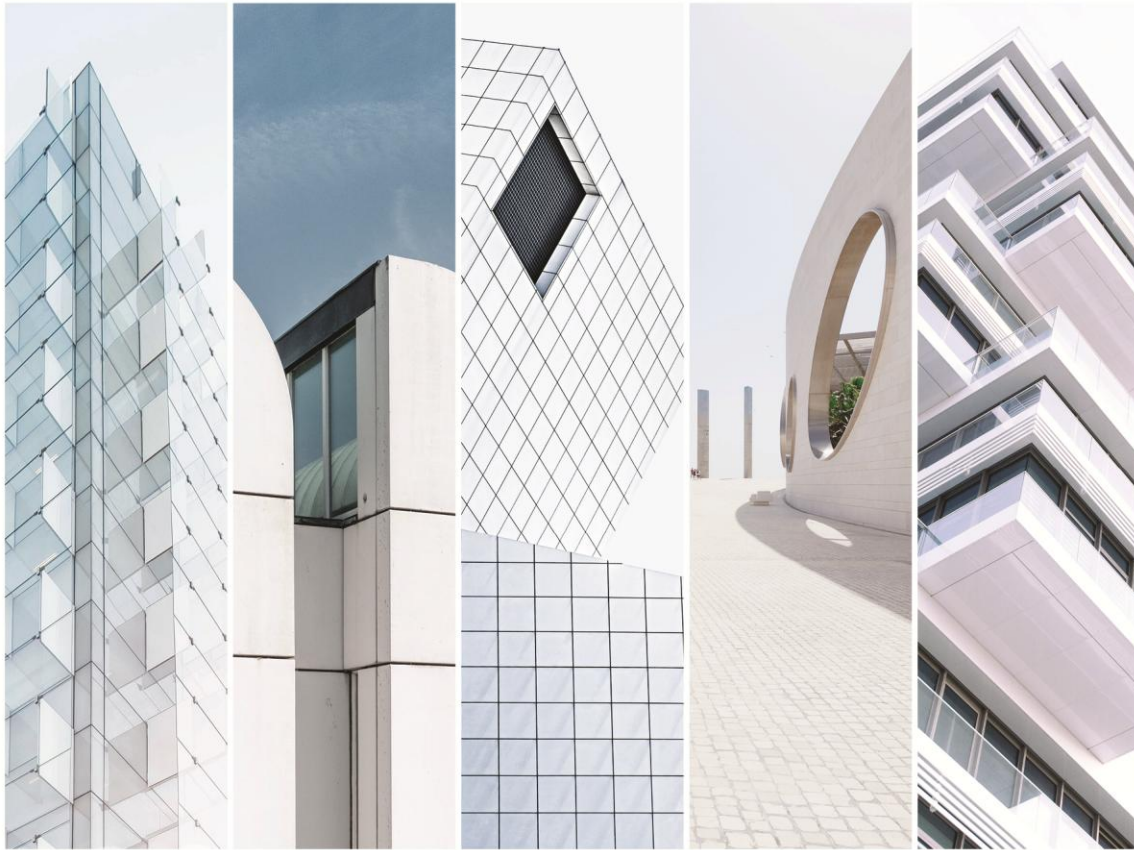


Annex J

Capital Investment Value Report



Budget Estimate Council DA Submission

Date **3–August-18**
Address **Sancrox Quarry Expansion Project, Port Macquarie**
Client **Hanson Construction Materials Pty Ltd**

ACP QUANTITY SURVEYORS IS A DIVISION OF AUSTRALIAN COST PLANNERS PTY LTD
ACN 092 316 722 ABN 14 092 316 722

Sydney

U13a, Q North Business Centre, 829 Old Northern Road, Dural NSW 2158
p 1300 550 311 e info@quantitysurveyors.com.au



3 August 2018

Belinda Pignone

Graduate Environ and Compliance Co-Ordinator
Hanson Construction Materials Pty Ltd

E. belinda.pignone@hanson.com.au

Dear Belinda,

**Re: Sancrox Quarry Expansion
Capital Investment Valuation
Quantity Surveyor's Assessment**

Further to my review of the documentation provided including site plans prepared by ERM, I have prepared a cost estimate for the proposed expansion of the Sancrox quarry.

Purpose of Report

This estimate has been provided for the purpose of providing an initial assessment of the likely cost of expanding the existing facility – specifically:-

1. To prepare a valuation of the capital investment as defined by Clause 3 of the Environmental Planning and Assessment Regulation 2000 - including all relevant assumptions.

