



29 October 2021

St Aloysius College  
c/- PMDL  
Level 17  
124 Walker Street  
North Sydney NSW 2060

Dear Sir,

**ST ALOYSIUS COLLEGE – ROZELLE  
CAPITAL INVESTMENT VALUE (CIV) ESTIMATE**

As requested, we have prepared an estimate of the Capital Investment Value (CIV) for the above project, and note that the estimated cost at rates current in October 2021 as shown in the attached Summary of Costs is;

Capital Investment Value (CIV)	\$2,015,684
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Note: The above costs exclude GST

We understand that the project is the change of use & refurbishment of a two-storey commercial building comprising:

- Classrooms & administrative areas
- Amenities
- All necessary external works and services refurbishment.

The estimate has been based on the SSDA submission documents attached in Appendix A as prepared by the Consultants. Whilst we have relied on this information, we note it is preliminary and therefore we have made several assumptions in relation to the project requirements. The estimate may be subject to change as the design develops.

We have relied on this information in preparing our estimate but note that the estimate may be subject to change as the design develops.

The estimated cost excludes all works that are subject to a separate development consent.

Our estimate is prepared based on the definition of Capital Investment Value (CIV) per the SEPP Amendment and Environmental Planning and Assessment Regulations 2000 and amended by Planning Circular PS10-008:

*“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 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 (as defined by A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth)."*

As requested, the 'high level' estimate of jobs created by the future development during the construction and operational phases are as follows:

- Construction Phase – The project would support 26 jobs in the construction industry and support a further 13 jobs in related (supplier) industries over the development period.
- Operational Phase – In total, the St Aloysius College has the potential to accommodate up to 7 additional full-time jobs.

Should you require any further information or wish to discuss any aspect of the attached please do not hesitate to contact us.

Yours faithfully

GARY BOYD

National Director

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# APPENDIX A

SUMMARY OF ESTIMATED COSTS

## CAPITAL INVESTMENT VALUE (CIV)

	\$
<b>ST ALOYSIUS COLLEGE, ROZELLE – SSDA SUBMISSION</b>	
DEMOLITION & TEMPORARY WORKS	52,964
REFURBISHMENT WORKS	950,826
EXTERNAL WORKS	415,882
PRELIMINARIES PROFIT & OVERHEADS	140,551
<b>SUB-TOTAL – CONSTRUCTION:</b>	<b>\$1,560,223</b>
CONSULTANTS FEES	450,000
LONG SERVICE LEVY (LSL)	5,461
<b>ESTIMATED CAPITAL INVESTMENT VALUE (CIV) – EXCLUDING GST:</b>	<b>\$2,015,684</b>
AUTHORITY FEES & CONTRIBUTIONS (OTHER THAN LSL)	EXCLUDED

## INFORMATION RELIED UPON

DRAFT SSDA Drawings prepared by PMDL Architects dated September 2020 including:

DESCRIPTION	DRAWING NO
Site Plan	SK100
Plan – L0 (Ground)	SK102
Plan – L1	SK103
Plan – L1 – Parish Hall	SK104

Landscape Concept Drawings prepared by Arcadia dated August 2021 including:

DESCRIPTION	DRAWING NO
Landscape - Masterplan	Issue E
Landscape – Section A	Issue E
Landscape – Section B	Issue E
Landscape – Fencing Strategy	Issue E

Existing Detail & Levels Drawing prepared by Norton Survey Partners dated 20 April 2021.

DESCRIPTION	DRAWING NO
Plan showing selected detail and levels over No.48 Victoria Road, Rozelle	50226 – Sheet 1

Stormwater Drainage Plan prepared by Stantec Engineering dated 22 October 2021.

DESCRIPTION	DRAWING NO
Stormwater Drainage Plan	CI-520-001 – Rev A

Opinion of Probable Costs prepared by Integral Group dated 11 October 2021.