

26 May 2014

NPC
Level 4, 10-12 Clarke Street
CROWS NEST NSW 2065
Attention: Mr Brian Reeves

Dear Sir

NORTH RYDE – M2 SITE CAPITAL INVESTMENT VALUE

Please find attached our Capital Investment Value (CIV) estimate for the proposed subdivision works at the M2 Site, North Ryde.

The estimate has been prepared in accordance with clause 245(N) of the Environmental Planning and Assessment Regulation 2000 and has been based upon the following design information:

- Civil Works drawings as prepared by Robert Bird Group (RBG) and as listed on the RBG drawing no 13656/C-0-00 Rev 1 dated 16 May 2014
- Bridge design as prepared by Arup being drawing nos 234008/S-110/P3, S-120/P2, S-130/P1 and S-140/P1
- Landscaping draft design package as prepared by Aspect received 15 May 2014
- Consultant Advice Note as prepared by Norman Disney and Young reference E-001[1.0] dated 6 May 2014
- Correspondence prepared by Rose Atkins Rimmer (Infrastructure) Pty Ltd entitled Concept Sewer and Water Review dated 8 May 2014.

The estimated CIV is **\$40,860,000 excluding GST**. The estimate is based upon a site area of 91,530m² with the works broken down into roads, footpaths, services reticulation, bridge, landscaping, public domain, bushland regeneration and utility services upgrade.

The estimate includes all costs associated with the works, including design and construction but excludes:

- Cost of land dedication, land and associated marketing
- Costs relating to any part of the project that is subject to a separate development consent or approval
- Authority fees and charges

- Ongoing operational costs
- Escalation and staging
- GST.

Please refer to the attached summary of costs.

Should you require anything further please do not hesitate to contact the undersigned.

Yours faithfully

WT PARTNERSHIP

A handwritten signature in black ink, appearing to read 'KD', with a long horizontal flourish extending to the right.

Kevin Davis
Director

URBANGROWTH NSW

NORTH RYDE - M2 SITE CAPITAL INVESTMENT VALUE FOR SSDA

Description	m2	Unit	Rate	Total (Rounded)
SITE AREA (m2)	91,530			
Demolition & Clearing - Provisional Cost	91,530	m ²	2	183,060
Remediation	1	Item	500,000	500,000
Site Preparation / Bulk Earthworks - to spoil heaps	91,530	m ²	5	457,650
Excavation of borrow pits	33,650	m ³	5	168,250
Disposal of VENM per tonne (assume 1.8 tonnes/m ³ @ \$50/bin, 3 trips per day)	60,570	tonnes	18	1,090,260
Backfilling of borrow pits including an allowance for lining with geofabric	33,650	m ³	7	235,550
Hydroseeding development areas	45,152	m ²	1	45,152
Internal Roads (including services reticulation) and Landscaped Areas				
- Main Spine Road	10,374	m ²	314	3,258,448
- Park Street	2,155	m ²	339	730,263
- Retail Street	2,059	m ²	310	638,069
- Plaza Street	1,832	m ²	561	1,027,617
- Epping Road plaza - see Epping Rd Gateway				incl below
Bridge link from Station site to M2 site	1	Item		8,300,000
Intersection to Wicks Rd, Waterloo Rd	1	Item		480,000
Epping Rd Deceleration Lane	1	Item		250,000
Public Domain				
- Open Space 1 - Bushland Reserve Park	4,437	m ²	211	936,077
- Open Space 2 - Community Linear Park	3,612	m ²	530	1,912,849
- Open Space 3 - Central Park Open Space	5,649	m ²	420	2,370,897
- Open Space 4 - Plaza	4,419	m ²	323	1,427,486
- Open Space 5 - Epping Road Gateways	574	m ²	193	110,567
- Open Space 6 - Delhi Road Gateways	896	m ²	193	172,592
- Open Space 7 - M2	10,371	m ²	29	299,000
- Retaining Walls and Embellishments Type RW1	56	m	1,500	84,000
- Retaining Walls and Embellishments Type RW2	174	m	1,250	217,500
Public Art				
- A.North Park Sculpture (open space 1)	1	Item		50,000
- B.Centre Park Sculpture (open space 2)	1	Item		50,000
- C.Main Park Sculpture (open space 3)	1	Item		100,000
- D.Bridge Landing (open space 4) -sound & Light	1	Item		200,000
External Services - Connections incl say 100m				
- Stormwater	1	Item		150,000
- Sewer	1	Item		430,000
- Water	1	Item		1,300,000
- Gas	1	Item		50,000
11kv feeders (5No total)				10,400,000
1MVA kiosk Substations - incl in building costs				incl
Consumer mains - incl in road rate				incl
Long Service Levy (0.35%)				131,689
Planning and other Statutory fees / Charges (0.2%)				75,148
Total				37,832,123
Professional Fees (8%)				3,026,570
Council Fees & Charges - (Agreed as Works in Kind and excluded from CIV calc)				Excluded
TOTAL				40,858,693
TOTAL (ROUNDED)				40,860,000