



WOOLLAM PARKINSON & PARTNERS PTY LIMITED

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ROUSE HILL ANGLICAN COLLEGE

MASTERPLAN 2016

CAPITAL INVESTMENT VALUE (CIV) REPORT

Client: ANGLICAN SCHOOLS CORPORATION

Site Address: CNR. ROUSE AND WORCESTER ROADS
ROUSE HILL NSW

Issue Date: 28th SEPTEMBER, 2017 (Draft 1)
3rd OCTOBER, 2017 (Final)

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MASTERPLAN 2016

CAPITAL INVESTMENT VALUE (CIV) REPORT

3rd OCTOBER, 2017 (Final)

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1.0 INTRODUCTION

Woollam Parkinson & Partners Pty Limited quantity surveyors has been requested by the Anglican Schools Corporation to prepare a Capital Investment Value (CIV) report for the proposed works documented in the Masterplan 2016 at the Rouse Hill Anglican College, corner of Rouse and Worcester Roads Rouse Hill. In summary, the Masterplan 2016 work includes the following:-

- (a) New primary module Block K
- (b) New primary module Block L
- (c) New primary module Block M
- (d) New lift and access tunnel
- (e) New multi purpose building
- (f) New library
- (g) New junior canteen
- (h) New senior school building and canteen
- (i) All associated siteworks comprising demolition, site preparation, retaining walls, roads, carparks, footpaths, paved areas, boundary walls, fences, gates, outbuildings, covered ways, landscaping and improvements
- (j) All associated external services

2.0 CAPITAL INVESTMENT VALUE

Capital Investment Value (CIV) is defined by the Environmental Planning and Assessment Regulation 2000 and as required by the NSW Government Planning Policy Amendment (Capital Investment Value) issued 10th May 2010 to be:

"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,

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2.0 CAPITAL INVESTMENT VALUE (Cont'd)

- (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 (as defined by A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth)."

3.0 CALCULATION OF CIV

Woollam Parkinson & Partners Pty Limited has prepared a Capital Investment Value Cost Plan dated 3rd October, 2017 for this development to calculate the cost of construction works which forms the basis of the estimated total Capital Investment Value of \$54,750,000. Please refer to the "7.0 Breakdown of CIV Costs" for the breakdown of this total cost.

4.0 ESTIMATE DATE

This CIV Report has been estimated using industry recognised construction costs current at October, 2017 and has been prepared having regard to the above definition of the Capital Investment Value.

5.0 DOCUMENTATION USED

The following documentation has been used in the preparation of this CIV Report:-

- * Architecture Drawings MP-00-00/01, MP-00-01/01, MP-00-02/01, MP-00-03/01, MP-00-04/01, MP-10-00/01, MP-10-01/01, MP-10-02/01, MP-10-05/01, MP-10-06/01, MP-10-07/01, MP-10-08/01, MP-10-09/01, MP-10-10/01, MP-10-11/01, MP-20-00/01, MP-30-00/01, MP-30-01/01, MP-HB-10-01/01, MP-HB-10-02/01, MP-HB-10-03/01, MP-HB-20-00/01, MP-HB-20-10/01, MP-HB-20-20/01, MP-HB-30-00/01, MP-JS-10-01/01, MP-JS-10-02/01, MP-JS-10-03/01, MP-JS-10-04/01, MP-JS-10-05/01, MP-JS-20-00/01, MP-JS-20-01/01, MP-JS-20-02/01, MP-JS-30-00/01, MP-JS-30-01/01, MP-JS-30-02/01, MP-SS-10-01/01, MP-SS-10-02/01, MP-SS-10-03/01, MP-SS-10-04/01, MP-SS-20-00/01 and MP-SS-30-00 all titled SSDA Submission dated 25.07.17 prepared by Terroir.
- * Landscape Architecture Drawings MP-HB-40-01/01, MP-HB-40-02/01, MP-JS-40-01/01, MP-JS-40-02/01, MP-JS-40-03/01 and MP-SS-40-01/01 all titled SSDA Submission dated 25.07.17 prepared by Terroir.
- * Civil Works Drawings SKC01/P7 (09.08.17), SKC02/P10 (29.09.17), SKC03/P7 (29.09.17), SKC10/P8 (09.08.17), SKC11/P10 (29.09.17), SKC12/P8 (09.08.17), SKC13/P6 (31.08.17), SKC20/P6 (09.08.07), SKC21/P6 (09.08.17) and SKC50/P11 (29.09.17) all titled State Significant Development Application prepared by Taylor Thompson Whitting Consulting Engineers.

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6.0 EXCLUSIONS

The cost of the following items are **excluded** from this estimate:-

- * GST
- * Council fees and charges
- * Design and construction contingencies

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7.0 BREAKDOWN OF CIV COSTS

CONSTRUCTION WORKS

BUILDING WORKS

Block K Primary Module	\$3,600,000	
Block L Primary Module	\$4,477,000	
Block M Primary Module	\$3,948,000	
Lift & Access Tunnel	\$416,000	
Multi-Purpose Hall	\$8,550,000	
Library	\$4,363,000	
Junior Canteen	\$226,000	
Senior School and Canteen	\$13,142,000	
	<u>\$38,722,000</u>	\$38,722,000

SITeworks

Demolition	\$534,000	
Site Preparation	\$1,011,000	
Retaining Walls	\$997,000	
Roads, Carparks, Footpaths and Paved Areas	\$3,148,000	
Boundary Walls, Fences and Gates	\$228,000	
Outbuildings and Covered Ways	\$1,317,000	
Landscaping and Improvements	\$398,000	
	<u>\$7,633,000</u>	\$7,633,000

EXTERNAL SERVICES

External Stormwater Drainage	\$2,540,000	
External Sewer Drainage	\$34,000	
External Water Supply	\$36,000	
External Gas Supply	\$9,000	
External Fire Protection	\$96,000	
External Electric Light and Power	\$680,000	
	<u>\$3,395,000</u>	\$3,395,000

DESIGN CONTINGENCY

Excluded Excluded

SUB TOTAL CONSTRUCTION WORKS (excluding gst)

\$49,750,000

APPLICABLE DEVELOPMENT COSTS

STATUTORY FEES	Excluded	Excluded
PROFESSIONAL FEES	5,000,000	5,000,000

SUB TOTAL APPLICABLE DEVELOPMENT COSTS (excluding gst)

\$5,000,000

TOTAL ESTIMATED CIV (excluding gst)

\$54,750,000