

17672-2.0-ES-Rpts-202204 CIV-04.saf

18 May 2022

Sydney Swans
c/o APP
Level 7
116 Miller Street
NORTH SYDNEY NSW 2060

Attention: Mr Anthony Murphy
Email: Anthony.Murphy@app.com.au

Dear Anthony

SYDNEY SWANS HQ & COMMUNITY CENTRE QUANTITY SURVEYOR CERTIFICATE OF COST – SSDA MODIFICATION UPDATE

As requested, we have prepared this updated Quantity Surveyor's Certificate of Cost to verify the Capital Investment Value (CIV) of the project in accordance with the definition under the Environmental Planning and Assessment Regulation 2000 and State Environmental Planning Policies.

In the calculation of the project cost, we have referred to the planning circular issued by the Department of Planning, Industry and Environment dated 2 December 2021.

We note we previously reported a CIV for this project of **\$46,850,000 excluding GST** on 16 May 2019. This value was based on the project scope and documentation that was current at that time.

We confirm the updated CIV for this project is **\$48,710,000 excluding GST**. This value is based on the following Populous architectural drawings dated 8 April 2022 and stamped "SSDA Mod Update"

02-0B10 – BASEMENT FLOOR PLAN
02-0010 – GROUND FLOOR PLAN
02-0110 – LEVEL 01 FLOOR PLAN
02-0210 – LEVEL 01 MEZZANINE FLOOR PLAN
02-0310 – ROOF PLAN

Job Creation

We estimate the number of new employment opportunities that will be created from the procurement of the above works is in the order of 120 – 130 full time positions for the period of construction. We note this is specifically for works taking place on site. (ie excluding labour and resources required for the supply and fabrication of materials utilised in the construction of the project)

When operational, the facility will accommodate 206 jobs of which 176 are staff from the existing Swans offices and 30 are new jobs created by the development. The project will also include the space required for the creation of Sydney Swans AFLW Team which will generate jobs for 4 staff and 35 players. In addition, the Sydney Swans and NSW Swifts have forecast that 37 new staff will be recruited over the next 5 to 10 years.

We trust the above is sufficient for your current purposes however, should you require any further information, please do not hesitate to contact us.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'Sean Fry', is positioned above the typed name.

Sean Fry
Senior Associate
Rider Levett Bucknall
sean.fry@au.rlb.com