

5 April 2012

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Facsimile: (02) 8920 3472**Attention: Steven Turner**[cb&a@bylettassociates.com.au](mailto:cb&a@bylettassociates.com.au)

Dear Sir

**Project: Wollongong Central – West Keira Development, 71 Market Street, Wollongong  
Section 75W Levy Cost Estimates**

We confirm the following Cost Estimates for the development of 71 Market Street in Wollongong in relation to determine the fees payable for Section 75W.

**1 Section 75W Application**

We confirm that the estimate below is the capital investment value of the development or project and includes for 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.

- (i) 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 Act or a planning agreement under that Division,
- (ii) costs relating to any part of the development or project that is the subject of a separate development consent or project approval,
- (iii) land costs (including any costs of marketing and selling land),
- (iv) GST (within the meaning of [A New Tax System \(Goods and Services Tax\) Act 1999](#) of the Commonwealth).

**a) Budget Estimate Cost for Stage A**

West Keira	\$ 125,757,641	
Design & Management Fees	\$ 14,771,731	
Total West Keira Costs	\$ 140,529,372	<b>\$140,529,372</b>
71 Market Street	\$ 1,562,375	
Design & Management Fees	\$ 415,117	
Total 71 Market Street Costs	\$ 1,977,492	<b>\$1,977,492</b>

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**b) Budget Estimate Costs for Stage B**

Crown Central	\$ 39,088,528	
Consultants Fees	\$ 4,591,413	
Budget Estimate Costs for Stage B	\$ 43,679,941	<b>\$ 43,679,941</b>
<b>Budget Estimate Costs Total Stage A and B</b>		<b>\$ 186,186,805</b>

## 2 Basis of Budget Estimate Costs – 71 Market Street

The Budget Estimate is based on areas and quantities derived from DA drawings and utilises market rates benchmarked against the West Keira Development Project. The estimate is intended as a guide to the potential project cost of the work as this project may be subject to design changes and the timing of the works has not yet been confirmed.

The Budget Estimate includes allowances for cost increases from the date of this report to completion of the works.

The Cost Estimate has been based on preliminary advice utilising the following drawings;

Drawings prepared by Rice Daubney

DA-A001	Coversheet	
DA-A005	Overall Floor Plans Site Analysis Plan	
DA-A100C	Overall Floor Plans Level B1	Basement Carpark
DA-A101C	Overall Floor Plans Level 1	Lower Ground Retail
DA-A102C	Overall Floor Plans Level 2	Ground Floor Retail
DA-A103C	Overall Floor Plans Level 3	Crown Central First Floor Retail
DA-A103aC	Overall Floor Plans Level 3a	Crown Central Mezzanine
DA-A104C	Overall Floor Plans Level 4	Retail and Carpark Level
DA-A105C	Overall Floor Plans Level 5	Carpark Level
DA-A106C	Overall Floor Plans Level 6	Carpark Level
DA-A107C	Overall Floor Plans Level 7	Carpark and Cinema Level
DA-A108C	Overall Floor Plans Level 8	Plant Level
DA-A109C	Overall Floor Plans Level 9	Plant Level
DA-A210C	Elevation Crown Street Mall	
DA-A211C	Elevation Crown Lane (West Keira)	
DA-A211C	Elevation Keira Street (West Keira)	
DA-A211C	Elevation Keira Street (Crown Central)	
DA-A216C	Elevation Keira Street Bridge	
DA-A217C	Market St. Elevation	
DA-A219C	Façade Details Keira Street (West Keira)	
DA-A301C	Overall Sections Sheet 1	
DA-A302C	Overall Sections Sheet 2	
DA-A304C	Sections and Details Through Tunnel	
DA-A501	Market Street Entrance – North West View	
DA-A502	Market Street Entrance – South East View	

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Should you require any further information or clarification with regard to the cost estimate of this project, then please do not hesitate to contact the undersigned.

Yours sincerely

A handwritten signature in black ink that reads "Barry Byrne." The signature is written in a cursive, flowing style.

**Barry Byrne**  
Senior Quantity Surveyor