

21 December 2022

Jackson Environment and Planning Pty Ltd  
Suite 102, Level 1, 25-29 Berry St

**NORTH SYDNEY NSW 2060**

**ATTENTION: ERIK LARSON**

**RE: BINGO'S 123-179 PATONS LANE, ORCHARD HILLS  
CAPITAL INVESTMENT VALUE ESTIMATE**

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As per your request dated 10 October 2022, Muller Partnership has prepared a Capital Investment Value (CIV) Estimate as required by the planning authority for the above development totalling \$ 22,410,765 (excl. GST) and enclose our report.

*The purpose of this assessment is to determine the current construction cost value of the development for council purposes only and is not to be used for project budgeting, finance, insurance, sale, mortgage or any other purposes.*

This estimate has been prepared in accordance with the Environmental Planning Assessment and Regulation 2021 and State Environmental Planning Policy (Planning Systems) 2021 with consideration for the Planning Circular PS 21-020 issued 2 December 2021 and 'TPP 09-7 (Policy Paper)' - Guidelines for estimating employment supported by the actions, programs and policies of the NSW Government.

Should you wish to discuss any of the above please do not hesitate to contact Frank Weng or the undersigned.

Yours faithfully

**MULLER PARTNERSHIP**

**PETER DALLY  
DIRECTOR**

# MULLER *partnership*

Newcastle | Sydney | Melbourne

## BINGO'S 123-179 PATONS LANE, ORCHARD HILLS CAPITAL INVESTMENT VALUE ESTIMATE

20 DECEMBER 2022

22295



### **Disclaimer**

Muller Partnership have prepared this report in part on the basis of information supplied to it in the ordinary course of business by JEP Pty Ltd.

Whilst all reasonable professional care and skill have been exercised to validate its accuracy and authenticity, Muller Partnership is unable to provide any Guarantee in that regard, and will not be liable to any party for any loss arising as a result of any such information subsequently being found to be inaccurate, lacking authenticity or having been withheld.

This report is only intended for use by JEP Pty Ltd and Muller Partnership accepts no responsibility to other parties who use opinions or information contained herein. They do so at their own risk.

In acting as Quantity Surveyor for JEP Pty Ltd, Muller Partnership's liability is limited to the scope of services and value limit, as defined in their Professional indemnity insurance cover. A copy is available on request.

This report covers only the items as contained in this report. Should JEP Pty Ltd require additional items or areas of assessment, these should be specifically requested and will be actioned as agreed between the parties.

The construction costs are current as at the date of this assessment only. The values assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in values.

### **Document history & status**

Revision	Date	Description	By	Review	Approved
0	1/12/2022	Capital Investment Value Estimate	LL	FW	PD
1	14/12/2022	Capital Investment Value Estimate	FW	PD	PD
2	21/12/2022	Capital Investment Value Estimate	LL	FW	PD

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*Capital Investment Value* 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 (as defined by A New Tax System (Goods and Services Tax) Act 1999

*Construction Contingency* The Construction Contingency is a contingency allowance made for unknowns that may occur during construction due to latent conditions or issues with the documentation.

*Design Development Allowance* The Design Development Allowance is a contingency included within our estimate to allow for unknown costs associated with progressing the development from the initial concept through until the 'For Construction'. At the time of For Construction documentation this contingency should be 0% as the entire project will have been designed and costed accordingly.

*Preliminaries & Margin* The Preliminaries and Margin Allowance is an allowance for the builders' margin and their establishment and management of the site. This item will therefore include for items such as site fencing & amenities, site foreman, head office overheads, insurances, craneage, site cleaning, OH&S management, QA, etc.



## 1.0 EXECUTIVE SUMMARY

### **Project Description**

The Patons Lane Resource Recovery Centre (PLRRC) (the Facility) is a resource management facility located at 123-179 Patons Lane, Orchard Hills (Lot 40, DP 738126) within the former Erskine Park Quarry owned by SRC Properties Pty Ltd (a wholly owned subsidiary of Bingo Industries).


The PLRRC operates under a State Significant Development approval (MP09\_0074) as a resource recovery centre and landfill for commercial and industrial (C&I) and construction and demolition (C&D) wastes (non-putrescible general solid waste).

Since the existing approval was granted for the Facility by the NSW Land and Environment Court, there has been changes to market conditions, Bingo's broader network operations and the NSW waste management regulatory framework. These changes have highlighted the need for Bingo to adjust site operations at the Facility.

