

14 October 2024

Bradfield Corporation Pty Ltd
C/- Creative Vision

Attention: Boomika Madaiah

Dear Boomika,

Proposed Development: Mixed-Ude Development
Site Address: 135 Badgerys Creek Road, Bradfield

We refer to your recent request to provide a Feasibility Verification Cost Statement (VCS) for the proposed mixed-use development at 135 Badgerys Creek Road, Bradfield and comment as follows –

To assist in the preparation of this Statement, Altus Group (AG) have reviewed the *Group GSA “135 Badgerys Creek Road Bradfield – Scoping Report”*, dated October 2024 and note that this document forms the basis of our estimate of costs.

AG understand this proposed development is based on the following key components:

- Multiple high and low rise residential buildings
- A mixed use, commercial, hotel and residential buildings
- Basement carparking
- Site wide external works and services

Our VCS has been prepared in accordance with the definition of Estimated Development Cost as defined under Planning Circular PS 24-002 (limited to the level of documentation available).

Based on the above and for the intended purpose of providing a Verification Cost Statement, AG believe that the total project cost of the proposed development will be **in exceedance of \$30 million**.

We trust that you find the above information useful and look forward to hearing from you and discussing any further matters as required.

Yours sincerely,



Nicholas Williams
Associate
Altus Group Cost Management Pty Ltd

Encl. Feasibility Cost Estimate

135 Badgerys Creek Road, Bradfield

Feasibility Construction Cost Estimate

Revision 1.0
as at 8-Oct-24

Prepared for: Bradfield Corporation Pty Ltd
 C/- Creative Vision
 David Kamel davidk@cvision.com.au

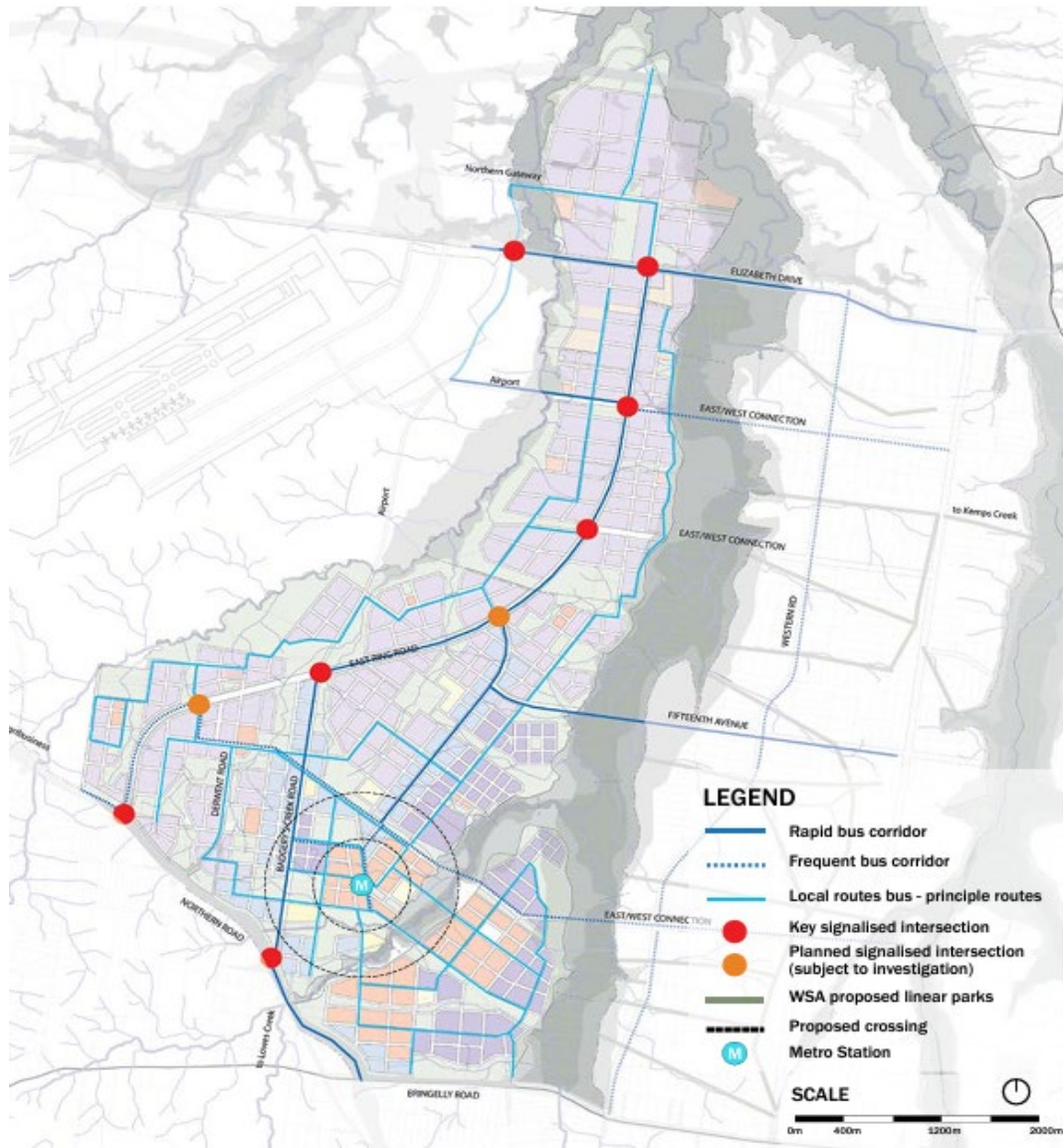
Document Control:				
Project No	Revision	Issue Date	Prepared by	Reviewed By
PROJ-0000009624	1.0	08-Oct-24	Christine Chan	Ben Mules

