

Ref 18630 Site C OSD - Stage 2 CIV

24 March, 2021

SMEC / CNDC  
Level 5  
20 Berry Street  
North Sydney NSW 2060

Via Email: willem.vanede@smec.com  
Attention Willem Van Ede

Dear Willem,

## **Crows Nest Station Over Station Development Site C – High Level Update - 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 Crows Nest Station Over Station Development Site C to be \$25,140,182 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 included in Clause 3 of the Regulation is 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)

## **Jobs Creation**

An economic analysis shows that a total of 180 direct and indirect construction jobs will be created from the development, and there will be a total of 190 direct and indirect on-going jobs created.

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

Yours faithfully,

**Slattery Australia Pty Ltd**



**Julian Crow**

Director  
wf.jc  
encl.



## Appendix A – Capital Investment Value (CIV) Summary

## Crows Nest Station Over Station Development (Site C)

Stage 2 CIV Estimate

24 March, 2021

Functional Area	Total (\$)
New Building Cold Shell Structure	13,537,663
Commercial Lobby	331,999
OSD BOH Areas	56,746
EOT Areas	487,732
Commercial Areas	6,540,550
Plant Levels	347,570
Terrace Landscaping	562,928
Vertical Transportation	619,872
<b>Total Building Cost (at March, 2021)</b>	<b>22,485,060</b>
External Works and Services	112,704
<b>Total Building and External Works &amp; Services Cost (at March, 2021)</b>	<b>22,597,764</b>
Professional Fees	2,542,418
Authority Fees	Excluded
<b>Total End Cost (at March, 2021)</b>	<b>25,140,182</b>