This Modification Proposal aims to improve the quality of recovered soils from processing of building waste, to protect human health and the environment. This plant and investment will help Bingo improve the quality of recovered soils and aggregates, increase diversion rates and better deliver on the objectives of the NSW Government's Waste and Sustainable Materials Strategy 2041. Stage 1 – 2021-2027. NSW currently has an under supply of processing capacity for general solid waste resource recovery, therefore the modified development will provide additional processing capacity to ensure more wastes are recovered and re-used and less are sent to landfill. The Modification Proposal also seeking to upgrade the landfill leachate treatment system to achieve improved water quality outcomes related to the landfill. Provision of a leachate treatment plant would improve the reliability and efficacy of the leachate management system, bringing the site in line with modern best practice and improving environmental outcomes.

The proposed elements of the integrated water treatment management system upgrades would include an additional new raw leachate dam, new contact water dam, Leachate Treatment Plant (LTP), Recycling Water





Treatment Plant (RWTP) infrastructure to support the resource recovery centre, and a future connection to sewer and potable water.

The RWTP is proposed to be located north-east of the existing PLRRC buildings and within the confines of the earthen bunds of the PLRRC. Existing dual sand conveyors are considered part of the RWTP and will be regularised as part of this Modification Proposal. The proposed LTP is proposed to be located to the north-east of the proposed raw leachate dam and a potential future sewer connection point near the existing site entrance. The compound and infrastructure layout are indicative and subject to final contractor requirements and detailed design.

The upgrade of water management infrastructure to support the PLRRC and ongoing landfilling operations would not result in changes to the approved types or volumes of waste accepted at the Facility under the existing Project Approval.

The RWTP would assist in removing silt loads within process water from the resource recovery centre enabling reuse of this water in the system. This upgrade to the RWTP is required to ensure adequate treatment of wash water for reuse in an NSW EPA approved resource recovery trial. The trial will identify if the Facility's processes are suitable to accept and treat materials classified as general solid waste (GSW). The upgrades to the RWTP and water reuse would allow additional resource recovery of aggregates, sands, ferrous and non-ferrous metals that would otherwise be lost to landfill. The proposed plant and equipment investment by SRC would improve the quality and quantity of recovered soils, increase landfill diversion rates and assist in delivering the objectives of the NSW Government's Waste and Sustainable Materials Strategy 2041 Stage 1 – 2021-2027. Provision of the LTP would improve the reliability and efficacy of the leachate management system, bringing the site in line with modern best practice and improving environmental outcomes.

Given that the impacts of the proposed integrated water and leachate plant modifications are likely to be minor (and in most cases positive), development consent under s4.55(1a) of the Environmental Planning and Assessment Act 1979 is considered appropriate. This has been confirmed in consultation with the Department of Planning and Environment.

A summary of the Capital Investment Value (CIV) estimate is as follows:

B:Description	C:Quantity	D:Unit	E:Rate	F:Subtotal	G:Factor	H:Total
<b>Patons Lane Resource Recovery Centre CIV</b>						
Demolition and Site Preparation	22,132	m2	1.09	24,147		24,147
Recycling Water Treatment Plant and buildings	2,619	m2	3,815.15	9,991,876		9,991,876
Sand Conveyors	485	m2	1,027.67	498,165		498,165
Leachate Treatment Plants and Building	1,298	m2	3,008.14	3,903,602		3,903,602
Leachate Dams (Raw Leachate Dam and Contact Water Dam)	15,646	m2	93.75	1,466,797		1,466,797
RRC area Sump Tanks / Dam	870	m2	625.14	543,665		543,665
Preliminaries, Overheads & Margin (12%)	1	item	1,971,390	1,971,390		1,971,390
Design contingency - 5%	1	item		919,982		919,982
<b>Sub Total Construction Cost</b>	<b>20,917</b>	<b>m2</b>	<b>924</b>	<b>19,319,625</b>		<b>19,319,625</b>
Escalation at 5% PA for one year	1	item	965,981	965,981		965,981
Professional fees (6%)		item	1,159,177	1,159,177		1,159,177
Locality Index	1	item				Excl.
Construction contingency 5%	1	item	965,981	965,981		965,981
Authority Fees	1	item				Excl.
Client Costs	1	item				Excl.
GST	1	item				Excl.
<b>Total Project Cost</b>	<b>20,917</b>	<b>m2</b>	<b>1,071</b>	<b>22,410,765</b>		<b>22,410,765</b>

We note the attached estimate is for construction costs only and does not allow for items such as property acquisition, finance costs, escalation, planning & authority fees & charges. The above costs are rounded to the nearest thousand. Please refer to the Qualification, Assumptions and Exclusions sections of this report for further details.

#### Key Notes & Actions:

- Please note that this estimate has been prepared for the purpose of authority review and is preliminary in nature. Muller Partnership can provide development budgeting, scenario estimating, cost planning, or similar services on request.
- Review assumptions and exclusions.



## 2.0 METHODOLOGY

Muller Partnership has used the following information in compiling our CIV Estimate:

All rates used within our CIV have been gathered from our in-house databases as well as being constructed from first principles namely labour, materials and waste to reflect current market and project specific value.

