

Woodlawn Advanced Energy Recovery Centre









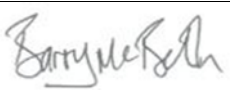
Cost Plan Prepared for Veolia

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Issue Register

Rev	Date	Details	Authorised	
			Name	Signature
A	11-Oct-21	Capital Investment Value Report	Barry McBeth (Director)	
B	21-Oct-21	Capital Investment Value Report	Barry McBeth (Director)	
C	28-Oct-21	Capital Investment Value Report	Barry McBeth (Director)	
D	03-Nov-21	Capital Investment Value Report	Barry McBeth (Director)	
E	21-Feb-22	Capital Investment Value Report	Barry McBeth (Director)	
F	10-Oct-22	Capital Investment Value Report	Barry McBeth (Director)	
G	13-Oct-22	Capital Investment Value Report	Barry McBeth (Director)	

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1. Executive Summary

1.1. Introduction

Altus Group has been requested by Veolia to prepare a Capital Investment Value (CIV) report for the proposed Woodlawn Eco Precinct.

In Summary, the works at the Woodlawn Eco Precinct include the following project scope:

- 148,862 m2 of site works
- 60 car park spaces
- 3 level office/administration area
- Main facility consisting of tipping hall, waste bunker, boiler hall and flue gas treatment
- This CIV report considers the current planning circular (PS21-020: Calculation of capital investment value) and all categories of costs required to be included in the CIV calculation.
- All works costed are consistent with, and include all works, associated works and mitigation measures as identified in the EIS.
- Market change from February to October 2022.
- This report is accurate at the date of application.

2. Capital Investment Value

Capital Investment Value (CIV) is defined by the Environmental Planning and Assessment Regulation 2000 – Rev 3, as required by the State Environmental Planning Policy Amendment (Capital Investment Value) 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:

1. 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 Act or a planning agreement under that Division,
2. costs relating to any part of the development or project that is the subject of a separate development consent or project approval,
3. land costs (including any costs of marketing and selling land),
4. GST (within the meaning of A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).”

2.1. Calculation of CIV

Altus Group has based costs on similar previous projects and forms the basis of the estimated total Capital Investment Value of **\$585,192,502 ex GST**, broken down as follows:

Cost Centre	Cost (\$)
Early Works	Excluded
Main Works	\$74,010,156
External Works and Services	\$42,765,315
Preliminaries and Margin	\$19,244,598
Escalation to Oct 2022	\$5,440,803
Specialist Equipment	\$419,674,760
Replacement Plant and Equipment	\$12,740,000
G.C.C excl Professional Fees (excl. GST)	\$573,875,632
Professional Fees	\$11,316,870
Total Estimated CIV (excl. GST)	\$585,192,502

2.2. Information Used

Concept designs were available at the time of preparing this report. Costs have been prepared using the following information:

- Woodlawn Eco Precinct – Design Concept Development – September 2021
- Bunker Construction Sequence Embedded Retaining Wall
- Foundation Layout
- Woodlawn ARC Facility Specification
- Stage 1 – Preliminary Ground Assessment
- RFI 10/09/2021

3. Development Notes

3.1. Statutory Fees

We note Statutory Fees are excluded from the calculation in accordance with the amended definition.

3.2. Professional Fees

We have allowed \$11,316,870 in the Professional Fees or approximately 8% of Gross Construction Cost (GCC), excluding specialist equipment.

3.3. Development Management Fees

All Development Management Fees have been excluded from this calculation.

3.4. Contingencies

The specialist equipment includes a contingency of \$33.9m. No contingencies have been included in the calculation of Gross Construction Cost (GCC).

3.5. Escalation

4% Escalation allowed for construction cost up to Oct 2022. Specialist Equipment and Replacement Plant and Equipment remain unchanged due to inclusion of the contingency.

No allowances have been included for escalation beyond the commencement date.

3.6. Finance Costs

Finance costs are excluded from the calculation.

3.7. Exclusions

- Land acquisition and holding costs.
- Agent and legal fees.
- Local authority fees and charges.
- Latent conditions, including in-ground contamination and etc.
- GST
- Planning, design and construction contingency.
- Executive/client contingency.
- Biodiversity credits at an estimated cost of \$200k (31 credits at approximately \$6.4k each).
- Early works - defined as ground preparation works including removal of old mine site equipment that will be carried out under existing remediation approvals, works that would take place regardless of the construction of the ARC.