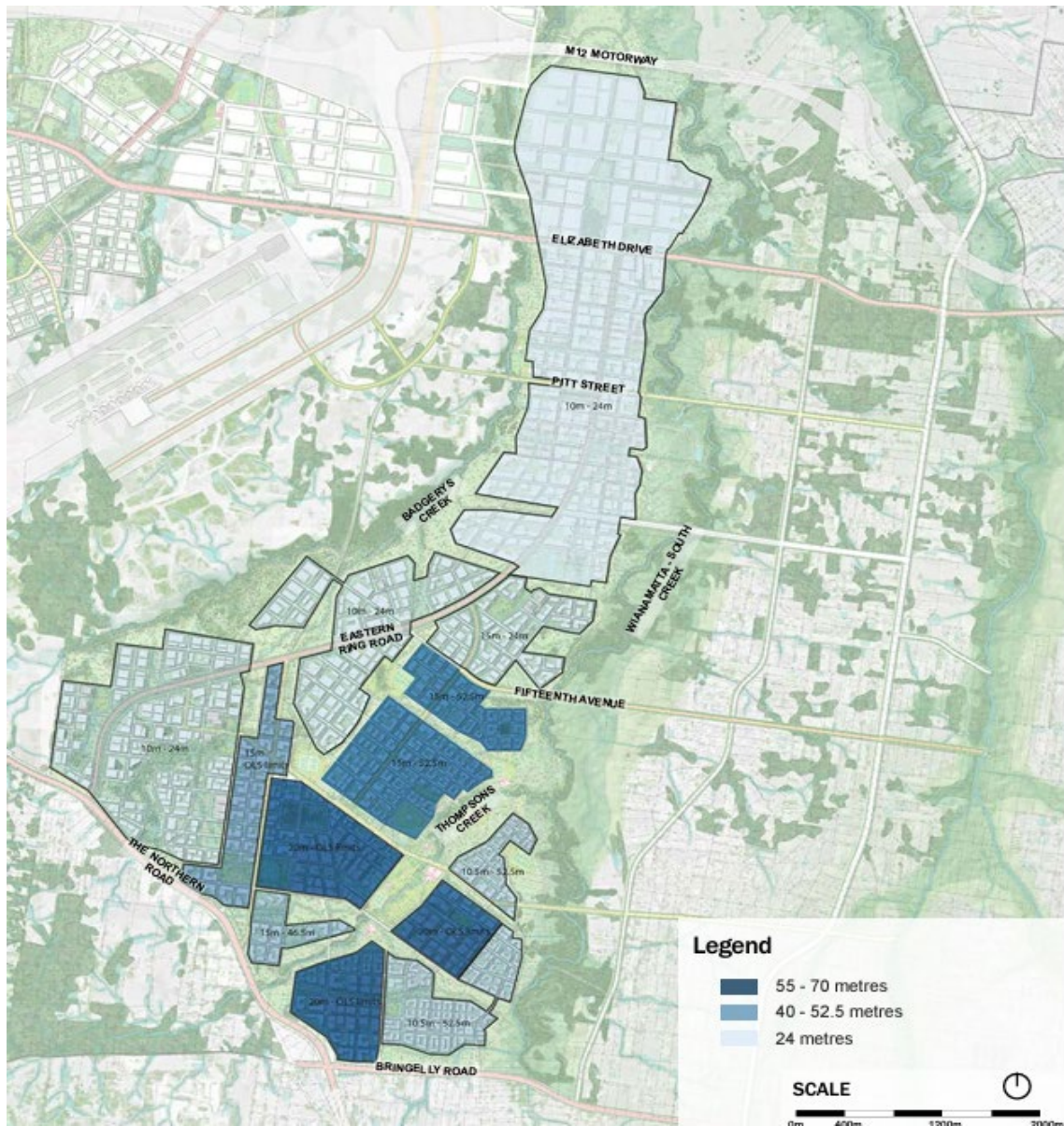
135 Badgerys Creek Road, Bradfield

DCP Map

as at 08-Oct-24

<https://www.planningportal.nsw.gov.au/WSAPP>





135 Badgerys Creek Road, Bradfield

Efficiency Analysis
as at 08-Oct-24

Efficiency Matrix		Definition	Resi Benchmark	Target	Resi	Target	Hotel	Findings
1a	Averager Apt Size	Larger apt size = higher \$/Apt and lower \$/m2 (if there is no change to no. of bathroom) Efficiency matrices using NSA will be impacted						
				75.00	75.00	20.00		
					75.07		29.60	Hotel rooms are oversized for single rooms. Opportunities for increase rooms or increase residentials
1b	Client Brief NSA/Apt	above 100% = oversize compared to Client's brief under 100% = under size compared to Client's brief For apt sales price based on \$/Apt, oversize apartment will attract a lower \$/NSA which impacts the on the financial returns	103% - 105% @ concept		100%			
2a	NSA / GFA	NSA = Sales Area; GFA = Planning Area [LOW] NSA / GFA = less sellable area to every approved planning area (i.e lower margin OR higher sales price)	82% - 88%	85%	85%	65%	65%	
2b	NSA / GBA	NSA = Sales Area; GBA = Built Area [LOW] NSA / GBA = less sellable area to every built area (i.e lower margin OR higher sales price)	65% - 70%	70%	63%	54%	49%	Opportunity to reduce built area
3	Façade/GFA	Façade Area = external walls covering the perimeter of the building (excl balcony balustrades) [HIGH] Facade / GFA = more façade to every built area (i.e. higher \$/m2)	65% - 70%	65%	65%		67%	
4	Bathroom / Apt	Average number of bathroom per apartment [HIGH] Bathroom / Apt = more bathroom to every apt (i.e. higher cost \$/m2 & \$/Apt)	subject to mix	1.75	1.75	1.00	1.00	
5	Internal Wall / Apt	Internal Wall = partitions within the apt to divide bed & bath rooms [HIGH] Int Wall / Apt = more internal wall to every apt (i.e. higher \$/m2 & \$/Apt)	subject to mix	55.04	55.04	30.08	30.08	
6	Apt / Lift	Average number of apartment per lift [LOW] Apt / Lift = less apt to every lift (i.e higher cost \$/m2 & \$/Apt)	40		54.00			

