



allen price & scarratts pty ltd  
land and development consultants

8 October 2020  
Our Ref: 25405 MJPop  
Your ref: MP09\_0088

Director-General  
Department of Planning, Infrastructure and Environment  
Locked Bag 5022  
PARRAMATTA NSW 2124

#### PROPOSED MIXED-USE SUBDIVISION AT WEST CULBURRA FOR SEALARK PTY LIMITED

I refer to the Director General's Environmental Assessment Requirements issued for the above project and specifically the requirement to obtain a Quantity Surveyors Certificate of Cost to verify the Capital Investment Value (CIV) of the project.

APS has extensive experience in the project management of all subdivision activities for many projects throughout the Shoalhaven LGA. As part of this work, we collect actual cost data to enable us to estimate the cost of undertaking subdivision development activities. We also are engaged by various financial institutions as quantity surveyors to undertake cost estimation and loan "draw down" verification activities.

Section 3 of the Environmental Planning and Assessment Regulation 2000 defines the CIV of a project as follows:

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

In addition, Planning Circular PS10-008, provides additional clarification as to the items that should be included and excluded from the Capital Investment Value Calculations.

The following Capital Investment Value calculations are based upon the following aspects of the proposed development as shown on drawing N25405-210 Rev 08:

- Provision of land for 244 standard residential lots ranging from 500-600m<sup>2</sup>
- Provision of land for 45 integrated housing lots for future dwellings below 550m<sup>2</sup> in area
- Provision of land for 12 large medium density sites to support approximately 95 future dwellings
- Provision of land for 3 commercial lots adjacent to the existing town centre;
- Provision of land for 13 industrial lots of various sizes;
- Provision of land for a foreshore park (in two areas) including passive and active recreation areas and a walking track/boardwalk;
- A playing field;

*Note: Proposed buildings have been excluded from the CIV calculations as they will be subject to separate applications under Part 4 of the EP&A Act 1979 and are therefore excluded from the CIV calculations as per instructions on the Planning Circular PS10-008.*

In accordance with the above definition, the estimated cost per lot is broken up as follows:

**Development Costs (per lot) relating to the Delivery of Land Only**

• DA Costs/Consultants/Reports (pre DA)	\$ 2,100
• Consultants (post DA)	\$ 5,600
• Civil Construction(*)	\$ 56,000
• Underground Electricity	\$ 9,000
• Telecommunications	\$ 1,000
• Landscaping	\$ 2,100
• Water Quality Controls	\$ 5,000
• Authority Fees and Charges	<u>\$ 2,000</u>
<b>TOTAL</b>	<b>\$ 82,800/lot (excluding GST)</b>

(\*) – excluding possible latent conditions eg rock but including \$3m for sportsground construction and \$1m for foreshore reserve embellishment

**Therefore, the total Capital Investment Value is \$26,247,600 for 317 lots with mixed uses and proposed public reserve areas.**

Please note that Developer Contributions (Section 7.11 contributions for local infrastructure and Section 64 contributions for water and sewer) have been excluded from the above cost estimate.

If you wish to discuss this matter further, please do not hesitate to contact the writer.

Yours faithfully  
ALLEN PRICE & SCARRATTS PTY LTD

A handwritten signature in black ink, appearing to read 'M. Philpott', written in a cursive style.

Matt Philpott  
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CPEng (Civil), MIEAust, NER