Moorebank Precinct West Intermodal Terminal Facility - Modification
Capital Investment Value

Part 4, Division 4.1, State Significant Development

June 2016
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;
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 Precinct West Concept Plan Modification

### MOOREBANK INTERMOODAL PRECINCT DEVELOPMENT
#### MIDIT LAND IMPORTED FILL MATERIAL

Rates current at May 2016

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

### PR PRELIMINARIES

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<th>Unit</th>
<th>Qty</th>
<th>Rate</th>
<th>$</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Allow preliminaries &amp; contractors profit</td>
<td>Item</td>
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<td></td>
<td>950,000</td>
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</tbody>
</table>

Element PR total: $950,000

### A1 Imported Fill Material Total

A1 Imported Fill Material Total: $6,900,000

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**NOTE:**

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