

10 March 2020

Tactical Project Management
L15, 124 Walker Street
North Sydney NSW 2060

Attention: Ms Tracy Davey
Email: tdavey@tacticalgroup.com.au

Dear Madam

**MOOREBANK LOGISTICS PARK – MPWS3
CAPITAL INVESTMENT VALUE**

As requested, we provide below our report on the Capital Investment Value (CIV) for the above project.

Definition

The **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 (such as tenant fit-out)
- (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).

Basis of Valuation

The estimated Capital Investment Value amounts to \$38,061,404 excluding GST. The Estimate breakdown is enclosed for your information.

This estimate 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.

In compiling this estimate, no allowance has been made for the following cost items based on advice previously provided by the NSW Department of Planning;

- (a) Development Application and Construction Certificate fees;
- (b) Any special or additional contributions sought by authorities for public or other facilities as a condition of development approval;
- (c) Cost increases beyond March 2020;
- (d) Finance costs and interest charges.



ISO 9001
FS 548756

Job Creation

We estimate that the number of jobs that would be created by this development of the site would be:-

- (a) During construction – approximately 300 construction personnel for 6 months, and
- (b) After construction – nil operational personnel per year (infrastructure works)

Certification

In accordance with the guidelines created and NSW Planning Circular PS 10-008 dated 10 May 2010, we certify that the CIV of \$38,061,404 excluding GST is fair and reasonable for the scope of work proposed and based on the documentation provided.

Should you require any further assistance, please do not hesitate to contact us.

Yours faithfully



Richard Rigby
Director
Rider Levett Bucknall

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Industrial Project

MPW Stage 3 SSD Application Rev 2

Gross Floor Area: 0 m²
Rates Current At February 2020

Element Summary

Description	%	Cost/m ²	Total Cost
HS HYDRAULIC SERVICES	2.5%		\$968,290.00
GS GAS SERVICE			Excl.
LP ELECTRIC LIGHT AND POWER	25.4%		\$9,661,998.52
CM COMMUNICATIONS	2.2%		\$828,107.78
XR ROADS, FOOTPATHS AND PAVED AREAS	10.6%		\$4,028,828.50
XN BOUNDARY WALLS, FENCING AND GATES	0.4%		\$168,750.00
XL LANDSCAPING AND IMPROVEMENTS	11.9%		\$4,545,000.00
XK EXTERNAL STORMWATER DRAINAGE	3.2%		\$1,206,000.00
XD EXTERNAL SEWER DRAINAGE	2.0%		\$761,370.00
YY SPECIAL PROVISIONS	2.2%		\$843,100.00
ACC SITE ACCOMMODATION	17.8%		\$6,762,950.00
	ESTIMATED NET COST	78.2%	\$29,774,394.80
MARGINS & ADJUSTMENTS			
Preliminaries	12.0%		\$3,572,927.39
Margin	5.0%		\$1,667,366.12
Design Fee	5.0%		\$1,750,734.42
Authority Fees	1.0%		\$367,654.23
Contingency	2.5%		\$928,326.96
	ESTIMATED TOTAL COST		\$38,061,403.92

Industrial Project

MPW Stage 3 SSD Application Rev 2

Gross Floor Area: 0 m²
Rates Current At February 2020

Element Item

Description	Unit	Qty	Rate	Total Cost
HS HYDRAULIC SERVICES				
18 Allow for DN200PE potable water pipework and fittings in trench, (min 600mm cover typ.)	m	1,134	350.00	396,900.00
19 Allow for DN200 HDPE fire hydrant pipework and fittings in trench, (min 600mm cover typ.)	m	1,134	375.00	425,250.00
36 Allow for hydrant (assume 1 per 125m) valve and associated fittings	No	10	1,300.00	13,000.00
37 Allow for stop valve (assume 1 per 150m)	No	8	2,200.00	17,600.00
38 Allow for cap for future connections (assume 1 per lot) - water and hydrant	No	4	7,500.00	30,000.00
39 Allow for site set-up, testing, commissioning, preventative maintenance. drafting and engineering	Lot	1	85,540.00	85,540.00
HYDRAULIC SERVICES				\$968,290.00
GS GAS SERVICE				
16 Allowance for gas works	Item			Excl.
GAS SERVICE				Excl.
LP ELECTRIC LIGHT AND POWER				
17 Allowance for high voltage electrical works (9 x 125mm dia conduits in trench and HV cable, 750mm cover typ)	m	1,134	800.00	907,200.00
23 Allow for low voltage electrical service (2x50mm dia conduits in trench including marking tape, min 600mm cover)	m	1,134	240.00	272,160.00
24 Allow for street lighting (assume 1 per 50 m) comprising pole with light fitting and associated cabling	No	23	11,000.00	253,000.00
44 Allowance for substation and associated HV cabling connections	No	4	250,000.00	1,000,000.00
45 Allowance for HV jointing pits	No	5	60,000.00	300,000.00
46 Allowance for LV pits	No	2	3,000.00	6,000.00
47 Allow for testing, commissioning, preventative maintenance. drafting and engineering	Lot	1	293,060.00	293,060.00
48 Allow for security and lighting to laydown and material stockpile areas	m ²	66,852	17.51	1,170,578.52
50 Allow for power and plumbing for the site compound	Item			100,000.00
60 Proposed LV underground conduits	Item			5,000,000.00
61 Proposed Street Light - 10.5m high pole, Inc. footing and single unit light fixture	Item			360,000.00
ELECTRIC LIGHT AND POWER				\$9,661,998.52
CM COMMUNICATIONS				
15 Allowance for comms works (8 x 100mm dia conduits in trench including marking tape, min 600mm cover typ). Note Cabling is excluded	m	1,134	520.00	589,680.00
26 Allow for telecommunication pit (assume 1 per 130m)	No	18	5,500.00	99,000.00
42 Allow for site set-up, testing, commissioning, preventative maintenance. drafting and engineering	Lot	2	63,713.89	127,427.78