Ref	Description	BUILDING A2, B-2, B-3 & C-3 [High Rise]						BUILDING A-3, B-1, & C-1 [Low Rise]						BUILDING A-1 [Mixed Used - Res]						BUILDING A-1 [Mixed Used - Hotel and Retail]						SITE WIDE Cost	TOTAL					
		Cost	Cars or Apt's	GBA	\$ / No	\$ / GBA	GBA / Apt	Cost	Cars or Apt's	GBA	\$ / No	\$ / GBA	GBA / Apt	Cost	Cars or Apt's	GBA	\$ / No	\$ / GBA	GBA / Apt	Cost	Cars or Apt's	GBA	\$ / No	\$ / GBA	GBA / Apt		Cost	Cars or Apt's	GBA	\$ / No	\$ / GBA	GBA / Apt
		\$	no.	m2	\$	\$	m2	\$	no.	m2	\$	\$	m2	\$	no.	m2	\$	\$	m2	\$	no.	m2	\$	\$	m2		\$	no.	m2	\$	\$	m2
		A	B	C	D = A / B	E = A / C	F = C / B	A	B	C	D = A / B	E = A / C	F = C / B	A	B	C	D = A / B	E = A / C	F = C / B	A	B	C	D = A / B	E = A / C	F = C / B		A	B	C	D = A / B	E = A / C	F = C / B
1	Early Works & Demolition				\$ -	\$ -	-				\$ -	\$ -	-				\$ -	\$ -	-				\$ -	\$ -	-	\$ 200,336	\$ 200,336	-	-	\$ -	\$ -	-
2	Basement Car Park	\$ 40,275,852	706	28,240	\$ 57,048	\$ 1,426	40	\$ 10,813,107	185	7,400	\$ 58,449	\$ 1,461	40	\$ 7,431,348	117	4,680	\$ 63,516	\$ 1,588	40	\$ 3,931,158	57	2,280	\$ 68,968	\$ 1,724	40		\$ 62,451,465	1,065	42,600	\$ 58,640	\$ 1,466	40
3a	Tower	\$ 232,376,072	735	85,909	\$ 316,158	\$ 2,705	117	\$ 56,432,821	176	20,571	\$ 320,641	\$ 2,743	117	\$ 39,130,965	121	14,143	\$ 323,396	\$ 2,767	117	\$ 37,339,486	150	9,107	\$ 248,930	\$ 4,100	61		\$ 365,279,345	1,182	129,730	\$ 309,035	\$ 2,816	110
4	Council Facility	\$ -		-	\$ -	\$ -	-	\$ -		-	\$ -	\$ -	-	\$ -		-	\$ -	\$ -	-	\$ -		-	\$ -	\$ -	-	EXCLUDED	\$ -	-	-	\$ -	\$ -	-
5	Other Use - Retail / Commercial / Hotel	\$ 3,558,800		1,148	\$ -	\$ 3,100		\$ 13,721,750		3,558	\$ -	\$ 3,857		\$ -		-	\$ -	\$ -		\$ 6,383,150		1,769	\$ -	\$ 3,608			\$ 23,663,700	-	6,475	\$ -	\$ 3,655	
6	Communal Amenities	\$ -		-	\$ -	\$ -	-	\$ -		-	\$ -	\$ -	-	\$ -		-	\$ -	\$ -	-	\$ 1,200,000		-	\$ -	\$ -	-	\$ 3,320,000	\$ 4,520,000	-	-	\$ -	\$ -	-
7	External Works and Landscape	\$ 3,702,826	735		\$ 5,038	\$ -	-	\$ 288,249	176		\$ 1,638	\$ -	-	\$ 1,009,232	121		\$ 8,341	\$ -	-	\$ 1,125,196	150		\$ 7,501	\$ -	-	\$ 3,806,250	\$ 9,931,753	1,182	-	\$ 8,402	\$ -	-
8	Infrastructure Services	\$ 2,793,000	735		\$ 3,800	\$ -	-	\$ 668,800	176		\$ 3,800	\$ -	-	\$ 459,800	121		\$ 3,800	\$ -	-	\$ 570,000	150		\$ 3,800	\$ -	-		\$ 4,491,600	1,182	-	\$ 3,800	\$ -	-
3b	Sustainability	\$ 529,200	735		\$ 720	\$ -		\$ 126,720	176		\$ 720	\$ -		\$ 87,120	121		\$ 720	\$ -		\$ -	150		\$ -	\$ -			\$ 743,040	1,182	-	\$ 629	\$ -	
	Nett Construction Cost	\$ 283,235,750	735	115,297	\$ 385,355	\$ 2,457		\$ 82,051,447	176	31,529	\$ 466,201	\$ 712		\$ 48,118,466	121	18,823	\$ 397,673	\$ 417		\$ 50,548,990	150	13,156	\$ 336,993	\$ 438		\$ 7,326,586	\$ 471,281,239	1,182	178,805	\$ 398,715	\$ 4,088	
9	Preliminaries	\$ 56,647,150	20%					\$ 14,769,261	18%					\$ 9,623,693	20%					\$ 10,109,798	20%					\$ 1,465,317	\$ 92,615,219					
10	Contractor D&C Fees	\$ 6,797,658	2%					\$ 1,936,414	2%					\$ 1,154,843	2%					\$ 1,213,176	2%					\$ 175,838	\$ 11,277,929					
11	Margin	\$ 17,334,028	5%					\$ 4,937,856	5%					\$ 2,944,850	5%					\$ 3,093,598	5%					\$ 448,387	\$ 28,758,719					
	Total Construction Cost as at Jul 24	\$ 364,014,586	735	115,297	\$ 495,258	\$ 3,157		\$ 103,694,978	176	31,529	\$ 589,176	\$ 899		\$ 61,841,852	121	18,823	\$ 511,090	\$ 536		\$ 64,965,562	150	13,156	\$ 433,104	\$ 563		\$ 9,416,129	\$ 603,933,107	1,182	178,805	\$ 510,942	\$ 5,238	
12	Escalation	\$ 21,840,875	6%		\$ 29,715	\$ 3,911		\$ 6,221,699	6%		\$ 35,351	\$ 3,911		\$ 3,710,511	6%		\$ 30,665	\$ 3,911		\$ 3,897,934	6%		\$ 25,986	\$ 3,911		\$ 1,129,935	\$ 36,800,954			\$ 31,134	\$ 3,911	
13	Design Fee	\$ 23,151,328	6%		\$ 31,498	\$ 3,547		\$ 6,595,001	6%		\$ 37,472	\$ 3,547		\$ 3,933,142	6%		\$ 32,505	\$ 3,547		\$ 4,131,810	6%		\$ 27,545	\$ 3,547		\$ 1,197,732	\$ 39,009,011			\$ 33,003	\$ 3,547	
14	Authority Fee	\$ 20,450,339	5%		\$ 27,824	\$ 3,725		\$ 5,825,584	5%		\$ 33,100	\$ 3,725		\$ 3,474,275	5%		\$ 28,713	\$ 3,725		\$ 3,649,765	5%		\$ 24,332	\$ 3,725		\$ 1,057,996	\$ 34,457,960			\$ 29,152	\$ 3,725	
15	Contingency	\$ 21,472,856	5%		\$ 29,215	\$ 3,911		\$ 6,116,863	5%		\$ 34,755	\$ 3,911		\$ 3,647,989	5%		\$ 30,149	\$ 3,911		\$ 3,832,254	5%		\$ 25,548	\$ 3,911		\$ 1,110,896	\$ 36,180,858			\$ 30,610	\$ 3,911	
	Gross Construction Cost (excl GST)	\$ 450,929,985	735	115,297	\$ 613,510	\$ 3,911		\$ 128,454,124	176	31,529	\$ 729,853	\$ 1,114		\$ 76,607,769	121	18,823	\$ 633,122	\$ 664		\$ 80,477,324	150	13,156	\$ 536,515	\$ 698		\$ 13,912,688	\$ 750,381,890	1,182	178,805	\$ 634,841	\$ 6,508	
CHK		-	159%	0.96	\$ 503,344			-	157%		\$ 501,974			-	159%		\$ 514,868			-	159%		\$ 395,313			-						

