

8 December 2017

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For the attention of Cameron Lang

Dear Cameron,

Alexandria Park Community School –SSDA – CAPITAL INVESTMENT VALUE (CIV)

Further to your request and in accordance with the provided architectural documentation for the schematic design, we have prepared our Schematic Design cost plan on the proposed works at the site referred to as Alexandria Park Community School.

The Capital Investment Value has been calculated in accordance with the definition contained in the Environmental Planning and Assessment Regulation amendment 2010.

"The **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)
- d) GST (as defined by A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth)

The Capital Investment Value (CIV) of the above project would be split up as follows:

- · construction of **\$91,669,431**
- · professional fees of **\$9,012,051**

Accordingly, the Capital Investment Value for the project including consultant's fees is **\$100,681,482** (Excl. GST).

Jobs Creation

Based on the above assessment we anticipate 96 construction and non-construction Full Time Equivalent positions to be generated during the redevelopment.

Continuation

Should you have any further queries, please don't hesitate to contact me.

Yours faithfully

A handwritten signature in dark ink, appearing to be 'DB' followed by a horizontal line.

Daniel Butterick
Associate Director
Turner & Townsend Pty Ltd
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Copy:
David Simpson – Savills