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12 March 2018

SKYLIFE
PO Box 114
Enfield NSW 2136

Attention: Shivesh Singh
By email: shivesh.singh@skylife.com.au

Dear Sir

21-25 DUNHEVED CIRCUIT, ST MARYS CIV ESTIMATE

As requested, we provide below our report on Capital Investment Value (CIV) for the project.

Definition

The **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 costs of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6A, of Part 4 of the *Environmental and Assessment 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 as selling land)
- d) GST (as defined by *A New Tax System (Goods and Services Tax) Act 1999* of the Commonwealth).

Basis of Valuation

The estimated Capital Investment Value amounts to \$7,144,600 excluding GST, and \$7,859,100 including GST. The estimate breakdown is enclosed for your information.

This estimate 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.

In compiling this estimate, no allowance has been made for the following cost items.

- a) Land costs;
- b) Any costs and fees as a result of any development approval resubmissions;
- c) Any special or additional contributions sought by authorities for public or other facilities as a condition of development approval;
- d) Cost increases beyond March 2018
- e) Finance costs and interest charges



ISO 9001
FS 548756

Page 2
12 MARCH 2018
21-25 DUNHEVED CIRCUIT, ST MARYS – CIV ESTIMATE

Job Creation

We estimate that the number of jobs that would be created by the development of the site would be:

- a) During construction – approximately 25 construction personnel for 5 months;
- b) After construction – approximately 45 operational personnel in the commercial component per year

Conclusion

In accordance with the guidelines created and NSW Planning Circular PS 10-1008, we confirm the CIV of \$7,144,600 excluding GST is fair and reasonable for the scope of work proposed and based on the documentation provided.

Should you have any queries, please do not hesitate to contact us.

Yours faithfully



Richard Rigby
Director
Rider Levett Bucknall

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cc Ms Anita Chiha
anita.chiha@skylife.com.au

Page 3
12 MARCH 2018
21-25 DUNHEVED CIRCUIT, ST MARYS – CIV ESTIMATE

APPENDIX A
CIV ESTIMATE

21-25 Dunheved Circuit, St Marys

CIV Estimate March 2018

Location Summary

Rates Current At March 2018

Location		Total Cost
A	DEMOLITION	278,600
B	BASE BUILD & FITOUT	
B1	Processing Shed	3,304,900
B2	Office Extension	144,000
	B - BASE BUILD & FITOUT	\$3,448,900
C	WEIGHBRIDGE	189,700
D	REFUEL AREA	86,300
E	EXTERNAL WORKS	740,700
F	PLANT AND EQUIPMENT	2,000,000
	ESTIMATED NET COST	\$6,744,200
MARGINS & ADJUSTMENTS		
	Design Fees	4.2% \$285,000
	DA Fees (1.25%)	1.3% \$87,900
	Long Service Leave Levy (0.385%)	0.4% \$27,500
	Escalation	Excl.
	SUBTOTAL	\$7,144,600
	Design Contingency	Excl.
	Construction Contingency	Excl.
	SUBTOTAL	\$7,144,600
	GST	10.0% \$714,500
	ESTIMATED TOTAL COST	\$7,859,100

21-25 Dunheved Circuit, St Marys

CIV Estimate March 2018

Location Element Item

A DEMOLITION

Rates Current At March 2018

Description		Unit	Qty	Rate	Total
XP	SITE PREPARATION				
165	Allowance for demolition paving and general site clearance	m ²	4,799.0	20.00	96,000
215	Allowance for demolition of shed	m ²	1,545.0	60.00	92,700
216	Allowance for demolition of office	m ²	250.0	120.00	30,000
194	Demolition of portion of eastern wall to existing processing shed	m ²	127.0	50.00	6,400
197	Demolition of eastern wall of existing office building	m ²	38.0	250.00	9,500
SITE PREPARATION					\$234,600
PR	PRELIMINARIES				
54	Preliminaries (12%)	Item			28,200
PRELIMINARIES					\$28,200
MA	BUILDERS MARGIN & OVERHEAD				
55	Margin (6%)	Item			15,800
BUILDERS MARGIN & OVERHEAD					\$15,800
DEMOLITION					\$278,600

