

Environmental Impact Statement

APPENDIX

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QUANTITY SURVEYOR'S REPORT

# ENVIRO RECYCLING

Capital Investment Value (CIV)  
Budget Estimate

Job Number 59915196



Prepared for  
Enviro Recycling Pty Ltd

May 2016

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## Document Information

|                |  |
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## Document History

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| 1       | 16/05/16       | Final                   | Mark Grierson | Mark Ricketts |
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|         |                |                         |               |               |
|         |                |                         |               |               |

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## Executive Summary

Cardno has been requested to prepare an initial CIV budget construction estimate for a select scope of the Waste Recycling Facility at 51 & 57 Violet St, Revesby as depicted on civil drawing series 59915106 Revision 2 issued 16/5/16 for works covered under the State Significant Development (SSD 7349) project.

Enviro Recycling Pty Ltd (Enviro Recycling) “the Proponent” owns and operates the existing Waste Recycling Facility located at 51 Violet Street, Revesby, within the Bankstown Local Government Area (LGA). The legal description of the existing Waste Recycling Facility operations is described as being:

- Lot 168 DP 7866;
- Lot 169 DP 7866; and
- Lot 2 DP 519053.

The proponent seeks consent to expand the approved Waste Recycling Facility operations into the neighbouring premises adjoining to the south, located at 57 Violet Street. Currently, 57 Violet Street contains a motor vehicle recycling facility.

The site therefore comprises 51 Violet Street (the existing operations) and 57 Violet Street (proposed expanded operations).

All building demolitions, new southern boundary fencing and partial eastern boundary fencing, tree removal & replacement landscaping form part of a local DA to Bankstown Council (DA 332/2016) and do not form part of this State Significant Development (SSD 7349) project to the NSW Department of Planning.

The scope of works proposed under this application includes the civil works to create new staff carpark with boom-gate, driveway widenings, entry / exit weighbridges, concrete pavement ramps connecting sites internally and stormwater works.

Further the new building in the south-eastern corner of the site, does not form part of the proposal and/or this estimate.

Based on the above our initial budget estimate for this application is \$461,572 excluding professional fees, and \$491,574 inclusive of professional fees (exclusive of GST).

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## Appendices

**Appendix A** BUDGET ESTIMATE

# 1 Project

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A request has been made for an estimate of construction costs for the Waste Recycling Facility at 51 & 57 Violet St, Revesby for the scope of works under the State Significant Development (SSD 7349) as depicted on civil drawing series 59915106 Revision 1 dated 22/4/16.

All Building demolitions, new southern boundary fencing and partial eastern boundary fencing, tree removal & replacement landscaping form part of a local DA to Bankstown Council (DA 332/2016) and do not form part of this State Significant Development (SSD 7349) project to the NSW Department of Planning.

The scope of works proposed under this application includes the civil works to create new staff carpark with boom-gate, driveway widenings, entry / exit weighbridges, concrete pavement ramps connecting sites internally and stormwater works.

Further the new building in the south-eastern corner of the site, does not form part of the proposal and/or this estimate.

## 2 Site

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Enviro Recycling Pty Ltd (Enviro Recycling) owns and operates the existing Waste Recycling Facility located at 51 Violet Street, Revesby, within the Bankstown Local Government Area (LGA). The legal description of the existing Waste Recycling Facility operations is described as being:

- Lot 168 DP 7866;
- Lot 169 DP 7866; and
- Lot 2 DP 519053.

The proponent seeks consent to expand the approved Waste Recycling Facility operations into the neighbouring premises adjoining to the south, located at 57 Violet Street. Currently, 57 Violet Street contains a motor vehicle recycling facility.

The site therefore comprises 51 Violet Street (the existing operations) and 57 Violet Street (proposed expanded operations).