Documents Examined

The following documents have been reviewed:-

- o Site Plan and Ancillary Infrastructure plan prepared by ERM
- o Satellite Image Overview courtesy of Google Maps
- o Clause 3 of the Environmental Planning and Assessment Regulation 2000

Scope of Rehabilitation Works

This estimate includes for the construction of all additional processing plant, asphalt plant, batching plant, roads, site works, power supply, infrastructure and consultants fees.

Cost Estimate

Based on my review of the available documents, I have prepared an estimate of the works totalling **\$18,916,517.42 (Excluding GST)**. Full details of my estimate are attached for your review (**Annexure 'A'**). I note that my estimate should be read in conjunction with the qualifications noted below:-

With respect to the attached estimate I advise the following:-

Cost Escalation

1. Rates used in my estimate are considered to include for cost escalation until August 2018. No allowance has been made for cost escalation after this date.

Notes and Assumptions

2. General assumptions as included in the body of the attached estimate (Refer **Annexure 'A'** of this report).

GST

3. In accordance with Clause 3 of the EPAR-2000, no allowance has been made for the Good and Services Tax (Refer **Annexure 'C'** of this report).

Writer's Expertise

I attach a copy of my professional curriculum vitae (attached as **Annexure 'B'**) and advise that I am an associate member of the Australian Institute of Quantity Surveyors (AIQS) with current standing.

Conclusion

I trust that this clarifies my pricing and ask that you do not hesitate to call if you have any questions. This estimate should be reviewed as the documentation is further developed.

Yours Faithfully,

AUSTRALIAN COST PLANNERS PTY LTD



MICHAEL STURGES
DIRECTOR (AAIQS)

Encl.

- Annexure 'A' - Cost Estimate
- Annexure 'B' - Writer's CV
- Annexure 'C' - Extract - Clause 3 of the EPAR-2000,
- Annexure 'D' - Plans of Proposed Expansion

Estimate - ANNEXURE 'A'

SUMMARY	Page No.	
Consultants, Fees and Monitoring	BQ/2	439,152.48
Roads & Access	BQ/3	600,743.00
Electrical - Easement HV and Substation	BQ/4	2,199,927.60
Civil Works - Establishment	BQ/5	301,509.00
Civil Works - Infrastructure	BQ/6	1,690,222.25
Civil Works - Services	BQ/7	61,776.00
Plant - Structure	BQ/8	1,313,472.42
Plant - Conveyors & Equipment	BQ/9	4,165,200.00
Plant - Equipment	BQ/10	5,744,680.58
Plant - Electrical & CCTV	BQ/11	1,640,268.86
Buildings - Office and Weighbridge (Exist)	BQ/12	60,000.00
Buildings - Workshop (Exist)	BQ/13	NIL
Ancillary Plant - Precoat	BQ/14	699,565.23
TOTAL AMOUNT		18,916,517.42
<p>Note: This Estimate contains pages numbered BQ/1 - BQ/14.</p>		

<u>Consultants, Fees and Monitoring</u>					
<u>Fees and Contributions</u>					
Department of Planning fees	item	1	36205.65		36,205.65
<u>Consultants Fees</u>					
Project management	item	1	28957.50		28,957.50
Asbestos management plan	item	1	29250.00		29,250.00
Engineer - civil	item	1	11700.00		11,700.00
Structural engineer	item	1	15444.00		15,444.00
Air monitoring and sampling	item	1	16380.00		16,380.00
Heritage impact study	item	1	4095.00		4,095.00
Surveyor	item	1	23945.22		23,945.22
Test pits	item	1	2340.00		2,340.00
Traffic study	item	1	5850.00		5,850.00
<u>Journal</u>					
Site journal	item	1	7020.00		7,020.00
<u>EMPS</u>					
*Environmental management plan and strategy	item	1	88900.11		88,900.11
<u>Wad</u>					
Wad fee	item	1	35100.00		35,100.00
<u>Weather</u>					
Weather station	item	1	25740.00		25,740.00
<u>Monitoring</u>					
Blast monitors x 4	item	1	25740.00		25,740.00
Dust monitoring and tracking module	item	1	15210.00		15,210.00
Noise monitors	item	1	5850.00		5,850.00
Water table monitoring	item	1	5265.00		5,265.00

