



NEWTON, FISHER & ASSOCIATES PTY. LTD.
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Sydney NSW 2000

Attention: Mr. Jeff Atkinson (Development Manager)

1 November, 2016

**89A & 89B O'CONNELL LANE, CADDENS, STAGE 2-4
Development Application**

For the purpose of satisfying the requirements of the Development Application to Penrith Council, we have pleasure in confirming our opinion of the cost of development for Stage 2-4 civil/subdivision works for the above project.

The estimated cost of development of Stage 2-4 on the project is **\$14,691,895 excluding GST** and we attach a cost summary in support of the estimate.

We have based our assessment on Drawing 110358/DA202/1 prepared by J. Wyndham Prince on 19 October 2016.

We trust the foregoing is sufficient for the purpose of Penrith Council but please do not hesitate to contact us should you have any queries regarding the above.

Yours sincerely

Paul Ludlow; BSc, MRICS, FAIQS
Newton Fisher & Associates Pty Limited.



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O'Connell Lane

Caddens

Cost of Development, Stage 2-4

Code Ref.	Elemental Summary	Element %	Cost/m2	Element Total
PC	Pre-Construction Costs	1.19	1	174,735
DF	Design Consultants	4.21	4	618,240
PR	Civils Works - Site Establishment	0.88	1	130,000
XP	Civils Works - Earthworks	16.70	14	2,453,303
XR	Civils Works - Roads	23.76	20	3,491,020
XK	Civils Works - Stormwater	11.99	10	1,761,857
XD	Civils Works - Sewer	7.71	6	1,132,935
XW	Civils Works - Water	6.62	6	972,800
XG	Civils Works - Gas	1.74	1	256,000
XE	Civils Works - Electrical	12.37	10	1,817,280
XC	Civils Works - Telstra	2.61	2	384,000
XX	Siteworks - Vegetation Removal	1.79	2	262,320
XN	Siteworks - Fencing	0.45	0	66,550
XL	Siteworks - Landscaping	7.97	7	1,170,855
Total - Excluding GST		100.00	\$ 84	\$ 14,691,895

GFA: 174,735 M2
Lots: 256 no **Cost/Lot** \$ 57,390