4. Report Parameters

Please note this report is provided for the purposes of the named party only and must not be used by any third party for any other purpose whatsoever without the prior written consent of Altus Group.

This report has been prepared from documentation and/or information provided to Altus Group by third parties in circumstances where Altus Group:

- a. Has not performed our own independent investigations in order to ascertain the veracity and/or accuracy of the documentation and/or information so provided; and
- b. Do not, in any way, warrant the veracity and/or accuracy of the said documentation and/or information; and
- c. Do not, in any way, adopt the said documentation and information as our own.

Altus Group note this report is an expression of opinion based upon the documentation and/or information provided by third parties and Altus Group expressly disclaims any liability to the named party and any third parties where the documentation and/or information is found to be untrue and/or inaccurate in any way.

Ref.	Description	Quantity	Unit	Rate	Total
	Early Works (Excluded - Under Remediation Works)	161,787	m2	0.00	0
	Main Works	12,925	m2	5,726.12	74,010,156
	External Works & Services	148,862	m2	287.28	42,765,315
	Subtotal excl. GST				116,775,471
	Preliminaries	12	%	116,775,471.07	14,013,057
	Margin	4	%	130,788,527.60	5,231,541
	GROSS CONSTRUCTION COST excl. GST				136,020,069
	Escalation to October 2022	4	%	136,020,068.70	5,440,803
	GROSS CONSTRUCTION COST excl. GST as at OCT 2022				141,460,871
	Specialist Equipment	12,925	m2	32,470.00	419,674,760
	Replacement Plant and Equipment	12,925	m2	985.69	12,740,000
	GROSS CONSTRUCTION COST excl. GST				573,875,631
	Profession Fees (8% on GCC excluding Specialist Equipment & Replacement Plant)	8	%	141,460,871.45	11,316,870
	TOTAL ESTIMATED CIV excl. GST				585,192,501

Assumptions & Exclusions

Assume 300mm slab on grade to main area, 200mm slab on grade to office

Allow provisional sum of \$10M for substation

Allow 1m wall and slab to Bunker

Allow provisional sum of \$1M for distribution boards

Allow service/ plant estimate as per RFI

Assume steel column

Assume fixed tipping platform included in special equipment/ plant

Assume gantry crane include in special equipment/ plant

Assume ICT and CCTV included in special equipment/ plant

Assume stack outlet included in special equipment/ plant

Allowance of \$1M for fire tanks (1350KL) with diesel pump and electric pump

Allowance of \$200K for roof rainwater harvesting to ERF

Allowance of \$1M for on-site waste water treatment plant and subsoil irrigation area

Allowance of \$500K for 2 x 100KL diesel tanks incl. associated works

Assume conveyor connects the ARC to IBA Process Building included in Special Equipment/ Plant

Allowance of \$5,25M for IBA Maturation Structure

Ref.	Description	Quantity	Unit	Rate	Total
EARLY WORKS (EXCLUDED - UNDER REMEDIATION WORKS)					
	Early Works	161,787	m2	0.00	0
	Subtotal Early Works	161,787	m2	0.00	0
EARLY WORKS (EXCLUDED - UNDER REMEDIATION WORKS) TOTAL					0

Ref.	Description	Quantity	Unit	Rate	Total
Early Works					
<u>Cut & Fill</u>					
	Cut to site	149,300	m3	35.00	0
	Fill to site	149,300	m3	35.00	0
<u>Contaminated Soil</u>					
	Excavate contaminated soil cell under maturation pad	210,323	m3	65.00	0
	Disposal soil assume VNM to maturation pad	210,323	m3	55.00	0
	Clear 1000mm thick top layer of contaminated lead soil and moved into contaminated soil cell	210,323	m3	70.00	0
Note:					
Excluded					
Early Works TOTAL					0.00

