



4 June 2021

Silver Pond Investments Pty, ATF Silver Pod Unit Trust C/O, PDS Group Pty Ltd
1/63 York St,
Sydney QNSW 2000

Email: jeff.curnow@pdsgroup.com.au

Dear Sir,

TOP SPRING, ST LEONARDS SOUTH.
DA COST REPORT.

Please find enclosed the DA Cost Report for the above project in the amount of \$161,010,000 inclusive of GST at current prices.

The estimated cost has been based on the documents listed in the attached Schedule of Information Used and has been calculated in accordance with Clause 25J of the EPA Reg 2000.

The above estimate is based on conceptual design information, listed in the report, made available to WT 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

BRENDAN BROWNE
Associate

WT

WT REF: 210525 - Top Spring, St Leonards South - DA COST REPORT





ST LEONARDS SOUTH

DA - COST REPORT

4th June 2021

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APPENDICES

APPENDIX A	WT DA ESTIMATE
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CONTACT

DETAIL	DESCRIPTION
Name of Company/Trading Name	WT Australia Pty Ltd
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Name of Representative	Brendan Browne
Position	Associate
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DOCUMENT STATUS	NAME	DATE
PREPARED BY	SEAN DALTON	04.06.2021
REVIEWED BY	BRENDAN BROWNE	04.06.2021
E-SIGNATURE APPROVED	BRENDAN BROWNE	04.06.2021

REVISION NO.	REVISION DATE	DRAFT.FINAL
Revision No.0	04.06.2021	Final

1 SUMMARY OF ESTIMATED DEVELOPMENT COSTS

	TOTAL \$
TRADE COST	117,585,036
PRELIMINIARIES	\$16,461,905
PROFIT	\$5,361,878
CONSTRUCTION COSTS - SUBTOTAL	139,408,819
PROFESSIONAL FEES	6,963,908
TOTAL	146,372,727
GST	14,637,273
TOTAL	\$161,010,000

2 INFORMATION USED

BATES SMART - ARCHITECTS

DA.02.001_Rev6_Level 01
 DA.02.002_Rev6_Level 02
 DA.02.003_Rev6_Level 03
 DA.02.004_Rev6_Level 04
 DA.02.005_Rev6_Level 05
 DA.02.006_Rev6_Level 06
 DA.02.007_Rev6_Level 07
 DA.02.008_Rev6_Level 08
 DA.02.009_Rev6_Level 09
 DA.02.010_Rev6_Level 10
 DA.02.011_Rev6_Level 11
 DA.02.012_Rev6_Level 12
 DA.02.013_Rev6_Level 13
 DA.02.014_Rev6_Level 14
 DA.02.015_Rev6_Level 15
 DA.02.016_Rev5_Level 16
 DA.02.017_Rev6_Roof Plan
 DA.09.101_Rev3_Canberra Ave & Holdsworth Ave
 DA.09.102_Rev3_River Road & North
 DA.09.103_Rev3_Pedestrian Link North & South
 DA.09.104_Rev3_Green Spine East & Green Spine West
 DA.09.105_Rev2_9m Building Sep Elevations
 S12199_St Leonards_Area Schedule [20]_210519

GEOTECH REPORT

201111_Golder_Stage 1 Geotechnical Report

LANDSCAPING

18-542_Top Spring_Design Review_210512

3 SCHEDULE OF AREAS

BUILDING	FECA	UCA	GFA
Building 9	7,339	954	8,293
Building 10	5,051	591	5,642
Building 11	11,006	1,341	12,348
Building 7	4,956	598	5,555
Building 8	7,951	1,063	9,014
TOTAL	36,304	4,548	40,852

Note: GFA is in accordance with AIQS Definition of GFA.

BUILDING	NO. OF DWELLINGS
Building 9	66
Building 10	46
Building 11	100
Building 7	45
Building 8	72
TOTAL	329

4 SCHEDULE OF EXCLUSIONS

- a) Land costs (including any costs of marketing and selling land);
- b) Land and agent's fees;
- c) Finance costs;
- d) Council, Statutory Fees, Special fees and payments (section 94);
- e) Sales, leasing and marketing fees;
- f) Client DM fees;
- g) FF&E.

The logo consists of the letters 'WT' in a blue, stylized, sans-serif font. The 'W' is formed by two 'V' shapes joined at the top, and the 'T' is a simple vertical bar with a horizontal top bar. The logo is centered within a solid yellow square.

WT

APPENDIX A

WT DA ESTIMATE

WT ESTIMATE

DA ESTIMATE



Estimate Summary

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	St. Leonards				
1/Q	Demo & Site Prep	12,656	m2	51	648,067
1/R	Basement	14,401	m2	1,148	16,538,400
1/S	Building 9	8,293	m2	2,327	19,301,898
1/T	Building 10	5,642	m2	2,313	13,048,568
1/U	Building 11	12,348	m2	2,196	27,119,325
1/V	Building 7	5,555	m2	2,288	12,709,173
1/W	Building 8	9,014	m2	2,288	20,622,950
1/X	Landscaping	7,690	m2	648	4,982,155
1/Y	Infrastructure	1	item	2,280,000	2,280,000
1/Z	External to boundary	1	item	334,500	334,500
	Sub-Total				117,585,036
1/AA	Prelims	14	%		16,461,905
1/AB	Margin	4	%		5,361,878
	Sub-Total				139,408,819
1/AC	Prof Fees	5	%		6,963,908
	Sub-Total				146,372,727
1/AD	GST	10	%		14,637,273
	Sub-Total				161,010,000
Total Cost					161,010,000

