

30 November 2021

C/o Jackson Environment and Planning Pty Ltd  
Suite 102, Level 1, 25-29 Berry St  
**NORTH SYDNEY NSW 2060**

**ATTENTION: DR MARK JACKSON**

**RE: BINGO EASTERN CREEK RECYCLING ECOLOGY PARK  
1 KANGAROO AVE, EASTERN CREEK NSW 2766  
CAPITAL INVESTMENT VALUE ESTIMATE**

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As per your request dated 26<sup>th</sup> October 2021, Muller Partnership has prepared a Capital Investment Value (CIV) Estimate as required by the planning authority for the above development totalling **\$3,470,840** (excl. GST) and enclose our report.

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

Should you wish to discuss any of the above please do not hesitate to contact Alex Chew or the undersigned.

Yours faithfully

**MULLER PARTNERSHIP**



**PETER DALLY  
DIRECTOR**

PD: AC 21390 Bingo Eastern Creek - CIV Estimate

# MULLER *partnership*

Newcastle | Sydney | Melbourne

BINGO EASTERN CREEK RECYCLING ECOLOGY PARK  
1 KANGAROO AVENUE, EASTERN CREEK NSW 2766  
CAPITAL INVESTMENT VALUE ESTIMATE

30 NOVEMBER 2021

21390



### **Disclaimer**

Muller Partnership have prepared this report in part on the basis of information supplied to it in the ordinary course of business by 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 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
0	30/11/2020	Capital Investment Value Estimate	AC	FW	PD

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*Capital Investment Value* 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

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*Construction Contingency* The Construction Contingency is a contingency allowance made for unknowns that may occur during construction due to latent conditions or issues with the documentation.

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*Design Development Allowance* The Design Development Allowance is a contingency included within our estimate to allow for unknown costs associated with progressing the development from the initial concept through until the 'For Construction'. At the time of For Construction documentation this contingency should be 0% as the entire project will have been designed and costed accordingly.

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*Preliminaries & Margin* The Preliminaries and Margin Allowance is an allowance for the builders' 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

Dial-A-Dump Industries Pty Ltd proposes a Modification Proposal to install a gas collection system and a permanent landfill gas flare to support the within an existing landfill located at 1 Kangaroo Ave, Eastern Creek NSW 2766.

A summary of the Capital Investment Value (CIV) estimate is as follows:

Ref	Description	\$/ Excl. GST
<b>1.0</b>	<b>Bingo Eastern Creek Recycling Ecology Park</b>	
2.0	Scope 1 Cost	\$702,650
3.0	Scope 2 Cost	\$207,642
4.0	Scope 3 Cost	\$284,575
5.0	Scope 4 Cost	\$1,042,579
6.0	Extra Scope of Work	\$146,553
7.0	Preliminaries, Overheads & Margins	\$286,058
5.0	<b>Sub-Total Construction Cost [Excl. GST]</b>	<b>\$2,669,877</b>
<b>6.0</b>	Identified Risk Items	Excl.
7.0	Locality Index	Excl.
8.0	Escalation	Excl.
9.0	Design Contingency - 10%	\$266,988
10.0	Construction Contingency - 20%	\$533,975
11.0	Design Fees	Excl.
12.0	Authority Fees	Excl.
13.0	Client Costs	Excl.
14.0	GST	Excl.
<b>15.0</b>	<b>Total Project Cost [Excl. GST]</b>	<b>\$3,470,840</b>

*We note the attached estimate is for construction costs only and does not allow for items such as property acquisition, finance costs, escalation, planning & authority fees & charges. The above costs are rounded to the nearest thousand. Please refer to the Qualification, Assumptions and Exclusions sections of this report for further details.*

### Key Notes & Actions:

- Please note that this estimate has been prepared for the purpose of authority review and is preliminary in nature. Muller Partnership can provide development budgeting, scenario estimating, cost planning, or similar services on request.
- Assumed contractor will have uninterrupted access to site (no rubbish / materials on site that will interfere with contractor works)
- Review assumptions and exclusions.



## 2.0 METHODOLOGY

Muller Partnership has used the following information in compiling our CIV Estimate:

All rates used within our CIV 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.

