

26th September 2019

NSW Government

Planning & Environment

320 Pitt Street

Sydney 2000

Dear Sir/Madam,

RE: Cost Assessment – 57-69 Tattersall Road, Kings Park

Under instruction from Barker Ryan Stewart on the above project we are providing a cost assessment for the above project.

The project comprises modifications to an existing metal recycling facility at the above address.

Based on our review and costing of the DA submission drawings prepared by Barker Ryan Stewart our assessment can be summarized as follows:

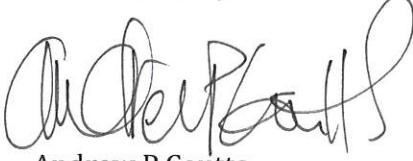
• Capital Investment Value (CIV)	\$16 900 000 (build cost + design fees)
• Total Cost of Works	\$18 590 000 (as above including GST)

We also make the following statements:

- During building we believe that as many as 20 jobs will be created at the height of the construction phase.
- During the operational phase we believe that as many as 30 jobs will be created
- We believe that the information we have provided is accurate at the time of our costing being prepared.

If there are any questions in relation to this matter, please contact the undersigned.

Yours Sincerely



Andrew P Coutts

57 Tattersall Road, Kings Park

Job Name :	<u>19071AC03</u>	Job Description
Client's Name:	<u>Barker Ryan Stewart</u>	Recycling Machinery, Hardstand & Road Construction

Trd	Trade Description	Trade	Cost/m2	Sub Total	Mark	Trade
No.		%			Up %	Total
1	Demolition, Site Preparation & Excavation	0.22		37,775		37,775
2	External Works - Stage 1	15.95		2,695,510		2,695,510
3	External Works - Stage 2	5.94		1,003,860		1,003,860
4	Fire Hydrant & Hose Reel Works	3.01		508,700		508,700
5	Sprinkler Services Works	1.28		216,000		216,000
6	Equipment (supplied & installed by owner & not part of civil package)	67.89		11,474,000		11,474,000
7	Consultant Design Fees	1.48		250,000		250,000
8	Preliminaries	2.95		499,155		499,155
9	Margin	1.27		215,000		215,000
10						
11	Notes & Inclusions					
12						
13	THIS COSTING IS FOR COUNCIL SUBMISSION PURPOSES ONLY & SHOULD NOT BE RELIED UPON FOR FEASABILITY PURPOSES & THE LIKE					
		100.00		16,900,000		16,900,000

Final Total : \$ 16,900,000
 G.S.T. 10.00% : 1,690,000
 Final Total Incl. G.S.T. : \$ 18,590,000

57 Tattersall Road, Kings Park

Job Name :	19071AC03	Job Description			
Client's Name:	<u>Barker Ryan Stewart</u>	Recyling Machinery, Hardstand & Road Construction			
Trade :					
Item No.	Item Description	Quantity	Unit	Rate	Amount
1 <u>Demolition, Site Preparation & Excavation</u>					
1	Remove existing trees	5.00	no	250.00	1,250.00
2	Demolition	1.00	item	25,000.00	25,000.00
3	Bulk excavation, cut / fill to provided level areas for shear hardstand	461.00	m2	25.00	11,525.00
<u>Demolition, Site Preparation & Excavation</u> Total :					37,775.00
2 <u>External Works - Stage 1</u>					
1	Heavy duty concrete access road	3,997.00	m2	175.00	699,475.00
2	Allowance for kerb & gutter to road side	397.00	m	150.00	59,550.00
3	Heavy duty concrete emergency vehicle access road	258.00	m2	175.00	45,150.00
4	Widen existing driveway entry in heavy duty concrete	247.00	m2	175.00	43,225.00
5	Heavy duty concrete hard standing area	6,228.00	m2	175.00	1,089,900.00
6	Allowance for stormwater drainage to roadways	4,255.00	m2	20.00	85,100.00
7	Allowance for stormwater drainage to hardstanding areas	6,228.00	m2	20.00	124,560.00
8	Modify existing Detention Basin 1, including new stormceptor	1.00	item	95,000.00	95,000.00
9	Modify existing Detention Tank 1, including new stormceptor RC pipes, & pits	1.00	item	122,000.00	122,000.00
10	New Detention Tank 2, including new stormceptor RC pipes, pits & headwall	1.00	item	139,000.00	139,000.00
11	Allowance for lighting to roadways	4,255.00	m2	10.00	42,550.00
12	Specialist fire suppression equipment - Excluded		excl		
13	Allowance for LV submains for new plant	1.00	item	50,000.00	50,000.00
14	New / upgraded substation - Excluded		excl		
15	Allowance for acoustic barriers to new plant, if required to shear	1.00	no	100,000.00	100,000.00
<u>External Works - Stage 1</u> Total :					2,695,510.00
3 <u>External Works - Stage 2</u>					
1	Heavy duty concrete hard standing area - container storage area	5,148.00	m2	175.00	900,900.00

