

APPENDIX E CAPITAL INVESTMENT VALUE ESTIMATE

Minto Resource Recovery Facility Response to Submissions

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20 November 2017

SkyLife Properties
Enfield NSW 2136

Attention: Ms Anita Chiha
Email: Anita.Chiha@skylife.com.au

Dear Madam

RESOURCE RECOVERY FACILITY, MINTO

As requested, we provide below our report on the Capital Investment Value (CIV) for the Resource Recovery Facility development at Minto.

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 to \$4,187,000 excluding GST, and \$4,605,700 including GST. The Estimate breakdown is enclosed for your information.

This estimate 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.

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;
- (b) Any special or additional contributions sought by authorities for public or other facilities as a condition of development approval;
- (c) Cost increases beyond November 2017;
- (d) Finance costs and interest charges.



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RESOURCE RECOVERY FACILITY, MINTO

Job Creation

We estimate that the number of jobs that would be created by this stage of the development of the site would be:-

- (a) During construction between 5 and 30 staff would be on site at any one time during the approximate 4 month construction stage
- (b) After construction – approximately 30 full time staff to be employed at the facility (two shift per day with 13-15 people on site at any given time).

Certification

In accordance with the guidelines created and NSW Planning Circular PS 10-008 dated 10 May 2010, we certify that the CIV of \$4,187,000 excluding GST is fair and reasonable for the scope of work proposed and based on the 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

Bingo, Minto

CIV Estimate (November 2017)

Location Element Item

ALL ALL LOCATIONS

Rates Current At November 2017

Description	Unit	Qty	Rate	Total
MISC MISCELLANEOUS ITEMS				
1 Existing upgraded plant	Item			2,000,000.00
2 In-ground wheelwash plant and tanks	Item			150,000.00
3 Relocation of existing 30,000 litre fuel tank with roof over	Item			50,000.00
5 17 Car parking spaces	Item			35,000.00
6 Amenities block	Item			15,000.00
7 Site shed	Item			12,000.00
8 Weighbridge	Item			100,000.00
9 Substation	Item			90,000.00
MISCELLANEOUS ITEMS				\$2,452,000.00
EXT EXTENDED SHED				
12 Removal of wall cladding	m ²	729	25.00	18,225.00
14 Removal of roof cladding	m ²	347	15.00	5,205.00
15 Minor remedial works to existing paving	m ²	3,464	10.00	34,640.00
16 Topping slab	m ²	3,464	75.00	259,800.00
17 Colourbond cladding above existing concrete wall (assume to be 2m high)	m ²	740	60.00	44,400.00
18 Roof cladding	m ²	3,464	55.00	190,520.00
19 Roof gutter	m	124	90.00	11,160.00
20 Push wall (assume 3m high)	m ²	130	300.00	39,000.00
21 Egress door	No	5	1,000.00	5,000.00
22 Landscaping	m ²	500	40.00	20,000.00
23 New wall (assume 3m high)	m ²	31	300.00	9,300.00
41 Storage bins and cages	Item			20,000.00
24 Steel structure for extended roof	m ²	3,404	85.00	289,340.00
29 Access stairs to roof	Item			5,000.00
39 Reinstatement of existing sheds	Item			50,000.00
30 Roller shutters	No	4	9,000.00	36,000.00
31 Floor sealer	m ²	3,464	10.00	34,640.00
32 Fittings	m ²	3,464	15.00	51,960.00
33 Mechanical installation	m ²	3,464	15.00	51,960.00
34 Electrical installation	m ²	3,464	25.00	86,600.00
35 Hydraulics installation	m ²	3,464	5.00	17,320.00
36 Fire installation; sprinkler installation	m ²	3,464	30.00	103,920.00
42 Dust suppression system	m ²	3,464	30.00	103,920.00
43 Stormwater drainage connection	m	130	200.00	26,000.00
44 Stormwater puts	No	5	4,000.00	20,000.00
37 BWIC (4%)	Item			15,000.00
38 Head Contractor's supervision and margin (12%)	Item			185,869.00
40 Round up	Item			221.00
EXTENDED SHED				\$1,735,000.00

Bingo, Minto
CIV Estimate (November 2017)

Location Element Item

ALL ALL LOCATIONS (continued)

Rates Current At November 2017

Description		Unit	Qty	Rate	Total
FE	FEES				
28	Design Fees				
		Item			Incl.
		FEES			Incl.
	ALL LOCATIONS				\$4,187,000.00