

5 February 2020

Lewis McAulay, Willow Tree Planning

Dear Lewis,

NORTHSIDE PRIVATE HOSPITAL CAPITAL INVESTMENT VALUE

We can confirm that we are the appointed Quantity Surveyors for the development – Northside Private Hospital - and have completed an estimate to determine the intended capital investment value to deliver the scheme.

As the future tenancy will be subject to further application the fit out costs have been excluded in our calculation. As such, the value of the concept scheme works (Stage 1 & 2 and including for future expansion and IL4 improvements) is one hundred and seventy two million, two hundred and four thousand, seven hundred and three dollars AUD (\$172,204,703) excluding Goods and Services Tax (GST).

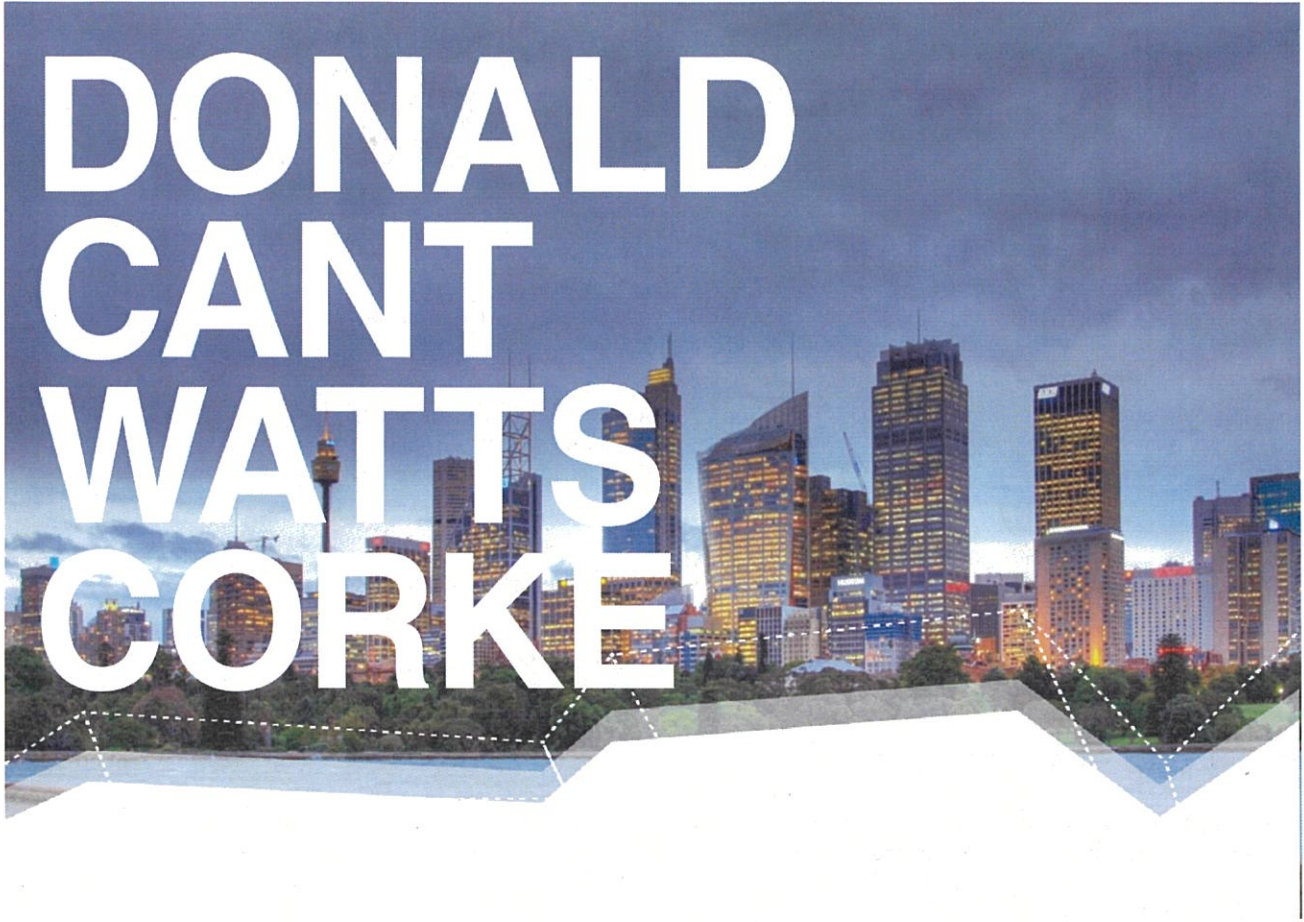
We can confirm this has been calculated in accordance with the Environmental Planning and Assessment Regulation 2000 (Clause 3) and the Department's Planning Circular PS 10-008.

