



17 June 2021

Simon Gunasekara
Urbis
Level 8, 123 Pitt Street
Sydney NSW 2000

Dear Simon

**ATLASSIAN CENTRAL
8-10 LEE STREET, SYDNEY**

CAPITAL INVESTMENT VALUE (CIV) FOR SSDA SUBMISSION – RESPONSE TO SUBMISSION QUERY

We write having been advised of the following clarification from DPIE in relation to the abovementioned SSDA submission:

“Fit out and use of hostel

4. Clarify the extent of the approval sought for the YHA and whether the fit out and use of the hostel forms part of the application or if future separate applications would be made for detailed approval. If use and fit out forms part of this application provide details, including:

- *proposed hours of operation*
- *a draft plan of management*
- *details of kitchen extraction*
- ***a separate breakdown of the fit-out cost in the CIV.***

As requested, and in relation to the fourth point in bold type above we have identified the separate Fitout cost of the YHA hostel below:

Capital Investment Value (CIV)

Total YHA Component (as previously advised)	\$70,172,000
YHA Fitout Cost Only (included in the above)	\$26,164,270

Please note the above fitout cost includes the fitout elements noted below:

- Staircases
- Internal walls (excluding core walls)
- Internal doors
- Floor, wall and ceiling finishes
- Fitments
- Hydraulics
- Fire protection
- Mechanical services
- Electrical services

Excluded from these fitout costs are:

- Structure
- Façade:

- Vertical transport
- Design fees
- Head contractor preliminaries and margin

These costs are of course included in the total CIV provided previously

We trust the above is sufficient in response to the clarification however should you require any further information or wish to discuss any aspect of the above further please do not hesitate to contact us.

Yours faithfully



ANTONY GEORGE

Associate Director

WT

WT REF: 199904_Atlassian Central_SSDA CIV Response to Submission Letter_2021.06.17