Muller Partnership has used the following documentation prepared by Jackson Environment and Planning Pty Ltd, received on 26<sup>th</sup> November 2021:

- JEP Pty Ltd - Bingo DADI Flare DA - Statement of Environmental Effects - 251121
- Run Energy Proposal - Gas flare specifications – 221021

## 3.0 ASSUMPTIONS

We have made the following assumptions in the preparation of our CIV Estimate:

1. The works will be competitively tendered to a number of suitable qualified contractors on a lump sum basis.
2. Works will be completed during normal working hours.
3. Assumed builder will have clear access to the work area.
4. Assumed no relocation of existing plant and equipment.
5. Preliminaries, Overheads and Profit allowance of 12% has been allowed.
6. Design Contingency at 10%.
7. Construction Contingency at 20%.



## 4.0 EXCLUSIONS

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

1. Contamination & remediation.
2. Upgrade or amplification of existing services.
3. Excavation in rock.
4. Compressed air.
5. Soft landscaping.
6. Roadwork/ footpath
7. Escalation & changes in market conditions.
8. Client-side project management.
9. Finance costs.
10. Works outside normal hours.
11. Aboriginal and Heritage impacts.
12. Delays resulting from approvals such as Environmental/ Authorities.
13. Professional Fees.
14. Authority Fees.
15. GST.



## APPENDIX A – ESTIMATE BREAKDOWN

## Trade Summary

<b>Project:</b> 21390 Bingo Eastern Creek	<b>Details:</b> 21390 Bingo Eastern Creek - CIV
<b>Building:</b> Bingo Eastern Creek	Estimates

Code	Description	Quantity	Unit	Rate	Total
	<b>21390 Bingo Eastern Creek</b>				
	Scope 1- Landfill Gas Collection System Installation (Modification To Existing System)				702,650
	Scope 2 - Landfill Gas Collection System Installation (Connection To Proposed Permanent Flare)				207,462
	Scope 3 - Flare Installation				284,575
	Scope 4 - Flare Supply				1,042,579
	Extra Scope of Work				146,553
	Preliminaries, Overheads & Margin at 12%				286,058
	<b>Subtotal Construction Cost</b>				<b>2,669,877</b>
	Identified Risk Items				Excl.
	Locality Index				Excl.
	Escalation				Excl.
	Design Contingency - 10%				266,988
	Construction Contingency - 20%				533,975
	Design Fees				Excl.
	Authority Fees				Excl.
	Client Costs				Excl.
	GST				Excl.
	<b>Total Project Cost</b>				<b>3,470,840</b>
	Exclusions				

<b>Project:</b> 21390 Bingo Eastern Creek	<b>Details:</b> 21390 Bingo Eastern Creek - CIV
<b>Building:</b> Bingo Eastern Creek	Estimates

Code	Description	Quantity	Unit	Rate	Subtotal	Total
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**Scope 1- Landfill Gas Collection System Installation (Modification To Existing System)**
**SCOPE 1- LANDFILL GAS COLLECTION SYSTEM INSTALLATION  
(MODIFICATION TO EXISTING SYSTEM)**

**Builders work included in Run Energy price**

Well

Drill and install wells, approx. depths of wells 10x32m and 2x18m 356 m Incl.

Main Header - 355mm PN10

Trench, weld and lay the proposed 355mm to the gradient of 2% fall 1,253 m Incl.

Lateral Header Line - 160mm PN10

Our understanding is that most of the existing pipes will remain in ground Note Noted

Remove sections of existing 160mm lateral header line 556 m Incl.

Trench, weld and lay the proposed 160mm lateral header line to the gradient of 2% fall 180 m Incl.

Meter Run Well - 63mm

Install 12No proposed well pipes with support clamps. Complete with sampling and flow measurement ports 12 No Incl.

Barometric Trap

Excavate in low points of the header lines 8 No Incl.