Area Definitions			
GBA	Notwithstanding the meaning of Gross Building Area (GBA) as defined by AIQS, for the purpose of this exercise, GBA shall mean GFA(QS) which is equal to FECA + UCA as defined by AIQS		
FECA	The term Fully Enclosed Covered Area (FECA) shall mean the sum of all such areas at all building floor levels, including basements (except unexcavated portions), floored roof spaces and attics, garages, penthouses, enclosed porches and attached enclosed covered ways alongside buildings, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and usable areas of the building, computed by measuring from the normal inside face of exterior walls but ignoring any projections such as plinths, columns, piers and the like which project from the normal inside face of exterior walls. It shall not include open courts, light wells, connecting or isolated covered ways and net open areas of upper portions of rooms, lobbies, halls, interstitial spaces and the like which extend through the storey being computed.		
UCA	The term Unenclosed Covered Area (UCA) shall mean the sum of all such areas at all building floor levels, including roofed balconies, open verandas, porches and porticos, attached open covered ways alongside buildings, under crofts and usable space under buildings, unenclosed access galleries (including ground floor) and any other trafficable covered areas of the building which are not totally enclosed by full height walls, computed by measuring the areas between the enclosing walls or balustrade (ie from the inside face of the UCA excluding the wall or balustrade thickness). When the covering element (ie roof or upper floor) is supported by columns, is cantilevered or is suspended, or any combination of these, the measurements shall be taken to the edge of the paving or the edge of the cover, whichever is the lesser. UCA shall not include eaves overhangs, sun shading, awnings and the like where these do not relate to clearly defined trafficable covered areas, nor shall it include connecting or isolated covered ways which are elements of external works or outbuildings. It should be noted that areas represented as UCA may not be covered areas (example open courtyard or uncovered balconies). Further to this for cost planning purposes Winter Gardens are to be considered as UCA.		
GFA	For the purpose of this exercise, Gross Floor Area (GFA) shall mean the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes the area of a mezzanine, habitable rooms in a basement or an attic, any shop, auditorium, cinema, and the like, in a basement or attic, but excludes any area for common vertical circulation, such as lifts and stairs, any basement storage / vehicular access, loading areas, garbage and services, plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, car parking to meet any requirements of the consent authority (including access to that car parking), any space used for the loading or unloading of goods (including access to it), terraces and balconies with outer walls less than 1.4 metres high, and voids above a floor at the level of a storey or storey above. It should be noted that local councils or authorities may adopt other definitions for Gross Floor Area for the purposes of QS cost estimates.		
NSA	For the purpose of this exercise, Net Saleable Area (NSA) shall mean the summation of internal area of all apartments measured from the internal finished surfaces of permanent external walls and permanent internal walls and shall include all internal walls within the apartments but exclude the void in a double height apartment on the upper level. and features such as balconies and verandahs, common use areas, areas less than 1.5m in height, and services areas.		
Qualifications			
Exclusions		Assumptions	
Ex.1	Demolition works, asbestos removal (if any) and capping of services	As.1	Investor Grade residential development
Ex.2	Site Remediation	As.2	Hotel 3 Star airport hotel
Ex.3	Tanking to basement	As.3	Hotel to be fitted out but excludes Operator FF&E and IT
Ex.4	Infrastructure services outside site boundary & infrastructure services upgrade	As.4	Cold shell for retail (excl. Supermarket Lessor Works)
Ex.5	Staging Works	As.5	Provision for EV charging
Ex.6	Black water recycling	As.6	Provision for noise control (proximity to airport)
Ex.7	VPA Works - Main Roads, Council Building, Parks, and the like	As.7	Brick or lightweight facade to low rise and precast to high rise
Ex.8	Consultant and Authority Fees, other than D&C design fees	As.8	Public Art provision at 0.5% of construction in lieu of 1% (City of Syd)
Ex.9	Escalation		
Ex.10	GST		
Key Notes			
1	Proximity to airport - check crane height for airspace	4	To confirm apartment size. Current sizes are as per ADG (i.e. CBD sizes)
2	Proximity to Metro - check zone of influence for basement construction	5	Opportunity to reduce building area in resi and increase yield for hotel use
3	To confirm carparking ratio. Current average ratio is less than 1:1	6	Design excellance bonus?

