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12 February 2015

Woolworths Ltd
1 Woolworths Way,
Bella Vista, NSW 2153

Attention: Marc Lucas

Dear Sir,

**WOOLWORTHS SUPERMARKET, WATTLE PONDS, NSW (SINGLETON)
QUANTITY SURVEYOR'S CERTIFICATE OF COST**

As requested we have prepared this Quantity Surveyor's Certificate of Cost to verify the Capital Investment Value of the project in accordance with the definition contained in the State Environment Planning Policy (Major Development) 2005.

Under this policy the Capital Investment Value has the same meaning as in the Environmental Planning Assessment Regulation 2000 which was amended on 7 May 2010 to the following;

Capital Investment Value of a development or project includes 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:

(a) amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6A or Part 4 of the Environmental Planning and Assessment Act or a planning agreement under that division

(b) costs relating to any part of the development or project that is the subject of a separate development consent or project approval

(c) land costs (including any costs of marketing and selling land)

(d) GST (within the meaning of A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth)



ISO 9001
FS 548756

Based on this definition, we advise that our estimate of Capital Investment Value for this project is \$12,818,000 excluding GST and is summarised below;

Building Works	\$7,486,990
External Works incl Site Preparation	\$4,677,872
Design Fees	\$608,249
Long Service Leave Levy (0.35%)	<u>\$44,889</u>
TOTAL (Excl GST)	\$12,818,000

We note our estimate excludes allowances for the following items based on advice provided by the NSW Department of Planning and Woolworths Ltd;

- Development Application and Construction Certificate fees
- Authority fees
- Escalation for potential cost increases beyond February 2015
- Finance costs

We confirm our estimate is based on the following information;

- Architectural drawing package prepared by Rothe Lowman:
 - o TP0.01(P1) and TP1.01 (P1)

We trust the above is self explanatory however, if you have any queries please do not hesitate to contact us.

Yours faithfully,



Stephen Mee

Director

Rider Levett Bucknall

stephen.mee@au.rlb.com

Singleton Woolworths

DA Stage Estimate (CIV) - Feb 2015

Location Summary

GFA: GFA
Rates Current At February 2015

Location	GFA m ²	Cost/m ²	Total Cost
A SITE PREPARATION			
A1 Demolition			63,250
A2 Site Works / Earthworks			704,720
A3 Site Decontamination / Remediation			Excl.
A - SITE PREPARATION			\$767,970
B WOOLWORTHS BUILDING			
B1 Trading Floor	2,851	1,395	3,977,145
B2 Extra Over for Airlock			16,400
B3 Liquor Store (Within Store)	152	1,395	212,040
B4 Back of House	684	1,395	954,180
B5 Covered Loading Dock	304	950	288,800
B6 Admin	266	1,395	371,070
B7 Mezzanine Plant	206	1,395	287,370
B8 Condensor Platform			Incl.
B9 Covered Way / Awnings	493	495	244,035
B10 Retail Tenancies	479	1,250	598,750
B11 Amenities	42	1,600	67,200
B12 Extra Over for Entry Statement Features - Allowance			150,000
B13 Extra Over for Facade Features - Allowance			200,000
B14 Dock Leveller (1No.)			Incl.
B15 Passenger Lift (Nil)			Excl.
B16 Goods Lift (Nil)			Excl.
B17 Travelators (Nil)			Excl.
B18 Site Signage			120,000
B - WOOLWORTHS BUILDING	5,477	\$1,367	\$7,486,990
C SITE WORKS AND INFRASTRUCTURE			
C1 Retaining Walls and Fences			391,460
C2 On Grade Car Parking incl Staff Parking and Loading Docs - 234 Spaces (Excl Stormwater)			2,094,461
C3 Work to Bridgman Road			259,785
C4 Work to Pioneer Road			301,530
C5 Entry Paved Area / Footpaths			57,500
C6 Landscaping and Irrigation			201,417
C7 Electrical Substation and Connection			184,000
C8 Stormwater Drainage and Connection			322,000
C9 Sewer, Water and Gas Connection			69,000
C10 Sprinkler Water Storage Tank			Excl.
C11 Communications Connection			5,750

Singleton Woolworths

DA Stage Estimate (CIV) - Feb 2015

Location Summary

 GFA: GFA
 Rates Current At February 2015

Location	GFA m ²	Cost/m ²	Total Cost
C12 Fire Main Connection and External Fire Services			23,000
C - SITE WORKS AND INFRASTRUCTURE			\$3,909,902
ESTIMATED NET COST	5,477	\$2,221	\$12,164,862
MARGINS & ADJUSTMENTS			
Design Consultant Fees	5.0 %		\$608,249
Long Service Levy	0.4 %		\$44,889
Goods and Services Tax (GST)			Excl.
ESTIMATED TOTAL COST	5,477	\$2,340	\$12,818,000