Ref.	Description	Quantity	Unit	Rate	Total
MAIN WORKS					
	Substructure	12,925	m2	1,603.33	20,723,088
	Columns	12,925	m2	398.47	5,150,240
	Upper Floors	12,925	m2	48.19	622,900
	Staircase	12,925	m2	28.84	372,700
	Roof	12,925	m2	713.53	9,222,385
	External Walls	12,925	m2	708.90	9,162,530
	Windows	12,925	m2	44.24	571,800
	External Door	12,925	m2	46.80	604,850
	Internal Walls	12,925	m2	515.57	6,663,742
	Internal Screens and Borrowed Lights	12,925	m2	42.09	544,000
	Internal Doors	12,925	m2	10.13	130,900
	Wall Finishes	12,925	m2	16.21	209,525
	Floor Finishes	12,925	m2	29.67	383,425
	Ceiling Finishes	12,925	m2	28.27	365,330
	Fitments	12,925	m2	31.52	407,400
	Hydraulic Services	12,925	m2	118.89	1,536,600
	Mechanical Services	12,925	m2	99.13	1,281,300
	Fire Protection and Fire Stopping	12,925	m2	137.18	1,773,105
	Electric Light and Power	12,925	m2	1,015.51	13,125,510
	Vertical Transport	12,925	m2	20.12	260,000
	Builder's Work in Connection	5	%	17,976,515.00	898,826
	Subtotal Main Works	12,925	m2	5,726.12	74,010,156
	MAIN WORKS TOTAL				74,010,156

Ref.	Description	Quantity	Unit	Rate	Total
Substructure					
	Disposal of GSW				EXCL
<u>Foundation Pile</u>					
	Allow for mobilisation and demobilisation	1	item	200,000.00	200,000
	600mm dia CFA piles - allow for 20m deep, 40 MPa concrete and 150kg/m3 reo	13,020	m	600.00	7,812,000
	Allow for removal of spoil - Excluded	3,679	m3		EXCL
	Allow for trimming to pile heads	651	no	175.00	113,925
<u>Footings</u>					
	Strip footings 600mm W x 800mm D - allow 40MPa concrete and 150kg/m3	1,629	m	470.00	765,630
	Pad footing - 2700mm L x 900mm W x 1400mm D - allow 40 MPa concrete and 150kg/3	75	no	3,335.00	250,125
	Triangular pad footing - 2700mm W x 1400mm D - allow 40 MPa concrete and 150kg/3	23	no	6,863.00	157,849
	Pad footing - 2700mm L x 2700mm W x 1400mm D - allow 40 MPa concrete and 150kg/3	2	no	10,000.00	20,000
	Pad footing - 4500mm L x 2700mm W x 140mm D - allow 40 MPa concrete and 150kg/3	2	no	16,670.00	33,340
	Pad footing - 600mm D - allow 40 MPa concrete and 150kg/m3	432	m2	590.00	254,880
	Allow for removal of spoil - Excluded	1,525	m3		EXCL
<u>Slab on Ground</u>					
	300mm Thick RC pavement over 200mm thick crushed rock layer - allow 40 MPa concrete and 150kg/m3	9,188	m2	360.00	3,307,680
	200mm thick - allow 40 MPa concrete and 150kg/m3 (Office)	860	m2	250.00	215,000
	Allow for slab joints	10,048	m2	10.00	100,480
<u>Bunker</u>					
	600mm dia CFA piles - 8m deep, allow for 40 MPa concrete and 150kg/m3 reo	632	m	600.00	379,200
	1200mm dia secant piles - 19m deep, allow 40 MPa concrete and 200kg/m3 reo	1,899	m	1,495.00	2,839,010
	RC wall cast in front of secant piles to create a smooth surface - 1000mm RC wall measured in below	1,204	m2		Incl
	Pile cap - 600mm D - allow 40 MPa concrete and 150kg/3 reo	432	m2	590.00	254,880
	Capping beam to tipping hall side - allow 40MPa concrete and 150kg/m3 reo	33	m	10,600.00	349,800
	Bulk excavation to bunker	10,104	m3	65.00	656,760
	Allow for dewatering of bunker	1	item	50,000.00	50,000
	Provisional allowance for grout plug	1	item	30,000.00	30,000
	1000mm thick RC walls- allow 40MPa concrete and 150kg/m3 reo	1,204	m2	975.00	1,173,900
	1000mm thick ground slab - allow 40MPa concrete and 150kg/m3	722	m2	890.00	642,580
	Allow for temporary propping of walls to bunker	1	item	100,000.00	100,000
	Allow for removal of spoil - Excluded	12,689	m3		EXCL
<u>Lift Pit</u>					
	Lift pit	1	no	10,000.00	10,000
<u>Kerb</u>					
	Kerb to tipping hall with steel plate protection	100	m	220.00	22,000

