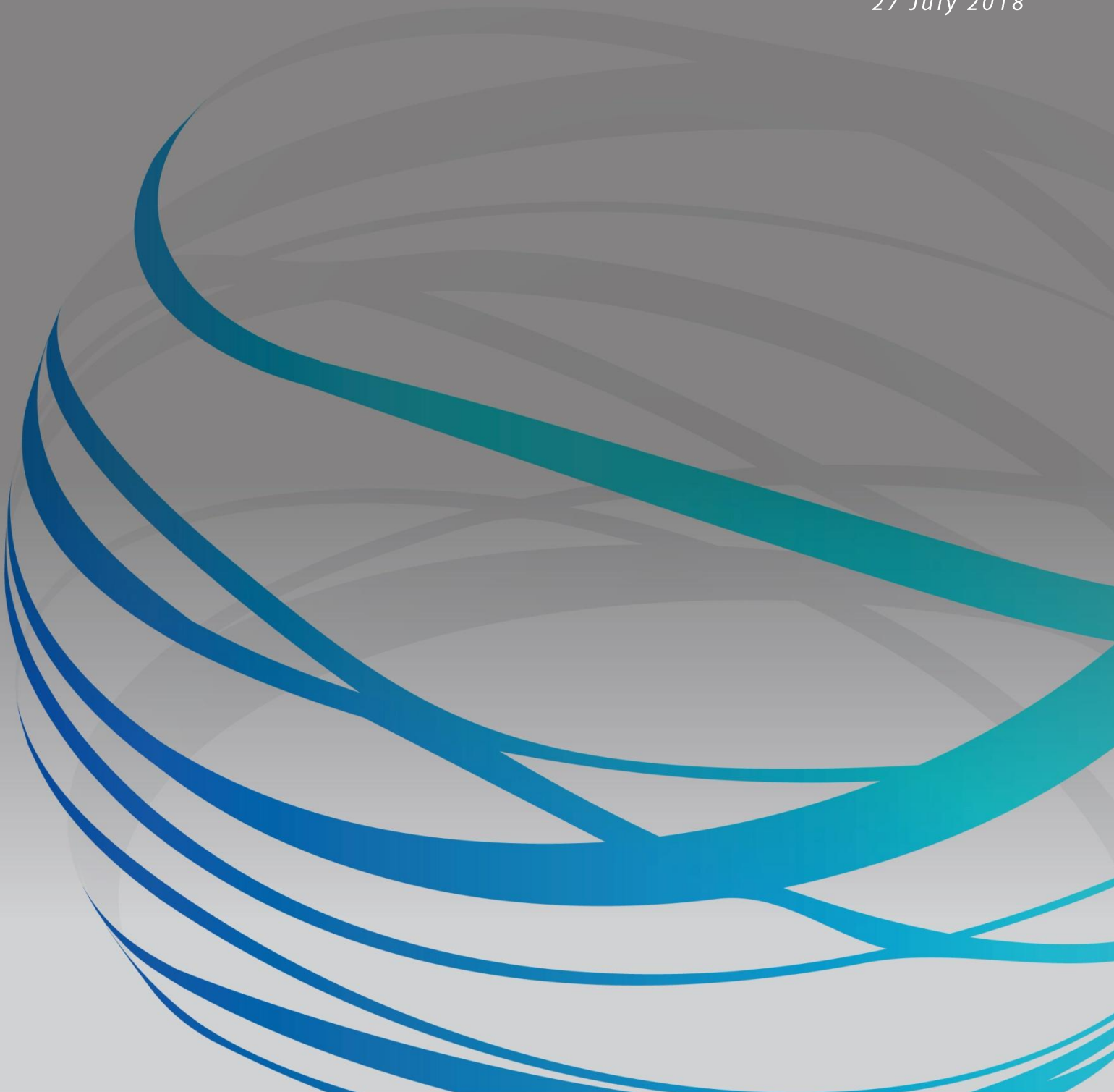


MULLER *partnership*

SAND, SOIL & BUILDING MATERIALS RECYCLING
FACILITY
90 GINDURRA ROAD, SOMERSBY
CAPITAL INVESTMENT VALUE ESTIMATE

Newcastle :: Sydney :: Melbourne
27 July 2018



27 July 2018

Jackson Environment and Planning Pty Ltd
Suite 102, Level 1, 25 Berry Street
NORTH SYDNEY NSW 2060