Quantity Surveyor's Estimate
Sancrox Quarry Expansion

BQ/1

To Collection \$

382,992.48

<u>Consultants, Fees and Monitoring (Cont)</u>				
<u>(Cont) Monitoring</u>				
Naturally Occuring Asbestos				
A	NOA monitors, setup and infrastructure	item	1	56160.00
B	Monitoring and training - is part of ongoing operational work and has been excluded.	item	1	EXCL
Quantity Surveyor's Estimate				56,160.00
Sancrox Quarry Expansion				
BQ/2				
To Collection \$				

<u>Roads & Access</u>				
<u>Work Outside the Boundary</u>				
Allowance for minor work outside the boundary	item	1	58500.00	58,500.00
<u>Access Roads</u>				
New roads as noted on drawing 0418291s_EIS_G003-RO.mxd				
Seal roads	m	700	350.00	245,000.00
Unsealed roads	m	450	250.00	112,500.00
Subcontract machinery and labour	item	1		INCL
Aggregate and materials	item	1		INCL
<u>Entry</u>				
Upgrade entry	item	1	111150.00	111,150.00
Shaker construction	item	1	73593.00	73,593.00

<u>Electrical - Easement HV and Substation</u>				
<u>Easement</u>				
Easement design	item	1	67860.00	67,860.00
HV easement creation	item	1	107874.00	107,874.00
<u>Conduits</u>				
Run conduits to electrical points	item	1	320580.00	320,580.00
<u>High Voltage</u>				
High voltage including control wiring, trenches, pits, meter boxes and commissioning	item	1	1.84e+06	1,840,410.00
<u>Reticulation</u>				
Site reticulation - various	item	1	98280.00	98,280.00
<u>Substation</u>				
Control panel and switching	item	1	107815.50	107,815.50
Transformer supply	item	1	207090.00	207,090.00
Subtotal				2,749,909.50
<u>Existing Services</u>				
Credit existing for services (say 20% of the above)	%	-0.2	2.75e+06	-549,981.90

<u>Civil Works - Establishment</u>				
<u>Geotechnical</u>				
Geotechnical tests and investigations	item	1	28080.00	28,080.00
<u>Earthworks</u>				
Wet weather access	item	1	7371.00	7,371.00
Design	item	1	82485.00	82,485.00
Plumbing and drainage	item	1	23400.00	23,400.00
Earthworks	item	1	97110.00	97,110.00
Watertanks	item	1	4680.00	4,680.00
<u>Signage</u>				
Entry sign	item	1	21528.00	21,528.00
<u>Fences</u>				
Existing fences generally	note			
Fencing - new areas only	item	1	29250.00	29,250.00
<u>Communications</u>				
Telephone connection	item	1	7605.00	7,605.00

<u>Civil Works - Infrastructure</u>				
<u>Stripping</u>				
A	Survey and strip vegetation	item	1	32058.00 32,058.00
<u>Blasting</u>				
B	Blasting and shot drilling	item	1	124020.00 124,020.00
<u>Crushing</u>				
C	Crushing contract - included in roadworks	item	1	EXCL
<u>Dam Liner</u>				
D	Geofabric in making good dam liner - if required	item	1	5139.81 5,139.81
<u>Machine Hire</u>				
E	Hire minor items of plant and equipment (not otherwise supplied)	item	1	25740.00 25,740.00
<u>Retaining Wall</u>				
F	Allowance for retaining walls	item	1	46800.00 46,800.00
<u>Civil Works - Infrastructure</u>				
G	Civil works contractor	item	1	1.82e+06 1,822,860.00
H	Aggregate supply	item	1	56160.00 56,160.00
J	Subtotal			2,112,777.81
<u>Existing Services</u>				
K	Credit existing for civil works (say 20% of the above)	%	-0.2	2.11e+06 -422,555.56

<u>Civil Works - Services</u>				
<u>Generally</u>				
A	Dams are existing	note		
<u>Dam Pump</u>				
B	Dam pump unit including installation - assumed existing units	item	1	N/A
<u>Plumber and Drainer</u>				
C	Sundry machine hire - to modify drainage lines	item	1	43407.00 43,407.00
D	Materials for drainage - to modify drainage lines	item	1	18369.00 18,369.00
E	Pump station - sewer	item	1	N/A

Quantity Surveyor's Estimate
Sancrox Quarry Expansion

<u>Plant - Conveyors & Equipment</u>				
<u>Conveyors</u>				
A	Allowance for conveyors and associated plant	item	1	4.17e+06
				4,165,200.00