FEASIBILITY COST ESTIMATE

PROJECT NAME	135 Badgers Creek Road, Bradfield	REVISION	1.0	as at	08-Oct-24
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Site Reference	Building A-2, B-2, B-3 & C-3	Building Reference	High Rise
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TARGET AREA AND YIELD

A	TARGETS		
			FSR
	FLOOR SPACE RATIO	1 :	5.02
	Residential		
	Hotel		
	Retail & Food & Beverage		
	SuperMarket		

Site Area	Permissible GFA	Efficiency NSA/GFA	Target NSA
12,912	64,833		55,108
	64,144	85%	54,522
		85%	-
	689	85%	586
		85%	-

			Default = 85%
			Default = 85%
			Default = 85%
			Default = 85%

	YIELD		

	Apartment		Carspace
	735		706

CONSTRUCTION COST ESTIMATE

MEASUREMENT CALCULATION			
1	Building Configuration		
	Studio		
	AFFORDABLE : 1 Bed		
	MARKET : 1 Bed + Study		
	2Bed 1 Bath		
	AFFORDABLE : 2 Bed 2 Bath		
	MARKET : 2 Bed 2 Bath		
	AFFORDABLE : 3 Bed 2 Bath		
	MARKET: 3 Bed 2 Bath		
	Total		
	Other Use		
2.1	Building Area		
BSMT CP	Fully Enclosed Covered Area (FECA)	m2	
TOWER	Fully Enclosed Covered Area (FECA)	m2	
	Unenclosed Cover Area (UCA)	m2	
	Gross Building Area (GBA)	m2	
2.2	Façade Area		
	Perimeter (ALL levels; ALL bldgs)	m	
	Flr/ Flr Ht	m	
	Total Façade Area	m2	

No of Cars	No of Apt
0	0
20	39
78	156
0	0
28	55
312	312
17	17
156	156
74	735 apt
13	0.96
8	
706 car	
Avg Area	
40.00	
95.94	
20.94	
116.88	

Bathrms	Bedrms
0	0
39	39
156	156
0	0
110	110
624	624
34	51
312	468
1275	1448
1.73	1.97
Tower	Carpark
	28,240
70,518	
15,391	
85,909	28,240

Room to Apt Ratio	

Total Flrs	Tower
21%	14,809
	3.20
82.00	47,388 m2

Total Flrs	Carpark
5%	1,412.00
	3.50
3.0	4,942 m2
79%	

Default: Tower = 21%, Carpark = 5%	
Default = 3.20m	
Site Coverage	

FEASIBILITY COST ESTIMATE

PROJECT NAME	135 Badgerys Creek Road, Bradfield	REVISION	1.0	as at	08-Oct-24
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Site Reference	Building A-2, B-2, B-3 & C-3	Building Reference	High Rise
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REF	ELEMENTS	UNIT	RATE	QTY	AMOUNT	\$/GBA	\$/Apt	NOTES
RES	RESIDENTIAL							
SB	SUBSTRUCTURES							
	sub total				-	-	-	
CL	COLUMNS			65	5,584,068	65.00	7,597	
UF	UPPER FLOORS			355	30,488,313	354.89	41,481	
SC	STAIRS			3,200	1,925,120	22.41	2,619	
RF	ROOF			714	3,074,471	35.79	4,183	
EW	EXTERNAL WALLS			921	43,655,372	508.16	59,395	
ED	EXTERNAL DOORS			48,700	194,800	2.27	265	
NW	INTERNAL WALLS			269	34,356,704	399.92	46,744	
NS	INTERNAL SCREENS			650	828,750	9.65	1,128	
ND	INTERNAL DOORS			891	4,321,440	50.30	5,880	
WF	WALL FINISHES			36	9,700,936	112.92	13,199	
FF	FLOOR FINISHES			118	10,120,193	117.80	13,769	
CF	CEILING FINISHES			281	8,002,680	93.15	10,888	
FT	FITMENTS			26,960	19,815,725	230.66	26,960	
PD	HYDRAULIC SERVICES			9,509	19,112,411	222.47	26,003	
AC/VE	MECHANICAL SERVICES			19,468	14,309,000	166.56	19,468	
FP	FIRE PROTECTION			89	6,243,088	72.67	8,494	
LP	ELECTRICAL LIGHT AND POWER			20,412	15,003,000	174.64	20,412	
TS	TRANSPORTATION SYSTEMS			470,000	5,640,000	65.65	7,673	
	SUBTOTAL - Residential				232,376,072	2,705	316,158	
	TOTAL - RESIDENTIAL TOWER	GBA	85,909		232,376,072	2,705	316,158	

FEASIBILITY COST ESTIMATE

PROJECT NAME	135 Badgers Creek Road, Bradfield	REVISION	1.0	as at	08-Oct-24
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Site Reference	Building A-2, B-2, B-3 & C-3	Building Reference	High Rise
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[illegible][illegible]

	TOTAL - excl GST				\$ 283,235,750	\$ 3,297	385,355	
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FEASIBILITY COST ESTIMATE

PROJECT NAME	135 Badgers Creek Road, E	REVISION	1.0	as at	08-Oct-24
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Site Reference	Building A-3, B-1, & C-1	Building Reference	Low Rise
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TARGET AREA AND YIELD