ATTENTION: MARK JACKSON

Dear Mark,

**RE: SAND, SOIL & BUILDING MATERIALS RECYCLING FACILITY
90 GINDURRA ROAD, SOMERSBY
CAPITAL INVESTMENT VALUE ESTIMATE**

As per your request dated 12 July 2018, Muller Partnership has prepared a Capital Investment Value Estimate for the abovementioned project totalling **\$9,197,000 Excl. GST** and enclose our report.

The purpose of this assessment is to determine the current construction cost value of the proposed development for information only and is not to be used for project budgeting, finance, insurance, sale, mortgage or any other purposes.

Should you require any of these services, Muller Partnership are able to provide them separately.

Should you have any queries or require any further information please do not hesitate to contact *Jacky Dodds* or the undersigned.

Yours faithfully

MULLER PARTNERSHIP



CAMERON BEARD –Director

CB:JD – 18230 90 Gindurra Road, Somersby - Capital Investment Value

Disclaimer

Muller Partnership have prepared this report in part on the basis of information supplied to it in the ordinary course of business by Mark Jackson from Jackson Environment and Planning Pty Ltd.

Whilst all reasonable professional care and skill have been exercised to validate its accuracy and authenticity, Muller Partnership is unable to provide any Guarantee in that regard, and will not be liable to any party for any loss arising as a result of any such information subsequently being found to be inaccurate, lacking authenticity or having been withheld.

This report is only intended for use by the Jackson Environment and Planning Pty Ltd and Muller Partnership accepts no responsibility to other parties who use opinions or information contained herein. They do so at their own risk.

In acting as Quantity Surveyor for Jackson Environment and Planning Pty Ltd, Muller Partnership's liability is limited to the scope of services and value limit, as defined in their Professional indemnity insurance cover. A copy is available on request.

This report covers only the items as contained in this report. Should Jackson Environment and Planning Pty Ltd require additional items or areas of assessment, these should be specifically requested and will be actioned as agreed between the parties.

The construction costs are current as at the date of this assessment only. The values assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in values.

Document history & status

Revision	Date	Description	By	Review	Approved
1	23/07/2018	Capital Investment Value Estimate	JD/TH	CB	CB
2	27/07/2018	Capital Investment Value Estimate	JD/TH	CB	CB

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Glossary of Key Terms

Preliminaries & Margin

The Preliminaries and Margin Allowance is an allowance for the builder margin and their establishment and management of the site. This item will therefore include for items such as site fencing & amenities, site foreman, head office overheads, insurances, craneage, site cleaning, OH&S management, QA, etc.

1.0 EXECUTIVE SUMMARY

Project Description

The project involves the construction of the proposed Sand, Soil, and Building Materials Recycling Facility and associated infrastructure located at 90 Gindurra Road, Somersby NSW.

Demolition works are assumed to have been completed during the construction of the DA approved building on site.

New works generally consist of site preparation, bulk / detail earthworks, concrete pavements, asphalt pavements, crushed concrete roadbase, concrete kerb and gutter, blockwork retaining walls including footings, blockwork bay walls including footings where required, moveable precast concrete walls, scour protection to sediment basin, stormwater drainage services, run-off storage tank and pump out, security fencing, noise barrier walls, site equipment, and adjustments to the existing Gindurra Road including widening of the concrete entryway to the site and the removal and replacement of linemarking.