**Equipment as per Run Energy's Quote**

Note

Noted

Materials 1 Item 223,147.00 223,147 223,147

Labour 1 Item 190,023.00 190,023 190,023

Drilling 1 Item 47,455.00 47,455 47,455

Plant, equipment and contract services (excl. drilling) 1 Item 119,307.00 119,307 119,307

**Preliminaries**

Mobilisation of Drill Rig 1 Item 28,543.00 28,543 28,543

Mobilisation of Plant and Amenities 1 Item 5,497.00 5,497 5,497

Travel and Accommodation 1 Item 48,020.00 48,020 48,020

Freight 1 Item 5,900.00 5,900 5,900

Fuel and Consumables 1 Item 25,466.00 25,466 25,466

Design, Drafting and Survey 1 Item 1,242.00 1,242 1,242

Project Management 1 Item 8,050.00 8,050 8,050

**Sub Total (Scope 1)**

**702,650 702,650**

**Scope 1- Landfill Gas Collection System Installation  
(Modification To Existing System)**

**702,650 702,650**

**Scope 2 - Landfill Gas Collection System Installation (Connection To Proposed Permanent Flare)**
**SCOPE 2- LANDFILL GAS COLLECTION SYSTEM INSTALLATION  
(CONNECTION TO PROPOSED PERMANENT FLARE)**

**Builders work included in Run Energy price**

Main Header Line - 450mm PN10

**Project:** 21390 Bingo Eastern Creek  
**Building:** Bingo Eastern Creek

**Details:** 21390 Bingo Eastern Creek - CIV  
 Estimates

Code	Description	Quantity	Unit	Rate	Subtotal	Total
<b>Scope 2 - Landfill Gas Collection System Installation (Connection To Proposed Permanent Flare)</b>						(Continued)
	Trench, weld and lay the proposed 450mm main header across the landfill from the 355mm main ring on a gradient of 2% to the bench exiting the landfill	434	m			Incl.
	Weld and lay the proposed 450mm header line up the gradient of the landfill bench exiting the landfill	1	Item			Incl.
	<u>Leachate Line - 90mm PN10</u>					
	Weld and lay form the new KOPs prior to the flare back to the holding tank in the leachate treatment area	607	m			Incl.
	<u>Air Line - 63mm PN16</u>					
	Weld and lay from the new KOP prior to the flare back to the leachate treatment compressor	13	m			Incl.
	<u>Knock Out Pot - 1 x 630mm dia. with 450mm inlet &amp; outlet</u>					
	Excavate and rock break the hole to install	1	Item			Incl.
	Install offset KOP in the 450mm main header line prior to the flare	1	Item			Incl.
	<u>Air and Leachate Risers - 1 x 63mm PN16</u>					
	Install at the proposed KOP in the 450mm main header line	1	Item			Incl.
	<u>Isolation Valve - 1 x 400mm gear driven</u>					
	Install on 450mm main header prior to the knock out pot	1	Item			Incl.
	<b>Equipment as per Run Energy's Quote</b>					
	Materials	1	Item	90,723.00	90,723	90,723
	Labour	1	Item	48,898.00	48,898	48,898
	Drilling (Not required)	1	Item			Excl.
	Plant, equipment and contract services (excl. drilling)	1	Item	40,051.00	40,051	40,051
	<b>Preliminaries</b>					
	Mobilisation of Drill Rig (Not required)	1	Item			Excl.
	Mobilisation of Plant and Amenities	1	Item	575.00	575	575
	Travel and Accommodation	1	Item	12,790.00	12,790	12,790
	Freight	1	Item	4,290.00	4,290	4,290
	Fuel and Consumables	1	Item	4,664.00	4,664	4,664
	Design, Drafting and Survey	1	Item	621.00	621	621
	Project Management	1	Item	4,850.00	4,850	4,850
	<b>Sub Total (Scope 2)</b>				<b>207,462</b>	<b>207,462</b>
	<b>Scope 2 - Landfill Gas Collection System Installation (Connection To Proposed Permanent Flare)</b>				<b>207,462</b>	<b>207,462</b>

### Scope 3 - Flare Installation

#### SCOPE 3 - FLARE INSTALLATION

#### Builders work excluded from Run Energy price

#### Flare Skid Base

Extra over- 19m x 34m engineered hardstand area for supporting the LFG flares not included in Run Energy price.	545	m2	300.00	163,500	163,500
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#### Builders work included in Run Energy price

