



14 May 2020

Department of Planning, Industry and Environment
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

ATTENTION: Chris Ritchie

RE: HORSLEY LOGISTICS PARK – CAPITAL INVESTMENT VALUE

To whom it may concern,

The estimated Capital Investment Value for the works relating to Horsley Logistics Park is **\$110,020,640**. The report has been prepared by Allen Dinham (BSc(QS)).

The project is estimated to create, 254 new construction jobs and 441 new operational jobs.

General Project Information

Development Application	Horsley Logistics Park
Applicants Name	ESR Australia Pty Ltd
Applicants Address	Level 29, Bond Street Sydney NSW 2000
Date	13 May 2020
Development Name	ESR Horsley Logistics Park
Development Address	6 Johnston Crescent, Horsley Park
Description of Works	Warehouse and Office Development

SYDNEY
SUITE 59, 26-32 PIRRAMA ROAD,
PYRMONT NSW 2009
T +61 2 9506 1400

MELBOURNE
SUITE 1, LEVEL 10, 360 COLL NS STREET,
MELBOURNE VIC 3000
T +61 3 9829 0200

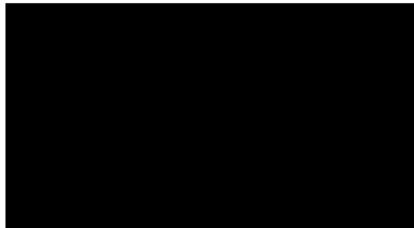
BRISBANE
28 FINCHLEY STREET,
MILTON QLD 4064
T +61 7 3720 3300

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Table 1 provides a breakdown of cost per warehouse and aggregate infrastructure and site works costs.

Lot	Warehouse	Area			Cost
		Aggregate GFA	Warehouse GFA (sqm)	Office GFA (sqm)	Aggregate Cost (\$)
201	A	44,605	43,488	1,117	\$52,554,263
202	A	16,680	15,880	800	\$13,439,771
202	B	16,680	15,880	800	\$13,439,772
203	A	19,530	18,730	800	\$13,767,608
204	A	8,263	7,863	400	\$7,860,582
204	B	8,734	8,334	400	\$8,308,644
Sub-total		114,492	110,175	4,317	\$109,370,640
Infrastructure					\$650,000
TOTAL					\$110,020,640

Yours sincerely,



Allen Dinham BSc(QS)

Estimator

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