2.0 SCHEDULE OF INFORMATION

The information used in compiling our Capital Investment Value Estimate includes the following:

- Civil drawings prepared by Cardno NSW Pty Ltd received 12 July 2018 and dated REV 3 6 July 2018 [9 Pages].
- Jackson Environment & Planning Pty Ltd's Environmental Impact Statement Draft Report dated 2 July 2018 and received 12 July 2018;
- Site Survey prepared by Trehy Ingold Neate Land Development received 12 July 2018 and dated REV A 12 March 2018;
- Jackson Environment & Planning Pty Ltd's Waste Management Report dated 2 July 2018 and received 12 July 2018;
- Traffic Impact Assessment prepared by SECA Solution dated 6 May 2018 and received 12 July 2018;
- Concept Intersection Design drawings prepared by SECA Solution dated 12 February 2018 and received 12 July 2018;
- Correspondence with Mr. Mark Jackson of Jackson Environment and Planning Pty Ltd in relation to scope (numerous);

All rates used within our Capital Investment Value Estimate have been gathered from our in-house databases as well as being constructed from first principles namely labour, materials and waste to reflect current market and project specific value.

3.0 ASSUMPTIONS

The following assumptions have been made in the preparation of the attached Capital Investment Value Estimate:-

Generally

1. The works will be competitively tendered to a suitable number of qualified contractors under a fixed lump sum contract;
2. Assumed works to construction site are to be complete in normal working hours;
3. Works are included for Stage 2 only (Stage 1 to include all demolition works and construction of warehouse);
4. Assumed builder will have clear access to the work area;
5. Assumed existing service connections are sufficient (NB: Unless noted otherwise in our foregoing estimate);
6. Assumed no hazardous material to be removed from site;

Specifically

7. All hazardous materials and excess spoil is to be stockpiled and remain on site;
8. All volumes have been taken from Cardno's provided bulk quantities as per the provided Civil Drawings (Refer to Schedule of Information for Details);
9. Cardno Bulk Earthwork Quantities are assumed to be for Stage 2 only and exclude earthworks to the Stage 1 Structures;
10. Quantity of trees to be removed is a provisional quantity;
11. Heavy vehicle pavement and asphalt pavement profiles has been assumed;
12. Waste receive area concrete slab profile has been assumed;
13. An allowance for site signage has been assumed to be required;
14. All electrical services have been assumed include extent of lighting and connection requirements;
15. Retaining wall details have been assumed based on previous project data and should be updated once further information becomes available;
16. Assumed 3000 long x 2000 high movable precast panels are adequate for bay walls;
17. Fencing has been assumed to be included in Stage 1 works as per the Waste Management Report prepared by Jackson Environment and Planning Pty Ltd;

18. Provisional allowance has been included for a 18m twin deck weighbridge;
19. Supply of equipment has been adopted as per Jackson Environment & Planning advice;
20. Assumed spray seeding to landscape zones and grassed swale to be sufficient;
21. Provisional allowance for plants have been included;
22. Project duration for road work has been assumed to be 1 week and include after hours work;
23. Provisional allowances have been included for the Identified Risk Items for bushfire risk;

4.0 EXCLUSIONS

Within the following Capital Investment Value Estimate the acronym 'EXCL' means work that has not been included in our estimate. We specifically note the following exclusions from the estimated cost:

General

1. Land costs and legal fees [NB: Unless noted otherwise];
2. Holding costs and interest charges;
3. GST;
4. Escalation;
5. Removal of contaminated / hazardous materials;
6. Authority's fees and charges;
7. Design & Consultant costs (Pre Construction costs);
8. Soil remediation;
9. Delay costs;
10. Cost of finance;

Project Specific Exclusions

11. Demolition of existing sheds/buildings on site;
12. Site Fencing;
13. Spoil removal off site;
14. Dewatering;
15. Waste bins/Receptacles;
16. Linemarking to internal roads/carparks;
17. Services Relocations/ replacements [NB: Unless otherwise noted];
18. Out of hours work;
19. Maintenance and irrigation to landscaping;
20. Retroreflective markers;
21. CCTV;

