

20 October 2021

For the attention of:- Mike Ryan

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

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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

| COST (Applicant's genuine estimate) | |
|---|------------------------|
| 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"> concrete, brickwork, plastering steelwork/metal works carpentry/joinery windows and doors roofing | \$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 |
| TOTAL (Excl. GST) | \$32,480,465.00 |
| GST | \$3,248,046.50 |
| TOTAL (Excl. GST) | \$35,728,511.50 |

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

Contract Number: 0408 502 875

Position: Associate

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

Date: 20 October 2021

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

Your sincerely,

Declan Morley

Declan Morley

MRICS

Associate

Linesight

www.linesight.com / [LinkedIn](#) / [Twitter](#)

Appendix A - Estimate Design Basis (Development Application Documents)

| | | Rev | Rev Date |
|--------|-----------------------------------|-----|----------|
| 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 |