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MBM1360-0001

9th February 2017

Mr Rob Pulvirenti

Level 19, Tower B, Citadel Towers
799 Pacific Highway
Chatswood NSW 2067

Dear Rob,

RE: Kellyville South Public School CIV

As requested and in accordance with your supplied documentation including:

1. Architectural drawings received on 30 August 2016, 10 October, 28 October 2016
2. Context's landscape budget send by TKD on 11 November 2016
3. AJ Whipps Hydraulic services site plan received 13 May 2016
4. Woolacotts Structural drawing received 30 August 2016
5. Other various verbal and written information

Please see attached our Capital Investment Value estimate in the amount of **\$45,572,007 excluding GST** for the above development. The CIV value excludes Early Works for the project.

The Capital Investment Value has been calculated in accordance with the definition contained in the Environmental Planning and Assessment Regulation being:

“**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 that are subject to separate development consent or project approval
- c) land costs (including any costs of marketing and selling land)
- e) GST

The jobs created during the construction phase of the project are estimated at 350 no. as per the Preliminary Construction Management Report prepared by Tanner Kibble Denton. The estimated operational jobs created as a result of the project is approximately 70 as per advice provided by the Department of Education.

Should you have any queries please do not hesitate to contact the undersigned.

Yours faithfully,

MBMpl Pty Ltd



Ian Berson NH Dip. (QS), AAIQS

Director