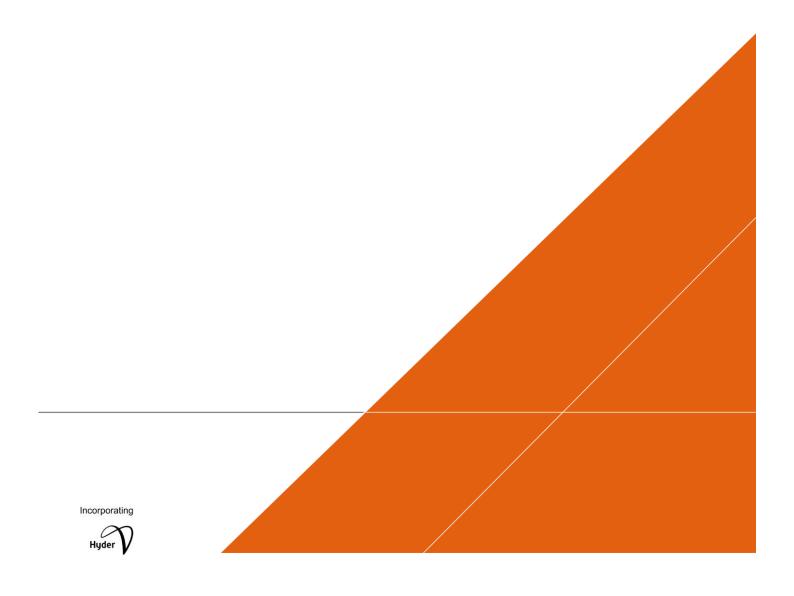


APPENDIX E CAPITAL INVESTMENT VALUE ESTIMATE

Minto Resource Recovery Facility Response to Submissions



RLB | Rider Levett Bucknall

Rider Levett Bucknall NSW Pty Ltd ABN 94 003 234 026

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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.