Muller Partnership has used the following updated documentation received from JEP PTY Ltd on 20 December 2022:

- Integrated Water and Leachate Plant Modifications Site Master Layout J22-PL-CV-0001 1/3 by BINGO dated 07/12/2022 Rev. 15
- Integrated Water and Leachate Plant Modifications Site Master Layout J22-PL-CV-0001 2/3 by BINGO dated 07/012/2022. Rev.15
- Integrated Water and Leachate Plant Modifications Site Master Layout J22-PL-CV-0001 3/3 by BINGO dated 07/012/2022. Rev. 15
- Recycling Water Treatment Plant RG00080-L01-001 by ENVIROPACEIFIC dated 09/012/2022. Rev. 2
- Process Flow Diagram Patons Lane Resource Recovery Centre Waste Water Treatment Plan RG00080-PFD by ENVIROPACEIFIC dated 09/012/2022. Rev. F
- Leachate Treatment Plants 520m3/day – 1016-L04-001 2/2 by ENVIROPACEIFIC dated 15/09/2022. Rev. A
- Process Flow Diagram (PFD) Leachate Treatment Plants (LTP) by ENVIROPACEIFIC dated 12/09/2022. Rev. 0





### 3.0 ASSUMPTIONS

We have made the following assumptions in the preparation of our CIV Estimate:


1. Works will be during normal working hours.
2. Assumed builder will have clear access to the work area.
3. Assumed no hazardous material to be removed from site.
4. Imported fill will be free of charge.
5. All excavated material assumed to be left on site.
6. Reinforced concrete slabs to Recycling Water Treatment Plants (RWTP) and Leachate Treatment Plants (LTP) areas with foundation and piles.
7. Reinforced concrete bond walls to the slabs n.e 1.0m high
8. Concrete slab to RRC area only.
9. Leachate Dam to have bearing layer of 150mm thick, intermediate cover of 300mm thick with geomembrane and protection geotextile
10. New Reinforced concrete isolation wall with strip footing between Raw Leachate Dam and Contact Water Dam
11. MCC room and Flocculator Station and Leachate Treatment Plants (LTP) Control Shed allowance of cladding walls and metal roof one level buildings
12. BWIC allowance of 3%
13. Preliminaries, Overheads and Profit allowance of 12% has been allowed.
14. Design Contingency allowance of 5%.
15. Construction Contingency allowance of 5%.
16. Professional fees allowance of 6% has been allowed.
17. Escalation 5% for one year



## 4.0 EXCLUSIONS

Within the following CIV the acronym 'EXCL' means work that has **not** been included in our estimate. We specifically note the following exclusions from the estimated cost:

1. Demolition and Site Preparation
  - 1.1. Removal of existing structures.
  - 1.2. Removal of trees.
  - 1.3. Removal and remediation of hazardous material.
  - 1.4. Tip fees associated with hazardous material.
  - 1.5. Services diversion.
  - 1.6. Upgrade & amplification of existing services.
2. Recycling Water Treatment Plants (RWTP) and Leachate Treatment Plants (LTP) Areas
  - 2.1. Anti-microbial coating.
  - 2.2. Other fit-out costs to Recycling Water Treatment Plants (RWTP) and Leachate Treatment Plants (LTP).
3. MCC room and Flocculator Station and Leachate Treatment Plants (LTP) Control Shed
  - 3.1. Loose furniture.
  - 3.2. FF&E.
  - 3.3. Solar panel system .
  - 3.4. Fire sprinkler system.
4. Leachate Dams (Raw Leachate Dam and Contact Water Dam)
  - 4.1. Dewatering.
  - 4.2. Removal and remediation of hazardous material.
  - 4.3. Special equipment.
5. RRC area Sump Tanks / Dam
  - 5.1. Tanks.

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- 5.2. Dam works.
  - 6. External Works
    - 6.1. Potential future access.
    - 6.2. Fencing - vegetation screening as fence.
    - 6.3. Sliding entry gate.
    - 6.4. Potential retaining walls.
  - 7. General
    - 7.1. Locality index.
    - 7.2. Client-side project management.
    - 7.3. Finance costs.
    - 7.4. Land costs.
    - 7.5. Works outside normal hours.
    - 7.6. Aboriginal and Heritage impacts.
    - 7.7. Delays resulting from approvals such as Environmental/ Authorities.
    - 7.8. Long Services Levy
    - 7.9. GST.