Ref.	Description	Quantity	Unit	Rate	Total
	<u>Engineered Fill</u>				
	Allow for stockpile excavated material and engineered fill within the Woodlawn ERF in 200mm layers and compacted to 98% HILF	17,891.80	m3	55.00	984,049
				Substructure TOTAL	20,723,088
	Columns				
	<u>Steel Columns</u>				
	Allowance for steel columns to main facility	9,988	m2	500.00	4,994,000
	Allowance for steel columns to office area	2,604	m2	60.00	156,240
				Columns TOTAL	5,150,240
	Upper Floors				
	<u>Suspended Slabs</u>				
	120mm thick Bondeck slab 1.0 BMT on steel beams allow for reinforcement at 60kg/m3 to offices	1,743	m2	300.00	522,900
	<u>Maintenance Platforms</u>				
	Provisional allowance for maintenance platforms to process hall	1	item	100,000.00	100,000
				Upper Floors TOTAL	622,900
	Staircase				
	<u>Reinforced Concrete Stairs</u>				
	Internal staircase incl. balustrades, finishes and etc.	63	m/rise	3,000.00	189,000
	<u>Steel Staircase</u>				
	Steel stair case incl. balustrade to level 2 office	11	m/rise	3,700.00	40,700
	<u>Feature Staircase</u>				
	Feature staircase to office incl. balustrades, finishes and etc	22	m/rise	6,500.00	143,000
				Staircase TOTAL	372,700
	Roof				
	<u>Roof Covering and Structure</u>				
	Roof measured flat - allow an extra 40% of curved roof				
	Colorbond roof sheeting incl. purlins, sarking and insulation	20,563	m2	150.00	3,084,450
	Structural steel framing to roof	20,563	m2	230.00	4,729,490
	Provisional allowance for additional structural supports to roof for 2 no. gantry crane	1	item	1,000,000.00	1,000,000
	Assume cranes included in specialist equipment budget		note		
	<u>Roof Plumbing</u>				
	Roof drainage and down pipes	20,563	m2	15.00	308,445
	<u>Fall Arrest System</u>				
	Allow for fall arrest system	1	item	100,000.00	100,000
				Roof TOTAL	9,222,385

Ref.	Description	Quantity	Unit	Rate	Total
External Walls					
<u>External Concrete Walls</u>					
	250mm thick precast concrete panels	5,270	m2	600.00	3,162,000
<u>External Cladding</u>					
	Colourbond cladding incl. frame	6,886	m2	300.00	2,065,800
	Translucent polycarbonate sheeting incl. frame	11,258	m2	310.00	3,489,980
	Perforated mesh sheets as fins with steel frame - assume 400mm W	155	m2	750.00	116,250
<u>Gabion Wall</u>					
	Gabion Wall - assume 3000mm thick	657	m3	500.00	328,500
External Walls TOTAL					9,162,530
Windows					
<u>Glazing</u>					
	Aluminium powdercoated framed performance glazing	464	m2	1,200.00	556,800
	Allowance for circle aluminium powdercoated framed performance glazing	1	item	15,000.00	15,000
Windows TOTAL					571,800
External Door					
<u>Roller Doors</u>					
	6200mm W x 6000mm H roller door	7	no	33,500.00	234,500
	6200mm W x 6400mm H roller door	1	no	35,750.00	35,750
	6000mm W x 6000mm H roller door	1	no	32,400.00	32,400
	8000mm W x 6400mm H roller door	4	no	46,100.00	184,400
<u>Solid Core Doors</u>					
	Single leaf solid core fire door incl. frame, hardware and paint finish	4	no	2,000.00	8,000
	3600mm W x 6000mm H double leaf solid core door incl. frame, hardware and paint finish	1	no	10,800.00	10,800
	4600mm W x 6000mm H double leaf solid core door incl. frame, hardware and paint finish	3	no	13,800.00	41,400
	4000mm W x 6000mm H double leaf solid core door incl. frame, hardware and paint finish	3	no	12,000.00	36,000
<u>Glazed Doors</u>					
	Glazed sliding door to entrance to the office incl. frame and hardware	18	m2	1,200.00	21,600
External Door TOTAL					604,850

