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Our Ref: PR132455.CIV.Ingleburn
Date: 22 November 2018

KALE LANGFORD
KDC PTY LTD
SUITE 2B, 125 BULL STREET
NEWCASTLE WEST NSW 2302

Via: Email

Dear Sir,

**RE: CAPITAL INVESTMENT VALUE
PROPOSED RESOURCE RECOVERY FACILITY EXPANSION
16 KERR ROAD, INGLEBURN NSW**

As requested and in accordance with your supplied information including:

- DRB Consulting Engineers drawings numbered 180009/SITE01 (Revision D), SITE02 and SITE03 (Revisions B) and TURN01 to TURN 04 (Revisions A)
- Delfs Lascelles Consulting Surveyors drawing numbered 18171/1 (Revision 1)
- AWE Group drawings numbered BRSMP-1012 and AWE-GA-002R2 (Revisions RO); and
- Various email communications from yourselves (KDC Pty Ltd (KDC))

please find attached our Capital Investment Value estimate in the amount of **\$1,813,686** **excluding GST** for the above development.

The Capital Investment Value has been calculated in accordance with the definition contained in the Environmental Planning and Assessment Regulation being:

“**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 *Environmental Planning 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 and selling land)
- d) GST (as defined by *A New Tax System (Goods and Services Tax) Act 1999* of the Commonwealth)”.

In terms of jobs that would be created by the development during the construction and operational phases of the development we advise that following advice received from KDC, re:

- 15 additional staff will be required for the construction phase; and
- 11 additional jobs will be created to facilitate the ongoing operation of the facility once the expansion has been completed

plus in-house research including:

- analysis of compiled Capital Investment Value
- review of drawings
- increased capacity of the proposed facility; and
- our own experience with “similar” type projects

we confirm we believe the estimates provided by KDC to be fair and reasonable or as such a **close estimate of the jobs that will be created by the development during the construction and operational phases of the development.**

Furthermore, we confirm that in our opinion all information provided above is accurate as of the date of this letter.

We trust this information is sufficient for your purposes, however should you require any further details or clarification, please do not hesitate to contact the writer.

Yours sincerely

RPS

A handwritten signature in blue ink, appearing to read 'J O'Brien', written over a circular stamp.

Justin O'Brien
Senior Quantity Surveyor
BConMgt (Build) (Hons), AAIQS.

Capital Investment Value

Job Name : PR132455CIV INGLE

Job Description

Client's Name: KDC

Proposed Resource Recovery Facility
Expansion - 16 Kerr Road, Ingleburn

Trd No.	Trade Description	Trade %	Cost/m2	Trade Total
1	Site Preparation including Excavation	6.17		111,900
2	Enclosure of Concrete Batching Equipment	3.57		64,800
3	Weighbridge	5.20		94,300
4	Expanded Stockpile Areas	2.49		45,120
5	Liquid Waste Processing Equipment	24.94		452,400
6	Miscellaneous Equipment Upgrades	44.66		810,000
7	External Works	8.20		148,800
8	Subtotal			<u>1,727,320</u>
9	Professional fees allowance (5%)	4.76		86,366
10	GST exclusive "Capital Investment Value"			<u>1,813,686</u>
11	SCHEDULE OF INFORMATION			
12	SCHEDULE OF EXCLUSIONS			
		100.00		1,813,686

Final Total : \$ 1,813,686

SCHEDULE OF INFORMATION

Job Name :	<u>PR132455CIV_INGLE</u>	<u>Job Description</u>
Client's Name:	<u>KDC</u>	Proposed Resource Recovery Facility Expansion - 16 Kerr Road, Ingleburn

Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 11 <u>SCHEDULE OF INFORMATION</u>					
1	DRB Consulting Engineers drawings numbered 180009/SITE01 (Revision D), SITE02 and SITE03 (Revisions B) and TURN01 to TURN 04 (Revisions A)		Note		
2	Delfs Lascelles Consulting Surveyors drawing numbered 18171/1 (Revision 1)		Note		
3	AWE Group drawings numbered BRSMP-1012 and AWE-GA-002R2 (Revisions RO)		Note		
4	Various email communications from KDC Pty Ltd		Note		
<u>SCHEDULE OF INFORMATION</u> Total :					

SCHEDULE OF EXCLUSIONS

Job Name : PR132455CIV_INGLE

Job Description

Client's Name: KDC

Proposed Resource Recovery Facility
Expansion - 16 Kerr Road, Ingleburn

Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 12 <u>SCHEDULE OF EXCLUSIONS</u>					
1	Land costs & legal fees		Note		EXCL
2	Development Contributions		Note		EXCL
3	Holding costs & interest charges		Note		EXCL
4	Future costs escalation		Note		EXCL
5	Design development allowance		Note		EXCL
6	Unknown ground conditions or Engineering design		Note		EXCL
7	Works subject to separate approvals		Note		EXCL
8	Contingency Sum		Note		EXCL
9	GST		Note		EXCL
<u>SCHEDULE OF EXCLUSIONS</u> Total :					