## APPENDIX A – ESTIMATE BREAKDOWN

## Trade Summary

**Project:** 22295 Bingo's 123-179 Patons Lane, Orchard  
**Building:** Hills

**Details:** Patons Lane Resource Recovery Centre  
 CIV R2

Code	Description	Quantity	Unit	Rate	Total
	<b>Patons Lane Resource Recovery Centre CIV</b>				
	Demolition and Site Preparation	22,132	m2	1.09	24,147
	Recycling Water Treatment Plant and buildings	2,619	m2	3,815.15	9,991,876
	Sand Conveyors	485	m2	1,027.67	498,165
	Leachate Treatment Plants and Building	1,298	m2	3,008.14	3,903,602
	Leachate Dams (Raw Leachate Dam and Contact Water Dam)	15,646	m2	93.75	1,466,797
	RRC area Sump Tanks / Dam	870	m2	625.14	543,665
	Preliminaries, Overheads & Margin (12%)	1	item	1,971,390	1,971,390
	Deign contingency - 5%	1	item		919,982
	<b>Sub Total Construction Cost</b>	20,917	m2	924	<b>19,319,625</b>
	Escalation at 5% PA for one year	1	item	965,981	965,981
	Professional fees (6%)		item	1,159,177	1,159,177
	Locality Index	1	item		Excl.
	Construction contingency 5%	1	item	965,981	965,981
	Authority Fees	1	item		Excl.
	Client Costs	1	item		Excl.
	GST	1	item		Excl.
	<b>Total Project Cost</b>	20,917	m2	1,071	<b>22,410,765</b>



**Project:** 22295 Bingo's 123-179 Patons Lane, Orchard  
**Building:** Hills

**Details:** Patons Lane Resource Recovery Centre  
 CIV R2

Code	Description	Quantity	Unit	Rate	Subtotal	Total
<b>Demolition and Site Preparation</b>						
<b>DEMOLITION AND SITE PREPARATION</b>						
	Assumed site is nearly clear and very few structures to be demolished		Note			Noted
<b>Demolition</b>						
	Site clearance and localised levelling as required	21,647	m2	1.00	21,647	21,647
	Removal of existing structures	1	item			Incl.
	Removal of trees	1	item			Excl.
	Transportation of dairy waste from surrounding farms	1	item			Excl.
<b>Site Preparation</b>						
	Make safe services	1	item	2,500.00	2,500	2,500
	Removal and remediation of hazardous material	1	item			Excl.
	All excavated material assumed to be left on site	1	item			Excl.
	Services diversion	1	item			Excl.
	<i>Sub Total</i>	<i>21,647</i>	<i>m2</i>	<i>1.12</i>	<i>24,147</i>	<i>24,147</i>
	<b>Demolition and Site Preparation</b>				<b>24,147</b>	<b>24,147</b>
<b>Recycling Water Treatment Plant and buildings</b>						
<b>RECYCLING WATER TREATMENT PLANT AND CIVIL / BUILDINGS</b>						
	Recycling Water Treatment Plant and buildings costs as per drawings - Integrated Water and Leachate Plant Modifications Site Master Layout J22-PL-CV-0001 1-3 by BINGO dated 07/12/2022 Rev. 15 and Recycling Water Treatment Plant RG00080-L01-001 by ENVIROPACEIFIC dated 09/012/2022. Rev. 2		Note			Noted
<b>Plant &amp; Equipment ( RWTP / RWTP Filtration)</b>						
	There are no RWTP Plants & Equipment capacities & models, we assume RWTP Plants & Equipment cost 7.37mil		Note			Noted
<b>Plant &amp; Equipment</b>						
	Plants and Equipment Incl. Mech & Elec	1	item	7,370,000	7,370,000	7,370,000
	RWTP & E	1	item			Incl.
	Filtration PLants and Equipment	1	item			Incl.
	<b>Plant &amp; Equipment Sub Total</b>	<b>2,589</b>	<b>\$/m2</b>	<b>2,846.66</b>	<b>7,370,000</b>	<b>7,370,000</b>
<b>Piling</b>						
	Reinforced concrete slab footings with piers – allow for 50% RWTP and RWTP filtration areas for Plants and equipment		Note			Noted

