		
	total construction cost		Excluded
CARPARK Public and	x per space		
Residential Parking	x/m <sup>2</sup> of parking area	\$988	
	total construction cost		\$15,847,040
CONSTRUCTION Siteworks	x/m <sup>2</sup> of site area	\$362	
	total construction cost		\$1,900,000
TOTAL CONSTRUCTION COST			\$230,515,000
TOTAL GST			EXCLUDED
TOTAL DEVELOPMENT COST			\$230,515,000

Site Area = 5245 m2  
 Commercial Area = Not applicable  
 Residential Area = 62398 m2  
 Retail Area = 1916 m2  
 Car Parking = 16039 m2  
 Parking Spaces = 445 No.

GFA (FECA + UCA)  
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*Mark Hocking*

Mark Hocking  
 Director  
 Rider Levett Bucknall