APPENDIX A – CAPITAL INVESTMENT VALUE ESTIMATE

Kariong Sand and Soil Supplies
 90 Gindurra Road, Somersby
 Capital Investment Value Estimate

MAIN COST SUMMARY

<i>Ref</i>	<i>Description</i>	<i>%</i>	<i>Cost/ m2</i>	<i>Sub Total</i>	<i>Total</i>
1.0	DEMOLITION				
2.0	SITE CLEARING AND EARTHWORKS	4.84	7.35	445,577	445,577
3.0	PAVEMENTS	9.44	14.31	867,870	867,870
4.0	CONCRETE WORKS	8.47	12.84	778,770	778,770
5.0	METALWORK, SIGNAGE & LINEMARKING	0.11	0.16	10,000	10,000
6.0	SITE SERVICES	6.96	10.56	640,330	640,330
7.0	WEIGHBRIDGE	2.17	3.30	200,000	200,000
8.0	SITE WORKS	23.03	34.93	2,118,268	2,118,268
9.0	LANDSCAPING	0.22	0.34	20,335	20,335
10.0	WORKS OUTSIDE BOUNDARY	0.87	1.32	80,000	80,000
11.0	PRELIMINARIES AND MARGIN	4.50	6.83	413,850	413,850
12.0	SUBTOTAL [EXCL GST]				<u>5,575,000</u>
13.0	MOBILE PLANT/EQUIPMENT	39.38	59.73	3,622,000	<u>3,622,000</u>
14.0	TOTAL [EXCL GST]				<u>9,197,000</u>
		100.00	151.68	9,197,000	9,197,000

GFA: 60,636 m2.

Kariong Sand and Soil Supplies
 90 Gindurra Road, Somersby
 Capital Investment Value Estimate

ESTIMATE DETAILS

Ref	Description	Quantity	Unit	Rate	Amount
1.0	DEMOLITION				
1	Allowance for demolition to recycling facility [NB: Assumed all required demolition has been completed in Stage 1]				EXCL
<i>Total :</i>					
2.0	SITE CLEARING AND EARTHWORKS				
	<u>Site Clearing</u>				
1	Allowance to strip vegetative material and stockpile the material onsite	60,636.00	m2	0.75	45,477.00
2	Allowance for removal of trees to site area [NB: Provisional Quantity]	50.00	No	150.00	7,500.00
	<u>Earthworks</u>				
3	Allowance for bulk cut to fill [NB: Quantities & methodology adopted as per Cardno Drawing 80518002-CI-110 Rev 2]	29,500.00	m3	10.00	295,000.00
4	Allowance for fill using site won material from existing stockpiles [NB: Ditto]	12,200.00	m3	8.00	97,600.00
<i>Total :</i>					445,577.00
3.0	PAVEMENTS				
	<u>Heavy Vehicle Pavement</u>				
1	New pavement comprising geotextile membrane, 150 thick crushed concrete roadbase and 7mm primer seal [NB: Assumed - No Details Provided]	31,650.00	m2	15.00	474,750.00
	<u>Asphalt Pavement</u>				
2	New asphalt pavement comprising 200 thick DGB20 subbase, 200 thick DGS20 basecourse, 7mm primer seal and 40 thick AC layer [NB: Ditto]	10,920.00	m2	36.00	393,120.00
<i>Total :</i>					867,870.00
4.0	CONCRETE WORKS				
	<u>Concrete Slabs</u>				
	<u>Waste Receiving Area</u>				
1	200mm thick reinforced concrete [40MPa] slab on ground comprising SL82 top & bottom mesh, laid on 50mm sand blinding complete [NB: Assumed - No Details Provided]	6,867.00	m2	110.00	755,370.00
	<u>Concrete Kerbs and Gutters</u>				
2	150 wide x 150 deep concrete kerb and gutter	360.00	m	65.00	23,400.00
<i>Total :</i>					778,770.00
5.0	METALWORK, SIGNAGE & LINEMARKING				
	<u>Metalwork</u>				