Page 2 20 November 2017 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

Relocation of existing 30,000 litre fuel tank with roof over Item 50,00	Del 201	LINOVEILID	5 Odironi A	Nate		LEALE LOCATIONS
Existing upgraded plant Item 2,000,00	Total		Rate	Qty	Unit	Description
Existing upgraded plant Item 2,000,00						MISC MISCELLANEOUS ITEMS
2 In-ground wheelwash plant and tanks Item 150,0 3 Relocation of existing 30,000 litre fuel tank with roof over Item 50,0 5 17 Car parking spaces Item 35,0 6 Amenities block Item 15,0 7 Site shed Item 100,0 8 Weighbridge Item 100,0 9 Substation Item 90,0 MISCELLANEOUS ITEMS EXT EXTENDED SHED 12 Removal of wall cladding m² 729 25.00 18,2 14 Removal of roof cladding m² 3,464 10.00 34,6 16 Topping slab m² 3,464 10.00 34,6 16 Topping slab m² 3,464 75.00 259,8 17 Colourbond cladding above existing concrete wall (assume to be 2m² 740 60.00 44,4 2m high) m 3,464 55.00 190,5 19 Roof cladding m² 3,464 55.00 190,5	,000.00	2,000,0			Item	
3 Relocation of existing 30,000 litre fuel tank with roof over Item 50,00 5 17 Car parking spaces Item 35,00 6 Amenities block Item 15,00 7 Site shed Item 12,00 8 Weighbridge Item 90,00 MISCELLANEOUS ITEMS EXT EXTENDED SHED 12 Removal of wall cladding m² 729 25.00 18,2 14 Removal of roof cladding m² 3,464 10.00 34,6 15 Minor remedial works to existing paving m² 3,464 10.00 34,6 16 Topping slab m² 3,464 75.00 259,8 17 Colourbond cladding above existing concrete wall (assume to be 2m high) m² 740 60.00 44,4 18 Roof cladding m² 3,464 55.00 190,5 19 Roof gutter m 124 90.00 11,1 20 Push wall (assume 3m high) m² 3,464 55.00 190,5 21 Egress d	,000.00					
5 17 Car parking spaces Item 35,0 6 Amenities block Item 15,0 7 Site shed Item 12,0 8 Weighbridge Item 100,0 MISCELLANEOUS ITEMS EXT EXTENDED SHED 12 Removal of wall cladding m² 729 25.00 18,2 14 Removal of roof cladding m² 347 15.00 5,2 15 Minor remedial works to existing paving m² 3,464 10.00 34,6 16 Topping slab m² 3,464 75.00 259,8 17 Colourbond cladding above existing concrete wall (assume to be 2m high) m² 740 60.00 44,4 2m high) m² 3,464 55.00 190,5 19 Roof gutter m 124 90.00 11,1 20 Push wall (assume 3m high) m² 130 300.00 39,0 21 Egress door No 5 1,000.00 5,0 22 Landscaping m² 500	,000.00					
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To Site shed Item 12.00 8 Weighbridge Item 12.00 9 Substation MISCELLANEOUS ITEMS \$2,452,00 EXTENDED SHED 12 Removal of wall cladding m² 729 25.00 18,2 14 Removal of roof cladding m² 347 15.00 5,2 15 Minor remedial works to existing paving m² 3,464 10.00 34,66 16 Topping slab m² 3,464 75.00 259,8 17 Colourbond cladding above existing concrete wall (assume to be 2m high) m² 3,464 55.00 44.4 20 Push wall (assume 3m high) m² 124 90.00 11,1 20 Push wall (assume 3m high) m² 130 300.00 39,0 21 Egress door No 5 1,000.00 5,0 22 Landscaping	,000.00					
Substation Item 90.00 ***********************************	,000.00	•			Item	
Substation Item 90,00 ***********************************	,000.00	100,0			Item	Weighbridge
EXT EXTENDED SHED	,000.00	•			Item	
EXT EXTENDED SHED	-					_
14 Removal of roof cladding m² 347 15.00 5,2 15 Minor remedial works to existing paving m² 3,464 10.00 34,6 16 Topping slab m² 3,464 75.00 259,8 17 Colourbond cladding above existing concrete wall (assume to be 2m high) m² 3,464 55.00 190,5 18 Roof cladding m² 3,464 55.00 190,5 19 Roof gutter m 124 90.00 11,1 20 Push wall (assume 3m high) m² 130 300.00 39,0 21 Egress door No 5 1,000.00 5,0 22 Landscaping m² 500 40.00 20,0 23 New wall (assume 3m high) m² 31 300.00 9,3 41 Storage bins and cages Item 20,0 24 Steel structure for extended roof m² 3,404 85.00 289,3 29 Access stairs to roof Item 5,0 30 Roller shutters No 4 9,000.00 36,0 31 Floor sealer m² 3,464 10.00 34,6 32 Fittings m² 3,464 15.00 51,9	,	, ,				XT EXTENDED SHED
