

MBM325/01

30th June 2008

LANDCOM

Level 2, 330 Church St.

Parramatta NSW 2124

Attention: Nicole Woodrow

Project Application – Eastern Precinct Infrastructure and Bagdad Street Remediation

As requested we have reviewed the Capital Investment Value for the above mentioned project. This task has been undertaken in accordance with the Environmental Planning and Assessment Regulation 2000 – Reg 245N.

As summarised in attachment we believe that a budget for Infrastructure works, to the eastern precinct, in the amount of **\$16,650,000** (excl GST) (see *Annexure 1*) is adequate based on the preliminaries nature of the scope of works and services. This amount is inclusive of the Remediation Works to Bagdad Street.

The Capital Investment Value for the items as noted above, being; Infrastructure Works to Eastern Precinct inclusive of Remediation Works to Bagdad Street is **\$16,650,000** (excl. GST).

I trust that this is to your satisfaction. Please do not hesitate to contact me should you have any queries or require any further information.

Yours faithfully,

Milliken Berson Madden Pty Ltd



David Madden



Quality
Endorsed
Company

ISO 9001 Lic 20291

Standards Australia

Directors: Ian Berson, David Madden, Douglas Spork, Paul Lanes, David Pearson
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Annexure 1 – Budget for Infrastructure

Summary of Development Infrastructure costs

Eastern Precinct Infrastructure Work & Bagdad St. Remediation

Demolition of existing buildings	\$	1,368,000.00	
Bulk Earthworks	\$	3,658,429.64	
Extra over for contamination and remediation	\$	2,655,000.00	
Remediation Works to Bagdad Street	\$	75,000.00	
Works external to site	\$	400,000.00	
Road Infrastructure	\$	2,472,140.00	
Water, Sewer, Stormwater & Telecom within road allotment	\$	1,101,648.00	
Landscaping including portions of stormwater detention basins	\$	1,861,950.00	
Contributions, levies (incl Authorities charges) @2.5%	\$	339,804.19	
Professional fees @ 8.5%	\$	1,184,217.61	
Contingency @ 10%	\$	1,511,618.94	
SUB TOTAL INFRASTRUCTURE	\$	16,627,808.38	
TOTAL Area (127,587m2)	\$	130.33	/m2
SAY TOTAL IS:	\$	16,650,000.00	