



LINDSAY DOYLE
& ASSOCIATES PTY LTD
QUANTITY SURVEYING & BUILDING CONSULTANCY

10 November 2020

The Director
Mackellar Excavations Pty Ltd
16 Torrens Road
Gunnedah NSW 2380

Attention: Brendon Mackellar

Dear Brendon,

**Capital Investment Value Report for the Proposed Resource Recovery Facility 16
Torrens Road Gunnedah NSW 2380
Planning Secretary's Environmental Assessment Application No. SSD-8530563**

Please find enclosed my certificate for the Capital Investment Value Quantity Surveyors Cost Report for the Resource Recovery Centre Gunnedah.

I have estimated the Capital Investment Value for the Resource Recovery Centre 16 Torrens Road Gunnedah NSW 2380 is \$3,560,041 GST Exclusive.

The GST on the construction price will be \$356,004 GST Exclusive.

I have estimated the Capital Investment Value for the Resource Recovery Centre 16 Torrens Road Gunnedah NSW 2380 is \$3,916,045 GST Inclusive.

The review of the Capital Investment Value Quantity Surveyors Cost Report has been carried out by a Quantity Surveyor who has membership to the Australian Institute of Quantity Surveyors Registration No 10336.

Please refer to the body of this report for qualifications to the estimate provided.

Yours sincerely

Lindsay Doyle
Bachelor of Building (University of NSW)
Australian Institute of Quantity Surveyors Registration No 10336

Renecourt, 3269 Oxley Highway West
Bective, NSW 2340

Ph: (02) 6769 7523

Mob: 0447 697 523

Fax: (02) 6769 7527

www.lindsaydoyle.com.au

Email: lindsay@lindsaydoyle.com.au



**Capital Investment Value Report for the Resource Recovery Facility 16 Torrens Road
Gunnedah NSW 2380**

Planning Secretary's Environmental Assessment Application No. SSD-8530563

Instruction

I have been instructed by Brendon Mackellar to calculate the Capital Investment Value and the number of people to be engaged during construction and operation of the Resource Recovery Facility.

This report will accompany an application for the Resource Recovery Facility for the Planning Secretary's Environment Assessment Requirements.

"The EIS must also be accompanied by a report from a qualified quantity surveyor providing:

- a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the Regulation) of the proposal, including details of all assumptions and components from which the CIV calculation is derived. The report shall be prepared on company letterhead and indicate applicable GST component of the CIV;*
- an estimate of jobs that will be created during the construction and operational phases of the proposed development; and*
- certification that the information provided is accurate at the date of preparation."*

A).

Property Owner is Mackellar Excavations Pty Ltd

The Site Lot 1 & 2 DP 1226992 16 Torrens Road Gunnedah NSW 2380

Documents Supplied

Martens & Associates Pty Ltd Consulting Engineers

Drawing Numbers PS01 -A000G, PS01-A050F, PS01-A300G, PS01-A310D, PS01-A311E, PS01-A312B, PS01- B300F, PS01-B310A, PS01-C100E, PS01-C500E, PS01-C600E, PS01-C601E, PS01-C602E, PS01- E100F, PS01-200B, PS01-E600D, PS01-700E, PS01-G400E, PS01-GZ00H, PS01-GZ10H, PS01-GZ20B, PS01-GZ30B, PS01-GZ40B, PS01-GZ50A, PS01-ZZ00A, PS01-ZZ 01A, PS01-ZZ 02A, PS01-ZZ 03A.

Quotation

Geoff Redgrove Pty Dated 24/8/2020 Quotation to supply and erect the main shed and manufacture the concrete tilt panels.

Exclusions to the Capital Investment Value Estimate

The following items have been specifically excluded to the estimate of costs as per Resource Recovery Centre Quantity Surveyors Detailed Cost Report with a greater value than \$3,000,000.