### 3 Drawings

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The estimate is based upon the following drawings issued to Cardno:

|                  |       |
|------------------|-------|
| 59915106-CI-1000 | Rev 1 |
| 59915106-CI-1001 | Rev 1 |
| 59915106-CI-1050 | Rev 1 |
| 59915106-CI-1100 | Rev 1 |
| 59915106-CI-1150 | Rev 1 |
| 59915106-CI-1300 | Rev 1 |
| 59915106-CI-1301 | Rev 1 |
| 59915106-CI-1500 | Rev 1 |
| 59915106-101     | Rev B |
| 59915106-500     | Rev B |

## 4 Estimating Method

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Limited by the information provided this estimate is based upon measured quantities with market applicable rates applied. Published rates were used where possible with adjustments as necessary for various factors. Where structures of a special, one off nature occur, such as in the boom gate and weigh bridges, educated “best guess costs” have been applied. Rates were based upon current Australian building costs and exclude any escalation during planning and/or construction. This is for building costs only for the purposes of a CIV valuation for this limited application only.

The Budget Estimate is attached as Appendix A

## 5 Exclusions

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No allowance has been made for the following:

- Costs of approvals
- Finance and Interest costs
- Escalation during planning and/or construction
- Statutory fees
- GST
- Contingency amount
- Loose furniture and fittings
- All building demolitions, new southern boundary fencing and partial eastern boundary fencing, tree removal & replacement landscaping
- New building in the south-eastern corner of the site
- Unforeseen works following the validation testing of any earthworks
- Excavation in rock - All excavation is in other than rock and able to be excavated by machine
- Acid sulphate soils
- Service upgrades if required outside of the site

## 6 Assumptions / Notes

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The following assumptions and/or notes apply to this estimate:

- Where dimensions have not been provided, dimensions have been scaled or assumed.
- No finishes schedules have been provided so the level of finish has not been able to be established. Costs can vary substantially with the standard of finish.
- Excavated material removed from site.
- Assumes services for the development have been provided to the site boundary and no allowance has been made to upgrade or bring additional services to the boundary including any related charges.
- This initial cost estimate should be consider indicative for the CIV valuation only and should not be used for feasibility studies, funding or any other purposes.
- This estimate produced by Cardno (Qld) Pty Ltd is solely for the benefit of and use by the client, in accordance with the terms of the retainer, if agreed to. Cardno (Qld) Pty Ltd does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by any third party on the content of this document.
- This estimate is indicative only and should not be used for project funding purposes
- There are risks associated with preparing and using a Cost Estimate such as this. Cardno will not be responsible for any decisions made based on the information provided.
- Professional fees allowance was based on 6.5% of construction costs

Services consultants have not provided estimates for their designs hence reasonable assumptions have been made for similar developments

Capital Investment Value (CIV) Budget Estimate

APPENDIX

A

BUDGET ESTIMATE

## Budget Estimate

| Envirocycle Waste Recycling Facility |  |      |          |                                 |                      |
|--------------------------------------|--|------|----------|---------------------------------|----------------------|
| PRELIMINARY COST ESTIMATE            |  |      |          |                                 |                      |
| Revision 1                           |  |      |          |                                 |                      |
| Item No.                             | Description of Work                          | Unit | Quantity | Rate                            | Extended Amount      |
| 1                                    | PRELIMINARIES                                |      |          |                                 | \$ 38,683.27         |
| 2                                    | SITE CLEARING & EROSION AND SEDIMENT CONTROL |      |          |                                 | \$ 7,764.90          |
| 3                                    | EARTHWORKS                                   |      |          |                                 | \$ 10,000.00         |
| 4                                    | ROADS AND PAVEMENT                           |      |          |                                 | \$ 74,787.50         |
| 5                                    | DRAINAGE                                     |      |          |                                 | \$ 142,198.30        |
| 6                                    | EQUIPMENT (FIXED)                            |      |          |                                 | \$ 165,000.00        |
| 7                                    | LINE MARKING AND FURNITURE                   |      |          |                                 | \$ 8,137.78          |
| 8                                    | SERVICES                                     |      |          |                                 | \$ 15,000.00         |
|                                      |  |      |          | <b>SUB TOTAL</b>                | <b>\$ 461,571.75</b> |
|                                      |  |      |          | <b>PROFESSIONAL FEES (6.5%)</b> | <b>\$ 30,002.16</b>  |
|                                      |  |      |          | <b>TOTAL SCOPED WORKS</b>       | <b>\$ 491,573.92</b> |



