

Kambala School  
794 New South Head Road  
ROSE BAY NSW 2029

26 June 2020

Dear Sir,

**KAMBALA SSDA SUBMISSION  
CAPITAL INVESTMENT VALUE**

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

Our estimated CIV has been prepared in accordance with the NSW Department of Planning 'Planning Circular' (Ref. PS 10-008) published 10 May 2010.

The estimated CIV is \$59,700,000 excluding GST.

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

We have used the AJC Architectural Drawings and Oculus Landscaping Drawings for the preparation of the CIV Estimate.

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

Yours faithfully  
WT PARTNERSHIP



PAUL ELPHICK  
National Director

# KAMBALA SPORTS & RECREATIONAL PRECINCT

## CAPITAL INVESTMENT VALUE

26 June 2020

| Description                                                                                     | Quant  | Unit | Rate    | Total     |
|-------------------------------------------------------------------------------------------------|--------|------|---------|-----------|
| <b>ENABLING WORK</b>                                                                            |        |      |         |           |
| <u>Playing Fields</u>                                                                           |        |      |         |           |
| Demolish existing structures                                                                    | 1      | Prov | 120,000 | 120,000   |
| Strip the existing playing fields & hardstand                                                   | 4,300  | m2   | 20      | 86,000    |
| Bulk excavation (VENM)                                                                          | 13,760 | m3   | 40      | 550,400   |
| Extra over for rock (VENM)                                                                      | 10,320 | m3   | 100     | 1,032,000 |
| Retaining wall                                                                                  | 776    | m2   | 1,200   | 698,500   |
| <u>Art Forecourt</u>                                                                            |        |      |         |           |
| Demolish lecture theatre                                                                        | 161    | m2   | 500     | 80,500    |
| Demolish Art Studios/Pottery/Lils Studios                                                       | 429    | m2   | 400     | 171,600   |
| Demolish 2 story Tivoli extension                                                               | 90     | m2   | 500     | 45,000    |
| Demolish solid roof structure to external areas                                                 | 220    | m2   | 250     | 55,000    |
| Strip out FF&E and equipment and relocate elsewhere on campus                                   | 701    | m2   | 100     | 70,100    |
| Demolish paving to lower courtyard                                                              | 66     | m2   | 100     | 6,600     |
| Demolish paving to Ground Level courtyard                                                       | 458    | m2   | 100     | 45,800    |
| Demolish paving to IMinter upper courtyard only                                                 | 111    | m2   | 100     | 11,100    |
| Build up level to grased areas Average 1.3m                                                     | 403.7  | m2   | 80      | 32,296    |
| <u>Music Room</u>                                                                               |        |      |         |           |
| Strip existing Tennis courts for new development                                                | 1760   | m2   | 250     | 440,000   |
| Demolition to Music                                                                             | 255    | m2   | 350     | 89,250    |
| Extra over for Slab Demolition                                                                  | 255    | m2   | 100     | 25,500    |
|                                                                                                 |        |      |         |           |
| <b>SITE SPECIFICS</b>                                                                           |        |      |         |           |
| On site detention                                                                               | 1      | Prov | 500,000 | 500,000   |
| In ground services for future new services connections for -<br>Power, Sewer, Water, Gas, Comms | 1      | Prov | 500,000 | 500,000   |
| New Connections for Power, Sewer, Water, Gas, Comms                                             | 1      | Prov | 500,000 | 500,000   |
| <u>Art Forecourt</u>                                                                            |        |      |         |           |
| In ground services reticulation                                                                 | 1      | Prov | 50,000  | 50,000    |
| Drainage and water connections                                                                  | 1      | Prov | 5,000   | 5,000     |
|                                                                                                 |        |      |         | -         |
| <b>CONSTRUCTION WORK</b>                                                                        |        |      |         |           |
| <u>Playing Field Structure</u>                                                                  |        |      |         |           |
| Structural slab and columns below for playing fields                                            | 4,253  | m2   | 900     | 3,827,700 |
| Extra over for span over Sports Hall only                                                       | 1,590  | m2   | 400     | 636,000   |
| <u>Playing Fields</u>                                                                           |        |      |         |           |
| Lift core & Stair to New Field                                                                  | 1      | Prov | 200,000 | 200,000   |
| Lift to new field                                                                               | 1      | No   | 120,000 | 120,000   |
| Hardstand to western field access - SLAB ONLY                                                   | 240    | m2   | 200     | 48,000    |
| Hardstand to western field access                                                               | 240    | m2   | 200     | 48,000    |
| Outdoor PDHPE                                                                                   | 340    | m2   | 300     | 102,000   |
| Ramp to western field access                                                                    | 170    | m2   | 1,400   | 238,000   |
| New playing fields (astroturf)                                                                  | 4,253  | m2   | 360     | 1,531,080 |
| Grandstand / raised area                                                                        | 90     | m2   | 500     | 45,000    |
| <u>Sports Hall</u>                                                                              |        |      |         |           |
| Sports Hall- structure in-ground                                                                | 1,524  | m2   | 250     | 381,000   |
| Sports Hall- structure above ground                                                             | 1,524  | m2   | 150     | 228,600   |
| Sports Hall - façade, construction & services                                                   | 1,524  | m2   | 3,050   | 4,648,200 |
| Storerooms- structure in ground                                                                 | 334    | m2   | 250     | 83,500    |
| Storerooms- structure abover ground                                                             | 334    | m2   | 150     | 50,100    |
| Storerooms - façade, construction & services                                                    | 334    | m2   | 2,450   | 818,300   |

