

18 February 2019

Fairfield City Council – SRC Expansion  
DFP Planning Pty Ltd  
PO Box 230  
Pennant Hills NSW 1715

**Attention: Mr Kendal Mackay**  
**Email: [kmackay@dfpplanning.com.au](mailto:kmackay@dfpplanning.com.au)**

Dear Sir

## **FAIRFIELD SUSTAINABLE RESOURCE CENTRE ESTIMATE**

As requested, we provide below our report on the Capital Investment Value (CIV) for the alteration works for the Fairfield Sustainable Resource Centre.

### **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 \$1,000,000 excluding 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 February 2019;
- (d) Finance costs and interest charges.



ISO 9001  
FS 548756

### **Job Creation**

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

- (a) During construction – approximately 14 construction personnel for 13 weeks, and
- (b) After construction – approximately 32 operational personnel per year.

### **Certification**

In accordance with the guidelines created and NSW Planning Circular PS 10-008 dated 10 May 2010, we certify that the CIV of \$1,000,000 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

A handwritten signature in black ink, which appears to read 'Richard Rigby'.

**Richard Rigby**  
Director  
Rider Levett Bucknall  
[richard.rigby@au.rlb.com](mailto:richard.rigby@au.rlb.com)

# Resource Centre

## Fairfield Sustainable Resource Centre

Element Summary

Rates Current At January 2019

Description		%	Total Cost
FT	FITMENTS	0.0%	\$375.00
PD	SANITARY PLUMBING	0.0%	\$500.00
GS	GAS SERVICE	0.0%	\$500.00
XP	SITE PREPARATION	5.1%	\$50,600.00
XR	ROADS, FOOTPATHS AND PAVED AREAS	17.0%	\$169,710.00
XL	LANDSCAPING AND IMPROVEMENTS	49.7%	\$496,525.00
XK	EXTERNAL STORMWATER DRAINAGE	2.6%	\$26,380.00
XW	EXTERNAL WATER SUPPLY	2.5%	\$25,000.00
XS	EXTERNAL SPECIAL SERVICES	0.8%	\$7,500.00
ESTIMATED NET COST		77.7%	\$777,090.00
<b>MARGINS &amp; ADJUSTMENTS</b>			
Head Contractor Preliminaries and Margin		21.4%	\$166,306.23
Design Consultant Fees		6.0%	\$56,603.77
ESTIMATED TOTAL COST			\$1,000,000.00

