

16 September 2013



Mr Sam Haddad  
Director General  
Department of Planning and Infrastructure  
GPO Box 39  
SYDNEY NSW 2001

Dear Mr Haddad

### MURRAY GOULBURN CO-OPERATIVE ERSKINE PARK, NSW

In reference to the proposed Murray Goulburn Co-Operative Development, Lot 1022, Quarry Road, Erskine Park, we have prepared a Capital Investment Value Report for this project and we advise you that the estimated cost at September 2013 rates is **\$64,881,000** including GST as shown in the attached Summary of Costs.

The Capital Investment Value of the development includes all costs necessary to establish and operate the development including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment in accordance with the NSW Environmental Planning and Assessment Regulation 2000 under the Environmental Planning and Assessment Act 1979 together with the current definitions of PS 10-008, but excludes GST, early works costs and land costs.

We refer you to the attached estimate summary which includes a summary of costs together with a list of the information used. The estimate summary also provides a list of exclusions which may be required to be costed for feasibility purposes.

We specifically note that this estimate is based on the documentation provided. We recommend that prior to finalising feasibility studies and funding arrangements that detailed estimates be prepared from further developed design documentation and client specific brief.

Should you wish to discuss any aspect of the attached please do not hesitate to contact us.

Yours faithfully,  
WT PARTNERSHIP

  
Gerry Heaton  
Associate

#### Quantity Surveyors and Construction Cost Consultants

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#### International Association

Brunei - MRBC Partnership

WT Partnership Aust Pty Ltd  
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ACN 006 040 768  
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JAS-ANZ



MURRAY GOULBURN CO-OPERATIVE  
ERSKINE PARK, NSW

CAPITAL INVESTMENT VALUE

SEPTEMBER 2013

**PROJECT INVERLOCH (NSW)**  
**MURRAY GOULBURN CO-OPERATIVE CO LTD.**  
**LOT 1022 QUARRY ROAD, ERSKINE PARK**  
**EXTERNAL WORKS**



**ESTIMATE SUMMARY**

Ref.	Description	%	\$/m2	Sub Total	Mark	Amount
			<b>GFA</b>		<b>Up %</b>	<b>\$</b>
			<b>47,446 m2</b>			
A	PROJECT INVERLOCH (NSW)					
B	MURRAY GOULBURN CO-OPERATIVE CO LTD					
C	LOT 1022, QUARRY ROAD, ERSKINE PARK					
D	CAPITAL INVESTMENT INDICATIVE ESTIMATED COST FOR SSD SUBMISSION					
E						
F	PROCESS BUILDING					
G						
H	SUBSTRUCTURE	3.50	47.87	2,271,120		2,271,120
I	COLUMNS	0.69	9.41	446,449		446,449
J	UPPER FLOORS	1.21	16.57	786,128		786,128
K	STAIRCASE	0.09	1.26	59,880		59,880
L	ROOF	4.00	54.64	2,592,567		2,592,567
M	EXTERNAL WALLS	1.28	17.45	827,945		827,945
N	WINDOWS	0.25	3.43	162,760		162,760
O	EXTERNAL DOORS	0.45	6.11	289,900		289,900
P	INTERNAL WALLS	0.61	8.36	396,674		396,674
Q	INTERNAL SCREENS	0.09	1.26	59,910		59,910
R	INTERNAL DOORS	0.24	3.22	152,600		152,600
S	WALL FINISHES	0.32	4.34	205,786		205,786
T	FLOOR FINISHES	1.22	16.64	789,355		789,355
U	CEILING FINISHES	1.72	23.51	1,115,252		1,115,252
V	FITMENTS	0.40	5.46	259,250		259,250
W	SPECIAL EQUIPMENT	0.62	8.51	404,000		404,000
X	SANITARY FIXTURES	0.02	0.34	15,900		15,900
Y	SANITARY PLUMBING	0.44	5.99	284,400		284,400
Z	WATER SUPPLY	0.04	0.59	28,120		28,120
AA	GAS SERVICES	0.03	0.42	20,000		20,000
AB	MECHANICAL SERVICES	3.45	47.14	2,236,734		2,236,734
AC	FIRE PROTECTION SERVICES	1.10	14.99	711,140		711,140
AD	ELECTRICAL SERVICES	1.84	25.15	1,193,208		1,193,208
AE	COMMUNICATION SERVICES	0.37	5.01	237,699		237,699
	<b>TOTAL PROCESS BUILDING</b>					<b><u>15,546,777</u></b>
	<b>CONSTRUCTION COSTS (EXCL GST)</b>					
AF						
AG	OUTBUILDINGS					
AH						
AI	SUBSTRUCTURE	0.76	10.33	489,920		489,920
AJ	COLUMNS	0.03	0.43	20,362		20,362
AK	ROOF	0.26	3.59	170,563		170,563
AL	EXTERNAL WALLS	0.53	7.21	342,300		342,300
AM	WINDOWS	0.03	0.44	20,760		20,760
AN	EXTERNAL DOORS	0.14	1.87	88,800		88,800
AO	INTERNAL WALLS	0.12	1.61	76,210		76,210
AP	INTERNAL DOORS	0.00	0.03	1,200		1,200

