

8th August 2019

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Luke Wilson
Project Manager
Western Sydney Parklands Trust
Level 7, 10 Valentine Avenue
Parramatta NSW 2150

Dear Luke,

**Cnr of M4 Western Motorway and M7 Westlink, Eastern Creek
Lighthorse Interchange Business Hub – Capital Investment Value**

A cost estimate of the capital investment value (CIV) for Lighthorse Interchange Business Hub development has been prepared in accordance with the Environmental Planning and Assessment Regulation 2000.

We note that the estimated CIV has been prepared in accordance with the NSW Department of Planning Circular PS 10-008 published on 10 May 2010.

The estimated CIV is as follows:

Stage 1 Works	\$25,454,828
- External Infrastructure	
- Internal Site Development	
- Professional Fees	
Concept Works	\$187,479,375
- Warehouse, Office and Parking – Lots 1 to 6	
- Professional Fees	
TOTAL (GST EXCLUSIVE)	\$212,934,203

The above estimated CIV includes costs of design and construction of warehouses, offices and parking areas, including all associated infrastructure, internal access road, plant, equipment and labour costs.

Please note that these costs are indicatively only at this stage. Detailed cost estimate will be prepared when design documents are available.

Yours Faithfully,
Northcroft (Australia) Pty Ltd



David Yong

