



20 October 2021

**For the attention of:-** Mike Ryan

Erilyan Pty Ltd  
1/27 Hotham Parade,  
Artarmon  
NSW 2064

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131 Macquarie Street  
Sydney NSW 2000  
Australia

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Dear Mike,

**NORTHSIDE WEST CLINIC, 27 LYTTON ST, WENTWORTHVILLE, NSW 2145**

**DEVELOPMENT APPLICATION CAPITAL INVESTMENT VALUE (CIV) ESTIMATE**

Linesight has been requested by Erilyan to prepare a Development Application Capital Investment Value (CIV) estimate for their new Development at 27 Lytton St, Wentworthville, NSW 2145, Australia.

Our estimate is based on the design document as included with the Development Application documents, a summary of the documents used can be found within Appendix A.

Based on this documentation Linesight's estimate for the CIV (Excl. Land Cost & GST) is as follows:

- Northside West Clinic Development Application = **\$32,480,465 (Excl. GST) or \$35,728,511.50 (incl GST)**

Please see overleaf breakdown to the above costs in line with the Department of Planning & Infrastructure requirements.

Please see below breakdown to the above costs in line with Table 1 in Appendix A of the Department of Planning & Infrastructure – Planning Circular PS 13-002.

**Table 1: ESTIMATED COST OF WORKS - BASED ON WORKS COMPONENTS**

<b>COST (Applicant's genuine estimate)</b>	
Demolition works (including cost of removal from site and disposal)	\$654,997
Site preparation (e.g. clearing vegetation, decontamination or remediation)	\$195,967
Excavation or dredging including shoring, tanking, filling and waterproofing	\$176,370
Preliminaries (e.g. scaffolding, hoarding, fencing, site sheds, delivery of materials, waste management)	\$5,728,477
Building construction and engineering costs <ul style="list-style-type: none"> <li>• concrete, brickwork, plastering</li> <li>• steelwork/metal works</li> <li>• carpentry/joinery</li> <li>• windows and doors</li> <li>• roofing</li> </ul>	\$6,503,086
Internal services (e.g. plumbing, electrics, air conditioning, mechanical, fire protection, plant, lifts)	\$8,009,279
Internal fit out (e.g. flooring, wall finishing, fittings, fixtures, bathrooms, and equipment)	\$6,216,522
Other structures (e.g. landscaping, retaining walls, driveways, parking, boating facilities, loading area, pools)	\$472,239
External services (e.g. gas, telecommunications, water, sewerage, drains, electricity to mains)	\$685,448
Professional fees (e.g. architects and consultant fees, excluding fees associated with non-construction components)	\$1,546,689
Other (Overhead & Margin)	\$2,291,391
Parking / garaging area	Incl
<b>TOTAL (Excl. GST)</b>	<b>\$32,480,465.00</b>
<b>GST</b>	<b>\$3,248,046.50</b>
<b>TOTAL (Excl. GST)</b>	<b>\$35,728,511.50</b>

Please see overleaf list of inclusions and exclusion for the above CIV estimate

**Inclusions**

- Site Preparation Costs
- Lower Ground and Ground floor carpark
- Ward rooms and Consultation rooms
- Refurbishment of part of existing Lower Ground and Ground floors
- External Works including site services
- Preliminaries and Margin for Main Contractor incl Long Service Levy (LSL)
- Professional / Design Fees
- Goods and Services Tax (GST)

**Exclusions:**

- Cost of Land
- Loose furniture, fitments and equipment
- Land, Legal, Finance and Holding costs
- Infrastructure and Headworks costs outside site boundary
- Planning Fees and Contributions

**CERTIFICATION OF THE ESTIMATED COST OF WORKS****I certify that:**

I have provided the estimated costs of the proposed development and that those costs are based on industry recognised prices; and the estimated costs have been prepared having regard to the matters set out in clause 255 of the Environmental Planning and Assessment Regulation 2000.

**Signed:** *Declan Morley*

**Name:** Declan Morley

**Position:** Associate

**Date:** 20 October 2021

**Contract Number:** 0408 502 875

**Contract Address:** L5, 131 Macquarie Street, Sydney, 2000

Should you have any comments or queries please do not hesitate to contact us.

Your sincerely,

*Declan Morley*

Declan Morley

MRICS

**Associate**

**Linesight**

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## Appendix A - Estimate Design Basis (Development Application Documents)

		<b>Rev</b>	<b>Rev Date</b>
DA0000	Cover Sheet	1	28.07.21
DA0010	Site Plan - Existing	1	28.07.21
DA0011	Site Analysis	1	28.07.21
DA0100	Overall Site Plan – Lower Ground	1	28.07.21
DA0101	Overall Site Plan – Ground Floor	1	28.07.21
DA0102	Overall Site Plan - Level 1	1	28.07.21
DA0103	Overall Site Plan - Level 2	1	28.07.21
DA0104	Overall Site Plan - Level 3	1	28.07.21
DA0105	Overall Site Plan	1	28.07.21
DA1000	Lower Ground - Stage 2	1	28.07.21
DA1001	Lower Ground - West Parking	1	28.07.21
DA1002	Ground - Stage 2	1	28.07.21
DA1003	Ground - Stage 1	1	28.07.21
DA1004	Ground -West Parking	1	28.07.21
DA1005	Level 1 - Stage 2	1	28.07.21
DA1006	Level 1 - West Block	1	28.07.21
DA1007	Level 2 - Stage 2	1	28.07.21
DA1008	Level 2 - West Block	1	28.07.21
DA1009	Level 3 - Stage 2	1	28.07.21
DA1010	Roof - Stage 2	1	28.07.21
DA2000	Elevation	1	28.07.21
DA2001	Elevation	1	28.07.21
DA3000	Sections	1	28.07.21
DA8000	Shadow Diagrams – Summer Solstice	1	28.07.21
DA8002	Shadow Diagrams – Winter Solstice	1	28.07.21