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19th December 2008

Attention: Jacqui Smyth

Sydney Broadcast Property Pty Ltd
C/- McLachlan Lister Pty Ltd
Level 1, Hickson Rd
The Rocks NSW 2000

Dear Jacqui

Re: 61 Mobbs Rd, Epping

The following works have been documented to be undertaken as the Early Works Package, Childcare Facility & Communal Recreation Facilities which form part of the total proposed redevelopment works at 61 Mobbs Road, Epping.

- Demolition of existing site improvements;
- Construction of the final landform;
- Internal roads and external road works to support the development;
- Reticulation of services (sewer, water, stormwater drainage, electricity, gas and communications etc);
- Landscaping of the public domain;
- Child care facility; and
- Communal recreation facilities.

The above works have been estimated in the sum of \$34,512,000 excluding GST (Thirty four million five hundred and twelve thousand dollars). This preliminary cost estimate will be confirmed at the time of lodgment of the Project Application.

An amount of \$3,451,200 (Three million four hundred and fifty one thousand and two hundred dollars) will be consequently due in respect of GST.

The above cost excludes land costs, professional fees, contingencies and escalation.

Should you have any queries, please do not hesitate to contact me.

Yours sincerely

Alan Bailey
Associate Director

DGR 1 Letter 191208

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