# KAMBALA SPORTS & RECREATIONAL PRECINCT

## CAPITAL INVESTMENT VALUE

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| Description                                            | Quant | Unit | Rate    | Total     |
|--------------------------------------------------------|-------|------|---------|-----------|
| Amenities- structure in ground                         | 21    | m2   | 250     | 5,250     |
| Amenities- structure above ground                      | 21    | m2   | 150     | 3,150     |
| Amenities - façade, construction & services            | 21    | m2   | 2,750   | 57,750    |
| Change Rooms - structure in ground                     | 150   | m2   | 250     | 37,500    |
| Change Rooms- structure above ground                   | 150   | m2   | 150     | 22,500    |
| Change Rooms - façade, construction & services         | 150   | m2   | 2,750   | 412,500   |
| Plant Void- structure                                  | 13    | m2   | 1,000   | 13,000    |
| Plant Void - façade, construction & services           | 13    | m2   | 2,000   | 26,000    |
| Sports Hall Foyer- structure                           | 215   | m2   | 1,000   | 215,000   |
| Sports Hall Foyer - façade, construction & services    | 215   | m2   | 2,000   | 430,000   |
| Retaining wall void                                    | 162   | m2   | 1,200   | 194,400   |
| Plant Void- structure                                  | 142   | m2   | 500     | 71,000    |
| Plant Void - façade, construction & services           | 142   | m2   | 1,900   | 269,800   |
| Grandstand                                             | 70    | m2   | 2,500   | 175,000   |
| Balcony - structure                                    | 80    | m2   | 500     | 40,000    |
| Balcony - façade, construction & services              | 80    | m2   | 2,300   | 184,000   |
| Sports Science Centre- structure                       | 405   | m2   | 500     | 202,500   |
| Sports Science Centre- façade, construction & services | 405   | m2   | 2,500   | 1,012,500 |
| <u>Classrooms</u>                                      |       |      |         |           |
| Classrooms - structure in ground                       | 320   | m2   | 300     | 96,000    |
| Classrooms - structure above ground                    | 320   | m2   | 300     | 96,000    |
| Classrooms - façade                                    | 320   | m2   | 800     | 256,000   |
| Classrooms - construction & services                   | 320   | m2   | 1,200   | 384,000   |
| Store - Structure in ground                            | 8     | m2   | 300     | 2,400     |
| Store - Structure above ground                         | 8     | m2   | 900     | 7,200     |
| Store - façade, construction & services                | 8     | m2   | 1,800   | 14,400    |
| Foyer - Structure in ground                            | 85    | m2   | 300     | 25,500    |
| Foyer - Structure above ground                         | 85    | m2   | 800     | 68,000    |
| Foyer - façade, construction & services                | 85    | m2   | 1,900   | 161,500   |
| Lift                                                   | 1     | No   | 140,000 | 140,000   |
| Classrooms - structure                                 | 188   | m2   | 600     | 112,800   |
| Classrooms - façade                                    | 188   | m2   | 800     | 150,400   |
| Classrooms - construction & services                   | 188   | m2   | 1,000   | 188,000   |
| Classrooms - structure                                 | 199   | m2   | 600     | 119,400   |
| Classrooms - façade                                    | 199   | m2   | 800     | 159,200   |
| Classrooms - construction & services                   | 199   | m2   | 1,000   | 199,000   |
| Common etc - structure                                 | 503   | m2   | 600     | 301,800   |
| Common etc - façade                                    | 503   | m2   | 400     | 201,200   |
| Common etc - construction & services                   | 503   | m2   | 1,000   | 503,000   |
| Amenities - structure                                  | 31    | m2   | 600     | 18,600    |
| Amenities- façade, construction & services             | 31    | m2   | 2,400   | 74,400    |
| <u>Courtyard</u>                                       |       |      |         |           |
| Open Courtyard & where music demolished                | 564   | m2   | 400     | 225,600   |
| Bridge                                                 | 35    | m2   | 2,500   | 87,500    |
| Bridge                                                 | 35    | m2   | 2,500   | 87,500    |
| Lift & Stair Core                                      | 33    | m2   | 5,000   | 165,000   |
| Lift & Stair Core                                      | 33    | m2   | 5,000   | 165,000   |
| Lift & Stair Core                                      | 33    | m2   | 5,000   | 165,000   |
| Lift installation                                      | 1     | No   | 220,000 | 220,000   |

