



5 October 2021

Mr Bernardo Reiter
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634-652 HIGH STREET AND 87-91 UNION ROAD, PENRITH – DA ESTIMATE

Dear Sir

As requested, please refer to the DA Summary of Estimated Construction Cost for the above project in the amount of \$150,131,300 inclusive of GST at current prices.

The estimated cost has been based on the documents listed in the Schedule of Information Used and Exclusions.

The above estimate is based on DA level design information made available to us at this point and therefore we have made a number of assumptions in relation to the project requirements.

Should you require any further information or wish to discuss any aspect of the attached, please do not hesitate to contact us.

Yours faithfully

IAN MENZIES
National Director

WT

WT REF: 183967 - High St Penrith - DA Report

CONTACT

DETAIL	DESCRIPTION
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0	05.10.2021	FINAL

1 SUMMARY OF ESTIMATED CONSTRUCTION COSTS

HIGH STREET, PENRITH DA ESTIMATE	\$
Demolition & Site preparation	\$158,000
Basement	\$11,658,000
Deck Car Park	\$4,797,000
Retail	\$2,109,000
Residential Tower	\$87,055,000
External works	\$1,870,000
Subtotal	\$107,647,000
Preliminaries, overhead and margin	\$22,337,000
TOTAL CONSTRUCTION COST	\$129,984,000
Professional Fees	\$6,499,000
TOTAL DEVELOPMENT COST (EXCL GST)	\$136,483,000
GST	\$13,648,300
TOTAL DEVELOPMENT COST (INCL GST)	\$150,131,300

2 SCHEDULE OF INFORMATION USED

SJB Architectural Drawings

- (211004) - Sheet - AR-1-0001 - COVER PAGE & CONTENTS PAGE.pdf
- (211004) - Sheet - AR-1-0100 - SITE LOCATION PLAN.pdf
- (211004) - Sheet - AR-1-0101 - EXISTING SITE PLAN.pdf
- (211004) - Sheet - AR-1-0102 - STAGING PLAN - NEW BOUNDARY.pdf
- (211004) - Sheet - AR-1-0102A - STAGING PLAN - CONSTRUCTION STAGING DIAGRAM - PLAN.pdf
- (211004) - Sheet - AR-1-0102B - STAGING PLAN - CONSTRUCTION STAGING DIAGRAM - SECTION.pdf
- (211004) - Sheet - AR-1-0103 - SITE ANALYSIS.pdf
- (211004) - Sheet - AR-1-0104 - CONTEXT ELEVATION - UNION ROAD.pdf
- (211004) - Sheet - AR-1-0105 - CONTEXT ELEVATION - HIGH STREET.pdf
- (211004) - Sheet - AR-1-0106 - POTENTIAL FUTURE DEVELOPMENT.pdf
- (211004) - Sheet - AR-1-1007 - GA FLOOR PLAN - BASEMENT 03.pdf
- (211004) - Sheet - AR-1-1008 - GA FLOOR PLAN - BASEMENT 02.pdf
- (211004) - Sheet - AR-1-1009 - GA FLOOR PLAN - BASEMENT 01.pdf
- (211004) - Sheet - AR-1-1010 - GA FLOOR PLAN - GROUND FLOOR.pdf
- (211004) - Sheet - AR-1-1011 - GA FLOOR PLAN - LEVEL 01.pdf
- (211004) - Sheet - AR-1-1012 - GA FLOOR PLAN - LEVEL 02.pdf
- (211004) - Sheet - AR-1-1014 - GA FLOOR PLAN - LEVEL 03.pdf
- (211004) - Sheet - AR-1-1015 - GA FLOOR PLAN - LEVEL 04.pdf
- (211004) - Sheet - AR-1-1016 - GA FLOOR PLAN - LEVEL 05.pdf
- (211004) - Sheet - AR-1-1018 - GA FLOOR PLAN - LEVEL 06-07.pdf
- (211004) - Sheet - AR-1-1019 - GA FLOOR PLAN - LEVEL 08.pdf
- (211004) - Sheet - AR-1-1020 - GA FLOOR PLAN - LEVEL 09 - 10.pdf
- (211004) - Sheet - AR-1-1022 - GA FLOOR PLAN - LEVEL 11.pdf
- (211004) - Sheet - AR-1-1023 - GA FLOOR PLAN - LEVEL 12.pdf
- (211004) - Sheet - AR-1-1024 - GA FLOOR PLAN - LEVEL 13.pdf
- (211004) - Sheet - AR-1-1025 - GA FLOOR PLAN - LEVEL 14.pdf
- (211004) - Sheet - AR-1-1026 - GA FLOOR PLAN - LEVEL 15 - 28.pdf
- (211004) - Sheet - AR-1-1027 - GA FLOOR PLAN - LEVEL 29.pdf
- (211004) - Sheet - AR-1-1028 - GA FLOOR PLAN - LEVEL 30.pdf
- (211004) - Sheet - AR-1-1029 - GA FLOOR PLAN - LEVEL 31.pdf
- (211004) - Sheet - AR-1-1030 - GA FLOOR PLAN - LEVEL 32.pdf
- (211004) - Sheet - AR-1-1032 - GA FLOOR PLAN - LEVEL 33.pdf
- (211004) - Sheet - AR-1-1033 - GA FLOOR PLAN - LEVEL 34.pdf