**Project:** 22295 Bingo's 123-179 Patons Lane, Orchard  
**Building:** Hills

**Details:** Patons Lane Resource Recovery Centre  
 CIV R2

Code	Description	Quantity	Unit	Rate	Subtotal	Total
<b>Recycling Water Treatment Plant and buildings</b>						<i>(Continued)</i>
	Piling rig set up	1	item	8,000.00	8,000	8,000
	Piling to slabs	2,589	m2	150.00	388,350	388,350
	Sub Total	2,589	\$/m2	153.09	396,350	396,350
<b>Slabs</b>						
	Foundation to slabs	2,589	m2	80.00	207,120	207,120
	Reinforced concrete slab footings for plants & equipment incl. excavation on RWTP ground. Allowance of ave. 450mm thick and 50% of RWTP areas	1,295	m2	280.00	362,600	362,600
	Reinforced concrete slab for non plant and equipment incl. excavation on RWTP ground. Allowance of average 350mm thick and 50% of RWTP areas	1,295	m2	200.00	259,000	259,000
	Sub Total	2,589	\$/m2	320.09	828,720	828,720
<b>Columns / Portal frame</b>						
	Portal frame steel	1	item			Excl.
<b>Staircases</b>						
	Staircases	1	item			Excl.
<b>Bond Walls</b>						
	Allow for reinforced concrete bond walls 1m high 400mm thick incl. the isolation wall between Thickener and Sludge Mixing Tanks		Note			Noted
	Foundation to walls	336	m	600.00	201,600	201,600
	Concrete reinforced bond walls n.e 1.0m high	336	m2	450.00	151,200	151,200
<b>Wall Finishes</b>						
	Wall finishes to bond walls	807	m2	20.00	16,140	16,140
<b>Floor Finishes</b>						
	Concrete sealer	2,589	m2	5.00	12,945	12,945
	Anti-microbial coating	1	item			Excl.
<b>Painting / linemarking</b>						
	Allow for Painting for plants and equipment etc.	1	item	500.00	500	500
	Linemarking	1	item			Incl.
<b>Fixtures, Fittings and Equipment</b>						
	Metalwork allowance	1	item			Excl.

**Project:** 22295 Bingo's 123-179 Patons Lane, Orchard  
**Building:** Hills

**Details:** Patons Lane Resource Recovery Centre  
 CIV R2

Code	Description	Quantity	Unit	Rate	Subtotal	Total
<b>Recycling Water Treatment Plant and buildings</b>						<i>(Continued)</i>
	FF&E	1	item			Excl.
	Signage allowance	1	item	1,000.00	1,000	1,000
	Racking	1	item			Excl.
	Other fitout costs	1	item			Excl.
	Sub Total	2,589	\$/m2	0.39	1,000	1,000
<b>Special Equipment</b>						
	Special Equipment refer Plant & Equipment	1	item			Incl.
<b>Hydraulic Services</b>						
	Provisional allowance for hydraulic services and connections	1	item	155,340.00	155,340	155,340
<b>Mechanical Services</b>						
	Allowance for mechanical ventilation	1	item			Excl.
<b>Fire Services</b>						
	Allow for dry fire services	1	item	25,890.00	25,890	25,890
	Allowance for fire sprinkler system	1	item			Excl.
<b>Electrical Services</b>						
	Allowance for electrical services allowance	1	item	233,010.00	233,010	233,010
	Security system / COMM	1	item			Incl.
<b>BWIC</b>						
	BWIC (3%)	1	item	12,427.20	12,427	12,427
<b>MCC Room &amp; Flocculator Station</b>						
	There are no drawings for MCC room and Flocculator Station, we assume external cladded walls with metal roof		Note			Noted
	MCC Room (assume one level)	30	m2	2,500.00	74,200	74,200
	Flocculator Station room loacted of RWTP slab (assume one level)	15	m2	2,500.00	36,750	36,750
	FF&E	1	item			Excl.
	Sub Total	45	\$/m2	2,465.56	110,950	110,950
<b>External Works &amp; Services</b>						
	Allowance for external works and services connections to RWTP	1	item	475,803.61	475,804	475,804
	<b>RWTP Sub Total</b>	<b>2,619</b>	<b>\$/m2</b>	<b>3,815.15</b>	<b>9,991,876</b>	<b>9,991,876</b>

**Project:** 22295 Bingo's 123-179 Patons Lane, Orchard  
**Building:** Hills

**Details:** Patons Lane Resource Recovery Centre  
 CIV R2

Code	Description	Quantity	Unit	Rate	Subtotal	Total
<b>Recycling Water Treatment Plant and buildings</b>						<i>(Continued)</i>
	<b>Recycling Water Treatment Plant and buildings</b>				<b>9,991,876</b>	<b>9,991,876</b>
<b>Sand Conveyors</b>						
<b>SAND CONVEYORS</b>						
	Sand Conveyors and CIVIL costs as per Drawings - Integrated Water and Leachate Plant Modifications Site Master Layout J22-PL-CV-0001 1-3 by BINGO dated 07/12/2022 Rev. 15		Note			Noted
<b>Plant &amp; Equipment ( Sand Conveyors)</b>						
	There are no Sand Conveyors capacities & models, we assume Sand Conveyors Plants & Equipment cost 0.4mil		Note			Noted
<b>Plant &amp; Equipment</b>						
	Sand Conveyors Incl. Mech & Elec	1	item	400,000	400,000	400,000
<b>Sand Conveyors Civil Works</b>						
	These sand conveyors are already constructed and the DA Mod will seek to regularise them. They will not be demolished, no need for reinforcing of slab.		Note			Noted
	Sand Conveyors Civil Works	1	item			Excl.
<b>Demolition</b>						
	Retain Sand Conveyor area of existing Recovery Building Structures	1	item			Excl.
<b>Slabs</b>						
	Piling to slab	1	item			Excl.
	Foundations / slabs	1	item			Excl.
						0
<b>Columns / Portal frame</b>						
	Columns / Portal frame	1	item			Excl.
<b>Staircases</b>						
	Staircases	1	item			Excl.
<b>Bond Walls / Wall Finishes</b>						
	Bond Walls / Wall Finishes	1	item			Excl.
<b>Floor Finishes</b>						
	Concrete sealer	485	m2	5.00	2,424	2,424
	Anti-microbial coating	1	item			Excl.

