

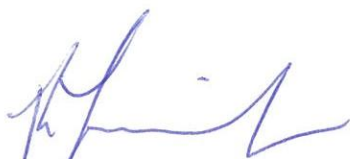
WESTFIELD DESIGN & CONSTRUCTION

COST ASSESSMENT FOR DEVELOPMENT AS AT 22 NOVEMBER 2012

PROPOSED DEVELOPMENT ADDRESS: Westfield Shopping Centre Parramatta

Gross floor area (commercial)	35,000 sqm	
Gross floor area (retail)	30,836 sqm	
Gross floor area (parking)	44,779 sqm	
Total gross floor area	110,615 sqm	
Total site area	61,080 sqm	
Construction (commercial)	\$5,857	total construction cost/sqm of commercial area
Construction (retail)	\$4,540	total construction cost/sqm of retail area
Construction (carpark)	\$1,340	total construction cost/sqm of carpark area per space
Professional fee	\$10%	of construction cost
Demolition & site	\$ NA	total construction cost/sqm of site area
Preparation & excavation	\$ NA	total construction cost/sqm of site area
GST	Excluded	
Total commercial cost	\$205,000,000	
Total retail cost	\$140,000,000	
Total carpark cost	\$60,000,000	
Total construction cost	\$405,000,000	

- We have reviewed the plans in accordance with the attached schedule.
- We have calculated the development costs in accordance with Section 25J of the Environmental Planning & Assessment Regulation (2000) at current prices.
- All costs exclude GST
- Gross Floor Areas have been measured in accordance with the Method of Measurement of the Building Areas in the AIQS Australian Cost Management Manuals.

Prepared by:	Westfield Design and Construction
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Qualification:	B App Sc. AAIQS
Reg. no.:	1727
Signature:	
Date:	21.11.12.

List of drawings

Existing Plans

Drawing No	Level	Scale
DA-01-1011	Existing Level 1 Floor Plan	1:1000@A2
DA-01-1012	Existing Level 2 Floor Plan	1:1000@A2
DA-01-1013	Existing Level 3 Floor Plan	1:1000@A2
DA-01-1014	Existing Level 3M Floor Plan	1:1000@A2
DA-01-1015	Existing Level 4 Floor Plan	1:1000@A2
DA-01-1016	Existing Level 4M Floor Plan	1:1000@A2
DA-01-1017	Existing Level 5 Floor Plan	1:1000@A2
DA-01-1018	Existing Level 5M1 Floor Plan	1:1000@A2
DA-01-1019	Existing Level 5M2 Floor Plan	1:1000@A2
DA-01-1020	Existing Level 6 Floor Plan	1:1000@A2
DA-01-1021	Existing Level 6M Floor Plan	1:1000@A2

Survey Plan

Drawing No		Scale
WEST-PARRA-F 1 OF 13	Survey plan details (F)- Page 1	1:400@A2
WEST-PARRA-F 2 OF 13	Survey plan details (F)- Page 1	1:400@A2
WEST-PARRA-F 3 OF 13	Survey plan details (F)- Page 1	1:400@A2
WEST-PARRA-F 4 OF 13	Survey plan details (F)- Page 1	1:400@A2
WEST-PARRA-F 5 OF 13	Survey plan details (F)- Page 1	1:400@A2
WEST-PARRA-F 6 OF 13	Survey plan details (F)- Page 1	1:400@A2
WEST-PARRA-F 7 OF 13	Survey plan details (F)- Page 1	1:400@A2
WEST-PARRA-F 8 OF 13	Survey plan details (F)- Page 1	1:400@A2
WEST-PARRA-F 9 OF 13	Survey plan details (F)- Page 1	1:400@A2
WEST-PARRA-F 10 OF 13	Survey plan details (F)- Page 1	1:400@A2

WEST-PARRA-F 11 OF 13	Survey plan -Campbell Street Elevation	1:1000@A2
WEST-PARRA-F 12 OF 13	Survey plan -Campbell Street/Church St Elev.	1:300@A2
WEST-PARRA-F 13 OF 13	Schedule of Trees	1:300@A2

Locality/ Context Plan

DA-01-2051	Site Locality / Context Plan	1:3000@A2
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Site Analysis Plan

Drawing No	Level	Scale
DA-01-2052	Vehicular Access and Public Transport	N/A
DA-01-2053	Level 6 - Opportunities	N/A
DA-01-2054	Proposed Retail & Commercial landmark corner	N/A
DA-01-2055	Level 6 - Opportunities - 3d	N/A
DA-01-2056	Level 6 - Opportunities - 3d	N/A
DA-01-2057	3d Diagram for proposed development	N/A
DA-01-2058	Site Photos 1	N/A
DA-01-2059	Site Photos 2	N/A
DA-01-2060	Site Photos 3	N/A

