



Ref 18085-CIV

28 February, 2020

Royal Institute for Deaf and Blind Children (RIDBC)
361-365 North Rocks Road
NORTH ROCKS NSW 2151

Via email andrew.brady@ridbc.org.au

Attention Andrew Brady

Dear Andrew,

Royal Institute of Deaf and Blind Children – Macquarie Campus Masterplan - Estimate of Capital Investment Value

We wish to advise of our current estimated Capital Investment Value (CIV) for the construction of the proposed development of RIDBC Centre of Excellence, Macquarie Park being a mixed use development with educational, medical consulting and workplace uses to be \$72,240,000 excluding GST as set out below.

| | |
|---------------------------|-------------------|
| Building Costs | \$ 63,310,000 |
| Consultant Fees | \$ 6,030,000 |
| Loose FF&E & IT Equipment | \$ 2,900,000 |
| Total | \$ 72,240,000 |

The scope of the development allowed for in the above estimate is as per the SEARS report documentation prepared by WMK architecture dated 17 February 2020.

The Capital Investment Value has been calculated in accordance with the definition contained in State Environmental Planning Policy Amendment (Capital Investment Value) 2010 stated as: *"Capital Investment Value of a development or project includes 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 [a] amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6 A or Part 4 of the Environmental Planning and Assessment Act or 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 and) [d] GST (as defined by A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).*

We trust that this meets your needs. Please do not hesitate to contact us if you require additional information.

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Yours faithfully,

Slattery Australia Pty Ltd

A handwritten signature in blue ink, appearing to read 'James Doolan'.

James Doolan

Director

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