**Project:** 22295 Bingo's 123-179 Patons Lane, Orchard  
**Building:** Hills

**Details:** Patons Lane Resource Recovery Centre  
 CIV R2

Code	Description	Quantity	Unit	Rate	Subtotal	Total
<b>Sand Conveyors</b>						<i>(Continued)</i>
<b>Painting / linemarking</b>						
	Linemarking	1	item			Excl.
<b>Fixtures, Fittings and Equipment</b>						
	Metalwork allowance	1	item			Excl.
	FF&E	1	item			Excl.
	Signage allowance	1	item	1,500.00	1,500	1,500
	Racking	1	item			Excl.
	Other fitout costs	1	item			Excl.
	Sub Total	485	\$/m2	3.09	1,500	1,500
<b>Special Equipment</b>						
	Special Equipment refer Plant & Equipment	1	item			Incl.
<b>Hydraulic Services</b>						
	Elemental allowance for hydraulic services (provisional)	1	item			Excl.
<b>Mechanical Services</b>						
	Allowance for mechanical ventilation	1	item			Excl.
<b>Fire Services</b>						
	Allow for fire extinguishers allowance	485	m2	8.00	3,878	3,878
	Allowance for fire sprinkler system	1	item			Excl.
<b>Electrical Services</b>						
	Allowance for electrical services allowance	1	item	43,650.00	43,650	43,650
	Security system / COMM	1	item			Incl.
<b>BWIC</b>						
	BWIC (3%)	1	item	1,425.84	1,426	1,426
<b>External Works &amp; Services</b>						
	Allowance for external works and services connections	1	item	45,287.76	45,288	45,288
	<b>Sand Conveyors Sub Total</b>	485	\$/m2	<b>1,027.67</b>	<b>498,165</b>	<b>498,165</b>
	<b>Sand Conveyors</b>				<b>498,165</b>	<b>498,165</b>



**Project:** 22295 Bingo's 123-179 Patons Lane, Orchard  
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Code	Description	Quantity	Unit	Rate	Subtotal	Total
<b>Leachate Treatment Plants and Building</b>						
<b>LEACHATE TREATMENT PLANT AND CIVIL / BUILDINGS</b>						
	Leachate Treatment Plant and civil / buildings costs as per Drawings - Recycling Water Treatment Plant RG00080-L01-001 by ENVIROPACEIFIC dated 09/012/2022. Rev. 2, Process Flow Diagram Patons Lane Resource Recovery Centre Waste Water Treatment Plan RG00080-PFD by ENVIROPACEIFIC dated 09/012/2022. Rev. F, •Leachate Treatment Plants 520m3/day – 1016-L04-001 2/2 by ENVIROPACEIFIC dated 15/09/2022. Rev. A., Process Flow Diagram (PFD) Leachate Treatment Plants (LTP) by ENVIROPACEIFIC dated 12/09/2022. Rev. 0			Note		Noted
<b>Plant &amp; Equipment ( Leachate Treatment Plants)</b>						
	There are no Leachate Treatment Plants & Equipment capacities & models, we assume Leachate Treatment Plants & Equipment cost \$2.5mil			Note		Noted
<b>Plant &amp; Equipment</b>						
	Plants and Equipment Incl. Mech & Elec	1	item	2,500,000	2,500,000	2,500,000
<b>Leachate Treatment Plant Civil Works</b>						
	There are no drawings for Leachate Treatment Plant civil / building work, we assume Leachate Treatment Plant concrete reinforced concrete slab with piles undered			Note		Noted
<b>Piling</b>						
	Concrete reinforced slab footings with piers – allow for 50% Leachate Treatment Plant areas for Plants and equipment footings and pies			Note		Noted
	Piling rig set up	1	item	8,000.00	8,000	8,000
	Plants and equipment footing pies reinforced	1,269	m2	150.00	190,350	190,350
	Sub Total	1,269	\$/m2	156.30	198,350	198,350
<b>Slabs</b>						
	Foundation to slabs	1,269	m2	80.00	101,520	101,520
	Reinforced concrete slab footings for plants & equipment incl. excavation on Leachate Treatment Plant ground. Allowance of ave. 450mm thick and 50% of Leachate Treatment Plant areas	635	m2	280.00	177,800	177,800
	Reinforced concrete slab for non P&E incl. excavation on Leachate Treatment Plant ground. Allowance of average 350mm thick and 50% of Leachate Treatment Plant areas	635	m2	200.00	127,000	127,000
	Sub Total	1,269	\$/m2	320.19	406,320	406,320
<b>Columns / Portal frame</b>						
	Allow for steel portal frame to Potable Water / Bunded Chemical Storages			Note		Noted
	Allow for portal frame	112	m2	200.00	22,400	22,400