57 Tattersall Road, Kings Park

Job Name :	19071AC03	Job Description			
Client's Name:	Barker Ryan Stewart	Recyling Machinery, Hardstand & Road Construction			
Item					
No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 3 External Works - Stage 2			<i>(Continued)</i>		
2	Allowance for stormwater drainage to hardstanding areas	5,148.00	m2	20.00	102,960.00
External Works - Stage 2			Total :		1,003,860.00
<i>Trade :</i> 4 Fire Hydrant & Hose Reel Works					
1	150 hydrant ring main	1,539.00	m	200.00	307,800.00
2	Connection to existing 300 water main at Tattersall Road	1.00	item	10,000.00	10,000.00
3	Hydrant booster valve assembly	1.00	item	5,000.00	5,000.00
4	Double sided hydrant stand pipe outlets	20.00	no	2,000.00	40,000.00
5	Hose reel water main	1,159.00	m	100.00	115,900.00
6	Hose reels	20.00	no	1,500.00	30,000.00
Fire Hydrant & Hose Reel Works			Total :		508,700.00
<i>Trade :</i> 5 Sprinkler Services Works					
1	Sprinkler services to buildings B, C & D	2,180.00	m2	65.00	141,700.00
2	150 sprinkler main	133.00	m	200.00	26,600.00
3	Connection to existing 300 water main at Tattersall Road	1.00	item	10,000.00	10,000.00
4	Sprinkler booster valve assembly	1.00	item	5,000.00	5,000.00
5	Occupant warning system	2,180.00	m2	15.00	32,700.00
Sprinkler Services Works			Total :		216,000.00
<i>Trade :</i> 6 Equipment (supplied & installed by owner & not part of civil package)					
1	Pre-shredder		item		1,900,000.00
2	Shredder		item		3,900,000.00
3	Downstream Processing Equipment		item		3,000,000.00
4	Shear		item		1,500,000.00
5	SEDA Draining Machines	5.00	no	25,000.00	125,000.00
6	ARS Storage Tanks	10.00	no	4,400.00	44,000.00

57 Tattersall Road, Kings Park

Job Name :	19071AC03	Job Description			
Client's Name:	Barker Ryan Stewart	Recyling Machinery, Hardstand & Road Construction			
Item Item Description Quantity Unit Rate Amount					
No.					
<i>Trade :</i> 6 Equipment (supplied & installed by owner & not part of civil package)			<i>(Continued)</i>		
7	Weigh Bridge		item		325,000.00
8	Granulator		item		370,000.00
9	Stormceptor	2.00	no	135,000.00	270,000.00
10	Stormceptor	1.00	no	40,000.00	40,000.00
Equipment (supplied & installed by owner & not part of civil package)			Total :	11,474,000.00	
<i>Trade :</i> 7 Consultant Design Fees					
	<u>Consultants Costs</u>				
1	Design Fee Costs		item		250,000.00
Consultant Design Fees			Total :	250,000.00	
<i>Trade :</i> 8 Preliminaries					
1	Allowance for builder preliminaries		item		500,000.00
2	Rounding		item		-845.00
Preliminaries			Total :	499,155.00	
<i>Trade :</i> 9 Margin					
1	Builders overhead & margin		item		215,000.00
Margin			Total :	215,000.00	
<i>Trade :</i> 10					
			Total :		
<i>Trade :</i> 11 Notes & Inclusions					
1	Based on Barker Ryan Stewart site plan dated 03/09/19		note		
2	Based at Sep 2019 prices. Escalation beyond Sep 2019 excluded		note		
3	Professional fees included		note		

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Client's Name:	Barker Ryan Stewart	Recyling Machinery, Hardstand & Road Construction
Item Item Description Quantity Unit Rate Amount		
No.		
<i>Trade :</i> 11 Notes & Inclusions		
<i>(Continued)</i>		
Notes & Inclusions Total :		
<i>Trade :</i> 12		
Total :		
<i>Trade :</i> 13 <u>THIS COSTING IS FOR COUNCIL SUBMISSION PURPOSES ONLY &</u> <u>SHOULD NOT BE RELIED UPON FOR FEASABILITY PURPOSES & THE</u> <u>LIKE</u>		
1		
<u>THIS COSTING IS FOR COUNCIL SUBMISSION PURPOSES ONLY &</u> <u>SHOULD NOT BE RELIED UPON FOR FEASABILITY PURPOSES &</u> <u>THE LIKE</u> Total :		