The value of the works covered by the stage 1 application (Stage 1 only, excluding stage 2 and future expansion and IL4 improvements) is one hundred and sixty five million, five hundred and nineteen thousand and two hundred and sixty seven dollars AUD (\$165,519,267) excluding Goods and Services Tax (GST).

Trusting that the above is of assistance, however should you have any queries please do not hesitate to contact me.

Yours faithfully,
Donald Cant Watts Corke

Shayne Taylor (DCWC)
Director, AAIQS, MRICS
30 January 2020



DONALD CANT WATTS CORKE

REGISTERED QUANTITY SURVEYOR'S REPORT

Northside Private Hospital
GOSFORD

5 February 2020

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1 INTRODUCTION

As per the request from AA Crown Holdings, DCWC has prepared the attached Development Application Estimate and report as required by The Department of Planning, Industry and Environment

The purpose of this assessment is to determine the current construction cost value of the development for council purposes only and is not to be used for project budgeting, finance, insurance, sale, mortgage or any other purposes.

I certify that I have;

1. Inspected the plans subject of the application for development consent, complying development or construction certificate
2. Prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors (AIQS)
3. Included GST in the calculation of the developments costs
4. Measured Gross Floor Area (GFA) in accordance with the Method of Measurement Building Area in the AIQS Cost Management Manual Volume, Appendix A2.

2 DRAWINGS AND INFORMATION USED

GPH-A-P-1-DA_2
GPH-A-P-1-DA_STG2_2
GPH-A-P-2-DA_2
GPH-A-P-2-DA_STG2_2
GPH-A-P-3-DA_1
GPH-A-P-3-DA_STG2_1
GPH-A-P-4-DA_2
GPH-A-P-5-DA_2
GPH-A-P-6-DA_2
GPH-A-P-7-DA_2
GPH-A-P-8-DA_2
GPH-A-P-9-DA_2
GPH-A-P-10-DA_2
GPH-A-P-B1-DA_1
GPH-A-P-B1-DA_STG2_1
GPH-A-P-B2-DA_1
GPH-A-P-B2-DA_STG2_1
GPH-A-P-G-DA_1
GPH-A-P-G-DA_STG2_1
GPH-A-P-LG-DA_1
GPH-A-P-LG-DA_STG2_1
GPH-A-SE-1-DA_1
GPH-A-SE1-DA_STG2_1
GPH-A-SE-2-DA_1

Registered Quantity Surveyor's Detailed Cost Report

DA Number: _____ Date: 5 February 2020
 Complying Development Application No: _____
 Construction Certification Number: _____

Applicant's name: AA Crown Holdings, Development name: Northside Private
 Applicant's address: 44 O'Connell Street, Parramatta, New South Wales
 Development address: Hospital GOSFORD

DEVELOPMENT DETAILS

GFA – Health (m2):	21,160	GFA – Parking (m2):	21,592
GFA – Residential (m2):	0	GFA – Parking (m2) Stage 1:	21,592
GFA – Retail (m2):	1,606	GFA – Parking (m2) Stage 2:	0
Total development cost:	172,204,703	GFA – Other (m2):	11,811
Total development cost Stage 1:	165,519,267	Total GFA (m2):	77,761
Total development cost Stage 2:	6,685,435	Total GFA Stage 1(m2):	77,030
Total construction cost:	164,004,479	Total GFA Stage 2(m2):	731
Total construction cost Stage 1:	157,637,397	Total site area (m2):	13,658
Total construction cost Stage 2:	6,367,081	Total car parking spaces:	450
Total GST:	17,220,470		
Total GST Stage 1:	16,551,927		
Total GST Stage 2:	668,544		