The following costs and expenses are not to be included in any estimate or determination of the proposed cost of carrying out development:

- (a) the cost of the land on which the development is to be carried out,*
- (b) the costs of any repairs to any building or works on the land that are to be retained in connection with the development,*
- (c) the costs associated with marketing or financing the development (including interest on any loans),*
- (d) the costs associated with legal work carried out or to be carried out in connection with the development,*
- (e) project management costs associated with the development,*
- (f) the cost of building insurance in respect of the development,*
- (g) the costs of fittings and furnishings, including any refitting or refurbishing, associated with the development (except where the development involves an enlargement, expansion or intensification of a current use of land),*
- (h) the costs of commercial stock inventory,*
- (i) any taxes, levies or charges (other than GST) paid or payable in connection with the development by or under any law,*
- (j) the costs of enabling access by disabled persons in respect of the development,*
- (k) the costs of energy and water efficiency measures associated with the development,*
- (l) the cost of any development that is provided as affordable housing,*
- (m) the costs of any development that is the adaptive reuse of a heritage item.*

Qualification to this Report

1. The plans provided are not suitable for construction.
2. Detailed plans, engineering designs and specifications have not been supplied for review.
3. The estimate of costs has been based on schedule of rates appropriate for the Gunnedah area.
4. The rates used in determining the CIV included an allowance for the builder's margin and overheads.
5. The estimate provided is not to be relied upon for future feasibility studies.

Site Visit

A site visit was undertaken on the 10 September 2020 with Mr Tim Mackellar and a second site visit was undertaken on the 23 September 2020 with Mr Brendon Mackellar.

Estimate of the Cost

The following table is a summary of the Capital Investment Value for the Resource Recover Facility Gunnedah.

Cost Schedule for the Gunnedah Waste Facility 16 Torrens Road Gunnedah NSW 2380

Item	Quantity	Unit	Rate	Total
Design Costs	1	Item	18,100	18,100
Preliminaries	1	Item	88,059	88,059
Sewer Mains Connection		Existing Connection		-
Storm Water Drainage	226	m	106.58	24,087
Water Reticulation	240	m	42.00	10,080
Weigh Bridges	2	No	110,000	220,000
Relocate Residence and Demountable	2	No	14,890	29,780
Earth Works	11,700	m2	39.00	456,322
Boundary Wire Mesh Security Fence	474	m	95	45,030
Processing and Unloading Shed	3,400	m2	416.15	1,414,904
Restricted Waste Storage Shed Relocation & Erection	300	m2	321	96,300
Storage Bays	1,000	m2	335.40	335,400
Pavement Surfaces	14,200	m2	2.80	39,760
Truck Wash Down Area	175	m2	250.00	43,750
Water Oil Separator	1	no	12,500	12,500
OSD Tanks and Leachate Storage Tanks	2	No	209,550	419,100
Sedimentation Tanks	2	No	140,934.38	281,869
Landscaping	1	Item	25,000	25,000
Total GST Exclusive				3,560,041
GST			10%	356,004
Total GST Inclusive				3,916,045

Estimate Number of People Engaged During the Construction On

I have estimated that 56 construction workers engaged onsite during the construction works.

Estimate Number of People Engaged During the Operation of the Facility

I have been advised that there will be 18 staff engaged to operate the facility day to day.

Disclaimer

I do not accept any contractual or other form of liability for any consequences, loss or damage which may arise as a result of a third party acting upon this letter.

Lindsay Doyle and Associates Pty Ltd declare that there is no existing or contemplated pecuniary interest or conflict of interest between those preparing this report and any other party who may have an interest in relation to this property.

Certification of the Capital Investment Value for the Resource Recovery Facility

I certify that I have inspected the site and reviewed the documents supplied for the proposed Resource Recovery Facility at 16 Torrens Street Gunnedah NSW 2380

I have estimated the Capital Investment Value for the Resource Recovery Centre 16 Torrens Road Gunnedah NSW 2380 is \$3,560,041 GST Exclusive.

The GST on the construction price will be \$356,004 GST Exclusive.

I have estimated the Capital Investment Value for the Resource Recovery Centre 16 Torrens Road Gunnedah NSW 2380 is \$3,916,045 GST Inclusive.

If I may be of further assistance, please do not hesitate in contacting me.

Yours sincerely



Lindsay Doyle
Bachelor of Building (University of NSW)
Australian Institute of Quantity Surveyors Registration No 10336