<u>Plant - Equipment</u>				
<u>Plant</u>				
Plant construction	item	1	5.71e+06	5,705,592.11
<u>Sundry Equipment</u>				
IBC spill, drum racks, drum heater, conveyor sprays, adblue bund and pumps, locks	item	1	39088.47	39,088.47

<u>Plant - Electrical & CCTV</u>				
<u>Engineer</u>				
Allowance for electrical engineer's input	item	1	2503.80	2,503.80
<u>Plant Electrical</u>				
Plant electrical installation	item	1	1.93e+06	1,927,205.28
<u>Earth Grid Supply</u>				
Earth grid supply and install	item	1	24102.00	24,102.00
<u>CCTV</u>				
Plant camera cctv	item	1	87750.00	87,750.00
Mcc lock	item	1	8775.00	8,775.00
Subtotal				2,050,336.08
<u>Existing Services</u>				
Credit existing for services (say 20% of the above)	%	-0.2	2.05e+06	-410,067.22

<u>Buildings - Office and Weighbridge (Exist)</u>				
<u>Generally</u>				
A	Office and weighbridge are all existing	note		
B	Allowance for small office to new plant areas only	item	1	60000.00
<u>Office</u>				
C	Office slab and construction	item	1	N/A
<u>Phones and Data</u>				
D	Office phone system	item	1	N/A
E	Data and power fileter	item	1	N/A
<u>Furniture</u>				
F	Office furniture	item	1	N/A
<u>Weighbridge</u>				
G	Weigbridge slab and construction	item	1	N/A

<u>Buildings - Workshop (Exist)</u>				
<u>Generally</u>				
A	The workshop is an existing structure	note		
<u>Workshop</u>				
B	Workshop construction	item	1	N/A
<u>Crane</u>				
C	5T overhead crane	item	1	N/A
D	Commissioning	item	1	N/A
<u>Fuel Cell</u>				
E	Fuel cell supply and install	item	1	N/A

<u>Ancillary Plant - Precoat</u>				
<u>Precoating Plant</u>				
Allowance for supply and installation of precoat treatment plant	item	1	549465.93	549,465.93
Concrete infrastructure	item	1	50280.75	50,280.75
<u>Electrical</u>				
Electrical supply	item	1	98209.80	98,209.80
Flow meter	item	1	1608.75	1,608.75

SUMMARY	Page No.	
Consultants, Fees and Monitoring	BQ/2	439,152.48
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Civil Works - Services	BQ/7	61,776.00
Plant - Structure	BQ/8	1,313,472.42
Plant - Conveyors & Equipment	BQ/9	4,165,200.00
Plant - Equipment	BQ/10	5,744,680.58
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Buildings - Workshop (Exist)	BQ/13	NIL
Ancillary Plant - Precoat	BQ/14	699,565.23
TOTAL AMOUNT		18,916,517.42
<p>Note: This Estimate contains pages numbered BQ/1 - BQ/14.</p>		

CV of Michael Sturgess - ANNEXURE 'B'

CURRICULUM VITAE for MICHAEL STURGESS

TERTIARY EDUCATION

- Bachelor of App.Sc.(Quantity Surveying)
University of Technology, Sydney

6 year part time course undertaken 1984-1989

MEMBERSHIPS ETC.

- Associate Member Australian Institute of Quantity Surveyors
- Holder of NSW Builders licence (No. 43556)
- Tax Agent No. 20864006
- Member of National Tax & Accountant's Association (No. 26827)

PROFESSIONAL EXPERIENCE

2002 to Current

Australian Cost Planners Pty Ltd

Position: Director

- Preparation of bills of quantities
- Estimating/cost planning
- Bank reporting
- Expert witness reports
- Attendance at expert witness workshops
- insurance valuation reports
- assessment of project variation costs
- preparation of building work tax depreciation schedules
- consultant liaison
- report writing
- use of Buildsoft estimating software

2001

Southland Constructions Pty Ltd

Position: Director

- Design and construction of development projects
- council and authority liaison and applications
- site supervision

- engagement of consultants and surveyors
- subcontract tendering
- co-ordination of subdivision works
- site programming
- monitoring of construction budgets
- finance procurement

1994 – 2000, 2002

Hugh B. Gage Pty. Ltd.