21-25 Dunheved Circuit, St Marys

CIV Estimate March 2018

Location Element Item

B BASE BUILD & FITOUT

B1 Processing Shed

Rates Current At March 2018

Description		Unit	Qty	Rate	Total
SB	SUBSTRUCTURE				
40	200mm thick reinforced fibre-crete concrete raft slab including mesh, joints and finish to processing shed	m ²	3,642.00	129.00	469,800
23	Base course to underside of slab	m ²	3,642.00	10.00	36,400
24	Rock dust blinding to underside of slab	m ²	3,642.00	4.00	14,600
25	Single layer of fortecon membrane to underside of slab	m ²	3,642.00	2.00	7,300
26	Slab edge thickening including excavation, formwork and reinforcement	m	247.00	90.00	22,200
SUBSTRUCTURE					\$550,300
RF	ROOF				
28	Provisional allowance for roof access, safety walkway, fall arrest lines, etc	Item			15,000
30	Roof ventilators (see mechanical services)	Item			Excl.
217	Steelwork to roof (12kg/m ²)	t	43.4400	4,199.00	182,400
218	Purlins	m	3,620.00	25.00	90,500
31	Box gutter including supports, etc.	m	249.00	85.00	21,200
46	Downpipes to processing shed (assumed at 6m centres)	m	180.00	90.00	16,200
47	Prefinished metal deck roofing including framing, sarking and insulation to processing shed (measured on plan)	m ²	3,741.00	50.00	187,100
34	Allow flashing at junction with precast wall	m	252.00	50.00	12,600
159	Allow for connection of steel trusses to precast concrete external wall	No	18.00	750.00	13,500
174	Powdercoated aluminium barge flashings	m	165.00	50.00	8,300
ROOF					\$546,800
EW	EXTERNAL WALLS				
51	Paint finish to precast panels	m ²	2,868.00	25.00	71,700
50	Precast concrete wall panels to processing shed	m ²	2,868.00	250.00	717,000
175	Colorbond cladding	m ²	759.00	50.00	38,000
219	Girts to Colorbond cladding	m	759.00	30.00	22,800
176	Translucent polycarbonate sheeting	m ²	41.00		Included
EXTERNAL WALLS					\$849,500
NW	INTERNAL WALLS				
2	190mm thick concrete push walls	m ²	1,019.00	250.00	254,800
INTERNAL WALLS					\$254,800
FF	FLOOR FINISHES				
223	Floor sealant to processing shed	m ²	3,620.00	25.00	90,500
FLOOR FINISHES					\$90,500
FT	FITMENTS				
89	Allowance for tactile indicators	Item			Excl.
93	Allowance for sundry warehouse fittings	Item			25,000
94	Allowance for statutory, directional and room identification signage	m ²	3,620.00	2.00	7,200

21-25 Dunheved Circuit, St Marys

CIV Estimate March 2018

Location Element Item

B BASE BUILD & FITOUT

B1 Processing Shed (continued)

Rates Current At March 2018

Description	Unit	Qty	Rate	Total
95 Allow downpipe protection	No	15.00	333.00	5,000
FITMENTS				\$37,200
HS HYDRAULIC SERVICES				
86 Allowance for safety shower/eye wash station	No	2.00	3,000.00	6,000
87 Hydraulic services to processing shed	m ²	3,620.00	35.00	126,700
HYDRAULIC SERVICES				\$132,700
MS MECHANICAL SERVICES				
84 Mechanical ventilation to processing shed	m ²	3,620.00	10.00	36,200
MECHANICAL SERVICES				\$36,200
FP FIRE PROTECTION				
82 Fire services and dust suppression system to processing shed	m ²	3,620.00	50.00	181,000
FIRE PROTECTION				\$181,000
LP ELECTRIC LIGHT AND POWER				
75 Allowance for main switchboard	Item			20,000
76 Electrical services to processing shed	m ²	3,620.00	40.00	144,800
ELECTRIC LIGHT AND POWER				\$164,800
BW BUILDERS WORK IN CONNECTION WITH SERVICES				
225 BWIC (4%)	Item			20,500
BUILDERS WORK IN CONNECTION WITH SERVICES				\$20,500
PR PRELIMINARIES				
221 Preliminaries (10%)	Item			284,300
PRELIMINARIES				\$284,300
MA BUILDERS MARGIN & OVERHEAD				
222 Margin (5%)	Item			156,300
BUILDERS MARGIN & OVERHEAD				\$156,300
PROCESSING SHED				\$3,304,900