14 Removal of roof cladding m² 347 15.00 5.2 15 Minor remedial works to existing paving m² 3,464 10.00 34,6 16 Topping slab m² 3,464 75.00 259,8 17 Colourbond cladding above existing concrete wall (assume to be 2m high) m² 3,464 75.00 44,4 18 Roof cladding m² 3,464 55.00 190,5 19 Roof gutter m 124 90.00 11,1 20 Push wall (assume 3m high) m² 130 300.00 39,0 21 Egress door No 5 1,000.00 5,0 22 Landscaping m² 500 40.00 20,0 23 New wall (assume 3m high) m² 31 300.00 9,3 41 Storage bins and cages Item 20,0 24 Steel structure for extended roof m² 3,404 85.00 289,3 29 Access stairs to roof Item 5,0 30 Roller shutters No	,225.00	18,2	25.00	729	m²	2 Removal of wall cladding
15 Minor remedial works to existing paving m² 3,464 10.00 34.66 16 Topping slab m² 3,464 75.00 259.8 17 Colourbond cladding above existing concrete wall (assume to be 2m high) m² 740 60.00 44.4 18 Roof cladding m² 3,464 55.00 190.5 19 Roof gutter m 124 90.00 11.1 20 Push wall (assume 3m high) m² 130 300.00 39.0 21 Egress door No 5 1,000.00 5.0 22 Landscaping m² 500 40.00 20.0 23 New wall (assume 3m high) m² 500 40.00 20.0 24 Steel structure for extended roof m² 3,404 85.00 289.3 29 Access stairs to roof Item 5.0 30 Roller shutters No 4 9,000.00 36.0 31 Floor sealer m² 3,464 10.00 34.6 32 Fittings m² 3,464 15.00 51.9	, 205.00	•		347		S
17 Colourbond cladding above existing concrete wall (assume to be 2m high) m² 740 60.00 44,4 18 Roof cladding m² 3,464 55.00 190,5 19 Roof gutter m 124 90.00 11,1 20 Push wall (assume 3m high) m² 130 300.00 39,0 21 Egress door No 5 1,000.00 5,0 22 Landscaping m² 500 40.00 20,0 23 New wall (assume 3m high) m² 31 300.00 9,3 41 Storage bins and cages Item 20,0 24 Steel structure for extended roof m² 3,404 85.00 289,3 29 Access stairs to roof Item 5,0 30 Roller shutters No 4 9,000.00 36,0 31 Floor sealer m² 3,464 10.00 34,6 32 Fittings m² 3,464 15.00 51,9	,640.00	34,6	10.00	3,464	m²	5 Minor remedial works to existing paving
17 Colourbond cladding above existing concrete wall (assume to be 2m high) m² 740 60.00 44,4 18 Roof cladding m² 3,464 55.00 190,5 19 Roof gutter m 124 90.00 11,1 20 Push wall (assume 3m high) m² 130 300.00 39,0 21 Egress door No 5 1,000.00 5,0 22 Landscaping m² 500 40.00 20,0 23 New wall (assume 3m high) m² 31 300.00 9,3 41 Storage bins and cages Item 20,0 24 Steel structure for extended roof m² 3,404 85.00 289,3 29 Access stairs to roof Item 5,0 30 Roller shutters No 4 9,000.00 36,0 31 Floor sealer m² 3,464 10.00 34,6 32 Fittings m² 3,464 15.00 51,9	,800.00	259,8	75.00	3,464	m²	
19 Roof gutter m 124 90.00 11,1 20 Push wall (assume 3m high) m² 130 300.00 39,0 21 Egress door No 5 1,000.00 5,0 22 Landscaping m² 500 40.00 20,0 23 New wall (assume 3m high) m² 31 300.00 9,3 41 Storage bins and cages Item 20,0 24 Steel structure for extended roof m² 3,404 85.00 289,3 29 Access stairs to roof Item 5,0 39 Reinstatement of existing sheds Item 50,0 30 Roller shutters No 4 9,000.00 36,0 31 Floor sealer m² 3,464 10.00 34,6 32 Fittings m² 3,464 15.00 51,9	,400.00	44,4	60.00	740	m²	7 Colourbond cladding above existing concrete wall (assume to be
20 Push wall (assume 3m high) m² 130 300.00 39,00 21 Egress door No 5 1,000.00 5,00 22 Landscaping m² 500 40.00 20,00 23 New wall (assume 3m high) m² 31 300.00 9,3 41 Storage bins and cages Item 20,00 24 Steel structure for extended roof m² 3,404 85.00 289,3 29 Access stairs to roof Item 5,00 39 Reinstatement of existing sheds Item 50,00 30 Roller shutters No 4 9,000.00 36,00 31 Floor sealer m² 3,464 10.00 34,60 32 Fittings m² 3,464 15.00 51,90	,520.00	190,5	55.00	3,464	m²	8 Roof cladding
21 Egress door No 5 1,000.00 5,00 22 Landscaping m² 500 40.00 20,00 23 New wall (assume 3m high) m² 31 300.00 9,3 41 Storage bins and cages ltem 20,0 24 Steel structure for extended roof m² 3,404 85.00 289,3 29 Access stairs to roof ltem 50,0 39 Reinstatement of existing sheds ltem 50,0 30 Roller shutters No 4 9,000.00 36,0 31 Floor sealer m² 3,464 10.00 34,6 32 Fittings m² 3,464 15.00 51,9	,160.00	11,1	90.00	124	m	9 Roof gutter