# Resource Centre

## Fairfield Sustainable Resource Centre

Element Item

Rates Current At January 2019

Description		Unit	Qty	Rate	Total Cost
<b>FT</b>	<b>FITMENTS</b>				
11	Bollard to carpark extension	No	1	375.00	375.00
	<b>FITMENTS</b>				<b>\$375.00</b>
<b>PD</b>	<b>SANITARY PLUMBING</b>				
17	Allowance for Contractor to locate existing sewer main	Item			500.00
	<b>SANITARY PLUMBING</b>				<b>\$500.00</b>
<b>GS</b>	<b>GAS SERVICE</b>				
16	Allowance for Contractor to locate existing eastern gas line	Item			500.00
	<b>GAS SERVICE</b>				<b>\$500.00</b>
<b>XP</b>	<b>SITE PREPARATION</b>				
26	Allowance for tree protection	Item			1,050.00
5	Removal of existing topsoil/plantation and existing works complete for carpark extension	m <sup>2</sup>	708	50.00	35,400.00
9	Removal of existing topsoil/plantation complete at entry and exit of site, incl. kerbs, gutter etc. and preparation of land for expansion	m <sup>2</sup>	168	50.00	8,400.00
4	Removal of existing septic tank, approx. 2300mm dia	No	1	2,500.00	2,500.00
3	Removal of existing trees, approx. 12000mm canopy dia	No	1	600.00	600.00
2	Removal of existing trees, approx. 8000 - 10000mm canopy dia	No	3	550.00	1,650.00
1	Removal of existing trees, approx. 4000 - 6000mm canopy dia	No	2	500.00	1,000.00
	<b>SITE PREPARATION</b>				<b>\$50,600.00</b>
<b>XR</b>	<b>ROADS, FOOTPATHS AND PAVED AREAS</b>				
6	Bitumen to carpark extension; lighting	m <sup>2</sup>	708	100.00	70,800.00
10	Bitumen to entry and exit expansion	m <sup>2</sup>	168	250.00	42,000.00
31	Blacktop to existing carpark	m <sup>2</sup>	457	50.00	22,850.00
7	Grass area to carpark extension	m <sup>2</sup>	25	175.00	4,375.00
21	Allowance for linemarking/carpark identification markings and directional markings to entry and carpark	m <sup>2</sup>	1,992	5.00	9,960.00
8	Kerb to carpark, 150mm thick	m	263	75.00	19,725.00
23	Make good to existing bitumen road	m	148		Included
	<b>ROADS, FOOTPATHS AND PAVED AREAS</b>				<b>\$169,710.00</b>
<b>XL</b>	<b>LANDSCAPING AND IMPROVEMENTS</b>				
32	Allowance for the removal of shrubs, general site clearance	Item			10,000.00
34	Finish treatment, barriers, signage etc.	Item			15,000.00
19	Bulk excavation of Canal Road Gully to level site; deposit in stockpile	m <sup>3</sup>	19,245	5.00	96,225.00
33	Supply cost of imported fill	m <sup>3</sup>	30,795		Nil

**Resource Centre**  
Fairfield Sustainable Resource Centre

Element Item

Rates Current At January 2019

Description	Unit	Qty	Rate	Total Cost
18 Excavation from stockpile and fill Canal Road Gully to level site	m³	50,040	7.50	375,300.00
<b>LANDSCAPING AND IMPROVEMENTS</b>				<b>\$496,525.00</b>
<b>XK EXTERNAL STORMWATER DRAINAGE</b>				
30 Allowance for 1m wide swale with 1:3 batter to natural surface to stormwater catchment system, length not provided	Item			1,500.00
27 Stormwater drainage pipe to run under carpark, 375mm dia (assume 1.5m deep)	m	36	280.00	10,080.00
28 Stormwater drainage pits to carpark	No	3	3,600.00	10,800.00
29 Headwall with score protection to stormwater catchment system	No	1	4,000.00	4,000.00
<b>EXTERNAL STORMWATER DRAINAGE</b>				<b>\$26,380.00</b>
<b>XW EXTERNAL WATER SUPPLY</b>				
13 Decommissioning of existing stormwater harvest and sediment basin	Item			25,000.00
14 Filling of existing stormwater harvest and sediment basin, depth not provided	m²	473		Included
12 Installation of proposed sediment basin and stormwater harvesting basin, 400m³	No	1		Included
15 Installation of proposed sedimentation basin to northern corner of site, 800m³	No	1		Included
<b>EXTERNAL WATER SUPPLY</b>				<b>\$25,000.00</b>
<b>XS EXTERNAL SPECIAL SERVICES</b>				
25 Installation of an erosion and sediment control system, incl. mesh and gravel inlet filter, straw bale filter and inlet sediment trap	Item			7,500.00
24 Installation of sediment fence	m	63		Included
<b>EXTERNAL SPECIAL SERVICES</b>				<b>\$7,500.00</b>
<b>PR PRELIMINARIES</b>				
O1 Head Contractor Preliminaries and Margin				166,306.23
<b>PRELIMINARIES</b>				<b>\$166,306.23</b>
<b>FE FEES</b>				
O2 Design Consultant Fees				56,603.77
<b>FEES</b>				<b>\$56,603.77</b>
<b>ESTIMATED TOTAL COST</b>				<b>\$1,000,000.00</b>