

11 June 2020

The Secretary
NSW Department of Planning, Industry and Environment
320 Pitt Street
Sydney, NSW 2000

Attention: Mr Chris Ritchie

Via Email: chris.ritchie@planning.nsw.gov.au

Dear Chris,

Secretary's Environmental Assessment Requirements ('SEARS') – Capital Investment Value ('CIV')
200 Aldington Road, Kemps Creek (Lot 30, 31 & 32 DP258949 & Lot 20, 21, 22, 23 DP255560)
('Property')
Proposed Warehouse & Logistics Hub

We refer to the SEARS application in relation to the above Property and confirm the estimated Capital Investment Value ('CIV') of proposed Stage 1 works to form part of the State Significant Development Application is as follows:

Stage 1 Works	\$ (million)
Onsite Civil and Utilities	10.6
Base Building	39.7
Fitout	6.5
Fees and charges	4.5
CIV	61.3

The proposed Stage 1 development consists of a 50,000m² warehouse and associated infrastructure required to be constructed for the development to operate including road intersections, internal road construction and other associated on-site utilities. The Stage 1 development will relate to the same operation.

A quantity surveyors report will be provided with the State Significant Development Application as required.

Yours Sincerely,

Fife Capital Management Pty Ltd

Michael Wiseman