21-25 Dunheved Circuit, St Marys

CIV Estimate March 2018

Location Element Item

B BASE BUILD & FITOUT

B2 Office Extension

Rates Current At March 2018

Description	Unit	Qty	Rate	Total
AREA AREA RATE				
177 Allowance for extension to office	m ²	72.00	2,000.00	144,000
	AREA RATE			\$144,000
PR PRELIMINARIES				
226 Preliminaries (10%)	Item			Included
	PRELIMINARIES			Included
MA BUILDERS MARGIN & OVERHEAD				
227 Margin (5%)	Item			Included
	BUILDERS MARGIN & OVERHEAD			Included
	OFFICE EXTENSION			\$144,000

21-25 Dunheved Circuit, St Marys

CIV Estimate March 2018

Location Element Item

C WEIGHBRIDGE

Rates Current At March 2018

Description		Unit	Qty	Rate	Total
FT	FITMENTS				
198	Allowance for new 20m in-ground weighbridge	Item			125,000
199	Allowance for new in-ground wheel wash and associated plant and tanks to weighbridge	Item			25,000
	FITMENTS				\$150,000
XN	BOUNDARY WALLS, FENCING AND GATES				
169	2400mm Palisade fencing to wheelwash plant and tanks	m	20.0	705.00	14,100
	BOUNDARY WALLS, FENCING AND GATES				\$14,100
PR	PRELIMINARIES				
221	Preliminaries (10%)	Item			16,500
	PRELIMINARIES				\$16,500
MA	BUILDERS MARGIN & OVERHEAD				
222	Margin (5%)	Item			9,100
	BUILDERS MARGIN & OVERHEAD				\$9,100
	WEIGHBRIDGE				\$189,700

21-25 Dunheved Circuit, St Marys

CIV Estimate March 2018

Location Element Item

D REFUEL AREA

Rates Current At March 2018

Description	Unit	Qty	Rate	Total
CL COLUMNS				
210 Columns to support roof over refuel area	m	10.0	150.00	1,500
COLUMNS				\$1,500
RF ROOF				
209 Roof over refuel area including structure	m ²	132.0	125.00	16,500
208 Colorbond cladding to fascia of roof over refuel area	m ²	80.0	75.00	6,000
ROOF				\$22,500
FT FITMENTS				
211 Trafficable bund to refuel area	m	32.0	100.00	3,200
205 Allowance to relocate 30,000 self-bunded fuel tank	Item			5,000
206 Allowance for new LPG storage area	Item			2,500
207 Allowance for new chemical storage area	Item			3,000
FITMENTS				\$13,700
HS HYDRAULIC SERVICES				
88 Hydraulic services to awning to refuel area	m ²	132.0	45.00	5,900
HYDRAULIC SERVICES				\$5,900
FP FIRE PROTECTION				
83 Sprinkler system to refuel area	m ²	132.0	40.00	5,300
FIRE PROTECTION				\$5,300
LP ELECTRIC LIGHT AND POWER				
79 Electrical services to refuel area	m ²	132.0	40.00	5,300
ELECTRIC LIGHT AND POWER				\$5,300
BW BUILDERS WORK IN CONNECTION WITH SERVICES				
225 BWIC (4%)	Item			700
BUILDERS WORK IN CONNECTION WITH SERVICES				\$700
XR ROADS, FOOTPATHS AND PAVED AREAS				
127 New heavy duty concrete slab hardstand	m ²	131.7	150.00	19,800
ROADS, FOOTPATHS AND PAVED AREAS				\$19,800
PR PRELIMINARIES				
221 Preliminaries (10%)	Item			7,500
PRELIMINARIES				\$7,500
MA BUILDERS MARGIN & OVERHEAD				
222 Margin (5%)	Item			4,100
BUILDERS MARGIN & OVERHEAD				\$4,100
REFUEL AREA				\$86,300