A	TARGETS		
			FSR
	FLOOR SPACE RATIO	1 :	5.02
	Residential		
	Hotel		
	Retail & Food & Beverage		
	SuperMarket		

Site Area	Permissible GFA	Efficiency NSA/GFA	Target NSA
3,656	18,356		15,603
	15,321	85%	13,023
		85%	-
	235	85%	200
	2,800	85%	2,380

			Default = 85%
			Default = 85%
			Default = 85%
			Default = 85%

	Apartment		Carspace
	176		185

CONSTRUCTION COST ESTIMATE

	MEASUREMENT CALCULATION								
1	Building Configuration								
		Studio							
		AFFORDABLE : 1 Bed							
		MARKET : 1 Bed + Study							
		2Bed 1 Bath							
		AFFORDABLE : 2 Bed 2 Bath							
		MARKET : 2 Bed 2 Bath							
		AFFORDABLE : 3 Bed 2 Bath							
		MARKET: 3 Bed 2 Bath							
		Total							
		Other Use							
2.1	Building Area								
BSMT CP	Fully Enclosed Covered Area (FECA)	m ²							
TOWER	Fully Enclosed Covered Area (FECA)	m ²							
	Unenclosed Cover Area (UCA)	m ²							
	Gross Building Area (GBA)	m ²							
2.2	Façade Area								
	Perimeter (ALL levels; ALL bldgs)	m							
	Flr/ Flr Ht	m							
	Total Façade Area	m ²							
No of Cars	No of Apt	Bathrms	Bedrms						
0	0	0	0						
5	9	9	9						
19	37	37	37						
0	0	0	0						
7	14	28	28						
75	75	150	150						
4	4	8	12						
37	37	74	111						
18	176 apt	306	347						
3	1.05	1.74	1.97						Room to Apt Ratio
17									
185 car									
Avg Area		Tower	Carpark						
40.00			7,400						36m2 car + 2m2 Bicycle + 2m2 storage
95.94		16,886							
20.94		3,685							
116.88		20,571	7,400						
Total Flrs	Tower	Total Flrs	Carpark						
21%	3,546	5%	370.00						Default: Tower = 21%, Carpark = 5%
	3.20		3.50						Default = 3.20m
25.00	11,347 m2	2.5	1,295 m2						
		79%							Site Coverage

FEASIBILITY COST ESTIMATE

PROJECT NAME	135 Badgerys Creek Road, E REVISION 1.0	as at	08-Oct-24
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Site Reference	Building A-3, B-1, & C-1	Building Reference	Low Rise
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REF	ELEMENTS	UNIT	RATE	QTY	AMOUNT	\$/GBA	\$/Apt	NOTES
RES	RESIDENTIAL							
SB	SUBSTRUCTURES							
	sub total				-	-	-	
CL	COLUMNS			60	1,234,281	60.00	7,013	
UF	UPPER FLOORS			366	7,531,643	366.12	42,793	
SC	STAIRS			3,200	665,600	32.36	3,782	
RF	ROOF			675	1,735,375	84.36	9,860	
EW	EXTERNAL WALLS			804	9,122,184	443.44	51,831	
ED	EXTERNAL DOORS			48,700	146,100	7.10	830	
NW	INTERNAL WALLS			257	7,819,424	380.11	44,429	
NS	INTERNAL SCREENS			650	198,900	9.67	1,130	
ND	INTERNAL DOORS			906	1,091,240	53.05	6,200	
WF	WALL FINISHES			37	2,371,020	115.26	13,472	
FF	FLOOR FINISHES			120	2,466,284	119.89	14,013	
CF	CEILING FINISHES			278	1,922,986	93.48	10,926	
FT	FITMENTS			27,310	4,806,560	233.65	27,310	
PD	HYDRAULIC SERVICES			9,948	4,794,790	233.08	27,243	
AC/VE	MECHANICAL SERVICES			20,352	3,582,000	174.13	20,352	
FP	FIRE PROTECTION			75	1,265,434	61.51	7,190	
LP	ELECTRICAL LIGHT AND POWER			21,017	3,699,000	179.81	21,017	
TS	TRANSPORTATION SYSTEMS			330,000	1,980,000	96.25	11,250	
	SUBTOTAL - Residential				56,432,821	2,743	320,641	
	TOTAL - RESIDENTIAL TOWER	GBA	20,571		56,432,821	2,743	320,641	

FEASIBILITY COST ESTIMATE

PROJECT NAME	135 Badgers Creek Road, E	REVISION	1.0	as at	08-Oct-24
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Site Reference	Building A-3, B-1, & C-1	Building Reference	Low Rise
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	TOTAL - excl GST				\$ 82,051,447	\$ 3,989	466,201	
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FEASIBILITY COST ESTIMATE

PROJECT NAME	135 Badgers Creek Road, E	REVISION	1.0	as at	08-Oct-24
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Site Reference	Building A-1	Building Reference	Mix Use - Residential
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TARGET AREA AND YIELD

A	TARGETS			
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			FSR	Site Area	Permissible GFA	Efficiency NSA/GFA	Target NSA	
	FLOOR SPACE RATIO	1 :	5.02	3,668	10,527		8,948	
	Residential			10,527	85%	8,948	Default = 85%	
	Hotel				85%	-	Default = 85%	
	Retail & Food & Beverage				85%	-	Default = 85%	
	SuperMarket				85%	-	Default = 85%	

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CONSTRUCTION COST ESTIMATE

	MEASUREMENT CALCULATION			
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1	Building Configuration		
	Studio		
	AFFORDABLE : 1 Bed		
	MARKET : 1 Bed + Study		
	2Bed 1 Bath		
	AFFORDABLE : 2 Bed 2 Bath		
	MARKET : 2 Bed 2 Bath		
	AFFORDABLE : 3 Bed 2 Bath		
	MARKET: 3 Bed 2 Bath		
	Total		
	Other Use		