View Analysis Plan

DA-01-2065	View Analysis Plan 1	N/A
DA-01-2066	View Analysis Plan 2	N/A

DA-01-2067	View Analysis Plan 3	N/A
DA-01-2068	View Analysis Plan 4	N/A
DA-01-2069	View Analysis Plan 5	N/A
DA-01-2070	Envelope Plan	1:1000@A2

Proposed plans

Drawing No	Level	Scale
DA-01-5201	Proposed Level 1 Floor Plan	1:1000@A2
DA-01-5202	Proposed Level 2 Floor Plan	1:1000@A2
DA-01-5203	Proposed Level 3 Floor Plan	1:1000@A2
DA-01-5204	Proposed Level 3M Floor Plan	1:1000@A2
DA-01-5205	Proposed Level 4 Floor Plan	1:1000@A2
DA-01-5206	Proposed Level 4M Floor Plan	1:1000@A2
DA-01-5207	Proposed Level 5 Floor Plan	1:1000@A2
DA-01-5208	Proposed Level 5M1 Floor Plan	1:1000@A2
DA-01-5209	Proposed Level 5M2 Floor Plan	1:1000@A2
DA-01-5210	Proposed Level 6 Floor Plan	1:1000@A2
DA-01-5211	Proposed Level 6M Floor Plan	1:1000@A2
DA-01-5212	Proposed Level 7 Floor Plan	1:1000@A2
DA-01-5213	Proposed Level 7M Floor Plan	1:1000@A2
DA-01-5214	Proposed Level 8 Floor Plan	1:1000@A2
DA-01-5215	Proposed Roof Plan	1:1000@A2

DA-01-5220	Signage Strategy Plan	1:1000@A2
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DA-01-5230	Argyle Street Activation Concept	1:500@A2
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Demolition Plans

Drawing No	Level	Scale
DA-01-5251	Level 1 Floor Plan	1:1000@A2
DA-01-5252	Level 2 Floor Plan	1:1000@A2
DA-01-5253	Level 3 Floor Plan	1:1000@A2
DA-01-5254	Level 3M Floor Plan	1:1000@A2
DA-01-5255	Level 4 Floor Plan	1:1000@A2
DA-01-5256	Level 4M Floor Plan	1:1000@A2
DA-01-5257	Level 5 Floor Plan	1:1000@A2
DA-01-5258	Level 5M1 Floor Plan	1:1000@A2
DA-01-5259	Level 5M2 Floor Plan	1:1000@A2
DA-01-5260	Level 6 Floor Plan	1:1000@A2
DA-01-5261	Level 6M Floor Plan	1:1000@A2

Elevations

Drawing No	Location	Scale
DA-01-5301	South Elevation 1- Campbell Street	1:500@1100x420
DA-01-5302	North Elevation 2-Argyle Street	1:500@1100x420
DA-01-5303	East Elevation 3-Church Street	1:500@A2
DA-01-5304	West Elevation 4- O'Connell Street	1:500@A2
DA-01-5305	East Elevation 5- Marsden Street East	1:500@A2
DA-01-5306	East Elevation 6- Marsden Street West	1:500@A2

Sections

Drawing No	Location	Scale
DA-01-5401	Section A-A & B-B	1:500@1100x420
DA-01-5402	Section C-C & D-D	1:500@1100x420
DA-01-5403	Section C & D	1:250@A2
DA-01-5404	Section C & D	1:250@A2

Architectural 3d views

Drawing No	Location	Scale
DA-01-5501	Aerial Perspective 1 for the Proposal	N/A
DA-01-5502	Aerial Perspective 2 for the Proposal	N/A
DA-01-5503	Aerial Perspective 3 for the Proposal	N/A
DA-01-5504	View From Campbell Street Looking East	N/A
DA-01-5505	View From Campbell Street Looking West	N/A

GFA Plans

Drawing No	Level	Scale
DA-01-5281	GLA Level 1	1:1000@A2
DA-01-5282	GLA Level 2	1:1000@A2
DA-01-5283	GLA Level 3	1:1000@A2
DA-01-5284	GLA Level 3M	1:1000@A2
DA-01-5285	GLA Level 4	1:1000@A2
DA-01-5286	GLA Level 4M	1:1000@A2
DA-01-5287	GLA Level 5	1:1000@A2
DA-01-5288	GLA Level 5M1	1:1000@A2
DA-01-5289	GLA Level 5M2	1:1000@A2

DA-01-5290 GLA Level 6	1:1000@A2
DA-01-5291 GLA Level 6M	1:1000@A2
DA-01-5292 GLA Level 7	1:1000@A2
DA-01-5293 GLA Level 7M	1:1000@A2
DA-01-5294 GLA Level 8	1:1000@A2