



DOCUMENT Razorback Quarry EIS

PROJECT Plantation Pine Products Pty Ltd

VERSION 2.0

AUTHOR Shaun Smith

POSITION Principal Environmental Planner

DATE 1/03/2023



**Plantation
Pine Products**

Appendix A - Statement of Capital Investment Value

OBQS project No: JO-214

23 January 2023

Shaun Smith
Space Urban
2 Wella Way
Somersby NSW 2250

Dear Shaun,

RE: **Capital Investment Value and Estimate of Jobs Created
Proposed Razorback Quarry
39 Razorback Road, Running Stream NSW**

As per your instruction and with reference to your supplied documentation including your Environmental Impact Statement document, I have compiled and attached a **Capital Investment Value estimate** for the above noted project equating to **\$2,007,264 excluding GST**.

The Capital Investment Value has been calculated to include for 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. All in accordance with the new definition of 'capital investment value' under the Environmental Planning and Assessment Regulation 2000.

The following are excluded as per the above noted definition:

- (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 of the Commonwealth).

In terms of *an estimate of the jobs that will be created by the development during the construction and operational phases of the proposed development*, I can advise that during construction I believe approximately 4 jobs to be created, and during the operational phase another approximately 4 full time equivalent jobs will be enabled. These estimates are based on the project value and enclosed building areas applied to jobs data contained in industry resources.

In addition, I can confirm that the above and attached information provided in this report is accurate as of the date of this letter.

Finally, I would like to thank you for the opportunity to assist you on this project. Should you have any questions or require any further information or clarification please do not hesitate to let me know.

Yours sincerely,

[Redacted signature block]

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Capital Investment Value

Job Name : JO-214 - CIV

Client's Name: Space Urban

Job Description

Capital Investment Value - Proposed
Razorback Quarry, 39 Razorback Road,
Running Stream NSW

Trd No.	Trade Description	Trade %	Cost/m2	Trade Total
1	Site Preparation including Sediment Control	6.02		120,796
2	Bund	5.74		115,214
3	Demountable Office & Crib Room	2.44		49,000
4	Demountable Amenities Building including Septic System	2.61		52,350
5	Steel Shed	11.51		231,000
6	Access Road	16.28		326,725
7	Weighbridge	2.24		45,000
8	Diesel Storage Tank	1.07		21,500
9	Potable Water & Bushfire Tanks	0.90		18,120
10	Water Management	9.61		192,975
11	Power Generators	0.20		4,000
12	Miscellaneous Machinery & Equipment	36.62		735,000
13	GST exclusive "Construction" subtotal			<u>1,911,680</u>
14	Professional Fees Allowance	4.76		95,584
15	GST exclusive "Capital Investment Value"			<u>2,007,264</u>
16	Exclusions Schedule			
		100.00		2,007,264

Final Total : \$ 2,007,264

Trade break-up

Job Name : JO-214 - CIV

Job Description

Client's Name: Space Urban

Capital Investment Value - Proposed
Razorback Quarry, 39 Razorback Road,
Running Stream NSW

Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 1 <u>Site Preparation including Sediment Control</u>					
1	Allowance for sediment control measures	1.00	Item	10,000.00	10,000.00
	<u>Clear site areas including allowance for levelling etc for:</u>				
2	- Gravel haulage road	26,563.00	m2	2.80	74,376.40
3	- Hardstand & parking	5,428.00	m2	2.80	15,198.40
4	- Workshop, office & amenities structures	660.00	m2	2.80	1,848.00
5	- New dam areas	6,919.00	m2	2.80	19,373.20
<u>Site Preparation including Sediment Control</u> Total :					120,796.00
<i>Trade :</i> 2 <u>Bund</u>					
1	Earthworks to form earth bund	20,948.00	m2	5.50	115,214.00
<u>Bund</u> Total :					115,214.00
<i>Trade :</i> 3 <u>Demountable Office & Crib Room</u>					
1	Allowance for base preparation including allowance for any required plinths	30.00	m2	100.00	3,000.00
2	Supply & installation of demountable building	1.00	No.	35,000.00	35,000.00
3	"Extra over" last for transportation costs allowance	1.00	Item	5,000.00	5,000.00
4	Allowance for services connections	1.00	Item	3,000.00	3,000.00
5	Allowance for loose furniture & fixtures	1.00	Item	3,000.00	3,000.00
<u>Demountable Office & Crib Room</u> Total :					49,000.00
<i>Trade :</i> 4 <u>Demountable Amenities Building including Septic System</u>					
1	Allowance for base preparation including allowance for any required plinths	9.00	m2	150.00	1,350.00
2	Supply & installation of demountable amenities building	1.00	No.	20,000.00	20,000.00
3	"Extra over" last for transportation costs allowance	1.00	Item	3,000.00	3,000.00
4	Allowance for services connections	1.00	Item	3,000.00	3,000.00
5	Allowance for onsite septic system	1.00	Item	25,000.00	25,000.00
<u>Demountable Amenities Building including Septic System</u> Total :					52,350.00