**Project:** 21390 Bingo Eastern Creek  
**Building:** Bingo Eastern Creek

**Details:** 21390 Bingo Eastern Creek - CIV  
 Estimates

Code	Description	Quantity	Unit	Rate	Subtotal	Total
<b>Scope 3 - Flare Installation</b>						(Continued)
	<u>Flare Skid Base</u>					
	Lay 2 x 12.63m x 4m x 300mm thick concrete foundations - Cost is included in Run Energy price	101	m2			Incl.
	<u>Security Fence</u>					
	1.8m high palisade security fence around the flare unit	180	m			Incl.
	Double access gates	3	No			Incl.
	<u>Flare Skid and Stack</u>					
	Secure in position with hold down bolts	1	Item			Incl.
	<u>Power Connection</u>					
	Connect flare skid to power board (power board to be supplied by customer inside flare compound)	1	Item			Incl.
	<u>Instrument Air Connection</u>					
	Connect flare skid to compressor	1	Item			Incl.
	<u>Gas Collection System Connection</u>					
	Connect flare skid to gas collection system	1	Item			Incl.
	<b>Equipment as per Run Energy's Quote</b>					
	<u>Collection System</u>					
	Materials	1	Item	2,565.00	2,565	2,565
	Labour	1	Item	13,000.00	13,000	13,000
	Collection System - Hired Plant, Equipment & Contractor	1	Item	86,645.00	86,645	86,645
	Collection System - Owned Plant & Equipment	1	Item	1,250.00	1,250	1,250
	<b>Preliminaries</b>					
	Mobilisation & Travel (incl. personnel hours) Total	1	Item	4,310.00	4,310	4,310
	Freight Total	1	Item	11,165.00	11,165	11,165
	Fuel & Consumables	1	Item	279.00	279	279
	Design, Drafting & Survey	1	Item	311.00	311	311
	Project Management	1	Item	1,550.00	1,550	1,550
	<b>Sub Total (Scope 3)</b>				<b>284,575</b>	<b>284,575</b>
	<b>Scope 3 - Flare Installation</b>				<b>284,575</b>	<b>284,575</b>
<b>Scope 4 - Flare Supply</b>						
	<b>SCOPE 4 - FLARE SUPPLY</b>					
	<b>Builders work excluded from Run Energy price</b>					
	Electrical supply to flare pad	1	Item			Excl.
	LPG gas supply (LPG bottles)	1	Item			Excl.
	<b>Equipment as per Run Energy's Quote</b>		Note			Noted
	Materials	1	Item	1,037,929.00	1,037,929	1,037,929
	<u>Flare Supply</u>					
	2 x 1,500 SCMH high temperature, fully enclosed ground flares (Run Energy model OEF- 300)	2	No		Incl.	Incl.

**Project:** 21390 Bingo Eastern Creek  
**Building:** Bingo Eastern Creek

**Details:** 21390 Bingo Eastern Creek - CIV  
 Estimates

Code	Description	Quantity	Unit	Rate	Subtotal	Total
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**Scope 4 - Flare Supply**

(Continued)

Air compressor

Supply and install air compressor to flare base	1	Item			Incl.	Incl.
Labour	1	Item				Excl.
Collection System - Hired Plant, Equipment & Contractor	1	Item				Excl.
Collection System - Owned Plant & Equipment	1	Item				Excl.

**Included in Preliminaries**

Mobilisation of Drill Rig	1	Item				Incl.
Mobilisation of Plant and Amenities	1	Item				Incl.
Travel and Accommodation	1	Item				Incl.
Freight	1	Item				Incl.
Fuel and Consumables	1	Item				Incl.
Design, Drafting and Survey	1	Item				Incl.
Project Management	1	Item	4,650.00		4,650	4,650

**Sub Total (Scope 4)****1,042,579 1,042,579****Scope 4 - Flare Supply****1,042,579 1,042,579****Extra Scope of Work****EXTRA SCOPE OF WORK****Clay Liner Remediation Works**

Assume remedial works are required to all pipework and flares installation associated with modification proposal

Remedial works in order to compact the clay liner back to its previous state	853	m2	142.50		121,553	121,553
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**Sub Total****121,553 121,553****Decommission of Temporary Flares**

Decommissioning (only) of the four temporary flares that have been installed to address odours issues [4 no.]

Decommissioning (only) of existing genset [2 no.]

Removal and disposal

**Sub Total****25,000 25,000****Extra Scope of Work****146,553 146,553****Identified Risk Items****RISK ITEMS**

Rock Excavation	1	Item				Excl.
Contamination	1	Item				Excl.
Relocation of Existing Plant/ Equipment	1	Item				Excl.
Special fill materials	1	Item				Excl.
Roadwork/ Footpath	1	Item				Excl.

**Identified Risk Items****0 0**