No of Cars	No of Apt
0	0
3	6
13	26
0	0
5	9
51	51
3	3
26	26
13	121 apt
3	0.97
0	
117 car	

Bathrms	Bedrms
0	0
6	6
26	26
0	0
18	18
102	102
6	9
52	78
210	239
1.74	1.98

Room to Apt Ratio

2.1	Building Area		
BSMT CP	Fully Enclosed Covered Area (FECA)	m2	
TOWER	Fully Enclosed Covered Area (FECA)	m2	
	Unenclosed Cover Area (UCA)	m2	
	Gross Building Area (GBA)	m2	

Avg Area	
40.00	
95.94	
20.94	
116.88	

Tower	Carpark
	4,680
11,609	
2,534	
14,143	4,680

36m2 car + 2m2 Bicycle + 2m2 storage	

2.2	Façade Area		
	Perimeter (ALL levels; ALL bldgs)	m	
	Flr/ Flr Ht	m	
	Total Façade Area	m2	

Total Flrs	Tower
21%	2,438
	3.20
15.00	7,801 m2

Total Flrs	Carpark
5%	234.00
	3.50
1.5	819 m2
79%	

Default: Tower = 21%, Carpark = 5%	
Default = 3.20m	
Site Coverage	

FEASIBILITY COST ESTIMATE

PROJECT NAME	135 Badgerys Creek Road, E REVISION 1.0	as at	08-Oct-24
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Site Reference	Building A-1	Building Reference	Mix Use - Residential
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REF	ELEMENTS	UNIT	RATE	QTY	AMOUNT	\$/GBA	\$/Apt	NOTES
RES	RESIDENTIAL							
SB	SUBSTRUCTURES							
	sub total				-	-	-	
CL	COLUMNS			65	919,282	65.00	7,597	
UF	UPPER FLOORS			357	5,054,196	357.37	41,770	
SC	STAIRS			3,200	337,920	23.89	2,793	
RF	ROOF			734	691,650	48.90	5,716	
EW	EXTERNAL WALLS			899	7,014,281	495.96	57,969	
ED	EXTERNAL DOORS			48,700	48,700	3.44	402	
NW	INTERNAL WALLS			276	5,921,632	418.70	48,939	
NS	INTERNAL SCREENS			650	136,500	9.65	1,128	
ND	INTERNAL DOORS			897	727,520	51.44	6,013	
WF	WALL FINISHES			36	1,609,728	113.82	13,304	
FF	FLOOR FINISHES			118	1,675,115	118.44	13,844	
CF	CEILING FINISHES			275	1,319,287	93.28	10,903	
FT	FITMENTS			27,101	3,279,235	231.87	27,101	
PD	HYDRAULIC SERVICES			9,616	3,182,890	225.05	26,305	
AC/VE	MECHANICAL SERVICES			19,826	2,399,000	169.63	19,826	
FP	FIRE PROTECTION			90	1,040,530	73.57	8,599	
LP	ELECTRICAL LIGHT AND POWER			20,649	2,498,500	176.66	20,649	
TS	TRANSPORTATION SYSTEMS			425,000	1,275,000	90.15	10,537	
	SUBTOTAL - Residential				39,130,965	2,767	323,396	
	TOTAL - RESIDENTIAL TOWER	GBA	14,143		39,130,965	2,767	323,396	

FEASIBILITY COST ESTIMATE

PROJECT NAME	135 Badgers Creek Road, E	REVISION	1.0	as at	08-Oct-24
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Site Reference	Building A-1	Building Reference	Mix Use - Residential
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CP	BASEMENT CARPARK							117	
A	Site Preparation								
	sub total				1,064,700	227.50	8,799		
B	Structure								
	sub total				3,082,941	658.75	25,479		
C	External Walls								
	sub total				997,718	213.19	8,246		
D	Fitout								
	sub total				952,190	203.46	7,869		
F	Services								
	sub total				1,333,800	285.00	11,023		
	SUBTOTAL - Carpark				7,431,348	1,588	61,416		
	TOTAL - BASEMENT CARPARK	GBA	4,680		7,431,348	1,588	61,416		63,515.80

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	TOTAL - excl GST			\$ 48,118,466	\$ 3,402	397,673	
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FEASIBILITY COST ESTIMATE

PROJECT NAME	135 Badgers Creek Road, E	REVISION	1.0	as at	08-Oct-24
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Site Reference	Building A-1	Building Reference	Mix Use - Hotel & Retail
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TARGET AREA AND YIELD

A	TARGETS			
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			FSR	Site Area	Permissible GFA	Efficiency NSA/GFA	Target NSA	
	FLOOR SPACE RATIO	1 :	5.02	3,668	7,891		6,707	
	Residential					85%	-	Default = 85%
	Hotel				6,830	85%	5,806	Default = 85%
	Retail & Food & Beverage				1,061	85%	902	Default = 85%
	SuperMarket					85%	-	Default = 85%

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CONSTRUCTION COST ESTIMATE

	MEASUREMENT CALCULATION			
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1	Building Configuration		
	Studio		
	AFFORDABLE : 1 Bed		
	MARKET : 1 Bed + Study		
	2Bed 1 Bath		
	AFFORDABLE : 2 Bed 2 Bath		
	MARKET : 2 Bed 2 Bath		
	AFFORDABLE : 3 Bed 2 Bath		
	MARKET: 3 Bed 2 Bath		
	Total		
	Other Use		

No of Cars	No of Apt
0	150
0	0
0	0
0	0
0	0
0	0
0	0
0	0
0	0
0	150 apt
0	0.38
57	
57 car	

Bathrms	Bedrms
150	150
0	0
0	0
0	0
0	0
0	0
0	0
0	0
150	150
1.00	1.00

2.1	Building Area		
BSMT CP	Fully Enclosed Covered Area (FECA)	m2	
TOWER	Fully Enclosed Covered Area (FECA)	m2	
	Unenclosed Cover Area (UCA)	m2	
	Gross Building Area (GBA)	m2	