Ref.	Description	Quantity	Unit	Rate	Total
Internal Walls					
<u>Core Walls</u>					
	Lift core walls - 150mm thick, 40MPa concrete and 190kg/m3 reo ratio	131	m2	570.00	74,670
<u>Partition Walls</u>					
	Blockwork with plaster both sides	1,022	m2	230.00	235,152
<u>Internal Concrete Walls</u>					
	250mm thick precast concrete walls to offices	1,210	m2	600.00	726,000
	250mm thick precast concrete walls to main facility	8,835	m2	600.00	5,301,000
	Allow for 250mm thick 4000mm H in-situ RC push wall to perimeter of tipping hall	743	m2	440.00	326,920
Internal Walls TOTAL					6,663,742
Internal Screens and Borrowed Lights					
<u>Internal Windows</u>					
	Glazed windows to offices with powdercoated aluminium frame - assumed full height	561	m2	800.00	448,800
	Glazed windows to stairs with powdercoated aluminium frame - assumed full height	119	m2	800.00	95,200
Internal Screens and Borrowed Lights TOTAL					544,000
Internal Doors					
<u>Glazed Doors</u>					
	Glazed sliding door to entrance to the office incl. frame and hardware	18	m2	1,200.00	21,600
<u>Solid Core Doors</u>					
	Single leaf solid core door incl. frame, hardware and paint finish	15	no	1,500.00	22,500
	Double leaf solid core door incl. frame, hardware and paint finish	12	no	3,800.00	45,600
	Single leaf solid core fire door incl. frame, hardware and paint finish	7	no	2,200.00	15,400
	Double leaf solid core door 4000mm W x 4000mm H incl. frame, hardware and paint finish	1	no	8,000.00	8,000
<u>Hollow Core Doors</u>					
	Single leaf hollow core door inc. frame, hardware and paint finish	21	no	800.00	16,800
	double leaf hollow core door to storage inc. frame, hardware and paint finish	1	no	1,000.00	1,000
Internal Doors TOTAL					130,900
Wall Finishes					
<u>Tiles</u>					
	Full height tiles to wet areas	683	m2	150.00	102,450
<u>Paint</u>					
	Paint finish to walls	4,283	m2	25.00	107,075
	Paint finish to main facility				EXCL
Wall Finishes TOTAL					209,525

Ref.	Description	Quantity	Unit	Rate	Total
Floor Finishes					
<u>Tiles</u>					
	Tiles to amenities/wet areas	245	m2	120.00	29,400
	Tiles to ground floor reception	199	m2	400.00	79,600
<u>Vinyl</u>					
	Vinyl incl. underlay	220	m2	90.00	19,800
<u>Carpet</u>					
	Carpet incl. underlay	1,412	m2	80.00	112,960
<u>Skirting</u>					
	Allow for ducted skirting	376	m	70.00	26,320
	Allow for timber skirting incl. paint	837	m	25.00	20,925
<u>Resilient Floor Finishes</u>					
	Epoxy to store and comms	12	m2	40.00	480
	Hardener/sealer	9,394	m2	10.00	93,940
Floor Finishes TOTAL					383,425
Ceiling Finishes					
	Suspended ceiling tiles to office areas and corridors	2,271	m2	85.00	193,035
	E/O for moisture resistant plasterboard	232	m2	5.00	1,160
<u>Shadow Lines</u>					
	Allow for shadow lines	1,213	m	45.00	54,585
<u>FC Sheeting</u>					
	Allow for FC sheeting to undercroft	333	m2	350.00	116,550
	Exposed ceiling to main facility		note		
Ceiling Finishes TOTAL					365,330

Ref.	Description	Quantity	Unit	Rate	Total
Fitments					
<u>Loose Furniture</u>					
	Loose Furniture				EXCL
<u>Fitments</u>					
	Toilets	24	no	450.00	10,800
	Accessible toilets	4	no	1,500.00	6,000
	Sinks	22	no	450.00	9,900
	Mixers	22	no	350.00	7,700
	Urinals	4	no	1,200.00	4,800
	Fitout to change rooms	52	m2	250.00	13,000
	Toilet and shower cubicles	36	no	800.00	28,800
	Grab rails	4	no	800.00	3,200
	Hand dryer	16	no	1,500.00	24,000
	Soap dispenser	22	no	300.00	6,600
	Lockers	30	no	1,500.00	45,000
	Provisional allowance for bollards and mirrors throughout the facility	1	item	20,000.00	20,000
	Provisional allowance for safety barriers	1	item	50,000.00	50,000
<u>Joinery</u>					
	Kitchen joinery	18	m	1,200.00	21,600
	Lab joinery	34	m	1,000.00	34,000
	Office joinery	16	m	800.00	12,800
	Vanity joinery	14	m	800.00	11,200
	Reception desk	4	m	2,000.00	8,000
<u>Signage</u>					
	Provisional allowance for building signage	1	item	50,000.00	50,000
	Provisional allowance for statutory signage throughout	1	item	20,000.00	20,000
<u>Traffic Lights</u>					
	Provisional allowance for traffic lights to tipping hall	1	item	20,000.00	20,000
Fitments TOTAL					407,400
Hydraulic Services					
<u>Hydraulics</u>					
	Hydraulic services to wet areas	1	item	127,500.00	127,500
	General allowance for hydraulic services throughout main facility	9,394	m2	150.00	1,409,100
Hydraulic Services TOTAL					1,536,600