Trade break-up

Job Name : JO-214 - CIV

Job Description

Client's Name: Space Urban

Capital Investment Value - Proposed
Razorback Quarry, 39 Razorback Road,
Running Stream NSW

Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 5 <u>Steel Shed</u>					
1	Reinforced concrete slab on ground complete including sand bed, membrane, reinforcement etc	600.00	m2	105.00	63,000.00
2	Steel framed, metal clad shed complete including doors, power, rainwater goods etc	600.00	m2	275.00	165,000.00
3	Allowance for services connections	1.00	Item	3,000.00	3,000.00
<u>Steel Shed</u> Total :					231,000.00
<i>Trade :</i> 6 <u>Access Road</u>					
1	Allowance for gravel haulage road complete including shaping, gravel etc	26,563.00	m2	12.30	326,724.90
<u>Access Road</u> Total :					326,724.90
<i>Trade :</i> 7 <u>Weighbridge</u>					
1	Allowance for a weighbridge complete including electrical connections, approach & exit works etc	1.00	Item	45,000.00	45,000.00
<u>Weighbridge</u> Total :					45,000.00
<i>Trade :</i> 8 <u>Diesel Storage Tank</u>					
1	Allowance for 10,000 litre self bunded diesel storage tank	1.00	Item	20,500.00	20,500.00
2	Delivery of last	1.00	Item	1,000.00	1,000.00
<u>Diesel Storage Tank</u> Total :					21,500.00
<i>Trade :</i> 9 <u>Potable Water & Bushfire Tanks</u>					
<u>Potable water</u>					
1	Slab on ground for tank base complete including concrete, formwork, reinforcement etc	12.00	m2	105.00	1,260.00
2	Supply of 20,000 litre water tank	1.00	Item	4,250.00	4,250.00
3	Delievery of last	1.00	Item	500.00	500.00
4	Plumbing connections, pump etc	1.00	Item	3,500.00	3,500.00
<u>Emergency Bushfire Fighting tank</u>					
5	Slab on ground for tank base complete including concrete, formwork, reinforcement etc	12.00	m2	105.00	1,260.00
6	Supply of 20,000 litre water tank	1.00	Item	4,250.00	4,250.00

Trade break-up

Job Name : JO-214 - CIV

Job Description

Client's Name: Space Urban

Capital Investment Value - Proposed
Razorback Quarry, 39 Razorback Road,
Running Stream NSW

Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 9 <u>Potable Water & Bushfire Tanks</u> <i>(Continued)</i>					
7	Delievery of last	1.00	Item	500.00	500.00
8	Plumbing connections, pump etc	1.00	Item	2,600.00	2,600.00
<u>Potable Water & Bushfire Tanks</u> Total :					18,120.00
<i>Trade :</i> 10 <u>Water Management</u>					
1	Allowance for construction of new dams including earthworks, scour protection, headwall etc :[2 No]	6,919.00	m2	25.00	172,975.00
2	Piping, pits & sumps allowance	1.00	Item	20,000.00	20,000.00
<u>Water Management</u> Total :					192,975.00
<i>Trade :</i> 11 <u>Power Generators</u>					
1	Allowance for supply & installation of diesel powered generators	1.00	Item	4,000.00	4,000.00
<u>Power Generators</u> Total :					4,000.00
<i>Trade :</i> 12 <u>Miscellaneous Machinery & Equipment</u>					
	<u>Allowances for the following:</u>				
1	Bulldozer	1.00	Item	200,000.00	200,000.00
2	Excavator	1.00	Item	50,000.00	50,000.00
3	Front-end loader	1.00	Item	75,000.00	75,000.00
4	Dump truck	1.00	Item	125,000.00	125,000.00
5	Mobile screen	1.00	Item	150,000.00	150,000.00
6	Water cart	1.00	Item	135,000.00	135,000.00
<u>Miscellaneous Machinery & Equipment</u> Total :					735,000.00
<i>Trade :</i> 13 <u>GST exclusive "Construction" subtotal</u>					
<u>GST exclusive "Construction" subtotal</u> Total :					
<i>Trade :</i> 14 <u>Professional Fees Allowance</u>					
1					

Trade break-up

Job Name : <u>JO-214 - CIV</u>	Job Description
Client's Name: <u>Space Urban</u>	Capital Investment Value - Proposed Razorback Quarry, 39 Razorback Road, Running Stream NSW

Item No.	Item Description	Quantity	Unit	Rate	Amount
<u>Professional Fees Allowance</u> Total :					
<i>Trade :</i> 15 <u><i>GST exclusive "Capital Investment Value"</i></u>					
1					
<u>GST exclusive "Capital Investment Value"</u> Total :					
<i>Trade :</i> 16 <u><i>Exclusions Schedule</i></u>					
1	Unknown ground conditions		Note		EXCL
2	Unknown architectural or engineering design		Note		EXCL
3	Finance or Legal fees		Note		EXCL
4	Works subject to separate approvals		Note		EXCL
5	Authorities fees & charges		Note		EXCL
6	Future cost increases		Note		EXCL
7	Contingency Sum		Note		EXCL
8	GST		Note		EXCL
<u>Exclusions Schedule</u> Total :					