

Winim Developments Pty Ltd
 Suite 214, 40 Yeo Street
 NEUTRL BAY NSW 2089

Attn: Justin Kuiters

21 October 2019

Dear Sir,

WESTMEAD CATHOLIC COMMUNITY – PROJECT 1 – STAGE 1 - PRELIMINARY ADVICE ON THE CAPITAL INVESTMENT VALUE OF THE PROPOSED DEVELOPMENT

In support of your request for Secretary’s Environmental Assessment Requirements (SEARs) for the proposed development defined as Project 1, Stage 1 at Westmead Catholic Community, we have undertaken a preliminary review of the issued information.

Our preliminary estimate has been based on the SEAR Application Plans prepared by Alleanza Architecture (submitted as part of the SEARs request).

We confirm that the Capital Investment Value (CIV) of the proposed development well exceeds the \$30 million threshold identified in the State Environmental Planning Policy (State and Regional Development) 2011 for educational establishments.

Our preliminary analysis indicates the following CIV:

COST CENTRE	PRELIMINARY CIV ESTIMATE (EXCL GST)
CHURCH AND LANDSCAPING	\$9,000,000
EDUCATION BUILDINGS AND LANDSCAPING	\$80,800,000
CARPARK	\$10,700,000
TOTAL	\$100,500,000

Our understanding of the Capital Investment Value is in accordance with the Environmental Planning and Assessment Regulation 2000 and the Planning Circular (PS 10-008) ‘New Definition of Capital Investment Value’ 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 of Part 4 of the Act or a planning agreement under that Division,

- (b) *Costs relating to any part of the development of 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 acknowledge that a Quantity Surveyor's Report will be required to confirm the CIV at the formal lodgment of the State Significant Development Proposal.

Should you require any further information or wish to discuss any aspect, please do not hesitate to contact the Undersigned.

Yours faithfully
WT Partnership



IAN MENZIES
National Director