

Ref 18620s-CIV Rev3

18 June, 2019

Coffs Harbour City Council  
2 Castle Street  
Coffs Harbour NSW 2450

Via email ken.welham@chcc.nsw.gov.au

Attention Mr Ken Welham

Dear Ken,

## **The Cultural and Civic Space, Coffs Harbour - Estimate of Capital Investment Value**

We wish to advise of our current estimated Capital Investment Value (CIV) for the construction of the proposed development of The Cultural and Civic Space, Coffs Harbour to be \$76,519,404 excluding GST.

The above CIV figure includes State Significant Development (SSD) costs of \$39,591,974 excluding GST.

The definition of Capital Investment Value was amended on 7 May 2010 and is set out in NSW Department of Planning Circular No. PS10-008 dated 10 May 2010. The amended definition is included in Clause 3 of the Regulation, as follows:

**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 or Part 4 of the Environmental Planning and Assessment 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)

Please see below clarifications regarding the calculation of the state significant development (SSD) costs as a portion of the total Capital Investment Value (CIV) costs:

- The basement costs have been excluded from the SSD costs as their sole purpose is to serve the workplace
- 20% of the co-working / multiuse space has been allocated for SSD based on 341m<sup>2</sup> of the space being allocated for multiuse
- 75% of the plant costs have been allocated to the SSD costs based on the majority of plant being required regardless of the office space and co-working requirements.
- 100% of costs for back of house, café, gallery/museum, Library and external terraces have been allocated to SSD costs as these areas are public accessible areas.
- All additional allowances to public spaces have been allocated to SSD at 100%.

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- All site preparation / external works and services costs have been allocated to SSD as they are deemed to be required regardless of the number of levels to be built on the site.
- Consultant fees, FFE and AV/IT have been allocated at 75% for the nominated SSD areas mentioned above.

## **Jobs Creation**

An economic analysis shows that a total of 555 construction jobs will be created from the development over a four year period, and there will be 31 on-going jobs created.

Please do not hesitate to contact me if you have any questions.

Yours faithfully,

**Slattery Australia Pty Ltd**



**Declan Regan**

Senior Quantity Surveyor  
dr.lm



## Appendix A – SSD Split of Total Capital Investment Value (CIV) Costs

All Welcome - Coffs Harbour Cultural and Civic Space

Gordon Street

Cost Plan No: 5 SSD Costs

18 June, 2019

Functional Area	Scope	Area (m2)	Rate (\$/m2)	SSD Total (\$)	Non SSD Total (\$)	% Allocated to SSD
Carpark	Cold Shell	3,179	2,398		7,624,000	0%
BOH	Cold Shell	126	4,397	554,000		100%
Café	Warm Shell	155	6,703	1,039,000		100%
Co-Working MutilUse	Full Fit Out	1,670	4,352	1,484,065	5,783,935	20%
Gallery/Museum	Full Fit Out	1,165	4,581	5,337,000		100%
Library	Full Fit Out	2,963	3,270	9,690,000		100%
Plant	Full Fit Out	757	2,255	1,280,250	426,750	75%
Workplace	Full Fit Out	3,134	4,159		13,035,000	0%
External Roof Terrace		551	2,532	1,395,000		100%
Allowance for vertical transportation serving 8 levels	1	no.	300,000		300,000	
Allowance for vertical transportation serving 5 levels	2	no.	250,000	500,000		100%
Allowance for vertical transportation serving 3 levels	1	no.	220,000		220,000	
Allowance for substation (HV augmentation)		item		450,000		100%
Allowance for diesel tank				85,000		100%
Allowance for tiered seating to South side of building roof		item		Excluded		100%
Allowance for grease arrestor to Café		item		30,000		100%
Allowance for kitchen exhaust to Café		item		120,000		100%
Allowance for workstations, task chairs and pedestals		item			1,140,000	0%
Allowance for kids seating area to ground floor Library		item		100,000		100%
Allowance for smoke exhaust to atrium		item		120,000		100%
Allowance for bar to Level 3		item		50,000		100%
Allowance for services to internal street undercroft		item		140,000		100%
Allowance for planters to roof edge on level 4		item		30,000		100%
Allowance for terraced seating to level 3 external event space		item		100,000		100%
Allowance for gates / pass gates to walkway		item		100,000		100%
Allowance to relocate existing generator (details TBC)		item		150,000		100%
Allowance for feature lighting to Entry		item		100,000		100%
Allowance for drenchers to Atrium		item		50,000		100%
Allowance for hearing loops to public lecture/screening/presentation & showroom spaces		item		320,000		100%
Photovoltaic system		item		350,000		100%
<b>Total Building Cost (at June, 2019)</b>		<b>6,836</b>	<b>3,449</b>	<b>23,574,315</b>	<b>28,529,685</b>	<b>45%</b>
Allowance for site preparation and demolition (excluding asbestos removal)		Item		355,171		100%
Extra over allowance to remove asbestos		item		69,843		100%
Allowance for general external works and landscaping		Item		564,510		100%
Allowance for external services and infrastructure connections		Item		341,037		100%
Allowance for works outside site boundary, etc.		Note		Excluded		
Allowance for abnormal ground conditions / site decontamination / remediation		Item		652,843		100%
<b>Total Building and External Works &amp; Services Cost (at June, 2019)</b>			<b>3,739</b>	<b>25,557,719</b>	<b>28,529,685</b>	<b>47%</b>

**All Welcome - Coffs Harbour Cultural and Civic Space  
Gordon Street**

Cost Plan No: 5 SSD Costs

18 June, 2019

Functional Area	Scope	Area (m2)	Rate (\$/m2)	SSD Total (\$)	Non SSD Total (\$)	% Allocated to SSD
Design Contingency		Item	5.0%	1,278,000	1,425,000	Pro-rata
Contract Contingency		Item	10.0%	2,684,000	2,995,000	Pro-rata
Cost Escalation Allowance		Item	3.0%	800,000	894,000	Pro-rata
<b>Total Construction Cost (at June, 2019)</b>			<b>4,435</b>	<b>30,319,719</b>	<b>33,843,685</b>	<b>47%</b>
Consultants Fees		Item		4,803,000	1,601,000	75%
Authority & Headwork's Charges		Item	1.5%	450,330	502,670	Pro-rata
Long Service Levy		Item	0.35%	93,925	105,075	Pro-rata
Open Space Levy		Note		Excluded		
Tenancy Incentives / Tenancy Fitout Contribution		Note		Excluded		
Land, Finance, Legal, Letting Costs, etc.		Item		Excluded		
Audio Visual / IT Equipment and Infrastructure		Item		1,500,000	500,000	75%
Furniture, Fittings and Equipment		Item		1,125,000	375,000	75%
Goods & Services Tax		Note		Excluded		
Change management		Item		1,000,000		100%
Allowance for public artwork		Item		300,000		100%
<b>Total End Cost (at June, 2019)</b>			<b>5,792</b>	<b>39,591,974</b>	<b>36,927,430</b>	<b>52%</b>

This cost plan is based on preliminary information and therefore should be regarded as indicative only of the possible order of cost. All components of the cost plan will require confirmation once further documentation is available. Refer to the accompanying letter for details of basis of cost plan and exclusions from above costs.