Professional fees (\$) Stage 1:	7,881,870	Construction (Health) Stage 1:	
% of construction cost:	5%	Total construction cost:	58,943,471
% of development cost:	5%	\$/m ² of health area:	2,786
Professional fees (\$) Stage 2:	318,354	Construction (Health) Stage 2:	
% of construction cost:	2%	Total construction cost:	0
% of development cost:	0%	\$/m ² of health area:	0
Demolition and Site Preparation Stage 1:		Construction (Residential):	
Total construction cost:	614,802	Total construction cost:	0
\$/m ² of site area:	7.91	\$/m ² of residential area:	0
Demolition and Site Preparation Stage 2:		Fit out (Residential):	
Total construction cost:	24,832	Total construction cost:	0
\$/m ² of site area:	1.82	\$/m ² of residential area:	0
Excavation Stage 1:		Construction (Retail) Stage 1:	
Total construction cost:	2,266,802	Total construction cost:	2,135,394
\$/m ² of site area:	166	\$/m ² of retail area:	1,330
Excavation Stage 2:		Construction (Retail) Stage 2:	
Total construction cost:	91,558	Total construction cost:	1,783,969
\$/m ² of site area:	7	\$/m ² of retail area:	0
Fit out (Commercial):		Fit out (Retail):	
Total construction cost:	0	Total construction cost:	0
\$/m ² of commercial area:	0	\$/m ² of retail area:	0
		Parking Stage 1:	
		Total construction cost:	23,287,430
		\$/m ² of parking area:	1,079
		\$/space	51,750
		Parking Stage 2:	
		Total construction cost:	0
		\$/m ² of parking area:	0
		\$/space	0

I certify that I have:

- Inspected the plans the subject of the application for development consent or for a complying development certificate;
- Prepared and attach an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from
- Calculated the development costs in accordance with the definition of development costs in clause 25J of the Environmental
- Included GST in the calculation of development cost; and
- Measured Gross Floor Areas in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management

Signed:

Name: _____
 Position and qualifications: _____
 Date: _____

Shayne Taylor (DCWC)
 Director, AAIQS, MRICS
 5 February 2020

GOSFORD

Registered Quantity Surveyor's Report
10 September 2019

	Stage 1	Total	Stage 2
	\$	\$	\$
Demolition & Site Preparatory Works	614,802	639,635	24,832
Substructure	1,417,435	1,474,686	57,251
Columns	2,674,341	2,782,359	108,018
Upper Floors	17,956,290	18,681,556	725,267
Staircases	1,146,146	1,192,440	46,294
Roof	4,202,536	4,372,279	169,743
External Walls	24,069,069	25,041,235	972,166
Windows And External Doors	764,097	794,960	30,862
Internal Walls, Screens And Doors	16,428,095	17,091,637	663,542
Wall Finishes	-	-	0
Floor Finishes	-	-	0
Ceiling Finishes	-	-	0
Fitments	-	-	0
Hydraulic Services	14,135,802	14,706,757	570,955
Mechanical Services	24,833,167	25,836,195	1,003,028
Fire Protection Installation	8,405,072	8,744,558	339,487
Electrical Installation	18,338,338	19,079,036	740,698
Special Equipment	-	-	0
Lift Installation	4,192,154	4,361,478	169,324
External Services	4,056,923	4,220,785	163,862
External Works	1,387,197	1,443,227	56,030
SUBTOTAL	144,621,465	150,462,824	5,841,359
CONTRACTOR'S PRELIMINARIES & MARGIN	13,015,932	13,541,654	525,722
TOTAL ESTIMATED CONSTRUCTION COST - excl. GST	157,637,397	164,004,479	6,367,081
PROFESSIONAL FEES	7,881,870	8,200,224	318,354
TOTAL ESTIMATED DEVELOPMENT COST - excl GST	165,519,267	172,204,703	6,685,435
GOODS & SERVICES TAX	16,551,927	17,220,470	668,544
TOTAL ESTIMATED DEVELOPMENT COST - incl. GST	182,071,194	189,425,173	7,353,979