21-25 Dunheved Circuit, St Marys

CIV Estimate March 2018

Location Element Item

E EXTERNAL WORKS

Rates Current At March 2018

Description		Unit	Qty	Rate	Total
FT	FITMENTS				
201	Allowance for new in ground wheel wash and associated plant and tanks to existing driveway	Item			25,000
224	Crash barrier	m	34.0	350.00	11,900
FITMENTS					\$36,900
BW	BUILDERS WORK IN CONNECTION WITH SERVICES				
225	BWIC (4%)	Item			1,800
BUILDERS WORK IN CONNECTION WITH SERVICES					\$1,800
XR	ROADS, FOOTPATHS AND PAVED AREAS				
127	New heavy duty concrete slab hardstand	m ²	2,403.3	150.00	360,500
128	Kerb and gutter	m	39.0	95.00	3,700
132	Linemarking	m ²	3,027.0	4.00	12,100
195	Allow to make good existing hardstand surrounding office extension	m ²	624.0	100.00	62,400
212	Allowance for widening of existing driveway (to both access points of Dunheved Circuit)	Item			20,000
213	Allowance to upgrade/widening at 2no. existing intersections of Dunheved Circuit Loop to Dunheved Circuit (northern and southern legs)	Item			30,000
ROADS, FOOTPATHS AND PAVED AREAS					\$488,700
XN	BOUNDARY WALLS, FENCING AND GATES				
214	Fencing to perimeter of 21 Dunheved Circuit (to match existing at 25 Dunheved Circuit)	m	231.0	250.00	57,800
BOUNDARY WALLS, FENCING AND GATES					\$57,800
XL	LANDSCAPING AND IMPROVEMENTS				
131	Allowance for soft landscaping	m ²	309.0	45.00	13,900
LANDSCAPING AND IMPROVEMENTS					\$13,900
XK	EXTERNAL STORMWATER DRAINAGE				
129	Allowance for connection to existing stormwater services	Item			5,000
130	Allowance for pits	Item			Included
134	Allowance for grated drains	Item			Included
202	Allowance to relocate 4no. OSD tanks	Item			20,000
EXTERNAL STORMWATER DRAINAGE					\$25,000
XD	EXTERNAL SEWER DRAINAGE				
135	Allowance for external sewer drainage and connection to mains	Item			10,000
EXTERNAL SEWER DRAINAGE					\$10,000
XW	EXTERNAL WATER SUPPLY				
203	Allowance to relocate rainwater reuse tank	Item			7,500
EXTERNAL WATER SUPPLY					\$7,500
XF	EXTERNAL FIRE PROTECTION				
204	Assumed sprinkler tank existing	Note			Excl.
EXTERNAL FIRE PROTECTION					Excl.

21-25 Dunheved Circuit, St Marys

CIV Estimate March 2018

Location Element Item

E EXTERNAL WORKS (continued)

Rates Current At March 2018

Description		Unit	Qty	Rate	Total
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
141	Allow for external lighting (no detail provided)	Item			Included
143	Allow for pole mounted high intensity floodlights and wiring (no detail provided)	Item			Included
	EXTERNAL ELECTRIC LIGHT AND POWER				Included
PR	PRELIMINARIES				
221	Preliminaries (10%)	Item			63,900
	PRELIMINARIES				\$63,900
MA	BUILDERS MARGIN & OVERHEAD				
222	Margin (5%)	Item			35,200
	BUILDERS MARGIN & OVERHEAD				\$35,200
	EXTERNAL WORKS				\$740,700

21-25 Dunheved Circuit, St Marys

CIV Estimate March 2018

Location	Element	Item
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367		

F PLANT AND EQUIPMENT

Rates Current At March 2018

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