22 Landscaping m² 500 40.00 20,00 23 New wall (assume 3m high) m² 31 300.00 9,3 41 Storage bins and cages Item 20,00 24 Steel structure for extended roof m² 3,404 85.00 289,3 29 Access stairs to roof Item 5,00 39 Reinstatement of existing sheds Item 50,00 30 Roller shutters No 4 9,000.00 36,00 31 Floor sealer m² 3,464 10.00 34,60 32 Fittings m² 3,464 15.00 51,9	,000.00	39,0	300.00	130	m²	0 Push wall (assume 3m high)
23 New wall (assume 3m high) m² 31 300.00 9,3 41 Storage bins and cages Item 20,0 24 Steel structure for extended roof m² 3,404 85.00 289,3 29 Access stairs to roof Item 5,0 39 Reinstatement of existing sheds Item 50,0 30 Roller shutters No 4 9,000.00 36,0 31 Floor sealer m² 3,464 10.00 34,6 32 Fittings m² 3,464 15.00 51,9	,000.00	5,0	1,000.00	5	No	1 Egress door
41 Storage bins and cages Item 20,0 24 Steel structure for extended roof m² 3,404 85.00 289,3 29 Access stairs to roof Item 5,0 39 Reinstatement of existing sheds Item 50,0 30 Roller shutters No 4 9,000.00 36,0 31 Floor sealer m² 3,464 10.00 34,6 32 Fittings m² 3,464 15.00 51,9	,000.00	20,0	40.00	500	m²	2 Landscaping
24 Steel structure for extended roof m² 3,404 85.00 289,3 29 Access stairs to roof Item 5,0 39 Reinstatement of existing sheds Item 50,0 30 Roller shutters No 4 9,000.00 36,0 31 Floor sealer m² 3,464 10.00 34,6 32 Fittings m² 3,464 15.00 51,9	,300.00	9,3	300.00	31	m²	3 New wall (assume 3m high)
29 Access stairs to roof Item 5,0 39 Reinstatement of existing sheds Item 50,0 30 Roller shutters No 4 9,000.00 36,0 31 Floor sealer m² 3,464 10.00 34,6 32 Fittings m² 3,464 15.00 51,9	,000.00	20,0			Item	1 Storage bins and cages
39 Reinstatement of existing sheds Item 50,00 30 Roller shutters No 4 9,000.00 36,0 31 Floor sealer m² 3,464 10.00 34,6 32 Fittings m² 3,464 15.00 51,9	,340.00	289,3	85.00	3,404	m²	4 Steel structure for extended roof
30 Roller shutters No 4 9,000.00 36,0 31 Floor sealer m² 3,464 10.00 34,6 32 Fittings m² 3,464 15.00 51,9	,000.00	5,0			Item	9 Access stairs to roof
31 Floor sealer m² 3,464 10.00 34,6 32 Fittings m² 3,464 15.00 51,9	,000.00	50,0			Item	9 Reinstatement of existing sheds
32 Fittings m ² 3,464 15.00 51,9	,000.00	36,0	9,000.00	4	No	0 Roller shutters
	,640.00	34,6	10.00	3,464	m²	1 Floor sealer
33 Mechanical installation m ² 3,464 15.00 51,9	,960.00	51,9	15.00	3,464	m²	2 Fittings
	,960.00	51,9	15.00	3,464	m²	3 Mechanical installation
34 Electrial installation m ² 3,464 25.00 86,6	,600.00	86,6	25.00	3,464	m²	4 Electrial installation
35 Hydraulics installation m ² 3,464 5.00 17,3	,320.00	17,3	5.00	3,464	m²	5 Hydraulics installation
36 Fire installation; sprinkler installation m² 3,464 30.00 103,9	,920.00	103,9	30.00	3,464	m²	6 Fire installation; sprinkler installation
42 Dust suppression system m² 3,464 30.00 103,9	,920.00	103,9	30.00	3,464	m²	2 Dust suppression system
43 Stormwater drainage connection m 130 200.00 26,0	,000.00	26,0	200.00	130	m	3 Stormwater drainage connection
44 Stormwater puts No 5 4,000.00 20,0	,000.00	20,0	4,000.00	5	No	4 Stormwater puts
37 BWIC (4%) Item 15,0	,000.00	15,0			Item	7 BWIC (4%)
38 Head Contractor's supervision and margin (12%) Item 185,8	,869.00	185,8			Item	8 Head Contractor's supervision and margin (12%)
40 Round up Item 2	221.00	2			Item	0 Round up
EXTENDED SHED \$1,735,0	,000.00	\$1,735,0				EXTENDED SHED

Bingo, Minto
CIV Estimate (November 2017)

Location Element Item

ALL ALL LOCATIONS (continued)

Rates Current At November 2017

ALL ALL LOCATIONS (continued)	rates current At Nove				
Description		Unit	Qty	Rate	Total
FE FEES					
28 Design Fees		Item			Incl.
	FEES _ ALL LOCATIONS _				Incl.
	ALL LOCATIONS				\$4,187,000.00