

Anthony Kelly  
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GOSFORD NSW 2250

12 June 2020

Dear Anthony,

**8-16 WATT STREET, GOSFORD NSW**  
**GOSFORD GATEWAY CENTRE - CAPITAL INVESTMENT VALUE**

We have prepared an estimate of the Capital Investment Value (CIV) for the Gosford Gateway Centre development in accordance with the Environmental Planning and Assessment Regulation 2000.

Our estimated CIV has been prepared in accordance with the NSW Department of Planning Circular (Ref. PS 10-008).

The estimated CIV is **\$335,417,000 (Excluding GST)**.

This comprises the following:

DEVELOPMENT STAGE	\$ COST (EXCL. GST)	FORECAST CONSTRUCTION JOBS
STAGE 1	119,187,000	209
STAGE 2	170,973,000	230
STAGE 3	45,257,000	88
<b>TOTAL</b>	<b>\$335,417,000</b>	<b>527</b>

This estimated Capital Investment Value includes all design and construction costs together with all relevant infrastructure works, site services, plant & equipment and all anticipated labour costs.

We have estimated the approximate full time construction jobs including Head Contractor staff, and subcontract labour required during the Staged Construction phases of the development.

We note that the estimate should be considered as indicative only at this stage and that, prior to finalising any design or agreements, detailed estimates will be prepared based on further developed design information.

Should you require any further information please do not hesitate to contact us.

Yours faithfully  
WT PARTNERSHIP

  
PETER TAYLOR-HILL  
Associate

WTP REF: 200328 Gosford Gateway Centre CIV

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