# KAMBALA SPORTS & RECREATIONAL PRECINCT

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| Description                                                           | Quant | Unit | Rate    | Total     |
|-----------------------------------------------------------------------|-------|------|---------|-----------|
| <b>Landscaping</b>                                                    |       |      |         |           |
| Access Ramp & Stairs to Sports Foyer                                  | 110   | m2   | 300     | 33,000    |
| External Landscaping Level 2 entry to level 1 Sports entry            | 980   | m2   | 850     | 833,000   |
| External Landscaping adjacent Tivoli                                  | 181   |      | 600     | 108,600   |
| External Landscaping adjacent Music                                   | 620   | m2   | 600     | 372,000   |
| <b>Music Room</b>                                                     |       |      |         |           |
| Reconfiguration Works to level 1                                      | 1,760 | m2   | 1,000   | 1,760,000 |
| Kite & Wellbeing centre on existing roof                              | 1,470 | m2   | 3,000   | 4,410,000 |
| Balcony on existing roof                                              | 200   | m2   | 900     | 180,000   |
| Balcony Planters on existing roof                                     | 90    | m2   | 1,200   | 108,000   |
| New external Stair Access from level 1 to level 2                     | 25    | m2   | 2,400   | 60,000    |
| Structural Slab and columns over existing structure for Tennis Courts | 1,760 | m2   | 900     | 1,584,000 |
| New tennis courts                                                     | 1,860 | m2   | 360     | 669,600   |
| <b>Minter bridge link</b>                                             |       |      |         |           |
| Bridge link to Playing fields from Minter, incl works to Minter       | 50    | m2   | 8,000   | 400,000   |
| <b>Hawthorne</b>                                                      |       |      |         |           |
| Demolish                                                              | 565   | m2   | 400     | 226,000   |
| External Landscaping level 1 Hawthorne footprint                      | 204   | m2   | 600     | 122,400   |
| Make good existing building & façade                                  | 1     | Prov | 500,000 | 500,000   |
| <b>Art Forecourt</b>                                                  |       |      |         |           |
| New paving to Minter upper courtyard and adjacent to photography      | 256   | m2   | 500     | 128,000   |
| Extra over above for stairs                                           | 34    | m2   | 1,500   | 51,000    |
| extra over for planters                                               | 18    | m2   | 800     | 14,400    |
| Retaining wall adjacent central courtyard                             | 95    | m2   | 800     | 76,000    |
| Central courtyard Turf                                                | 367   | m2   | 80      | 29,360    |
| Extra over above for irrigation                                       | 367   | m2   | 20      | 7,340     |
| Extra over above for Deck                                             | 1     | Prov | 40,000  | 40,000    |
| extra over for planters                                               | 100   | m2   | 800     | 80,000    |
| Extra over for shade structure                                        | 1     | Prov | 30,000  | 30,000    |
| Extra over for trees                                                  | 10    | No   | 4,000   | 40,000    |
| Extra over for making good Gallery external wall                      | 1     | Prov | 40,000  | 40,000    |
| Extra over for lighting, wiFi Security                                | 367   | m2   | 140     | 51,380    |
| Café Hub & Entry Area new paving                                      | 437   | m2   | 500     | 218,500   |
| Extra over above for waterproofing roof slabs below                   | 140   | m2   | 120     | 16,800    |
| Extra over above for skylight to below                                | 1     | Prov | 60,000  | 60,000    |
| extra over for planters                                               | 6     | No   | 4,000   | 24,000    |
| Extra over for Umbrellas                                              | 10    | No   | 3,000   | 30,000    |
| Extra over for tables and seats                                       | 10    | Sets | 4,000   | 40,000    |
| Extra over for drainage                                               | 437   | m2   | 20      | 8,740     |
| Make good Tivoli to heritage standards                                | 1     | Prov | 60,000  | 60,000    |
| Make good connections to Hawthorne                                    | 1     | Prov | 80,000  | 80,000    |
| <b>FIT OUT</b>                                                        |       |      |         |           |
| <b>Playing Fields</b>                                                 |       |      |         |           |
| Hardstand and ramp to western field access                            | 410   | m2   | 50      | 20,500    |
| Outdoor PDHPE                                                         | 340   | m2   | 200     | 68,000    |
| New playing fields (astroturf)                                        | 4,253 | m2   | 50      | 212,650   |
| Fence to perimeter of fields                                          | 292   | m    | 2,000   | 584,000   |
| Grandstand                                                            | 90    | m2   | 100     | 9,000     |