Avg Area	
40.00	
42.35	
-	
42.35	

Tower	Carpark
	2,280
6,830	
2,277	
9,107	2,280

36m2 car + 2m2 Bicycle + 2m2 storage	

2.2	Façade Area		
	Perimeter (ALL levels; ALL bldgs)	m	
	Flr/ Flr Ht	m	
	Total Façade Area	m2	

Total Flrs	Tower
21%	1,434
	3.20
8.00	4,590 m2

Total Flrs	Carpark
5%	114.00
	3.50
1.0	399 m2
79%	

Default: Tower = 21%, Carpark = 5%	
Default = 3.20m	
Site Coverage	

REF	ELEMENTS	UNIT	RATE	QTY	AMOUNT	\$/GBA	\$/Apt	NOTES
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FEASIBILITY COST ESTIMATE

PROJECT NAME	135 Badgerys Creek Road, E REVISION	1.0	as at	08-Oct-24
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Site Reference	Building A-1	Building Reference	Mix Use - Hotel & Retail
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RES	RESIDENTIAL								
SB	SUBSTRUCTURES								
	sub total				-		-		
CL	COLUMNS			65	591,955	65.00	3,946		
UF	UPPER FLOORS			421	3,838,206	421.46	25,588		
SC	STAIRS			3,800	218,880	24.03	1,459		
RF	ROOF			632	719,188	78.97	4,795		
EW	EXTERNAL WALLS			1,286	5,901,145	647.98	39,341		
ED	EXTERNAL DOORS			15,000	15,000	1.65	100		
NW	INTERNAL WALLS			313	5,414,272	594.52	36,095		
NS	INTERNAL SCREENS			950	142,500	15.65	950		
ND	INTERNAL DOORS			1,338	487,000	53.48	3,247		
WF	WALL FINISHES			85	3,138,104	344.58	20,921		
FF	FLOOR FINISHES			277	2,520,281	276.74	16,802		
CF	CEILING FINISHES			463	2,152,450	236.35	14,350		
FT	FITMENTS			11,000	1,650,000	181.18	11,000		
PD	HYDRAULIC SERVICES			7,039	2,111,605	231.87	14,077		
AC/VE	MECHANICAL SERVICES			21,823	3,273,500	359.45	21,823		
FP	FIRE PROTECTION			129	878,500	96.46	5,857		
LP	ELECTRICAL LIGHT AND POWER			19,579	2,936,900	322.49	19,579		
TS	TRANSPORTATION SYSTEMS			450,000	1,350,000	148.24	9,000		
	SUBTOTAL - Residential				37,339,486	4,100	248,930		
	TOTAL - RESIDENTIAL TOWER	GBA	9,107		37,339,486	4,100	248,930		

FEASIBILITY COST ESTIMATE

PROJECT NAME	135 Badgers Creek Road, E	REVISION	1.0	as at	08-Oct-24
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Site Reference	Building A-1	Building Reference	Mix Use - Hotel & Retail
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CP	BASEMENT CARPARK	
A	Site Preparation	
	sub total	
B	Structure	
	sub total	
C	External Walls	
	sub total	
D	Fitout	
	sub total	
F	Services	
	sub total	
	SUBTOTAL - Carpark	
	TOTAL - BASEMENT CARPARK	GBA 2,280

	518,700
	1,705,600
	545,918
	511,140
	649,800
	3,931,158
	3,931,158

227.50	3,458
748.07	11,371
239.44	3,639
224.18	3,408
285.00	4,332
1,724	26,208
1,724	26,208

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	TOTAL - excl GST				\$ 50,548,990	\$ 5,551	336,993	
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FEASIBILITY COST ESTIMATE

PROJECT NAME	135 Badgerys Creek Road, E REVISION 1.0	as at	08-Oct-24
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Site Reference	Site Wide	Building Reference	All
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CONSTRUCTION COST ESTIMATE

MEASUREMENT CALCULATION			
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REF	ELEMENTS	UNIT	RATE	QTY	AMOUNT	\$/GBA	\$/Apt	NOTES
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AW	ANCILLARY WORKS							
A	Site Preparation							
A.1	Site Clearance	m3	15	13,356	200,336			
					200,336			
AM	COMMUNAL AMENTIES							
ANC.1	Communal Building - Shell & Fitout	m2	4,050	400	1,620,000			PROVISIONAL
ANC.2	Pool	Item	850,000	2	1,700,000			incl. change rooms
				402	3,320,000			
B	Road Works							
B.1	Innovation South							
B.1.1	Road with kerbs and gutter	m2	300	4,500				
B.1.2	Traffic Lights	Item	150,000	3				
B.1.3	Utilities	m	1,500	300				power / comm / water / sewer
B.1.4	Footpath	m2	400	900				
B.1.5	Greenstrip	m2	250	300				
B.1.6	Lightpole	No	8,000	20				excl smart pole
B.1.7	Sigange	Item	50,000	1				
					EXCLUDED			
B.2	Proposed New Street							
B.2.1	Road with kerbs and gutter	No	750	525	393,750			paved road
B.2.2	Traffic Lights	No	150,000	1	150,000			
B.2.3	Utilities	m2	1,000	-	-			
B.2.4	Footpath	m	600	225	135,000			
B.2.6	Greenstrip	m2	500	75	37,500			
B.2.5	Lightpole	m2	8,000	10	80,000			
B.1.7	Sigange	Item	10,000	1	10,000			
					806,250			
VPA	COUNCIL FACILITIES							
VPA.1	Public Park	m2	100	6,880	EXCLUDED			
VPA.2	Library / Council Building	m2	4,050	300	EXCLUDED			
					EXCLUDED			
EW.4	Public Art	%	0.5%	#####	3,000,000			
					3,000,000			
	SUBTOTAL - Ancillary				7,326,586			
	TOTAL - ANCILLARY				7,326,586			

TOTAL - excl GST				\$ 7,326,586			
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