(211004) - Sheet - AR-1-1034 - GA FLOOR PLAN - LEVEL 35.pdf
 (211004) - Sheet - AR-1-1038 - GA FLOOR PLAN - ROOF.pdf
 (211004) - Sheet - AR-1-1101 - LIVEABLE UNITS.pdf
 (211004) - Sheet - AR-1-1102 - ADAPTABLE UNITS - BUILDING 01.pdf
 (211004) - Sheet - AR-1-1103 - ADAPTABLE UNITS - BUILDING 02.pdf
 (211004) - Sheet - AR-1-5000 - NORTH & SOUTH ELEVATION.pdf
 (211004) - Sheet - AR-1-5001 - EAST ELEVATION.pdf
 (211004) - Sheet - AR-1-5002 - WEST ELEVATION.pdf
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 (211004) - Sheet - AR-1-5010 - SITE LINK ELEVATIONS.pdf
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 (211004) - Sheet - AR-1-5201 - PODIUM FACADE DETAILS.pdf
 (211004) - Sheet - AR-1-5202 - BUILDING 02 - FACADE DETAILS.pdf
 (211004) - Sheet - AR-1-5203 - EXTERNAL FINISHES BOARD.pdf
 (211004) - Sheet - AR-1-8010 - GFA CALCULATIONS - SHEET 01.pdf
 (211004) - Sheet - AR-1-8011 - GFA CALCULATIONS - SHEET 02.pdf
 (211004) - Sheet - AR-1-8012 - GFA CALCULATIONS - SHEET 03.pdf
 (211004) - Sheet - AR-1-8030 - COMMUNAL OPEN SPACE AREA.pdf
 (211004) - Sheet - AR-1-8031 - DEEP SOIL AREA.pdf
 (211004) - Sheet - AR-1-8040 - CROSS VENTILATION ANALYSIS - UP TO LEVEL 08.pdf
 (211004) - Sheet - AR-1-8050 - SOLAR ANALYSIS - SHEET 01.pdf
 (211004) - Sheet - AR-1-8051 - SOLAR ANALYSIS - SHEET 02.pdf
 (211004) - Sheet - AR-1-8052 - SOLAR VIEWS - SHEET 01.pdf
 (211004) - Sheet - AR-1-8053 - SOLAR VIEWS - SHEET 02.pdf
 (211004) - Sheet - AR-1-8060 - SHADOW ANALYSIS - 21 JUNE - 9am & 10am.pdf
 (211004) - Sheet - AR-1-8062 - SHADOW ANALYSIS - 21 JUNE - 11am & 12pm.pdf
 (211004) - Sheet - AR-1-8064 - SHADOW ANALYSIS - 21 JUNE - 1pm & 2pm.pdf
 (211004) - Sheet - AR-1-8066 - SHADOW ANALYSIS - 21 JUNE - 3pm.pdf
 (211004) - Sheet - AR-1-9000 - ARTIST IMPRESSION - SHEET 01.pdf
 (211004) - Sheet - AR-1-9001 - ARTIST IMPRESSION - SHEET 02.pdf
 (211004) - Sheet - AR-1-9002 - ARTIST IMPRESSION - SHEET 03.pdf
 (211004) - Sheet - AR-1-9003 - ARTIST IMPRESSION - SHEET 04.pdf
 (211004) - Sheet - AR-1-9004 - ARTIST IMPRESSION - SHEET 01.pdf
 (211004) - Sheet - AR-1-9005 - ARTIST IMPRESSION - SHEET 06.pdf
 (211004) - Sheet - AR-1-9030 - ADG COMPLIANCE PLAN - BLDG 1 TYPICAL PLAN.pdf
 (211004) - Sheet - AR-1-9031 - ADG COMPLIANCE PLAN - BLDG 2 TYPICAL PLAN.pdf

3 SCHEDULE OF EXCLUSIONS

The Scope of our Services included in this proposal is as follows:

- Land costs (including any costs of marketing and selling land)
- Land and agent's fees
- Finance costs
- Special fees and payments (section 94)
- Sales, leasing and marketing fees
- Fitout of retail and Food and Beverage (cold shell allowed)
- FF&E
- Public Art