

30 November 2022

BaptistCare NSW & ACT
Level 2
22 Brookhollow Avenue
BAULKHAM HILLS NSW 2153

Attention: Ms Lisa Petro
Email: lpetro@baptistcare.org.au

Dear Madam,

**QUANTITY SURVEYOR CERTIFICATE OF COST
BAPTISTCARE MACQUARIE PARK NSW 2113 MASTERPLAN (CIV)**

As requested, we have prepared this Quantity Surveyor's Certificate of Cost to verify the Capital Investment Value of the project in accordance with the definition contained in Clause 3 of the Environmental Planning and Assessment Regulation 2000, which reads 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 7.1 or 7.2 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)*

Based on this definition, we advise that the Capital Investment Value for this project is estimated at **\$1,978,000,000** excluding GST.

We note our estimate excludes allowances for the following items:

- Development contributions
- Cost subject to a separate consent or approval
- Finance costs
- Land costs
- GST

We confirm our estimate is based on the documents identified in Appendix B of the accompanying report – Masterplan Cost Estimate Report (CIV) – November 2022.

As required, we estimate that the number of jobs that would be created by the development of the site during construction would be approximately 6,600 construction personnel per year. Indicatively, we note this number has been calculated by breaking down the contract value into its various components to understand the total value of labour and materials. The labour costs are utilized to understand total labour hours and the material costs are further broken down by overlaying Australian Bureau of Statistics data to determine the additional labour effects within the material supply chain/other related industries.

Disclaimer

This Quantity Surveyors Certificate has been prepared for the purpose of providing an indicative order of development cost suitable to fulfil the DA submission requirements for NSW State Government. The actual cost of the development will vary depending on numerous issues including but not limited to the method of contractual procurement, staging, quality of finishes and fitments, method of construction, calibre of contractor and timing of implementation of the works. Hence, this report is for the benefit of government only and not to be relied upon by third parties.

We trust the above is self-explanatory, however, if you have any queries, please do not hesitate to contact us.

Yours faithfully

A handwritten signature in black ink, reading 'Paul Skinner', is positioned above the printed name.

Paul Skinner
Director
Rider Levett Bucknall

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