

17 September 2018
REF: 20180917LL/RM

AJ+C

79 Myrtle Street
CHIPPENDALE
NSW 2008

Attention: Mark Louw

Dear Mark,

RE: Meriden School SDRP

As requested and in accordance with the supplied documentation, Meriden School SDRP Presentation dated 21/08/2018, we have prepared an estimate of Capital Investment Value in the amount of **\$21,550,000 excluding GST** for the proposed development comprising:

- Centre for Music & Drama
- Lingwood Prep Stage 2
- 4 Vernon Street New Playground

The Capital Investment Value has been calculated in accordance with the definition contained in the SEPP Amendment and the NSW Environmental Planning and Assessment Regulation 2000 and amended by Planning Circular PS10-008 (Issued: 10/05/2010) as:

Capital investment value of a development or project includes all costs necessary to establish and operate the project, including the design and construction of the 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 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);*

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

Yours faithfully,

ALTUS GROUP COST MANAGEMENT PTY LTD



Leesi Lo
Associate