ESTIMATE DETAILS

Ref	Description	Quantity	Unit	Rate	Amount
5.0 METALWORK, SIGNAGE & LINEMARKING					
1	Allowance for miscellaneous metalwork [Provisional]		Item		EXCL
2	Waste skip bins/receptacles		Item		EXCL
	<u>Signage</u>				
3	Allowance for signage to the site [Provisional]	1.00	Item	10,000.00	10,000.00
	<u>Linemarking</u>				
4	Allowance for linemarking to waste management facility		m		EXCL
5	Allowance for directional arrow linemarking to waste management facility		No		EXCL
				Total :	10,000.00
6.0 SITE SERVICES					
	<u>Stormwater</u>				
	<u>Trench Excavation</u>				
1	Allowance for trench excavation to drainage lines	703.00	m3	55.00	38,665.00
2	Ditto backfilling to drainage lines	606.00	m3	45.00	27,270.00
3	Disposal of excess material		Note		EXCL
	<u>Pipework</u>				
4	Supply and install 300 dia RCP	263.00	m	259.00	68,117.00
5	Ditto 375 dia RCP	113.00	m	261.00	29,493.00
6	Ditto 450 dia RCP	67.00	m	345.00	23,115.00
7	Ditto 525 dia RCP	70.00	m	438.00	30,660.00
8	Ditto 750 dia RCP	90.00	m	622.00	55,980.00
	<u>Pits</u>				
9	Allowance for 900 x 900 reinforced concrete pits	14.00	No	2,500.00	35,000.00
	<u>Sediment Basin</u>				
	<u>Pipework</u>				
10	Supply and install 300 dia RCP	18.00	m	259.00	4,662.00
11	Ditto 675 dia RCP	12.00	m	564.00	6,768.00
	<u>Headwalls</u>				
12	Headwall to suit 300 dia pipe	1.00	No	750.00	750.00
13	Ditto 675 dia pipe	2.00	No	900.00	1,800.00
14	Ditto 750 dia pipe	1.00	No	1,100.00	1,100.00
15	Allowance for scour protection to headwalls	1,014.00	m2	80.00	81,120.00

ESTIMATE DETAILS

Ref	Description	Quantity	Unit	Rate	Amount
6.0	SITE SERVICES				(Continued)
	<u>Pits</u>				
16	Allowance for 900 x 900 reinforced concrete pits	1.00	No	1,800.00	1,800.00
	<u>Surface Drain</u>				
17	1200 wide x 150 deep concrete dish drain	76.00	m	80.00	6,080.00
	<u>Leachate</u>				
18	Supply and place 50 dia PVC Leachate Pipe	110.00	m	120.00	13,200.00
19	Supply and install 25,000L Reinforced Concrete Sump including excavation [NB: Provisional]	1.00	No	25,000.00	25,000.00
20	Ditto 60L per minute pump including power [Provisional]	1.00	No	4,000.00	4,000.00
21	Make good heavy duty pavements	75.00	m2	150.00	11,250.00
	<u>Electrical Services</u>				
22	Allowance for connection to existing electrical supply [Provisional]	1.00	Item	15,000.00	15,000.00
23	Allowance for 3 phase power connection to weighbridge : [Provisional]	150.00	m	350.00	52,500.00
24	Allowance for new distribution board to last	1.00	Item	25,000.00	25,000.00
25	External Lighting				
26	63A single phase underground cable including trench excavation complete [NB: Assumed] : [Provisional]	700.00	m	85.00	59,500.00
27	Allowance for 5000 high 39 watt LED external pole lighting including pad footing complete [NB: Assumed] : [Provisional]	5.00	No	4,500.00	22,500.00
	<u>Security</u>				
28	Allowance for CCTV security system : [Provisional]		Item		EXCL
				Total :	640,330.00
7.0	WEIGHBRIDGE				
1	Supply and install of 18m twin deck Weighbridge [NB: Provisional - No information provided]	1.00	Item	200,000.00	200,000.00
				Total :	200,000.00
8.0	SITE WORKS				
	<u>Retaining Walls</u>				
1	1200 wide x 300 deep reinforced concrete (32MPa) strip footing including excavation, reinforcement, pump & labour N.E. 1600 high [NB: Assumed - No Details Provided]	135.00	m	282.00	38,070.00
2	Extra over for 300 wide x 150 deep key to last [NB: Ditto]	135.00	m	36.00	4,860.00

