



9 March 2016

Mr. Jim Saran
Saran Engineers & Managers
Unit 3/9 Gateway Crescent
ORANGE NSW 2800

Email: Jim Saran <jsaran@saran.com.au>

Dear Sir,

**Re: Proposed Small Stock Abattoir, Mitchell Highway, Bourke
Quantity Surveyors Report**

In response to your email dated 4th March 2016 we advise that we have reviewed the Costing Report provided by Saran Engineers & Managers and find the total of \$59,953,100 to be accurate at the date of the preparation.

In order to review the project costings we have been provided with the following: -

1. Drawings 32061-DA.00 to 22, inclusive, dated February 2016.
2. Various quotations for plant, equipment and services.
3. Staffing levels for the operation of the abattoir, totalling 194 personnel.
4. Costing Report provided by Saran Engineers & Managers.

Confirming that I am a member of the Australian Institute of Quantity Surveyors.

If you need further information please contact me on (02) 6882 8552.

Yours faithfully

Walton Smith Consultants Pty Ltd



Graeme Walton-Smith
B.Build UNSW;
Assoc. AIQS

Quantity Surveyors, Building Consultants and Project Managers

Tax Depreciation Schedules • Insurance Valuations • Construction Estimating • Cost Planning • Tenders • Bills of Quantities • Pre-purchase Inspections

32061-01

30 July 2015

Capra developments Pty Ltd
C/- JPA Business Pty Ltd
Suite 7, Level 2, 113 Byng Street
ORANGE NSW 2800

Attention: Mr George Tanos

**RE: Proposed Small Stock Processing facility
Lot 17 DP753546, Mitchell High way North Bourke**

Dear Sir

As requested, we have developed a budget estimate for the construction of a proposed Small Stock Processing Facility on Lot 17 DP753546 Mitchell Highway North Bourke.

The current proposal for the processing facility includes for a processing floor of about 3964m² which would include dehairing room, skin off room, evisceration room, boning area, chillers, offices and amenities. An additional ground level of about 3000m² would be for offal processing, plant room maintenance and loadout facilities. Adjoining the process building will be a 7100m² stock yard which would house up to 12,000 animals, parking for upto 300 vehicles truck parking area, guard house and weighbridge.

Supporting infrastructure will include provision for potable water, power, sewage, gas, telecommunications and site fencing (stock proofing and security fencing). The process wastewater produced by the facility will be treated on site. This would involve primary treatment (screening, aeration, etc) and disbursement via collection ponds.

The proposed site for the facility is some 12km north of North Bourke. The site is currently considered grazing land with medium to dense scrub. The site is relatively flat. From initial investigations, it is believed the site would be suitable for proposed construction activities. Due to the perceived reactive soils, a raised engineering pad is considered necessary to support the proposed facility. Internal roadworks would also require special attention to ensure longevity. Furthermore, any inground services would need to be designed for the ability to resist likely foundation movement.

Our budget has been developed on the following documentation provided:

Figure 1 – Locality

Figure 2 – Site Plan

Figure 3 – Part Site Plan

Concept drawings produced by JWP Consulting.

2110-A0001-Sheet 1 – Site Layout

2110-A0001-Sheet 2 – Plan View

2110-A0001-Sheet 3 – Level 1 and Viewing Gallery

2110-A0001-Sheet 4 – Ground/Office Level – Layout

2110-A0001-Sheet 5 – Section 1

2110-A0001-Sheet 6 – Ground Level and Yards Isometric View

2110-A0001-Sheet 7 – Elevations

2110-A0001-Sheet 8 – Section 2

2110-A0001-Sheet 9 – Boning Room

Our budget estimate will be subject to finalisation of site characteristics, design and documentation, council and state approvals and other material changes. We note that our estimate also excludes the purchase price for the site.

BUDGET ESTIMATE FOR SMALL STOCK PROCESS FACILITY NORTH BOURKE

SITE ENABLING INFRASTRUCTURE

Preliminaries	\$500,000	
Power	\$3,000,000	
Water	\$1,960,000	
Earthworks	\$897,000	
Gas	\$4,650,000	
Fire	\$300,000	
Fencing and Security	\$333,100	
Sewage and process water treatment	\$4,166,000	
Road access	\$747,000	
Telecommunications	<u>\$150,000</u>	
		\$16,703,100

BUILDING CONSTRUCTION

Preliminaries	\$1,250,000	
Concrete works	\$6,500,000	
Structural steel	\$2,500,000	
Cladding external	\$2,000,000	
Electrics and controls	\$2,500,000	
Metal works	\$1,000,000	
Hydraulics	\$1,400,000	
Mechanical	\$3,000,000	
Internals	<u>\$3,100,000</u>	
		\$23,250,000

PLANT AND EQUIPMENT AND FITOUT

Process line	\$10,000,000	
Hygiene	\$2,000,000	
Stainless metal work	\$1,500,000	
Boning equipment	\$2,000,000	
Dehairing process	\$3,000,000	
Chillers and rails	<u>\$1,500,000</u>	
		\$20,000,000

TOTAL ESTIMATED BUDGET VALUE (EXCL GST) \$59,953,100

Please do not hesitate to contact the undersigned on 0429 909 262 should you have any questions regarding the deliverables or any other issues relating to this project.

Yours faithfully
SARAN Engineers and Managers



Jim Saran
Principal