

26 April 2018

Johnson Property Group  
Level 12, 48 Hunter Street  
SYDNEY NSW 2000

Attention: Bryan Garland

Dear Sir

**TRINITY POINT, LAKE MACQUARIE – PROPOSED HELIPAD  
ESTIMATE COST OF DEVELOPMENT  
QUANTITY SURVEYOR CERTIFICATE**

We understand that you will be submitting an Environmental Impact Statement as part of DA1176/2014 to be assessed by Lake Macquarie City Council for the abovementioned project. We further understand that as part of the submission you require a report identifying estimated cost of the development.

We note the estimate has been based on the documents listed in the attached Schedule of Information Used.

We confirm that we have prepared an estimate of the cost of this development application and we advise you that the estimated cost at time of lodgement is \$787,500 (excluding GST).

We note we have prepared the estimate based on the Planning Circular - PS 13-002 issued 14 March 2013 'Calculating the Genuine Estimated Cost of Development' prepared by NSW Department of Planning and Infrastructure.

We specifically note that the above estimate is based on the Plan design information made available to ourselves at this point and therefore we have made a number of assumptions in relation to the project requirements. The estimate may be subject to change as the design develops.

Should you require any further information or wish to discuss any aspect of the attached, please do not hesitate to contact us.

Yours faithfully  
WT Partnership



IAN MENZIES  
National Director

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## TRINITY POINT MARINA, LAKE MACQUARIE ESTIMATED COST OF DEVELOPMENT QUANTITY SURVEYOR REPORT

### SCHEDULE OF INFORMATION USED

1. Drawing prepared by ADW

DRAWING NO/ REVISION	TITLE
37429 (4) - DA-001-H	Location & Marina Context of Proposed Helipad
37429 (4) - DA-001-H	Plan of Proposed Helipad
37429 (4) - DA-001-H	Typical Elevation of Proposed Helipad

### SCHEDULE OF EXCLUSIONS

- 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 relating to any part of the development or project that is the subject of a separate development consent or project approval. (i.e. the Marina)
- 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).
- e. Finance & Interest Costs
- f. Stamp duty
- g. Strata Title fees