ESTIMATE DETAILS

Ref	Description	Quantity	Unit	Rate	Amount
8.0	SITE WORKS				<i>(Continued)</i>
3	1650 wide x 300 deep reinforced concrete (32MPa) strip footing including excavation, reinforcement, pump & labour N.E. 2200 high [NB: Ditto]	179.00	m	388.00	69,452.00
4	Extra over for 300 wide x 300 deep key to last [NB: Ditto]	179.00	m	71.00	12,709.00
5	2200 wide x 500 deep reinforced concrete (32MPa) strip footing including excavation, reinforcement, pump & labour N.E. 3000 high [NB: Ditto]	182.00	m	790.00	143,780.00
6	Extra over for 300 wide x 300 deep key to last [NB: Ditto]	182.00	m	71.00	12,922.00
7	2700 wide x 500 deep reinforced concrete (32MPa) strip footing including excavation, reinforcement, pump & labour N.E. 4300 high [NB: Ditto]	201.00	m	969.00	194,769.00
8	Extra over for 300 wide x 300 deep key to last [NB: Ditto]	201.00	m	71.00	14,271.00
9	190 thick reinforced corefilled concrete block walls	1,690.00	m2	180.00	304,200.00
10	Subsoil drainage to last	694.00	m	65.00	45,110.00
	<u>Blockwork Walls</u>				
11	Allowance for 500 wide x 500 deep reinforced concrete strip footings [NB: Assumed - No Details Provided]	659.00	m	195.00	128,505.00
12	190 thick reinforced corefilled concrete block walls	1,704.00	m2	180.00	306,720.00
13	Allowance for 960 wide overall x 3000 long x 2000 high movable precast bay panels [NB: Provisional]	197.00	No	3,900.00	768,300.00
	<u>Noise Walls</u>				
14	Allowance for 3000 high 190 thick reinforced corefilled concrete block noise wall [NB: Refer to Blockwork Walls]		m		INCL
15	Allowance for 5000 high 150 thick precast concrete panel wall fixed to top of blockwork retaining wall [NB: Provisional]	130.00	m	350.00	45,500.00
	<u>Fencing</u>				
16	2000 high spartop security fence to perimeter of site [NB: Assumed to be Included in Stage 1 of the development as per the Waste Management Report prepared by Jackson Environment and Planning Pty Ltd]		m		EXCL
17	Extra over for 6000 wide double gate to last [NB: Ditto]	1.00	No		EXCL
18	Allowance for swimming pool compliant fencing [NB: Provisional]	184.00	m	150.00	27,600.00
19	Allowance for single gates to last	3.00	No	500.00	1,500.00
				Total :	2,118,268.00
9.0	LANDSCAPING				
1	Allowance for spray seeding to landscape zones	3,445.00	m2	3.00	10,335.00
2	Misc planting allowance	1.00	Item	10,000.00	10,000.00

Kariong Sand and Soil Supplies
 90 Gindurra Road, Somersby
 Capital Investment Value Estimate