**Project:** 22295 Bingo's 123-179 Patons Lane, Orchard  
**Building:** Hills

**Details:** Patons Lane Resource Recovery Centre  
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Code	Description	Quantity	Unit	Rate	Subtotal	Total
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#### Leachate Treatment Plants and Building

(Continued)

#### Staircases

Staircases	1	item				Excl.
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#### Bond Walls

Allow for reinforced concrete bond walls 1m high 400mm thick incl. the isolation walls between Potable Water Storage and Bunded Chemical Storage		Note				Noted
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Foundation to bond walls	269	m	600.00	161,400	161,400	
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Reinforced concrete bond walls 1.0m high	269	m2	450.00	121,050	121,050	
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#### Wall Finishes

Wall finishes to bond walls	646	m2	20.00	12,920	12,920	
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#### Floor Finishes

Concrete sealer	1,269	m2	5.00	6,345	6,345	
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Anti-microbial coating	1	item				Excl.
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#### Painting / linemarking

Linemarking	1	item	1,500.00	1,500	1,500	
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#### Fixtures, Fittings and Equipment

Metalwork allowance	1	item				Excl.
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FF&E	1	item				Excl.
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Signage allowance	1	item	5,000.00	5,000	5,000	
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Racking	1	item				Excl.
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Other fitout costs	1	item				Excl.
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Sub Total	1,269	\$/m2	3.94	5,000	5,000	
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#### Special Equipment

Special Equipment refer Plant & Equipment	1	item				Incl.
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#### Hydraulic Services

Elemental allowance for hydraulic services (provisional)	1	item	76,140.00	76,140	76,140	
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#### Mechanical Services

Allowance for mechanical ventilation	1	item				Excl.
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**Project:** 22295 Bingo's 123-179 Patons Lane, Orchard  
**Building:** Hills

**Details:** Patons Lane Resource Recovery Centre  
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Code	Description	Quantity	Unit	Rate	Subtotal	Total
<b>Leachate Treatment Plants and Building</b>						<i>(Continued)</i>
<b>Fire Services</b>						
	Allow for dry fire services	1	item	12,690.00	12,690	12,690
	Allowance for fire sprinkler system	1	item			Excl.
<b>Electrical Services</b>						
	Allowance for electrical services allowance	1	item	114,210.00	114,210	114,210
	Security system / COMM	1	item			Incl.
<b>BWIC</b>						
	BWIC (3%)	1	item	6,091.20	6,091	6,091
<b>Control Shed</b>						
	Control Shed (assume one level)	29	m2	2,500.00	73,300	73,300
	FF&E	1	item			Excl.
<b>External Works &amp; Services</b>						
	Allowance for external works and services connections	1	item	185,885.81	185,886	185,886
<b>Leachate Treatment Plant Sub Total</b>		<b>1,298</b>	<b>\$/m2</b>	<b>3,008.14</b>	<b>3,903,602</b>	<b>3,903,602</b>
<b>Leachate Treatment Plants and Building</b>					<b>3,903,602</b>	<b>3,903,602</b>
<b>Leachate Dams (Raw Leachate Dam and Contact Water Dam)</b>						
<b>LEACHATE DAMS (RAW LEACHATE DAM AND CONTACT WATER DAM)</b>						
	Recycling Water Treatment Plant and buildings costs as per drawings - Integrated Water and Leachate Plant Modifications Site Master Layout J22-PL-CV-0001 1-3 by BINGO dated 07/12/2022 Rev. 15		Note			Noted
<b>Leachate Dams (Raw Leachate Dam and Contact Water Dam) Civil / Lining Works</b>						
<b>Dewatering</b>						
	Dewatering – assumed construction to be completed when existing pond is dry and no dewatering required	15,646	m2			Excl.
<b>Excavation</b>						
	Localised leveling for proposed Leachate dams to required levels	15,646	m2	2.50	39,115	39,115
	Removal and remediation of contaminated material	1	item			Excl.
<b>Dam and Pond Liners</b>						
	Bearing layer assumed 150mm thick	2,347	m3	80.00	187,753	187,753