Position: Senior Quantity Surveyor

- Appraisal of the viability of development budgets on behalf of various Financial Institutions and industry clients.
- site inspections during the project construction stage, assessment of builder's progress claim submissions and certification of Bank funding.
- preparation of builder's bills of quantities
- estimating
- vetting of conditions of contract
- assessment of project variation costs
- auditing of construction accounts
- site meetings, client, bank and consultant liaison
- report writing
- use of Buildsoft estimating software

1995 - 1998

Northern Sydney Institute of TAFE

Position: Part Time Teacher, Builder's Estimating

- Teaching construction estimating to students enrolled in the Associate Diploma, Building course.
- marking, conflict resolution

1992 – 1994

3D Scaffolding and Bricklaying Pty Ltd

Position: Estimator/Administrator

- Scaffolding and masonry estimating
- preparation of tenders
- measurement of bills of quantities
- contract administration
- cash flow forecasting

1991 – 1992

Self Employed as a Contract Estimator for

the following clients:

- 3D Scaffolding and Bricklaying Pty Ltd
- Constructor Pty Ltd
- Von Roll Transport Systems Pty Ltd
- McGregor Constructions

1990 - 1991

Employed as a Contract Quantity Surveyor

Client: Department of Public Works

- Cost planning
- estimating
- compilation of an asset registers including recommended building replacement costs for insurance purposes
- reporting on reasons for variations and extensions of time on government projects
- use of Buildsoft estimating software

Dept. Public Works (Cont.)

Lidcombe College of TAFE Site

- Preparation of project final account
- assessment and negotiation of Head contract variations
- assessment of builder's prolongation claim and preparation of a prolongation report

1989 – 1990

Girvan (NSW) Metroplaza site (Optus Building), North Sydney

Position: Quantity Surveyor

- Administration of subcontract trade packages
- assessment of subcontract progress claims and variations
- submission and negotiation of Head contract variations
- feasibility analysis of alternative construction methods
- use of "Jobpac" cost control software

1988 - 1989

L.A. Casey Burne and Associates

Position: Cadet Quantity Surveyor

- Preparation of detailed bills of quantities
- cost planning
- estimating
- liaison with consultants
- assessment of variations
- preparation of building work tax depreciation schedules

only one dwelling and that has a capacity, or combined capacity, of less than 40,000 litres.

building premises, in relation to a building, means the building and the land on which it is situated.

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 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 (within the meaning of *A New Tax System (Goods and Services Tax) Act 1999* of the Commonwealth).

Category 1 fire safety provision means the following provisions of the *Building Code of Australia*, namely, EP1.3, EP1.4, EP1.6, EP2.1, EP2.2 and EP3.2 in Volume One of that Code and P2.3.2 in Volume Two of that Code.

Category 2 fire safety provision means the following provisions of the *Building Code of Australia*, namely, CP9, EP1.3, EP1.4, EP1.6, EP2.2 and EP3.2 in Volume One of that Code.

Category 3 fire safety provision means the following provisions of the *Building Code of Australia*, namely, EP1.3, EP1.4, EP1.6, EP2.2 and EP3.2 in Volume One of that Code.

class, in relation to a building or part of a building, means:

- (a) in a provision of this Regulation that imposes requirements with respect to a development consent, the class to which the building belongs, as identified by that consent, or
- (b) in any other provision of this Regulation, the class to which the building or part of a building belongs, as ascertained in accordance with the *Building Code of Australia*.

Class 1 aquaculture development means development of the kind referred to in clause 5 (1) (d).

coastal council means a council whose area, or part of whose area, is included within the coastal zone (within the meaning of the *Coastal Protection Act 1979*) or whose area includes land that adjoins the tidal waters of the Hawkesbury River, Sydney Harbour and Botany Bay, and their tributaries.

Drawings - ANNEXURE 'D'



Legend

- Existing Property Ownership
- Lot Boundary
- Road Network
- Infrastructure

Haul roads

- Sealed roads
- Unsealed roads

Source:
Spatial Data: DFSI DCDB, DTDB 2017
Imagery Data: nearmap August 2017

Ancillary Infrastructure		F.3
Drawing No: 0418291s_EIS_G003_R0.mxd	Sancrox Quarry Expansion Project	
Date: 11/04/2018	Drawing Size: A4	Client: Hanson Construction Materials Pty Ltd
Drawn By: GC	Reviewed By: ME	
Coordinate System: GDA 1994 MGA Zone 56		
0 25 50m		 This figure may be based on third party data or data which has not been verified by ERM and it may not be to scale. Unless expressly agreed otherwise, this figure is intended as a guide only and ERM does not warrant its accuracy.

