

15 October 2019

Cricket NSW
c/o Mostyn Copper Group
Suite 2, Level 8
60 Pitt Street
SYDNEY NSW 2000

Attention: Mr Will Seabourne
Email: wseabourne@mostyncopper.com.au

Dear Will

**CRICKET NSW CRICKET CENTRE – WILSON PARK, SILVERWATER
QUANTITY SURVEYOR CERTIFICATE OF COST**

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 the State Environment Planning Policy (Major Development) 2005.

Under this policy the Capital Investment Value has the same meaning as in the Environmental Planning Assessment Regulation 2000 which was amended on 7 May 2010 to the following;

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 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*
- 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)*

ISO 9001
FS 548756

Based on this definition, we advise that our estimate of Capital Investment Value for this project is \$49,600,000.00 excluding GST as summarised below;

• Enabling / Site Preparation Works	\$6,000,000.00
• Centre of Excellence Building	\$22,196,000.00
• External Works	\$7,550,000.00
• Preliminaries & Margin	\$7,040,000.00
• Consultant Fees, LSL & Sundry Fees	\$6,814,000.00
• Goods & Services Tax	Excluded
TOTAL (EXCL. GST)	\$49,600,000.00

An elemental summary of the above is attached.

We note our estimate excludes allowances for the following items based on advice provided by the NSW Department of Planning;

- Development Application Fees and Section 94 Contributions
- Escalation for potential cost increases beyond October 2019
- Loose furniture, fittings and equipment
- Finance costs

We confirm our estimate is based on the Cox architectural drawings and associated information dated October 2019 and includes the following scope;

- A two storey cricket centre, including an internal atrium, gymnasium, community facilities, sports science and sports medicine facilities and business offices;
- An International Cricket Council compliant oval 136m long x 144m wide (16,040m²) (Oval 1) and associated seating;
- A second oval (Oval 2) that complies with the Cricket Australia community guidelines for community club cricket (with a minimum diameter of 100m (6365m²);
- Outdoor practice nets, 71 wickets with a minimum of 30m run ups;
- A double height (10.7m) indoor training facility with 15 wickets;
- A single storey shed for machinery and storage;
- Associated car parking, landscaping and public domain works; and
- Extension and augmentation of services and infrastructure as required.

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 110 – 120 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 143 jobs for Cricket NSW excluding any potential growth over the coming years.

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 the Department of Planning & Environment. 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 the Department of Planning & Environment 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 grey ink, appearing to read 'Sean Fry', is positioned above the printed name.

Sean Fry
Senior Associate
Rider Levett Bucknall

sean.fry@au.rlb.com

CNSW Centre of Excellence

SSDA Certificate of Cost

Location Summary

GFA: Gross Floor Area
Rates Current At October 2019

Location	GFA m ²	Cost/m ²	Total Cost
EW ENABLING WORKS			6,000,000
CE CENTRE OF EXCELLENCE			
CE1 Structure & Envelope			9,207,145
CE2 Fitout & Services	7,822	1,661	12,988,855
CE - CENTRE OF EXCELLENCE	7,822	\$2,838	\$22,196,000
EX EXTERNAL WORKS			
EX1 Main Oval			2,780,000
EX2 Secondary Oval			905,000
EX3 Natural Turf Practice Wickets			2,095,000
EX4 Car Parking & Roadworks			230,000
EX5 General Landscaping			200,000
EX6 Maintenance Shed			750,000
EX7 Site External Lighting & Power			590,000
EX - EXTERNAL WORKS			\$7,550,000
ESTIMATED NET COST	7,822	\$4,570	\$35,746,000
MARGINS & ADJUSTMENTS			
Preliminaries	14.0%		\$5,000,000
Builders Margin & Overhead	5.0%		\$2,040,000
CONSTRUCTION SUB TOTAL	7,822	\$5,470	\$42,786,000
Consultant Fees	15.2%		\$6,500,000
LSL, Sundry Fees & Charges (Development Contributions, etc are excluded)	0.6%		\$314,000
Goods & Services Tax			Excl.
ESTIMATED TOTAL COST	7,822	\$6,341	\$49,600,000

CNSW Centre of Excellence

SSDA Certificate of Cost

Element Summary

Gross Floor Area: 7,822 m²
Rates Current At October 2019

Description		%	Cost/m ²	Total Cost
DE	DEMOLITION	1.1%	\$72	\$560,000
XP	SITE PREPARATION	3.6%	\$230	\$1,800,000
SB	SUBSTRUCTURE	5.2%	\$328	\$2,563,590
CL	COLUMNS	0.5%	\$35	\$271,300
UF	UPPER FLOORS	1.2%	\$78	\$613,555
SC	STAIRCASES	0.1%	\$9	\$72,000
RF	ROOF	5.3%	\$336	\$2,630,820
EW	EXTERNAL WALLS	5.4%	\$341	\$2,667,560
ED	EXTERNAL DOORS	0.1%	\$8	\$63,700
NW	INTERNAL WALLS	1.8%	\$117	\$917,230
NS	INTERNAL SCREENS AND BORROWED LIGHTS	0.6%	\$37	\$289,900
ND	INTERNAL DOORS	0.4%	\$25	\$194,796
WF	WALL FINISHES	1.6%	\$101	\$786,510
FF	FLOOR FINISHES	2.2%	\$141	\$1,102,025
CF	CEILING FINISHES	1.6%	\$103	\$802,400
FT	FITMENTS	2.3%	\$149	\$1,162,654
HS	HYDRAULIC SERVICES	2.8%	\$175	\$1,367,800
MS	MECHANICAL SERVICES	3.6%	\$230	\$1,795,490
FP	FIRE PROTECTION	0.5%	\$30	\$234,690
LP	ELECTRIC LIGHT AND POWER (INCL SECURITY)	6.8%	\$433	\$3,383,725
TS	TRANSPORTATION SYSTEMS	0.3%	\$20	\$160,000
SS	SPECIAL SERVICES	1.6%	\$102	\$800,000
BW	BUILDERS WORK IN CONNECTION WITH SERVICES	0.3%	\$19	\$151,635
XR	ROADS, FOOTPATHS AND PAVED AREAS	0.8%	\$50	\$394,620
XN	BOUNDARY WALLS, FENCING AND GATES	0.4%	\$26	\$200,000
XB	OUTBUILDINGS AND COVERED WAYS	1.5%	\$96	\$750,000
XL	LANDSCAPING AND IMPROVEMENTS	11.6%	\$733	\$5,730,000
XK	EXTERNAL STORMWATER DRAINAGE	2.4%	\$153	\$1,200,000
XD	EXTERNAL SEWER DRAINAGE	1.2%	\$77	\$600,000
XW	EXTERNAL WATER SUPPLY	1.6%	\$100	\$780,000
XG	EXTERNAL GAS	0.1%	\$9	\$70,000
XF	EXTERNAL FIRE PROTECTION	0.1%	\$8	\$60,000
XE	EXTERNAL ELECTRIC LIGHT AND POWER	2.7%	\$169	\$1,320,000
YY	SPECIAL PROVISIONS	0.5%	\$32	\$250,000
PR	PRELIMINARIES	10.1%	\$639	\$5,000,000
MA	BUILDERS MARGIN & OVERHEAD	4.1%	\$261	\$2,040,000
FE	FEES	13.7%	\$871	\$6,814,000
GST	GOODS & SERVICES TAX			Excl.
ESTIMATED TOTAL COST			\$6,341	\$49,600,000