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Element Item

Description	Unit	Qty	Rate	Total Cost
43 Allow for branch capped for future connections to lots	No	8	1,500.00	12,000.00
COMMUNICATIONS				\$828,107.78
XR ROADS, FOOTPATHS AND PAVED AREAS				
3 Adjust levels and compact subgrade and subbase including compaction to permanent ring road	m ²	3,663	135.00	494,505.00
4 Adjust levels and compact subgrade and subbase including compaction to temporary loop road	m ²	2,543	135.00	343,305.00
5 Kerb to permanent ring road	m	2,198	75.00	164,850.00
6 New concrete kerb and gutter - temporary ring road	m	1,740	73.28	127,500.00
7 Allowance for gutter to permanent ring road	m	2,198	175.00	384,650.00
9 Allowance for foot path to either side of roads	m	2,130	140.00	298,200.00
10 Landscaping to both sides of the permanent ring road	m	2,198		Excl.
11 Allowance for line marking to roads	m	3,938	8.25	32,488.50
13 Allow for compaction to laydown and material stockpile areas	m ²	66,852	15.00	1,002,780.00
22 Allow for median strip to permanent ring road	m	1,037	275.00	285,175.00
29 Allow for roadsealing (assume asphalt)	m ²	6,205	90.00	558,450.00
30 Extraover allowance for kerb to driveways)	m	35	55.00	1,925.00
54 Pavement for car parking areas (Lot 10)	Item			200,000.00
56 Proposed G4-W Beam Safety Barrier	Item			135,000.00
ROADS, FOOTPATHS AND PAVED AREAS				\$4,028,828.50
XN BOUNDARY WALLS, FENCING AND GATES				
21 Allowance for fencing	m	2,675	50.00	133,750.00
49 Allowance for gates	No	7	5,000.00	35,000.00
BOUNDARY WALLS, FENCING AND GATES				\$168,750.00
XL LANDSCAPING AND IMPROVEMENTS				
20 Allow for signage	Item			5,000.00
51 Pavement for laydown and material stockpile areas	Item			4,500,000.00
55 Allowance for directional signage and RMS road signage, including posts and associated works	Item			40,000.00
LANDSCAPING AND IMPROVEMENTS				\$4,545,000.00
XK EXTERNAL STORMWATER DRAINAGE				
28 Allow for stormwater culverts	No	2	125,000.00	250,000.00
57 Stormwater drainage, RCP Class 4, 375mm dia.; Inc. Trenching and backfilling	Item			549,000.00
58 Stormwater drainage, RCP Class 4, 450mm dia.; Inc. trenching and backfilling	Item			284,000.00

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Element Item

Description	Unit	Qty	Rate	Total Cost
59 Stormwater pits	Item			123,000.00
EXTERNAL STORMWATER DRAINAGE				\$1,206,000.00
XD EXTERNAL SEWER DRAINAGE				
27 Allow for 2 x DN90 sewer rising mains in trench (min 1300mm cover typ)	m	1,134	325.00	368,550.00
40 Allow for stubs for future connection to lots	No	4	2,500.00	10,000.00
41 Allow for site set-up, testing, commissioning, preventative maintenance. drafting and engineering	Lot	1	32,820.00	32,820.00
62 Sewer & Drainage Works	Item			350,000.00
EXTERNAL SEWER DRAINAGE				\$761,370.00
YY SPECIAL PROVISIONS				
33 Allow for Lot 10 carpark works	m ²	8,431	100.00	843,100.00
SPECIAL PROVISIONS				\$843,100.00
ACC SITE ACCOMMODATION				
67 Allow for 40ft site offices including lighting and power	No	16	45,000.00	720,000.00
68 Allow for lunch room including lighting and power	No	4	60,000.00	240,000.00
69 Allow for portable toilets and showers including wc cubicle, handwash trough, lighting and power	No	4	55,000.00	220,000.00
70 Allow for first aid rooms including lighting and power	No	4	35,000.00	140,000.00
71 Allow for compacted fill to site	m ²	817,000	6.35	5,187,950.00
72 Allow for storage containers including lighting and power	No	4	25,000.00	100,000.00
73 Covered walk ways	No	4	20,000.00	80,000.00
74 Compound fencing and gates	No	5	15,000.00	75,000.00
SITE ACCOMMODATION				\$6,762,950.00
ESTIMATED NET COST				\$29,774,394.80