



APPENDIX L - CAPITAL INVESTMENT VALUE

Attention: Pascal Bobillier
Coombes Property Group
Level 5
2 Grosvenor Street
BONDI JUNCTION NSW 2000

9 February 2021

Dear Sir,

**275 Adams Road, Luddenham NSW – Proposed Industrial Development
CAPITAL INVESTMENT VALUE (CIV) ESTIMATE
QUANTITY SURVEYOR REPORT**

In support of your Environmental Impact Statement for the above-mentioned project please find attached our report identifying the Capital Investment Value (CIV) for the development.

The estimated cost has been based on the documents listed in the attached Schedule of Information Used.

We confirm that we have prepared an estimate of the CIV for this development application and we advise you that the estimated cost at time of lodgement is **\$20,438,722** (excluding GST) and provide the detail which supports this estimate below.

We have prepared the estimated CIV based on the Planning Circular - PS 10-008 issued 10 May 2010 'New Definition of Capital Investment Value' prepared by NSW Government Department of Planning.

The above estimate is based on conceptual design information made available to ourselves at this point and therefore we have made a number of assumptions in relation to the project requirements.

Should you require any further information or wish to discuss any aspect of the attached, please do not hesitate to contact us.

Yours faithfully
WT PARTNERSHIP



PHILIP BAXENDALE
Associate Director

1 THE PROJECT

The project consists of the development of an Advanced Resource Recovery Centre Warehouse and associated external works including a link road to the site at 275 Adams Road, Luddenham, NSW.

2 SUMMARY OF ESTIMATED CONSTRUCTION COSTS

DEMOLITION AND SITE PREPARATION	\$142,836
ACCESS ROAD	\$1,364,795
ARRC WAREHOUSE	\$14,079,594
OFFICE 1A	\$656,991
OFFICE 1B	\$244,500
EXTERNAL WORKS & LANDSCAPING	\$2,220,935
SUB TOTAL	\$18,709,651
PRELIMINARIES	\$187,097
MARGIN	\$755,870
DESIGN	\$786,105
ESTIMATED CAPITAL INVESTMENT VALUE (AT TIME OF LODGEMENT BEING FEBRUARY 2021) (EXCLUDING GST)	\$20,438,722

3 SCHEDULE OF INFORMATION USED

Architectural Drawings provided by Reid Campbell:

Drawing No	Title	Revision
1190066_DA_000	COVER SHEET/ DRAWING LIST	A
1190066_DA_001	SITE ANALYSIS	A
1190066_DA_002	PERSPECTIVES	A
1190066_DA_100	SITE PLAN	B
1190066_DA_101	WAREHOUSE PLAN	B

1190066_DA_102	ROOF PLAN	A
1190066_DA_103	OFFICE 1A - PLANS	B
1190066_DA_104	OFFICE 1B - PLANS	B
1190066_DA_201	WAREHOUSE ELEVATIONS	B
1190066_DA_202	OFFICE 1A - ELEVATIONS	B
1190066_DA_203	OFFICE 1B - ELEVATIONS	B
1190066_DA_301	WAREHOUSE SECTIONS	A
1190066_DA_302	OFFICE 1A & 1B - SECTIONS	A
7472 - SK01	INTERSECTION IMPROVEMENT	20.01.21

4 SCHEDULE OF EXCLUSIONS

- 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) Escalation in costs beyond the date of this estimate (June 2020);
- c) Land costs (including any costs of marketing and selling land);
- d) Land and agent's fees;
- e) Finance costs;
- f) Council contributions, special fees and payments (section 94);
- g) Statutory authority fees;
- h) Loose furniture and fittings, workstations, desks, chairs, benches , shelves, white goods, microwave and blinds to windows;
- i) LSL;
- j) Works outside boundary (beyond allowance made within estimate i.e. 'Intersection Improvements');
- k) Contamination removal;
- l) Contingencies;
- m) GST;

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