

Statement of Environmental Effects,
Proposed Wollongong Hospital
Carpark

APPENDIX

B

CIV CALCULATIONS

15 April 2013

Health Infrastructure
c/- TSA Management Pty Ltd
Level 16, 207 Kent Street
Sydney NSW 2000

Attention: Ms Mei Soh

Dear Mei,

Wollongong Car Park Project – Capital Investment Value

As requested, we confirm the estimated Capital Investment Value for the Option W (Modified) scheme is approximately \$32,910,000. (Excluding GST). This estimate is based on our Schematic Design Cost Plan prepared on 8th April 2013.

The definition of Capital Investment Value as per the SEPP Amendment and the NSW Environmental Planning and Assessment Regulation 2000 is:

capital investment value of a development or project includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment, other than the following costs:

- (a) amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6A of Part 4 of the Act or a planning agreement under that Division,
- (b) costs relating to any part of the development or project that is the subject of a separate development consent or project approval,
- (c) land costs (including any costs of marketing and selling land),
- (d) GST (within the meaning of *A New Tax System (Goods and Services Tax) Act 1999* of the Commonwealth).

We trust that the above is self-explanatory, however should you require any further information please do not hesitate to contact the undersigned.

Yours sincerely



Kevin McIntyre
Regional Director, NSW
Sweett (Australia) Pty Ltd