



W I L D E  
A N D  
W O O L L A R D

19 July, 2017

**NSW Department of Education**  
c/o Mace  
Suite 1703, Level 17, 44 Market Street,  
SYDNEY NSW 2000

Level 1  
815 Pacific Highway  
Chatswood NSW 2067

T (02) 9411 2777  
F (02) 9411 7645

E mail@wvsydney.com

www.wildeandwoollard.com

ABN 69 081 162 496

**For the attention of Ian White**

**PICTON HIGH SCHOOL REDEVELOPMENT**  
**SEARS APPLICATION – CAPITAL INVESTMENT VALUE (CIV)**  
**QUANTITY SURVEYORS CERTIFICATE**

Wilde and Woollard has been engaged by NSW Department of Education to provide Cost Management services for the proposed Picton High School Redevelopment. The development comprises of Teaching and Learning Spaces, Hall, Library, Offices for Administration, etc.

As part of our services commission, we have been requested to assess the Capital Investment Value for the development

**Definition**

Capital Investment Value (CIV) is defined by the Environmental Planning and Assessment Regulation 2000 as:

*The CIV 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 equipment but excluding the following :-*

- 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 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 or marketing and selling land)
- d) GST (within the meaning of A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth)

**Calculation**

Wilde and Woollard have prepared a high level Concept Design Cost Plan for the project and the cost exceeds \$30 million.

Should you require any further information, please do not hesitate to contact me

Yours faithfully,

**Wilde and Woollard**

**Nathan Towill**



Recognised by the  
Australian Institute of Quantity Surveyors

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