Mark Grierson

Registered Quantity Surveyor (#4431)

| Envirocycle Waste Recycling Facility<br>PRELIMINARY COST ESTIMATE |   |       |          |              |                 | Revision 1                          |                            |  |
|---|---|-------|----------|--------------|-----------------|-------------------------------------|----------------------------|--|
| Item No.  | Description of Work   | Unit  | Quantity | Rate         | Extended Amount | Rawlinson's 2013 Rate               | Rawlinson's Page Reference |  |
| <b>1 PRELIMINARIES</b>  |   |       |          |              |                 |                                     |                            |  |
| 1.1   | Preliminaries allowance as a percentage of construction cost  | Sum   | 15%      | \$257,888.48 | \$ 38,683.27    | \$38 (includes install and removal) | Pg 177                     |  |
| <b>SUB-TOTAL GENERAL \$</b>                                       |   |       |          |              |                 | <b>38,683.27</b>                    |                            |  |
| <b>2 SITE CLEARING &amp; EROSION AND SEDIMENT CONTROL</b>         |   |       |          |              |                 |                                     |                            |  |
| 2.1   | Clearing & grubbing   | Ha    | 0.08     | \$10,000.00  | \$ 800.00       | -                                   | -                          |  |
| 2.2   | Sediment fence (Silt Fence)   | m     | 300      | \$16.05      | \$ 4,815.00     | \$14.50-16.50                       | Pg 675                     |  |
| 2.3   | Mesh and gravel inlet protector   | item  | 0        | \$101.65     | \$ -            | -                                   | -                          |  |
| 2.4   | Geotextile Filter   | item  | 6        | \$101.65     | \$ 609.90       | -                                   | -                          |  |
| 2.5   | Stabilised Site Entry   | item  | 1        | \$1,500.00   | \$ 1,500.00     | -                                   | -                          |  |
| 2.6   | Hay Bales   | item  | 0        | \$10.00      | \$ -            | -                                   | -                          |  |
| 2.7   | Allowance Sandbag Sediment trap   | item  | 2        | \$20.00      | \$ 40.00        | \$3.45-4.20                         | Pg 675                     |  |
| <b>SUB-TOTAL SITE CLEARING &amp; EROSION AND SED CONTROL \$</b>   |   |       |          |              |                 | <b>7,764.90</b>                     |                            |  |
| <b>3 EARTHWORKS</b>   |   |       |          |              |                 |                                     |                            |  |
| 3.1   | Demolish and dispose of existing concrete kerbs, concrete slabs, asphalt, pavement including milling for re-use, offsite disposal including all waste disposal fees | Allow | 1        | \$10,000.00  | \$ 10,000.00    | \$1.60 sq/m (remove & respread)     | Pg 211                     |  |
| 3.2   | Earthworks - Cut to Fill  | cu.m  | 0        | \$10.70      | \$ -            | \$9.65                              | Pg 214                     |  |
| <b>SUB-TOTAL EARTHWORKS \$</b>                                    |   |       |          |              |                 | <b>10,000.00</b>                    |                            |  |
| <b>4 ROADS AND PAVEMENT</b>                                       |   |       |          |              |                 |                                     |                            |  |
| <b>4.1 Concrete Driveway</b>                                      |   |       |          |              |                 |                                     |                            |  |
| 4.1.1   | 225mm thick reinforced concrete Extra Heavy Duty Vehicular Footway Crossing in accordance with BCC Standard Drawing S-010A  | cu.m  | 35       | \$300.00     | \$ 10,462.50    | \$292.00                            | 236                        |  |
| 4.1.3   | 150mm Base course (DGB 20) CBR 3% assumed   | sq.m  | 155      | \$18.79      | \$ 2,912.45     | \$12.45                             | Pg 678                     |  |
| 4.1.4   | Reinstate Pavement with 40mm AC14 over AC20   | cu.m  | 2        | \$180.00     | \$ 429.30       |                                     |                            |  |