Ref.	Description	Quantity	Unit	Rate	Total
Mechanical Services					
<u>Mechanical Services</u>					
	Air-conditioning to office area	2,038	m2	350.00	713,300
	Allowance for 2 x 100KL diesel tanks incl. associated works	1	item	500,000.00	500,000
<u>Ventilation</u>					
	Ventilation to wet areas	14	no	1,500.00	21,000
	Ventilation to lab and lab store	3	no	3,000.00	9,000
	Allowance for ventilation motor control room, turbine hall and all electrical battery rooms	1	item	35,000.00	35,000
	Allowance for ventilation to air compressor room	1	item	3,000.00	3,000
Mechanical Services TOTAL					1,281,300
Fire Protection and Fire Stopping					
<u>Fire</u>					
	Fire services to main facility	9,394	m2	180.00	1,690,920
	Fire services to office	2,271	m2	35.00	79,485
	Fire extinguisher to office (3/level)	9	no	300.00	2,700
Fire Protection and Fire Stopping TOTAL					1,773,105
Electric Light and Power					
<u>Electrical</u>					
	Electrical services to main facility	9,394	m2	190.00	1,784,860
	Electrical services to office area	2,271	m2	150.00	340,650
	Distribution Boards	1	item	1,000,000.00	1,000,000
	Substation and Kiosk	1	item	10,000,000.00	10,000,000
Electric Light and Power TOTAL					13,125,510
Vertical Transport					
<u>Lift</u>					
	Lift servicing 3 levels	1	no	60,000.00	60,000
	Provisional allowance for electrically operated goods lift (scope to be confirmed)	1	item	200,000.00	200,000
Vertical Transport TOTAL					260,000

Ref.	Description	Quantity	Unit	Rate	Total
EXTERNAL WORKS & SERVICES					
	Roads, Footpaths and Paved Areas	148,861	m2	119.58	17,801,375
	Boundary Walls, Fencing and Gates	148,861	m2	35.60	5,300,000
	Landscaping and Improvements	148,861	m2	43.67	6,501,125
	External Fitments	148,861	m2	0.13	19,000
	External Services	148,861	m2	88.30	13,143,815
	Subtotal External Works and Services	148,861	m2	287.28	42,765,315
EXTERNAL WORKS & SERVICES TOTAL					42,765,315

Ref.	Description	Quantity	Unit	Rate	Total
Roads, Footpaths and Paved Areas					
<u>Pavement</u>					
	300mm Thick RC pavement over 200mm thick crushed rock layer - allow 40 MPa concrete and 150kg/m3 (include road access from Collector Road	44,561	m2	360.00	16,041,960
	Line marking to hardstand	44,561	m2	5.00	222,805
	Line marking to ramp	1,282	m2	5.00	6,410
<u>Kerb & Gutter</u>					
	Kerb and gutter	4,651	m	200.00	930,200
<u>Bridges</u>					
	Provisional allowance for weight bridge	2	no	300,000.00	600,000
Roads, Footpaths and Paved Areas TOTAL					17,801,375
Boundary Walls, Fencing and Gates					
<u>Fencing & Gates</u>					
	Allowance for modification of existing fence	1	item	50,000.00	50,000
<u>IBA Maturation Structure</u>					
	Allow for IBA Maturation Structure (conveyor allowed separately in Specialist Equipment)	15,000	m2	350.00	5,250,000
Boundary Walls, Fencing and Gates TOTAL					5,300,000
Landscaping and Improvements					
	Allowance for new turfing/mass planting	74,315	m2	75.00	5,573,625
	Large trees	11	no	5,000.00	55,000
	Small/medium trees	37	no	2,500.00	92,500
	Settlement ponds - assume 1500mm deep	1	item	780,000.00	780,000
Landscaping and Improvements TOTAL					6,501,125
External Fitments					
	Wheel stops	60	no	150.00	9,000
	Provisional allowance for bollards	1	item	5,000.00	5,000
	Provisional allowance for traffic mirrors	1	item	5,000.00	5,000
External Fitments TOTAL					19,000