ESTIMATE DETAILS

Ref	Description	Quantity	Unit	Rate	Amount
9.0	LANDSCAPING				(Continued)
3	Maintenance		Item		EXCL
4	Irrigation		Item		EXCL
				Total :	20,335.00
10.0	WORKS OUTSIDE BOUNDARY				
	<u>General</u>				
1	Site establishment and demobilisation	1.00	Item	2,500.00	2,500.00
2	Contractors supervision [NB: project manager, foreman etc.]	1.00	Weeks	10,000.00	10,000.00
3	Survey and set out of works by registered surveyor	3.00	Days	1,800.00	5,400.00
4	Location of services	1.00	Item	2,000.00	2,000.00
5	Protection of services [Provisional]	1.00	Item	5,000.00	5,000.00
6	Traffic control	1.00	Weeks	1,900.00	1,900.00
7	Extra over for out of hours work	1.00	Item	3,000.00	3,000.00
8	Work As Executed Drawings	1.00	Item	5,000.00	5,000.00
	<u>Demolition</u>				
9	Allowance to remove existing linemarking from pavement	1,708.00	m	7.50	12,810.00
10	Removal and disposal of existing concrete entrance	14.00	m2	70.00	980.00
11	Sawcut existing wearing course to make smooth connection for new entrance	32.00	m	15.00	480.00
12	Miscellaneous Demolition	1.00	Item	5,000.00	5,000.00
	<u>Concrete works</u>				
	<u>Entrance</u>				
13	200mm thick reinforced concrete [40MPa] slab on ground comprising SL82 top & bottom mesh, laid on 50mm sand blinding complete [NB: Assumed - No Details Provided]	74.00	m2	110.00	8,140.00
	<u>Concrete Kerbs and Gutters</u>				
14	150 wide x 150 deep concrete kerb and gutter	22.00	m	65.00	1,430.00
	<u>Linemarking</u>				
15	Edge line marking to existing pavement	127.00	m	8.00	1,016.00
16	Centre Line line marking ditto	27.00	m	8.00	216.00
17	Dashed line marking ditto	37.00	m	8.00	296.00
18	Turning arrow line marking	2.00	No	250.00	500.00
19	Chevron line marking ditto	110.00	m2	40.00	4,400.00
20	Bicycle line marking		No		EXCL

Kariong Sand and Soil Supplies
 90 Gindurra Road, Somersby
 Capital Investment Value Estimate

ESTIMATE DETAILS

Ref	Description	Quantity	Unit	Rate	Amount
10.0	WORKS OUTSIDE BOUNDARY				(Continued)
21	Slow line marking		No		EXCL
22	Speed line marking		No		EXCL
23	Retroreflective pavement markers to centre line		No		EXCL
	<u>Subcontractors Preliminaries & Margin</u>				
24	Subcontractors Preliminaries & Margin	1.00	Item	9,932.00	9,932.00
				<i>Total :</i>	<i>80,000.00</i>
11.0	PRELIMINARIES AND MARGIN				
				<i>Total :</i>	
12.0	SUBTOTAL [EXCL GST]				
1					
				<i>Total :</i>	
13.0	MOBILE PLANT/EQUIPMENT				
1	Rubber Tyred Loader - Volvo L150 [NB: Adopted values as per Jackson Environment & Planning advice]	1.00	Item	400,000.00	400,000.00
2	Picking Station/Trommel/Blower/Magnetic (Kiverco) [Ditto]	1.00	Item	1,100,000.00	1,100,000.00
3	Bagging Plant -Rotto Chopper [Ditto]	1.00	Item	100,000.00	100,000.00
4	Crushing Plant - Metso 1213S [Ditto]	1.00	Item	1,022,000.00	1,022,000.00
5	Waste Handler - Liebherr LH24 [Ditto]	1.00	Item	440,000.00	440,000.00
6	Screening Plant - Metso ST3.5 [Ditto]	1.00	Item	260,000.00	260,000.00
7	Excavator 30 Tonne - Cat 330 [Ditto]	1.00	Item	300,000.00	300,000.00
				<i>Total :</i>	<i>3,622,000.00</i>
14.0	TOTAL [EXCL GST]				
				<i>Total :</i>	