| 4.1.5   | Prepare Subgrade  | sq.m  | 250      | \$4.00       | \$ 1,000.00     | \$3.20                              | Pg 214                     |  |
| <b>4.2 Internal Ramp Joining Existing Concrete Pavement</b>       |   |       |          |              |                 |                                     |                            |  |
| 4.2.1   | 150mm thick reinforced concrete Ramp with SL82 mesh   | cu.m  | 23       | \$300.00     | \$ 6,975.00     | \$292.00                            | 236                        |  |
| 4.2.2   | 150mm Base course (DGB 20) CBR 3% assumed   | sq.m  | 155      | \$18.79      | \$ 2,912.45     | \$12.45                             | Pg 678                     |  |
| 4.2.2   | Prepare Subgrade  | sq.m  | 250      | \$4.00       | \$ 1,000.00     | \$3.20                              | Pg 214                     |  |
| <b>4.3 Carpark Pavement</b>                                       |   |       |          |              |                 |                                     |                            |  |
| 4.3.1   | 125mm thick concrete with SL62 mesh   | cu.m  | 84       | \$300.00     | \$ 25,125.00    | \$296.00                            | 236                        |  |
| 4.3.2   | 100mm Base course (DGB 20)  | sq.m  | 670      | \$11.24      | \$ 7,530.80     | \$12.45                             | Pg 678                     |  |
| 4.3.3   | Prepare Subgrade  | sq.m  | 670      | \$3.00       | \$ 2,010.00     | \$3.20                              | Pg 214                     |  |
| <b>4.5 Minor Concrete</b>   |   |       |          |              |                 |                                     |                            |  |
| 4.5.1   | 150mm Kerb Only   | m     | 0        | \$80.00      | \$ -            | \$78.40                             | Pg 224                     |  |
| 4.5.2   | 150mm Kerb & Gutter   | m     | 84       | \$80.00      | \$ 6,720.00     |                                     |                            |  |
| 4.5.3   | Median 600mm wide   | m     | 45       | \$150.00     | \$ 6,750.00     |                                     |                            |  |
| 4.5.3   | 600mm wide Dish Drain   | m     | 6        | \$150.00     | \$ 960.00       |                                     |                            |  |
| <b>SUB-TOTAL ROADS AND PAVEMENT</b>                               |   |       |          |              |                 | <b>\$74,787.50</b>                  |                            |  |
| <b>5 DRAINAGE</b>   |   |       |          |              |                 |                                     |                            |  |
| 5.1.2   | DN375 RRJ RCP Class 4   | m     | 28       | \$250.00     | \$ 7,015.10     | \$172+\$66.00 Trench                | Pg 477                     |  |
| 5.1.3   | DN450 RRJ RCP Class 4   | m     | 60       | \$300.00     | \$ 18,000.00    | \$220+\$66.00 Trench                | Pg 477                     |  |
| 5.1.4   | DN600 RRJ RCP Class 4   | m     | 16       | \$380.00     | \$ 5,984.70     | \$290+\$66.00 Trench                | Pg 477                     |  |
| 5.1.5   | Junction Pit- Class "D" 600 x 600   | each  | 1        | \$1,605.00   | \$ 1,605.00     | \$1,100.00                          | Pg 486                     |  |
| 5.1.7   | Grated Inlet pit Class "D" 600 x 600  | each  | 2        | \$1,979.50   | \$ 3,959.00     | \$2,010.00                          | Pg 486                     |  |
| 5.1.7   | Grated Inlet pit Class "D" 900 x 900  | each  | 1        | \$1,979.50   | \$ 1,979.50     | \$2150+780                          |                            |  |
| 5.1.8   | Modify Existing Pits  | each  | 2        | \$1,000.00   | \$ 2,000.00     |                                     |                            |  |
| 5.1.9   | Demolish Existing Pit   | each  | 1        | \$300.00     | \$ 300.00       |                                     |                            |  |
| 5.1.10  | Grated Box Drain  | m     | 5        | \$271.00     | \$ 1,355.00     | \$180.5 (Box Drain similar)         | Pg 224                     |  |
| 5.1.10  | "Humesceptor" Hydrodynamic Separator  | each  | 1        | \$100,000.00 | \$ 100,000.00   | \$77,000.00                         | Pg 488                     |  |
| <b>SUB-TOTAL DRAINAGE \$</b>                                      |   |       |          |              |                 | <b>142,198.30</b>                   |                            |  |