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## CAPITAL INVESTMENT VALUE

26 June 2020

| Description                                                | Quant  | Unit | Rate  | Total             |
|------------------------------------------------------------|--------|------|-------|-------------------|
| <u>Sports Hall</u>                                         |        |      |       |                   |
| Sports Hall                                                | 1,524  | m2   | 600   | 914,400           |
| Storerooms                                                 | 334    | m2   | 300   | 100,200           |
| Amenities                                                  | 21     | m2   | 2,000 | 42,000            |
| Change Rooms                                               | 150    | m2   | 1,200 | 180,000           |
| Services                                                   | 13     | m2   | 200   | 2,600             |
| Foyer                                                      | 215    | m2   | 900   | 193,500           |
| Sports Science Centre                                      | 405    | m2   | 500   | 202,500           |
| <u>Classrooms</u>                                          |        |      |       |                   |
| Classrooms                                                 | 320    | m2   | 800   | 256,000           |
| Store                                                      | 8      | m2   | 300   | 2,400             |
| Foyer                                                      | 85     | m2   | 50    | 4,250             |
| Classrooms                                                 | 387    | m2   | 800   | 309,600           |
| Common                                                     | 503    | m2   | 600   | 301,800           |
| Amenities                                                  | 31     | m2   | 2,000 | 62,000            |
| <u>Courtyard</u>                                           |        |      |       |                   |
| Open Courtyard                                             | 564    | m2   | 200   | 112,800           |
| Bridges                                                    | 35     | m2   | 200   | 7,000             |
| Bridges                                                    | 35     | m2   | 200   | 7,000             |
| <u>Landscaping</u>                                         |        |      |       |                   |
| Access Ramp & Stairs to Sports Foyer                       | 110    | m2   | 100   | 11,000            |
| External Landscaping Level 2 entry to level 1 Sports entry | 980    | m2   | 100   | 98,000            |
| External Landscaping adjacent Tivoli                       | 181    | m2   | 100   | 18,100            |
| External Landscaping adjacent Music                        | 620    | m2   | 100   | 62,000            |
| <u>Music Room</u>                                          |        |      |       |                   |
| Reconfiguration Works to level 1                           | 1,760  | m2   | 100   | 176,000           |
| Kite & Wellbeing centre on existing roof                   | 1,470  | m2   | 800   | 1,176,000         |
| Balcony on existing roof                                   | 290    | m2   | 200   | 58,000            |
| New tennis courts                                          | 1,860  | m2   | 100   | 186,000           |
| Fence to perimeter of tennis courts                        | 149    | m    | 2,000 | 298,000           |
| <b>TOTAL TRADE COST</b>                                    |        |      |       | <b>44,053,796</b> |
| Preliminaries & Margin                                     | 22.50% |      |       | 9,916,204         |
| <b>TOTAL CONSTRUCTION TOTAL</b>                            |        |      |       | <b>53,970,000</b> |
| Consultants Fees & Charges                                 | 9.30%  |      |       | 5,020,000         |
| Statutory Fees & Charges                                   | 1.20%  |      |       | 710,000           |
| <b>CAPITAL INVESTMENT VALUE EXCLUDING GST</b>              |        |      |       | <b>59,700,000</b> |
| GOODS & SERVICE TAX                                        | 10.00% |      |       | 5,970,000         |
| <b>CAPITAL INVESTMENT VALUE INCLUDING GST</b>              |        |      |       | <b>65,670,000</b> |