



**Shell Cove  
Boat Harbour Precinct**

**Concept Plan Application  
and Environmental Assessment  
Appendix P - Estimate of Cost**

prepared by

LFA (Pacific) Pty Ltd

date

February 2010



9 November 2009

AUSTRALAND  
C/- LFA  
Suite 4, Edgecliff Court  
2 New Mclean Street  
EDGECLIFF NSW 2027

**ATTENTION: MR ALF LESTER**

Dear Sir,

**RE: SHELL COVE BOAT PRECINCT, NSW  
PART 3A APPLICATION – PROJECT APPLICATION  
ESTIMATE OF COST**

We have reviewed the design information included in the Part 3A Concept Plan Application received from LFA Architects:

Based on this design information and discussions with regards to the scope of works included within separate Applications and noted below, our opinion of the current Capital Investment Value as defined in Clause 245N of the Environmental Planning and Assessment Regulation 2000 is \$463,400,000.00 (excluding land costs and GST).

This estimated cost is made up as follows:

	\$
1. Site preparation works	3,200,000.00
2. Commercial & Retail Buildings (52,000m2) including associated car parking	110,400,000.00
3. Residential Lots (1,238 No)	284,800,000.00
4. Soft and Hard Landscaping	10,800,000.00
5. Infrastructure services	19,850,000.00
6. Design and Project Management fees	34,350,000.00
<b>TOTAL (EXCL LAND COSTS AND GST#1)</b>	<b>\$463,400,000.00</b>

#1 We have been advised the following are included within separate applications and are therefore specifically excluded from the above estimate:

- Construction of the Marina including retaining walls and surrounding boardwalk;
- Construction of Harbour Boulevard including associated infrastructure and services; and

**Quantity Surveyors  
and Construction  
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Australian Institute of Quantity Surveyors



9 NOVEMBER 2009

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- Connection to existing services supplies beyond the site boundary and any augmentation of amplification of existing services.

Should you require any further information, please do not hesitate to contact us.

Yours faithfully,  
**WT PARTNERSHIP**



**P.T.ELPHICK**