**Name: 10827 - MG SSD CIV M**

**Date: 16/09/2013**

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**PROJECT INVERLOCH (NSW)**  
**MURRAY GOULBURN CO-OPERATIVE CO LTD.**  
**LOT 1022 QUARRY ROAD, ERSKINE PARK**  
**EXTERNAL WORKS**

**ESTIMATE SUMMARY**

Ref.	Description	%	\$/m2 GFA 47,446 m2	Sub Total	Mark Up %	Amount \$
AQ	WALL FINISHES	0.04	0.51	24,320		24,320
AR	FLOOR FINISHES	0.05	0.63	29,860		29,860
AS	CEILING FINISHES	0.02	0.32	14,976		14,976
AT	FITMENTS	0.01	0.15	7,000		7,000
AU	SPECIAL EQUIPMENT	0.03	0.42	20,000		20,000
AV	SANITARY PLUMBING	0.02	0.34	15,950		15,950
AW	WATER SUPPLY	0.01	0.08	3,600		3,600
AX	GAS SERVICES	0.02	0.21	10,000		10,000
AY	MECHANICAL SERVICES	0.16	2.12	100,728		100,728
AZ	FIRE PROTECTION SERVICES	0.05	0.63	29,860		29,860
BA	ELECTRICAL SERVICES	0.23	3.10	146,869		146,869
BB	COMMUNICATION SERVICES	0.05	0.68	32,419		32,419
	<b>TOTAL OUTBUILDINGS CONSTRUCTION COSTS (EXCL GST)</b>					<b><u>1,645,697</u></b>
BC						
BD	SITWORKS & EXTERNAL SERVICES					
BE						
BF	ROADS, FOOTPATHS & PAVED AREAS	6.74	92.20	4,374,328		4,374,328
BG	BOUNDARY WALLS, FENCING & GATES	1.02	13.92	660,560		660,560
BH	OUTBUILDINGS & COVERED WAYS	0.27	3.69	175,000		175,000
BI	LANDSCAPING	0.41	5.62	266,880		266,880
BJ	EXTERNAL STORMWATER DRAINAGE	1.00	13.70	650,000		650,000
BK	EXTERNAL SEWER & WASTE WATER DRAINAGE	0.97	13.28	630,000		630,000
BL	EXTERNAL WATER SUPPLY	0.31	4.22	200,000		200,000
BM	EXTERNAL GAS	0.23	3.16	150,000		150,000
BN	EXTERNAL FIRE PROTECTION	1.39	18.97	900,000		900,000
BO	EXTERNAL ELECTRICAL LIGHT & POWER	3.54	48.48	2,300,000		2,300,000
BP	EXTERNAL COMMUNICATIONS	0.12	1.69	80,000		80,000
	<b>SITWORKS &amp; EXTERNAL WORKS</b>					<b><u>10,386,768</u></b>
BQ						
BR	HEAD CONTRACTOR PRELIMINARIES, OVERHEADS & PROFIT (12%)	5.10	69.75	3,309,509		3,309,510
BS	PROFESSIONAL FEES	4.28	58.59	2,779,988		2,779,988
BT	AUTHORITY FEES	0.78	10.64	505,031		505,032
BU	CONTINGENCY	2.65	36.25	1,720,000		1,720,000
	<b>TOTAL CONSTRUCTION COSTS (EXCL GST)</b>					<b><u>35,893,772</u></b>
BV						
BW	PACKAGING AND EQUIPMENT SYSTEMS	14.26	194.96	9,250,000		9,250,000
BX						
BY	PROCESSING EQUIPMENT SYSTEMS	10.66	145.83	6,919,000		6,919,000
BZ						
CA	SERVICES EQUIPMENT & RETICULATION	10.67	145.85	6,920,000		6,920,000
CB						
	<b>TOTAL CIV COST (EXCL GST)</b>					<b><u>58,982,772</u></b>

Name: 10827 - MG SSD CIV M

Date: 16/09/2013

ESTIMATE SUMMARY

Ref.	Description	%	\$/m2 GFA 47,446 m2	Sub Total	Mark Up %	Amount \$
CC						
CD	GST	9.09	124.32	5,898,277		5,898,278
CE						
	<b>TOTAL CIV COST (INCL GST)</b>					<b><u>64,881,050</u></b>
CF						
CG	EXCLUSIONS:					
CH						
CI	Land Costs, legal fees, interest cahrges, holding or finance costs					
CJ	Early Works					
CK	Decontamination or site remediation					
CL	Removal of hazardous materials					
CM	Investigation or removal of Indigenous artifacts or archeological items					
CN	Flood mitigation works					
CO	Escalation beyond September 2013					
CP	Client internal costs					
<b>Total Estimated Construction Cost - Including G.S.T.</b>		<b>100</b>	<b>1,367</b>			<b>64,881,050</b>