

Moorebank Precinct West Intermodal Terminal Facility - Modification

Capital Investment Value



SIMTA

SYDNEY INTERMODAL TERMINAL ALLIANCE

Part 4, Division 4.1, State Significant
Development

Jf.12252.2.4.MICCIVletter.rjr.rhs

22 June 2016

Tactical Group
Level 15
124 Walker Street
NORTH SYDNEY NSW 2060**Attention: Mr Steve Ryan and Nathan Cairney****Email: sryan@tacticalgroup.com.au ; ncairney@tacticalgroup.com.au**

Dear Sir

**MOOREBANK INTERMODAL PRECINCT DEVELOPMENT
Moorebank Precinct West Concept Plan Modification**

As requested, we provide below our report on the Capital Investment Value (CIV) for the Moorebank Precinct West Concept Plan Modification comprising placement and compaction of 400,000m³ of imported fill to the required final formation level. The modification also includes the placement of 1,200,000m³ of imported fill stockpiled on site for future fill requirements.

Definition

The **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 (such as tenant fit-out)
- (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).

Basis of Valuation

The estimated Capital Investment Value amounts for the works described above amounts to \$6,900,000 excluding GST, and \$7,590,000 including GST. The Estimate breakdown is enclosed for your information.

This estimate includes all costs necessary to establish and operate the works, including the ground preparation prior to placing the fill, placing, compacting and compaction testing of the initial 400,000m³ of placed fill to its required design level and subsequent stockpiling of 1,200,000 of imported fill. We understand that the filling material will be supplied and delivered to the site free of all costs.

In compiling this estimate, no allowance has been made for the following cost items based on advice previously provided by the NSW Department of Planning;

- a. Development Application and Construction Certificate fees;

ISO 9001
FS 548756

- b. Any special or additional contributions sought by authorities for public or other facilities as a condition of development approval;
- c. Cost increases beyond April 2016;
- d. Finance costs and interest charges.

Job Creation

We estimate that the number of jobs that would be created by these works would be:-

- a) During placement and stockpiling of the fill – approximately 35 construction jobs, and
- b) After placement of the fill – as per the project construction CIV.

Certification

In accordance with the guidelines created and NSW Planning Circular PS 10-008 dated 10 May 2010, we certify that the CIV of \$6,900,000 excluding GST is fair and reasonable for the scope of work proposed and based on the preliminary design documentation provided.

Should you require any further assistance, please do not hesitate to contact us.

Yours faithfully

**Richard Rigby**

Director

Rider Levett Bucknall

richard.rigby@au.rlb.com

**MOOREBANK INTERMODAL PRECINCT DEVELOPMENT
MIDIT LAND IMPORTED FILL MATERIAL
Moorebank Precinct West Concept Plan Modification**

Rates current at May 2016

Item	Description	Unit	Qty	Rate	\$
A IMPORTED FILL TO MAKE UP LEVELS					
A1 Imported Fill Material					
XP SITE PREPARATION					
1	Allow for creating and maintaining stabilised site access points	No	2	15,000.00	30,000
2	Allow for sedimentation fence around the stockpile mound	m	5,300	50.00	265,000
3	Allow for forming and maintaining water flow swales	m2	1,400	50.00	70,000
4	Allow for forming and maintaining sedimentation ponds	No	4	20,000.00	80,000
5	Strip topsoil and prepare and compact ground ready to receive fill material	m2	335,000	2.00	670,000
6	Spread, level and compact the imported filling to the required final formation level including compaction testing	m3	400,000	5.50	2,200,000
7	Stockpile imported filling for future use over the compacted final formation level	m3	1,200,000	1.50	1,800,000
8	Allow for keeping public roads free of site debris	Item			300,000
9	Allow stabilising disturbed areas with hydro mulch/seed, turf, etc as required	Item			35,000
10	Allow for maintenance/protection of the stockpiled material	Item			500,000
Element XP total					5,950,000
PR PRELIMINARIES					
1	Allow preliminaries & contractors profit	Item			950,000
Element PR total					950,000
A1 Imported Fill Material Total					6,900,000

NOTE:

RLB have been advised that the fill material will be supplied and delivered to the site free of all costs