|   |   |      |     |             |                    |                     |                 |        |
|---|---|------|-----|-------------|--------------------|---------------------|-----------------|--------|
| <b>6</b>                                      | <b>EQUIPMENT (FIXED)</b>                |      |     |             |                    |                     |                 |        |
| <b>6.1</b>                                    | <b>Weigh Bridge and Boom Gate</b>       |      |     |             |                    |                     |                 |        |
| 6.1.1   | Weigh Bridges (20m)                     | each | 2   | \$75,000.00 | \$                 | 150,000.00          |                 |        |
| 6.1.2   | Boom gate with card reader              | each | 1   | \$15,000.00 | \$                 | 15,000.00           |                 |        |
| <b>SUB-TOTAL RETAINING WALLS</b>              |   |      |     |             |                    | <b>\$165,000.00</b> |                 |        |
|   |   |      |     |             |                    |                     |                 |        |
| <b>7</b>                                      | <b>LINE MARKING AND FURNITURE</b>       |      |     |             |                    |                     |                 |        |
| <b>7.1</b>                                    | <b>Line Marking</b>                     |      |     |             |                    |                     |                 |        |
| 7.1.1   | 100mm wide line                         | m    | 113 | \$1.70      | \$                 | 192.78              | \$1.65          | Pg 224 |
| 7.1.2   | Arrows                                  | each | 0   | \$22.00     | \$                 | -                   | \$21.80         | Pg 224 |
| 7.1.3   | Pedestrian Markings & Chevrons          | each | 39  | \$20.00     | \$                 | 780.00              |                 |        |
| 7.1.4   | Lettering (200mm)                       | each | 1   | \$5.00      | \$                 | 5.00                | \$4.85          | Pg 224 |
| <b>7.2</b>                                    | <b>Furniture</b>                        |      |     |             |                    |                     |                 |        |
| 7.2.1   | Wheel Stops - concrete                  | each | 18  | \$50.00     | \$                 | 900.00              | \$44.00         | Pg 230 |
| 7.2.2   | Bollards - Galvanised Steel, Fixed      | each | 1   | \$260.00    | \$                 | 260.00              | \$255.00        | Pg 225 |
| 7.2.4   | Pedestrian Fence                        | m    | 50  | \$120.00    | \$                 | 6,000.00            |                 |        |
| <b>SUB-TOTAL SIGNS MARKINGS AND FURNITURE</b> |   |      |     |             |                    | <b>\$8,137.78</b>   |                 |        |
|   |   |      |     |             |                    |                     |                 |        |
| <b>8</b>                                      | <b>SERVICES</b>                         |      |     |             |                    |                     |                 |        |
| <b>8.1</b>                                    | <b>Service Provisions (Provisional)</b> |      |     |             |                    |                     |                 |        |
| 8.1.1   | Electrical                              | PS   | 1   | \$5,000.00  | \$                 | 5,000.00            |                 |        |
| 8.1.2   | Plumbing                                | PS   | 1   | \$3,000.00  | \$                 | 3,000.00            |                 |        |
| 8.1.3   | Sewer                                   | PS   | 1   | \$2,000.00  | \$                 | 2,000.00            |                 |        |
| 8.1.4   | Mechanical                              | PS   | 1   | \$0.00      | \$                 | -                   |                 |        |
| 8.1.5   | Telecommunications                      | PS   | 1   | \$5,000.00  | \$                 | 5,000.00            |                 |        |
| <b>SUB-TOTAL RETAINING WALLS</b>              |   |      |     |             |                    | <b>\$15,000.00</b>  |                 |        |
|   |   |      |     |             |                    |                     |                 |        |
| <b>SUB TOTAL</b>                              |   |      |     |             | <b>\$</b>          | <b>461,571.75</b>   |                 |        |
| <b>PROFESSIONAL FEES (6.5%)</b>               |   |      |     |             | <b>\$</b>          | <b>30,002.16</b>    |                 |        |
| <b>TOTAL CIVIL WORKS</b>                      |   |      |     |             | <b>\$</b>          | <b>491,573.92</b>   |                 |        |
|   |   |      |     |             |                    |                     |                 |        |
|   | <b>REVISION</b>                         |      |     | <b>DATE</b> | <b>DESCRIPTION</b> | <b>BY</b>           | <b>REVIEWED</b> |        |
| 1   |   |      |     | 16/05/2016  | INITIAL ISSUE      | MG                  |                 |        |