Ref.	Description	Quantity	Unit	Rate	Total
External Services					
<u>Electrical Services</u>					
	Allow for external lighting generally - only to paved areas	44,561	m2	15.00	668,415
	Allow for reticulation of lighting	1	item	100,000.00	100,000
	Allow for connection to existing main	1	item	100,000.00	100,000
<u>External Fire Mains</u>					
	Fire mains (to perimeter to site)	2,816	m	200.00	563,200
	Allowance for fire tanks (1350KL) with diesel pump and electric pump	1	item	1,000,000.00	1,000,000
<u>Stormwater</u>					
	Allowance for connection to stormwater	1	item	100,000.00	100,000
	Allow for stormwater drainage	44,561	m2	200.00	8,912,200
	Allowance for subsoil drainage	5,000	m	100.00	500,000
	Allowance for roof rainwater harvesting to ERF	1	item	200,000.00	200,000
	Allowance for on-site waste water treatment plant and subsoil irrigation area	1	item	1,000,000.00	1,000,000
External Services TOTAL					13,143,815

Ref.	Description	Quantity	Unit	Rate	Total
	SPECIALIST EQUIPMENT				
	Specialist Equipment	12,925	m2	32,470.00	419,674,760
	Subtotal Main Works	12,925	m2	32,470.00	419,674,760
		SPECIALIST EQUIPMENT TOTAL			419,674,760

Ref.	Description	Quantity	Unit	Rate	Total
Specialist Equipment					
<u>Specialist Equipment</u>					
	Pricing estimate has been provided by Veolia		note		
	300ktpa Reference Plant converted to AUD	1	item	222,400,000.00	222,400,000
	Conversion from 300ktpa to 380ktpa	1	item	60,000,000.00	60,000,000
	Conversion for Australia context	1	item	56,500,000.00	56,500,000
	Contingency	1	item	33,900,000.00	33,900,000
	Utility interconnection costs	1	item	3,452,000.00	3,452,000
<u>Encapsulation Cell</u>					
	Pricing provided by Veolia		note		
	Stage 1 (cells 1A & 1B)	1	item	11,446,540.00	11,446,540
	Stage 2 (cells 2A & 2B)	1	item	7,153,240.00	7,153,240
	Stage 3 (cells 3A & 3B)	1	item	7,736,400.00	7,736,400
	Stage 4 (cells 4A & 4B)	1	item	12,706,580.00	12,706,580
<u>Mobile Plant</u>					
	Pricing estimate has been provided by Veolia dated 13/10/22		note		
	Front End Loader	2	no	350,000.00	700,000
	Forklift	1	no	70,000.00	70,000
	Skid Steer	1	no	80,000.00	80,000
	Container Handler	2	no	420,000.00	840,000
	Excavator	1	no	350,000.00	350,000
	Hook Truck	1	no	200,000.00	200,000
	Articulated Dump Truck	1	no	250,000.00	250,000
	Hook Bins	6	no	15,000.00	90,000
	Containers	120	no	15,000.00	1,800,000
Specialist Equipment TOTAL					419,674,760

Ref.	Description	Quantity	Unit	Rate	Total
REPLACEMENT PLANT AND EQUIPMENT					
	Mobile Plant Replacement	12,925	m2	985.69	12,740,000
	Subtotal Mobile Plant Replacement	12,925	m2	985.69	12,740,000
REPLACEMENT PLANT AND EQUIPMENT TOTAL					12,740,000

Ref.	Description	Quantity	Unit	Rate	Total
Mobile Plant Replacement					
<u>Mobile Plant Replacement</u>					
Pricing estimate has been provided by Veolia dated 13/10/22			note		
	Front End Loader	3	no	700,000.00	2,100,000
	Forklift	2	no	70,000.00	140,000
	Skid Steer	2	no	80,000.00	160,000
	Container Handler	3	no	840,000.00	2,520,000
	Excavator	3	no	350,000.00	1,050,000
	Hook Truck	3	no	200,000.00	600,000
	Articulated Dump Truck	2	no	250,000.00	500,000
	Hook Bins	3	no	90,000.00	270,000
	Containers	3	no	1,800,000.00	5,400,000
Mobile Plant Replacement TOTAL					12,740,000