**Project:** 22295 Bingo's 123-179 Patons Lane, Orchard  
**Building:** Hills

**Details:** Patons Lane Resource Recovery Centre  
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Code	Description	Quantity	Unit	Rate	Subtotal	Total
<b>Leachate Dams (Raw Leachate Dam and Contact Water Dam)</b>						<i>(Continued)</i>
	Intermediate cover with erosion control matting assumed 300mm thick	4,694	m3	80.00	375,505	375,505
	Geomembrane liner material	15,646	m2	20.00	312,921	312,921
	Proteciton geotextile	15,646	m2	20.00	312,921	312,921
	Sub Total	15,646	m2	76.00	1,189,100	1,189,100
<b>RFC Wall / Wall Finishes</b>						
	Foundation to wall	76	m	600.00	45,894	45,894
	Allowance of RFC Wall / Wall Finishes to isolation wall n.e 2.0m high	153	m2	450	68,841	68,841
	Sub Total	76	m	1,509.67	114,735	114,735
<b>Painting / linemarking</b>						
	Linemarking	1	item			Excl.
<b>Fixtures, Fittings and Equipment</b>						
	Metalwork allowance	1	item			Excl.
	FF&E	1	item			Excl.
	Signage allowance	1	item	2,500.00	2,500	2,500
	Sub Total	1	item	2,500.00	2,500	2,500
<b>Special Equipment</b>						
	Special Equipment refer Plant & Equipment	1	item			Excl.
<b>Hydraulic / Electrical Services</b>						
	Elemental allowance for hydraulic and Electrical services (provisional)	1	item	50,000.00	50,000	50,000
	Security system / COMM	1	item			Incl.
<b>Fire Services</b>						
	Fire Services	1	item			Excl.
<b>BWIC</b>						
	BWIC (3%)	1	item	1,500.00	1,500	1,500
<b>External Works &amp; Services</b>						
	Allowance for external works and services connections	1	item	69,847.50	69,847	69,847
	<b>Sand Conveyors Sub Total</b>	15,646	\$/m2	<b>93.75</b>	1,466,797	<b>1,466,797</b>

**Project:** 22295 Bingo's 123-179 Patons Lane, Orchard  
**Building:** Hills

**Details:** Patons Lane Resource Recovery Centre  
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Code	Description	Quantity	Unit	Rate	Subtotal	Total
<b>Leachate Dams (Raw Leachate Dam and Contact Water Dam)</b>						<i>(Continued)</i>
	<b>Leachate Dams (Raw Leachate Dam and Contact Water Dam)</b>				<b>1,466,797</b>	<b>1,466,797</b>
<b>RRC area Sump Tanks / Dam</b>						
	<b>RRC AREA SUMP TANKS / DAM</b>					
	RRC Area Sump Tanks / Dam CIVIL / Lining costs as per Drawings - Integrated Water and Leachate Plant Modifications Site Master Layout J22-PL-CV-0001 1-3 by BINGO dated 07/12/2022 Rev. 15		Note			Noted
<b>RRC Area Sump Tanks / Dam Civil / Lining Works</b>						
<b>Substructure</b>						
	Piling to RRC Area	870	m2	150.00	130,500	130,500
	Foundation to slabs	870	m2	80.00	69,600	69,600
	Concrete slab on ground to RRC Area	870	m2	200.00	174,000	174,000
	<i>Sub Total</i>	<i>870</i>	<i>\$/m2</i>	<i>430.00</i>	<i>374,100</i>	<i>374,100</i>
<b>Fixtures, Fittings and Equipment</b>						
	Metalwork allowance	1	item			Excl.
	FF&E	1	item			Excl.
	Signage allowance	1	item	300.00	300	300
<b>Special Equipment</b>						
	Sump tanks to RRC Area	1	item			Excl.
<b>Hydraulic / Electrical Services</b>						
	Elemental allowance for hydraulic and Electrical services (provisional)	1	item	130,500.00	130,500	130,500
	Security system / COMM	1	item			Incl.
<b>Fire Services</b>						
	Allowance for dry fire	1	item	8,700.00	8,700	8,700
<b>BWIC</b>						
	BWIC (3%)	1	item	4,176.00	4,176	4,176
<b>External Works &amp; Services</b>						
	Allowance for external works and services connections	1	item	25,888.80	25,889	25,889
	<b>Sand Conveyors Sub Total</b>	<b>870</b>	<b>\$/m2</b>	<b>625.14</b>	<b>543,665</b>	<b>543,665</b>
	<b>RRC area Sump Tanks / Dam</b>				<b>543,665</b>	<b>543,665</b>